

An aerial photograph of the Troy Historic Village. In the foreground, a white house with a grey shingled roof and green shutters is visible. To its left is a log cabin with a grey roof. Further back, a larger white house with a grey roof is partially obscured by trees. A garden with several raised beds is situated between the log cabin and the white house. A winding stone path leads through the area, and a wooden picnic table is located on the left. The entire scene is surrounded by lush green trees and grass.

# Troy Historic Village Master Plan

July 2023 | Troy Historical Society | City of Troy | OHM Advisors

# ACKNOWLEDGMENTS

We would like to thank the many passionate Troy Historical Society members, Troy Historic Village staff, and volunteers who have cared deeply about this place through its history. Thank you to Troy council members, staff, and residents for collaboration and inspiration in support of the Master Plan update.

## Troy City Council

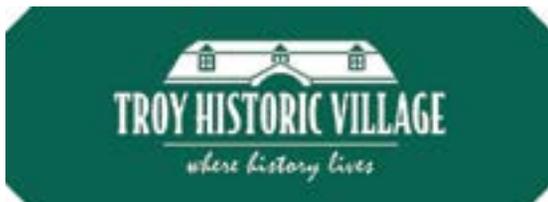
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# EXECUTIVE SUMMARY

## **Why create a Master Plan for this site?**

The Troy Historic Village Master Plan explores opportunities for the future of this local historic asset. The study is initiated by the City of Troy and the Troy Historical Society to consider community and operating budget changes since the last master plan's completion in 2010, and to build upon the momentum of the Niles-Barnard House restoration in 2021, a major project identified by the 2010 Master Plan.

While the 2010 Master Plan was ambitious in scope and vision, few of its components remain suitable. Staff describe the site as being "building rich, but space poor," which inhibits their ability to grow event and program participation. The Troy Historic Village is programmed year-round, however there are operational limitations due to lack of adequate infrastructure, parking, building capacity, and underutilized outdoor space.

The Master Plan update considers the site's existing conditions and utilizes community engagement to develop a blueprint for the Troy Historic Village staff, Troy Historical Society, and City of Troy to act on over the next several years. Additional recommendations will be included for consideration in subsequent years and as funding becomes available.

The scope of the Master Plan is:

- Assess current conditions
- Define goals
- Strategize near-term and long-term improvements with specific recommendations by area
- Develop project phases and opinions of construction cost to implement recommendations

## **Plan Goals**

The following goals were identified by stakeholders early in the planning process. The goals were used to organize the existing conditions assessment and Master Plan recommendations.

- Improve site circulation and the visitor experience
- Address the need for additional parking with considerations for safety, visibility, and placemaking
- Identify underutilized spaces and opportunities for activation
- Ensure that infrastructure improvements incorporate accessibility and sustainability
- Encourage a greater community understanding of the Troy Historic Village
- Strategize implementation phases based on funding availability
- Clarify funding, operations, and maintenance roles for the proposed improvements
- Provide sufficient and appropriate space for staff, programming, and collections storage in a proposed new Visitor Center

## **How to use the Plan**

The Project Background section describes the previous planning efforts and existing conditions taken into consideration to develop the Master Plan.

The Public Engagement section provides a summary of the feedback received through surveys and focus groups to guide the development of the Master Plan recommendations.

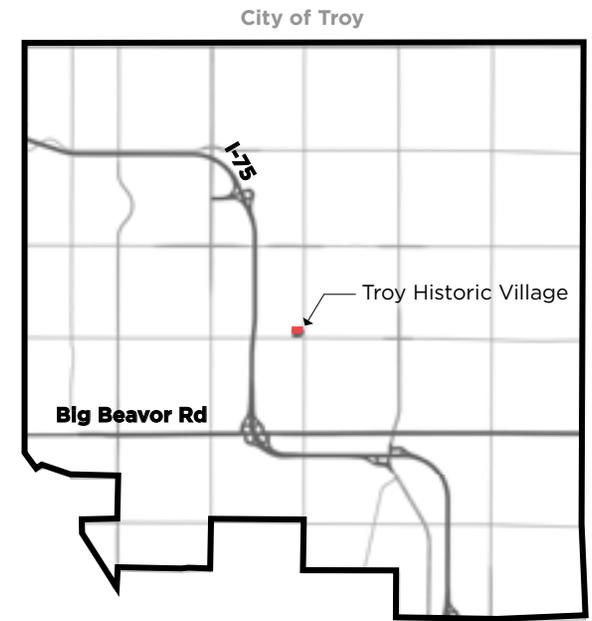
The Recommendations section contains conceptual maps with project phasing and implementation strategies, including opinion of construction cost ranges. The Master Plan provides a framework for decision-making in the near- and long-term.



# PROJECT BACKGROUND

The Troy Historic Village is located at the intersection of Wattles and Livernois Road in the heart of Troy, Michigan. Troy was settled in the 1820s and by the 1880s, was thriving as an agricultural community. The parcels where the Village is located were forest, then farmland, prior to use as the Township Hall location. After the Township Hall was built in 1927 incorporating pieces of historic structures, ten (10) more structures would join to make the Village what it is today. Eight (8) of those buildings were relocated, two (2) were recreated, and the former Township Hall now serves as the visitor center and staff offices. Each of the 11 buildings represent a distinct time period and contain collections and stories from the 1800s up to 1920, representing Troy's early farming community. In 1966, the Troy Historical Society was formed to steward the site in collaboration with the City of Troy.

As the surrounding landscape transformed to residential and commercial uses, the Troy Historic Village has remained a unique educational campus. Other than its primary function as a display of historic local buildings and collections, the Troy Historic Village is a field trip destination for student groups. This is reflected by the site's operating hours, weekdays only from 10 am – 3 pm. Additional programs and events are scheduled largely on afternoons and evenings. Some programs occur on weekends, but the Village is often available as a rental venue. The Troy Historic Village receives an estimated 30,000 visitors and school children annually. The Master Plan update explores opportunities to attract more visitors to the site through strategic site improvements, such as utilization of available outdoor spaces, expanded parking capacity, infrastructure enhancements, relocation of the Log Cabin, and construction of a new Visitor Center.



**Location Map**



## **Previous Planning Efforts**

An assessment of prior plans and survey data served as a starting point to understand where a Master Plan update should begin. The topics previously discussed in the Strategic Plan, Master Plan, and City of Troy resident surveys are a foundation to guide the Master Plan update. While recommendations at the individual building level are outside of the scope of this Master Plan, the Facilities Condition Assessment (FCA) completed in 2018 also provided a view into the improvements necessary to preserve the Village's structures.

