



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 15, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

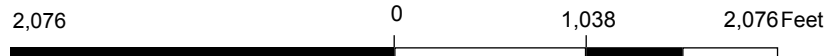
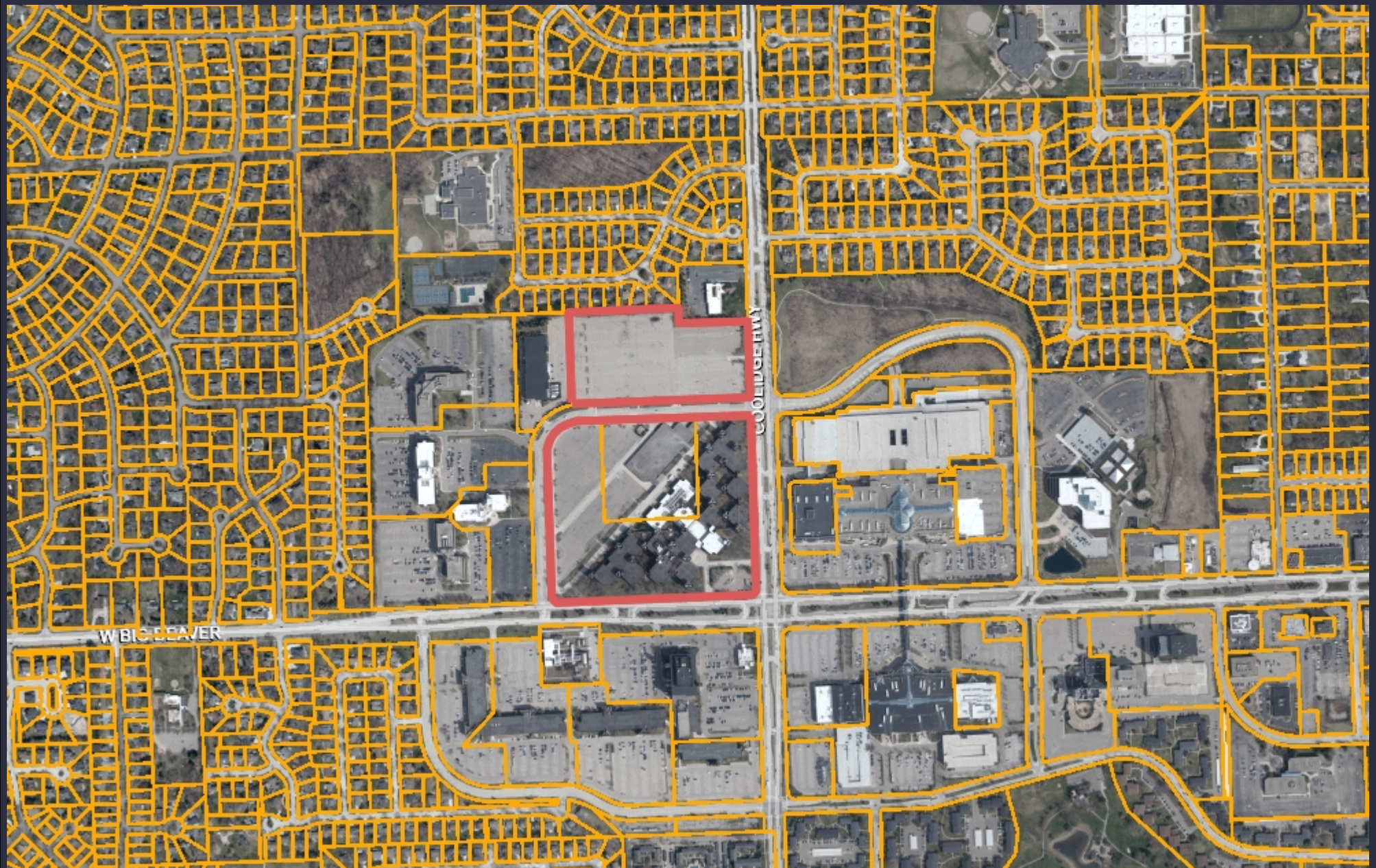
The applicant Forbes Frankel Troy Ventures LLC seeks Conceptual Development Plan (CDP) approval and Preliminary Development Plan (PDP) approval for Phase 1A for Somerset West Planned Unit Development (PUD). The project features a mixed-use project including up to 750 residential units, 500,000 square feet of office, 300,000 square feet of retail, a 250-room hotel and associated amenities and open space. The subject site is approximately 40 acres in size. Approximately 17 acres is proposed to be owned and developed by the University of Michigan Medicine, which is a Constitutional Corporation per the Constitution of Michigan of 1963. The attached reports provide more background on the project.

The project was introduced to the Planning Commission on September 10, 2024. A public hearing was held on April 22, 2025 and postponed by the Planning Commission with direction provided. The Planning Commission recommended approval of the project on May 13, 2025 by a vote of 9-0. Draft minutes from this meeting are not available at this time.

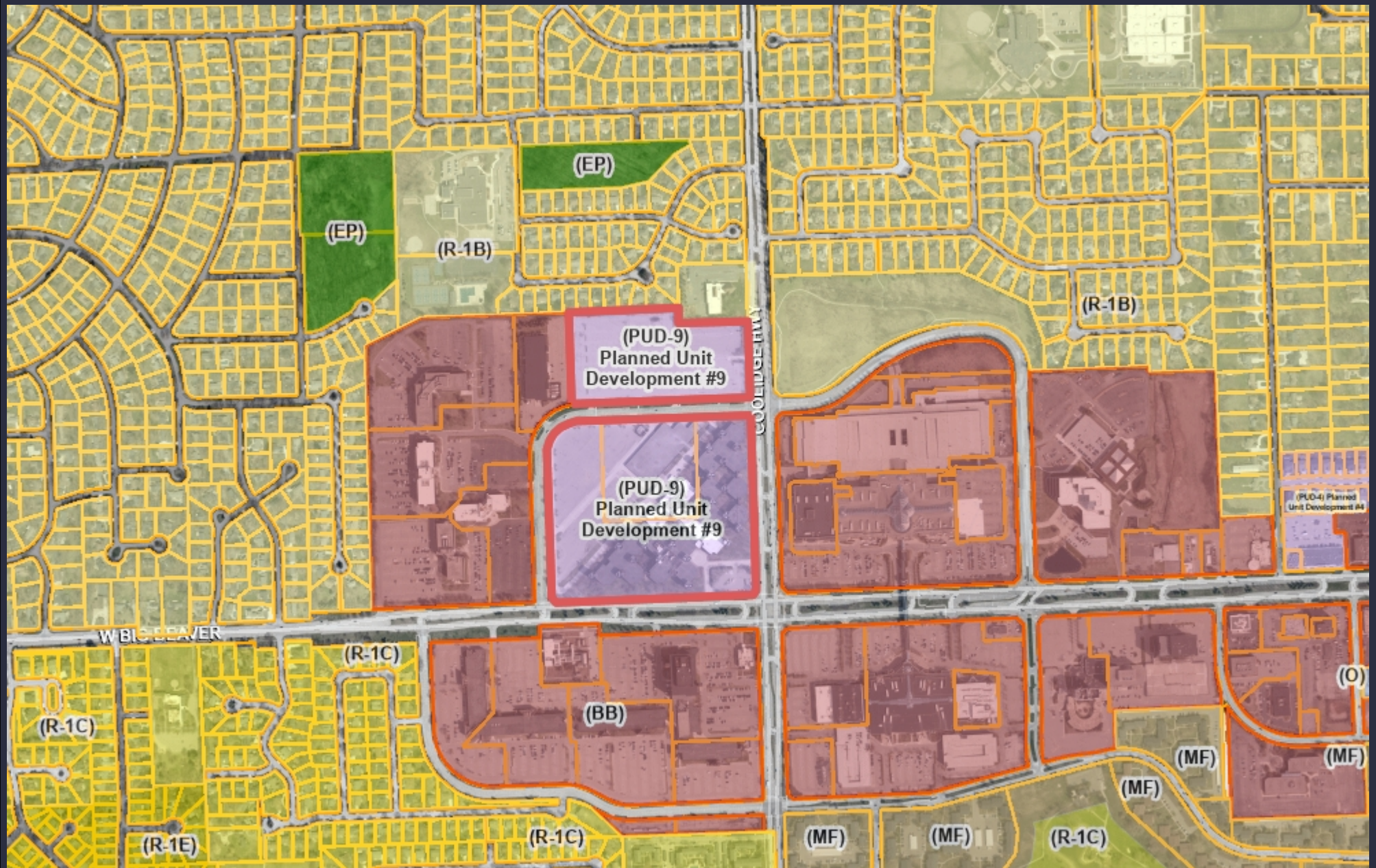
A public hearing is scheduled for this item on June 9, 2025.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc. for April 22, 2025 Planning Commission meeting.
3. Planning Commission minutes from April 22, 2025 Planning Commission Regular meeting (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc. for May 13, 2025 Planning Commission meeting.
5. Concept Development Plan and Preliminary Development Plan for Phase 1A
6. Public comment



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 15, 2025

**Planned Unit Development Concept Review and
Preliminary Development Plan for Phase 1
For
City of Troy, Michigan**

Project Name:	Somerset West Planned Unit Development
Plan Date:	March 7, 2025
Location:	3100 W Big Beaver (parcels 88-20-19-476-001 & 88-20-19-430-004)
Current Zoning:	Planned Unit Development (PUD)
Action Requested:	Recommendation for Planned Unit Development (PUD) Concept Plan and Preliminary Development Plan for Phase 1

PROJECT AND SITE DESCRIPTION

A Concept Development Plan (CDP) application has been submitted for the redevelopment of an existing Planned Unit Development (PUD) site. Often referred to as the “Former K-Mark Headquarters,” the subject site is located at the northwest corner of Big Beaver and Coolidge Hwy.

The proposed project, referred to as “Somerset West,” is a mixed-use development that will offer a variety of uses from the residential, commercial, and office use categories. At the center of the site will be a University of Michigan healthcare facility. The remaining portion of the site includes a mix of uses including multiple-family residential, restaurants, office space, and retail centers.

The site contains two (2) parcels on either side of Cunningham Drive. The applicant proposes to develop in a series of four (4) phases. Most of the first three (3) phases will occur south of Cunningham Drive, and the fourth phase will occur north of Cunningham Drive.

Under Michigan State Law, the University of Michigan is considered a “Constitutional Corporation.” As such, any University of Michigan owned parcel is property tax exempt, as well as exempt from any City Zoning and Building Code requirements. Since the last Planning Commission review the Constitutional Corporation has acquired additional property. However, the applicant has not clarified in the Concept Plan submittal which portions of the site will be purchased by the Constitutional Corporation and has not clarified if additional property will be sold to the Constitutional Corporation.

In addition to review of the Concept Plan, the applicant is seeking a recommendation for the Preliminary Development Plan (preliminary site plan) for Phase 1A. Phase 1A allows the applicant to grade the site, install the private roads, and underground utilities. Outside of lots/parcels designed for Constitutional Corporation use, each individual lot/parcel would come in for Preliminary Development Plan approval.

The Planning Commission is a recommending body on the Concept Development Plan and Phase 1A Preliminary Development Plan.

Figure 1. Location of Subject Site.



Proposed Use of Subject Parcel:
Mixed Use Development

Current Zoning:
Planned Unit Development (PUD)

Size of Subject Site:
South of Cunningham: Approximately 12 acres
North of Cunningham: Approximately 28 acres

Surrounding Property Details:

Direction	Zoning	Use
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North	R-1B, One-family Residential	Single-family homes Somerset Academy Preschool
South	BB, Big Beaver	Ocean Prime Restaurant Troy Place Business Center The Kresge Foundation
East	R-1B, One-family Residential BB, Big Beaver	Undeveloped land Somerset Mall
West	BB, Big Beaver	Sheffield Office Park Business Center

PUD PROCESS

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

The approval of a Planned Unit Development (PUD) is a three-step process:

Step 1-Concept Plan: *The first step shall be application for and approval of a Concept Development Plan, which requires a legislative enactment amending the zoning district map so as to reclassify the property as a Planned Unit Development. A proposed Development Agreement shall be included and incorporated with the Concept Development Plan, to be agreed upon and approved coincident with said Plan. The Concept Development Plan and Development Agreement shall be approved by the City Council following the recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.*

Step 2- Preliminary Development Plan Approval: *The second step of the review and approval process shall be the application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.*

Step 3- Final Development Plan Approval: *The third step of the review and approval process shall be the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments shall be submitted to the Zoning Administrator for administrative review, and the Zoning Administrator, with the recommendation of other appropriate City Departments, shall have final authority for approval of such Final Development Plans.*

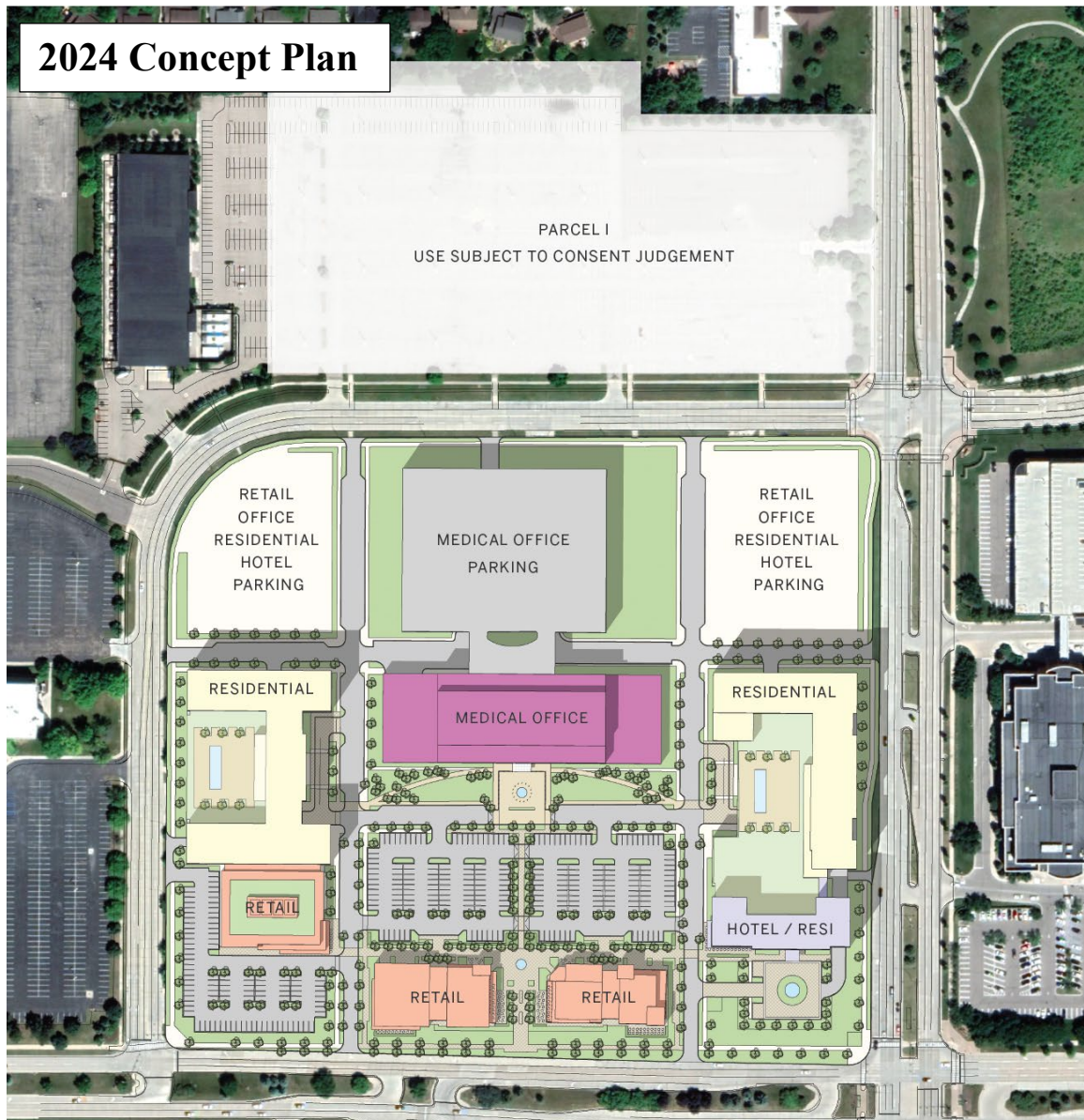
The applicant is currently seeking a recommendation of approval for their Concept Plan and Preliminary Development Plan (preliminary site plan) for Phase 1A.

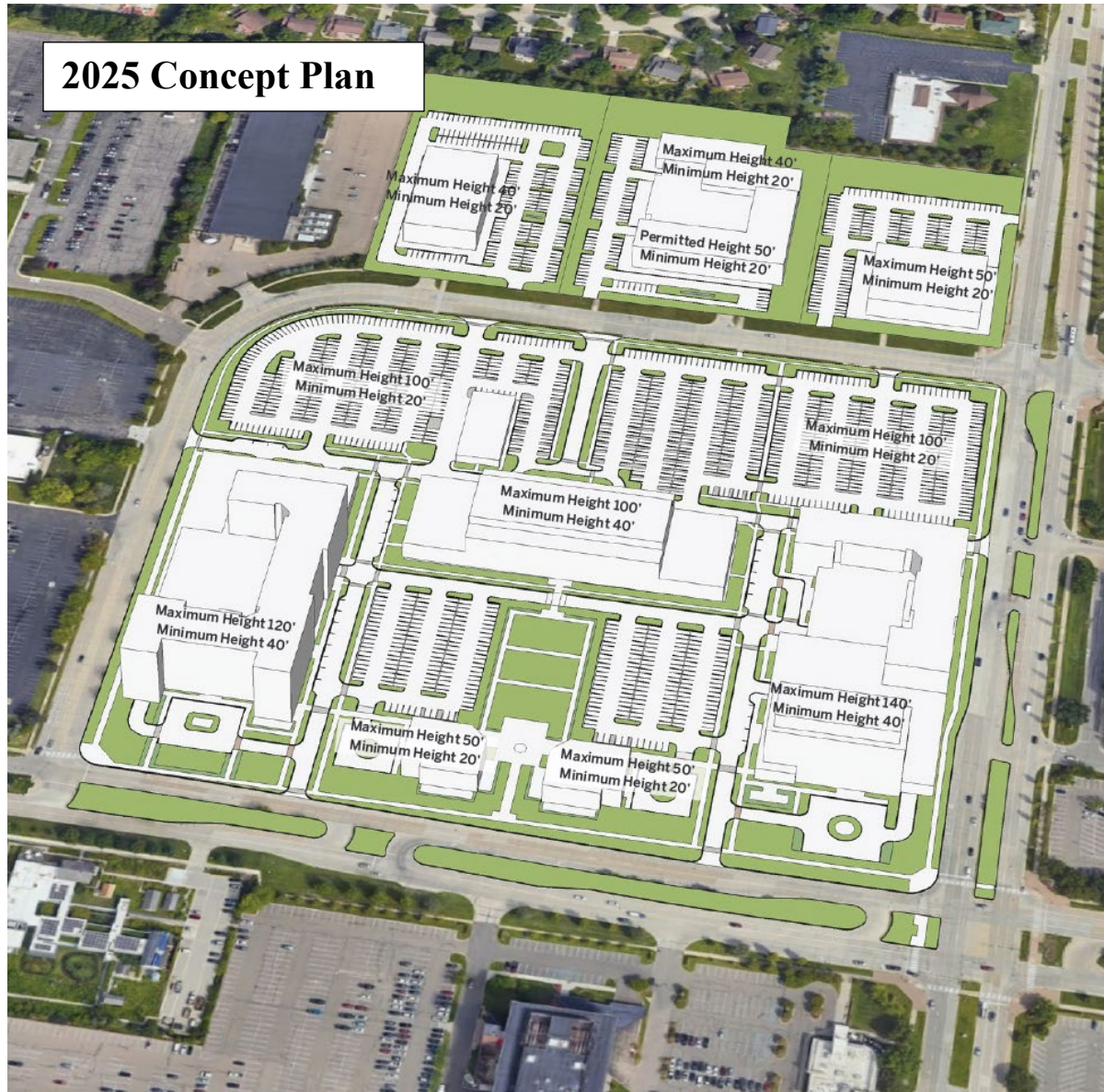
PUD INTENT

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
2. Permit development patterns that respond to changing public and private needs.
3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
5. Promote the efficient use and conservation of energy.
6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses.
9. Ensure development that is consistent with the intent of the Master Plan.

CONCEPT PLAN





The Concept Plan includes a maximum of:

- 500,000 SF office
- 300,000 SF retail
- 250 room hotel, plus amenities
- 750 residential units

Changes to the Concept Plan since the last Planning Commission review include:

- Expanded the open green space in front of U of M Facility
- Replacement of parking deck with at-grade parking
- Replacement of mixed use buildings on northeast and northwest corner of the 28-acre portion of the development to at-grade parking

- Purchase of northwest parcel and central parcel of the 12-acre portion of development to University of Michigan.
- Reconfigured road layout to eliminate two (2) road connections to Cunningham

Based on the City's Master Plan, Big Beaver Corridor Design Study, and Zoning Ordinance, the Planning Commission should discuss if the proposed mix of uses, height, and layout meet the intent of what the City is trying to achieve on Big Beaver.

DEVELOPMENT

Ownership

Under Michigan State Law, the University of Michigan is considered a "Constitutional Corporation." As such, any University of Michigan owned parcel is property tax exempt, as well as exempt from any City Zoning and Building Code requirements. The PUD Ordinance references the Constitutional Corporation, however we asked the applicant to better describe the "role" of the Constitutional Corporation in the CDP. Outside the 12 acre carve-out on the Use Diagram, the Constitutional Corporation is never referenced or noted in the Concept Development Plan. We had noted in multiple conversations with the applicant that we feel there should be additional references and clarity in the CDP about the role and scope of the Constitutional Corporation, the applicant noted:

The CDP is an exhibit to the A&R PUD Agreement which makes it a part of the A&R PUD Agreement. To understand the CDP, people are going to need to read the A&R PUD Agreement; otherwise, we would need to restate all of the provisions of the A&R PUD Agreement in the CDP because they all really apply to the CDP.

While the CDP and PUD agreement are intent to be coordinated together, the CDP is required to stand alone from the PUD Agreement for a few key reasons:

1. Clarity of Intent

A stand alone CDP clearly outlines the design vision and physical layout of the proposed development without being buried in the legal language of the PUD agreement. This helps city officials, staff, and the public more easily understand:

- What is actually being proposed
- How the project fits the goals of the Master Plan, city development policies, and PUD ordinance
- What the site will look like and function like at full-buildout

2. Separate Legal and Planning Functions

- The PUD Agreement is a legal contract between the developer and the City — it includes things like timelines, responsibilities, and conditions for approval.
- The CDP is a planning document — it focuses on land use, layout, circulation, open space, etc.
- Keeping them separate avoids confusion between legal obligations and design intent. Each document serves a distinct purpose and audience.

3. Ease of Reference and Review

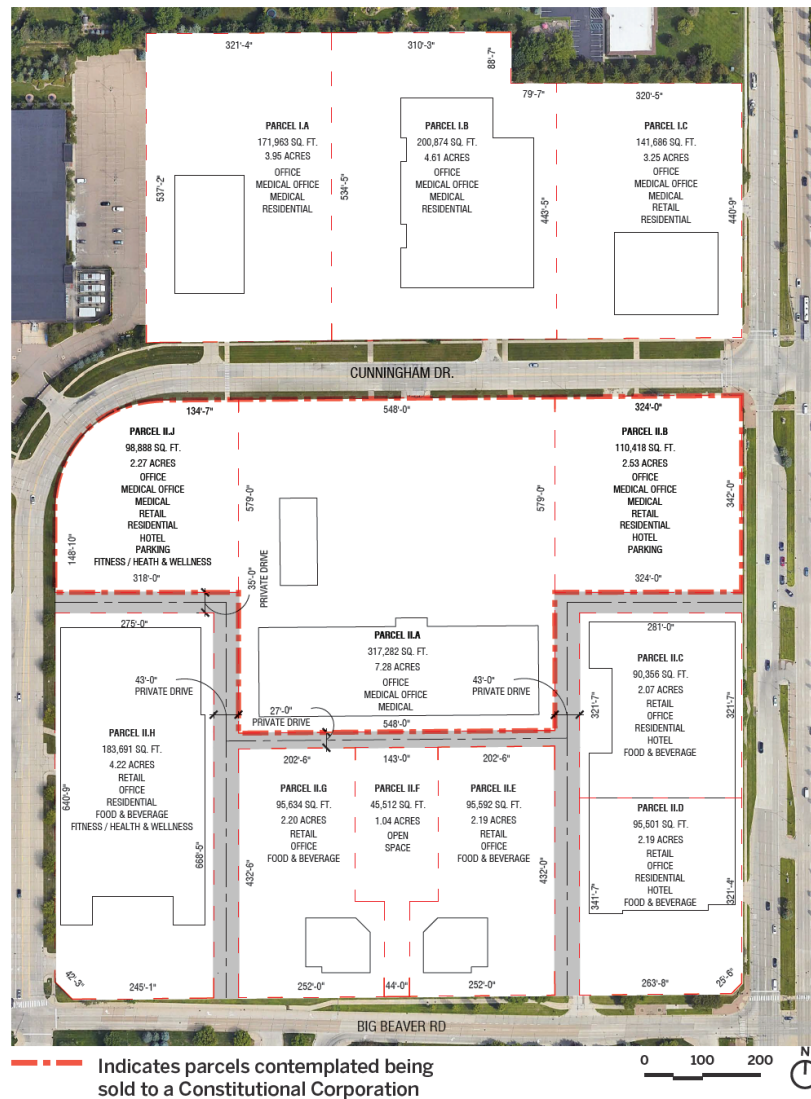
A standalone CDP:

- Makes it easier for planning staff and commissioners to evaluate the design without sorting through legal text
- Can be used during public meetings, design reviews, or future amendments without having to parse a legal agreement
- Is easier to update, interpret, or replace if minor modifications to the design are needed

Typically a PUD Agreement is not drafted until after the CDP is reviewed by the Planning Commission, and then the PUD Agreement is drafted to reflect the CDP. However, it appears that the CDP is being drafted to reflect the PUD Agreement. We understand that the inclusion of Constitutional Corporation is a unique wrinkle to both the CDP and PUD and not contemplated in the Zoning Ordinance. However, we are asking the applicant to update the CDP to accurately reflect the role and responsibility of the Constitutional Corporation, rather than having any notion of the Constitutional Corporation only reflected in the PUD Agreement.

Use Diagram

The applicant has indicated on the Use Diagram that +/-12 south of Cunningham are “contemplated being sold to a Constitutional Corporation.”



Use Diagram

SOMERSET WEST › THE FORBES COMPANY
ELKUS MANFREDI ARCHITECTS › MARCH 7, 2025

Though only twelve (12) acres are shown on the CDP, in the draft PUD Agreement and in conversations with the applicant they note that up to a total of +/- 19 acres may be acquired by a Constitutional Corporation, +/- 7 more acres than shown on the CDP. In early discussions with the applicant they noted that the Constitutional Corporation was looking to acquire seven (7) acres north of Cunningham Drive. However, if the seven (7) additional acres is not shown in the CDP but permitted in the PUD Agreement, the seven (7) acres could be anywhere else on the site including parcels that front on Big Beaver. In order for the Planning Commission to properly

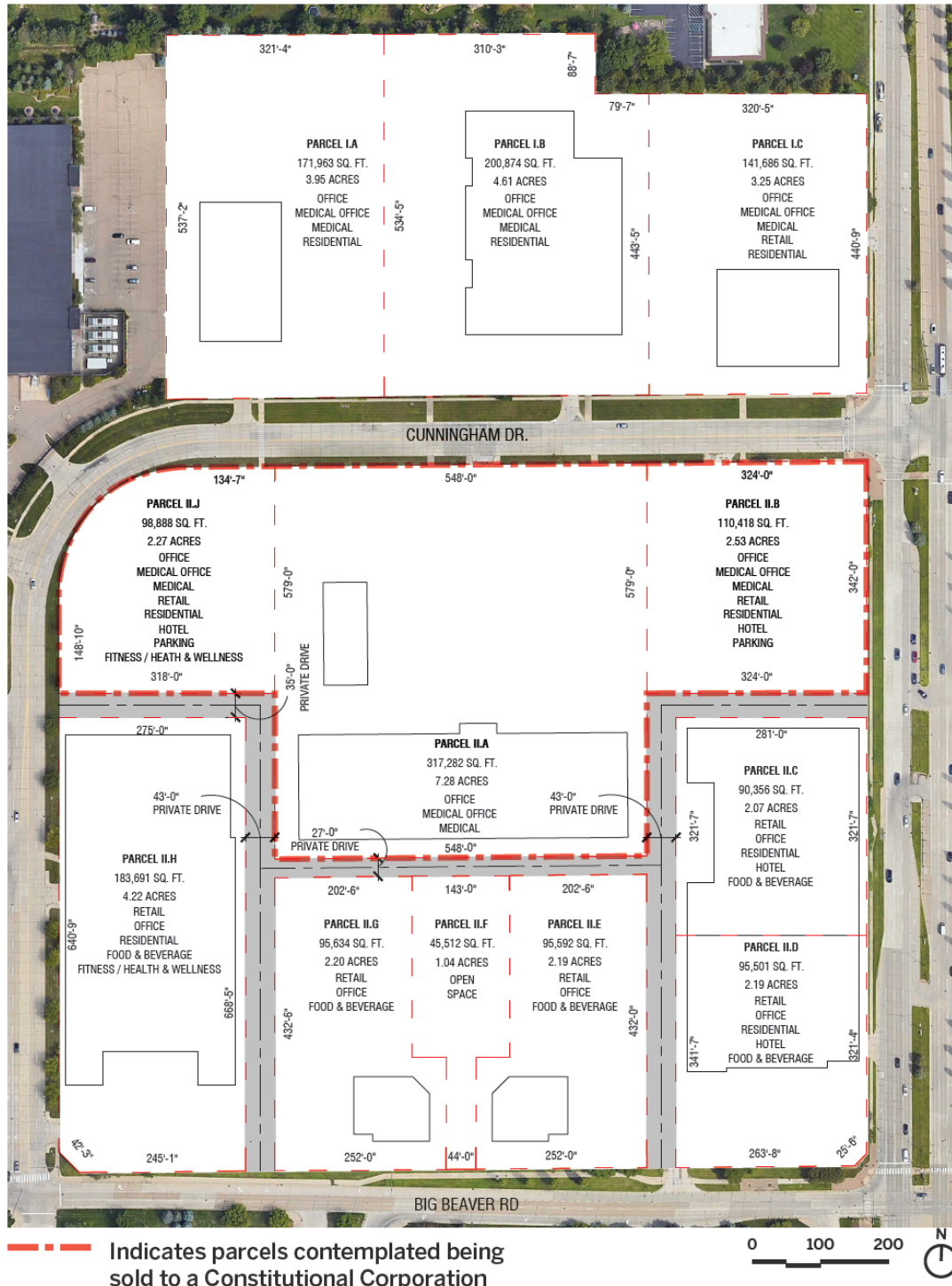
evaluate the CDP, the applicant should clarify in the CDP what portions of the total site that the Constitutional Corporation is acquiring or planning to acquire. We think the addition of a Constitutional Corporation as an anchor to the site is valuable to both the city of Troy, residents, and southeast Michigan; however, we are only seeking clarification to better understand and evaluate the CDP as a whole.

