



**Treatment of Circulation**  
(Grand Traverse Commons District Plan 1994)

**Design Guidelines - Parking**



## **Treatment of Circulation**

(Grand Traverse Commons District Plan 1994)

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### **Design Guidelines - Parking**

#### **(d) Design Details - Parking**

Parking shall be handled by two methods within the Grand Traverse Commons Planned Redevelopment District, either as surface parking or deck parking within or adjacent to buildings. Landscape treatment is essential in mitigating the adverse effects of parking on the Commons.



## Grand Traverse Commons Master Plan

### Treatment of Circulation, p.146 -148

#### (d) Design Details - Parking

1. Surface Parking: Surface parking will consider the user with convenient access to their destinations and sensitive placement in relation to natural zones (Figure 83). Minimum spaces size will be 9' x 18' with 24' Handicapped parking will be controlled by the most recent ADA standards.
2. Angled Parking: Angled parking can be used if one-way traffic has an advantage in saving space and is sensitive to a particular site condition (Figure 84). The moving lane shall be a minimum of 16' wide, with 9' x 18' spaces at 60 degrees

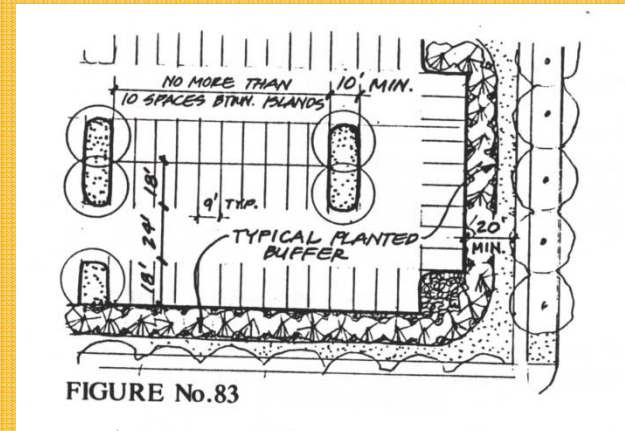


FIGURE No.83

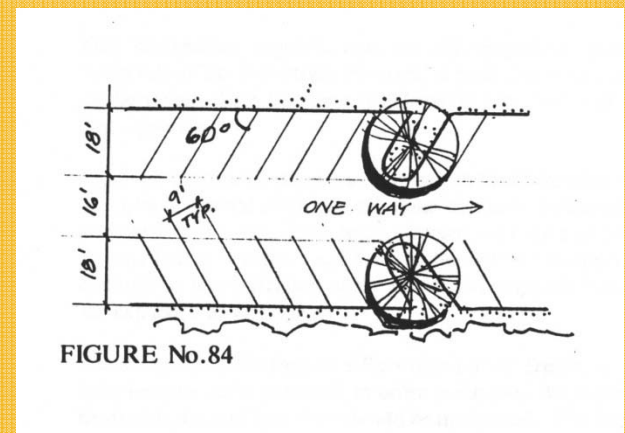


FIGURE No.84

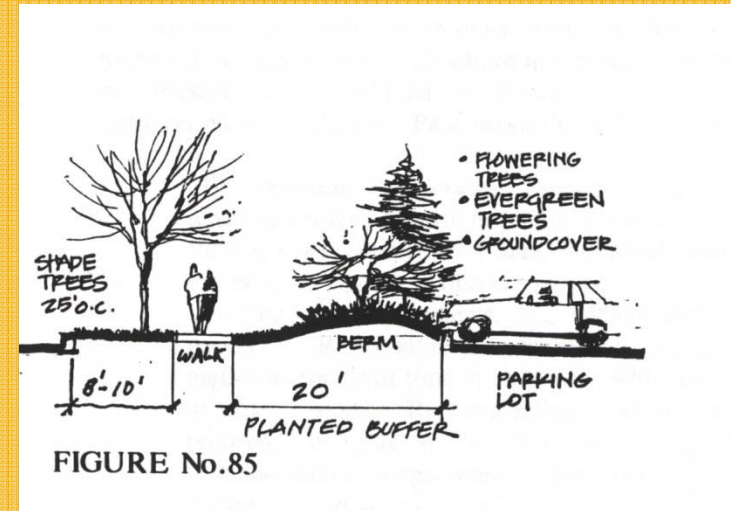


## Grand Traverse Commons Master Plan

### Treatment of Circulation, p.146 -148

#### (d) Design Details - Parking

3. Screening of Parking Lots: Screening of parking from adjacent roads and buildings will be accomplished with a minimum of a 20' wide planted buffer (Figure 85). This buffer treatment will be planted with a minimum of 4' caliper shade trees at 25' on center, as well as a continuous treatment of berming, use of flowering trees and/or evergreen trees to sufficiently screen the lot from adjacent uses.





## Grand Traverse Commons Master Plan

### Treatment of Circulation, p.146 -148

#### (d) Design Details - Parking

- Parking Deck Screening: In the required setback of 50' from roads, a double row of shade trees shall be provided (Figure 86). Screening of decks with evergreen trees and flowering trees for seasonal interest will be required.
- Snow Storage: Convenient snow storage will be allowed in all parking areas and shall not block major drainage ways or conflict with plantings. (Figure 87)