The following documents were reviewed:

- Troy Historical Society Strategic Plan (2022 – 2027)
- City of Troy Resident Surveys (2021)
- Troy Museum and Historic Village Interpretive Master Plan (2010)

## **Troy Historical Society Strategic Plan (2022 – 2027)**

The Troy Historical Society is the nonprofit organization responsible for administering, operating, and programming the Troy Historic Village for the City of Troy through a renewable management agreement. Following the disruption from the COVID-19 pandemic, the Troy Historical Society engaged in the strategic planning process to form a key operational and business plan for the next five (5) years, including defined measures of success and budget considerations to improve short-term and long-term performance. The internal goals and strategies established by the Board, staff, leaders, and the community will guide actions and decisions related to the Troy Historic Village from 2022 through 2027. The plan also provides some insight into how staff navigated the COVID-19 pandemic, lessons learned, and which programs adopted during the pandemic will continue in the foreseeable future.

## **2021 Resident Survey Results**

The City of Troy hired a national research non-profit to engage 2,000 randomly-selected residents in two benchmarking surveys, one focused on budget items and the other on engagement and satisfaction with City services. The resident budget priorities survey asked about satisfaction with City facilities and infrastructure, including the Troy Historic Village. The resident engagement and priority survey provided insights into preferred ways to communicate with the City, behavioral use of amenities, and willingness to increase taxes to support certain improvements. Compared to other City amenities and infrastructure, the Village takes low priority in City budgets. However, there is opportunity to grow residents' appreciation for this amenity by offering more community collaboration and event space.

# Troy Museum and Historic Village Interpretive Master Plan (2010)

The purpose of the Interpretive Master Plan was three-fold: to identify core interpretive messages from the historical buildings at the Village; to improve visitor orientation, site circulation, and wayfinding through three (3) different onsite interpretive zones; and to identify the resources needed to make improvements to the landscape and the interiors and exteriors of buildings. The Interpretive plan also provided insight into annual visitation, school program offerings, monthly and seasonal events, and staff structure. The 2010 Master plan was ambitious in scope and vision and showed what the Troy Historic Village could become, although few of the plan components have come to fruition.



2010 master plan concept for future land uses.

## Existing Conditions Analysis | Overall

In order to build the foundation of knowledge required to plan future improvements, the site's existing conditions were inventoried and analyzed. Specific methods included on-site observation, desktop surveying, and engagement with facility stakeholders. While the primary assets of the site include the Village's buildings, the analysis considered the full scope of built and natural landscape to ensure a holistic campus experience. Below are the key findings and the following pages illustrate the analysis in further detail:

### Key Findings

**Overall site function.** Most of the buildings contain historic collections of different sizes and offer interpretation of early life in Troy. The Old City Hall Building is used for staff offices and storage, but does not function well as an entry point for school groups. The Niles-Barnard House is used for Village rentals, as well as some staff operations, but can't operate well as a Visitor Center. Further, the location of the Niles-Barnard House feels disconnected from the rest of the Village due to underutilized space north of the building. The fence line will need to be adjusted to include additional space acquired in 2008 and 2022.

**Accessibility and visitor experience.** The current orientation of the parking lot minimizes the Village's presence from passersby and is insufficient for days of high-activity use. Additional spaces with a clear and cohesive flow would greatly benefit visitors. There is also potential to expand accessible walkways into underutilized parts of the Village to enhance interpretive amenities and the visitor experience.

**Outdoor spaces and programming.** More covered outdoor areas are needed for multi-purpose use by volunteers, school groups, event rentals, and patrons.

**Infrastructure and sustainability.** Improved WiFi is considered a need to grow the site's capacity to host virtual programming, on-site presentations, and hybrid events from more parts of the Village. Gaps in lighting around the Village pedestrian pathway need to be addressed to completely illuminate the area during evening events. Existing storage space is scarce, and future storage needs will need to accommodate additional exhibit collections as the Troy Historic Village grows its offerings.

**Landscape maintenance and operations.** The Village's landscape is characterized by lawn, simple garden demonstrations, and trees of varying health conditions. Minimal tree removal is desired but may be necessary pending further assessment. Spaces for additional trees will be considered. Lawn and general site maintenance are performed by the City of Troy Facilities and Grounds Operations. Other garden maintenance is performed by volunteers. Underutilized green space can be activated for passive use and stormwater management. The City of Troy Facilities and Grounds Operations will defer to a necessary contractor to maintain green stormwater infrastructure (GSI).

# Existing Conditions

- A** 109 Lange (Demolished)
- B** Caswell House
- C** Poppleton School
- D** General Store
- E** Print Store
- F** Wagon Shop
- G** Parsonage
- H** Church
- I** Town Hall
- J** Old City Hall
- K** Gazebo
- L** Log Cabin
- M** Niles-Barnard House



## Existing Conditions Analysis | Accessibility and Visitor Experience

- 1** There are two main driveways to enter the Village parking areas from Wattles Road. A horseshoe driveway connects the two parking lots and provides an approach to the Village visitor entrance gate west of the Old City Hall Building. The horseshoe driveway is where school buses enter to drop off student groups, but shuttles have to pull up in a different location to bring senior visitors or visitors with mobility challenges to an accessible sidewalk. It is also used as a fire lane in the event of emergency and a lane for other service vehicles, such as postal delivery trucks. While original to the Old City Hall, there is moderate signage clutter and significant underutilized space due to the horseshoe driveway and current parking configuration.
- 2** The parking lot next to the Niles-Barnard House is at the same grade as most of the site, making it much more visible than the other parking area east of the Old City Hall Building, which is slightly depressed and easily missed by cars following the curvature of the horseshoe driveway.
- 3** The current layout contributes to the Village feeling far removed from Wattles Road and confuses some visitors regarding where they should pull in and park. When school groups arrive, they walk from the entrance gate next to the Old City Hall Building to their first tour destination, the Church building on the eastern side of the Village. One staff priority is offering a different entrance experience through a new visitor center, a recommendation explored in the Master Plan.
- 4** While the Village's pedestrian circulation routes are largely accessible, some buildings present barriers to accessibility. The plan graphic reflects buildings with entrance ramps for those using mobility assistance devices, however, some buildings have second floors that would be entirely inaccessible. While the analysis did not include a comprehensive accessibility audit, Master plan recommendations were formulated to prioritize accessibility within the planning process. Any multi-level buildings added to the site, such as the new Visitor Center, should be fully accessible with an elevator.



