

**Big Beaver Corridor Study
Stakeholders Workshop Comments
January 26, 2006**

1. What existing assets within the Corridor should be preserved and enhanced within the future World Class Boulevard?

Comment	Dots
Retail	
Somerset Collection	3
Pedestrian bridges	1
Presence of major employers	2
Lodging and meeting facilities	
Civic Center Complex	
Restaurants	
Clearly defined corridor	
Access to I-75 (Regional connection)	1
Quality office buildings	
Landmark buildings	
Diversity of ownership	
DDA	1
Zoning Flexibility / PUD Option	
Tax Increment Financing	
Redevelopment opportunities	5
Location / Proximity to affluent communities	1
Quality infrastructure	
Existing right-of-way width	
Existing landscaping	1
Location in Troy (Safest city, good reputation)	
Surrounded by quality housing	
Great public services	

2. What critical elements should be given priority to begin the transformation of the Big Beaver Corridor into a World Class Boulevard?

Comment	Dots
Additional residential units along corridor	1
Establishing multiple activity areas	
Increasing access to existing residential	
Walkability	2
Intermittent pedestrian destinations	
Draw people onto corridor	
Mass transit	
Creation of distinct districts	3
Emphasize regional transit	
Encourage coordination between adjacent properties	
Sculpture / Civic Art	
Identify public spaces	
Need to evaluate codes/ordinances	1
Wireless Internet availability	
Continuity of scale	1
Create a visual impact	
Catalytic uses (public and private)	3
Luxury hotel	
Define "gateways"	
Convention center	3
Performing arts facility	1
Signature / Landmark facility	
Create distinct activity areas	
Continuity of architecture	
Historic preservation	
Conservative / sustainable development	
Models / benchmarks for new development	
Creation of roundabouts	
Prevent "artificial" places	
Need to establish sustainability	1
Nightlife	4
Diversity of users	
Variety of residential types	
Establish secondary collector streets	
Access management and relation to pedestrian uses	
Regional cooperation (to enhance traffic flow)	1
Re-assess gas stations	
Alternative fuel stations	
Promote high-tech corridor – emphasize communications	
Promote corridor as financial hub	
Attract emerging industries and provide necessary infrastructure	

3. How can the City assist the private sector (property owners and developers) in order to achieve the World Class Boulevard vision?

Comment	Dots
Expand the role of DDA	2
Incentive funding from DDA	2
Design guidelines	1
Form based code – Zoning revisions	3
Ordinances that attract and maintain businesses	5
Encourage redevelopment	
Flexible zoning districts	1
Communicate with residents about benefits of vision	1
Create web-based platform	
Improve transitions to low-density residential	
Address skepticism of businesses	