

Chair Maxwell called the Special Meeting of the Troy City Planning Commission to order at 7:30 p.m. on March 27, 2012 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
Michael W. Hutson
Tom Krent
Mark Maxwell
Philip Sanzica
Gordon Schepke
Thomas Strat
John J. Tagle

Absent:

Robert Schultz

Also Present:

R. Brent Savidant, Planning Director
Allan Motzny, Assistant City Attorney
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Mark Miller, Director of Economic & Community Development
Steve Vandette, City Engineer
William Huotari, Deputy City Engineer
Kathy L. Czarnecki, Recording Secretary

2. MULTI-MODAL TRANSIT FACILITY PRESENTATION

Project Background

Mr. Savidant gave a PowerPoint presentation on the sequential elements of the project and identified the following design enhancements associated with Preliminary Site Plan approval by City Council.

- a. Building façade articulation
- b. A more identifiable building entrance
- c. Enhancing the sense of arrival by focusing on a major point of interest
- d. Establishing visual interest with human-scale elements in the building
- e. Creating transitional features between the building, the bridge structure and platform
- f. Offering additional cost effective, sustainable design features

Project Team Introductions

Mike MacDonald of Hubbell Roth & Clark (HRC), design team project manager, introduced the following team members:

Wally Alix, Hubbell Roth & Clark
Jim Surhigh, Hubbell Roth & Clark
Mike Kirk, Neumann/Smith Architecture
Scott Bonney, Neumann/Smith Architecture
Rich Houdek, Grissim Metz Andriese
Allen Blower, Clark Construction
Dan Rogers, Clark Construction

Overview of Project Team Design Opportunity Sketches submitted with Proposal

Messrs. MacDonald, Kirk and Bonney presented an overview of the project with the assistance of visual illustrations. The design team announced that they would work on a closer spatial relationship between the building and the parking area.

Planning Commission Design Input

Mr. Tagle applauded the team for an excellent job. He said the project speaks well to the quality of the City, provides a nice gateway and makes a modern statement.

Mr. Strat echoed Mr. Tagle's favorable comments. He is very pleased, noting a night and day difference from the original plan. Mr. Strat said the design addresses safety and transparency. Mr. Strat suggested 1) implementing a green roof on the waiting area if budget allows, and 2) extending the glass to the bridge floor to complete transparency. He applauded the stairway; said it serves as a beacon as well as being functional. Mr. Strat addressed screening of the rooftop mechanical equipment.

Mr. Schepke addressed concerns with the isolation and lack of lighting on the Birmingham side and suggested a closed circuit camera monitoring system. He asked if there would be a manned ticket counter and how snow removal equipment would be utilized.

Mr. Sanzica said he is impressed with the quality of the graphics. He agreed that moving the building closer to Doyle would be beneficial, and asked if there are plans for long-term and short-term parking. Mr. Sanzica asked the design team to address stormwater management. He suggested low maintenance for any type of stormwater management installed/constructed; i.e., rain gardens, bioswales.

Mr. Hutson suggested softening the structure with landscaping.

Mr. Krent applauded the design team for its consideration to human interest and excellent attention to details. He gave kudos to the raised crosswalks and signage, noting he likes the simplicity of the “Troy Transit Center” name.

Mr. Edmunds said the design team did a great job. He asked (1) if there would be access to the restrooms when the building is locked, and (2) if there would be opportunity for alternate bidding, specifically for a geothermal system.

Chair Maxwell applauded the design team. Chair Maxwell said the design is a big improvement from the original design; it is a functional, more cohesive and coordinated design. He agreed the waiting area should be closer to the parking.

Responses to Planning Commission Input/Comments

Mr. Vandette stated that closed circuit cameras are budgeted and Management would work closely with the City’s Police Department to identify areas to observe and monitor, and briefly addressed monitoring of restrooms. Mr. Vandette said there would be no manned ticket counter. He said Amtrak is currently transitioning from kiosks to online ticket purchases only, so at this time he is not sure if there will be a kiosk on site as originally planned.

Mr. Miller confirmed that Management would coordinate and work closely with the City’s Police Department to monitor remotely the area. He indicated Management is analyzing the hours of restroom operation and provisions for short-term and long-term parking. Mr. Miller said there is allowance in the design for modifications in the future.

Mr. MacDonald addressed:

- Lighting. Amtrak requires two times luminance at the platform.
- Snow removal equipment. Equipment would be brought over the right-of-way, not taken over the bridge, nor could a platform be constructed.
- Stormwater management. Parking area would remain the same; remaining area would be researched and made sustainable.
- Utility easements and existing high voltage towers (40 foot square in size).
- Landscaping. Illustrations exclusive of landscaping, landscaping is budgeted and design team will work closely with Grissim Metz. There is limited or no irrigation on site.

Mr. Blower, construction manager, stated there would be opportunity for alternate bidding and a geothermal system could be under consideration. Mr. Blower addressed the complexity and challenges of working with the railroad right of way, the scheduling and sequencing of trains, as well as utility easements. He said construction could start

as early as October, contingent on various approvals from the Federal Railroad Administration (FRA) and Canadian National (CN). Mr. Blower said the duration of construction would be 10-12 months.

Public Comment

Paul Lin, resident and former architect, congratulated the Planning Commission on the project. He applauded the design team for an excellent job and gave the project an A+. Mr. Lin agreed with comments to move the building closer to the parking area and to extend the glass to the bottom of the bridge for transparency. Mr. Lin recommended that the elevators are 6' x 8' for handicap accessibility. He suggested no landscaping near the building for security purposes. Mr. Lin said it is critical to address the proximity of the high voltage towers to the site and the impact given if the line falls.

Ted Wilson, Chamber of Commerce representative, suggested using colored lighting during night hours. Mr. Wilson suggested implementing skylights in the waiting area if a green roof is not attainable for budget reasons. He addressed the size of the mechanical support area in relation to the restrooms.

The Special meeting of the Planning Commission adjourned at 8:40 p.m.

Respectfully submitted,

Mark Maxwell, Chair

Kathy L. Czarnecki, Recording Secretary