

2015

Troy, Alabama
Comprehensive Community Master Plan Progress Report



City of Troy

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VISION

A Great Place to Live and a Regional Growth Center for Commerce, Education and Services

BACKGROUND

On May 12, 2009, the Troy City Council passed the Comprehensive Community Master Plan for the City of Troy, Alabama. The purpose of a comprehensive plan is to provide long-term visions and goals for the future growth and management of the city. This plan is an update of the previous 1993 Troy Comprehensive Plan. The analysis and assessment that went into preparing the Comprehensive Master Plan was done over a series of meetings and discussions with citizens and other stakeholders within Troy. From that preparation this plan outlines policies and makes recommendations in areas of land use and zoning, downtown revitalization, transportation and access, housing and neighborhoods, community facilities, infrastructure and services, economic and community development, arts and culture, special districts, historic preservation, and natural resource and recreation.

GOALS

- Diverse economic and community development.
- Increasing growth of Troy University as a major asset for City and the region.
- Consistent land use, zoning policies and enforcement of a balance of development and conservation of resources.
- Improved regional access and convenient local transportation including all modes of travel.
- Healthy and stable neighborhoods of varying types with a diverse range of housing choices and costs.
- Strong Downtown and other commercial/ business centers to serve neighborhoods.
- Updated and cost efficient infrastructure including extension of infrastructure consistent with land use policies.
- Community facilities and services that support regional and neighborhood development, such as health care, education.
- Historic preservation, arts and culture and tourism as community assets and economic development opportunities.
- Presence of recreation, sports, open space and conservation in support of a healthy environment.

Goal #1

Diverse Economic & Community Development.

Key Accomplishments

- Through the wonderful partnership between the City of Troy, Pike County Economic Development Corporation, Troy University, Pike County, and several other agencies, we have been able to successfully compete with other Cities and States in the recruitment of several new industries and a flight school including CGI, Golden Boy, and Trojan Aviation, as noted below.
 - CGI (Global information technology company. Hired 335 employees to date.) – 2009
 - Golden Boy Foods (Private label manufacturer of peanut butter. Soon to expand to produce almond and cashew butter. They are planning to add a third shift which will bring their employment to 100.) – 2011
 - Trojan Aviation (Flight school in partnership with Troy University located at the Troy Municipal Airport at N. Kenneth Campbell Field. 9 new employees to start.) – 2014
- Lockheed Martin (Lockheed continued to invest in the Troy site during 2010-2012. During this time, site employment has grown from 189 employees to over 300 employees and production has tripled. Current employment is 378. This year Lockheed Martin announced an expansion which will add 240 employees by 2020.)
- KW Plastics (Added an additional 100,000 sq. ft. facility. Currently staffs 150 employees) – 2011/2012
- Sikorsky (In 2006 converted the facility from a maintenance, overhaul and repair facility to the manufacturing of the SeaHawk Helicopter. Employment grew from 150 employees. In addition to the pre-assembly of the Sea Hawk, they have add back some of the commercial maintenance and repair work this year in order to be more diversified. The last expansion was during February to June of 2014 by adding just under 60 employees. Current employment is just over 615.) – 2014
- New Spec Building at Industrial Park South for the recruitment of new industry – 2012
- Food Establishments Recruitment: Chick-fil-A - 2012 and Chicken Salad Chick – 2015.
- Retail Recruitment – Publix – Announcement 2015 / Groundbreaking 2016



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Goal #2

Increasing Growth of Troy University as a Major Asset for City and The Region.

Key Accomplishments

- University Park (In partnership with the City of Troy, the renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) – 2010
- Fraternity Hill – 2010
- Hawkins Hall – 2010
- Janice Hawkins Park – Phase II – 2011
- University Dining Hall – 2011
- Bibb Graves Renovation and Expansion – 2012
- University Arena – 2013
- Newman Center Housing – 2013
- Troy Football Practice Fields and Intramural Sports Fields - 2013
- Trojan Golf Training Complex – 2014
- Alumni Hall Renovation – 2015
- Golf Clubhouse – 2015



Goal #3

Improved Regional Access & Convenient Local Transportation Including All Modes of Travel.

Key Accomplishments

- Airport Runway Extension to 6500' – 2012
- Airport End-fire ILS Installation - 2014
- East/West Corridor Improvements to Madison/Montgomery Street and widening a portion of Three Notch Street – 2014
- Troy Bike Map with Share-the-Road Signage and Rack Installation – 2014
- Henderson Highway & Enzor Road Resurfacing – 2014
- Elm Street Bridge & Resurfacing - 2015
- Enzor Road Connector Project – Announced 2015



Goal #4

Healthy & Stable Neighborhoods of Varying Types with a Diverse Range of Housing Choices & Costs.

Key Accomplishments

- New Subdivisions
 - Deer Stand Hill – Phase I & II – 23 Patio Home Lots – 2010
 - Willowgrove Subdivision – 7 Patio Home Lots – 2010
 - Deer Stand Hill – Phase III – 21 Patio Home Lots – 2011
 - Garden Estates – 8 Patio Home Lots – 2011
 - Grace Road Subdivision – 20 Lots – 2012
 - Willowgrove Subdivision Phase II – 4 Lots – 2013
 - Union Hill Place – 10 Lots – 2013
 - Deer Stand Hill Phase IV – 21 Patio Home Lots - 2015
- New Multi-family
 - 1st Block of Highland Avenue Rezoning to R3 – 2009
 - Oak Park PUD Apartment Site Rezoning to A1 – 2011
 - Trojan Mark Apartments (S. Brundidge Street) - 2012
 - The Edge Apartments (Elm Street)– 2012
 - The District on Dozier – Starting 2015
- Enhancement of Zoning & Regulations:
 - Text Amendment – Single Family within RR & PH50 – 2011
 - Text Amendment – Cottage Housing Developments - 2011
 - Subdivision Regulations Approval Process Amendment - 2011
 - Text Amendment – Fences, Walls & Hedges - 2012
 - Troy-Pike County Subdivision Interlocal Agreement - 2013
 - Text Amendment – Home Occupations - 2013
 - Bicycle Safety Ordinance - 2014



Goal #5

Strong Downtown & Other Commercial/ Business Centers to Serve Neighborhoods.

