

July 12, 2005

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services  
Doug Smith, Real Estate and Development Director

SUBJECT: Update on the Transit Center at Midtown Square

On May 4, 1999, a consent judgment was entered into between Grand Sakwa Properties Inc. and the City of Troy for the development on 77-acres located at Maple Road and Coolidge Hwy. As part of this consent judgment, the developer donated 3 acres of property to the City of Troy to be used as a Transit Center. The requirement was that if the city did not develop a Transit Center at this site within 10 years, the property would revert back to the developer.

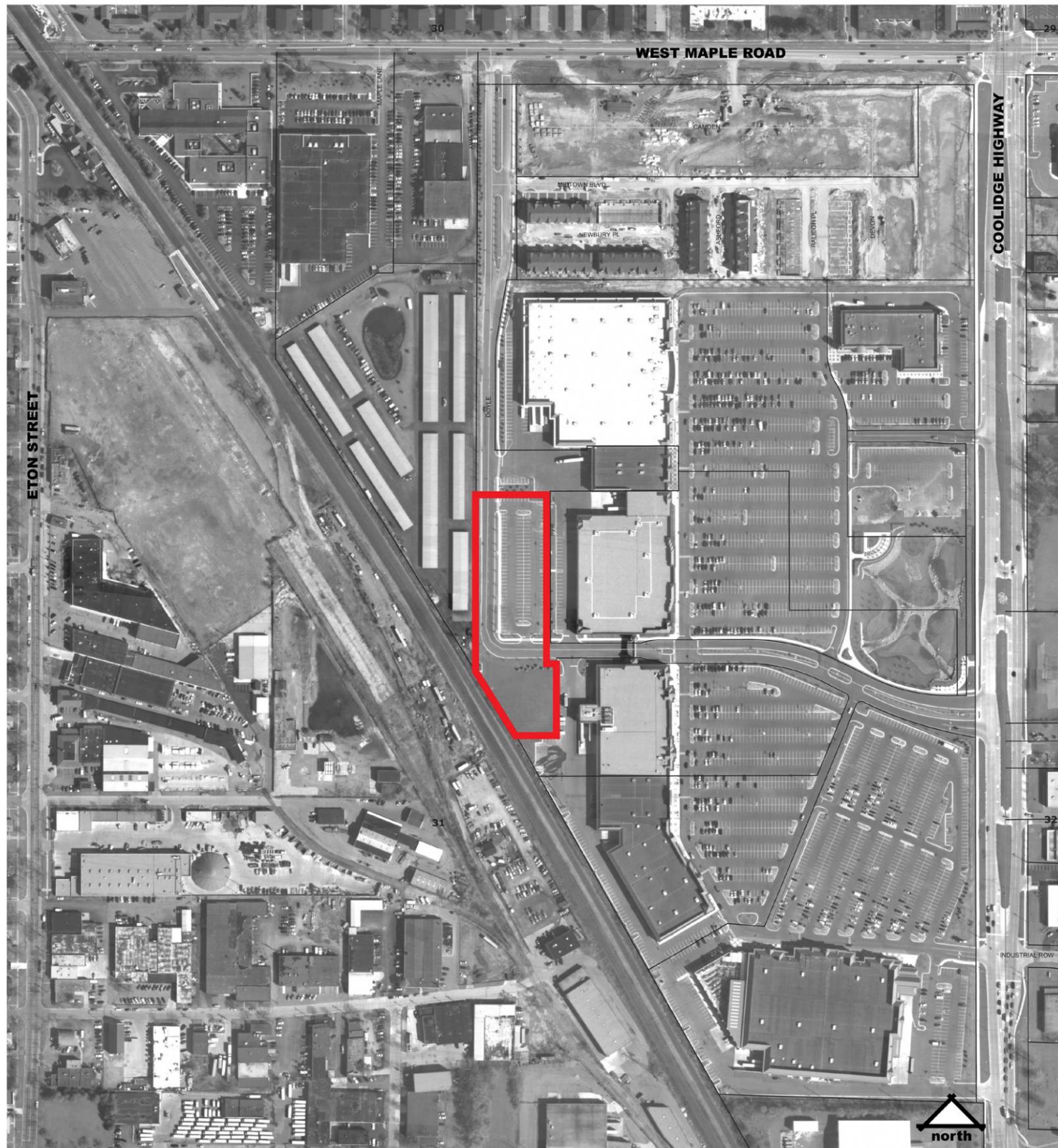
Over the past 5 years there has been a number of discussions with the City of Birmingham and a cooperative effort has developed in terms of trying to create an inter-modal transportation center at this site. The intent is to create a facility that would provide for all forms of transportation from bus to taxi cab service, car rental, limousine service and of course train travel. The property sits on the Grand Trunk rail line and across the street from the Oakland Troy Airport.

