



TROY CITY COUNCIL
STUDY SESSION AGENDA
5:30 PM ON AUGUST 20, 2001

TROY CITY HALL – LOWER LEVEL CONFERENCE ROOM
500 WEST BIG BEAVER ROAD, TROY MICHIGAN 48084
(248) 524-3300

ROLL CALL

1. Civic Center – see attached memo from
City Manager 5:30 – 7:20 PM
2. Adjourn 7:20 PM

August 14, 2001

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager

SUBJECT: Proposed Study Session Format for Civic Center Discussion
August 20, 2001

With your concurrence, I propose a "workshop" style of meeting that will be underpinned by first focusing on interests before articulating positions. This program format could run as follows:

- 1) I'd give a brief presentation, say 10 minutes, on the proposal received last year from Liberty Property Trust relative to Civic Center site plan elements. Those elements were contained in the southeast quadrant of the Civic Center site and incorporated a new hotel, conference center, performing arts center, office, and parking structures. This plan was determined to have merit, but was not economically feasible from the City of Troy's perspective, both as a municipal corporation, and a downtown development authority. This is because the conference center was proposed to be mostly subsidized by the public sector, resulting in a negative cash flow or return on investment (ROI).
- 2) As part of this presentation, staff will also indicate the amount of open space that is currently on our Civic Center site, and then determine reductions to open space based on incorporating various Civic Center elements. For purposes of our discussion, we can say that open space consists of all areas not dedicated to parking, rooftops, or streets.
- 3) The master planning concept for the Troy Civic Center contained goals and objectives that should be revisited so they can either be enhanced, reaffirmed, or modified. As such, staff would be writing down your comments and interests relative to the following objectives:
 - a) Create a sense of public space, or spaces, for outdoor programming, a plaza, a skating rink, an amphitheater, water features (active and passive), an arts park and landscaped open space.
 - b) Enhance the community center focus (we are already proceeding on schedule).
 - c) Maintain open space and enhance natural features.

- d) Create a pedestrian-friendly environment.
- e) Maximize opportunities for shared parking.
- f) Minimize infrastructure costs.

In addition, the Downtown Development Authority was concerned with the economic feasibility of any development. What are your thoughts on this matter?

- 4) Once your interests have been articulated, we may be able to identify agreed upon site plan elements. It is here where we can be specific and get your comments on the following:
 - a) Conference Center
 - b) Entertainment Venue (Performing Arts Center)
 - c) Hotel
 - d) Retail
 - e) Parking Structures
 - f) Office
 - g) Housing
 - h) Arts Park
- 5) What next? This will be your call; I'm just the facilitator. However, you may wish to consider hiring a consultant to do an economic feasibility report on the elements you deem desirable. In addition, the consultant could take a look at developing this site from a master developer perspective, or having individual pads developed.
- 6) Some time frame should be preserved for public comment prior to adjournment.

JS/mr\2001\To M&CC RE Study Session on August 20

- c: Tonni Bartholomew, City Clerk
Lori Bluhm, Acting Interim City Attorney
John M. Lamerato, Assistant City Manager/Finance & Administration
Mark Miller, Acting Planning Director
Gary A. Shripka, Assistant City Manager/Services
Doug Smith, Real Estate & Development Director