Somerset West PUD provides a variety of uses both horizontally and vertically. The applicant refers to the PUD as a “community park setting with pedestrian access surrounded by medical treatment facility and office, retail shops, offices, restaurants, fitness center, hotel and residences of varying types.”

The 500,000 SF office, 300,000 SF retail, 250 room hotel, and 750 residential units, is categorized into the following detailed use list:

- Multifamily buildings (condominiums apartments)
- Townhomes, lofts and single-family
- Live work units
- Senior housing (independent, assisted-living, or nursing/congregate care)
- General, professional, medical treatment facility, ambulatory care center with multiple medical specialties, and medical offices (including, but not limited to clinics, laboratories, and offices for similar professions, including veterinarians)
- Research facility
- Financial institutions, such as banks or credit unions, drive through windows are permitted at one facility
- Hotel
- General and specialty retail, including but not limited to:
 - Professional convenience services such as salons, spas, retail dry cleaners, repair shops
 - Sales of hard and soft goods and other merchandise such as apparel, crafts, electronics, gifts, hardware, home furnishing, appliances, medical supplies, toys, pharmaceuticals (limited to 20,000 SF per floor)
 - Food stores such as grocery store and specialty or gourmet markets, bakery, flower shops, nursery, delis, coffee shops, cafes, etc.
- Full service restaurants, bars, breweries, and distilleries
- Restaurants- takeout, coffee, shops, ice cream shoppes, deli, or café (drive-through windows not permitted)
- Entertainment uses- cinemas, live theaters, performing arts center, indoor recreation, billiard halls, and dance studios
- Publicly owned and operated facility, including post office, libraries, museums, government offices, meeting facilities, and recreation facilities
- Schools, including university and trade schools
- Similar uses to the above, consistent with the intent of this PUD, as determined by the Planning Commission, provided parking is sufficient

Furthermore as demonstrated on the Use Plan, each parcel was designated with a list of allowable uses:



Use Diagram

SOMERSET WEST › THE FORBES COMPANY
ELKUS MANFREDI ARCHITECTS › MARCH 7, 2025

We asked the applicant to clarify if the square footage “used” by the Constitutional Corporation counts towards the maximum square footage allowances set forth in the PUD. The applicant clarified that the Constitutional Corporation square footage is included in the maximum square footage. In the PUD agreement, the City and the applicant will need to establish a mechanism to track the square footage allocation to the Constitutional Corporation to ensure that maximum square footages aren’t exceeded.

Layout/Height

The applicant proposes:

- 40-120 foot tall building at southwest corner
- 40-120 foot tall building at southwest corner
- Two (2) 20-50 foot tall buildings fronting big beaver
- 20-50 foot tall building on northeast corner of development adjacent to Coolidge.
- The remaining portion of the site, which we understand to be future purchased by a Constitutional Corporation, shows a concept layout and height plan. However, these are shown for conceptual purposes only as they have stated that they are exempt from the PUD.

In conversations with the applicant they note that the Constitutional Corporation has future plans to develop the parking lot portion of their site. We have asked them to provide that drawing for conceptual review for the Planning Commission to better understand how the site will be developed at full-built out. The applicant has not provided the requested information.

Based on the City’s Master Plan, Big Beaver Corridor Design Study, and Zoning Ordinance, the Planning Commission should discuss if the proposed mix of uses, height, and layout meet the intent of what the City is trying to achieve on Big Beaver?

Items for Planning Commission consideration:

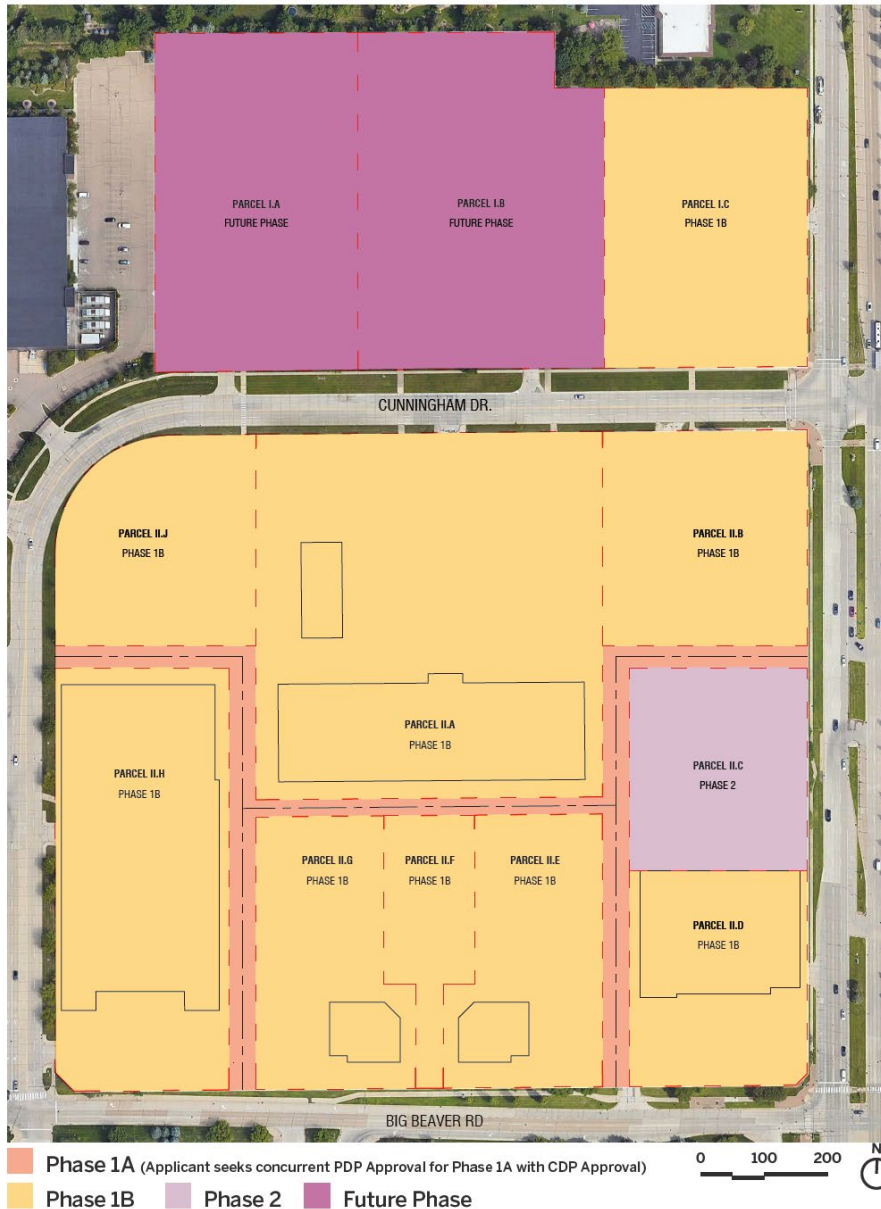
1. Is the total amount of surface parking acceptable?
2. Are the two car-drop-off areas between Big Beaver and the two large mixed use buildings acceptable and good design?



3. Are the overall site amenities sufficient?
4. Are there additional design/landscaping/public art features that should be added along Big Beaver? For example the Pavilions included a gateway design feature along Big Beaver.
5. Should additional buffering/landscaping be considered between the sites north of Cunningham and the residential neighborhood to the north?

Phasing

The applicant proposes to have the development occur in four (4) phases. Phases are illustrated in the image below. The applicant has provided a general idea of what types of development can



be expected in each area:

- **Phase 1A:**
Construction of private, internal roads.
- **Phase 1B:**
These areas may include office, medical, medical office, retail, residential, food & beverage, fitness, and/or health & wellness uses. A 1.04 acre parcel near the center of the site is dedicated to open space.
- **Phase 2:** *This area may include office, retail, residential, hotel, and food & beverage.*
- **Future Phase:**
These areas (north of Cunningham Dr) may include office, medical, medical office, and/or residential uses.

Phasing Diagram

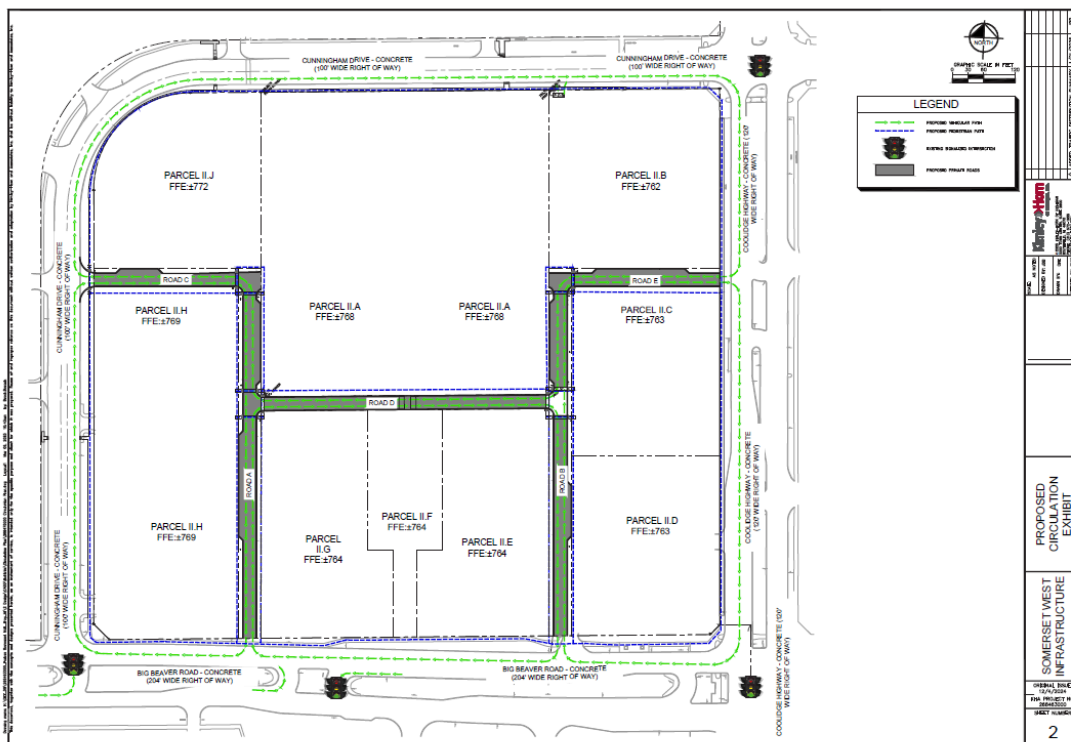
We have asked the applicant to clarify what “future phase” means. Their response: *If “Future Phase” was removed and is no longer referenced, what needs to be addressed with respect to the phrase “Future Phase”? I am not sure how the Planning Commission can raise a question about a phrase that isn’t referenced in the CDP.*

We are not sure what the applicant’s response means. Again, we think the addition of a Constitutional Corporation as an anchor to the site is valuable to both the city of Troy, residents, and southeast Michigan; however, we are only seeking clarification of phasing better understand and evaluate the CDP as a whole.

TRAFFIC IMPACT STUDY

An initial review of site circulation has been conducted by Kimley-Horn. The firm states that approximately 80% of site-generated traffic is expected to approach the site via Big Beaver, and approximately 20% of traffic is expected to approach the site via Coolidge. These assumptions are based on a review of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. Moreover, the firm states that “the internal site circulation plan provides connectivity between uses, promotes pedestrian activity, and emphasizes a park environment for residents, employees, and visitors to visit multiple uses in a single trip.”

Site Circulation.



The traffic study and parking study is provided under a separate cover.

PUD AGREEMENT

The applicant has submitted a PUD Agreement, which is being reviewed by the City Attorneys office.

STANDARDS

When reviewing the PUD, the Planning Commission shall consider the following standards as set forth in Section 11.03:

1. *A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*
2. *A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*
3. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
4. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.*
5. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
6. *Appropriate land use transitions between the PUD and surrounding properties.*
7. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
8. *Innovative and creative site and building designs, solutions and materials.*
9. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*
10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
11. *For the appropriate assembly, use, redevelopment, replacement and/or improvement of existing sites that are occupied by obsolete uses and/or structures.*
12. *A complementary variety of housing types that is in harmony with adjacent uses.*
13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*
14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
15. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed*

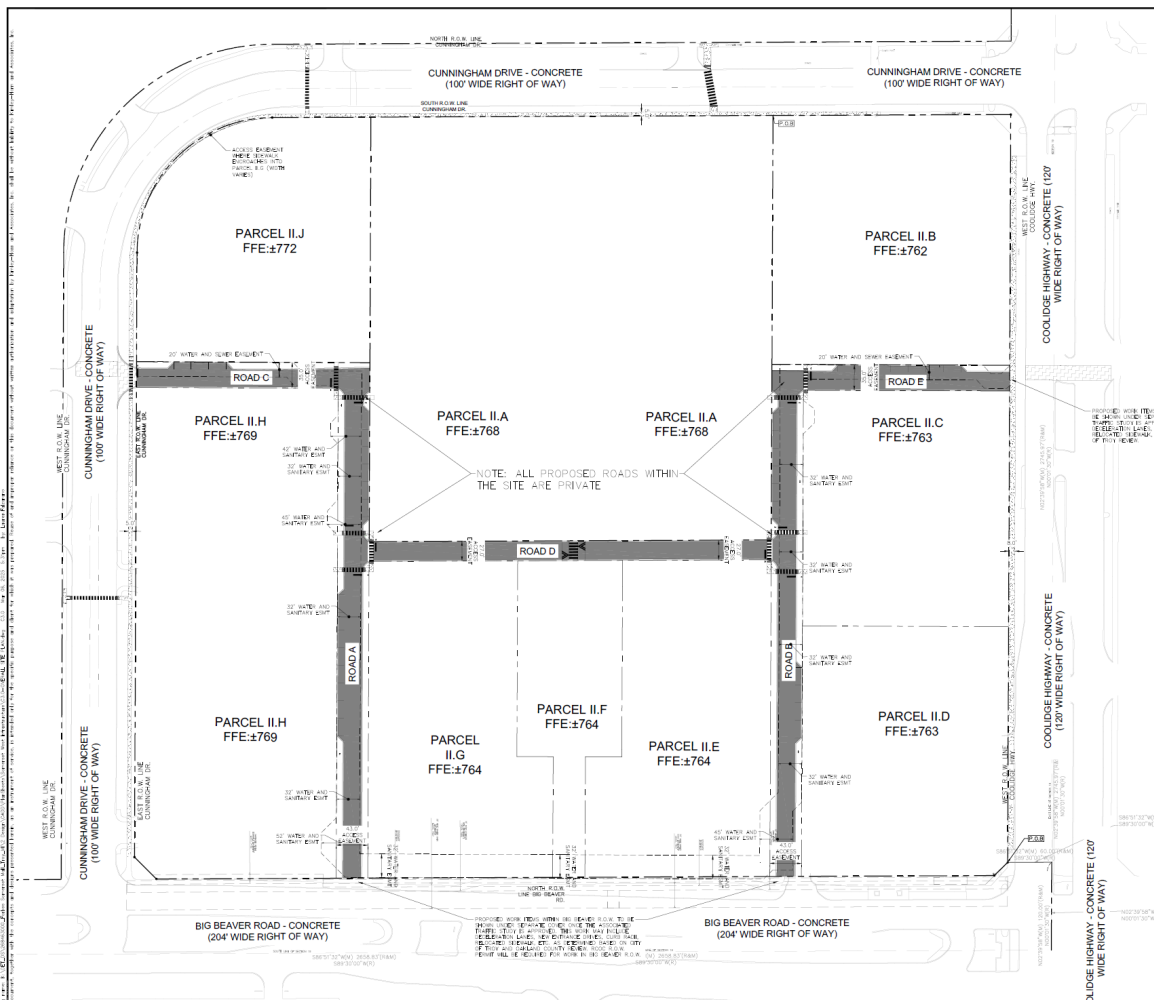
Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:

- i. The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
 - ii. The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*
 - iii. The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
 - iv. The hours of operation of the proposed uses.*
 - v. The location, amount, type and intensity of landscaping, and other site amenities.*
- 16. Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.*
- 17. Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.*
- 18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.*

Items to be Addressed: *Planning Commission should review the application considering the standards.*

PHASE 1 PRELIMINARY SITE PLAN

In addition to the Concept Development Plan, the applicant is seeking Preliminary Development Plan (preliminary site plan) approval for Phase 1A. Phase 1A includes road layout and utility installation.



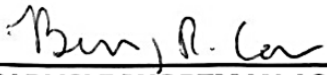
Approval of the Preliminary Development Plan (preliminary site plan) for Phase 1A would allow the applicant to grade the site, install the private roads, and underground utilities. Outside of lots/parcels designed for Constitutional Corporation use, each individual lot/parcel would come in for Preliminary Development Plan approval. The Planning Commission is a recommending body on the Preliminary Development Plan.

In discussions with the Oakland County Road Commission (OCRC), OCRC notes that the western most access point off Big Beaver will require both the closure of the adjacent Big Beaver cross-over and improvements to the light at Big Beaver and Cunningham. The applicant has not shown the closed cross-over on the preliminary site plan.

SUMMARY

The Planning Commission should hold a public hearing, consider public testimony, and discuss the following items with the applicant:

1. Does the proposed mix of uses, height, and proposed layout meet the intent of what the City is trying to achieve on Big Beaver?
 - a. Is the total amount of surface parking acceptable
 - b. Are the two car-drop-off areas between Big Beaver and the two large mixed use buildings acceptable and good design?
 - c. Are the overall site amenities sufficient?
 - d. Are there additional design/landscaping/public art features that should be added along Big Beaver? For example the Pavilions included a gateway design feature along Big Beaver.
 - e. Should additional buffering/landscaping be considered between the sites north of Cunningham and the residential neighborhood to the north?
2. Again, we think the addition of a Constitutional Corporation as an anchor to the site is valuable to both the city of Troy, residents, and southeast Michigan; however, we are only seeking clarification of phasing better understand and evaluate the CDP as a whole:
 - a. The applicant should clarify which portions of the development are being acquired or planned to be acquired a Constitutional Corporation
 - b. The applicant should clarify if they are proposing to sell any additional portion of the development to a Constitutional Corporation.
 - c. The applicant should clarify what future phase means.
3. Does the CDP meet the PUD Standards set forth in Section 11.03?



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
President

PLANNED UNIT DEVELOPMENT

5. **PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – (PUD021 JPLN2024-0012)** – Proposed Somerset West Concept Development Plan and Preliminary Development Plan for Phase 1A, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, Presently zoned PUD (Planned Unit Development) Zoning District.

Nate Forbes, of Forbes Frankel Troy Ventures LLC presented the proposed conceptual mixed-use development, Somerset West, property formerly occupied by Kmart headquarters. Mr. Forbes discussed the University of Michigan Health Facility as part of this project. Mr. Forbes addressed prior comments from September 10, 2024 Planning Commission Meeting.

Mr. Carlisle explained the Planned Unit Development (PUD) process and the Concept Development Plan (CDP) and how it applies to the Somerset West proposed conceptual mixed use development. Mr. Carlisle went on to describe the project further along with requests and clarifications requested of the applicant.

Applicant addressed questions from the Board.

Chair Perakis opened the floor for public comment. The following spoke:

- Mary Ellen Barden- 2105 Babcock Drive
- Firdevs Arkan-2187 Lancer Dr
- William Froling- 1858 Lexington

Public Hearing closed.

Resolution # PC-2025-04-026

Moved by: Fox

Support by: Lambert

RESOLVED, that Preliminary Development Plan Approval for Phase 1A of the Somerset West Planned Unit Development, North side of Big Beaver, West side of Coolidge (3100 W. Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 & 88-20-19-430-004), Section 19, presently Zoned PUD (Planned Unit Development) Zoning District, be **postponed** with the following conditions:

1. Specify the 17 acres that is anticipated to be purchased by a Constitutional Corporation (University of Michigan)
2. Show how the Constitutional Corporation (University of Michigan) will develop the 17 acres.
3. Remove the following from Permitted Use list: repair shop, trade school, drive thru, hardware store, appliance sales, townhomes, single family homes and nursing homes.
4. Re-examine open space south of U of M Health, increasing its size from 1 acre.
5. Provide a phasing time line for construction.
6. Specify square footage/unit minimums and maximums for residential, retail, office, and hotel uses

7. Narrow the scope of uses in Use Diagram to allow more specificity as it relates to specific sites.

8. Address PUD Standards.

Discussion on the motion on the floor.

Vote on the motion on the floor.

Yes: Fox, Tagle, Malalahalli, Lambert, Faison, Krent, Perakis

No: Buechner

Absent: Hutson

MOTION CARRIED

Chair Perakis called a recess at 9:49pm. Resumed at 9:52pm



Carlisle | Wortman
ASSOCIATES, INC.

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Date: April 15, 2025
May 8, 2025

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Preliminary Development Plan for Phase 1
For
City of Troy, Michigan**

Project Name:	Somerset West Planned Unit Development
Plan Date:	March 7, 2025
Location:	3100 W Big Beaver (parcels 88-20-19-476-001 & 88-20-19-430-004)
Current Zoning:	Planned Unit Development (PUD)
Action Requested:	Recommendation for Planned Unit Development (PUD) Concept Plan and Preliminary Development Plan for Phase 1

PROJECT AND SITE DESCRIPTION

A Concept Development Plan (CDP) application has been submitted for the redevelopment of an existing Planned Unit Development (PUD) site, commonly referred to as the “Former Kmart Headquarters.” The subject site is located at the northwest corner of Big Beaver Road and Coolidge Highway.

The proposed project, titled *Somerset West*, is a large-scale mixed-use development that includes a variety of residential, commercial, and office uses. At the core of the development will be a University of Michigan healthcare facility. The remaining portions of the site are proposed to include multi-family residential buildings, restaurants, retail centers, and office space.

It is important to note that under Michigan law, the University of Michigan is classified as a *Constitutional Corporation*. As such, any land owned by the University is exempt from property taxes and not subject to local zoning or building code requirements.

In addition to the Concept Development Plan, the applicant is also requesting consideration of a Preliminary Development Plan for Phase 1A. This initial phase includes grading, installation of private internal roadways, and placement of underground utilities. All future development—except for parcels owned by the Constitutional Corporation—will return for individual Preliminary Development Plan approvals prior to construction.

The Planning Commission serves as a recommending body for both the Concept Development Plan and the Phase 1A Preliminary Development Plan. The final decision will rest with the City Council.

Figure 1. Location of Subject Site.



Proposed Use of Subject Parcel:
Mixed Use Development

Current Zoning:
Planned Unit Development (PUD)

Size of Subject Site:
South of Cunningham: Approximately 12 acres
North of Cunningham: Approximately 28 acres

Surrounding Property Details:

Direction	Zoning	Use
North	R-1B, One-family Residential	Single-family homes Somerset Academy Preschool
South	BB, Big Beaver	Ocean Prime Restaurant Troy Place Business Center The Kresge Foundation
East	R-1B, One-family Residential BB, Big Beaver	Undeveloped land Somerset Mall
West	BB, Big Beaver	Sheffield Office Park Business Center

PUD PROCESS

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

The approval of a Planned Unit Development (PUD) is a three-step process:

Step 1-Concept Plan: The first step shall be application for and approval of a Concept Development Plan, which requires a legislative enactment amending the zoning district map so as to reclassify the property as a Planned Unit Development. A proposed Development Agreement shall be included and incorporated with the Concept Development Plan, to be agreed upon and approved coincident with said Plan. The Concept Development Plan and Development Agreement shall be approved by the City Council following the recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.

Step 2- Preliminary Development Plan Approval: The second step of the review and approval process shall be the application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.

Step 3- Final Development Plan Approval: The third step of the review and approval process shall be the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments shall be submitted to the Zoning Administrator for administrative review, and the Zoning Administrator, with the recommendation of other appropriate City Departments, shall have final authority for approval of such Final Development Plans.

The applicant is currently seeking a recommendation of approval for their Concept Plan and Preliminary Development Plan (preliminary site plan) for Phase 1A.

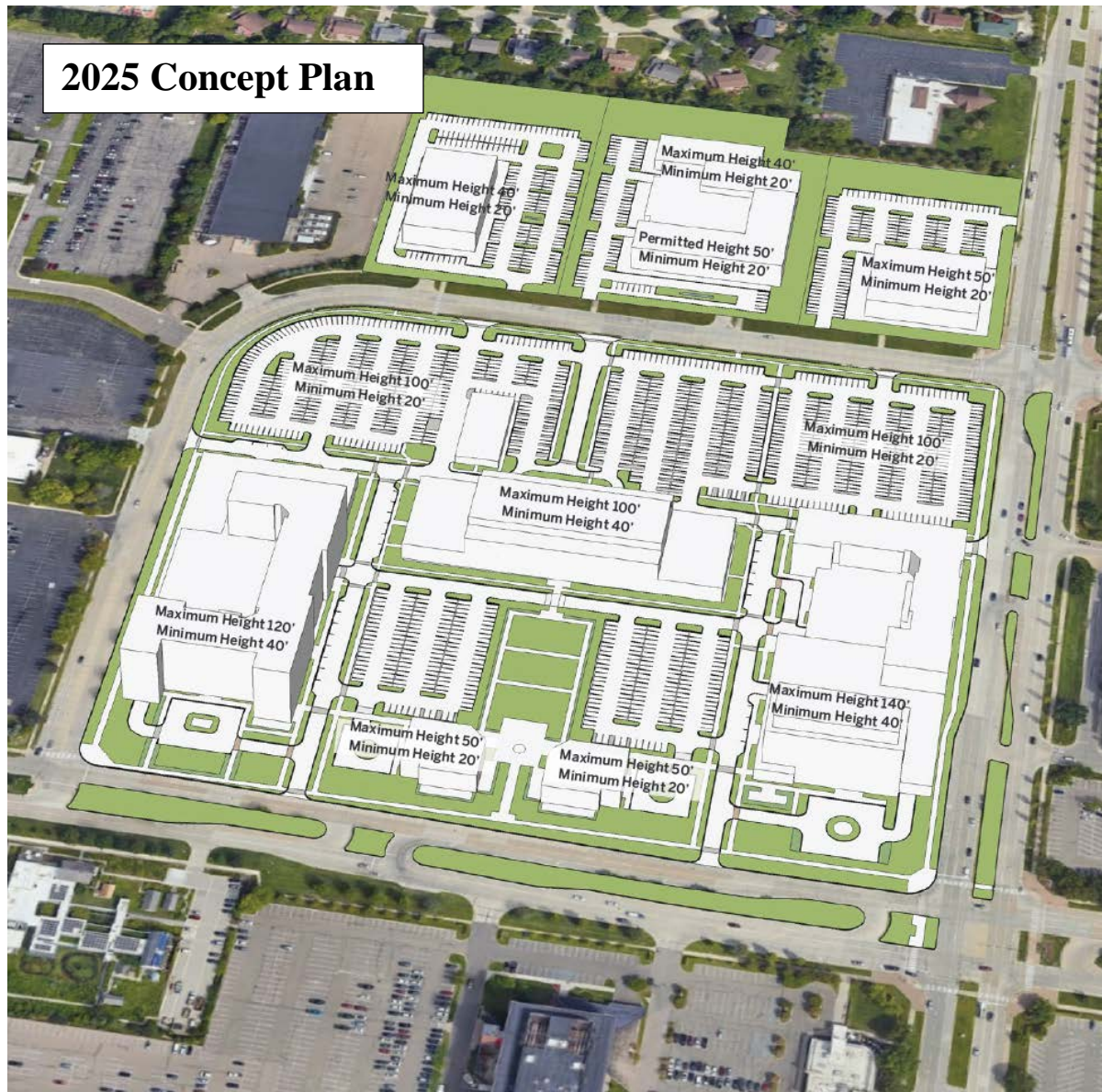
PUD INTENT

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
2. Permit development patterns that respond to changing public and private needs.
3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
5. Promote the efficient use and conservation of energy.
6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses.
9. Ensure development that is consistent with the intent of the Master Plan.

CONCEPT PLAN





The Concept Plan includes a maximum of:

- 500,000 SF office
- 300,000 SF retail
- 250 room hotel, plus amenities
- 750 residential units

Based on the City's Master Plan, Big Beaver Corridor Design Study, and Zoning Ordinance, the Planning Commission should discuss if the proposed mix of uses, height, and layout meet the intent of what the City is trying to achieve on Big Beaver.

PREVIOUS PLANNING COMMISSION REVIEW

The item was last considered by the Planning Commission on April 22, 2025. For further context, please refer to our April 17th staff review. The application was postponed to allow the applicant to address several outstanding issues. Below is a summary of each request and the applicant's response:

1. Specify the 17 acres that is anticipated to be purchased by a Constitutional Corporation (University of Michigan)

CWA Response: The Use Diagram has been updated to clearly delineate the 17 acres intended for acquisition by the University of Michigan.

2. Show how the Constitutional Corporation (University of Michigan) will develop the 17 acres.

CWA Response: The applicant notes that the concept images shown at the April 22, 2025 meeting is what the University intends to construct. The applicant will provide material samples at the upcoming meeting. The applicant further notes that the University does not have any future drawings or plans to demonstrate future expansion.

3. Remove the following from Permitted Use list: repair shop, trade school, drive thru, hardware store, appliance sales, townhomes, single family homes and nursing homes.

CWA Response: The applicant agrees to remove trade school, repair shop, hardware store, appliance sales, and single-family residential from the permitted use list. However, they request to retain townhomes and a single drive-through use limited to a financial institution.

4. Re-examine open space south of U of M Health, increasing its size from 1 acre.

CWA Response: The size of the 1-acre park remains unchanged. The applicant has submitted a narrative explaining why expansion is not proposed.

5. Provide a phasing timeline for construction.

CWA Response: The updated Phasing Diagram now includes five distinct phases. However, specific timing for each phase has not been provided.

6. Specify square footage/unit minimums and maximums for residential, retail, office, and hotel uses

CWA Response: The applicant notes that both the current and proposed amended PUD establish development maximums. However, due to ongoing economic uncertainty, the applicant requests that minimum development thresholds not be required at this time.

7. Narrow the scope of uses in Use Diagram to allow more specificity as it relates to specific sites.

CWA Response: The applicant has narrowed the list of permitted uses for the University of Michigan parcels; however, they have not done so for the remaining parcels. They have expressed a desire to retain maximum flexibility in allowable uses for those areas.

8. Address PUD Standards.

CWA Response: The applicant has provided a narrative that addresses their response to the PUD Standards.

The applicant has provided a written narrative that details their response to the Planning Commission conditions of postponement.