Key Accomplishments

- Several key City Employees meet monthly with the Downtown Committee
- Oxford & Montgomery Trips to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2009/2011
- Downtown Historical Survey – 2011/2012
- New Commercial Plat Approved – Oak Park Commercial Plat – 2012
- Rezoning Approval for Commercial / Industrial on Hwy 231 South – 2012
- Downtown Landscaping – 2013
- Troy Downtown Historic Commercial District listed on Alabama Register – 2013
- New Commercial Plat Approved – Dozier Place Commercial Plat – 2014
- TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
- CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
- SCADC – Troy Downtown Transportation Study – Started 2014
- Downtown Tour to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2015
- Rezoning Approval for Enzor Road Connector Commercial, Industrial, and Residential Area – 2015
- Commencement of Downtown Social Media Marketing, Holiday Event Strategies, and Fifth Saturday Events – 2015



Goal #6

Updated & Cost Efficient Infrastructure including Extension of Infrastructure Consistent with Land Use Policies.

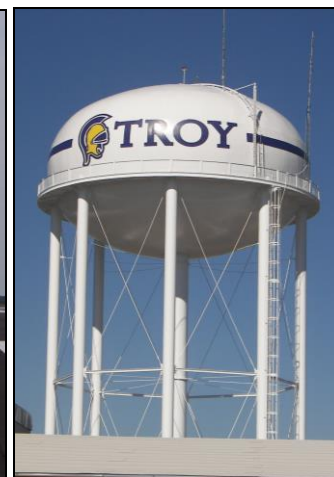
Key Accomplishments

- Electric Upgrades
 - Infrastructure upgrade to support University Park (CGI) – 2010
 - Infrastructure upgrade to support KW Expansion – 2010
 - Infrastructure upgrade for Troy University - 2011
 - Infrastructure upgrade to support Golden Boy Foods – 2011
 - Airport Electric System Upgrade accomplished along with Runway Extension – 2011
 - New 20 Megawatt Substation on Elba Hwy – 2012
 - S. Brundidge Street Electrical Line Upgrade - 2014
 - Infrastructure upgrade for Troy University - 2014
 - SCADA Upgrade - 2015
 - Electric Meter Upgrade - 2015
- Water Upgrades
 - Infrastructure entered into a GIS System – 2009-2011
 - Utility Complex Water Storage Tank Painting – 2010
 - George Wallace Tank Painting – 2011
 - Brundidge St. Water Line Upgrade & Widening and Resurfacing Project – 2010-2012
 - Water Line Project – 12” water main installed from Blackmon St. on Brundidge, to Center St. to Park St. from Park to Elm St. from Elm St. to George Wallace Drive – 2011-2012
 - Enzor Road Well Project – New 600 gpm well to serve Sportsplex and Oak Park development – 2012
 - Industrial Park South Water & Sewer Extension – 2012
 - Downtown Water Tank Rehabilitation – 2015
 - SCADA Upgrade - beginning 2015
- Sewer Upgrades
 - Infrastructure entered into a GIS System – 2009-2011
 - Sewer Replacement Project - Park St. Outfall to Monroe St., Griffin St. Outfall to George Wallace Drive – 2010-2012
 - Sewer Outfall Replacement Project (Walter’s Branch Outfall) From Hwy. 87 to Walnut Creek WWTP – 2012
 - Industrial Park South Water & Sewer Extension - 2012
 - Henderson Hwy. Sewer Improvements – Sewer line replacement and improvements to existing sewer infrastructure – 2012
 - Lift Station 67 Upgrade – 2015
 - Walnut Creek WWTP Upgrade – 2015
 - SCADA Upgrade – beginning 2015
 - Murphree Street Outfall – beginning 2015

Goal #6 (continued)

Updated & Cost Efficient Infrastructure including Extension of Infrastructure Consistent with Land Use Policies.

- Street Infrastructure Upgrades
 - George Wallace Drive Sidewalk & Improvements – 2009/2010
 - Resurfacing Project – 2010
 - S. Brundidge Street Project – 2011/2012
 - East/West Corridor Improvements to Madison/Montgomery Street and widening a portion of Three Notch Street – 2012-2014
 - Franklin Street / Hwy 231 intersection widening – 2012
 - Childs Road Resurfacing – 2013
 - Henderson Highway & Enzor Road Resurfacing – 2014
 - Elm Street Bridge & Resurfacing - 2015
 - Enzor Road Connector Project – Announced 2015
- Airport Upgrades
 - Airport Runway 07 Extension to 6500' – 2012
 - Airport Tower Renovations – 2013
 - Airport Tree Obstruction Removal – RW 07/25 - 2014
 - Airport End-fire ILS Installation - 2014



Goal #7

Community Facilities and Services that Support Regional & Neighborhood Development, Such As Health Care, Education.

Key Accomplishments

- The City of Troy / Troy Health Care Authority took over Troy Regional Medical Center in order to retain a hospital in Troy - 2010
- Troy City School System Improvements
 - Hank Jones Early Childhood Center
 - 20 Room & Kitchen Expansion - 2012
 - New Pre-K Program - 2012
 - Troy Elementary School
 - New Wing - 2012
 - Charles Henderson High School – New Cafetorium/Multi-Purpose Facility – 2012
 - New Charles Henderson Middle School - 2014
- New Troy Public Library - 2012
- New Nutrition Center – 2012
- Colley Senior Center Pottery Studio – 2015



Goal #8

Historic Preservation, Arts & Culture & Tourism as Community Assets & Economic Development Opportunities.

