500 W. Big Beaver
Troy, MI 48084
(248) 524-3300

The City of Tomorrow... ...Today

May 5, 2010

Gary R. Sakwa
GRAND/SAKWA PROPERTIES, L.L.C.
28470 Thirteen Mile Road, Suite #220
Farmington Hills, MI 48334

Regarding: Midtown Square and Village at Midtown Square – Troy/Birmingham Intermodal Transit Facility

Dear Mr. Sakwa:

Please be informed that the City of Troy, in cooperation with the City of Birmingham, has funded the Transportation Center (Troy/Birmingham Intermodal Transit Facility) identified within the First Amended and Restated Consent Judgment for the development commonly known as Midtown Square and Village at Midtown Square. The funding sources include:

$ 250,000 - Energy Efficiency and Conservation LED Demonstration Grant Michigan from the Department of Energy, Labor & Economic Growth

$8,400,000 - American Recovery and Reinvestment Act (ARRA) High-Speed Intercity Passenger Rail (HSIPR) Program, Federal Rail Administration (FRA) secured through a TIGER grant

$1,300,000 - Federal Congressional Bus & Bus Facilities earmark, Federal Transit Administration (FTA) secured by Congressman Peters

In addition to the cities, the Troy Chamber of Commerce and Birmingham Bloomfield Chamber are critical partners in securing the funding. Therefore, the cities are moving forward to make the facility a reality.

The Troy/Birmingham Intermodal Transit Facility will provide passenger rail service accessible from both Cities. A tunnel under the CN railway line will provide a barrier-free non-motorized link between the regional bus terminal in Troy and the rail platform in Birmingham. Relocation of the existing Birmingham Amtrak stop to the Troy/Birmingham Intermodal Transit Facility will provide for intermodal transit connections to all Birmingham and Troy bus routes, intercity rail service, taxi, airport and black sedan services.

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The Troy/Birmingham Intermodal Transit Facility will be a hub in the Detroit Regional Mass Transit plan and will serve as a catalyst for coordinated regional mass transit in Metro Detroit. Incorporated into the site is green building technology, energy efficient utility systems and low impact development practices. LED lighting is an integral component of the site and is proposed to be used in multiple applications, including tunnel lighting, interior and exterior building lighting, LED signage, street lighting, pedestrian walkway lighting and landscape lighting.

Both Cities are at a point in the development process to submit for preliminary site plan approval to both Cities. It has been the practice to have the Troy Planning Commission and Birmingham Planning Board meet jointly to discuss and take action upon the site plan package. The site plans, as drawn, include a minor encroachment upon the Midtown Square property. The Cities' site plan process requires that the property owners consent to seek preliminary site plan approval for the Transit Facility upon Grand/Sakwa property.

If permission to seek site plan approval is not granted, the Cities' engineer shall redesign the site plan without any encroachment. Therefore we would like to meet with you and/or your staff to discuss this encroachment. At this meeting there are a number of other issues which need to be discussed; ranging from cross-access easements and construction access easements to maintenance of Doyle Drive.

In the past we have met with Mr. Gary Cooper from Grand/Sakwa regarding the Transit Facility and Midtown Square and will continue those discussions. Please feel free to call or email me to discuss the Transit Facility.

Respectfully Submitted,

Mark F. Miller,
Acting Assistant City Manager/Economic Development Services
(248) 524-3351 direct dial
millermf@troymi.gov

Attachments: Preliminary Site Plan

c: Troy City Council
Lori Grigg Bluhm, Troy City Attorney
Jana Ecker, Birmingham City Planner
Michele Hodges, Troy Chamber of Commerce
Tom Markus, Birmingham City Manager
Brent Savidant, Troy Planning Director
Steve Vandette, Troy City Engineer
Carrie Zarotney, Birmingham Bloomfield Chamber