STANDARDS

When reviewing the PUD, the Planning Commission shall consider the following standards as set forth in Section 11.03:

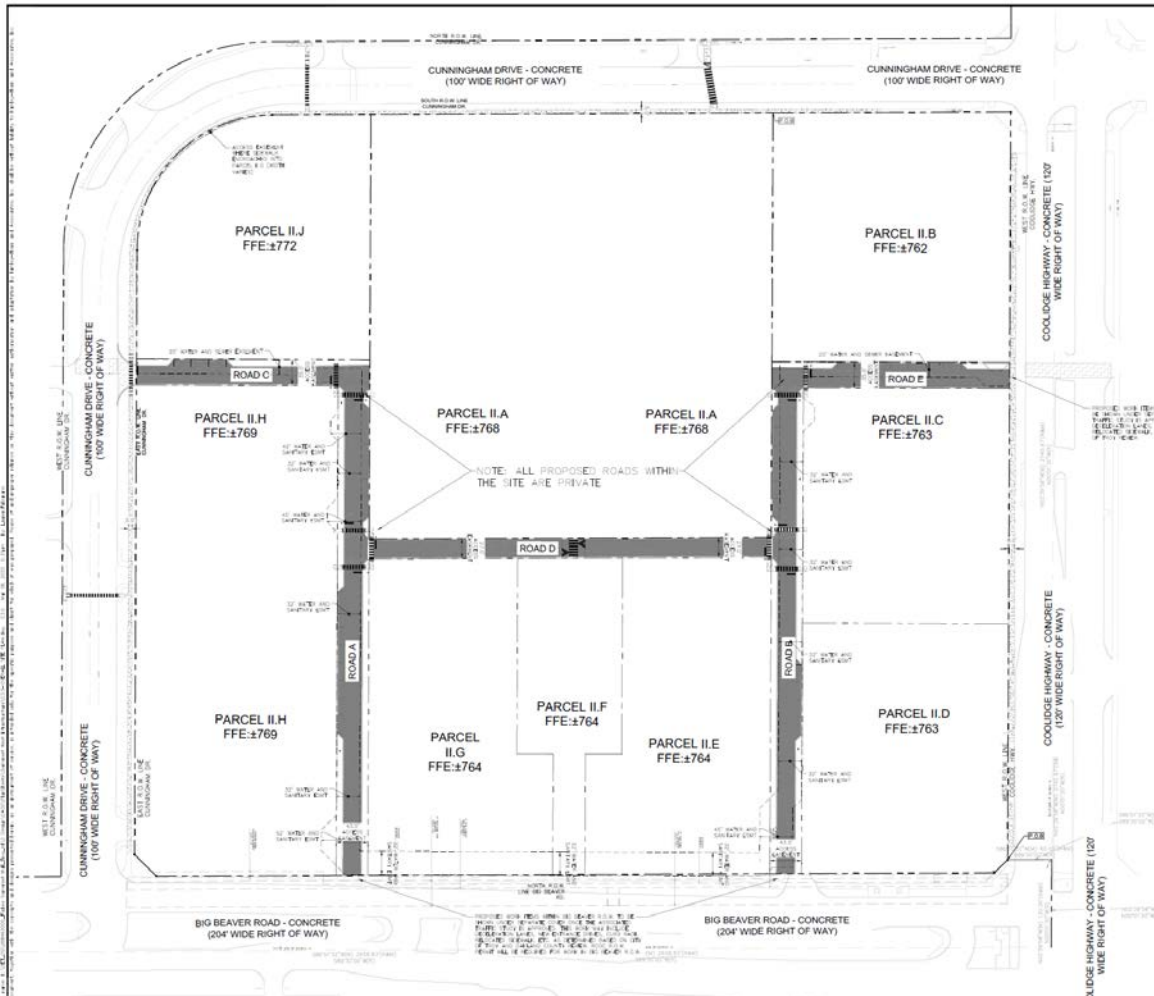
1. *A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*
2. *A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*
3. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
4. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.*
5. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
6. *Appropriate land use transitions between the PUD and surrounding properties.*
7. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
8. *Innovative and creative site and building designs, solutions and materials.*
9. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*
10. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
11. *For the appropriate assembly, use, redevelopment, replacement and/or improvement of existing sites that are occupied by obsolete uses and/or structures.*
12. *A complementary variety of housing types that is in harmony with adjacent uses.*
13. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*

14. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
15. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:*
 - i. *The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
 - ii. *The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*
 - iii. *The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
 - iv. *The hours of operation of the proposed uses.*
 - v. *The location, amount, type and intensity of landscaping, and other site amenities.*
16. *Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.*
17. *Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system.*
18. *The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.*

Items to be Addressed: *Planning Commission should review the application considering the standards.*

PHASE 1 PRELIMINARY SITE PLAN

In addition to the Concept Development Plan, the applicant is seeking Preliminary Development Plan (preliminary site plan) approval for Phase 1A. Phase 1A includes road layout and utility installation.



Approval of the Preliminary Development Plan (preliminary site plan) for Phase 1A would allow the applicant to grade the site, install the private roads, and underground utilities. Outside of lots/parcels designed for Constitutional Corporation use, each individual lot/parcel would come in for Preliminary Development Plan approval. The Planning Commission is a recommending body on the Preliminary Development Plan.

In discussions with the Oakland County Road Commission (OCRC), OCRC notes that the western most access point off Big Beaver will require both the closure of the adjacent Big Beaver cross-

over and improvements to the light at Big Beaver and Cunningham. The applicant has not shown the closed cross-over on the preliminary site plan.

SITE PLAN REVIEW STANDARDS

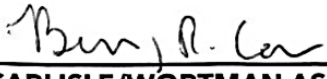
Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility with existing commercial districts and provide a transition between land uses.*
 - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
 - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
 - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
2. *Development shall incorporate the recognized best architectural building design practices.*
 - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
 - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
 - c. *Develop buildings with creativity that includes balanced compositions and forms.*
 - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
 - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
 - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
 - a. *Provide elements that define the street and the pedestrian realm.*
 - b. *Create a connection between the public right of way and ground floor activities.*
 - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
 - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
 - e. *Improve safety for pedestrians through site design measures.*

Items to be Addressed: None.

SUMMARY

The Planning Commission should review the revised application and consider if the CDP meets the PUD Standards set forth in Section 11.03 and if Phase 1A meets preliminary site plan standards set forth in Section 8.06.


CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
President

**CITY OF TROY
PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENT PLAN (CDP) APPLICATION
AND APPLICATION TO AMEND THE ZONING DISTRICT MAP**

**CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: planning@troymi.gov**



**CONCEPT DEVELOPMENT PLAN FEE
\$3,000.00**

**ESCROW FEE
\$5,000.00**

PRIOR TO THE SUBMISSION OF AN APPLICATION FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, THE APPLICANT SHALL HOLD A PRE-APPLICATION MEETING WITH THE PLANNING DEPARTMENT OF THE CITY AND ANY CITY STAFF AND OUTSIDE CONSULTANTS AS DEEMED APPROPRIATE BY THE CITY.

DATE OF PRE-APPLICATION MEETING: _____ *1/16/18*

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

1. NAME OF THE PROPOSED DEVELOPMENT: Somerset West

2. LOCATION OF THE SUBJECT PROPERTY: 3100 Big Beaver, Troy Michigan 48084

3. ZONING CLASSIFICATION(S) OF THE SUBJECT PROPERTY: Planned Unit Development Subject to the terms of the Planned Unit Development agreement, dated October 17, 2007 and recorded with the Oakland County, Michigan Register of Deeds on October 26, 2007 at Liber 39703 in Page 493

4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-19-476-002, 88-20-19-476-003 and 88-20-19-430-004

5. APPLICANT:	PROPERTY OWNER:
NAME _____	NAME _____
COMPANY <u>Forbes Frankel Troy Ventures LLC</u>	COMPANY <u>Forbes Frankel Troy Ventures LLC</u>
ADDRESS <u>100 Galleria Officentre, Suite 427</u>	ADDRESS <u>100 Galleria Officentre, Suite 427</u>
CITY <u>Southfield</u> STATE <u>MI</u> ZIP <u>48034</u>	CITY <u>Southfield</u> STATE <u>MI</u> ZIP <u>48034</u>
TELEPHONE <u>248-827-4600</u>	TELEPHONE <u>248-827-4600</u>
E-MAIL <u>nforbes@theforbescompany.com</u>	E-MAIL <u>nforbes@theforbescompany.com</u>

6. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
The Applicant and the Property Owner are the same entity.

7. ATTACHED HERETO IS A SIGNED STATEMENT BY THE APPLICANT INDICATING THE APPLICANT HAS THE AUTHORITY TO EXECUTE A BINDING AGREEMENT COVERING ALL PARCELS IN THE PROPOSED P.U.D.

8. SIGNATURE OF APPLICANT See Attached DATE _____

9. SIGNATURE OF PROPERTY OWNER *[Signature]* DATE 2/25/25

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PLANNED UNIT DEVELOPMENT.


Notarial Certificate

(State of Michigan)
() ss
(County of Oakland)

On this 25th day of FEBRUARY, 20 25, personally
appeared before me:

NATHAN FORBES

Known [☐ or produced identification] to me to be the individual who executed the
foregoing document and acknowledged the same as a free act and deed for uses and
purposes therein expressed.


Notary Public

Brenda Walton
Notary Public – State of Michigan
Oakland County
My Commission Expires: October 1, 2029
Acting in the county of OAKLAND,

PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) PRE-APPLICATION MEETING CHECKLIST

THE APPLICANT SHALL PROVIDE A MINIMUM OF THREE (3) COPIES OF THE FOLLOWING ITEMS, PLUS ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION, TO THE PLANNING DEPARTMENT AT OR BEFORE THE PRE-APPLICATION MEETING. SEE SECTION 11.06(A).

- ☒ A SKETCH PLAN OF THE PROPOSED PLANNED UNIT DEVELOPMENT
- ☒ LEGAL DESCRIPTION OF THE PROPERTY, SCALE DRAWING AND THE TOTAL NUMBER OF ACRES IN THE PROJECT
- ☒ TOPOGRAPHICAL MAP OF THE PROJECT SITE
- ☒ A STATEMENT OF ALL PROPOSED USES IN THE PROJECT
- ☒ THE KNOWN DEVIATIONS SOUGHT FROM THE ORDINANCE REGULATIONS OTHERWISE APPLICABLE
- ☒ THE NUMBER OF ACRES TO BE PRESERVED AS OPEN OR RECREATIONAL SPACE AND THE INTENDED USES OF SUCH SPACE
- ☒ ALL KNOWN NATURAL RESOURCES, NATURAL FEATURES, HISTORIC RESOURCES AND HISTORIC FEATURES; WHICH ARE TO BE PRESERVED
- ☒ A LISTING AND SPECIFICATION OF ALL SITE DEVELOPMENT CONSTRAINTS

PLANNED UNIT DEVELOPMENT CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION. FOR A DETAILED DESCRIPTION OF REQUIRED ITEMS, SEE SECTION 11.06(C) OF THE ZONING ORDINANCE.

- ☒ REQUIRED FEE
- ☒ ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION AND ONE (1) COPY OF THE DRAFT DEVELOPMENT AGREEMENT (PDF Format)

The application shall include TWO (2) hard copies of the following information and materials, which shall be in a plan format together with a narrative explanation.

- ☒ Date(s) and location of all meetings with representatives of adjoining neighborhoods, minutes and attendance record(s) of such meeting(s). [3/6/2025 at Somerset Collection North](#)
- ☒ Certified boundary survey including legal description of the property, scale drawing and the total number of acres in the project.
- ☒ *Development concept:* A summary explanation of the development concept shall describe the project and explain how the project will meet the intent of the PUD option as set forth in Section 11.01 and the criteria for consideration as a PUD as set forth in Section 11.03 hereof, as those sections reasonably apply to the site.
- ☒ *Density:* The maximum density of the overall project and the maximum density for each proposed use and phase.
- ☒ *Road system:* A general description of the road system and circulation pattern; the location of roads, entrances, exits and pedestrian walkways; a statement whether roads are intended to be public or private. Efforts shall be made to ensure that multiple transportation modes are safely and effectively accommodated in an effort to provide alternate modes of access and alleviate vehicle traffic congestion particularly as it pertains to the improvements along major roads.
- ☒ *Utilities:* A general description and location of both on-site and off-site utilities including proposed water, sanitary sewer, storm sewer systems and utility lines; a general indication of the size and location of stormwater detention and retention ponds, and a map and text showing off-site utilities, existing and proposed, which will provide services to the project.
- ☒ *Open space/common areas:* A general description of proposed open space and common areas; the total area of open space; the total area of open space in each proposed phase; the proposed uses of open space and common areas.
- ☒ *Uses:* A list of all proposed uses; the location, type and land area to be devoted to each use, both overall and in each phase; a demonstration that all of the proposed uses are permitted under this Article.
- ☒ *Development guidelines:* A plan of the site organization, including typical setback and lot dimensions; the minimum lot sizes for each use; typical minimum and maximum building height and size; massing models; conceptual building design; and the general character and arrangement of parking; fencing; lighting; berming; and building materials.
- ☒ *Parking and Traffic:* A study of the parking requirements and needs; a traffic impact study and analysis.
- ☒ *Landscaping:* A general landscaping plan; a landscape plan for entrances; a landscape plan for overall property perimeters; any theme/streetscape design; any proposed irrigation.
- ☒ *Natural resources and features:* Floodway/floodplain locations and elevations; wetlands and watercourses; woodlands; location and description of other natural resources and natural features.

**PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENT PLAN (CDP) CHECKLIST
(page 2)**

- ☒ *Phasing information:* The approximate location, area and boundaries of each phase; the proposed sequence of development, including phasing areas and improvements; and the projected timing for commencement and completion of each phase.
- ☒ *Public services and facilities:* A description of the anticipated demand to be generated by the development for public sewer, water, off-site roads, schools, solid waste disposal, off-site drainage, police and fire; a description of the sufficiency of each service and facility to accommodate such demands; the anticipated means by which any insufficient services and facilities will be addressed and provided.
- ☒ *Historical resources and structures:* Their location, description and proposed preservation plan.
- ☒ *Site topography.*
- ☒ *Signage:* General character and location of entrance and internal road system signage; project identification signage; and temporary or permanent signage proposed for any other locations.
- ☒ *Amenities.*
- ☒ *Zoning classification:* Existing zoning classifications on and surrounding the site.
- ☒ *Specification of deviations:* A specification of all deviations proposed from the regulations which would otherwise be applicable to the underlying zoning and to the proposed uses, which are proposed and sought for any phase or component of the Planned Unit Development; the safeguards, features and/or planning mechanisms proposed to achieve the objectives intended to be accomplished by any regulation from which a deviation is being sought.
- ☒ *Community impact statement:* A community impact statement, which shall provide an assessment of the developmental, ecological, social, economic and physical impacts of the project on the natural environmental and physical improvements on and surrounding the development site. Information required for compliance with other ordinance provisions need not be duplicated in the community impact statement.

**ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED
BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT,
REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER**

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

Project Vision

Somerset Collection West is intended to build on the rich heritage of the Somerset Collection and the Big Beaver Corridor.

With a strong sense of place and a mix of uses, Somerset West will be a unique destination for the local community, and the region.

A distinctive environment that focuses on walkability, open space, connectivity, and beautiful landscaping will highlight a blend of architecture consistent with the Somerset aesthetic.

Somerset West will be a regional destination supported by all aspects of good planning, unique architecture, open space, and sustainability to attract year-round activity and living.

Executive Summary

Somerset Collection West will be a destination for the local and regional communities alike. A mix of uses, including a world-class medical facility, highly amenitized residential living, food and beverage options and support services, will highlight the parcel of land formerly known as the Kmart Headquarters.

A carefully blended mix of medical office, residential, hospitality, service retail, food and beverage and health & wellness, will be a source of pride for local residents and the broader community.

This exemplary development promises to build on the rich history of the Somerset Collection and will certainly provide a stimulus to the Big Beaver Corridor. An increased tax base and a wide range of job opportunities, living options combined with the re-birth of an obsolete property will highlight the continuation of the development of the Big Beaver Corridor.

Somerset West will provide the City of Troy an unparalleled development that will include:

- Walkability for local residents and year-round community activities.
- Open space for residents, employees, and the community to enjoy.
- A mix of uses will highlight a generous amount of green space.
- Somerset West will be a catalyst for future investments and set a benchmark for further development along the Big Beaver Corridor.

Somerset West is designed to take advantage of its premier location by building a mix of uses in a highly intended active blend of open space connecting all its uses at urban/suburban scale.

Amenities

A world-class healthcare facility developed by University Michigan Medicine, which is their first endeavor into Oakland County. University of Michigan Medicine currently does not have a facility east of I-275, this facility will service Oakland County and save patients countless hours of not having to travel to and from Ann Arbor. It will also provide much needed employment opportunities for highly educated and a highly skilled workforce. The site will be a walkable live, work, and play community with a generous park and open spaces. The park will have unlimited programming opportunities and over an acre of green space, it will serve as a meeting place for many. The site will have world class landscape design, contemporary street and pedestrian lighting and public seating. Residential components will complement the medical facility and consist of several opportunities of best in class rental units and for sale units. Best in class dining will complement the Somerset Collection to the east with outdoor dining opportunities and generous sidewalks to contribute to a world class develop.

Land Use

Somerset West PUD provides a wide variety of uses arranged horizontally and vertically to ensure compatibility with the PUD and the adjacent neighbors. A community park setting with pedestrian access surrounded by medical treatment facility and office, retail shops, offices, restaurants, fitness center, hotel, and residences of varying types. Uses shall be located in appropriate locations on the site, per the Use Diagram.

Permitted Use

Office Uses (Up to 500,000 square feet)

- General, professional, medical treatment facility, ambulatory care center with multiple medical specialties, and medical offices (including, but not limited to clinics, laboratories, and offices for similar professions, including veterinarians)
- Research facility.
- Financial institutions, such as banks or credit unions, drive through windows are permitted at one facility.
- Publicly owned and operated facility, including post office, libraries, museums, community and meeting, government offices, meeting, facilities, and recreation facilities.
- Schools, including university.
- Similar uses to the above, consistent with the intent of this PUD, as determined by the Planning Commission, provided parking is sufficient.

Retail Uses (Up to 300,000 square feet)

- General and specialty retail, including, but not limited to the following:
- Professional convenience services such as salons, spas, retail dry cleaners.
- Sales of hard and soft goods and other merchandise such as apparel, crafts, electronics, gifts, home furnishing, medical supplies, toys, pharmaceuticals, limited to 20,000 SF per floor.
- Food Stores such as grocery store and specialty or gourmet markets, bakery, flowers shops, shops, nursery, delis, coffee shops, cafés, etc.
- Full-service restaurants, bars, breweries, and distilleries.
- Restaurants – takeout, coffee, shops, ice cream shops, deli, or café (drive-through windows are not permitted)
- Entertainment uses – cinemas, live theaters, performing arts center, indoor recreation, billiard halls, and dance studios.
- Accessory structures and uses customarily incidental to the listed uses, and otherwise compatible with a pedestrian orientation environment, such as temporary and permanent outdoor pavilions, plazas, outdoor seating, outdoor performance stages, kiosk, sales stands, mobile sales cards, outdoor café, seating, food trucks, to be approved administratively.
- Similar uses to the above, consistent with the intent of this PUD, as determined by the Planning Commission, provided parking is sufficient.

Residential Uses (Up to 750 units)

- Multifamily Buildings (Condominiums Apartments)
- Townhomes and lofts
- Live work units
- Senior housing (independent and assisted-living)
- Similar uses to the above, consistent with the intent of this PUD, as determined by the Planning Commission, provided parking is sufficient.

Hotel Uses (Up to 250 rooms)

- Hotel
- Similar uses to the above, consistent with the intent of this PUD, as determined by the Planning Commission, provided parking is sufficient.

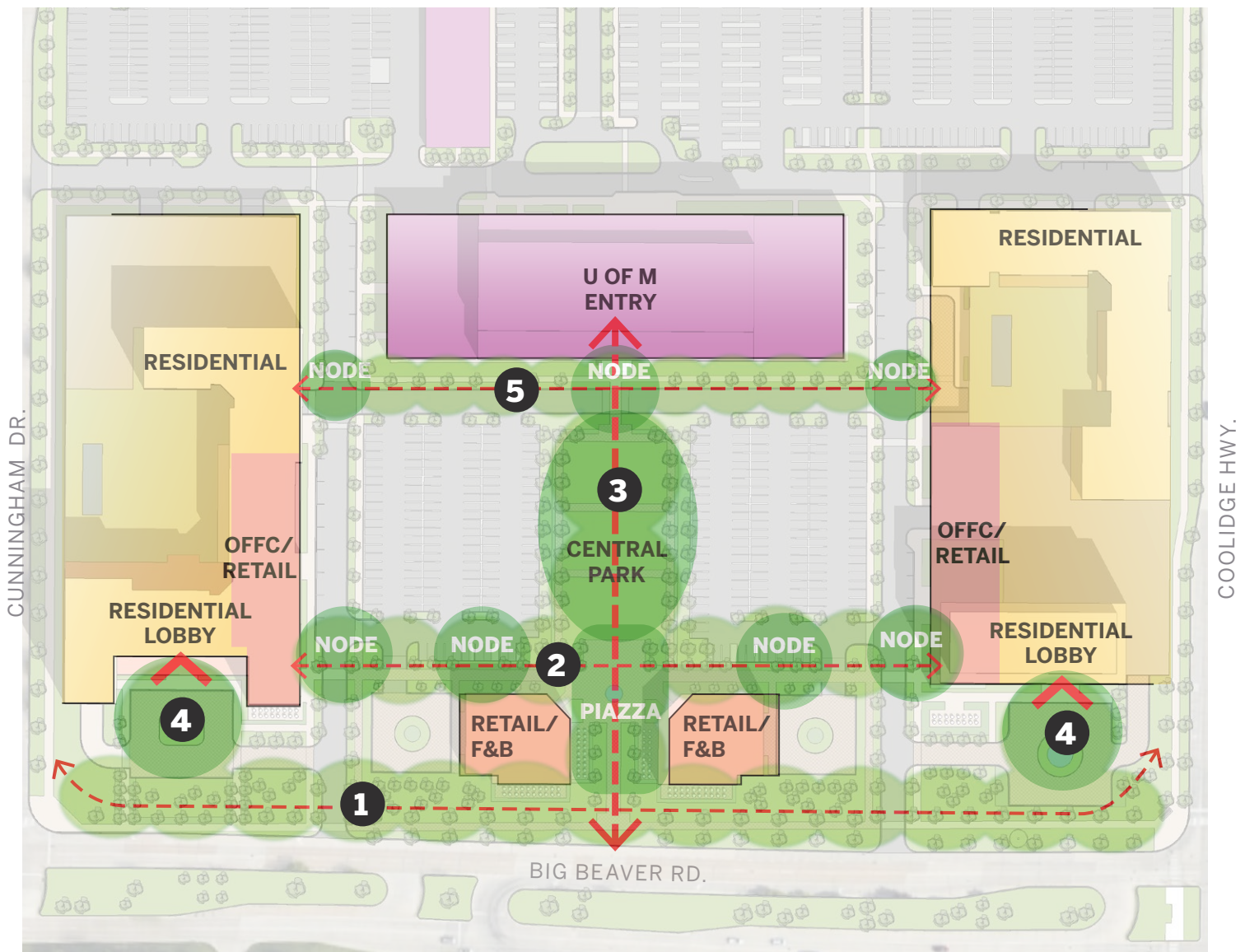
Public Benefit and Public Impact Statement

The Somerset West PUD will offer a best in class healthcare facility by University Michigan Medicine, which is currently not available in Oakland county. The public benefit of a medical facility by the University of Michigan is unmeasurable and will have a positive impact on the health and well-being of hundreds of thousands City of Troy and Oakland County residences. Not to mention the removal of a blighted 975,000 square foot building, parking structure and surface lots. The development will provide increased tax revenue for The City of Troy, Oakland County and The State of Michigan. This development will provide a one of a kind live, work, and play environment not currently found in southeastern Michigan, with best in class for rent apartments, best in class for sale condominium units and best in class dining options.

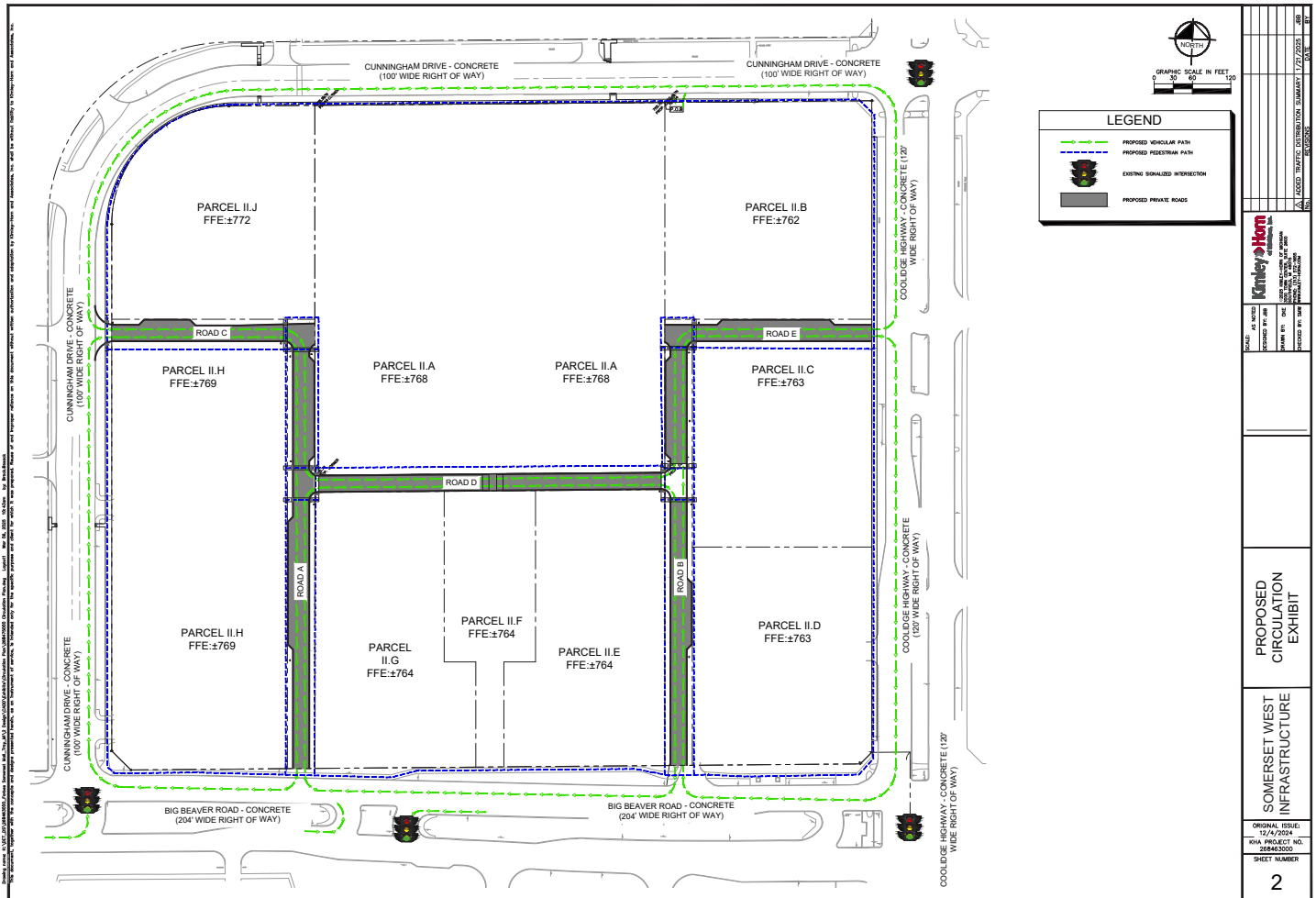
Design and Place Making

The design ideas of the master plan will focus on creating vibrant “nodes” of activity with an identifiable character. The development allows both residents and guest to meet several daily needs, emphasizing walkability and connectivity.