Key Accomplishments

- The Troy-Pike Cultural Arts Complex acquired the two buildings behind the Johnson Center for the Arts. Now known as the Annex it serves as classroom space for smaller groups such as the Troy Youth Orchestra. It is also used for small art classes. - 2009
- Downtown Historical Survey – 2011/2012
- Troy Downtown Historic Commercial District listed on Alabama Register – 2013
- Commencement of Downtown Walking Tours during April – 2014
- Commencement of Downtown Social Media Marketing, Holiday Event Strategies, and Fifth Saturday Events – 2015

Goal #9

Presence of Recreation, Sports, Open Space & Conservation in Support of a Healthy Environment.

Key Accomplishments

- Troy Recreation Center Walking Trail – 2010
- Miracle Field at Troy Sportsplex – 2011
- Troy University purchase of the property located behind Woodland Circle to be preserved as greenspace. – 2012
- Troy Football Practice Fields and Intramural Sports Fields - 2013
- Miracle League Playground at Recreation Center – 2013
- Rehabilitation and New Recreational Facility at Pike County Lake – Planning Started 2014
- Trojan Golf Training Complex – 2014
- Troy Bike Map with Share-the-Road Signage and Rack Installation – 2014
- Health & Wellness Center at Troy Recreation Center – 2014
- New Troy Sportsplex Batting Cage – 2015
- TAP Grant for Multi-Use Path along Enzor Road Connector - 2015
- Bicentennial Park Sidewalk Project - 2015



POLICIES & RECOMMENDATIONS UPDATE

Land Use & Zoning Policies

1. The Planning Commission has utilized the Proposed Land Use Map included within the Comprehensive Plan to aid them in making decisions on several cases which has arisen during this time:
 - a. Highland Avenue Rezoning (Conservation/Revitalization Neighborhood – Transitional Area) – R1 to R3 – Approved - 2009
 - b. Lakeside Drive Rezoning (Traditional Neighborhood/Residential) – Not Approved– 2009 & 2011
 - c. East Street Extension / George Wallace (Conservation/Revitalization Neighborhood – Transitional Area)- R1 to RR – Approved - 2010
 - d. South Franklin Drive Extension (Commercial Corridor / Traditional Neighborhood/Residential) – C2 to M1 – Approved - 2010
 - e. Woodland Circle PUD (Conservation Neighborhood) – PUD Request – Not Approved – 2011
 - f. Oak Park Planned Unit Development Rezoning (Mixed Residential/Commercial/Recreation) – RR to A1 – Approved - 2011
 - g. 404 S. Brundidge Street Rezoning (Downtown/University Development) – R3 to C3 – Approved – 2012
 - h. US 231 South (Industrial / Mixed Use) Rezoning – RR to M1 – Approved – 2012
 - i. Corner of Country Club Rd and AL Hwy 87 Rezoning (Residential/Commercial Corridor) – R2 to CO – Approved – 2014
 - j. 604 S. George Wallace Drive (Gateway & Conservation Neighborhood (possibly Commercial Corridor under Gateway) – R2 to C4 – Approved 2015
 - k. Enzor Road Connector Rezoning Request – Approval all but Parcel D to R3 - 2015
2. Consider future annexation consistent with Master Plan and Long Term Capital Improvements Plan:
 - a. US 231 South (Industrial / Mixed Use) Annexation Request – Approved – 2012
3. Update zoning ordinance and subdivision regulations consistent with plan and enforce zoning ordinance; consider enforcement officer.
 - a. Zoning Ordinance – Single Family in RR & PH50 - updated – 2011
 - b. Zoning Ordinance – Cottage Housing Developments – updated 2011
 - c. Subdivision Regulations Article X – Procedure for Plat Approval - updated 2011
 - d. Zoning Ordinance – Fences, Walls, and Hedges - updated 2012
 - e. Enforcing Single Family in RR, R1, & PH50 through the complaint system. Procedures put in place similar to Auburn’s due to their successful enforcement. – 2011
 - f. Troy-Pike County Subdivision Interlocal Agreement - 2013
 - g. Zoning Ordinance – Home Occupations - 2013

Transportation & Access Policies

2. Strengthen major thoroughfare network to include north/south and east/west access:
 - a. East/West Access
 - i. Improvements to Montgomery/Madison Street and a portion of Three Notch Street – 2012-2014
 - ii. Enzor Road Resurfacing – 2014
 - iii. Elm Street Bridge & Resurfacing - 2015
 - b. North/South Access
 - i. S. Brundidge Street widening project – 2011-2012
 - ii. Montgomery/Madison Street and a portion of Three Notch Street – 2012-2014
 - iii. Park Street – southern portion repaved and striped – 2012
 - iv. Henderson Highway Resurfacing – 2014
 - v. Enzor Road Connector Project – Announced 2015
3. Expand access to public transit:
 - a. Continued support for the Pike Area Transit System
5. Implement complete streets plan, including sidewalks, bike and pedestrian facilities, greenways street modifications to improve connectivity.
 - a. Troy Bike Map with Share-the-Road Signage and Rack Installation – 2014
 - b. TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
 - c. SCADC – Troy Downtown Transportation Study – Started 2014
 - d. TAP Grant for Multi-Use Path along Enzor Road Connector - 2015
6. Improve traffic flow in and around downtown as a transportation hub.
 - a. SCADC – Troy Downtown Transportation Study – Started 2014

Housing & Neighborhood Development Policies

- 1a. Preservation districts and traditional neighborhood development in existing historic neighborhoods.
 - a. Downtown Historical Survey – 2011/2012
 - b. Troy Downtown Historic Commercial District listed on Alabama Register – 2013
- 1b. Revitalization districts and in-fill housing in neighborhoods with special needs, mainly east, north, and south of downtown.
 - a. Board of Adjustment set a policy not to allow mobile homes where they are specifically prohibited. - 2011
- 1e. Conservation subdivisions nearer the current city limits.
 - a. Grace Road Subdivision – 20 RR Rural Subdivision Lots – 2012
 - b. Union Hill Place – 10 Lots – 2013
- 1f. Seniors housing as part of mixed housing development.
 - c. Approved a change in the Oak Park Planned Unit Development for an assisted living complex at 99 Oak Park Drive.
3. Promote Affordable housing that is compatible with preservation, revitalization and traditional Neighborhoods.
 - a. Zoning Ordinance – Cottage Housing Developments – updated 2011

