



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: January 15, 2018

To: Honorable Mayor and City Council Members

From: Brian M. Kischnick, City Manager
Kelly Molinar, Assistant to the City Manager

Subject: Civic Center Conversations- Comments and Feedback Session | January 13, 2018

On January 13, 2018 City Manager Brian Kischnick facilitated a public engagement session regarding the Civic Center at the Troy Public Library. Presentations were given by Bob Gibbs from Gibbs Planning Group and Matt Farrell from CORE Partners. In attendance were 60 citizens, 6 planning commission members, 7 city council members, elected officials and 8 members of city administration. After the presentations, feedback was collected from notecards that citizens were able to utilize to document their input. There were four categories of cards collected: likes, dislikes, unanswered questions and civic center new ideas. Below is the feedback attendees provided:

Likes

1. Like you are thinking about the future.
2. Like you have this meeting as long as you listen to folks. I like the lake. I like rerouting the stream to create a real stream with walkable path around.
3. Great concept. Troy needs this project.
4. Like that we are not losing green space with the new concept plan, just rearranging some.
5. Like the lake idea- walkable area. Face lifting Troy City Hall from Big Beaver.
6. Good update. Formal presentation.
7. I like it, but not sure about hotel. Add a performing arts center.
8. Love the forward thinking. Plans to make Troy desirable.
9. Go forward. We will make Troy a more attractive place to live.
10. Residential and business will supply more taxes to support our great services!
11. Like the inclusion of a lake
12. Love keeping about the same amount of green space but making Huber Park more useable.
13. Incorporate good ideas, but don't let this amazing project die because of fear. Fear kills dreams and visions.
14. Like the stream enhancement.
15. I love, love, love the idea and the concept. If the city decides to move forward with the development, do not disregard Bob Gibbs advice about what is non-negotiable to make this development a success. If the city tries too hard to make too many people happy and disregards the expert's advice, the civic center development plan will fail and that helps no one.
16. Great Start. Not sure about the hotel. Like concept.



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Dislikes

1. Do not believe Huber Park should be used for a pool. The original deed restriction did not intend that use.
2. City Council will still sell our land without citizen's vote.
3. Don't like 7 people making the decisions on public land.
4. Keep civic center public.
5. \$50 million could be used to fix vacant properties and existing commercial properties.
6. No hotel.
7. Seems like you are repeating the private sector.
8. A city within a city. The average resident will feel like aliens to this development.
9. Do not take away the green space.
10. Keep the civic center alone and do not turn it into a real estate development.
11. The city of Auburn hills is a good example of creating a "city center".
12. City should use city funds to take over the financial support of the public facilities.
13. Troy does not need another hotel. Replace it with more housing stock. Maybe a high rise apartment.
14. Plan seems too dense. Troy already has restaurants and retail. When is enough, enough?
15. All drawings show flat land. I would like to see some of the existing topography could be appreciated and used.
16. Existing home values in Troy are very good. Homes sell quickly and at a good price. This could bring down home value.
17. There is currently plenty of walkable space. Do not understand why we need more.
18. Stay out of central park.
19. 850 units seems like a lot of residential space. 600 units seems like a lot too. Appreciate that it is more spacious than Royal Oak's.
20. I don't want an aquatic park in the center of Huber Park. I like the green areas.

Unanswered Questions

1. No tax money used. Expand the community center.
2. Would like to know the short term and long term impact on our property tax?
3. Why Millennials don't pay the majority of taxes.
4. What are all of these city planning's?
5. If Troy residents don't want commercial, retail, private section housing on the civic center site, ask them how much more they are willing to pay in taxes to develop the town center.
6. What is the current capacity utilization of the Troy Marriott Hotel? Is there enough demand for another hotel in the area?
7. Will the square with retail and residential be built with form based requirements so that future uses are flexible, but don't change the look of the buildings?
8. Households without parking for cars? Why no cars? What is their median income?
9. How will this impact existing shops, restaurants, and homes?



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10. Seniors are leaving Troy, why should this be a place for seniors? Stores will be put into this project, so in 10 years Somerset Collection will be empty of stores?
11. What is the value of the property?
12. How is the traffic going to flow with only 2 entrances? Seems like it will be hard to get to the library.
13. How much of this cost does the city bear?
14. How will there be assurance that there will not be empty retail space?
15. Why do we need a new hotel?
16. What is driving this? Citizens of Troy? Will there be financial concessions to populate this?
17. Please explain the use of "long term lease" for commercial areas of concept plan.
18. What schools would absorb the students?
19. Parking? How close to the community center?
20. No. The value of the property? 54 million cost taxes payers, and it will take another 20 years to gain 11 million.
21. How much will this cost the Troy taxpayers?
22. Seems that multifamily and smaller housing is a "plus" or a good thing. Many current residents do not agree. How do you support your position?
23. Are you building a new library or updating it?
24. How can the council manage a project like this after the 10 year train station issue? That's the one that ended up built on land we did not own.
25. Who funds new civic building after all the apartments and condos are built and developed?
26. Why aid city attorney and city manager? Make it a point to tell council this plan didn't need a vote of the people.
27. What is expected price of the housing?
28. Tell us how this project will be phased in? Do we know funding will be there?
29. Can city management and staff state in writing that none of you will have any financial stake in the ownership or management of any aspect of this project?
30. Will the retail/restaurants in this development pull too much business from existing places?
31. To what extent did the civic center concept planning take in account of the existing office, retail, and restaurants?
32. Given that I-75 is a noisy, non-walkable divider of the city, what is planned to foster use of the city resources by outlying residents who must drive great distances to benefit from our \$350 million investment?
33. How many, if any, town centers have been developed on government property?
34. Land development for all Troy residents. Not a chosen few. No parking, underground parking?
35. How can a city that cannot afford to keep its library open on Friday possibly afford this project?
36. Any development of this size should be voted on by citizens of Troy. Will this be happening before decision?
37. A major U.S. bank estimates that 20-25% of the 1,100 shopping malls in the country will close by 2022. Oakland and Somerset mall appear to be struggling. Have you assessed this over? Why is another hotel needed by the new town center when there are 2- 3 hotels nearby?