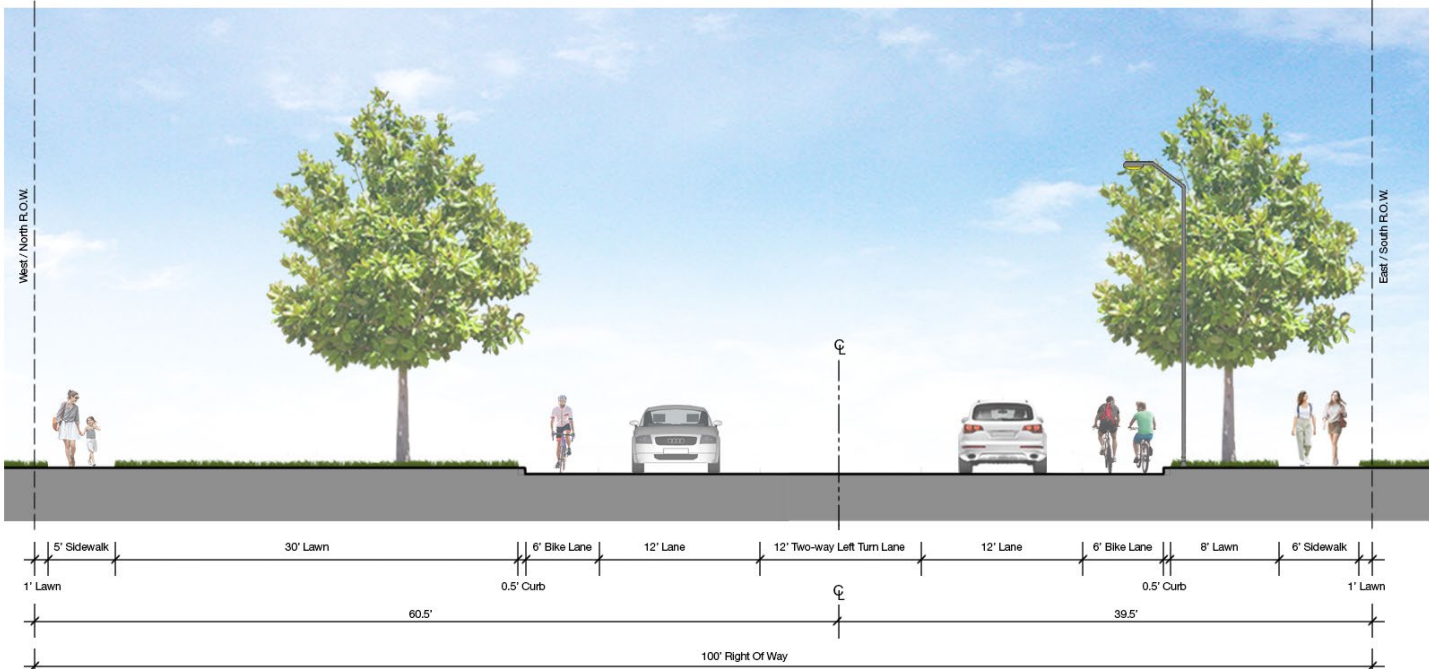
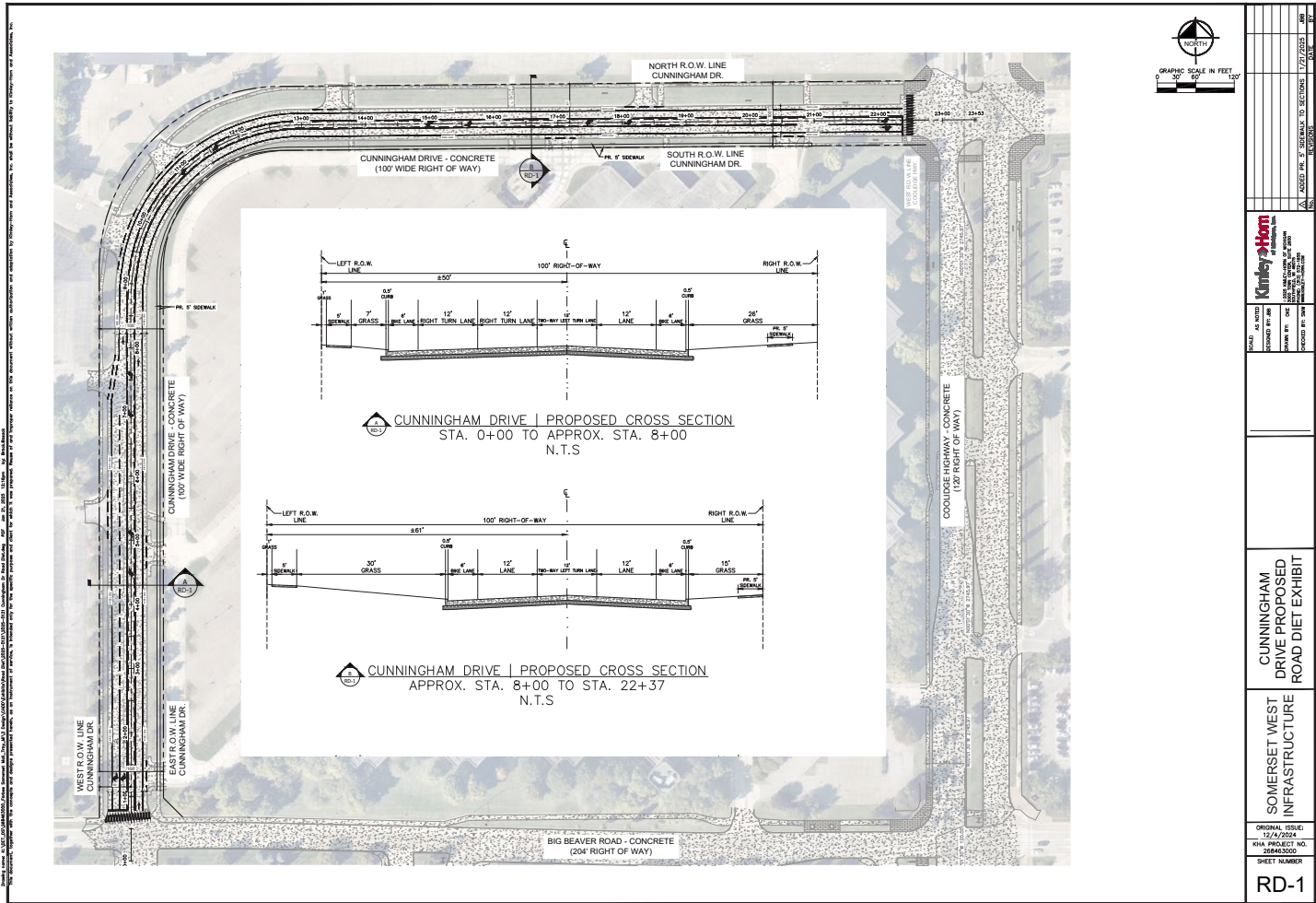
1. Big Beaver Landscape Corridor
2. Promenade / Restaurant Row – East-West connection with intermediate landscaped nodes and center piazza
3. Central Park / Pedestrian Spine – North-South connection from piazza through central park to university of Michigan medical facility entry
4. Landscaped Drop Off Zones – Residential Drop Off Zones set back from Big Beaver Road
5. Residential Walk – University of Michigan medical facility entry court and east-west residential connector



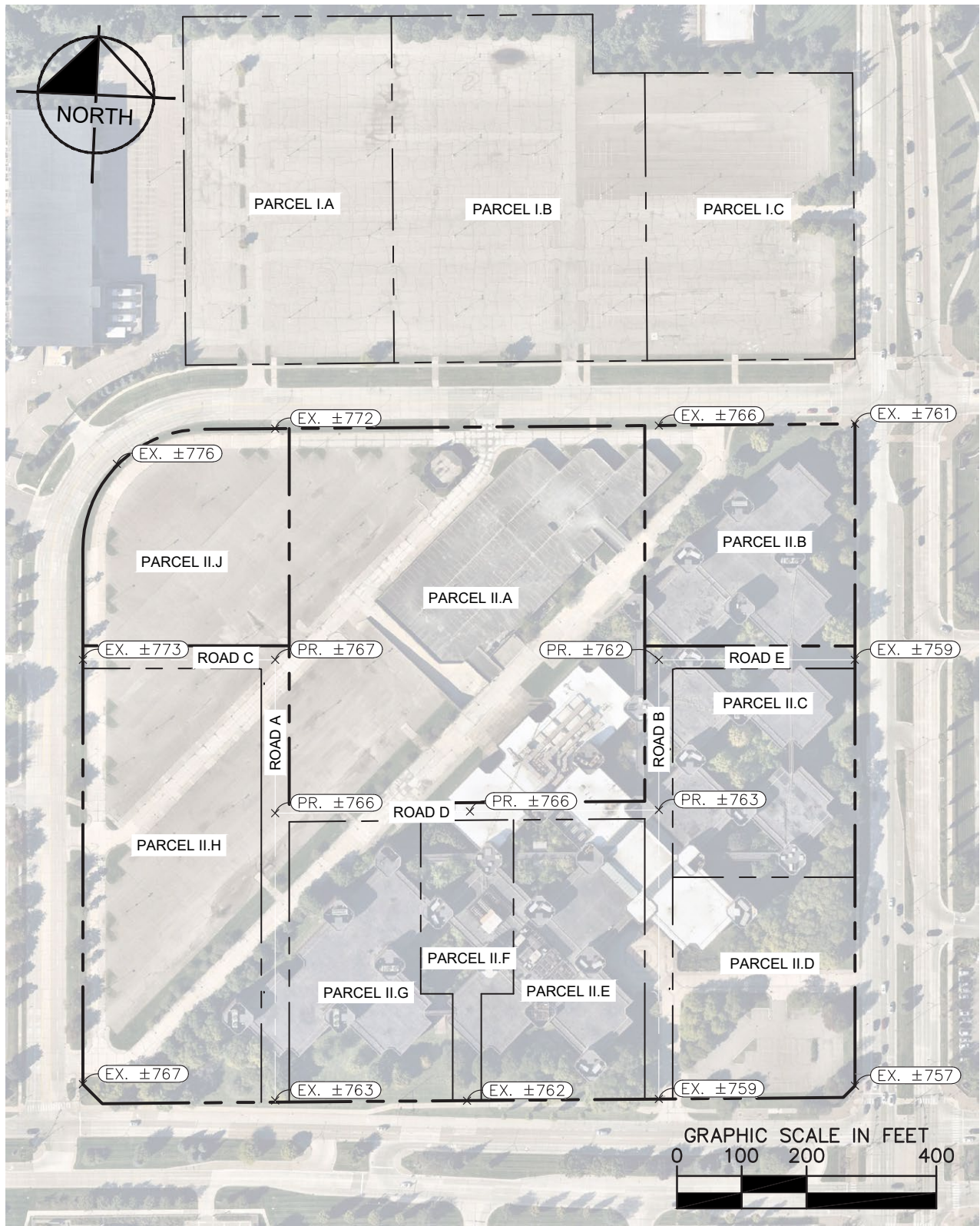
Site-generated traffic is expected to predominantly (80%) approach the site via the Big Beaver corridor. Approximately 20% of site-generated traffic is expected to approach the site via Coolidge Highway. The distribution assumptions are based on a review of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The internal site circulation plan provides connectivity between uses, promotes pedestrian activity, and emphasizes a park environment for residents, employees, and visitors to visit multiple uses in a single trip.



Cunningham Drive Proposed Cross Section



Cross Section B (Above)



SHEET
NUMBER

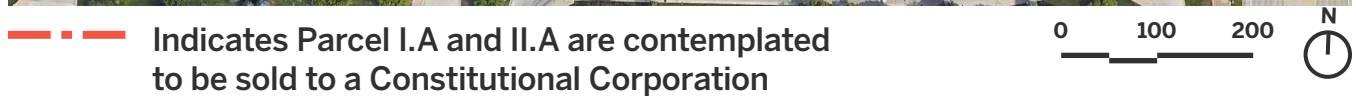
1

PUD TOPOGRAPHIC PLAN

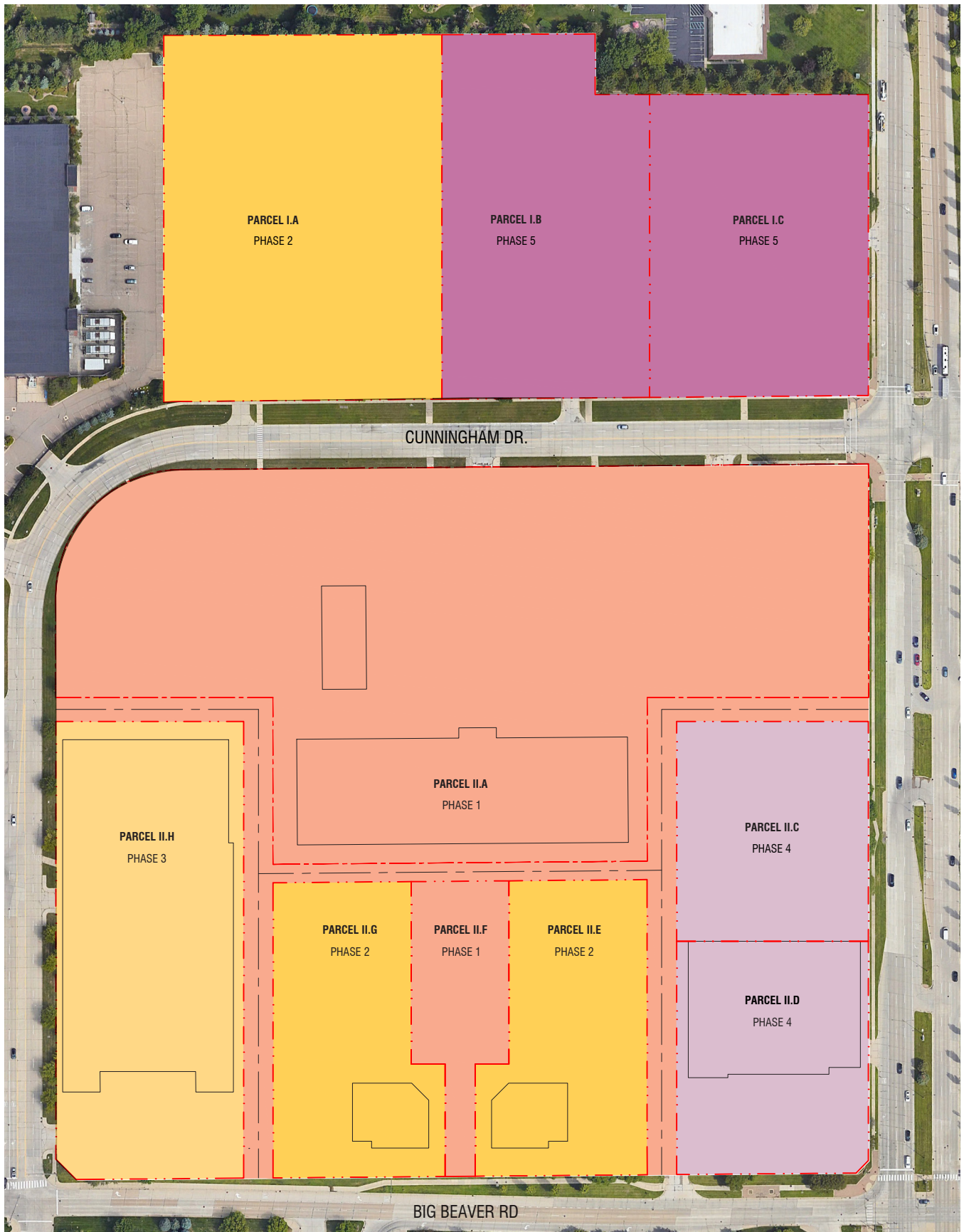
SOMERSET WEST

Kimley»Horn

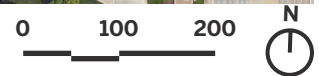
© 2025 KIMLEY-HORN OF MICHIGAN
3000 TOWN CENTER, SUITE 2600, SOUTHFIELD, MI 48075
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM



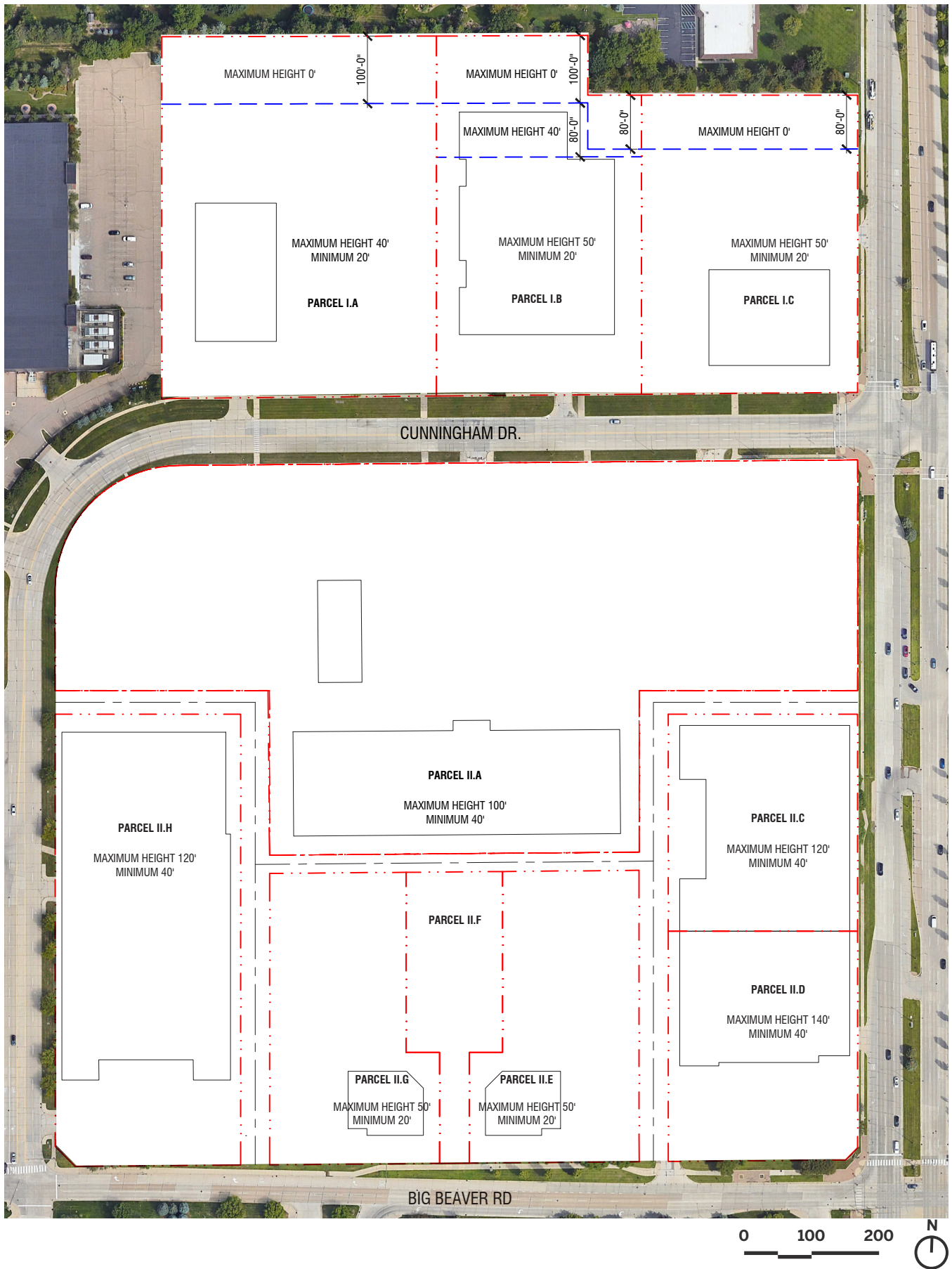
SOMERSET WEST › THE FORBES COMPANY
ELKUS MANFREDI ARCHITECTS › MARCH 7, 2025



- Phase 1** (Applicant seeks concurrent PDP Approval for Phase 1 with CDP Approval)
- Phase 2**
- Phase 3**
- Phase 4**
- Phase 5**



Phasing Diagram

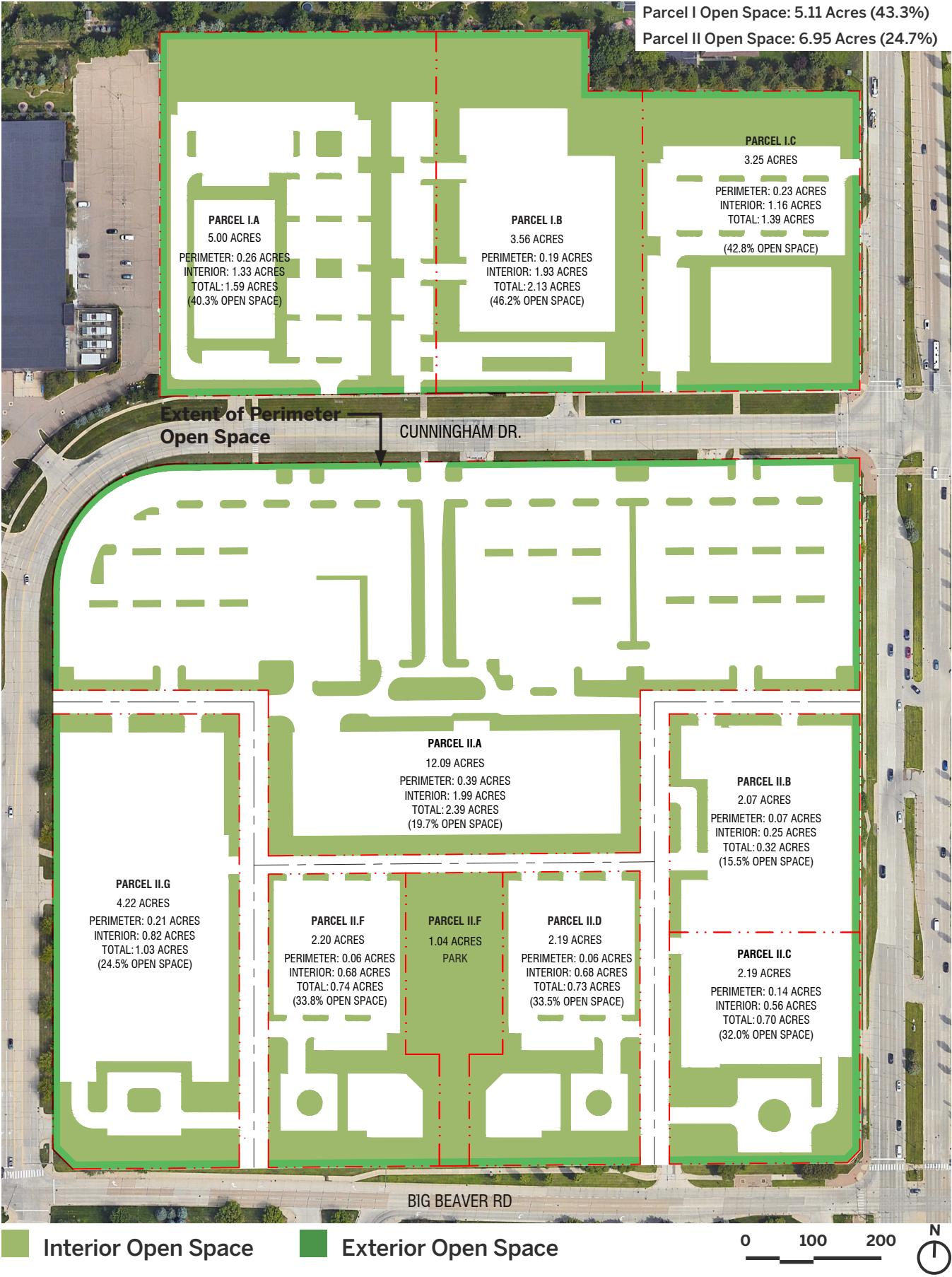


Height Diagram



3D Height Diagram

Open Space elements will be provided throughout the entire site. Open Space will exceed the minimum 15% requirement of the Big Beaver Zoning District



Open Space Diagram



1. Masonry
(Red Brick)



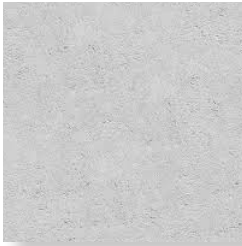
2. Masonry
(Brown Brick)



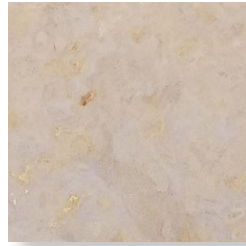
3. Masonry
(Charcoal Brick)



4. Masonry
(White Brick)



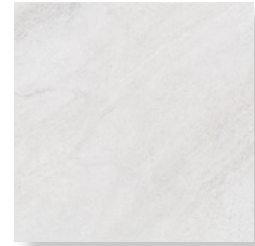
5. Cast-In-Place or
Precast Concrete
(Light Gray)



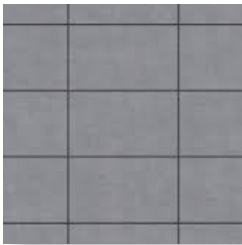
6. Stone
(Cream)



7. Stone
(Light Gray)



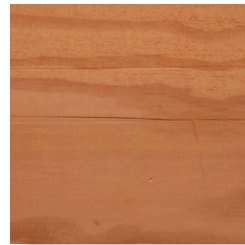
8. Stone
(Off White)



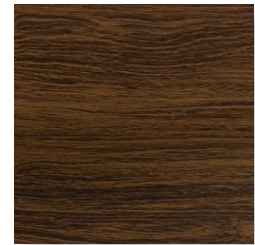
9. Metal
(Gray)



10. Metal
(Dark Gray)



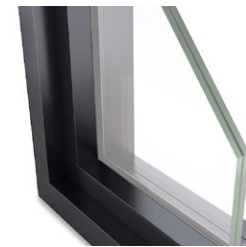
11. Wood
(Light Brown)



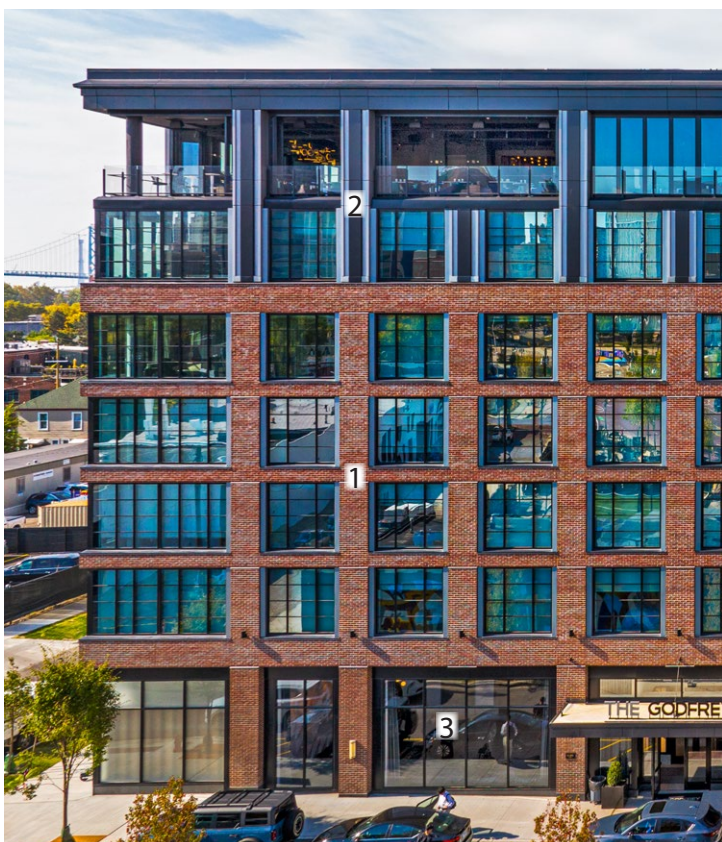
12. Wood
(Brown)



13. Fiber
Cemente



14. Glass



Architectural Characteristics and Materials

The general architectural character will reflect the fine qualities and traditions in the City of Troy and neighboring communities. Each structure will have its own identifying architecture that will work in harmony with buildings throughout the PUD to provide a cohesive and pleasant visual appearance. Building façade characteristics will offer a high degree of three dimensionality; scale and proportions suitable for each use; shade and shadow; and textures found in best-in-class architecture.

Building architecture to comply with the Big Beaver Corridor standards, however the City Council based on recommendations from the Planning Commission may waive certain requirements in lieu of good architectural design and quality materials.

Note Key:



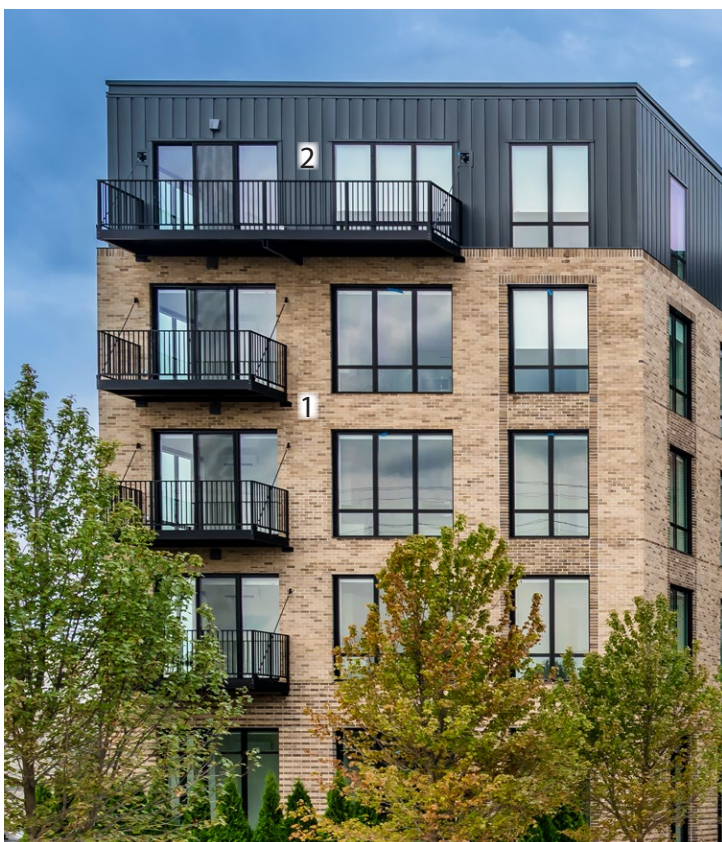
1. Masonry



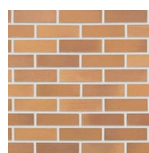
2. Metal



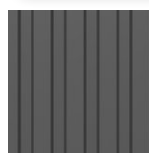
3. Glass



Note Key:



1. Masonry



2. Metal



Note Key:



1. Metal



2. Fiber Cement



3. Glass



Note Key:



1. Masonry



2. Glass





Note Key:



1. Metal



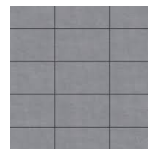
2. Wood



3. Glass



Note Key:



1. Metal



2. Glass

Architectural Characteristics

SOMERSET WEST › THE FORBES COMPANY
ELKUS MANFREDI ARCHITECTS › MARCH 7, 2025



Note Key:



1. Masonry



2. Wood



3. Glass



Note Key:



1. Precast
Concrete



2. Glass

Architectural Characteristics

SOMERSET WEST › THE FORBES COMPANY
ELKUS MANFREDI ARCHITECTS › MARCH 7, 2025



Aerial Looking Northwest



Aerial Looking North

Overall Views



Aerial Looking North



Pedestrian Spine Looking North

Center Pedestrian Spine Views

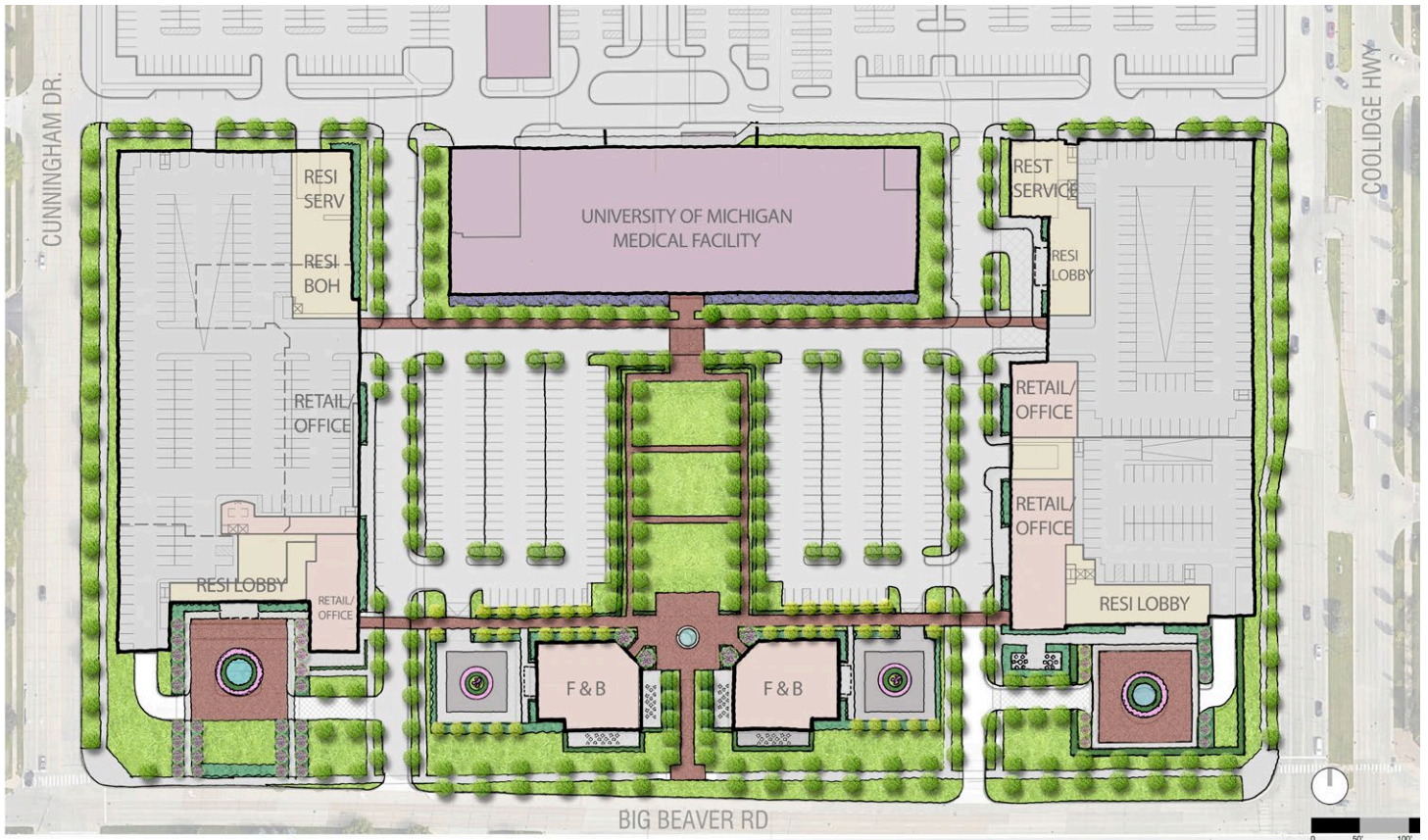


Piazza Looking Northeast



Piazza Looking Southwest

Piazza Views



Landscape Design Aesthetic

The general landscape design aesthetic throughout the site will be one that is cohesive, unifies the site and complements the architecture. A mix of deciduous shade and ornamental trees, evergreen trees, shrubs, perennials, annuals, and groundcovers will be utilized to provide an organizing framework with seasonal interest throughout the site.