Infrastructure and Service Policies

1. Upgrade existing sewer and water in older parts of system, based on conclusions from current study of sewer system; consider additional long term access and distribution of water, consistent with Community Master Plan and Capital Improvements Plan.
 - a. Water Upgrades
 - i. Infrastructure entered into a GIS System – 2009-2011
 - ii. Utility Complex Water Storage Tank Painting – 2010
 - iii. George Wallace Tank Painting – 2011
 - iv. Brundidge St. Water Line Upgrade & Widening and Resurfacing Project – 2010-2012
 - v. Water Line Project – 12” water main installed from Blackmon St. on Brundidge, to Center St. to Park St. from Park to Elm St. from Elm St. to George Wallace Drive – 2011-2012
 - vi. Enzor Road Well Project – New 600 gpm well to serve Sportsplex and Oak Park development – 2012
 - vii. Industrial Park South Water & Sewer Extension – 2012
 - viii. SCADA Upgrade – beginning 2015
 - b. Sewer Upgrades
 - i. Infrastructure entered into a GIS System – 2009-2011
 - ii. Sewer Replacement Project - Park St. Outfall to Monroe St., Griffin St. Outfall to George Wallace Drive – 2010-2012
 - iii. Sewer Outfall Replacement Project (Walter’s Branch Outfall) From Hwy. 87 to Walnut Creek WWTP – 2012
 - iv. Industrial Park South Water & Sewer Extension - 2012
 - v. Henderson Hwy. Sewer Improvements – Sewer line replacement and improvements to existing sewer infrastructure – 2012
 - vi. Walnut Creek WWTP Upgrade – 2015
 - vii. SCADA Upgrade – beginning 2015
 - viii. Murphree Street Outfall – beginning 2015
2. Support best possible police and fire department to ensure safety in all neighborhoods, including state of the art police and county jail facilities.
 - a. Fire Department
 - i. The department is certified in and is now running Advanced Life Support (ALS).
 - ii. First Responders have completed the National Incident Management System (NIMS) training.
 - iii. Fire Fighters receive periodic training, such as the Alabama Fire College’s live burn simulator training, to continue to provide the residents of Troy the best possible protection.
 - iv. Replaced two older 1250gpm pumpers with two 1500gpm state of the art trucks with a much better design for more effective fire suppression. These trucks also carry an onboard foam system for better response to a hazardous scene.
 - v. The rescue truck was replaced with a new unit that now carries water and foam which our older unit did not. This truck capable of off road use. The new rescue makes for an excellent quick attack unit for some calls.

Infrastructure and Service Policies (cont.)

- vi. Shift supervisor has been set up as a command center for incident command which makes scenes much safer for fire fighters and better mitigation of the incident.
- vii. Constantly keeping employees in classes to improve the level of service that is provided to the citizens of Troy.
- viii. Recently lowered ISO rating from a 4 to a 3. This shows a better level of fire protection and lowers insurance rate for homeowners and business owners.

b. Police Department

- i. Mobile Data Terminals installed in all cars along with digital video cameras being installed in most cars.
- ii. Through an ADECA Grant, obtained equipment to enhance and provide better services to the citizens of Troy – updated police radars, desktop computers so that officers can file better reports, intoximeters, tasers for protection of officers, binoculars, and additional in-car digital video cameras.
- iii. All officers and dispatchers have completed the National Incident Management System (NIMS) training.
- iv. Routinely replace older police cars to reduce operating and repair expenses, while offering less reaction time and increasing the safety, availability, and dependability of the fleet.
- v. All officers receive more than twelve hours of training each year to continue to provide the residents of Troy the best possible protection.
- vi. Additional equipment procured to aid the detective divisions by enhancing the ability to identify a person or suspect in close circuit surveillance footage. (2011)
- vii. Procured updated Automated Fingerprint Identification System to identify suspects. (2012)
- viii. Regularly update the communication equipment to maintain the integrity and security of our communications systems to keep critical police communications fast, clear, and protected.
- ix. Increased officers from 52 to 56 (2013-2014)
- x. Added specialized training for Traffic Crash Investigation and Traffic Crash Reconstruction
- xi. Added training for a K-9 Officers (Bomb and Drug)
- xii. Purchased Crash Zone Reconstruction Software (Traffic Homicide/Crime Scene)
- xiii. Purchased the Leica TSO2plus Total Station with accessories (Traffic Homicide/Crime Scene) which is a scene diagramming program which uses the Total Station Laser mapping system and let the officer draw a crime scene to scale.
- xiv. Updated AFIX Tracker Software which is a fingerprint identification and comparison software program.
- xv. Purchased the Omni K-9 Explosive Training Kit for the K-9 Bomb Dog, a Portable Folding Shield for the Patrol Division
- xvi. Added a School Resource Officer for the Elementary and Middle School (2014-2015)
- xvii. Purchased New Records Management System for Dispatch
- xviii. Purchased Software to put Mobile CAD in Patrol Vehicles, Verizon Cradle Point for the Mobile CAD in Patrol Vehicles, and 19 New Fujitsu T902 Computers to be placed in Patrol Vehicles.

Infrastructure and Service Policies (cont.)