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38. Why is "urban Walkable" important?
39. Leave it alone. It is not needed or wanted by most.
40. Why is multi-family necessary?
41. How long will construction for a \$350 million project take?
42. Publish a report that shows the sequence of events that changed the civic center property from park land to no park land.
43. The 2015 master plan identified 3 specific walkability projects on Big Beaver, yet no visible changes have been made. The city is spending time on a town center concept plan. Do what is in the master plan now. Make big beaver more walkable.
44. Please address concerns about traffic congestion which would affect all of Troy residents not just those living the proposed town center. When Big Beaver gets backed up, it's no fun. Our police station is located in this area and needs quick access outside.
45. How many town centers have been built on government property? What is vacancy in similar proposed housing at Coolidge and Maple?
46. Transportation services to other citizen needs, churches, nature centers, and fireman's park.
47. My main concern is how will the new development have a positive effect on Troy's existing population? This seems like an effort to standardize Troy to be like other cities.
48. You continue to beautify Troy in the areas near the civic buildings while the areas to the Far East (Big Beaver and John R) look unappealing. To make everyone in Troy feel apart, will you be extending the nicer landscaping down to that area? We feel like the ugly part of Troy while still paying the same taxes as everyone else.
49. Many of us walk in Somerset mall in the winter. I like the idea of walkability in the town center, but wonder if some accommodations for winter walking has been considered?
50. I live by Adams and Big Beaver. What value is a walkable community if I have to drive to get there? I might as well drive to my destination like I do today.
51. Why not use the 2001 civic center task force report as the basis for this plan? For example to afford a fountain, we need this private investment?
52. Who is paying for this development and also the ongoing increased police, fire department?
53. Will there be a vote? Will all of these sticky note questions be answered? How will this be paid for?
54. Why would there be a new hotel at the civic center when there is already at least 5?
55. What energy efficiencies are to be included?
56. Where is the money coming from for this development?
57. What will be done to ensure adequate parking spaces in the town center?
58. Why can't the civic enter be put in park land? Allow the people to vote on what happens to their public land.
59. What additional activities are provided for young people?
60. Did the DEQ approve the lake? Answer via community center email contacts or website.
61. How will extra traffic be handled?
62. What is the residential and what is the daytime population of Birmingham and Royal Oak?
63. How will all of this be built and keep the existing green space size?



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64. What will the housing cost?
65. Can Huber Park trees be left alone so animals can stay in place?
66. Why does this plan have to be “commercial”?
67. How many “empty” buildings of industrial or commercial/retail is in city?

Civic Center New Ideas

1. Develop a phased approach to show as final. The pictures are too extreme to visualize.
2. Allow one master develop, but also allow multiple developers for the diversity of housing stock.
3. We do not need a new city hall. That money could be saved to use for developing common city center amenities.
4. City center should be focused on being maintained for ALL of the community. Roller skating, theater, etc. We do not need a hotel.
5. I don't think you should have single family homes because people do not keep up their properties. I think condos would be a better idea since they would be kept up.
6. How about a civil private property to improve unused areas?
7. Use the “future Civic Building” as a large gazebo structure. For concerts, art shows, farmers markets.
8. Add picnic tables/ grills along new lake area.
9. Include an enclosed “year round” farmers market like Royal Oak.
10. The new lake could be used for a fishing program.
11. Put this on the Ballot for voters to decide.
12. Library needs to be expanded.
13. We need a new library.
14. Put this project on the old Kmart headquarters site.
15. Work with Clawson to expand their walkable downtown north towards Troy.
16. Bring in more young people.
17. Make sure there is no more chain/ fast food restaurants.
18. Please keep the lung space.
19. Add a small transportation hub.
20. Can we create a friendly competition? Will the Troy Town Center concept nudge other land owners & developers to build similar projects or improve their properties such as Kmart old headquarters site?
21. How do we balance citizens input with expertise? We pay for a plumber, an electrician, a doctor, and respect their opinion. Citizens may have opinions but allowing the expertise to go wasted is a bad idea.