Plant Material

Evergreen and/or deciduous hedges will be incorporated to screen potentially objectionable views into parking lots and service areas and help define pedestrian / vehicular zones. Various plant types will be included to complement the character of the buildings. The landscape will include plant materials that are hardy to the Midwest region, utilizing native plants where appropriate. Planting materials will be specified to help conserve water.

Tree and shrub sizes will meet or exceed the minimum city standards. The size, quantity and spacing will be appropriate for the location in the initial placement and its projected appearance at maturity.



Open Park Space

A central open park space will be provided within the development to provide opportunities for residents, business employees, and visitors as well as the general public to enjoy a moment of respite during the day or experience a multitude of programmed or non-programmed activities during the evenings and /or weekends. The large, central, open park area will allow for flexibility in programming and usage of the park. The park will consist of appropriately scaled pedestrian walkways, lighting and trees for shade and scale. A hedge will line the outside perimeter of the park to help define the edges between pedestrian and vehicular zones as well as screen views into the adjoining parking lots. Both intimate as well as more interactive seating opportunities will also be incorporated throughout the park.



Site Furnishings

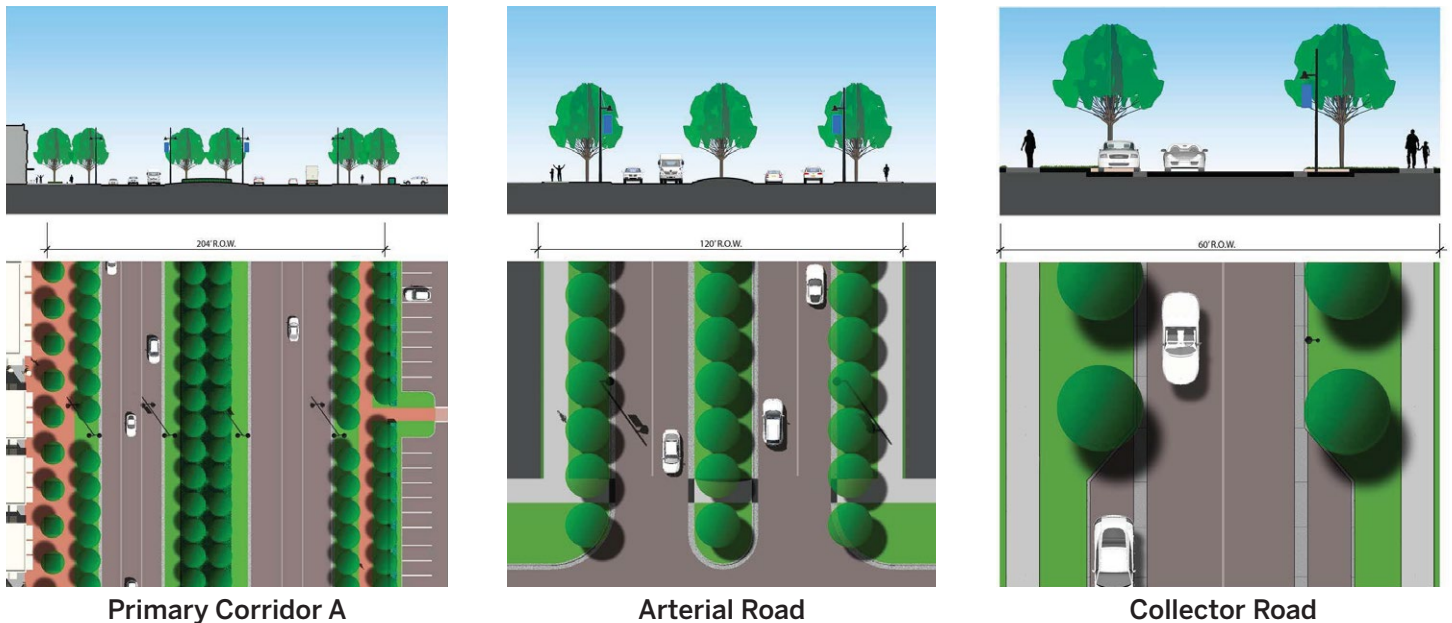
Pedestrian scaled site furnishings will be located strategically throughout the site and align with other elements along the streets and within the park. Seating will be durable, comfortable, attractive, anchored, and easy to maintain. A variety of bench types, low seat walls or other seating types will be provided in public and common spaces. Trash receptacles will be conveniently located near benches and other activity nodes, but not immediately adjacent to seating. Trash receptacles, bike racks and other potential site amenities will be of similar product family or style and will be complementary with the street lighting.



Greenbelts

Greenbelt landscape will be provided along Big Beaver Rd., Coolidge Highway, and Cunningham Drive per city ordinance. These greenbelts will be developed to follow the intent of The Big Beaver Design Guidelines and provide visual relief and interest for the development.

- Big Beaver (Primary Corridor A - 204' ROW)- A double row of large shade trees will line both sides of the widened sidewalk along the north side of Big Beaver to help create a unified aesthetic along Big Beaver, toward transforming the road into a world-class blvd.
- Coolidge Highway (Arterial Road – 120' ROW) – A single row of large, shade trees to help buffer, soften and scale down the buildings and parking deck will line Coolidge Highway. Shrub plantings will be installed along the base of the buildings and parking deck to soften and present a more pedestrian scale feel along the roadway and sidewalk.
- Cunningham Drive (Collector Road – 60' ROW) – A single row of large, shade trees to help buffer, soften and scale down the buildings and parking deck will line Cunningham Drive. Shrub plantings will be installed along the base of the buildings and parking deck to soften and present a more pedestrian scale feel along the roadway and sidewalk.



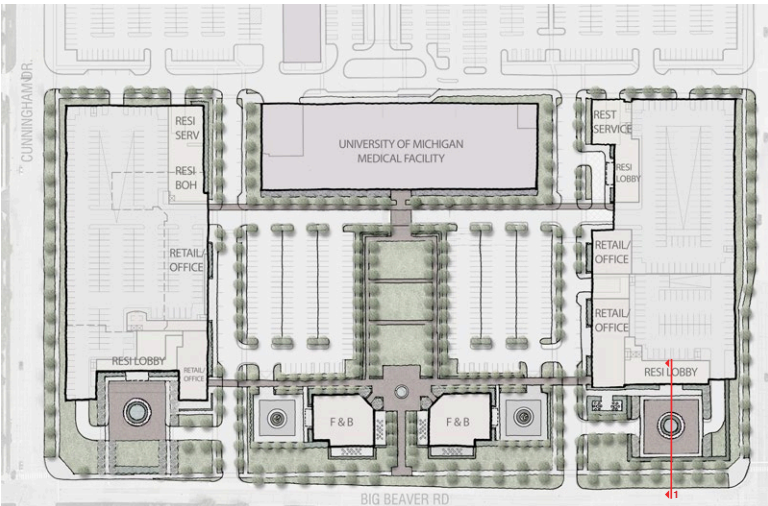
All greenbelts will include appropriately scaled sidewalks, landscaping, lighting, and street amenities consistent with the Big Beaver Design guidelines.

Thoughtful consideration will be used in addressing the views into the site from the major intersections and roadways. Key views into the site will occur at the intersections of Coolidge Highway and Big Beaver Rd. as well as Cunningham Dr. and Big Beaver Rd. to help connect the residential developments to the surrounding community. A purposeful opening in the landscape will also occur mid-block along Big Beaver Rd. to allow for visual and pedestrian connections deep into the site and up to the proposed U of M medical facility.



Note Key:

1. Double Row of Shade Trees in Lawn Along Big Beaver Road
2. 8' Wide Concrete Sidewalk
3. Center Island Landscape - Mix of Evergreen, Deciduous, and Ornamental Plants
4. Low Evergreen Hedge to Screen Parking Areas
5. Shade Trees Along Entry Drive Aisle Beyond
6. Ornamental Building Foundation Plantings



Key Map

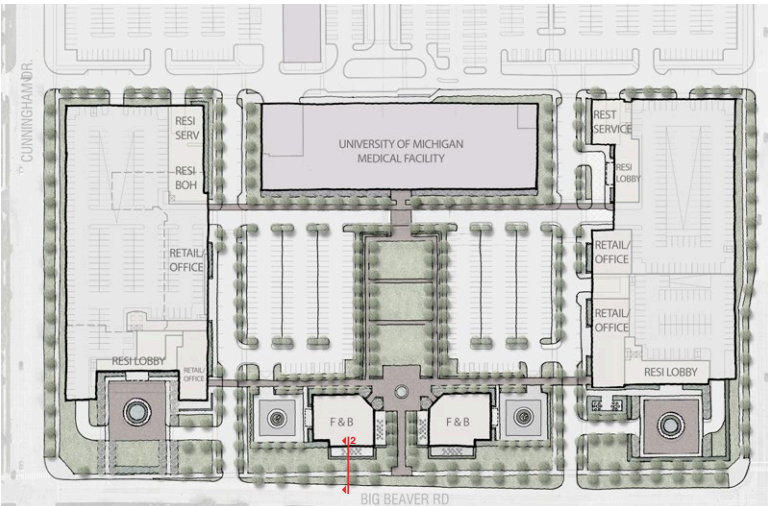
General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Note Key:

- 1. Double Row of Shade Trees in Lawn
- 2. 8' Wide Concrete Sidewalk
- 3. Evergreen / Deciduous Hedge with Ornamental Foreground Plantings
- 4. Outdoor Seating / Dining
- 5. Restaurant



Key Map

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines

Section 2
Restaurant Terrace | Big Beaver Rd.

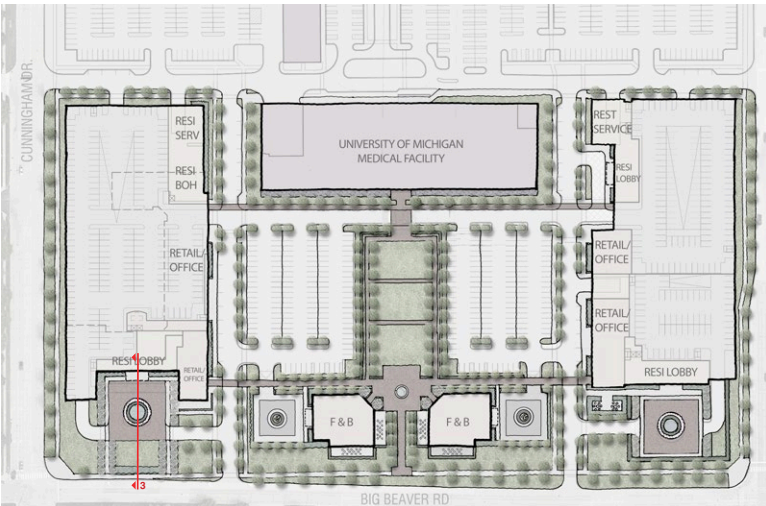


Note Key:

- 1. Shade Trees Beyond
- 2. 8' Wide Concrete Sidewalk
- 3. Evergreen / Deciduous Hedge with Ornamental Foreground Plantings
- 4. Ornamental Foundation Plantings
- 5. Center Island Landscape - Mix of Evergreen, Deciduous, and Ornamental Plants

Residential / Restaurant Drop-off Zones

All drop off zones will be landscaped to provide a welcoming environment. Ornamental trees, shrubs, perennials, annuals, and groundcovers will be incorporated to provide scale and seasonal interest.



Key Map

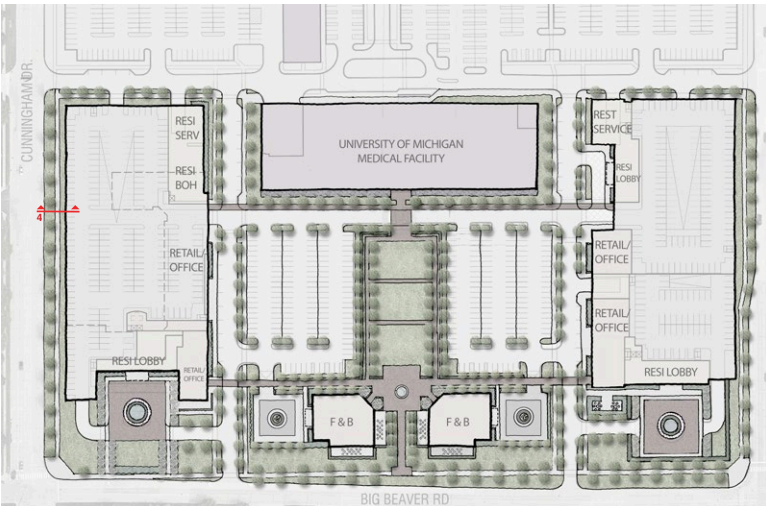
General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Note Key:

- 1. Single Row of Large Shade Trees in Lawn
- 2. Minimum 5' Wide Concrete Sidewalk
- 3. 6' Wide Bike Lane
- 4. Foundation Plantings
- 5. Existing Street Lighting



Key Map

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Note Key:

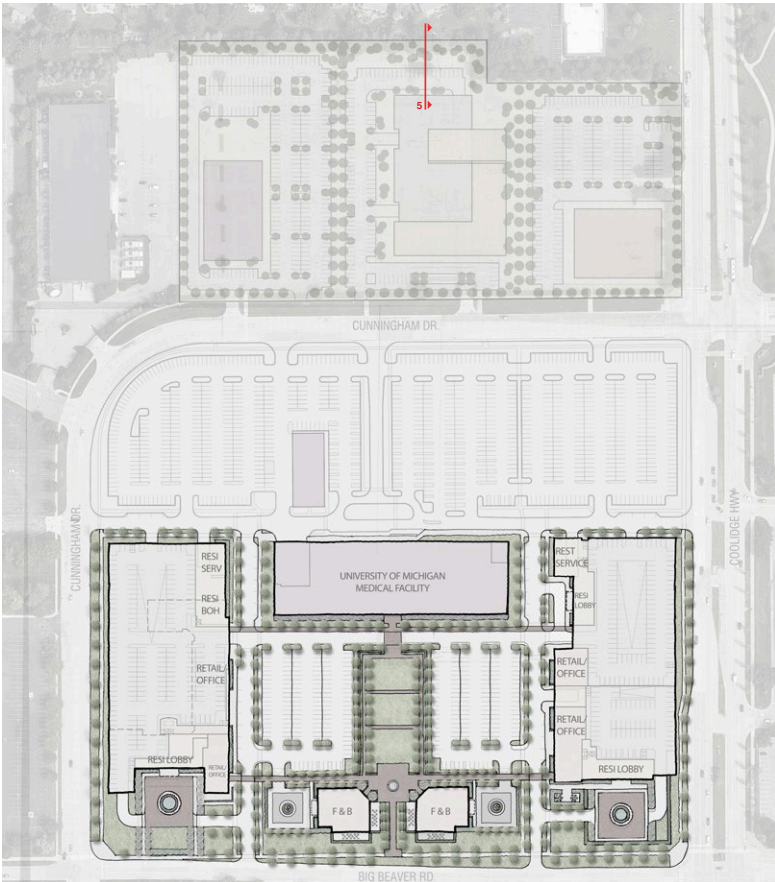
- 1. Mix of Existing Deciduous and Evergreen Trees on Berm
- 2. Mix of Shade and Understory Trees in Lawn
- 3. Future Building and Foundation Plantings

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines

Northern Buffer Zone

Currently the site has a landscaped berm on the north end of the site adjacent to the residential neighborhood. The berm will be maintained, and additional plantings will be added, if required, in accordance with the current zoning ordinance. A 100-foot set back from the property line to the face of any proposed buildings will be implemented relative to residential houses. A 40-foot set back from the property line to the building face of any proposed buildings will be implemented relative to the existing church.

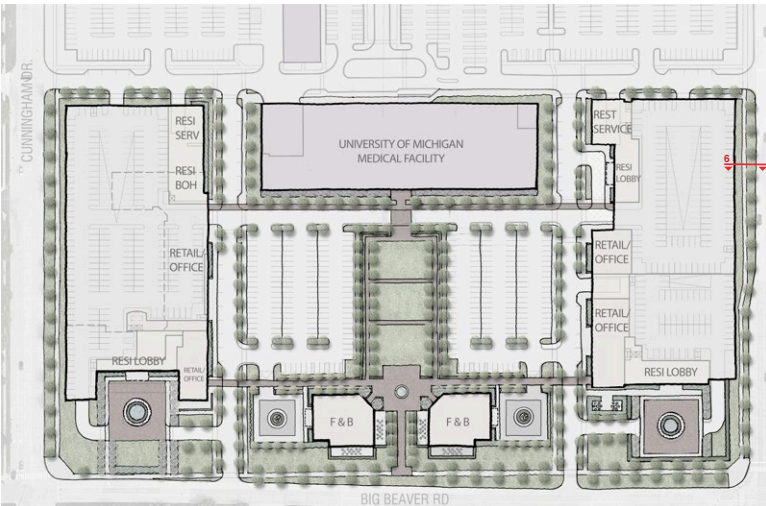


Section 5
Northern Buffer Zone



Note Key:

- 1. Single Row of Large Shade Trees in Lawn
- 2. 8' Wide Concrete Sidewalk
- 3. Foundation Plantings



Key Map

General Note:

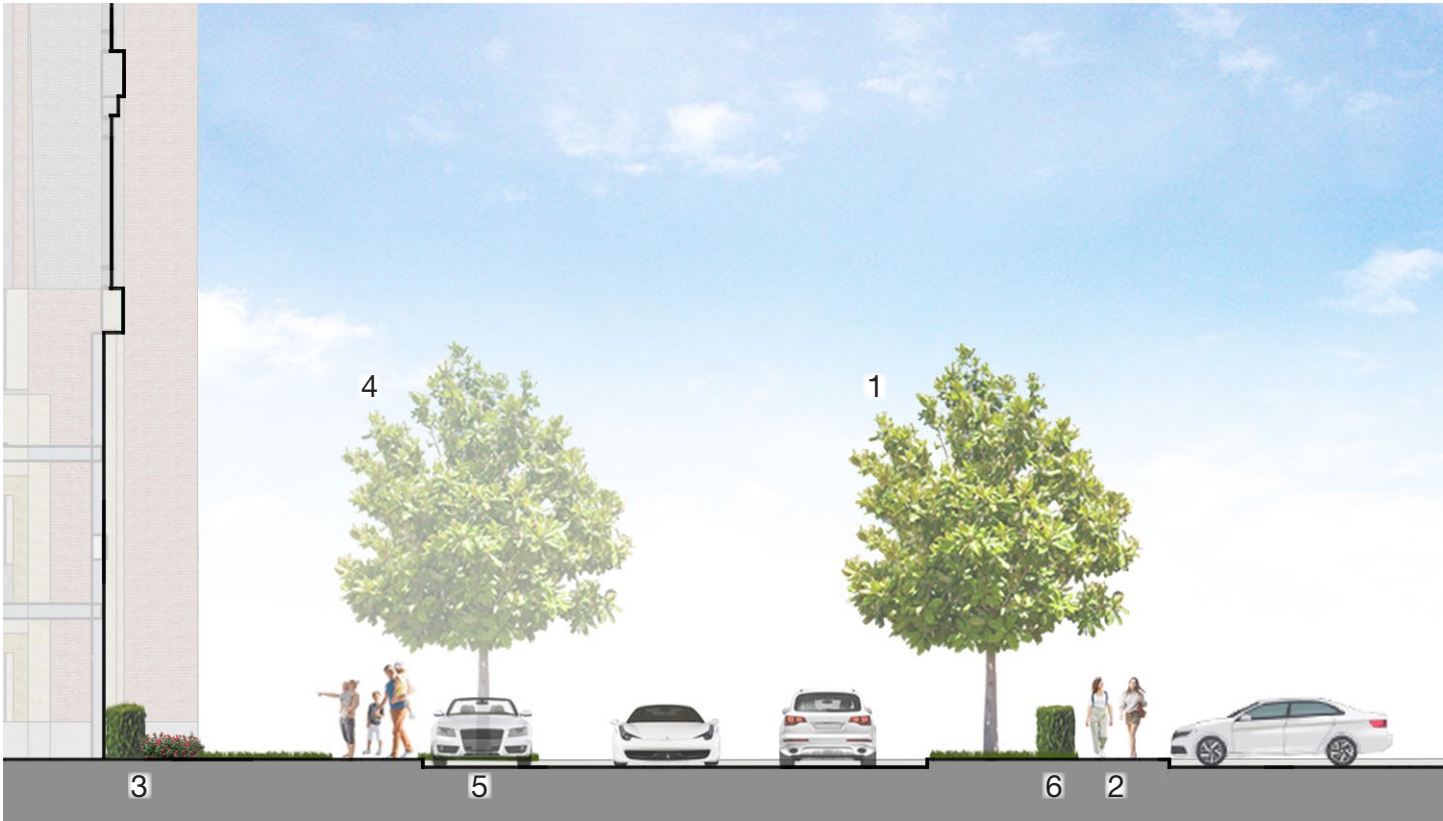
All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Interior Streetscapes

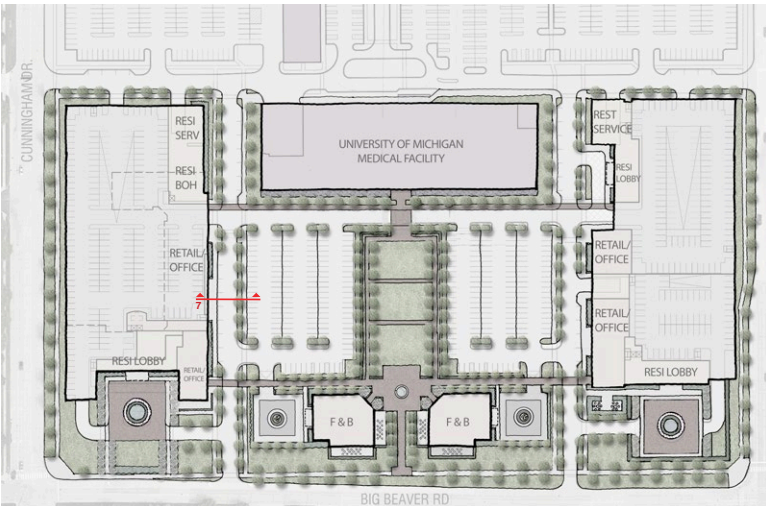
The development's interior streetscape will integrate trees, site furnishings and pedestrian scaled street lighting to create a unified design. Street trees and plantings will be used in locations to provide scale and unify pedestrian areas. Sidewalks will be a generous eight feet wide with street trees planted in lawn buffer zones adjacent to the street to separate pedestrians from vehicular traffic. In locations where parallel parking occurs, sidewalks will abut the parking areas to allow for clear access in and out of vehicles.





Note Key:

- 1. Single Row of Large Shade Trees in Lawn
- 2. Minimum 6' Wide Concrete Sidewalk
- 3. Ornamental Foundation Plantings
- 4. Street Trees Beyond
- 5. Parallel Parking
- 6. Evergreen Hedge to Screen Parking



Key Map

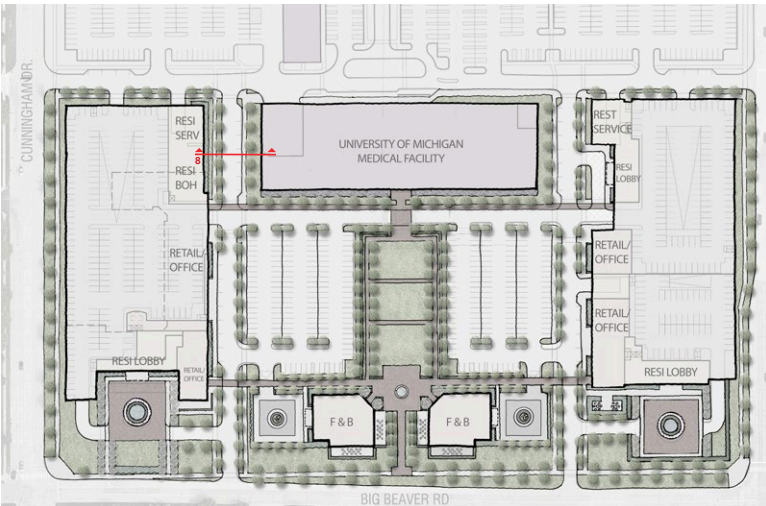
General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Note Key:

- 1. Single Row of Large Shade Trees in Lawn
- 2. Minimum 6' Wide Concrete Sidewalk
- 3. Ornamental Foundation Plantings
- 4. Street Tree Beyond
- 5. Parallel Parking
- 6. University of Michigan Medical Facility



Key Map

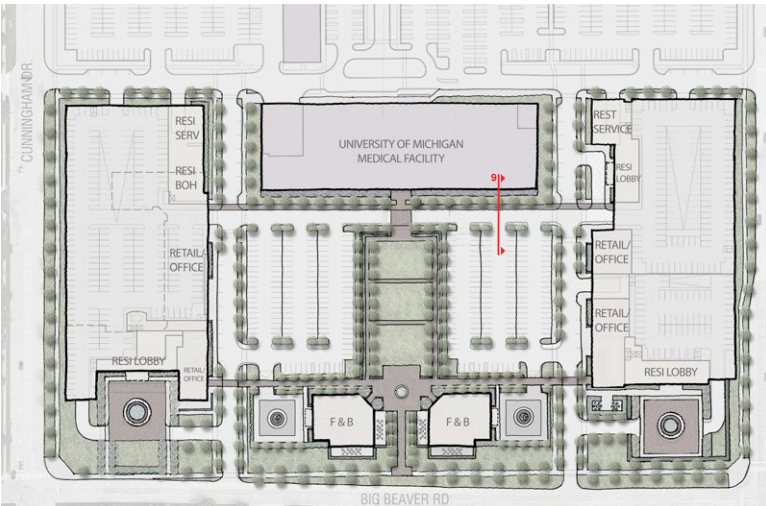
General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines



Note Key:

1. Single Row of Large Shade Trees in Lawn
2. Minimum 6' Wide Concrete Sidewalk
3. University of Michigan Medical Facility
4. Ornamental Foundation Plantings
5. Large Shade Trees and Lawn in Parking Lot Islands
6. Street Trees Beyond
7. Parking Lot



Key Map

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines

Section 9 **Typ. Interior Streetscape**

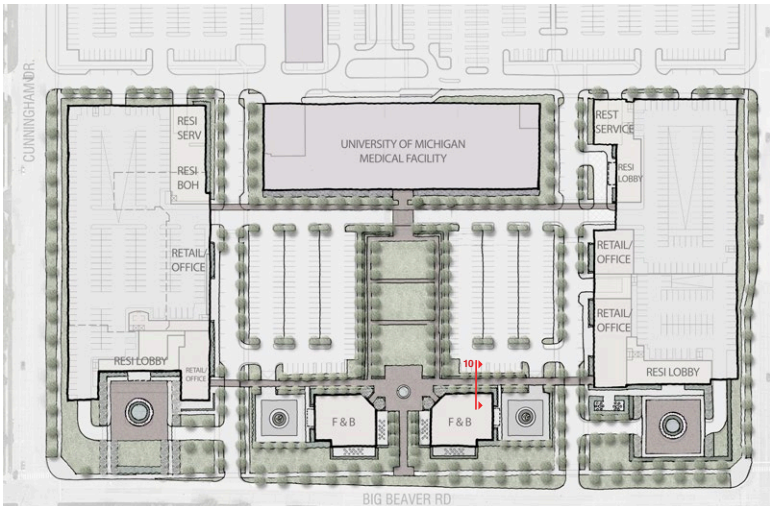


Note Key:

- 1. Double Row of Shade Tree
- 2. Specialty Sidewalk Paving Along Promenade
- 3. Evergreen Hedge to Screen Parking
- 4. Ornamental Foundation Plantings
- 5. Pedestrian Lighting
- 6. Seating Along Promenade
- 7. Restaurant

Sidewalk and Specialty Paving

Sidewalk paving throughout the development will incorporate typical medium broom finished concrete. Key intersection crosswalks, the promenade, plaza, and residential building entrances will consist of a variety of specialty paving materials, ranging from exposed aggregate concrete to clay brick or precast concrete pavers. Varying patterns and materials will help distinguish pedestrian passageways and gathering spaces to create interest, emphasize entries and differentiate use areas.



Key Map

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines

Section 10
East/West Pedestrian Promenade

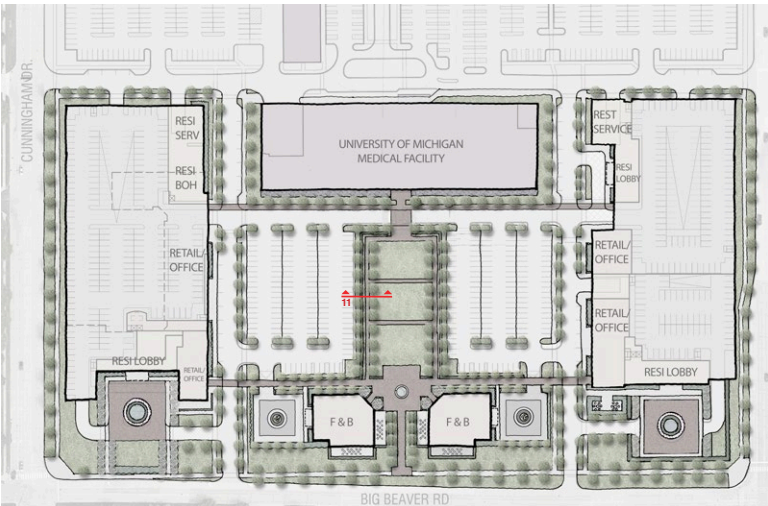


Note Key:

1. Double Row of Large Shade Trees in Lawn
2. Minimum 6' Wide Sidewalk
3. Evergreen Hedge to Screen Parking
4. Open Lawn Park Space

Parking Lot Landscaping

The parking lots will be screened from surrounding perimeter streets to the largest extent possible, to create a more pedestrian focused atmosphere. Moderate height evergreen or deciduous shrub hedges will be implemented for this purpose. Perimeter streets as well as interior parking lot islands will be landscaped with lawns, landscape bed plantings, and trees.