- xix. Purchased Leads On Line and Smart Draw Program for the Crime Scene Investigator to use when drawing Crime Scene diagrams.
- xx. Added Specialized Training and Certification Course for School Resource Officers
- xxi. Added Specialized Training in Basic Traffic Homicide Investigation
- xxii. Added Specialized Training for the ERT Team Members
- xxiii. Purchased five year plan for online secure storage of large files which we use when we send the large files via e-mail using an encrypted code to make it a secure transfer to transcriptionists and other Law Enforcement agencies like the ATF and FBI and Homeland Security.

Arts, Culture, Preservation, Entertainment and Tourism Policies

1. Support marketing and tourism opportunities through plans and improvements for neighborhoods, downtown, historic preservation, recreation and community facilities.
 - a. Several key City Employees meet monthly with the Downtown Committee
 - b. Oxford & Montgomery Trips to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2010/2011
 - c. Downtown Historical Survey – 2011/2012
 - d. Downtown Map for Tourism – 2012
 - e. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - f. SCADC – Troy Downtown Transportation Study – Started 2014
 - g. Downtown Tour to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2015
2. Incorporate current natural resource assets, including natural areas and landscaping, outdoor recreation and sports facilities, and proposed arena at the university into development plans for districts and neighborhoods as well as connect to a city-wide greenway system.
 - a. Troy Recreation Center Walking Trail – 2010
 - b. Downtown Landscaping Plan – 2012
 - c. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - d. SCADC – Troy Downtown Transportation Study – Started 2014
3. Promote the preservation and use of historic resources to contribute to a “sense of place” as well as contributing to beautification, tourism and economic development; establish downtown and residential historic districts.
 - a. Several key City Employees meet monthly with the Downtown Committee
 - b. Oxford & Montgomery Trips to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2010/2011
 - c. Downtown Historical Survey – 2011/2012
 - d. Downtown Landscaping Plan – 2012
 - e. Troy Downtown Historic Commercial District listed on Alabama Register – 2013
 - f. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - g. SCADC – Troy Downtown Transportation Study – Started 2014

Arts, Culture, Preservation, Entertainment and Tourism Policies (cont.)

4. Make the library part of a major downtown “civic center;” use as a catalyst for redevelopment on the north side of downtown, and to the east along Elm Street.
 - a. New Library at 500 E. Walnut Street – 2012
 - b. New Nutrition Center next to New Library - 2012
5. Support arts and cultural facilities and events and related businesses downtown, including, farmers market, outdoor amphitheater, movie theater, etc.
 - a. Johnson Center for the Arts is supported and publicized.
 - b. Thursday Nights in the Studio
 - c. TroyFest
 - d. Brown Bag Events
 - e. Christmas Parade
 - f. Downtown Tailgate - 2013-2014
 - g. Downtown Fall Watch Parties - 2015
 - h. Commencement of Downtown Social Media Marketing, Holiday Event Strategies, and Fifth Saturday Events – 2015

Community Facilities Policies

1. Continue to maintain and upgrade existing schools as centers of excellence in conjunction with parks and recreation facilities; take advantage of an increasingly closer relationship between public schools and Troy University.
 - a. Worked with Troy University on the SRTS Application – 2012
 - b. Partnered with Troy University & Troy City Schools for the replacement of the football field’s synthetic turf.
 - c. Troy City School System Improvements
 - i. Hank Jones Early Childhood Center
 1. 20 Room & Kitchen Expansion - 2012
 2. New Pre-K Program - 2012
 - ii. Troy Elementary School
 1. New Wing - 2012
 - iii. Charles Henderson High School – New Cafetorium/Multi-Purpose Facility – 2012
 - iv. Charles Henderson Middle School – New School on current site - 2014
2. Support existing and new child care centers downtown and in neighborhoods as well as in schools; rethink the transition between k-4, k-5 and first grade.
 - a. Troy Elementary – New Pre-K Program – 2012
3. Consider preservation of attractive natural areas at the entrances of the city and as part of the city-wide trail system, especially along flood plains and protection of forested areas and steep slopes.
 - a. Troy University purchase of the property located behind Woodland Circle to be preserved as greenspace. – 2012
 - b. TAP Grant for Multi-Use Path along Enzor Road Connector - 2015

Community Facilities Policies (cont.)

4. Develop facilities for seniors and other special services in support of Community Master Plan, especially in areas easily accessible, e.g. near downtown.
 - a. Continued Support for the Colley Senior Complex
 - i. Colley Senior Center has increased program and participation from 2009 to 2012.
 - ii. Colley Senior Center partnered with Troy University on the Community Service Learning Initiative
 - b. New Nutrition Center – 2012
5. Continue to utilize and develop community facilities as part of university development at Troy University.
 - a. University Park (renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) - 2010
 - b. University Arena – 2012

Recreation, Environment and Natural Resources/Beautification Policies

1. Take advantage of Sportsplex, county lake and country club as important assets; increase city or publicly owned land for parks; continue to expand sports complexes as well as parks at major school and university sites; expand neighborhood park system, in cooperation with the schools and private sector recreation facilities.
 - a. Troy Recreation Center Walking Trail – 2010
 - b. Miracle Field at Troy Sportsplex – 2011
 - c. University Arena – 2012
 - d. Pike County Lake Renovation Project – Projected Opening 2016
2. Work with owners to recover brownfield and vacant/abandoned sites, especially near and in downtown and adjoining neighborhoods, to include park and any recreational opportunities.
 - a. University Park (renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) - 2010
 - b. Golden Boy Foods recruited to fill old Hudson Industries Building in the Industrial Park
3. Protect agricultural and natural resource areas through conservation subdivisions and a local or state land trust.
 - a. Troy University purchase of the property located behind Woodland Circle to be preserved as greenspace. – 2012

Economic and Community Development Policies

1. Expand and develop existing Industrial Parks and sites with more and higher paying jobs and diversified employment; consolidate sites near existing industry southwest of US- 231 between and adjacent to US- 29 and Henderson Highway.
 - a. Industrial Park South awarded Advantage Site status – February 2010
 - b. Golden Boy Foods recruited to fill old Hudson Industries Building in the Industrial Park - 2011
 - c. Extension of Industrial Boulevard in Industrial Park South through an Industrial Access Grant – 2012

Economic and Community Development Policies (cont.)

