



SOMERSET WEST BROWNFIELD PLAN

THE FORBES COMPANY

CITY OF TROY CITY COUNCIL MEETING

SEPTEMBER 29, 2025

Former Kmart Headquarters Site



- 28.18 acres previously used as a global headquarters for Kmart
- Vacant since approximately 2006
- Approximately 1.1 million square feet of office space and related parking structures

Project Design and Place Making

❶ Big Beaver Landscape Corridor

❷ Promenade/Restaurant Row

- East-west connection w/ intermediate landscaped nodes and center piazza

❸ Central Park – Pedestrian Spine

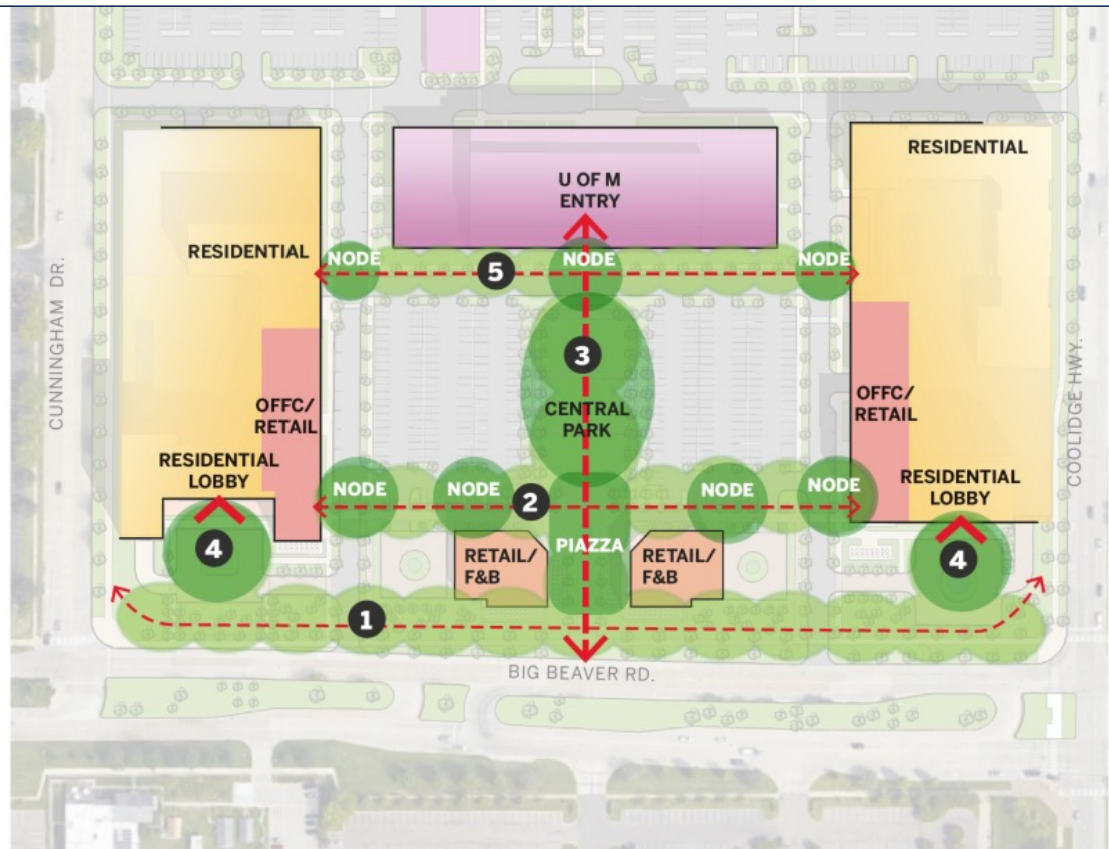
- North-south connection from piazza through central park to U of M entry