Key Map

General Note:

All landscape to meet or exceed City of Troy Landscape Standards and follow Big Beaver Design Guidelines

Section 11

Parking Abutting Open Park Space

**CITY OF TROY
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT PLAN (PDP) APPLICATION**

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov



PRELIMINARY DEVELOPMENT PLAN FEE
\$1,500.00
ESCROW FEE
\$5,000.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPLICATION, TOGETHER WITH THE APPROPRIATE FEES, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

1. NAME OF THE PROPOSED DEVELOPMENT: Phase 1A- Somerset West Infrastructure
2. LOCATION OF THE SUBJECT PROPERTY: 3100 W. Big Beaver, Troy, Michigan 48084
3. DATE OF CONCEPT DEVELOPMENT PLAN APPROVAL BY CITY COUNCIL: Owner seeks concurrent approval of Phase 1A with CDP Approval
4. DESCRIPTION OF PROJECT PHASE: Underground utilities, storm detention, roadways and curbs
5. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-19-476-002 and 88-20-19-476-003

- | | |
|---|---|
| 6. APPLICANT: | PROPERTY OWNER; |
| NAME <u>Nathan Forbes</u> | NAME <u>Nathan Forbes</u> |
| COMPANY <u>Forbes Frankel Troy Ventures LLC</u> | COMPANY <u>Forbes Frankel Troy Ventures LLC</u> |
| ADDRESS <u>100 Galleria Officentre, Suite 427</u> | ADDRESS <u>100 Galleria Officentre, Suite 427</u> |
| CITY <u>Southfield</u> STATE <u>MI</u> ZIP <u>48034</u> | CITY <u>Southfield</u> STATE <u>MI</u> ZIP <u>48034</u> |
| TELEPHONE <u>248-827-4600</u> | TELEPHONE <u>248-827-4600</u> |
| E-MAIL <u>nforbes@theforbescompany.com</u> | E-MAIL <u>nforbes@theforbescompany.com</u> |

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

8. SIGNATURE OF APPLICANT _____ DATE _____
9. SIGNATURE OF PROPERTY OWNER Nathan Forbes DATE 2/25/25

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN APPROVAL.

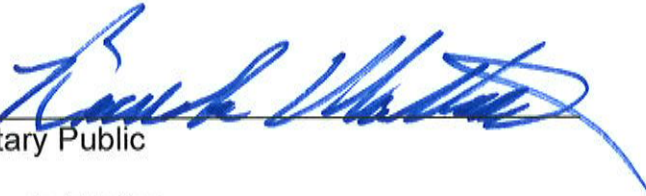
Notarial Certificate

(State of Michigan)
() ss
(County of Oakland)

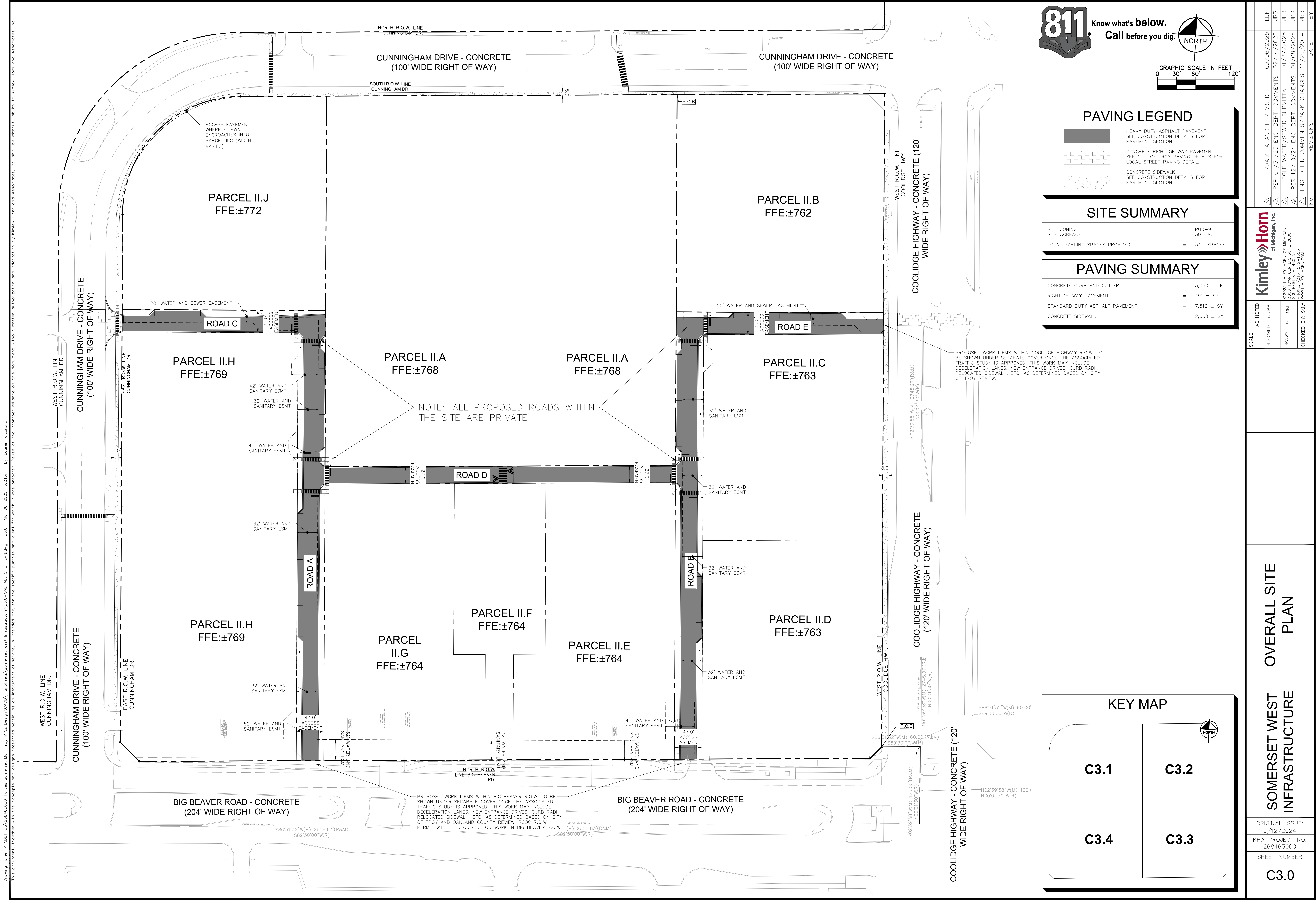
On this 25th day of FEBRUARY, 20 25, personally
appeared before me:

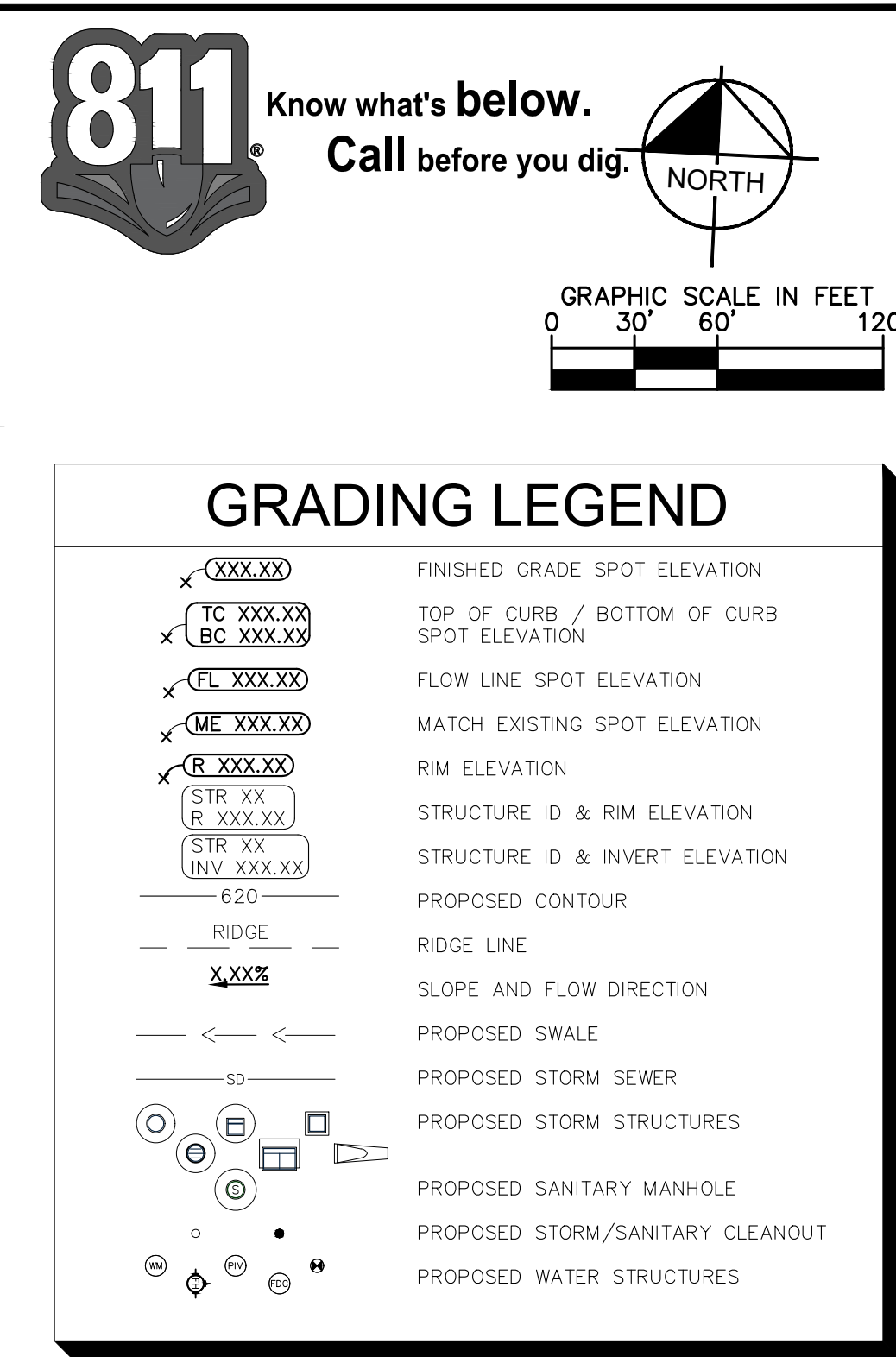
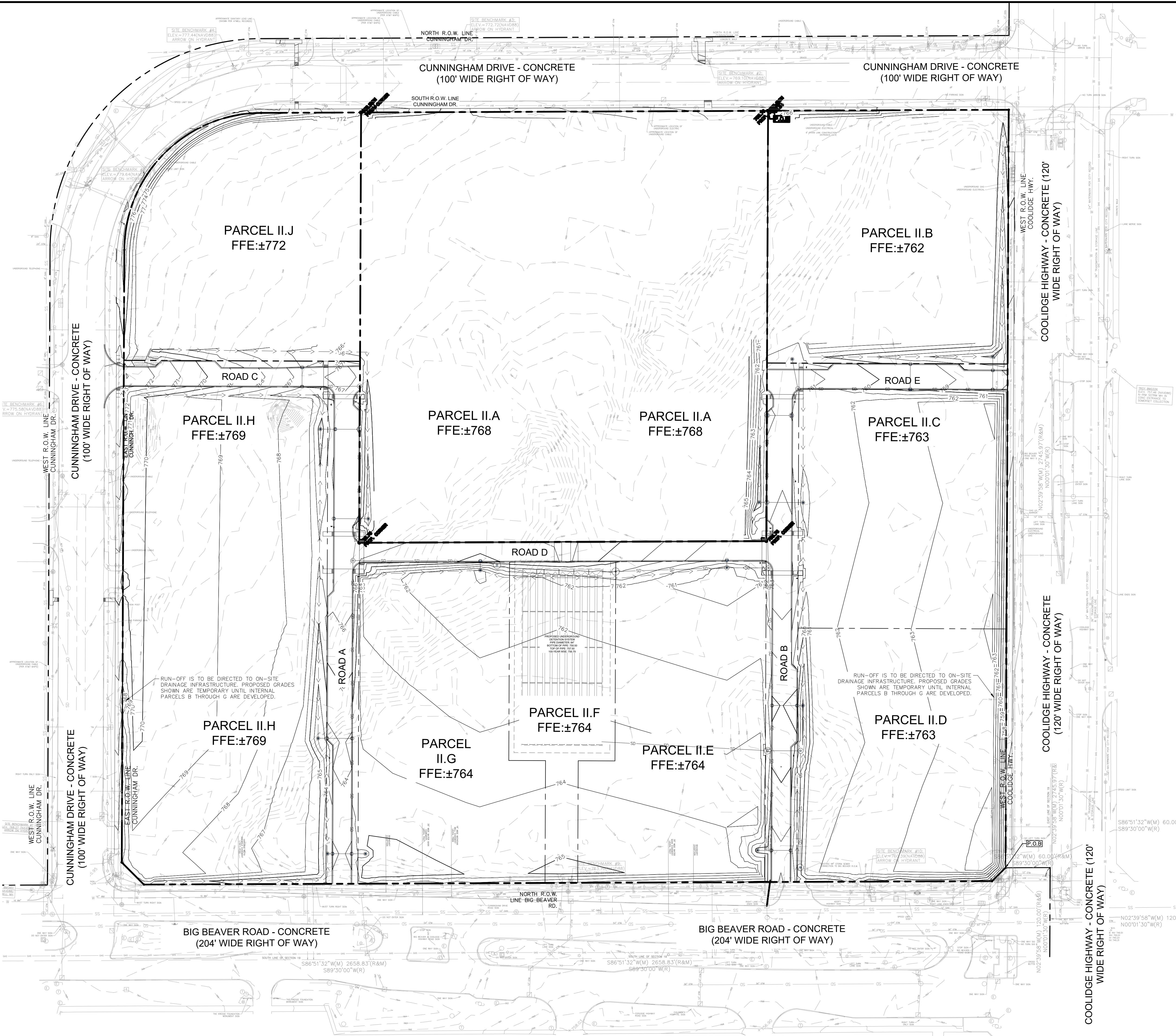
NATHAN FORBES

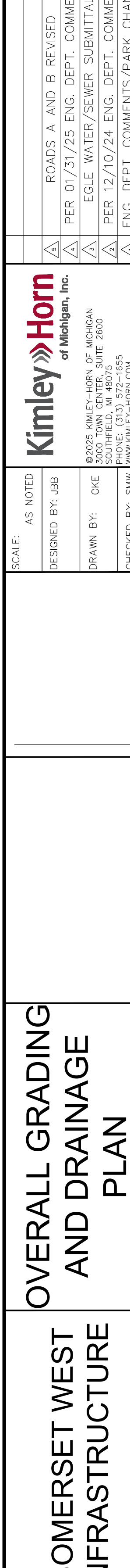
Known [☐ or produced identification] to me to be the individual who executed the
foregoing document and acknowledged the same as a free act and deed for uses and
purposes therein expressed.


Notary Public

Brenda Walton
Notary Public – State of Michigan
Oakland County
My Commission Expires: October 1, 2029
Acting in the county of OAKLAND.



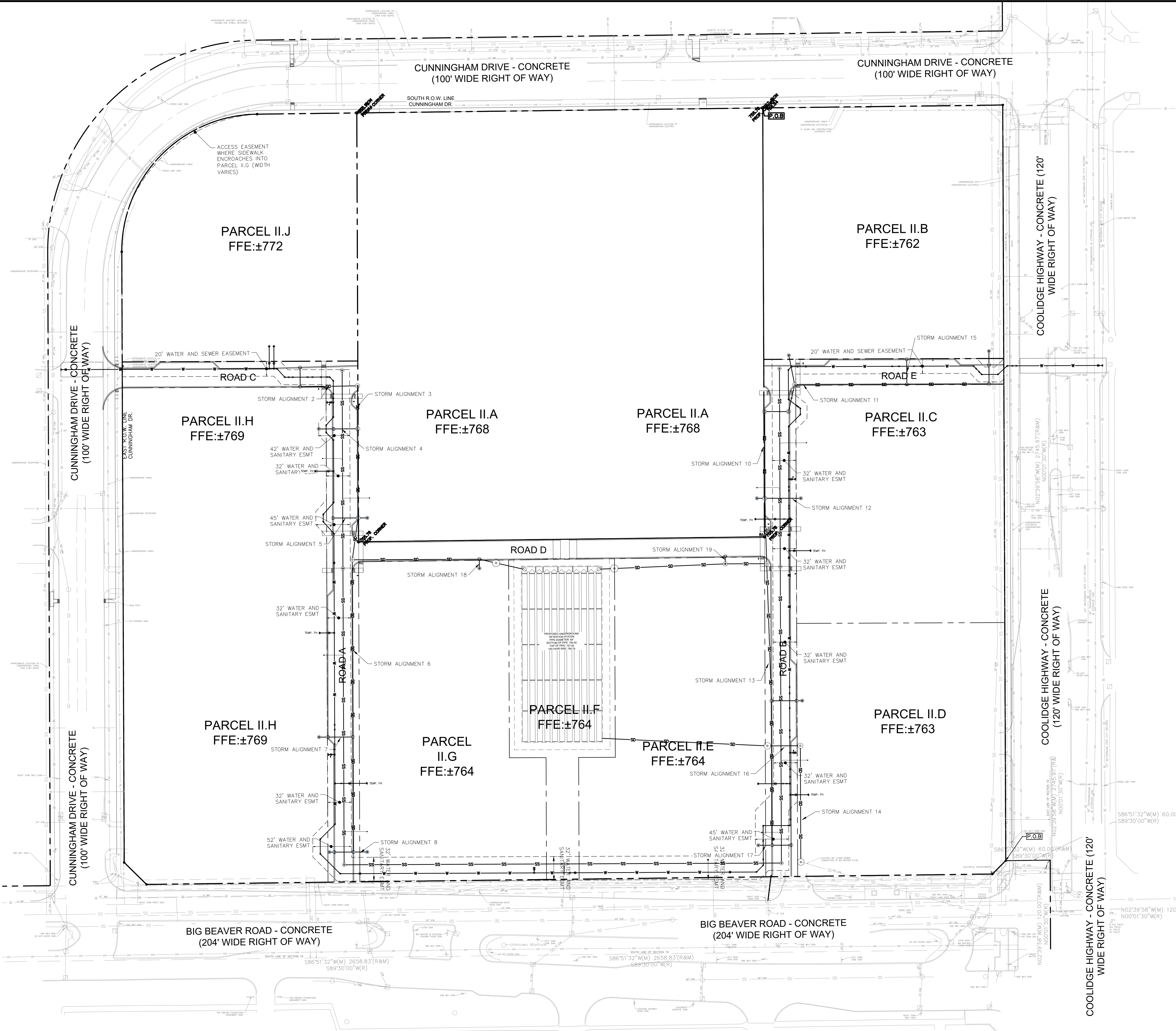



SHEET NUMBER		C5.0	
KHA PROJECT NO. 268463000		ORIGINAL ISSUE: 9/12/2024	
OVERALL GRADING AND DRAINAGE PLAN			
<p>SCALE:</p> <p>AS NOTED</p> <p>DESIGNED BY: JEB</p> <p>DRAWN BY: OWE</p> <p>CHECKED BY: SNW</p>		<p>Kimley»Horn of Michigan, Inc.</p> <p>©2025 KIMLEY-HORN OF MICHIGAN 10000 KIMLEY-HORN DRIVE, SUITE 200 SOUTHFIELD, MI 48075 PH: 248.348.2200 WWW.KIMLEY-HORN.COM</p>	
		<p>ROADS A AND B REVISED</p> <p>PER 01/31/25 ENG. DEPT. COMMENTS</p> <p>EGL WATER/SEWER SUBMITTAL</p> <p>PER 12/10/24 ENG. DEPT. COMMENTS</p> <p>ENG. DEPT. COMMENTS/PARK CHANGES</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>	
		<p>03/06/2025</p> <p>02/14/2025</p> <p>01/27/2025</p> <p>01/08/2025</p> <p>11/20/2024</p>	
		<p>LDF</p> <p>JBB</p> <p>JBB</p> <p>JBB</p> <p>JBB</p> <p>JBB</p>	

SOMERSET WEST
INFRASTRUCTURE


OVERALL GRADING
AND DRAINAGE
PLAN

Drawing name: K:\DEI\DES\268463000_Fordet Somerset West Infrastructure\06.0-OVERALL UTILITY PLAN.dwg C6.0 Mar 06, 2025 5:39pm by Lauren Fazzaroni
This document, together with the concept and design presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



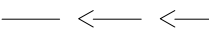


Know what's below.
Call before you dig.




GRAPHIC SCALE IN FEET
0 30' 60' 120'


UTILITY LEGEND



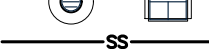
PROPOSED SWALE




PROPOSED STORM SEWER LINE




STRUCTURE ID



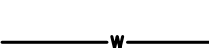
PROPOSED STORM STRUCTURES



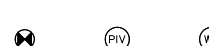
PROPOSED SANITARY SEWER LINE




PROPOSED SANITARY LATERAL LINE




PROPOSED SANITARY MANHOLE




PROPOSED STORM/SANITARY CLEANOUT



PROPOSED WATER LINE



PROPOSED WATER VALVE BOX, PIV, METER
FIRE HYDRANT, FIRE DEPT CONN. & VAULT



PROPOSED WATER BENDS & TEE

BASIS OF DESIGN

Parcel	Site Use	Area (SF) (if applicable)	Number of Employees, Residence, etc. (if applicable)	Unit type	REU rate per	REUs
Parcel II.A	Industrial (Chem)	230,000	-	0.01 per 1,000 SF	-	43.7
Parcel II.B	Industrial	-	250	residence	0.01 per residence	95.0
Parcel II.C	Hotel-Family	-	300	residence	0.01 per residence	90.0
Parcel II.D	Hotel	5,900	-	0.01 per 1,000 SF	-	0.9
Parcel II.E	Hotel-Family	-	50	residence	0.01 per residence	11.5
Parcel II.F	Hotel	9,000	-	0.01 per 1,000 SF	-	0.6
Parcel II.G	Restaurant (conventional)	16,000	-	3.00 per 1,000 SF	-	48.0
Parcel II.H	Restaurant (conventional)	n/a	-	0.01 per 1,000 SF	-	0.0
Parcel II.I	Hotel-Family	15,000	271	residence	0.01 per residence	132.0
Parcel II.J	Hotel	15,000	-	0.01 per 1,000 SF	-	2.4
Parcel II.K	Industrial Office	150,000	-	0.01 per 1,000 SF	-	28.3
Total						491.9

Site: West REU (rounded up to nearest whole number)

Sanitary Sewer Basis of Design per Site-wide REU

REU for the site	492 REUs
Assuming use per person =	3.5 people
Sanitary flows per REU	100 gal/day/person
	390 gal/day

Average daily flow

172,200 gal/day
0.172 MGD
0.266 cfs

P = population served

1,722 people
1.72 thousands of people
3.6 times average daily flow

Maximum daily flow using Peaking Factor

626,019 gal/day
0.626 MGD
0.97 cfs

Capacity of 8" PVC pipe at 0.60% out from Str. S1 =

1.0 cfs

Water Main Basis of Design per Site-wide REU

REU for the site	492 REUs
Assuming use per person =	3.5 people
Water use per REU	100 gal/day/person
	350 gal/day

Average daily flow, ADF

172,200 gal/day
0.172 MGD
0.266 cfs

Peaking factor = ADF*2

2
0.344 MGD
0.533 cfs

BASIS OF DESIGN

THE ABOVE DESIGN CALCULATIONS UTILIZE THE UNIT FACTOR METHOD, WHERE 1 RESIDENTIAL EQUIVALENT UNIT IS EQUAL TO 3.5 PEOPLE. AT 100 GALLONS PER PERSON PER DAY, UNIT ASSIGNMENTS WERE ASSUMED BASED ON OAKLAND COUNTY'S SCHEDULE OF UNIT ASSIGNMENT FACTORS.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

AS NOTED

DESIGNED BY: JBB

DRAWN BY: OKE

CHECKED BY: SMW

ROADS A AND B REVISED

PER 01/31/25 ENG. DEPT. COMMENTS

EGLE WATER/SEWER SUBMITTAL

PER 12/10/24 ENG. DEPT. COMMENTS

ENG. DEPT. COMMENTS/PARK CHANGES

03/06/2025

02/14/2025

01/27/2025

01/08/2025

11/20/2024

LD

JBB

JBB

JBB

JBB

DATE

REVISIONS

No.

SCALE:

OVERALL UTILITY

SOMERSET WEST

INFRASTRUCTURE

PLAN

ORIGINAL ISSUE:

9/12/2024

KHA PROJECT NO.

268463000

SHEET NUMBER

C6.0

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: Former Kmart parcel/plan
Date: Friday, October 25, 2024 2:09:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364



From: Rhonda Hendrickson <rmhendrickson11@gmail.com>
Sent: Friday, October 25, 2024 12:30 PM
To: Planning <planning@troymi.gov>
Subject: Former Kmart parcel/plan

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing, knowing that you have green-lighted a plan for the former Kmart parcel that is adjacent to my neighborhood. So, as you can imagine, I have watched with interest what will eventually be done there and am excited for something finally.

In 2007, I sent a letter to Nate Forbes talking about what I felt would be wonderful for the Troy community, based on a trip I just took in Italy. He responded graciously, but of course, we all know what happened then.

I address you today, having looked at the design plan on your website. Coincidentally, I have just returned from a 30 day trip to Germany and Austria, and I come away with the same impression about what would be a community enhancement for what amounts to the last large parcel on Big Beaver that could give residents a chance for a place of gathering. Every city and small village in Europe has a piazza or platz, or square that people are drawn to gather in. It is surrounded by restaurants and cafes, fountains and beauty. It is what creates the cafe culture and connects the community there.

When I look at the plan for the site as it is today, I see 1.09 acres of open green space amidst

buildings, not including walkways. That is slightly larger than my backyard for such significant acreage. I would like to know what the design intent is for that space. For the 750 living units to walk the dog or meet? Lunch spot for office workers? What about it serves the greater community?

In Dresden Germany, the platz there was huge, with underground parking and at least 30 restaurants and cafes, and small retail shopping. It included hotels, as this plan does and was certainly a draw for both locals and visitors to gather.

I would love to see a place that draws in the community and hope that height of buildings and layout does not create a "fortress" (like the old Kmart building) that makes it feel that it is only for those on the "inside."

My husband and I have ridden our bikes to Birmingham to get that community feel more than I can say over the years. I understand the need for density=taxes, but over the many years it always felt like a promise was dangled regarding this parcel, that it would finally give Troy a "town center" residents sorely wished for and most certainly weighed in on if asked.

Perhaps I read the design plan incorrectly or it's not in finished form, if that is the case, I am interested in what the timeline is for that. No ground has been broken. And discussion could take place to see if there is a way to squeak out a more robust open space that would invite the *whole* community in, celebrate gathering and create a place that would complement the Somerset Collection by being an outdoor draw for locals and visitors alike. The weather in Europe bothered no-one. People were outside in cafes in cold or damp weather. Musicians playing to entertain and people enjoying a square that has stood since the 1300's. I would say that shows a good idea to have legs. There are lots of offices in Troy. Lots of new hotels. Many new restaurants. Is there anything stopping Troy from making this parcel unique from all those others? I look forward to your input.

Thank you,

Rhonda Hendrickson

35 year Troy resident

3833 Estates DR

248 390-7196 c

From: [Mehrunnisa Ahmad](#)
To: [Planning](#)
Subject: Somerset west redevelopment
Date: Thursday, April 3, 2025 11:33:00 PM

You don't often get email from ahmadmehrunnisa@gmail.com. [Learn why this is important](#)

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Respected planning committee,

My name is Mehrunnisa Ahmad, I have been a Troy resident for the past 15 plus years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of mixed-use housing (areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces) and denser housing (areas with a large number of housing units per unit of land area, such as apartments and condos). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the Oakland County Housing Trust Fund. The developer's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.
Mehrunnisa Ahmad

From: [Albano Cekaj](#)
To: [Planning](#)
Subject: Somerset west and affordable housing
Date: Thursday, April 3, 2025 8:02:45 PM

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Dear Troy Planning Commission,

My name is Albano Cekaj. I have been a Troy resident for the past 25 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's

willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

From: [Mary Ellen Barden](#)
To: [Planning](#)
Subject: Tonight's Meeting
Date: Tuesday, April 8, 2025 11:20:43 AM

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Hello,

I called and left a message. I am not sure how to file my concerns for tonight's meeting regarding the old K-Mart Headquarters site.

My concern is the increased foot traffic. In order to prevent unwanted foot traffic in the adjoining neighborhood, I believe they should put a fence around the property that matches the fence around the data center. In addition, I do not believe the 100' easement is even close to being adequate. I believe that is the reason for such a large green area on the east side of Coolidge. I am even more concerned now due to the plan being office space instead of upscale condos. I believe the industrial HVAC will create a noise issue and as such, I also suggest creating landscaping to help buffer the noise. In addition, I would want to be assured that the area be designed in such a way that we are not looking at meters, garbage dumpsters and discourages using the backspace as a place for general junk collection. Also the lighting they are planning on using is very bright. What has created even more concern, is they have been terrible neighbors neglecting the property since they have owned it. It is true recently they picked up the lot (which is already accumulating debris) but I believe that is to placate the situation as they prepare to submit a proposal to Troy. While I appreciated the job they did, it doesn't negate how they have ignored my requests in the past. The yellow lighting currently being used in the parking lot is much dimmer than the lights around Somerset. I say this because I see more light from the front of the mall than I do from the ones right in my backyard.

Thank you for your time. Please feel free to contact me with any questions.

Sincerely,

Mary Ellen Barden
2105 Babcock Dr.
Troy, MI 48084
248-425-5790

From: [Mary Ellen Barden](#)
To: [Ethan Baker](#); [Theresa Brooks](#); [Hirak Chanda](#); [Mark A Gunn](#); [David Hamilton](#); [Ellen C Hodorek](#)
Cc: [Brent Savidant](#); [Planning](#)
Subject: Fwd: Appointment
Date: Wednesday, April 16, 2025 4:41:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[04142025 CDP and PDP Set PUD.pdf](#)

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Dear Planning Commissioners, City Council Members and Mayor Baker,

I am writing as a long-time resident of Troy, having lived in this city since 1992 and raised my family here, to respectfully express my concerns about the proposed development near the east side of Coolidge. While I understand the importance of thoughtful development, I believe this particular project raises several issues that have not been adequately addressed.

My foremost concern is the increase in foot traffic that will inevitably impact our quiet, established neighborhood. To mitigate this, I strongly urge the Commission to require the installation of a perimeter fence around the new development that matches the existing fencing around the adjacent data center. This would help discourage unwanted foot traffic and protect the character of the neighborhood.

Furthermore, I believe the proposed 100-foot easement is insufficient. It appears the green space on the east side of Coolidge was previously established for this very reason—to act as a buffer. Given that the plan now calls for office space rather than the originally proposed upscale condominiums, this concern becomes even more pressing. Office development brings different traffic patterns, noise levels, and lighting concerns compared to residential use.

The potential for industrial HVAC equipment noise adds another layer of disruption. To address this, I recommend the incorporation of intentional landscaping to help buffer noise and maintain the tranquility of the area.

Additionally, I would ask the Commission to ensure that the design of the development considers the visual impact on neighboring homes. This includes properly concealing utility meters, dumpsters, and service areas to avoid creating an unsightly view or inviting general disarray. It's important this backspace is not treated as an afterthought, but as part of the development that must be kept clean and orderly.

Another serious issue is the brightness and type of lighting proposed. The current yellow-toned parking lot lights are far less intrusive than those planned, and much dimmer than the lighting at Somerset Mall—despite being closer to my home. Lighting design must prioritize nearby residents, particularly when it impacts backyard spaces and sleeping areas.