- d. Spec Building in Industrial Park South for recruitment efforts – 2012
- e. Extension of Industrial Blvd and East Rd in Industrial Park South – 2013-2014
2. Support the continued redevelopment of brownfield and similar sites for economic development, especially downtown sites, as well as sites north of downtown and between downtown and US-231.
 - a. Recruitment of CGI – September 2009 and University Park (City of Troy and Troy University partnership in the renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) - 2010
 - b. Golden Boy Foods recruited to fill old Hudson Industries Building in the Industrial Park
3. Promote retiree and relocation development opportunities through continued growth of regional services, such as health care, and other amenities.
 - a. The City of Troy / Troy Health Care Authority took over Troy Regional Medical Center in order to retain a hospital in Troy - 2010
 - b. Continued Support for the Colley Senior Complex
 - c. New Nutrition Center – 2012
4. Promote opportunities for outdoor recreation and sports as an amenity for attracting industry and residents.
 - a. Sportsplex Events throughout the year
 - b. Recreation Center is used as an Economic Development tool
5. Support new industry through infrastructure improvements consistent with Community Master Plan, including continued improvements to the airport, water, sewer and fiber connections to existing sites and extensions to new sites consistent with the Community Master Plan and cost/benefit of such improvements.
 - a. Utilities infrastructure upgrade to support University Park (CGI) – 2010
 - b. Utilities infrastructure upgrade to support KW Expansion – 2010
 - c. Utilities infrastructure upgrade for Troy University - 2011
 - d. Utilities infrastructure upgrade to support Golden Boy Foods – 2011
 - e. Airport Electric System Upgrade accomplished along with Runway Extension – 2011
 - f. New 20 Megawatt Substation on Elba Hwy – 2012
 - g. Airport 7/25 Runway Extension to 6500' – 2011/2012
 - h. S. Brundidge Street Electrical Line Upgrade - 2014
 - i. Utilities infrastructure upgrade for Troy University - 2014
 - j. Utilities infrastructure upgrade to support KW Expansion - 2015
 - k. Utilities infrastructure upgrade for Troy University - 2015
 - l. Transmission line upgrade, Elm Street to Park Street - 2015-2016
 - m. Elm Street substation capacity upgrade - 2016
 - n. Utilities infrastructure upgrade to support Publix development - 2016
6. Support entrepreneurial development and workforce training opportunities through Troy University, EDA, incubators, etc.
 - a. EDC's Incubator at Industrial Park South
 - b. Troy University's Small Business Development Center housed at the EDC

Downtown Revitalization Policies

1. Expansion of downtown toward Troy University including redevelopment of important sites; add sidewalks and greenway; create University/City District.
 - a. University Park (City of Troy and Troy University partnership in the renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) - 2010
 - b. New Library at 500 E. Walnut Street – 2012
 - c. New Nutrition Center next to New Library – 2012
 - d. TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
 - e. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - f. SCADC – Troy Downtown Transportation Study – Started 2014
2. Redevelop the edges of downtown, especially immediately north and east of downtown, including new library, meeting space perhaps in conjunction with hotel/civic auditorium; possible historic museum and folk art center; Brundidge Street preservation for Bed and Breakfast re-use of former school site, board of education and Mental Health Authority property; consider improvements to the square and or other public space for large downtown events; expansion of downtown toward the courthouse; inventory to market vacant properties; work with owners to redevelop brownfield properties.
 - a. University Park (City of Troy and Troy University partnership in the renovation of Parklane Shopping Center to house CGI and Troy University IT and eCampus) - 2010
 - b. Downtown Historical Survey – 2011/2012
 - c. Downtown Landscaping Plan – 2012
 - d. New Library at 500 E. Walnut Street (former Troy High School Site) – 2012
 - e. New Nutrition Center next to New Library – 2012
 - f. Troy Downtown Historic Commercial District listed on Alabama Register – 2013
 - g. TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
 - h. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - i. SCADC – Troy Downtown Transportation Study – Started 2014
3. Improve access from US-231 through redesigned street system in and into the downtown; include revitalization and redevelopment of the following corridors:
 - a. S. Brundidge Street widening project – 2011-2012
 - b. East/West Corridor – ATRIP Application approved for improvements to Montgomery/Madison Street and a portion of Three Notch Street – 2012/2013
 - c. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - d. SCADC – Troy Downtown Transportation Study – Started 2014
4. Extend streetscape to unify downtown including sidewalks, lighting and landscaping and including improvements to the railroad edges and overpasses; extend greenway and trails system into downtown from the east (Troy University) and the west, toward Murphree Street; include small pocket parks.
 - a. Applied for a TCSP Grant to Improve the sidewalk infrastructure along Three Notch Street from Montgomery/Madison Street to Fairview Avenue. Unfortunately we were not awarded this grant. - 2012
 - b. Applied for SRTS grant to connect the sidewalks system on the southern side of Elm Street to George Wallace Drive. Unfortunately we were not awarded this grant. - 2012

Downtown Revitalization Policies (cont.)

- c. Troy Downtown Landscaping Plan – 2012
 - d. Applied for a TAP Grant to Improve the sidewalk infrastructure along Elm Street from College Drive to Downtown. Unfortunately we were not awarded this grant. - 2013
 - e. TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
 - f. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014
 - g. SCADC – Troy Downtown Transportation Study – Started 2014
5. Continue to locate, link and improve important public facilities downtown such as county facilities, city facilities, library, etc. and create downtown as a “civic center” of the community; establish farmers and/or year round downtown market.
- a. New Library at 500 E. Walnut Street – 2012
 - b. New Nutrition Center next to New Library - 2012
6. Promote Downtown as the arts and cultural center of Troy and as a tourist destination; consider marketing programs to include development of a downtown Troy and a City of Troy brochure for placement around the state, e.g. welcome centers and rest areas.
- a. Tourism has implemented several marketing materials geared directly to Downtown Troy.
 - b. Downtown Map – 2012
 - c. Commencement of Downtown Social Media Marketing, Holiday Event Strategies, and Fifth Saturday Events – 2015
 - d. Chamber of Commerce’s Cultural Arts Committee was awarded a grant and designed and printed Cultural Arts Brochures for Pike County - 2015

Historic Preservation Policies

Work with others to protect and maintain historic residential and commercial properties in support of unique neighborhoods as well as provide viable financial use of the properties, consistent with neighborhood goals and design standards.