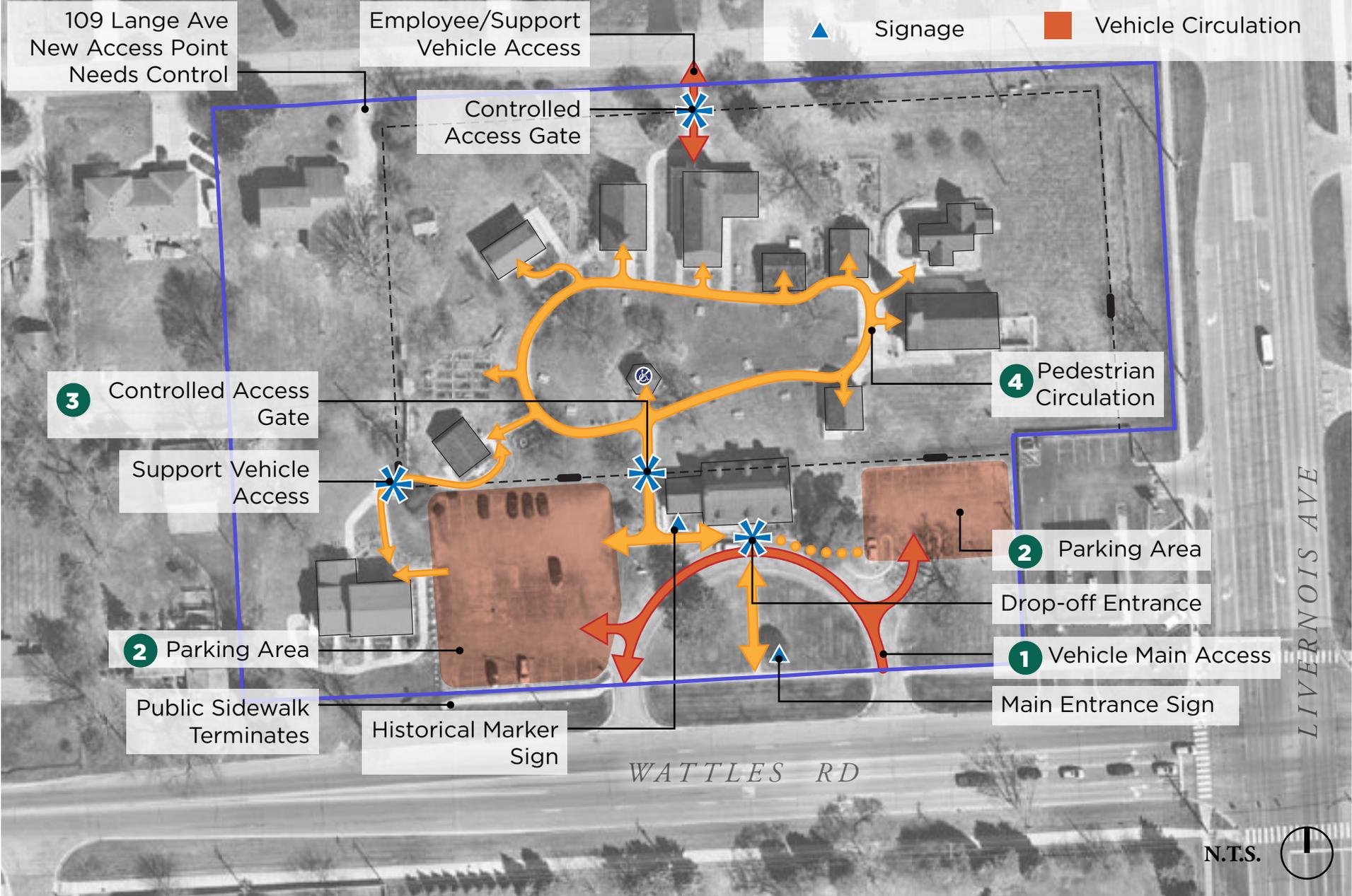
*A northeast perspective of the circular driveway from outside of the Old City Hall Building.*



*The sidewalk approach to the Niles-Barnard House is not connected with the pedestrian path along Wattles Road.*

# Accessibility and Visitor Experience

- Property Line
- Fence Line
- Access Point
- Signage
- Not ADA Accessible
- Parking Area
- Pedestrian Circulation
- Vehicle Circulation



N.T.S.

## Existing Conditions Analysis | Outdoor Spaces and Programming

An essential goal of the Master Plan is to make the most out of the outdoor space available to the Troy Historic Village. Each space offers different levels of functionality for events and programming.

### Village Green

The Village Green is the highest utilized space on site. It is characterized by open lawn, circulating walks, some shade trees, lighting, and a variety of seating options, including benches and chairs.

### Main Entrance and Parking

As illustrated through studying site circulation, the parking areas are heavily used and serve a critical function for the Village. However, the parking lot contributes to the Village feeling disconnected from Wattles Road and doesn't utilize space to maximize parking and circulation. The space is generally characterized by pavement, with intermittent landscaping.

### Blacksmith's Yard

This large area currently serves as storage and display for farm-related exhibit collections and programming material.

### Garden and Flex Space

This space is primarily used for outdoor yoga programming and a volunteer garden.

### Pioneer Garden

A twelve-bed garden with several fruit trees utilized as part of the interpretive landscape.

### Underprogrammed Open Space

These spaces are primarily open lawn and do not house permanent or temporary site programs.



*The Village Green is often activated with events and programming.*



*The fire pit located between the Old City Hall Building and the Log Cabin.*

# Outdoor Spaces and Programming



# Existing Conditions Analysis | Infrastructure and Sustainability

## 1 Site Grading and Drainage - West Lawn

There are grading concerns in a few areas that need to be addressed. The West Lawn area experiences challenges with the current grading and drainage patterns; water stands after rain events behind the Niles Barnard House, and regrading is required to improve functionality and integrate the former 109 Lange Avenue property. Original foundation material remains mounded onsite for potential reuse in landscaping or building; using or rehousing this material will also improve functionality.



*The excavation "mound" behind the Niles-Barnard House.*

## 2 Water Intrusion - Church and Old City Hall

Water intrusion has been reported by staff in the Church basement and Old City Hall building basement, affecting exhibit collections and their storage areas. The grading issues behind the Church Building will be the most challenging and costly to correct. There are existing bioswales in the right-of-way along Lange Avenue and Livernois Avenue to retain stormwater collected onsite.