Lastly, I feel compelled to mention that the property's current owners have not demonstrated good neighborly conduct. The lot has been poorly maintained for years, and while some cleanup has occurred recently, I suspect this was done in anticipation of submitting the development proposal. Unfortunately, their past pattern of neglect, including a lack of

response to previous resident concerns, does not inspire confidence in future stewardship.

Our neighborhood deserves the same level of consideration shown to others. The large easement on the east side of Coolidge was clearly deemed necessary by previous Commissions and Council Members. I respectfully ask that the same thoughtful approach be applied now.

Please take our concerns seriously, and help us preserve the peaceful environment that has made this area such a wonderful place to live for decades.

----- Forwarded message -----

From: **Brent Savidant** <SavidantB@troymi.gov>

Date: Tue, Apr 15, 2025 at 1:53 PM

Subject: RE: Appointment

To: Mary Ellen Barden <mebarden1@gmail.com>

Cc: Frank A Nastasi <Frank.Nastasi@troymi.gov>

I was not brushing you off. I simply do not believe that meeting in person is necessary, since you did an excellent job of describing your concerns both in writing and verbally. The City has negotiated on behalf of the neighborhood to the north from the beginning of the process. If you believe what is proposed is inadequate you can communicate your concerns directly with Planning Commission and City Council.

The most recent CDP is attached.

Please look at Page 15. The CDP proposes a 100-foot buffer area where there will be no buildings. Keep in mind, the maximum proposed height north of Cunningham is 50 feet. This represents only half the setback distance.

Please look at page 34. This shows the proposed northern buffer of the PUD, abutting your neighborhood to the south. There is a cross-section provided showing proposed landscaping. The applicant proposes a berm with coniferous trees planted on the berm with additional rows of trees planted south of the berm. This is a robust landscape plan and is considerably higher than the standard in the Zoning Ordinance for similar projects. This seems to address your written and spoken concerns. Except for your comment that there was trash on the site, which I will communicate with the applicant.

The City Manager is copied so he is aware of our interaction.



R. Brent Savidant, AICP
Community Development Director

City of Troy
O: 248.524.3366



From: Mary Ellen Barden <mebarden1@gmail.com>
Sent: Tuesday, April 15, 2025 12:45 PM
To: Brent Savidant <SavidantB@troymi.gov>; Planning <planning@troymi.gov>
Subject: Re: Appointment

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I wholeheartedly disagree and do not appreciate the brush off. Are any of the concerns being addressed in their plans? After speaking with the developer I am pretty sure he has no plan on changing anything unless the city of Troy requires him to. Who represents me here and fights for my interests?

On Tue, Apr 15, 2025 at 9:32 AM Brent Savidant <SavidantB@troymi.gov> wrote:

Thank you for the email.

I believe I have a firm understanding of your concerns. You have communicated them clearly via email and reiterated your concerns verbally to the Planning Commission on April 8. You had the opportunity to speak with the developer directly at the neighborhood meeting they hosted. You have the opportunity to attend the Planning Commission public hearing on April 22. You have the opportunity to attend the City Council public hearing (no date set yet). Any email correspondence you provide will be shared with both boards and read by all board members. You have a voice and it will be listened to.



R. Brent Savidant, AICP
Community Development Director

City of Troy
O: 248.524.3366



From: Mary Ellen Barden <mebarden1@gmail.com>
Sent: Tuesday, April 15, 2025 6:01 AM
To: Brent Savidant <SavidantB@troymi.gov>; Planning <planning@troymi.gov>
Subject: Appointment

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[Learn why this is important](#)

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Hello Brian,

I would like to have a sit down meeting with you to discuss concerns regarding the land use permit for the corner of Big Beaver and Coolidge (the old K-mart site). It seems only fair to talk to us individually the same as you are talking to the developer. Having been a resident for more than 30 years, I remember how Troy steam rolled through the data center in the corner of the back lot

It might be useful for you to come here so I can show you what I'm talking about?

Looking forward to speaking with you,

Mary Ellen Barden













From: [Dylan J Clark](#)
To: [Brent Savidant](#)
Subject: Fw: An open letter Kmart redevelopment Troy MI ...
Date: Thursday, May 1, 2025 3:29:44 PM
Attachments: [Outlook-cid_133E0E.png](#)

FYI...

Best,



Dylan Clark, M.P.A.
Senior Management Analyst
Troy City Manager's Office
O: 248-524-1087

From: Scot Beaton <scotbeaton@gmail.com>
Sent: Thursday, May 1, 2025 3:01 PM
To: City Council Email <CityCouncilEmail@troymi.gov>
Subject: An open letter Kmart redevelopment Troy MI ...

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An open letter Kmart redevelopment Troy MI ...

.....

Nathan Forbes, Forbes Frankel Troy Ventures LLC ... Brent Savidant, AICP | Community Development Director Troy MI ...

Planning commission meeting April 22, 2025 ... per YouTube watch of a lengthy planning commission discussion ... I strongly feel that Nathan Forbes was treated unfairly by the planning commission.

After that meeting I also would strongly feel I might walk too. "car service centers, drive-thru" what embarrassing questions to even ask.

Troubled ... Troy MI may not understand this incredible gift to their Big Beaver corridor from the

University of Michigan.

Troubled ... 'the University of Michigan can't be trusted to build an aesthetically pleasing medical center.' I question does the Troy MI planning commission know the University of Michigan is one of the top universities world wide.

Troubled ... planning commission members may not understand the cost of a billion dollar development ... all Nathan Forbes was asking for was phase one, build streets and sewers. This should have gone on to City Council.

Toby Buechner planning commission member "my house is in that picture" seemed to be the only member who made sense of this first phase proposal and the continuing need for flexibility in today's market.

Troubled ... planning commission members may not understand speck office and speck brick and mortar retail for over a decade have been in the financial toilet. It's a whole new world out there with work at home and home delivery.

Troubled ... I find sophomoric statements like "you could build all office on this site" from planning commission members who are out of touch with today's market.

What is buildable today are mixed-use developments; primary, majority of square footage is residential and I thought Nathan Forbes made that clear to the planning commission members.

IMO ... The meeting went on and on with planning commissioners asking the same questions over and over again and making requests that were too premature to approve phase one.

A lot of time spent on the surface parking lot on the north side of the U of M medical building, which I feel Nathan Forbes delivered a good answer.

.....

Nathan Forbes, I am one who has spent much of my free time past 55 years reading everything a can get my hands on, architecture, architects, urban planning. I actually did shed a tear the day Zaha Hadid died.

Nathan Forbes, my ideas are always free and please consider these 'creative' ideas from a creative guy who loves architecture as you; and move hopefully forward with this new development.

Kmart redevelopment ... I also grew up with this building ... was at the time a 'breakthrough world class development' when built ... I remember the headlines.

I also remember when Forbes Frankel Troy Ventures LLC built Somerset North Troy MI ... that also at the time a 'breakthrough world class development' when built ... I remember those headlines too.

Somerset North Troy MI, parking ... first of its kind; tall ceilings ... a non claustrophobic parking garage. An indoor mall with a glass ceiling that was a throwback design to the 1851 Crystal Palace England.

All that metal was more than support to hold up the glass but many extra supports for decoration only. Brilliant beautiful design!

.....

Nathan Forbes, when you drop names like Earl Sarrian then your building elevations should live up to his design standards... like you said Somerset North Troy MI.

IMO ... What is proposed ... well I have seen these building elevations a 100 times over ... and I feel Nathan Forbes you have the talent to do even better. Also building surface materials don't always make the building pretty.

Nathan Forbes why does the architectural guidelines only promote only built today modern architecture? There is a revival as of late for more traditional or art deco architecture ... more now in Europe and spreading to North America. Or called “transitional design or eclecticism**.”

University of Notre Dame School of Architecture; a new revival in traditional architecture that is also modern.* Nathan Forbes ... may I suggest your team and the University of Michigan please look into what these young minds are creating before moving forward with your design.

This is also a good watch <https://www.youtube.com/watch?v=rfsuU8V40U0&t=2s> New York City's Great 1920s Revival.

Many studies North America ... 85% are very tired of all the new built today modern architecture. Many articles 'we are making North America all look the same.' Your residential buildings and commercial IMO do look like all others as of late.

Your five over one residential buildings look like the many new buildings in the Triangle District Birmingham MI, or downtown Royal Oak or Ferndale MI. Do you want that same ‘look’ for your new development in Troy MI?

The U of M medical building... does it not just looks like another big modern office building or hospital? So far that is what illustrated in your plans. You could suggest to them why can't this development look more like the University of Michigan in Ann Arbor?

Could you not do the research, explore a more timeless traditional style of architecture. Could this U of M medical centerpiece take on a look of more stone trim and an ivy league university reclaimed brick with less glazing? Or a grand front porch and steps with columns facing the central park?

Why a flat roofline? What makes Louis Kamper Book Tower or Albert Kahn's Fisher Building so stunning, a distinctive roofline. Fisher Building roof is covered with semi-glazed green terra cotta. Nathan Forbes would that look not be more, your words “Cranbrook-esque.”

Nathan Forbes, did your family not step out of the box when they built Somerset North Troy MI ... a throwback design to the 1851 Crystal Palace England. Question ... why build another big built today modern office building or hospital with a flat roof? Somerset North Troy MI has a stunning ceiling.

note: Residential, commercial, office buildings ... you show depressing dull gray bricks ... do we not like color anymore? Fiber cement board and metal siding... all this could be considered inexpensive building materials.

And if you like Earl Sarrian why can't your new hotel embrace his talent and build a true Mid-20th Century Modern Hotel tower? What would the late Minoru Yamasaki think of this proposal so far as presented ... IMO ... BORING!

.....

Surface parking lots; north lot, I understand now the revision to the proposal ... wish the planning board did. Not a good idea to build parking garages to tear down later.

Future development north of the U of M medical center building; build to infill that large surface parking

lot, why instead of bookend never good looking parking garages... A better look could be a campus of multiple buildings, green space with parking on the first floor. And a roofline and look to match the main building.

As stated; Nathan Forbes did your family not reinvent the parking garage with Somerset North Troy MI. Why can't you reinvent the underground parking garage? Could you concenter the entire parcel south of the new U of M medical building to Big Beaver Blvd. be built on top of a one floor below grade parking garage.

Including all internal streets for traffic, a twelve foot ceiling with as few supports as possible and open to the sky natural light wells. Trees when planted at parking garage level would grow to thirty footers through the light wells up into the central park.

Parking could also be a ground level but only indoor on the west and east sides, first floor of the mixed-use buildings with curb cuts only to Coolidge Boulevard and Cunningham Drive. No outdoor surface parking lots only drop-off for cars, trucks and deliveries.

.....

Create a new central park with no cars or trucks or surface parking lots in front of the new U of M medical building ... Why not a 'European style town square' with mixed-use surface streets for pedestrians and non mortise vehicles like bicycles.

These internal mixed-use surface streets would accommodate vehicles used for events and all emergency vehicles like police and fire.

Office, retail, restaurants first and some second floors, and third floors and up... residential with balconies overlooking this new 'European style town square.'

Nathan Forbes, all I see so far is a small green park on top of an underground water retention system and two large surface parking lots and streets only for cars and trucks in front of the new U of M medical building.

Stunning architecture should only front Big Beaver road and not your fault, I am not seeing a lot of that as of late ... Nathan Forbes let's not forget the late Minoru Yamasaki 'Grand Boulevard Plan.' IMO ... auto drop-offs is not the best look for a Big Beaver streetscape.

.....

Could it be possible to have two slender residential towers with a 400+ foot maximum height near the corner of Big Beaver and Coolidge Boulevard one could be 1/2 hotel and 1/2 residential. The other tower all residential. Could they also have a Fisher Building style roofline to match the new U of M building.

.....

Unprotected bike lanes in a street are a bad idea... let's not continue to make this mistake, separate bike streets from roadways is a better idea. One only has to look as far as what they are doing in the Netherlands. They are now removing all unprotected bike lanes and replacing their infrastructure with bike streets.

Nathan Forbes you could set the trend for Troy MI; building bike streets around and thru this new development. Bike riders get seriously hurt in unprotected bike lanes... do you want this on your conscience?

.....

This is a special corner in Troy MI ... Nathan Forbes ... I found your love of "symmetry", design; the continued love for building the very best in the city of Troy MI ... Let's put it this way Troy MI should be very thankful of your current proposal.

Or let's also put it this way ... one only has to look at what my grandparents or your great-grandparents built The Coronado Apartments 3751 Second Avenue Detroit MI and the new built today modern apartment building across the street. What will survive time?

IMO ... what is presented so far ... more of the same surface parking lots and streets for cars and trucks. Are you going to build a development that will all be torn down in the next 60 years like most new developments like this will, or a development that will be innovative in design and cherished for generations to come.

Nathan Forbes you are an incredible developer and a skilled and persuasive orator; please concenter these free innovative suggestions as you move forward.

Nathan Forbes, Forbes Frankel Troy Ventures LLC ... Brent Savidant, AICP | Community Development Director ... always thanks for your time. Please forward this letter to all planning commission members and the Troy MI city council.

.....

"Architecture is art, but unlike art that can be hung inside a gallery architecture is public art and can have either good or bad consequences affecting a cities character and charm."

Scot Beaton -- semi retired five time national, international NYC Clio award winning designer
political experience former Rochester Hills City Council member 1988 to 1997 President, Rochester Hills City Council
655 Bolinger Street Rochester Hills MI 48307
<https://www.linkedin.com/in/scot-beaton-474a7b51>

.....

quotes from the Oakland Press

Nathan Forbes... He said the new development would be "very Cranbrook-esque," with high-quality brick, stone and metal used.

"I'm a little bit fit to be tied. Maybe we'll see you again and maybe we won't," said Nate Forbes, managing partner of The Forbes Co., after the city's Planning Commission postponed a decision Tuesday, April 22, that would have moved the project forward.

*The University of Notre Dame School of Architecture emphasizes a revival of traditional and classical architecture, integrating these principles with modern practices and sustainability.
This approach aims to create a built environment that is both functional and beautiful, emphasizing human-centered design and community engagement.

**Both transitional design and eclecticism can be used to describe a combination of traditional and modern architectural elements.
While both terms involve blending styles, they have subtle differences. Transitional design specifically focuses on bridging the gap between traditional and modern, often emphasizing a balance and a timeless

aesthetic.

Eclecticism, on the other hand, is broader and can incorporate elements from various historical styles, creating a more diverse and personalized look.

From: [Alecia Billington](#)
To: [Planning](#)
Subject: Planning Commission Input
Date: Thursday, April 3, 2025 9:06:38 PM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Alecia Billington. I have been a Troy resident for the past 7 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's

willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

From: [Deanna Katto](#)
To: [Planning](#)
Subject: Somerset West Redevelopment and Ordinance Rewrite - Resident Feedback
Date: Thursday, April 3, 2025 6:30:19 PM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

I hope all is well!

My name is Deanna. I grew up in Troy and have been a resident for many years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission!

Best,
Deanna Katto
(248) 885-3516

From: [Fabrice Smieliauskas](#)
To: [Planning](#)
Subject: comments on Somerset West Redevelopment
Date: Friday, April 4, 2025 8:33:52 AM

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Dear Troy Planning Commission,

My name is Fabrice Smieliauskas. I have been a Troy resident for the past five years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

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Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help

Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission. Fabrice Smieliauskas

From: [Joel M.](#)
To: [Planning](#)
Subject: Troy Planning Commission Input
Date: Thursday, April 3, 2025 9:39:00 PM

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Dear Troy Planning Commission,

My name is Joel Meulenberg. I have been a Troy resident for the past 8 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an

opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

From: [Kelly](#)
To: [Planning](#)
Date: Friday, April 4, 2025 8:50:44 AM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kelly Jones and I am a 26 year resident of Troy.

As you know, Troy's reputation as a top city for families and businesses makes it a highly desirable place to live, especially for younger families seeking quality schools.

To keep Troy accessible, we must address housing affordability.

I urge the Planning Commission to support mixed-use and higher-density housing and rezone office districts for flex or residential use. Mixed-use developments and denser housing options can create walkable neighborhoods while expanding our housing supply, focusing on young families and seniors. Given the post-COVID decline in office use, rezoning is crucial for Troy's long-term viability. Research shows these strategies can boost property values, reduce congestion, attract businesses, and stimulate economic growth—all while improving affordability.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site is exciting! I hope there is an opportunity to set aside homes that are affordable to young families and seniors.

I encourage the Planning Commission to consider mixed use and high density housing, as well as rezoning office districts for flex or residential purposes.

Thank you for your time,
Kelly Jones

From: [Qudsia](#)
To: [Planning](#)
Subject: Ordinance Rewrite & the Somerset West Redevelopment
Date: Thursday, April 3, 2025 10:55:59 PM

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Dear Troy Planning Commission,

My name is Qudsia Lone. I have been a Troy resident for the past 14 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. As one of the best places to raise a family, start a business, and attend a public school district in the state and country, we must recognize why many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values.

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's

willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

Qudsia Lone

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-----Recommendations:-----

Make a difference in the world: <http://usa.humanityfirst.org/>

For Humanity First International, go to: www.humanityfirst.org

From: [Mike f](#)
To: [Planning](#)
Subject: Ordinance Rewrite & Somerset W Redevelopment
Date: Friday, April 4, 2025 9:32:11 AM

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Dear Troy Planning Commission,

Our names are Mike Flores & Josh Curie, and we have been residents of Troy for the past year. We're writing to share our thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

We believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

We encourage the Commission to promote **mixed-use** and **higher-density housing** as well as **rezoning office districts to flex or residential uses**. Mixed-use developments—combining residential units with retail, office, or other non-residential spaces—along with denser housing options like apartments and condos, can create vibrant, walkable neighborhoods while expanding our housing supply. Rezoning areas zoned office to flex or residential use is critical to the viability of our city given the post Covid crash in office use. Research shows that these housing models can raise property values, reduce traffic congestion, attract businesses, and stimulate local economic growth—all while helping to lower housing costs over time.

Troy has already taken steps in the right direction, approving similar projects of late. These kinds of efforts should be expanded. When it comes to higher-density housing, recently proposed projects clearly recognize the demand among young families, but current ordinances often restrict their ability to meet that demand. I urge the Commission to revise zoning to allow greater density by default—especially along the **Big Beaver corridor** and in **neighborhood nodes**, where residents can benefit from the many amenities our city has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. We hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The project's willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future projects to follow suit.

Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

Sincerely,

Mike & Josh
Paddington Street
248-275-3145

Dear Troy Planning Commission,

My name is Cheryl Webster Miller, and I have been a resident of Troy for the past 36 years. I'm writing to share my thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

I believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

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Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

Sincerely,
Cheryl Webster Miller, 113 Streamview Drive, Troy 48085

From: [Kristin Pingree](#)
To: [Planning](#)
Subject: Developing Former Kmart HQ
Date: Tuesday, April 8, 2025 6:40:35 PM

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Dear Troy Planning Commission,

My name is Kristin Pingree, and I have been a Troy resident for the past 12 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment of the former Kmart Plaza.

To help increase housing accessibility, I encourage the planning commission to pursue the design and building of mixed-use housing and denser housing. Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply and increased affordability. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

Sincerely, Kristin Pingree

From: [Ren Nushaj](#)
To: [Planning](#)
Subject: Ordinance and old K-Mart site
Date: Friday, April 4, 2025 8:01:59 AM

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

My name is Ren Nushaj, and I have been a resident of Troy most of my adult life. I'm writing to share my thoughts on the future ordinance rewrite (April 22nd) and the proposed Somerset West Redevelopment (formerly the Kmart Plaza).

I believe there is a pressing need to address housing affordability in Troy. As one of the best cities in Michigan—and the country—for raising a family, starting a business, and accessing top-tier public education, it's no surprise that many families are eager to call Troy home, particularly younger families. In our diverse city, where 57% of residents hold a bachelor's degree or higher, many are drawn here by the opportunity to enroll their children in Troy's exceptional schools. These families are investing in their children's futures, hoping to provide a strong foundation that leads to success in a competitive global workforce. We should ensure Troy remains accessible to families who share these values and aspirations.

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Thank you for your time, and for your commitment to making Troy an inclusive, forward-thinking city for all.

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Sincerely,

Ren Nushaj
Attorney at Law

Troy Law Center
Attorneys & Counselors
5960 Livernois Rd.
Troy, MI 48098

Tel. (248) 649-1000
Fax. (248) 792-3487
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Confidential Communication Notice

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Note to clients: This e-mail is an attorney-client privileged communication, and the privilege may be lost if you forward or disclose it to third parties.

From: [Mary Ellen Barden](#)
To: [Ethan Baker](#); [Theresa Brooks](#); [Hirak Chanda](#); [Mark A Gunn](#); [David Hamilton](#); [Ellen C Hodorek](#)
Cc: [Brent Savidant](#); [Planning](#)
Subject: Re: Appointment
Date: Friday, April 18, 2025 3:07:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Baker, Planning Commissioners, and City Council Members,

I am writing as a concerned resident of the subdivision north of the K-mart redevelopment site regarding the proposed site plan located north of Cunningham. While I understand the city's desire to grow and encourage economic development, I have serious concerns about the potential impact this project may have on our community.

Specifically, I am concerned about:

- **Traffic congestion/increased noise/environmental impact/light pollution**
- **Lack of transparency in the planning process and insufficient public consultation**
- **Potential negative effects on property values or quality of life**
- **Difference in easement allotment comparative to what the city felt was necessary for the project east of Coolidge**
- **No fencing/barrier to keep our neighborhood from unwanted intrusions**
- **No plan to develop the easement landscaping during phase one in order to protect our homes from construction noise and general dust created during construction**

I respectfully request that the city reconsider or modify this development plan and take into account the voices and interests of local residents. A more thorough review, an environmental impact study, and a series of public forums for community input equal to the face time the developer has had thereby ensuring that this development serves the best interests of all stakeholders.

As a member of this community, I ask that you prioritize responsible growth, community engagement, and long-term planning. I appreciate your attention to this matter and look forward to hearing how our concerns will be addressed. Based on the current site plan forwarded to me, none of our concerns have been addressed. Mr. Savidant stated he has been advocating on our behalf, but nothing in the current plan would point to any concessions for our community and we are only allotted a letter and three minutes at commission meetings. I would appreciate someone from the city coming and speaking to me so I can show them what I am talking about in the our corner with the berm being significantly less protective.

Sincerely,

Mary Ellen Barden

On Wed, Apr 16, 2025 at 4:39 PM Mary Ellen Barden <mebarden1@gmail.com> wrote:

Dear Planning Commissioners, City Council Members and Mayor Baker,

I am writing as a long-time resident of Troy, having lived in this city since 1992 and raised

my family here, to respectfully express my concerns about the proposed development near the east side of Coolidge. While I understand the importance of thoughtful development, I believe this particular project raises several issues that have not been adequately addressed.

My foremost concern is the increase in foot traffic that will inevitably impact our quiet, established neighborhood. To mitigate this, I strongly urge the Commission to require the installation of a perimeter fence around the new development that matches the existing fencing around the adjacent data center. This would help discourage unwanted foot traffic and protect the character of the neighborhood.

Furthermore, I believe the proposed 100-foot easement is insufficient. It appears the green space on the east side of Coolidge was previously established for this very reason—to act as a buffer. Given that the plan now calls for office space rather than the originally proposed upscale condominiums, this concern becomes even more pressing. Office development brings different traffic patterns, noise levels, and lighting concerns compared to residential use.

The potential for industrial HVAC equipment noise adds another layer of disruption. To address this, I recommend the incorporation of intentional landscaping to help buffer noise and maintain the tranquility of the area.

Additionally, I would ask the Commission to ensure that the design of the development considers the visual impact on neighboring homes. This includes properly concealing utility meters, dumpsters, and service areas to avoid creating an unsightly view or inviting general disarray. It's important this backspace is not treated as an afterthought, but as part of the development that must be kept clean and orderly.

Another serious issue is the brightness and type of lighting proposed. The current yellow-toned parking lot lights are far less intrusive than those planned, and much dimmer than the lighting at Somerset Mall—despite being closer to my home. Lighting design must prioritize nearby residents, particularly when it impacts backyard spaces and sleeping areas.

Lastly, I feel compelled to mention that the property's current owners have not demonstrated good neighborly conduct. The lot has been poorly maintained for years, and while some cleanup has occurred recently, I suspect this was done in anticipation of submitting the development proposal. Unfortunately, their past pattern of neglect, including a lack of response to previous resident concerns, does not inspire confidence in future stewardship.

Our neighborhood deserves the same level of consideration shown to others. The large easement on the east side of Coolidge was clearly deemed necessary by previous Commissions and Council Members. I respectfully ask that the same thoughtful approach be applied now.

Please take our concerns seriously, and help us preserve the peaceful environment that has made this area such a wonderful place to live for decades.

----- Forwarded message -----

From: **Brent Savidant** <SavidantB@troymi.gov>

Date: Tue, Apr 15, 2025 at 1:53 PM

Subject: RE: Appointment

To: Mary Ellen Barden <mebarden1@gmail.com>
Cc: Frank A Nastasi <Frank.Nastasi@troymi.gov>

I was not brushing you off. I simply do not believe that meeting in person is necessary, since you did an excellent job of describing your concerns both in writing and verbally. The City has negotiated on behalf of the neighborhood to the north from the beginning of the process. If you believe what is proposed is inadequate you can communicate your concerns directly with Planning Commission and City Council.

The most recent CDP is attached.

Please look at Page 15. The CDP proposes a 100-foot buffer area where there will be no buildings. Keep in mind, the maximum proposed height north of Cunningham is 50 feet. This represents only half the setback distance.

Please look at page 34. This shows the proposed northern buffer of the PUD, abutting your neighborhood to the south. There is a cross-section provided showing proposed landscaping. The applicant proposes a berm with coniferous trees planted on the berm with additional rows of trees planted south of the berm. This is a robust landscape plan and is considerably higher than the standard in the Zoning Ordinance for similar projects. This seems to address your written and spoken concerns. Except for your comment that there was trash on the site, which I will communicate with the applicant.

The City Manager is copied so he is aware of our interaction.



R. Brent Savidant, AICP
Community Development Director

City of Troy
O: 248.524.3366



From: Mary Ellen Barden <mebarden1@gmail.com>
Sent: Tuesday, April 15, 2025 12:45 PM

To: Brent Savidant <SavidantB@troymi.gov>; Planning <planning@troymi.gov>
Subject: Re: Appointment

You don't often get email from mebarden1@gmail.com. [Learn why this is important](#)

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I wholeheartedly disagree and do not appreciate the brush off. Are any of the concerns being addressed in their plans? After speaking with the developer I am pretty sure he has no plan on changing anything unless the city of Troy requires him to. Who represents me here and fights for my interests?

On Tue, Apr 15, 2025 at 9:32 AM Brent Savidant <SavidantB@troymi.gov> wrote:

Thank you for the email.

I believe I have a firm understanding of your concerns. You have communicated them clearly via email and reiterated your concerns verbally to the Planning Commission on April 8. You had the opportunity to speak with the developer directly at the neighborhood meeting they hosted. You have the opportunity to attend the Planning Commission public hearing on April 22. You have the opportunity to attend the City Council public hearing (no date set yet). Any email correspondence you provide will be shared with both boards and read by all board members. You have a voice and it will be listened to.



R. Brent Savidant, AICP
Community Development Director

City of Troy
O: 248.524.3366



From: Mary Ellen Barden <mebarden1@gmail.com>
Sent: Tuesday, April 15, 2025 6:01 AM

To: Brent Savidant <SavidantB@troymi.gov>; Planning <planning@troymi.gov>
Subject: Appointment

Some people who received this message don't often get email from mebarden1@gmail.com. [Learn why this is important](#)

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Hello Brian,

I would like to have a sit down meeting with you to discuss concerns regarding the land use permit for the corner of Big Beaver and Coolidge (the old K-mart site). It seems only fair to talk to us individually the same as you are talking to the developer. Having been a resident for more than 30 years, I remember how Troy steam rolled through the data center in the corner of the back lot

It might be useful for you to come here so I can show you what I'm talking about?

Looking forward to speaking with you,

Mary Ellen Barden

From: [Jasper Gill](#)
To: [Planning](#)
Subject: Somerset West/ U of M questions
Date: Tuesday, April 22, 2025 2:15:00 PM

You don't often get email from drjaspergill@gmail.com. [Learn why this is important](#)

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Greetings,

I am unable to attend tonight so I wanted to relay my thoughts to you prior to the meeting tonight for the Somerset West/UofM Health campus. My house is in their renderings so I will be able to walk here with my three young children and wife. A few questions if you also may have some insight on these for the proposed area:

1. **Weekend farmers market.** In one of their pictures they have a sample of tents set up like a farmer's market. With the ample parking and the grassy area this would be great for Troy to restart and relocate it here to really amplify this as a Troy community area on Sundays.
2. **No grocery store any more in the renderings.** Will a small format Holiday Market like in Birmingham be added?
3. In the renderings in front is this a **Restaurant Row, coffee shop**, etc or just like Ocean Prime across the street, where it is just two restaurants across from each other?
4. Is there any consideration for an exercise facility on the grounds? Are the Forbes/Frankel involved with the **Equinox gym** on the other side of town?
5. The grass and trees are nice, but could a **playground** for children be added?
6. It looks like the parking deck has been removed for surface parking. Would they consider reversing this back?

Thank you for your time,

Jasper Gill

From: [Christopher Henne](#)
To: [Planning](#)
Subject: Having a variety of housing in Troy is important!
Date: Tuesday, April 8, 2025 7:00:28 PM

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Dear Troy Planning Commission,

My name is Christopher Henne. I have been a Troy resident for the past 8 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment (formerly the Kmart Plaza).

Regarding the ordinance rewrite, there is a significant need to lower housing costs in Troy. Troy is one of the best places to raise a family, start a business, and attend a public school district in the state and country. As such, we should recognize and encourage that many families want to live in Troy, especially new young families. In a heavily diverse city, where 57% of the population has earned a bachelor's degree or higher, many families choose to live in Troy so their children can attend Troy schools. Many new young families want to provide their children with a strong foundation that can help them land competitive jobs. These families want to prepare their children for the future workforce, and I hope you see the value in increasing accessibility for these families who share our values. The thing is, many such young families just plain cannot afford to move into one of Troy's single family homes, especially the megahomes that developers seem to love building here. I know that my family's Troy home was not our first or even second home, simply due to the cost of living here!

To help increase accessibility, I encourage careful planning and design of **mixed-use housing** (*areas or buildings where residential spaces are combined with non-residential spaces, such as retail or office spaces*) and **denser housing** (*areas with a large number of housing units per unit of land area, such as apartments and condos*). Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply, which can ultimately lead to lower housing costs. For mixed-use housing, efforts such as the Zenith Apartments recently approved on Wattles and Dequindre should continue to be encouraged. For denser housing, developers see the interest of young families in Troy, but are restricted from benefiting from the demand for density. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor and neighborhood nodes where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. I hope there is an opportunity to set aside homes for both affordable and senior housing. To subsidize some of the housing costs, I hope there are efforts to encourage the developer to pursue funding from organizations such as the **Oakland County Housing Trust Fund**. The developer's

willingness to create a vibrant, walkable, mixed-use development should be applauded. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today, and not just a target for firms like Blackrock, who want to buy up expensive single family homes as their occupants age out of our community, in order to turn them into even more expensive rental homes for younger families who would prefer to actually buy into and put down roots in our community.

Thank you for your time and all you do on the planning commission.