1. Several key City Employees meet monthly with the Downtown Committee
2. Oxford & Montgomery Trips to review Downtowns and get insight into possible avenues for strengthening & revitalizing Downtown – 2010/2011
3. Downtown Historical Survey – 2011/2012
4. Troy Downtown Historic Commercial District listed on Alabama Register – 2013
5. CDBG Grant Approval – Troy Downtown Revitalization Plan – 2014

Health Center District Policies

Promote the continued development and expansion of the hospital as medical center/professional district and gateway to Troy.

1. The City of Troy / Troy Health Care Authority took over Troy Regional Medical Center in order to retain a hospital in Troy – 2010

US-231 Corridor District

Consider western connector to use US-29 and other major routes; improve connections from Franklin and George Wallace and other streets into US-231; provide limited access to the connector and include large scale land use, rather than strip commercial development.

1. The City of Troy partnered with ALDOT on the Widening of the Franklin Drive Intersection with US231 – 2012
2. Enzor Road Connector Project which will connect George Wallace Drive and Franklin Drive to Enzor Road and Hwy 87/167. – Announced 2015

Retiree Relocation Policies

1. Coordinate retiree attraction with plans for neighborhoods, downtown, historic preservation, housing and community facilities; incorporate facilities and housing for seniors in all neighborhoods.
 - a. Public Relations & Tourism attend Retiree Conferences & Expos during the year.
 - b. Colley Senior Complex has continued to increase in program and participation.
 - c. Approved a change in the Oak Park PUD for an assisted living complex at 99 Oak Park Drive.
2. Consider special facility or facilities for seniors in the downtown and revitalization districts.
 - a. Continued Support for the Colley Senior Complex
 - b. New Nutrition Center – 2012
 - c. Colley Senior Complex Pottery Studio - 2015
3. Consider special transportation needs of seniors in expansion of transit and linkages, through sidewalks, trails, etc. to medical center, downtown and university.
 - a. Continued Support for the Pike Area Transit System
 - b. Purchased new vehicle for the Colley Senior Complex – 2012
 - c. Sidewalk trip hazards and/or elevated panels renovation - 2013
 - d. Applied for a TAP Grant to improve the sidewalk infrastructure along Elm Street from College Drive to Downtown. Unfortunately we were not awarded this grant. - 2013
 - e. TAP Project Approved to Revitalize Several Downtown Sidewalks – 2014
 - f. Pike Area Transit System's fleet increased to nine buses – 2014
 - g. TAP Project Approved for multi-use path along Enzor Road Connector - 2015
4. Incorporate senior assisted living into neighborhoods and special districts, downtown, etc.
 - a. Approved a change in the Oak Park PUD for an assisted living complex at 99 Oak Park Drive.

University/City District

1. Establish a university campus master plan adopted by or submitted to the Planning Commission for information and coordination; include consolidation and in-fill of campus property/facilities; include provisions for compatible building and development of adjacent non-university property.
 - a. The University adopted a Campus Master Plan in November 2008
2. Establish improved access to the University for all modes of traffic, including, automobile, transit, pedestrian; include improved gateway entrances to the campus from all major routes, including US-231, Elm Street, and others; consider new entrance from Montgomery as a boulevard into west side of campus; widen and convert Elm Street to a boulevard to the University; consider improvements to George Wallace Drive and Franklin Drive as landscaped streets; consider University Avenue as a pedestrian friendly street, with continued traffic calming within the campus and to the east.
 - a. Roundabout installed on University Avenue
 - b. East/West Corridor – ATRIP improvements to Montgomery/Madison Street and a portion of Three Notch Street – 2012/2013 completed 2014
 - c. Applied for SRTS grant to connect the sidewalks system on the southern side of Elm Street to George Wallace Drive. Unfortunately we were not awarded this grant. – 2012
 - d. Applied for a TAP Grant to improve the sidewalk infrastructure along Elm Street from College Drive to Downtown. Unfortunately we were not awarded this grant. – 2013
 - e. Sidewalk trip hazards and/or elevated panels renovation - 2013
 - f. SCADC – Troy Downtown Transportation Study – Started 2014
 - g. Troy Bike Map with Share-the-Road Signage – 2014
3. Continue improvements to campus circulation and pedestrian access, safety, using traffic calming techniques on University and other internal streets.
 - a. Roundabout installed on McKinley Drive and on University Avenue
 - b. Troy Bike Map with Share-the-Road Signage – 2014
4. Continue campus beautification to include off campus greenway through the campus toward downtown, and adjacent neighborhoods; include access to the arboretum, proposed wellness center/arena and other recreation and sports facilities; consider the use of the arboretum as public park site to serve neighborhoods as well as the university.
 - a. Troy University purchase of several parcels adjacent to Park Street and East Madison Street that will merge the University in closer proximity to the Downtown District while at the same time removing several rundown buildings which will enhance the beautification process. - 2012
 - b. Troy University purchase of the property located behind Woodland Circle to be preserved as greenspace. – 2012
 - c. University Arena – 2013
 - d. Troy Football Practice Fields and Intramural Sports Fields - 2013
 - e. Trojan Golf Training Complex – 2014
 - f. Golf Clubhouse at Elm/George Wallace Gateway – 2015

K-12 Education Enrollment Numbers

City Public Schools - The Troy City School System is the principal provider of knowledge and skills that will enable students to become responsible and productive citizens, equipped academically and technologically to be successful in the pursuit of post-secondary education and careers.