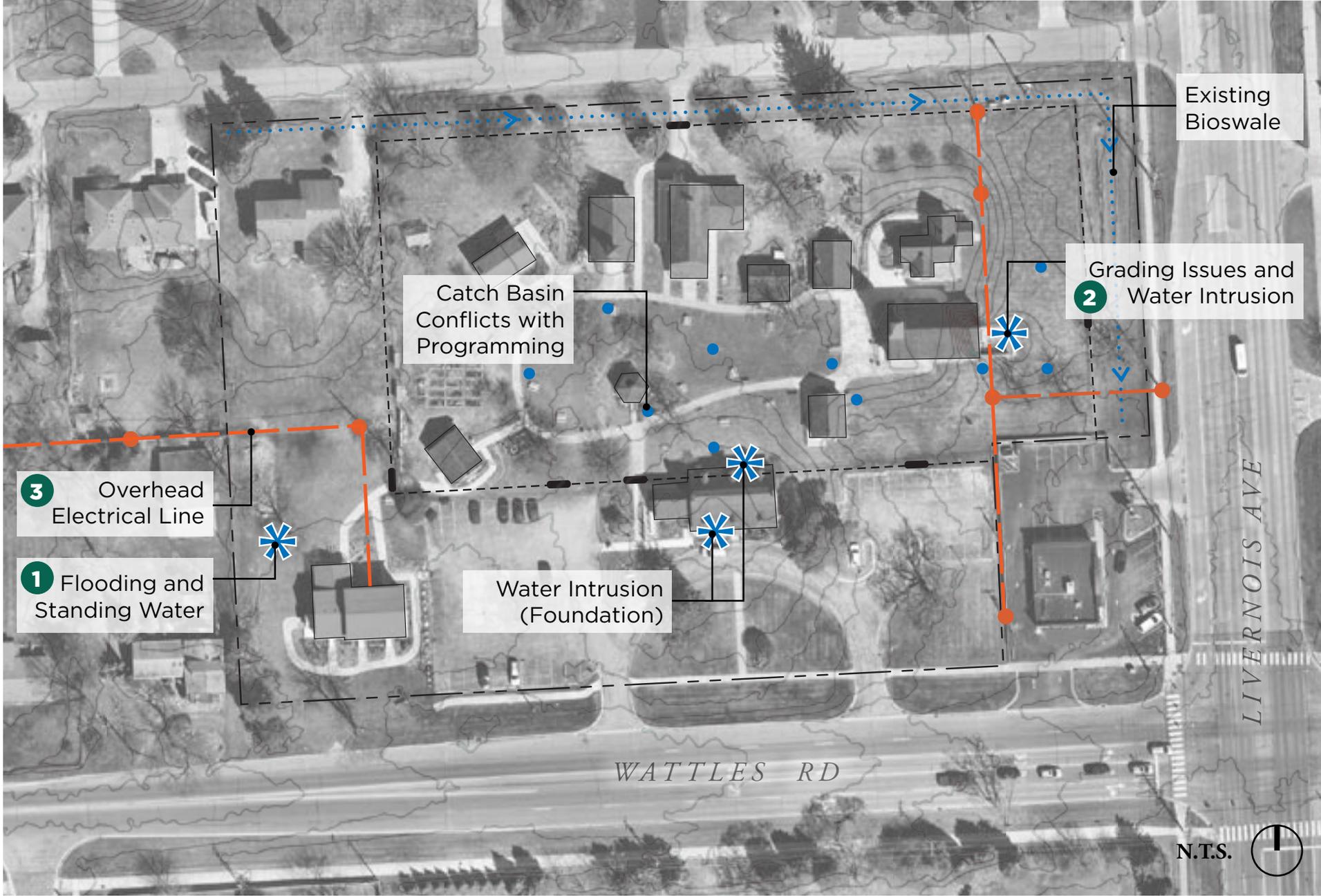
*A westward perspective of the grading challenges behind the Church.*

## 3 Overhead Electrical Utilities

There are existing electrical utilities visible on-site. The City of Troy also provided the locations of underground utilities to guide decision-making. The stability of the power pole located behind the Niles-Barnard House is a concern. Another general concern is the current capability of the site to generate enough electricity to support specific programs and events, specifically rentals.

# Infrastructure and Sustainability

- >...> Existing Bioswale
- Catch Basin
- Overhead Power Line
- ✱ Water Intrusion



## Existing Conditions Analysis | Landscape Maintenance and Operations

The Troy Historic Village staff and volunteers, Troy Garden Club volunteers, and City of Troy Facilities & Grounds Operations all share varying levels of responsibility for maintaining the onsite vegetation. While Facilities & Grounds Operations hold the primary responsibility for landscape maintenance, which includes tasks such as mowing and site repairs, the other volunteer groups contribute by maintaining numerous gardens. The focus of Village staff is on direct programming, so there is heavy reliance on volunteers for the maintenance and improvement of gardens (which add a great deal to aesthetics and sometimes provide indirect programming in the Village). The loss of any of these volunteers directly impacts the ability to maintain gardens. Considerations for maintaining and expanding these volunteer relationships is crucial to the continued level of this additional site landscaping which falls outside the City's responsibility and the staff's time and availability.



*The Village's pioneer demonstration garden.*

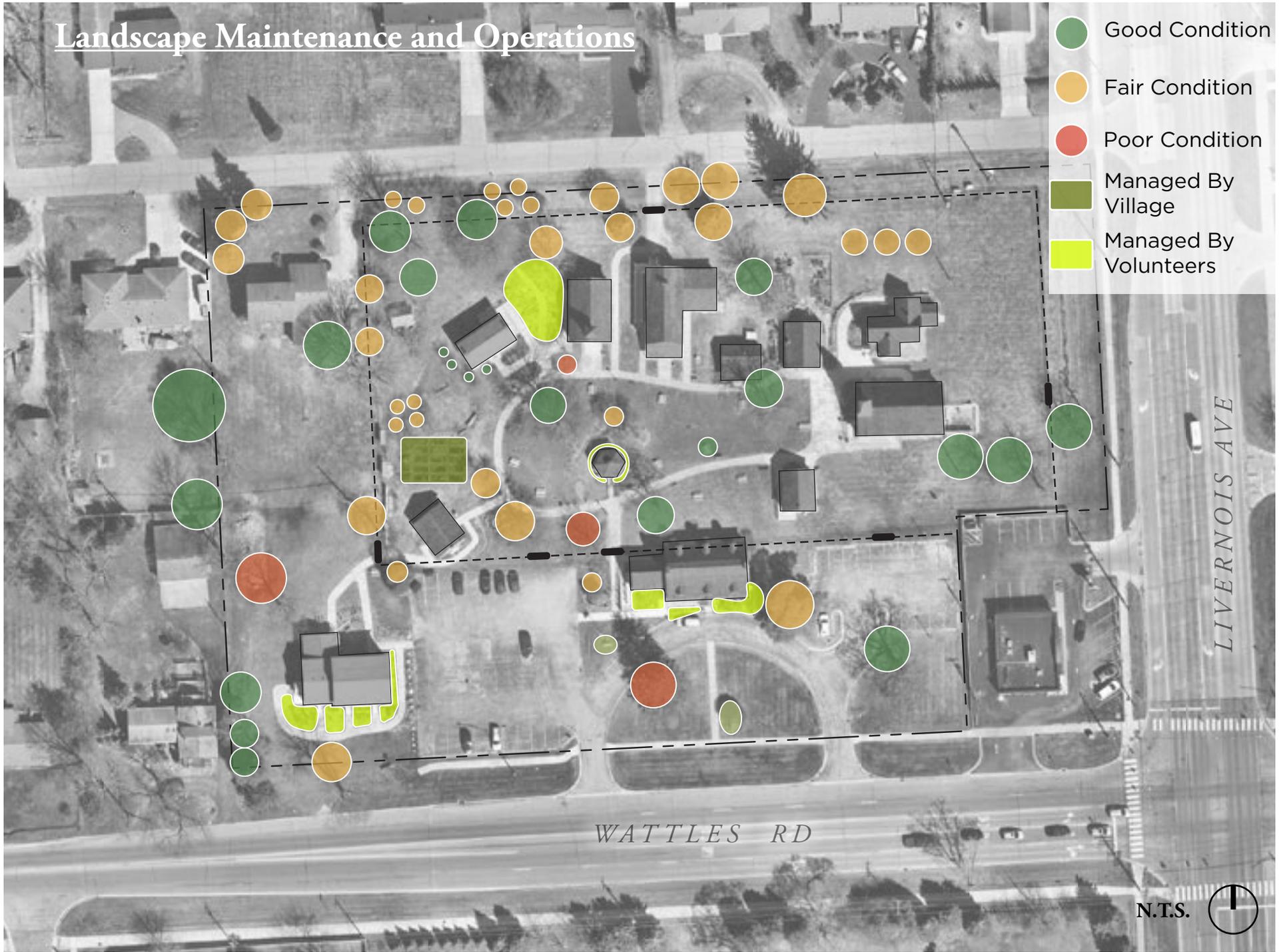
The following page includes a diagram depicting the conditions of existing trees, as determined by Village staff. A detailed tree assessment conducted by an arborist is warranted before final decisions regarding actions for tree maintenance, removal and/or care.