From: [Kristin Pingree](#)
To: [Planning](#)
Subject: Developing Former Kmart HQ
Date: Tuesday, April 8, 2025 6:40:35 PM

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Dear Troy Planning Commission,

My name is Kristin Pingree, and I have been a Troy resident for the past 12 years. I wanted to share my thoughts with the commission on the ordinance rewrite and the Somerset West Redevelopment of the former Kmart Plaza.

To help increase housing accessibility, I encourage the planning commission to pursue the design and building of mixed-use housing and denser housing. Studies have shown that mixed-use and denser housing can increase property values, lower traffic congestion, attract more businesses, increase economic activity, and increase housing supply and increased affordability. The ordinances should be updated to allow more density by default, especially near the Big Beaver corridor where families can take advantage of the amenities Troy has to offer.

Regarding the Somerset West Redevelopment, the multifamily housing intended for the site has received excitement from many Troy residents. More efforts should be made in Troy to encourage future developers to follow suit and help Troy live to its promise as the city of tomorrow, today.

Thank you for your time and all you do on the planning commission.

Sincerely, Kristin Pingree

From: [Mary Ellen Barden](#)
To: [Planning](#); [Brent Savidant](#)
Cc: [Ethan Baker](#); [Theresa Brooks](#); [Hirak Chanda](#); [Mark A Gunn](#); [David Hamilton](#); [Ellen C Hodorek](#)
Subject: North Parcel of the old K-Mart Site
Date: Monday, May 12, 2025 7:00:22 PM

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First, I would like to briefly address a comment made by a commission member at the last meeting. While I understand the rules prevent addressing individuals directly, I feel it is important to respond to the statement that "the landscaping is very nice". Unfortunately, this does not reflect the reality of the current condition, and I am attaching photos to provide accurate context.

More importantly, I am formally requesting that maintenance of the set back area and the installation of a perimeter fence around the north parcel be made conditions for moving forward with Phase 1 of the project. These measures are essential to help preserve the quiet character of our neighborhood and ensure security, especially given the increase in foot traffic this development is likely to bring. A fence and proper maintenance would also help mitigate the impact of dust and noise on adjacent residences during construction.

Additionally, I would like to express concern regarding the setback requirements. The east project allowed for a 15-acre setback, yet we are being told that an additional 100 feet is not feasible. I understand that accommodating this request would require agreement among all parties involved, but if it were made a condition for moving forward on Phase 1, it would provide a strong incentive to reach a mutually acceptable solution.

Thank you for your consideration of these concerns.

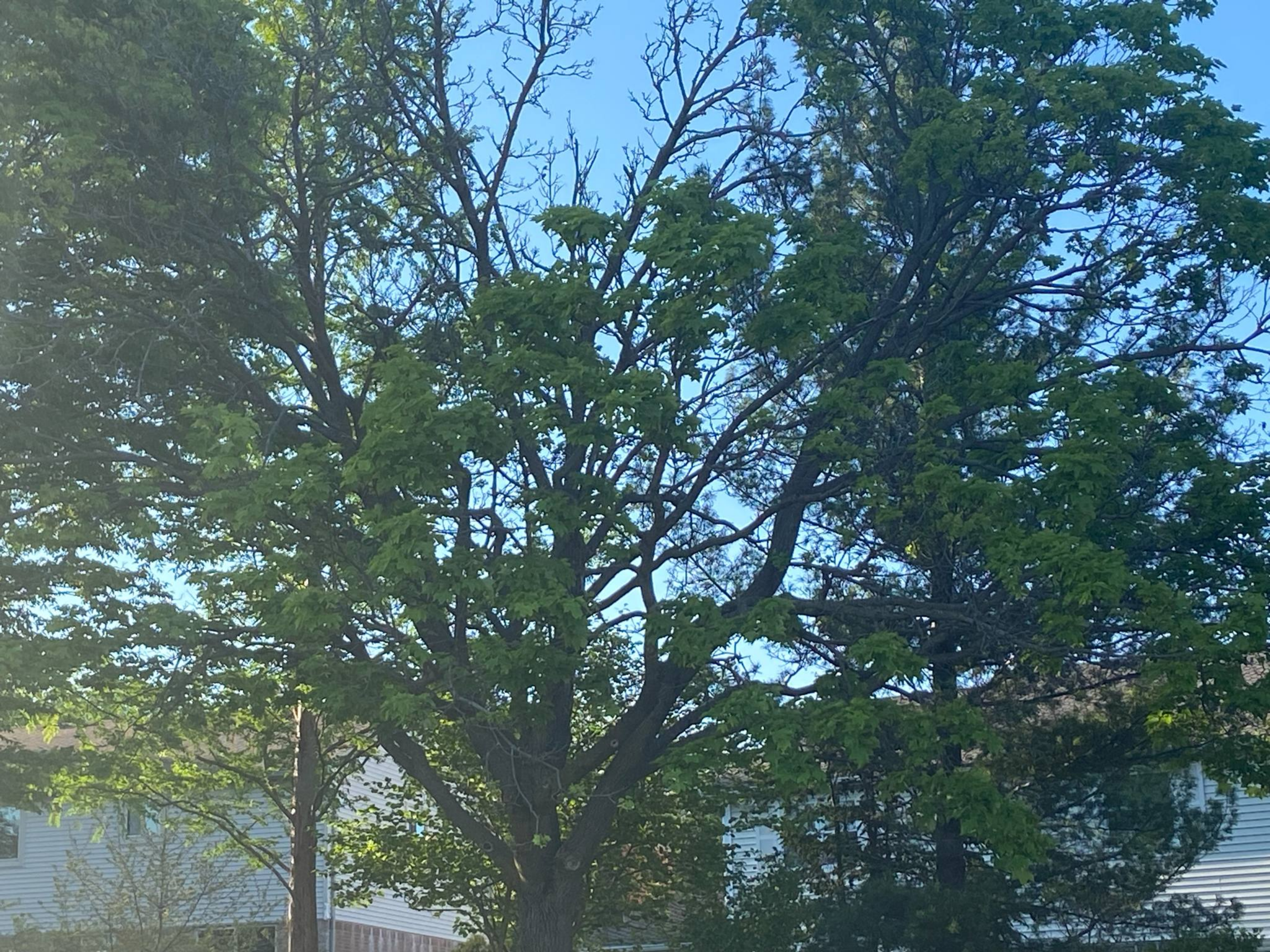
Mary Ellen Barden

















































From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: I'm surprised you didn't respond most city planners do
Date: Wednesday, May 7, 2025 9:13:31 AM

From: Scot Beaton <scotbeaton@gmail.com>
Sent: Wednesday, May 7, 2025 2:26 AM
To: Planning <planning@troymi.gov>
Subject: I'm surprised you didn't respond most city planners do

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Brent Savidant ... many letters over the years to ... Nik Banda, City Manager/Economic & Community Dev.
Rochester MI ... Sara Roediger - City of Rochester Hills, Planning & Economic Development Director ... Bryan
Barnett Mayor Rochester Hills ... Nicholas Dupuis Planning Director Birmingham MI ... just a few.

Brent Savidant ... call or email any of them ... they all respond to my letters 100% ... did you take the time to
forward this open letter to your City Council or your Planning Commission?

I would request a response from you and your department.

Always thanks for your time

Scot Beaton

.....

An open letter Kmart redevelopment Troy MI ...

Nathan Forbes, Forbes Frankel Troy Ventures LLC ... Brent Savidant, AICP | Community Development Director Troy MI ...

Planning commission meeting April 22, 2025 ... per YouTube watch of a lengthy planning commission discussion ... I strongly feel that Nathan Forbes was treated unfairly by the planning commission.

After that meeting I also would strongly feel I might walk too. "car service centers, drive-thru" what embarrassing questions to even ask.

Troubled ... Troy MI may not understand this incredible gift to their Big Beaver corridor from the University of Michigan.

Troubled ... 'the University of Michigan can't be trusted to build an aesthetically pleasing medical center.' I question does the Troy MI planning commission know the University of Michigan is one of the top universities world wide.

Troubled ... planning commission members may not understand the cost of a billion dollar development ... all Nathan Forbes was asking for was phase one, build streets and sewers. This should have gone on to City Council.

Toby Buechner planning commission member "my house is in that picture" seemed to be the only member who made sense of this first phase proposal and the continuing need for flexibility in today's market.

Troubled ... planning commission members may not understand speck office and speck brick and mortar retail for over a decade have been in the financial toilet. It's a whole new world out there with work at home and home delivery.

Troubled ... I find sophomoric statements like "you could build all office on this site" from planning commission members who are out of touch with today's market.

What is buildable today are mixed-use developments; primary, majority of square footage is residential and I thought Nathan Forbes made that clear to the planning commission members.

IMO ... The meeting went on and on with planning commissioners asking the same questions over and over again and making requests that were too premature to approve phase one.

A lot of time spent on the surface parking lot on the north side of the U of M medical building, which I feel Nathan Forbes delivered a good answer.

.....

Nathan Forbes, I am one who has spent much of my free time past 55 years reading everything a can get my hands on, architecture, architects, urban planning. I actually did shed a tear the day Zaha Hadid died.

Nathan Forbes, my ideas are always free and please consider these 'creative' ideas from a creative guy who loves architecture as you; and move hopefully forward with this new development.

Kmart redevelopment ... I also grew up with this building ... was at the time a 'breakthrough world class development' when built ... I remember the headlines.

I also remember when Forbes Frankel Troy Ventures LLC built Somerset North Troy MI ... that also at the time a 'breakthrough world class development' when built ... I remember those headlines too.

Somerset North Troy MI, parking ... first of its kind; tall ceilings ... a non claustrophobic parking garage. An indoor mall with a glass ceiling that was a throwback design to the 1851 Crystal Palace England.

All that metal was more than support to hold up the glass but many extra supports for decoration only. Brilliant beautiful design!

.....

Nathan Forbes, when you drop names like Earl Sarrian then your building elevations should live up to his design standards... like you said Somerset North Troy MI.

IMO ... What is proposed ... well I have seen these building elevations a 100 times over ... and I feel Nathan Forbes you have the talent to do even better. Also building surface materials don't always make the building pretty.

Nathan Forbes why does the architectural guidelines only promote only built today modern architecture? There is a revival as of late for more traditional or art deco architecture ... more now in Europe and spreading to North America. Or called "transitional design or eclecticism**."

University of Notre Dame School of Architecture; a new revival in traditional architecture that is also modern.* Nathan Forbes ... may I suggest your team and the University of Michigan please look into what these young minds are creating before moving forward with your design.

This is also a good watch <https://www.youtube.com/watch?v=rfsuU8V40U0&t=2s> New York City's Great 1920s Revival.

Many studies North America ... 85% are very tired of all the new built today modern architecture. Many articles 'we are making North America all look the same.' Your residential buildings and commercial IMO do look like all others as of late.

Your five over one residential buildings look like the many new buildings in the Triangle District Birmingham MI, or downtown Royal Oak or Ferndale MI. Do you want that same 'look' for your new development in Troy MI?

The U of M medical building... does it not just looks like another big modern office building or hospital? So far that is what illustrated in your plans. You could suggest to them why can't this development look more like the University of Michigan in Ann Arbor?

Could you not do the research, explore a more timeless traditional style of architecture. Could this U of M medical centerpiece take on a look of more stone trim and an ivy league university reclaimed brick with less glazing? Or a grand front porch and steps with columns facing the central park?

Why a flat roofline? What makes Louis Kamper's Book Tower or Albert Kahn's Fisher Building so stunning, a distinctive roofline. Fisher Building roof is covered with semi-glazed green terra cotta. Nathan Forbes would that look not be more, your words "Cranbrook-esque."

Nathan Forbes, did your family not step out of the box when they built Somerset North Troy MI ... a throwback design to the 1851 Crystal Palace England. Question ... why build another big built today modern office building or hospital with a flat roof? Somerset North Troy MI has a stunning ceiling.

note: Residential, commercial, office buildings ... you show depressing dull gray bricks ... do we not like color anymore? Fiber cement board and metal siding... all this could be considered inexpensive building materials.

And if you like Earl Sarrian why can't your new hotel embrace his talent and build a true Mid-20th Century Modern Hotel tower? What would the late Minoru Yamasaki think of this proposal so far as presented ... IMO ... BORING!

.....

Surface parking lots; north lot, I understand now the revision to the proposal ... wish the planning board did. Not a good idea to build parking garages to tear down later.

Future development north of the U of M medical center building; build to infill that large surface parking lot, why instead of bookend never good looking parking garages... A better look could be a campus of multiple buildings, green space with parking on the first floor. And a roofline and look to match the main building.

As stated; Nathan Forbes did your family not reinvent the parking garage with Somerset North Troy MI. Why can't you reinvent the underground parking garage? Could you conceder the entire parcel south of the new U of M medical building to Big Beaver Blvd. be built on top of a one floor below grade parking garage.

Including all internal streets for traffic, a twelve foot ceiling with as few supports as possible and open to the sky natural light wells. Trees when planted at parking garage level would grow to thirty footers through the light wells up into the central park.

Parking could also be a ground level but only indoor on the west and east sides, first floor of the mixed-use buildings with curb cuts only to Coolidge Boulevard and Cunningham Drive. No outdoor surface parking lots only drop-off for cars, trucks and deliveries.

.....

Create a new central park with no cars or trucks or surface parking lots in front of the new U of M medical building ... Why not a 'European style town square' with mixed-use surface streets for pedestrians and non motorized vehicles like bicycles.

These internal mixed-use surface streets would accommodate vehicles used for events and all emergency vehicles like police and fire.

Office, retail, restaurants first and some second floors, and third floors and up... residential with balconies overlooking this new 'European style town square.'

Nathan Forbes, all I see so far is a small green park on top of an underground water retention system and two large surface parking lots and streets only for cars and trucks in front of the new U of M medical building.

Stunning architecture should only front Big Beaver road and not your fault, I am not seeing a lot of that as of late ... Nathan Forbes let's not forget the late Minoru Yamasaki 'Grand Boulevard Plan.' IMO ... auto drop-offs is not the best look for a Big Beaver streetscape.

.....

Could it be possible to have two slender residential towers with a 400+ foot maximum height near the corner of Big Beaver and Coolidge Boulevard one could be 1/2 hotel and 1/2 residential. The other tower all residential. Could they also have a Fisher Building style roofline to match the new U of M building.

.....

Unprotected bike lanes in a street are a bad idea... let's not continue to make this mistake, separate bike streets from roadways is a better idea. One only has to look as far as what they are doing in the Netherlands. They are now removing all unprotected bike lanes and replacing their infrastructure with bike streets.

Nathan Forbes you could set the trend for Troy MI; building bike streets around and thru this new development. Bike riders get seriously hurt in unprotected bike lanes... do you want this on your conscience?

.....

This is a special corner in Troy MI ... Nathan Forbes ... I found your love of "symmetry", design; the continued love for building the very best in the city of Troy MI ... Let's put it this way Troy MI should be very thankful of your current proposal.

Or let's also put it this way ... one only has to look at what my grandparents or your great-grandparents built The Coronado Apartments 3751 Second Avenue Detroit MI and the new built today modern apartment building across the street. What will survive time?

IMO ... what is presented so far ... more of the same surface parking lots and streets for cars and trucks. Are you going to build a development that will all be torn down in the next 60 years like most new developments like this will, or a development that will be innovative in design and cherished for generations to come.

Nathan Forbes you are an incredible developer and a skilled and persuasive orator; please concenter these free innovative suggestions as you move forward.

Nathan Forbes, Forbes Frankel Troy Ventures LLC ... Brent Savidant, AICP | Community Development Director ... always thanks for your time. Please forward this letter to all planning commission members and the Troy MI city council.

.....

"Architecture is art, but unlike art that can be hung inside a gallery architecture is public art and can have either good or bad consequences affecting a cities character and charm."

Scot Beaton -- semi retired five time national, international NYC Clio award winning designer
political experience former Rochester Hills City Council member 1988 to 1997 President, Rochester Hills City Council

655 Bolinger Street Rochester Hills MI 48307

<https://www.linkedin.com/in/scot-beaton-474a7b51>

.....

quotes from the Oakland Press

Nathan Forbes... He said the new development would be "very Cranbrook-esque," with high-quality brick, stone and metal used.

"I'm a little bit fit to be tied. Maybe we'll see you again and maybe we won't," said Nate Forbes, managing partner of The Forbes Co., after the city's Planning Commission postponed a decision Tuesday, April 22, that would have moved the project forward.

*The University of Notre Dame School of Architecture emphasizes a revival of traditional and classical architecture, integrating these principles with modern practices and sustainability.
This approach aims to create a built environment that is both functional and beautiful, emphasizing human-centered design and community engagement.

**Both transitional design and eclecticism can be used to describe a combination of traditional and modern architectural elements.

While both terms involve blending styles, they have subtle differences. Transitional design specifically focuses on bridging the gap between traditional and modern, often emphasizing a balance and a timeless aesthetic.

Eclecticism, on the other hand, is broader and can incorporate elements from various historical styles, creating a more diverse and personalized look.

From: [Planning](#)
To: [Brent Savidant](#)
Subject: FW: An open letter Kmart redevelopment Troy MI ...
Date: Wednesday, May 7, 2025 9:24:30 AM

From: Scot Beaton <scotbeaton@gmail.com>
Sent: Thursday, May 1, 2025 2:53 PM
To: nforbes@theforbescompany.com; [Planning <planning@troymi.gov>](mailto:Planning@troymi.gov)
Subject: An open letter Kmart redevelopment Troy MI ...

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Troubled ... planning commission members may not understand speck office and speck brick and mortar retail for over a decade have been in the financial toilet. It's a whole new world out there with work at home and home delivery.

Troubled ... I find sophomoric statements like "you could build all office on this site" from planning commission members who are out of touch with today's market.

What is buildable today are mixed-use developments; primary, majority of square footage is residential and I thought Nathan Forbes made that clear to the planning commission members.

IMO ... The meeting went on and on with planning commissioners asking the same questions over and over again and making requests that were too premature to approve phase one.

A lot of time spent on the surface parking lot on the north side of the U of M medical building, which I feel Nathan Forbes delivered a good answer.

.....

Nathan Forbes, I am one who has spent much of my free time past 55 years reading everything a can get my hands on, architecture, architects, urban planning. I actually did shed a tear the day Zaha Hadid died.

Nathan Forbes, my ideas are always free and please consider these 'creative' ideas from a creative guy who loves architecture as you; and move hopefully forward with this new development.

Kmart redevelopment ... I also grew up with this building ... was at the time a 'breakthrough world class development' when built ... I remember the headlines.

I also remember when Forbes Frankel Troy Ventures LLC built Somerset North Troy MI ... that also at the time a 'breakthrough world class development' when built ... I remember those headlines too.

Somerset North Troy MI, parking ... first of its kind; tall ceilings ... a non claustrophobic parking garage. An indoor mall with a glass ceiling that was a throwback design to the 1851 Crystal Palace England.

All that metal was more than support to hold up the glass but many extra supports for decoration only. Brilliant beautiful design!

.....

Nathan Forbes, when you drop names like Earl Sarrian then your building elevations should live up to his design standards... like you said Somerset North Troy MI.

IMO ... What is proposed ... well I have seen these building elevations a 100 times over ... and I feel Nathan Forbes you have the talent to do even better. Also building surface materials don't always make the building pretty.

Nathan Forbes why does the architectural guidelines only promote only built today modern architecture? There is a revival as of late for more traditional or art deco architecture ... more now in Europe and spreading to North America. Or called "transitional design or eclecticism**."

University of Notre Dame School of Architecture; a new revival in traditional architecture that is also modern.* Nathan Forbes ... may I suggest your team and the University of Michigan please look into what these young minds are creating before moving forward with your design.

This is also a good watch <https://www.youtube.com/watch?v=rfsuU8V40U0&t=2s> New York City's Great 1920s Revival.

Many studies North America ... 85% are very tired of all the new built today modern architecture. Many articles 'we are making North America all look the same.' Your residential buildings and commercial IMO do look like all others as of late.

Your five over one residential buildings look like the many new buildings in the Triangle District Birmingham MI, or downtown Royal Oak or Ferndale MI. Do you want that same 'look' for your new development in Troy MI?

The U of M medical building... does it not just looks like another big modern office building or hospital? So far that is what illustrated in your plans. You could suggest to them why can't this development look more like the University of Michigan in Ann Arbor?

Could you not do the research, explore a more timeless traditional style of architecture. Could this U of M medical centerpiece take on a look of more stone trim and an ivy league university reclaimed brick with less glazing? Or a grand front porch and steps with columns facing the central park?

Why a flat roofline? What makes Louis Kamper Book Tower or Albert Kahn's Fisher Building so stunning, a distinctive roofline. Fisher Building roof is covered with semi-glazed green terra cotta. Nathan Forbes would that look not be more, your words "Cranbrook-esque."

Nathan Forbes, did your family not step out of the box when they built Somerset North Troy MI ... a throwback design to the 1851 Crystal Palace England. Question ... why build another big built today modern office building or hospital with a flat roof? Somerset North Troy MI has a stunning ceiling.

note: Residential, commercial, office buildings ... you show depressing dull gray bricks ... do we not like color anymore? Fiber cement board and metal siding... all this could be considered inexpensive building materials.

And if you like Earl Sarrian why can't your new hotel embrace his talent and build a true Mid-20th Century Modern Hotel tower? What would the late Minoru Yamasaki think of this proposal so far as presented ... IMO ... BORING!

.....

Surface parking lots; north lot, I understand now the revision to the proposal ... wish the planning board did. Not a good idea to build parking garages to tear down later.

Future development north of the U of M medical center building; build to infill that large surface parking lot, why instead of bookend never good looking parking garages... A better look could be a campus of multiple buildings, green space with parking on the first floor. And a roofline and look to match the main building.

As stated; Nathan Forbes did your family not reinvent the parking garage with Somerset North Troy MI. Why can't you reinvent the underground parking garage? Could you conceder the entire parcel south of the new U of M medical building to Big Beaver Blvd. be built on top of a one floor below grade parking garage.

Including all internal streets for traffic, a twelve foot ceiling with as few supports as possible and open to the sky natural light wells. Trees when planted at parking garage level would grow to thirty footers through the light wells up into the central park.

Parking could also be a ground level but only indoor on the west and east sides, first floor of the mixed-use buildings with curb cuts only to Coolidge Boulevard and Cunningham Drive. No outdoor surface parking lots only drop-off for cars, trucks and deliveries.

.....

Create a new central park with no cars or trucks or surface parking lots in front of the new U of M medical building ... Why not a 'European style town square' with mixed-use surface streets for pedestrians and non mortise vehicles like bicycles.

These internal mixed-use surface streets would accommodate vehicles used for events and all emergency vehicles like police and fire.

Office, retail, restaurants first and some second floors, and third floors and up... residential with balconies overlooking this new 'European style town square.'

Nathan Forbes, all I see so far is a small green park on top of an underground water retention system and two large surface parking lots and streets only for cars and trucks in front of the new U of M medical building.

Stunning architecture should only front Big Beaver road and not your fault, I am not seeing a lot of that as of late ... Nathan Forbes let's not forget the late Minoru Yamasaki 'Grand Boulevard Plan.' IMO ... auto drop-offs is not the best look for a Big Beaver streetscape.

.....

Could it be possible to have two slender residential towers with a 400+ foot maximum height near the

corner of Big Beaver and Coolidge Boulevard one could be 1/2 hotel and 1/2 residential. The other tower all residential. Could they also have a Fisher Building style roofline to match the new U of M building.

.....

Unprotected bike lanes in a street are a bad idea... let's not continue to make this mistake, separate bike streets from roadways is a better idea. One only has to look as far as what they are doing in the Netherlands. They are now removing all unprotected bike lanes and replacing their infrastructure with bike streets.

Nathan Forbes you could set the trend for Troy MI; building bike streets around and thru this new development. Bike riders get seriously hurt in unprotected bike lanes... do you want this on your conscience?

.....

This is a special corner in Troy MI ... Nathan Forbes ... I found your love of "symmetry", design; the continued love for building the very best in the city of Troy MI ... Let's put it this way Troy MI should be very thankful of your current proposal.

Or let's also put it this way ... one only has to look at what my grandparents or your great-grandparents built The Coronado Apartments 3751 Second Avenue Detroit MI and the new built today modern apartment building across the street. What will survive time?

IMO ... what is presented so far ... more of the same surface parking lots and streets for cars and trucks. Are you going to build a development that will all be torn down in the next 60 years like most new developments like this will, or a development that will be innovative in design and cherished for generations to come.

Nathan Forbes you are an incredible developer and a skilled and persuasive orator; please concenter these free innovative suggestions as you move forward.

Nathan Forbes, Forbes Frankel Troy Ventures LLC ... Brent Savidant, AICP | Community Development Director ... always thanks for your time. Please forward this letter to all planning commission members and the Troy MI city council.

.....

"Architecture is art, but unlike art that can be hung inside a gallery architecture is public art and can have either good or bad consequences affecting a cities character and charm."

Scot Beaton -- semi retired five time national, international NYC Clio award winning designer
political experience former Rochester Hills City Council member 1988 to 1997 President, Rochester Hills City Council
655 Bolinger Street Rochester Hills MI 48307

<https://www.linkedin.com/in/scot-beaton-474a7b51>

.....

quotes from the Oakland Press

Nathan Forbes... He said the new development would be “very Cranbrook-esque,” with high-quality brick, stone and metal used.

“I’m a little bit fit to be tied. Maybe we’ll see you again and maybe we won’t,” said Nate Forbes, managing partner of The Forbes Co., after the city’s Planning Commission postponed a decision Tuesday, April 22, that would have moved the project forward.

*The University of Notre Dame School of Architecture emphasizes a revival of traditional and classical architecture, integrating these principles with modern practices and sustainability. This approach aims to create a built environment that is both functional and beautiful, emphasizing human-centered design and community engagement.

**Both transitional design and eclecticism can be used to describe a combination of traditional and modern architectural elements.

While both terms involve blending styles, they have subtle differences. Transitional design specifically focuses on bridging the gap between traditional and modern, often emphasizing a balance and a timeless aesthetic.

Eclecticism, on the other hand, is broader and can incorporate elements from various historical styles, creating a more diverse and personalized look.

From: Scot Beaton

To: Planning; Sara Roediger; Nik Banda; Nicholas Dupuis

Subject: K-Mart PDF Troy MI

Date: Saturday, April 26, 2025 10:52:25 PM

You don't often get email from scotbeaton@gmail.com. [Learn why this is important](https://apps.troy.mi.gov/BoardsAndCommittees/OnbaseItem?documentId=6727082)
<https://apps.troy.mi.gov/BoardsAndCommittees/OnbaseItem?documentId=6727082>

Brent Savidant, AICP | Community Development Director ...

K-Mart redevelopment ... I grew up with this building ... was at the time a "breakthrough world class development" when built ... I remember all the headlines.

What is proposed ... well we have seen this 100 times over ... and I feel you and Troy MI could do better!

Why is this still an old school car centric development ... too many surface parking lots!

Why does the architectural guidelines only promote only built today modern architecture?
Have you not heard ... there is a revival as of late for traditional architecture and a revival of art deco in towns like New York City.

University of Notre Dame School of Architecture; a new revival in traditional architecture.

This is a good watch <https://www.youtube.com/watch?v=rfsuU8V40U0&t=2s> New York City's Great 1920s Revival

85% of your community does not like built today modern architecture!

What would the late Minoru Yamasaki think of this proposal... BORING!

Why not more green space and underground parking or a reflecting pool? Where is a town square?

All I see is a large surface parking lot in front of the new medical building.

Why not smaller footprints and taller residential buildings?

Why depressing gray bricks ... do we not like color anymore?

Why fiber cement board and metal siding... cheap looking building materials.

Why ... this is a special corner in Troy MI ... Why can't Troy demand better?

Brent Savidant, AICP | Community Development Director ... always thanks for your time.

**"Architecture is art, but unlike art that can be hung inside a gallery
architecture is public art and can have either good or bad consequences**

affecting a cities character and charm.”

Scot Beaton -- semi retired five time national, international NYC Clio award winning designer
political experience former Rochester Hills City Council member 1988 to 1997 President,

Rochester Hills

City Council

655 Bolinger Street Rochester Hills MI 48307

<https://www.linkedin.com/in/scot-beaton-474a7b51>

From: [Fabrice Smieliauskas](#)
To: [Planning](#)
Subject: comment on Somerset West Redevelopment and Northland Enclave
Date: Friday, May 9, 2025 5:31:51 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Fabrice Smieliauskas, and I have been a proud resident of Troy for the past five years. I am writing to share my thoughts on two items scheduled for discussion at your upcoming meeting.

First, please note that Troy is not "built out", and these two opportunities prove it is not. I hail from Mississauga, Ontario, a suburb similar to Troy as a home to many immigrants and middle to upper-middle class residents, with a large commercial property base. Brent Savidant knows it well. Mississauga's population density is 6,391 people per square mile, vs. Troy's 2,609 per square mile. Troy has a lot more room to grow up, to "fill in the blanks" and the underused spaces in the city, to grow to our full capacity of well over 100,000 residents.

The Planning Department has not yet produced its report on North Troy. It will likely show that, as in metro Detroit generally, our office space is heavily underused: https://www.craigslist.com/real-estate/overbuilt-metro-detroit-office-market-leads-record-low-rents?share-code=17468259140265070-196b72bfb43&utm_id=gfta-ur-250509. Northland Enclave proposal to rezone underused office space in North Troy into residential use is an excellent example of the kind of forward-thinking planning Troy needs to densify North Troy and make it more vibrant than it currently is. I rarely see any pedestrian or biker on Corporate Drive, getting some exercise or making their way without a car to the retail on Crooks Rd. This will help. In addition, the central K-Mart property of course must be redeveloped.

Second, I urge the Commission to prioritize the development of economically attainable housing in Troy. As one of Michigan's—and the nation's—most desirable cities to raise a family, start a business, and benefit from exceptional public education, Troy continues to attract a growing number of young families. Our diverse community, where 57% of residents hold a bachelor's degree or higher, is often drawn by the opportunity to enroll children in our top-tier school system. These families are investing in their children's futures, and we should ensure that Troy remains accessible

to those who share in that commitment.

To meet this need, I strongly encourage the Commission to support mixed-use and higher-density residential developments, and to consider rezoning underutilized office districts for flex or residential use. Mixed-use projects—blending residential, retail, and office spaces—not only promote walkable, vibrant neighborhoods, but also increase our housing supply. Likewise, allowing greater density through apartments and condominiums can help lower housing costs, accommodate future population growth, and attract businesses. In the wake of the post-COVID decline in office occupancy, rezoning office space is a practical and forward-looking solution.

Research consistently shows that communities with these housing models benefit from higher property values, reduced traffic congestion, local economic growth, and stronger neighborhood connectivity. Fortunately, Troy has already taken encouraging steps in this direction, approving projects that reflect these priorities. These efforts should be expanded.

Higher-density developments recently proposed in Troy demonstrate clear demand, particularly among younger families, but are often hindered by outdated zoning ordinances. I urge the Commission to revise our zoning code to support greater density by default—especially along the Big Beaver Corridor and in designated neighborhood nodes, where proximity to amenities enhances livability.

Thank you for your time and your continued commitment to making Troy a more inclusive, adaptable, and forward-looking city for all residents.

Sincerely,
Fabrice Smieliauskas