❹ Landscaped Forecourts

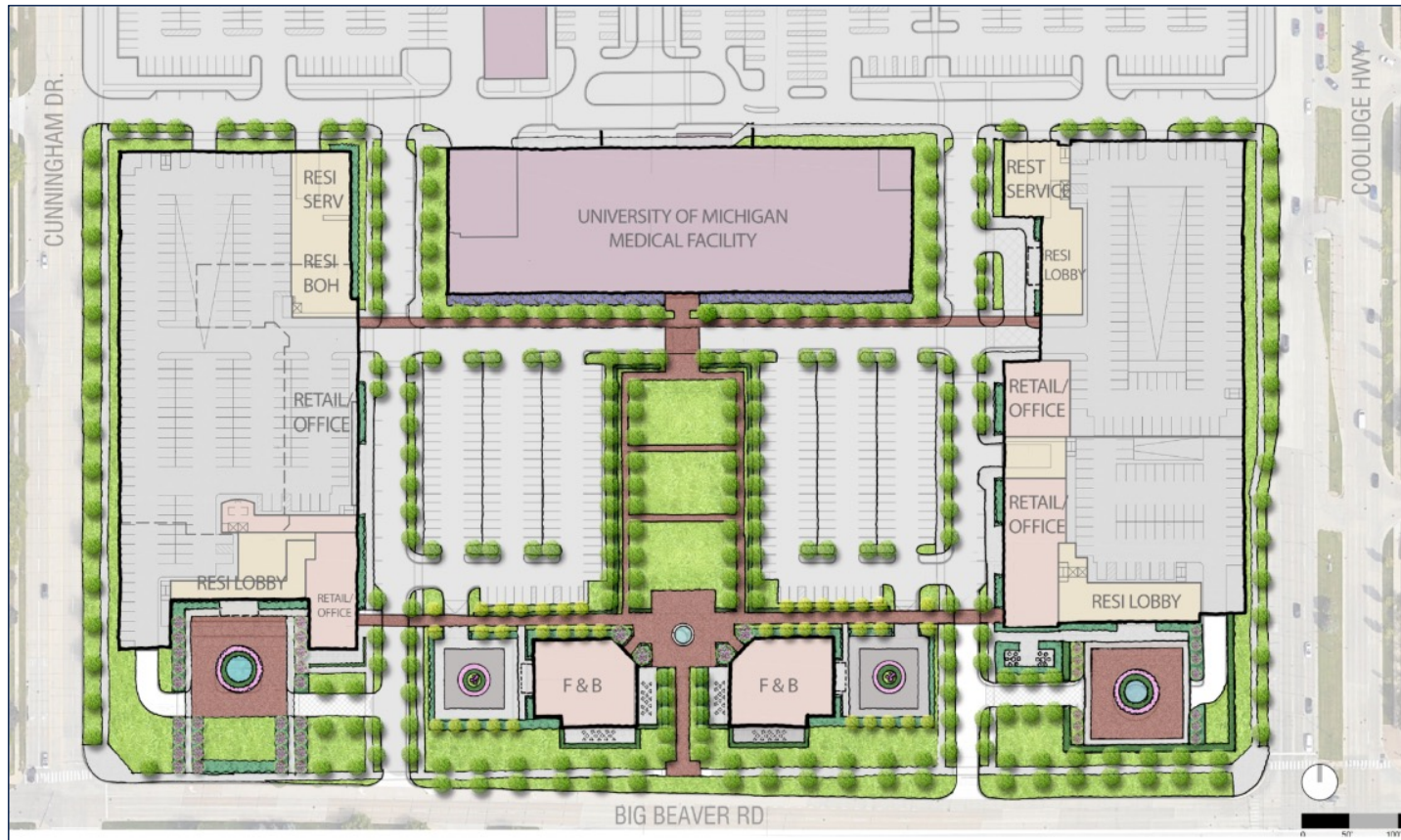
- Residential forecourts set back from Big Beaver Road

❺ Residential Walk

- University of Michigan entry court and east-west residential connector



Somerset West Proposed Site Design



Overall Site





Somerset West Brownfield Plan

- Base Taxable Value (2025): \$7,211,170
- Estimated Post-Completion Taxable Value: Approximately \$125,000,000
- Estimated developer reimbursable costs of \$9,215,466 related primarily to asbestos abatement, building demolition, site demolition, and due care activities.
- Local Brownfield Revolving Fund (LBRF) deposits: \$7,845,814
- Estimated plan duration through 2034, including 3 years of deposits to the LBRF.