*Volunteer-maintained gardens by the Caswell house and gazebo.*



# Landscape Maintenance and Operations





# PUBLIC ENGAGEMENT

The public engagement component of the Master Plan update sought to gather years, and even decades, of institutional knowledge from site stakeholders, coupled with feedback from visitors and the community at large. The project team sought feedback from Troy Historic Village visitors through two surveys (available online and in print) advertised on-site, shared on the Village's social media channels, and available to subscribers via the Village's e-newsletter. A focus group, consisting of Troy Historic Village Staff, City of Troy staff and elected officials, and Troy Historical Society board members, was also assembled by the project team to provide feedback specifically focused on recommendations other than those identified by the survey.

## Key Themes

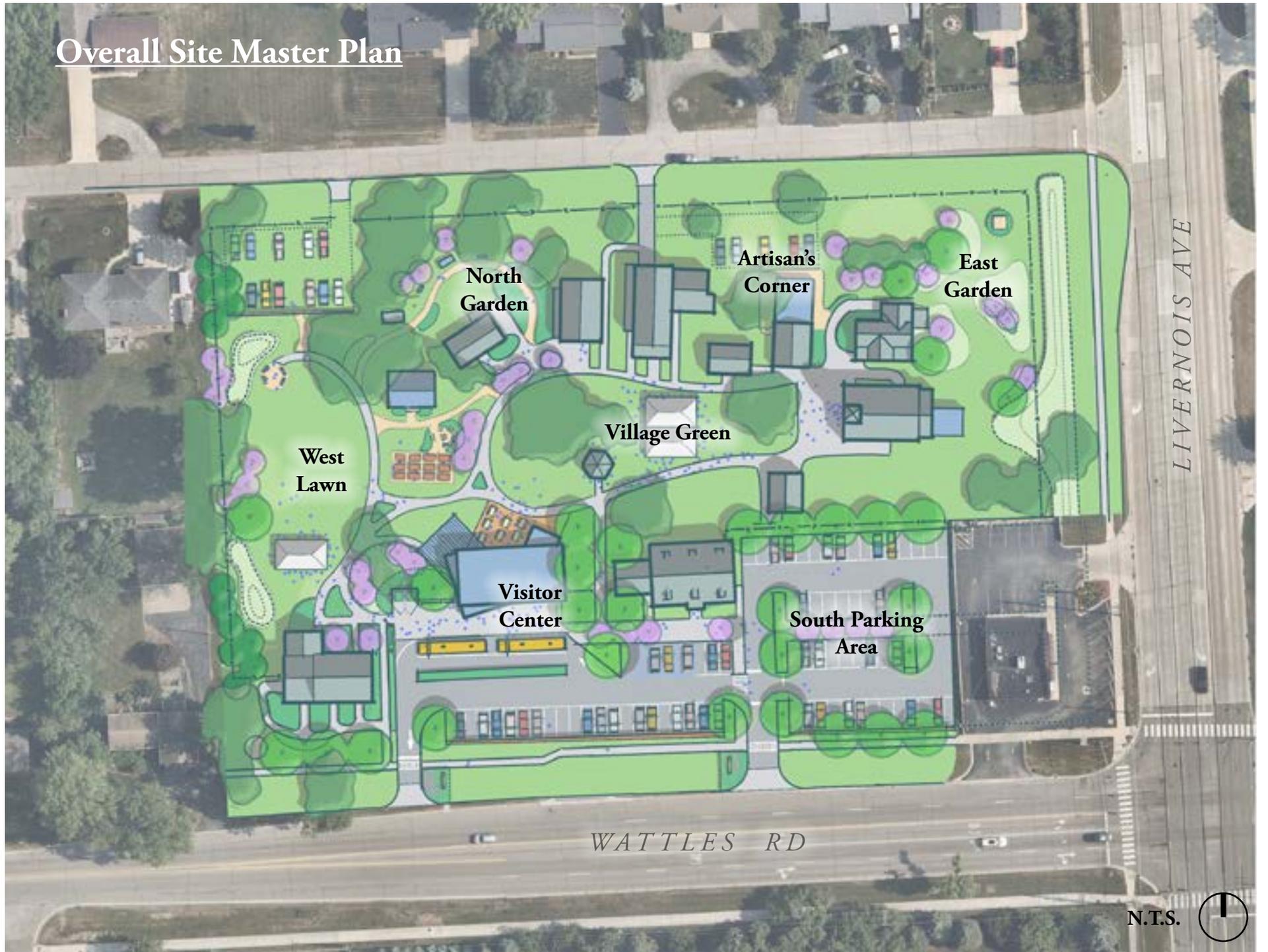
- » Survey 1 reflected community support for adding covered outdoor spaces, creating more parking areas, funding a new Visitor Center, and dedicating indoor flexible space to individual or group use, particularly for school programming activities and eating indoors.
- » The priorities identified through the focus group include the aforementioned, as well as stormwater management in flood-prone areas and to mitigate the impacts of adding more paved parking area, upgrading infrastructure to better support programming and volunteer or public events, increasing curb appeal through landscaping treatments with updated entrance signage, site accessibility improvements, and developing new Visitor Center design concepts.
- » Survey 2 gathered more targeted feedback on the draft site improvements from the neighborhoods around the Village, Village staff, Historical Society members, and City staff. 46% of Survey 2's respondents live within a 0.5-mile radius of the Village. Notably, they expressed support for relocating a historic silo or water tower to the northeast corner of the Village as a visual point of interest. There was also support to bury overhead electrical lines on the site for maintenance and aesthetics purposes. Some neighbors expressed Village events and rentals can create a noticeable amount of noise that affects immediate neighbors, demonstrating the need for more vegetative buffers along the perimeter for sound attenuation. Neighbors also expressed concerns with the option to create bus parking directly off of Lange Avenue.