MFM/mr\Transit Center\Grand Sakwa\05.06.10 – Re Funding

INTERMODAL TRANSIT FACILITY

CITIES OF TROY & BIRMINGHAM, MICHIGAN

J. FINK PARTNERS INC.

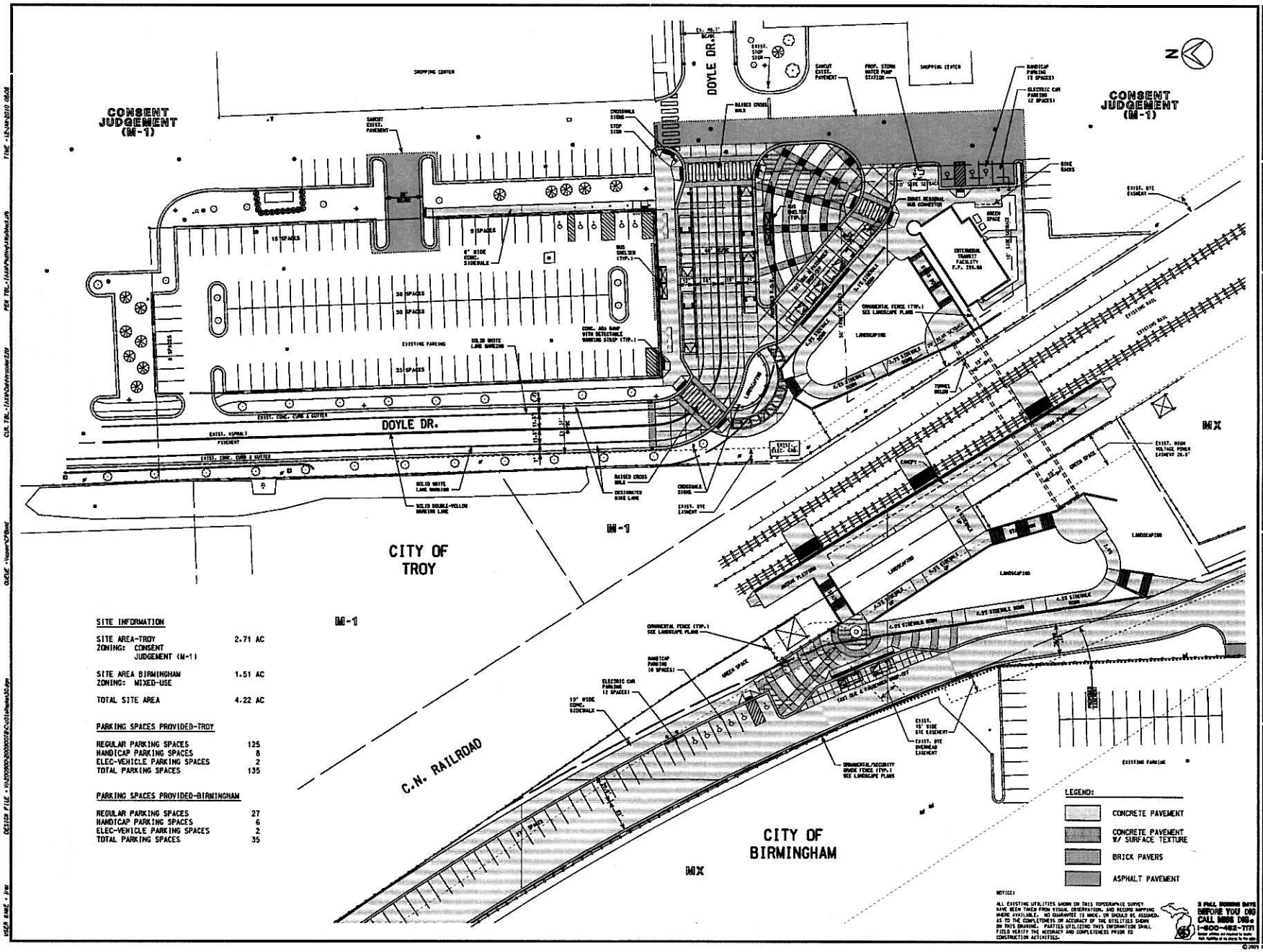
CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners / Landscape Architects

HRC

NORTH
SCALE: 1"=30'
January 11, 2010

City of Troy

City of Birmingham



SITE INFORMATION

SITE AREA-TROY ZONING: CONSENT JUDGEMENT (M-1)	2.71 AC
SITE AREA BIRMINGHAM ZONING: MIXED-USE	1.51 AC
TOTAL SITE AREA	4.22 AC

PARKING SPACES PROVIDED-TROY

REGULAR PARKING SPACES	125
HANDICAP PARKING SPACES	8
ELEC-VEHICLE PARKING SPACES	2
TOTAL PARKING SPACES	135

PARKING SPACES PROVIDED-BIRMINGHAM

REGULAR PARKING SPACES	27
HANDICAP PARKING SPACES	6
ELEC-VEHICLE PARKING SPACES	2
TOTAL PARKING SPACES	35

NOTICE:
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION ACTIVITIES.

2 FULL WORKING DAYS BEFORE YOU DIG CALL MISS DIG: 1-800-482-7171

City of Troy

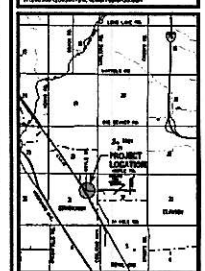
City of Birmingham

HRC
HUBBELL, ROTH & CLARK, INC.
Consulting Engineers

2001 CENTERPOINT PARKWAY
PONTIAC, MICH.

DATE	ADDITIONS AND/OR REVISIONS
1-11-10	PRELIMINARY SITE PLAN SUBMITTAL
10-16-08	UPDATED SITE PLAN
8-11-08	REVISED SITE PLAN
8-01-08	JOINT PLANNING COMM. STUDY SESSION

DESIGNED J.J.S.
DRAWN J.A.R.
CHECKED J.J.S.
APPROVED B.H.A.



CITIES OF TROY & BIRMINGHAM

INTERMODAL TRANSIT FACILITY

OAKLAND COUNTY MICHIGAN

SITE PLAN

HRC JOB NO. 20000078
SCALE 1" = 30'
DATE AUGUST 2008
SHEET NO. C-01 OF

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