One of the key issues being considered was how to create a passageway from Birmingham to Troy in order to provide for at least pedestrian traffic, if not vehicular traffic. In late 2004, a study was completed by HRC that determined that a tunnel or overpass would be cost prohibitive. Following those conclusions, staff continued to work with Birmingham and now has a general consensus with Birmingham of working together to, in the short term, move the train station to the Troy side and providing the first phase of eventually a 28,000 sq. ft. facility that would provide inter-modal transportation connections for the area.

Ongoing discussions with SMART has developed a partnership that will provide a major hub for bus transportation for the area. Most importantly, State Representative, Shelley Taub has placed an appropriation in the range of \$500,000 to \$1.5 Million in the 2005/06 appropriation bill to help fund this center.

Attached are very preliminary conceptual designs of the Transit Center. The designs were prepared in partnership with the City of Birmingham for discussion purposes with the parties involved.

Given these developments and the recent suggestion by Freed & Associates in the Monarch Project that they would help contribute to the Transit Center, management felt it was an appropriate time for an update to City Council regarding this project.

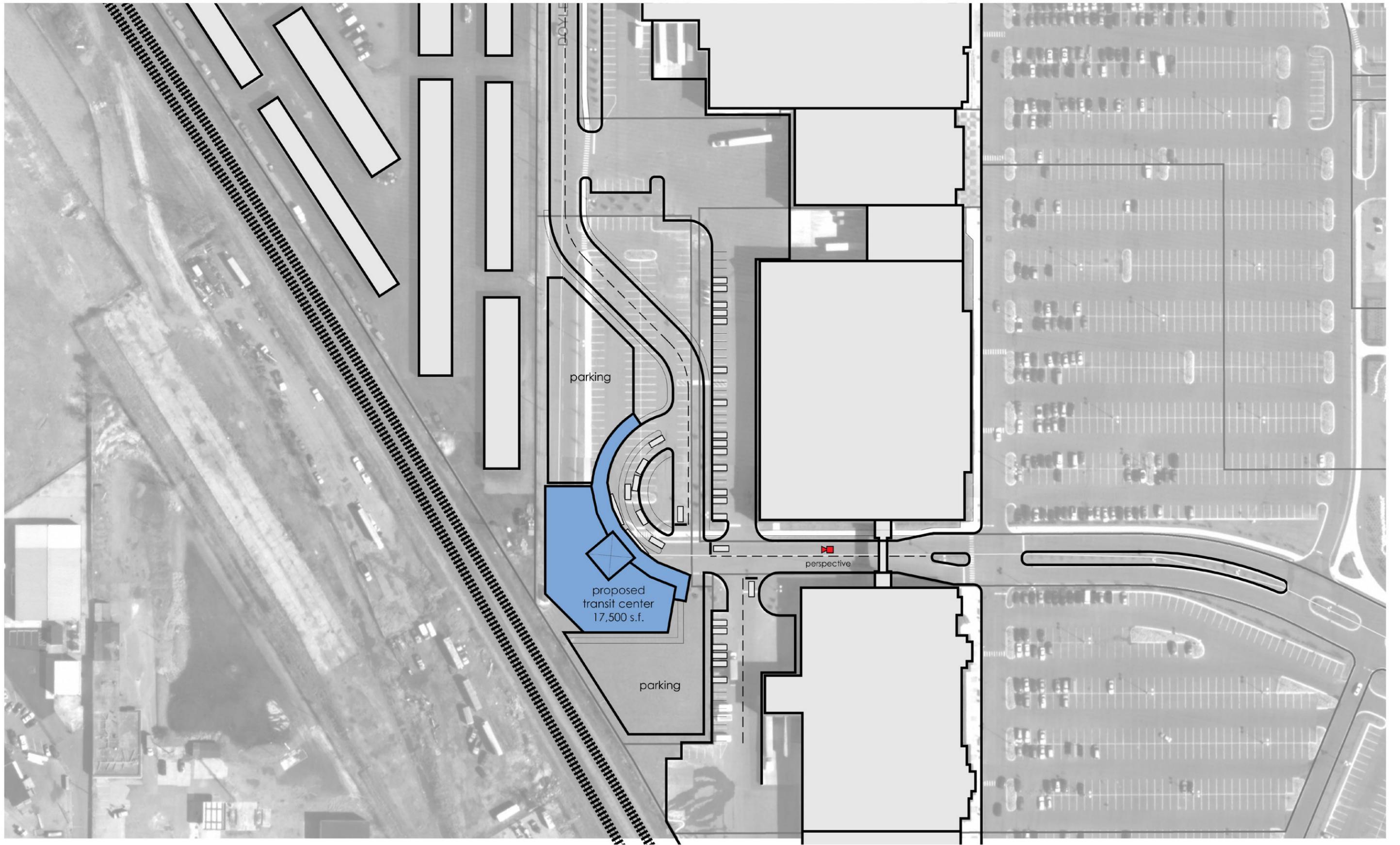


# Troy - Birmingham Transit Center

Aerial and Area Photographs



**Troy - Birmingham Transit Center**  
Conceptual Rendering - Looking West



## Troy - Birmingham Transit Center

Aerial and Area Photographs