# RECOMMENDATIONS

The Troy Historic Village Master Plan has been developed in response to the priorities, objectives, and feedback received from stakeholders and the community, over a period of nine months. The plan was developed through an iterative process, incorporating input from stakeholders and undergoing necessary revisions. Building upon the site's collection of historical buildings, the plan aims to create a holistic campus experience that enhances its overall appeal and cultural enrichment. The plan addresses key aspects such as the entrance and parking experience, introducing innovative learning and interpretive spaces, implementing effective stormwater management strategies on-site, and seamlessly integrating the new open space at 109 Lange Avenue. With the addition of a Visitor Center creating additional event and rental space, and enhancements to parking and pedestrian circulation, the Troy Historic Village Master Plan will possess a diverse array of options to further elevate its cultural significance and solidify its position within the community.

# Overall Site Master Plan



## RECOMMENDATIONS | Accessibility and Visitor Experience

The Troy Historic Village Master Plan project places a strong emphasis on improving accessibility and enhancing the overall visitor experience. By strategically addressing signage, parking, circulation, and the placement of key facilities, the plan aims to create a more inviting and engaging environment for all visitors.

### **Prominent Entrance Signage and Increased Visibility**

To increase visibility and awareness, the plan proposes redesigning and reconstructing the parking lot to make the Village entrance signage more prominent. This redesigned signage can also serve as a platform for sharing rental information, upcoming programs, and events. Additionally, relocating the State of Michigan historic marker signage closer to main roads will ensure greater visibility for passing motorists. The plan further suggests incorporating a tall structure, such as a historic water tower or silo, in the East Garden to serve as both signage and a visual attraction.

### **Improved Parking and Visual Continuity**

The proposed plan maintains the main visitor parking area along Wattles Road with two entrance points. To optimize parking efficiency and visual continuity, the plan suggests realigning the parking lot entrances, necessitating curb cut adjustments. By removing the circular horseshoe driveway, more dedicated parking spaces can be created, while landscaped islands and buffers compensate for the green space lost. Study at the master plan scale suggests an improved lot capacity of ±68 spaces if designed per current City of Troy code requirements. Additional study and potential deviation from City standards could yield additional parking spaces. The plan ensures that the parking lot can still accommodate bus drop-offs, trash removal vehicles, and event parking. Furthermore, it recommends establishing parking agreements with nearby entities to accommodate additional parking needs.

### **Enhanced Visitor Circulation and Connectivity**

A vital aspect of the visitor experience is improved circulation and connectivity throughout the Village. The plan proposes adding comfortable pathways in underutilized areas, such as the West Lawn, North Garden, and East Garden, which would connect visitors to various buildings, landscapes, gardens, and interpretive amenities across the campus. It also reconsiders connecting sidewalk gaps around the perimeter of the Village that would create a more welcoming atmosphere.

### **Relocation of the Log Cabin and New Visitor Center**

To accommodate the construction of a new Visitor Center, the plan recommends relocating the existing Log Cabin to a spot southeast of the Caswell House. This new location aligns with the historical context and establishes a node along the main walking path, surrounded by gardens, a relocated fire pit, and seating areas. The Visitor Center itself is envisioned to be situated on the north edge of the parking lot, providing a clear entry point to the campus. The building, spanning approximately 3,000 square feet, will feature a basement for additional exhibit storage, a second floor for staff offices and gathering spaces, and possibly flexible gathering spaces or classrooms, restrooms, storage, and a small kitchen on the first floor to cater to visiting school groups.

## **RECOMMENDATIONS | Outdoor Spaces and Programming**

The Troy Historic Village Master Plan prioritizes the enhancement of visitor experiences through the introduction of multiple programming areas that offer unique and engaging activities. The Niles-Barnard House, the new Visitor Center, and the Old City Hall building will serve as central hubs for various events, volunteer activities, and rentals, creating a dynamic and ever-evolving experience for visitors.

### **Expanded Flexible Use of Outdoor Spaces**

To accommodate programming, volunteer activities, and events, the master plan designates additional space for flexible use of outdoor areas, allowing for the incorporation of temporary tents as needed. The first designated site is located north of the Niles-Barnard House, while the second encompasses the Village Green outside Town Hall and the Church. The Village Green tents will be pitched for events only, while the West Lawn tent will remain pitched as a multi-use outdoor programming and event space adjacent to the Niles-Barnard House. These versatile spaces provide ample room and shelter for a wide range of activities, enriching the visitor experience.

### **Permanent Outdoor Space at Existing Buildings**

The master plan also includes the addition of permanent covered space to the Wagon Shop. This expansion will create a dedicated workspace for smithing instructors and volunteers, ensuring the availability of a suitable environment for their activities. Architectural concepts for this structure, as well as the Native American outdoor classroom, could be sourced from architecture capstone courses offered by Lawrence Tech University and the University of Michigan, ensuring innovative and well-designed spaces.

### **Multi-Use Covered Outdoor Space at the Visitor Center**

The new Visitor Center will incorporate multi-use covered outdoor space, further enhancing the visitor experience. This addition will allow for the inclusion of food trucks, providing flexibility for community picnics, weddings, and events, while preserving the distinctive character and quality of the grounds. The presence of food trucks will not only cater to visitors but also add vibrancy and a sense of excitement to the overall atmosphere of the Troy Historic Village.

### **Enhancements to Wayfinding, Signage, and Exhibits**

As part of future improvements, the master plan recommends updating wayfinding and interpretive signage throughout the Troy Historic Village. These enhancements will assist visitors in navigating the site more easily and provide them with valuable information about its historical significance. Additionally, the plan includes the creation of a new exhibit that reflects the identity and diversity of the Troy community from 1920 to 2020, offering visitors a comprehensive understanding of the region's history and heritage, and fostering a deeper connection with the site.

## **RECOMMENDATIONS | Infrastructure and Sustainability**

Addressing infrastructure and utilities is crucial in realizing the Troy Historic Village Master Plan. By prioritizing the burying of overhead electrical lines and resolving grading and flood intrusion challenges, the site's aesthetic appeal, resilience, and functionality can be significantly enhanced. These infrastructure improvements are vital for preserving the historical authenticity, creating versatile spaces for events, and safeguarding valuable collections stored on-site.

