

**Grand Traverse Commons Comprehensive Plan
Stakeholder Meeting
Wednesday – September 24, 2008
6:30 – 8:00 p.m.**

Meeting Results

What do you love about the Grand Traverse Commons?

1. Historic Buildings
2. Walkability
3. Expansive Natural Areas
4. Variety/Diversity of the Expansive Natural Areas
5. “Parklike” Setting
6. Variety of uses
7. The fact that people can live here, work here and play here
8. Proximity to the City
9. It’s an entryway into Traverse City
10. It helps shape the identity of Traverse City
11. The number of services (e.g. medical, commercial, government, elderly)
12. Proximity to Munson Hospital
13. The emotional/sentimental connection to its history
14. Sense of community
15. Neighborhood setting
16. Gathering place
17. Community celebrations
18. Redevelopment
19. Variety of uses
20. Sense of caring (i.e. for people, clients, patients)
21. Mature landscape
22. Active learning place for kids
23. Opportunities for exploration



What are you most concerned about for the Grand Traverse Commons?

1. Traffic (i.e. volume, character, speed)
2. Parking
3. Road Conditions (i.e. surface, ownership/tension between standards of public & private)
4. Lighting
5. Drive through traffic
6. Public accessibility vs. private ownership responsibilities
7. Coordination with the Recreation Authority
8. Is there a plan for parkland?
9. Consistent regulations
10. Connectivity to City, Twp. Schools
11. Traffic light at 11th & Division – Change the name of “Division” to “Connection”
12. A safe entryway
13. Adequate signage at entryways
14. Keep in tune with other development
15. Pedestrian Friendly: Internal, external, neighborhoods
16. Creating opportunities for both young & old people
17. Balance

18. Getting people out of their cars
19. Buried Utilities
20. Additional stakeholder participation

What is your vision of the Grand Traverse Commons in 2030?

1. Unified Themes
2. A “Parklike” setting:
3. Opportunities for biking, snow-shoeing
4. Buried infrastructure
5. Avoid apparent boundaries
6. Encourage continuity
7. Eliminate fences
8. Maintain pedestrian access
9. Manage Parking (i.e. design, impact on landscape, signage, adequate amount)
10. Maintain Character (i.e. cultural, social, community, village setting)
11. Emphasize the historic character
12. Welcoming public parks
13. A vision for the landscape
14. Sustainability

Grand Traverse Commons SWOT Analysis

Strengths

1. Development that has occurred
2. Great Anchors
3. Protected Open Space
4. Historical Buildings

Opportunities

1. Means for community to benefit from site
2. Better use of parking and transit
3. To set an example for other developments/communities
4. Flexibility for mixed uses
5. Fine tune
6. Be a pioneer, we can create our own density
7. Maximize sustainability (i.e. new technology, re-use, new energy sources)
8. Community (village)/programs/testing grounds
9. Giving to each other- “ones man waste....”
10. Provide more needs based business (e.g. market)
11. Small-scale transit
12. Greater awareness
13. Input on Frankie Road connection
14. Coordination with the Grand Vision
15. Open Elmwood

Threats

1. MDOT
2. Public Resistance
3. Cut through traffic – this must be managed
4. More businesses must be found – don’t create a “backwater”
5. 11th and Division (i.e. safety, accessibility, business viability, unwelcoming)

6. Poorly managed parking
7. Unmanaged natural park areas
8. Lack of organized with property owners
9. Business failures