Troy City Schools Enrollment	SY2010	SY2011	SY2012	SY2013	SY2014	SY2015
	2,186	2,111	2,070	2,138	2,076	2,062

** SY2014-2010 Numbers gathered from the Alabama State Department of Education website. SY2015 estimate is from TCS on 8/18/14.*

Private Schools - In addition to the Troy City School system, we have several private schools, such as, Pike Liberal Arts School (SY2015 enrollment – 480), Covenant Christian School (SY2015 enrollment – 30), and New Life Christian Academy (SY2015 enrollment – 80).

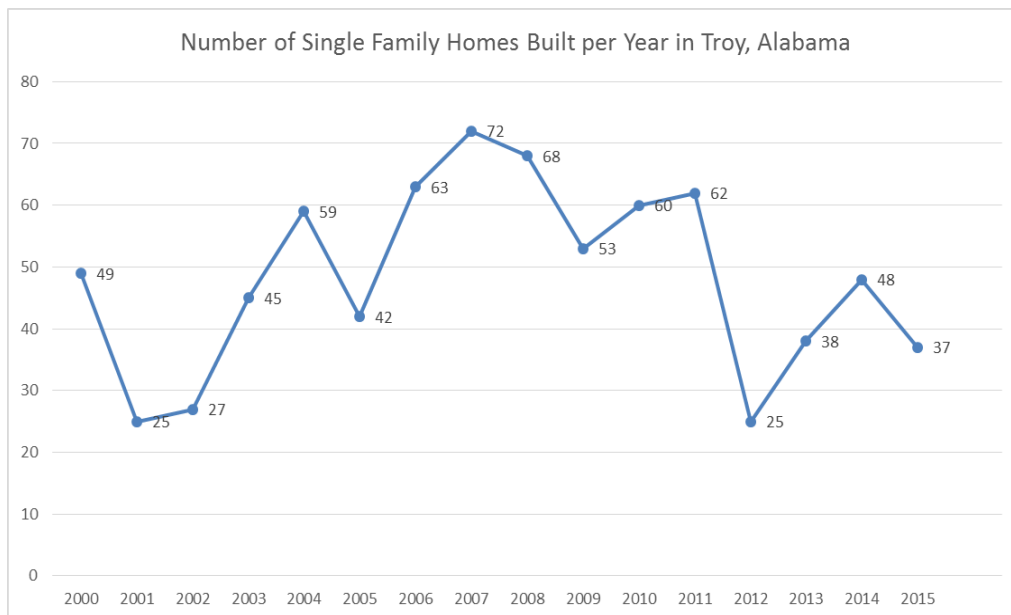
Higher Education Enrollment Numbers

Troy University is a public university with a tradition of teaching excellence that dates to its founding in 1887. International in scope, Troy University provides a variety of educational programs at the undergraduate and graduate levels for a diverse student body in traditional, nontraditional and merging electronic formats.

Troy University - Troy Campus Fall Enrollment Analysis

2009	2010	2011	2012	2013	2014
6,679	6,795	6,808	6,488	6,635	6,762

Construction Data



Year Built	Count
2000	49
2001	25
2002	27
2003	45
2004	59
2005	42
2006	63
2007	72
2008	68
2009	53
2010	60
2011	62
2012	25
2013	38
2014	48
2015*	37

* 2015 includes 24 homes which are currently under construction

**Count of single family homes was derived from the Pike County GIS website and building permit information as of 6/22/15. (Total 4204)

Census Data

People QuickFacts	Troy	Alabama
Population, 2013 estimate	18,919	4,833,996
Population, 2010 (April 1) estimates base	18,180	4,780,127
Population, percent change - April 1, 2010 to July 1, 2013	4.1%	1.1%
Population, 2010	18,033	4,779,736
Persons under 5 years, percent, 2010	5.3%	6.4%
Persons under 18 years, percent, 2010	18.3%	23.7%
Persons 65 years and over, percent, 2010	10.0%	13.8%
Female persons, percent, 2010	53.2%	51.5%
White alone, percent, 2010 (a)	55.0%	68.5%
Black or African American alone, percent, 2010 (a)	39.0%	26.2%
American Indian and Alaska Native alone, percent, 2010 (a)	0.4%	0.6%
Asian alone, percent, 2010 (a)	3.4%	1.1%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z	0.1%
Two or More Races, percent, 2010	1.4%	1.5%
Hispanic or Latino, percent, 2010 (b)	2.0%	3.9%
White alone, not Hispanic or Latino, percent, 2010	54.3%	67.0%
Living in same house 1 year & over, percent, 2009-2013	70.8%	85.0%
Foreign born persons, percent, 2009-2013	5.9%	3.5%
Language other than English spoken at home, pct age 5+, 2009-2013	8.6%	5.2%
High school graduate or higher, percent of persons age 25+, 2009-2013	83.9%	83.1%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	33.6%	22.6%
Veterans, 2009-2013	1,193	388,865
Mean travel time to work (minutes), workers age 16+, 2009-2013	14.7	24.2
Housing units, 2010	7,844	2,171,853
Homeownership rate, 2009-2013	48.1%	69.7%
Housing units in multi-unit structures, percent, 2009-2013	32.2%	15.9%
Median value of owner-occupied housing units, 2009-2013	\$161,100	\$122,500
Households, 2009-2013	6,906	1,838,683
Persons per household, 2009-2013	2.37	2.55
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$20,592	\$23,680
Median household income, 2009-2013	\$32,327	\$43,253
Persons below poverty level, percent, 2009-2013	31.5%	18.6%

Source: US Census Bureau State & County QuickFacts <http://quickfacts.census.gov/qfd/states/01/0176920.html>