### **Burying Overhead Electrical Lines**

Not only would burying all overhead electrical lines contribute to the Troy Historic Village feeling period-appropriate, but it will also make the site more resistant to wind and ice damage. By burying the overhead electrical lines behind the Niles-Barnard House, a visually pleasing backdrop is created for event rentals. Moreover, this infrastructure improvement opens up the West Lawn, creating an inviting and open space suitable for various activation and programming activities.

### **Addressing Grading Issues and Flood Intrusion Challenges**

The Troy Historic Village faces grading issues and flood intrusion, particularly around the Niles-Barnard House and the Church. Resolving these challenges is essential to ensure the preservation of the site and the protection of its valuable assets. By implementing effective solutions, such as appropriate grading and drainage systems, the risk of flood intrusion can be mitigated, safeguarding the integrity of the structures and the collections they house.

### **Redirection of Stormwater**

To reduce flood risk to the collections stored in the Church's basement, a recommended solution involves constructing an angled roof extension at the rear of the building. This design alteration will redirect stormwater away from the basement.

### **Other Campus Infrastructure**

Other infrastructure issues that should be addressed include lighting and electrical. An assessment of current outdoor light levels would identify dark spots that are potential safety hazards and help inform a more uniform lighting plan. Similarly, an electrical assessment could create a better electric grid for indoor and outdoor Village programming.

## **RECOMMENDATIONS | Landscape Maintenance and Operations**

Within the Troy Historic Village Master Plan, landscape enhancements play a crucial role in enriching the visitor experience and managing stormwater runoff. While landscape and planting design will be conducted at a more detailed level, there is significant opportunity to incorporate functional gardens to create a more immersive environment. Additionally, the implementation of various projects may necessitate select tree removal and relocation, requiring adherence to city regulations and the development of a Tree Protection Plan. These landscape recommendations will contribute to the overall success of the Master Plan, enhancing aesthetics, functionality, and environmental sustainability.

### **Enhancing Flexibility and Functionality**

The West Lawn and Village Green are designated open, flexible lawn areas essential for programming. These spaces provide opportunities to engage visitors and host various activities. Expanding the groundcover garden to form the North Garden offers further potential for creating a cohesive and visually appealing landscape. Moreover, adding vegetative buffers to specific areas such as the west fence line, south of the staff parking area, and south of the Church will enhance both the visual appeal and environmental sustainability of the Village.

### **Tree Removal, Relocation, and Tree Survey**

The implementation of recommended projects within the Master Plan may involve the removal and/or relocation of select trees, including those in poor health. Conducting a comprehensive tree survey is necessary to assess the overall health of existing trees and determine the environmental impact of their removal. Specifically, one tree in the circular drive will be removed, and two trees will be removed or relocated to accommodate the redesigned parking lot.

### **Parking Lot Landscaping and Tree Protection**

The detailed design concept for the parking lot must adhere to Article 13 (Site Design Standards), specifically Item C (Parking Lot Landscaping Standards), outlined in the City of Troy Zoning Ordinance. Compliance requires the planting of one tree per eight parking spaces, with a total of nine trees for an estimated 68-space parking lot. Additionally, the greenbelt buffer between the parking lot and the sidewalk should have one deciduous tree planted every 30 feet. To facilitate these changes, a Tree Protection Plan in accordance with Chapter 28, Tree Regulations, is required by the City of Troy.

## PHASING AND IMPLEMENTATION STRATEGY

The success of the Troy Historic Village Master Plan relies on careful phasing and implementation strategies. The recommendations outlined in the plan are divided into two phases: Phase 1 (short-term) and Phase 2 (long-term). While all elements of the Master Plan hold importance, Phase 1 projects are identified as “shovel-ready,” “low-hanging fruit,” or critical incremental pieces that pave the way for Phase 2 projects. It is essential to recognize that some Phase 1 projects are necessary and practical, while others are innovative ideas generated during the Master Plan process. Although Phase 1 projects are expected to be implemented sooner, it is equally crucial to begin planning and designing Phase 2 projects in the present. This may involve engaging consultants for specific design aspects or feasibility studies.

### **Flexibility and Resource Allocation: Adaptability of Project Priorities**

With the right resources, intent, and consensus, any project can become a high priority. The alignment of project priorities with ongoing site improvements is crucial for successful implementation. Additionally, the Troy Historic Village and the City of Troy must develop a strategy to meet the increased maintenance needs of existing and future buildings and landscaping. Adequate consideration of maintenance requirements should be incorporated into the strategy and funding for each physical project. This approach allows the Troy Historic Village to strengthen its organizational capacity while maintaining programming and events aligned with the vision outlined in the Strategic Plan.

### **Organizational Goals and Project Areas: Recommendations Alignment**

The recommendations in the Master Plan are further organized according to the goals of the plan and the specific areas where improvements will take place. This organization ensures a clear alignment between the goals and the corresponding recommendations. Cost estimates are provided for each recommendation, giving an indication of the anticipated financial considerations associated with their implementation.

# Phase I Improvements

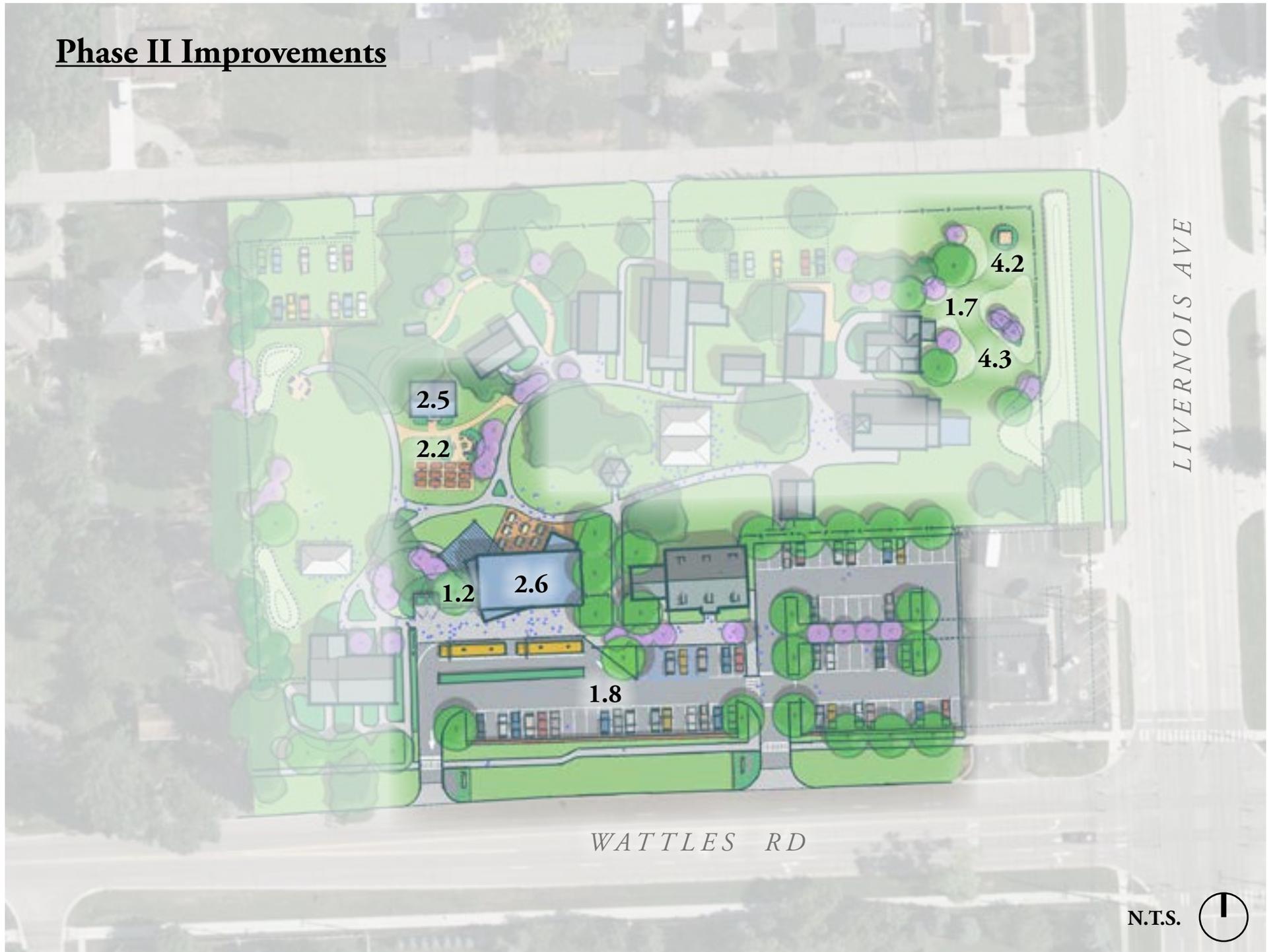


LIVERNOIS AVE

WATTLES RD

N.T.S. 

# Phase II Improvements



# PHASING AND IMPLEMENTATION STRATEGY

ID	Improvement	Area	Phase	Cost
<b>1</b>	<b>Improve Site Accessibility and Visitor Experience</b>			
1.1	Create staff, volunteer and maintenance vehicle grass parking area on newly vacant 109 Lange Ave	West Lawn	Phase I	\$ (seed)   \$\$ (sod)
1.2	Adjust fence line on north, west, and southern sides to incorporate 109 Lange Ave property, the Niles-Barnard House, and new Visitor Center * Add privacy fence and landscaping to buffer events and activities; add motorized gate to the staff parking lot	Full site * West Lawn	Phase II	\$\$\$
1.3	Fill sidewalk gap from Wattles Road to Niles-Barnard House	West Lawn	Phase I	\$
1.4	Extend pathway behind Niles-Barnard House to reconfigure West Lawn area	West Lawn	Phase I	\$\$
1.5	Create service-only drive access with motorized gate behind General Store	Artisan's Corner	Phase I	\$\$
1.6	Extend pathway behind Caswell House to create North Garden area	North Garden	Phase I	\$\$
1.7	Extend natural garden behind Parsonage Building and Church to create East Garden Area	North Garden	Phase II	\$\$
1.8	Reconstruct visitor parking lot, access drive, walkways, and landscaping	South Parking Area	Phase II	\$\$\$\$ - \$\$\$\$\$
<b>2</b>	<b>Activate Underutilized Spaces</b>			
2.1	Construct permanent covered outdoor space behind Blacksmith Shop	Artisan's Corner	Phase I	\$\$ - \$\$\$
2.2	Relocate fire pit	North Garden	Phase II	\$
2.3	Acquire seasonal tents for programming and events after completion of utility (3.2) and grading (3.3) work.	West Lawn Village Green	Phase II	\$ - \$\$ (permanent supports + tent purchase)
2.4	Complete groundcover garden with relocated fire pit	North Garden	Phase II	\$
2.5	Relocate Log Cabin	North Garden	Phase II	\$\$\$
2.6	Construct new visitor center	Visitor Center	Phase II	\$\$\$\$\$

## Opinions of Cost Estimates

\$ = < \$20,000

\$\$ = \$20,000 - \$99,999

\$\$\$ = \$100,000 - \$499,999

\$\$\$\$ = \$500,000 - \$999,999

\$\$\$\$\$ = > \$1 million

ID	Improvement	Area	Phase	Cost
<b>3</b>	<b>Infrastructure and Sustainability</b>			
3.1	Conduct photometric analysis of site lighting across Village; implement lighting improvements as needed	Full Site	Phase I	\$\$
3.2	Bury overhead power lines north of Niles-Barnard House	West Lawn	Phase I	TBD
3.3	Regrade area behind Niles-Barnard to create improved drainage	West Lawn	Phase I	\$\$
3.4	Regrade area behind Church to improve drainage	East Garden	Phase I	\$
3.5	Construct overhead structure behind Church to redirect water away from the building basement	East Garden	Phase II	\$\$ - \$\$\$
3.6	Remove and relocate trees as necessary	Full Site	Phase II	\$\$ to remove (with potential to increase for relocation)
<b>4</b>	<b>Enhance Community Understanding</b>			
4.1	Implement Native American outdoor classroom	West Lawn	Phase I	\$\$
4.2	Source historic water tower/silo and install in northeast corner	East Garden	Phase II	TBD
4.3	Relocate Memorial	East Garden	Phase II	\$ - \$\$
<b>5</b>	<b>Consideration of Operations and Maintenance</b>			
5.1	Formalize bus parking agreement with Community Center, neighboring church, and daycare	Off Site	Phase I	TBD
5.2	Expand WiFi for virtual programming in other buildings	Full Site	Phase I	TBD
5.3	Develop an on-site and off-site storage plan to meet the Village's needs as the new visitor center with storage space is added to the site	Full Site	Future Considerations	TBD
5.4	Acquire 1920 - 2020 Troy exhibit collection to reflect the current community identity and diversity	Old City Hall	Future Considerations	TBD
5.5	Explore the need for a wayfinding and interpretive signage plan, including "historic point of interest" signs throughout Troy and cohesive interpretive and wayfinding signage site wide	Full Site	Future Considerations	\$\$ (consulting fee only)

**Opinions of Cost Estimates**

\$ = < \$20,000

\$\$ = \$20,000 - \$99,999

\$\$\$ = \$100,000 - \$499,999

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\$\$\$\$\$ = > \$1 million