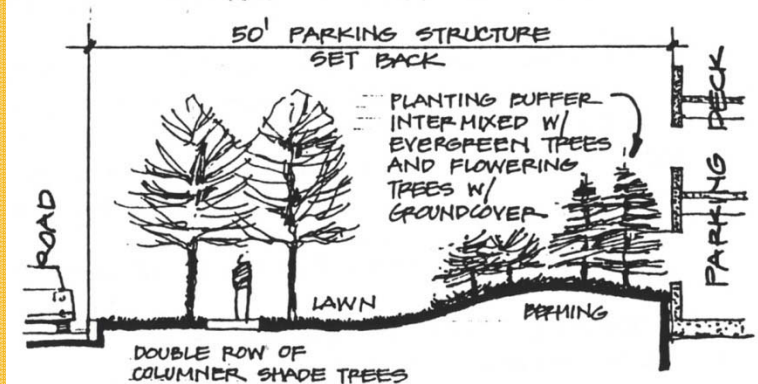


FIGURE No.86

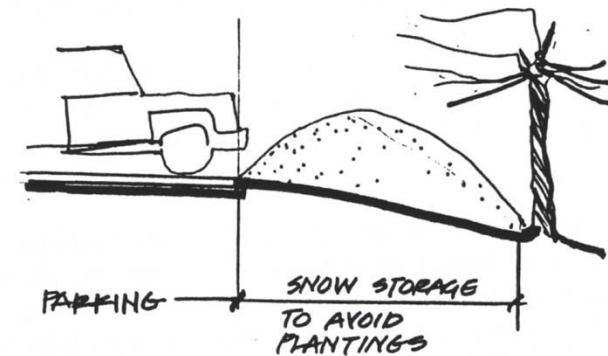


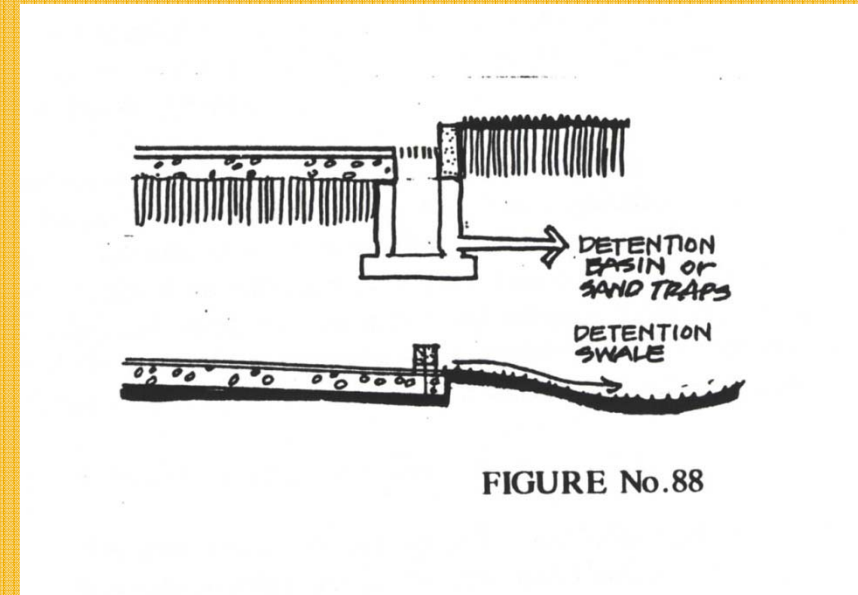
FIGURE No.87



## Grand Traverse Commons Master Plan

Treatment of Circulation, p.146 -148

### (d) Design Details - Parking



6. Parking Lot Materials: Use of materials shall be consistent with the areas in which parking is located (Figure 88)
  - Parking within Subareas 1,2,3,4 and 5 will require curbing, pavement, and underground storm systems.
  - Parking within Subareas 6,7, and 8 and at trailheads will be treated with precast bumpers, gravel, or pavement with surface storm-water control, or, where applicable, temporary and overflow parking may occur in stabilized meadows.

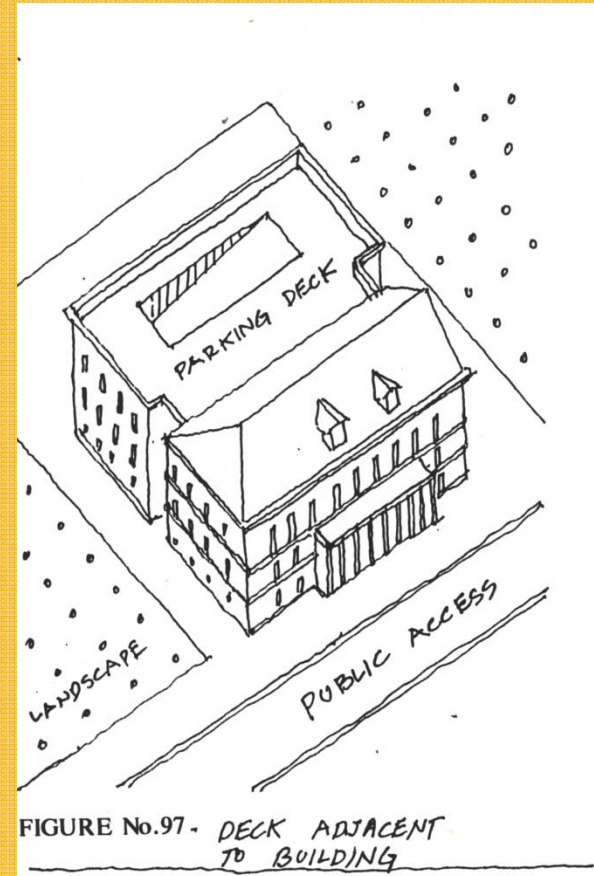


## Grand Traverse Commons Master Plan

### Treatment of Historic Structures, p.153

#### (d) Design Details - Parking Decks

- (1) Parking decks will be used in three possible conditions on the Grand Traverse Commons site:
  - (a) Decks adjacent to buildings (Figure 97).



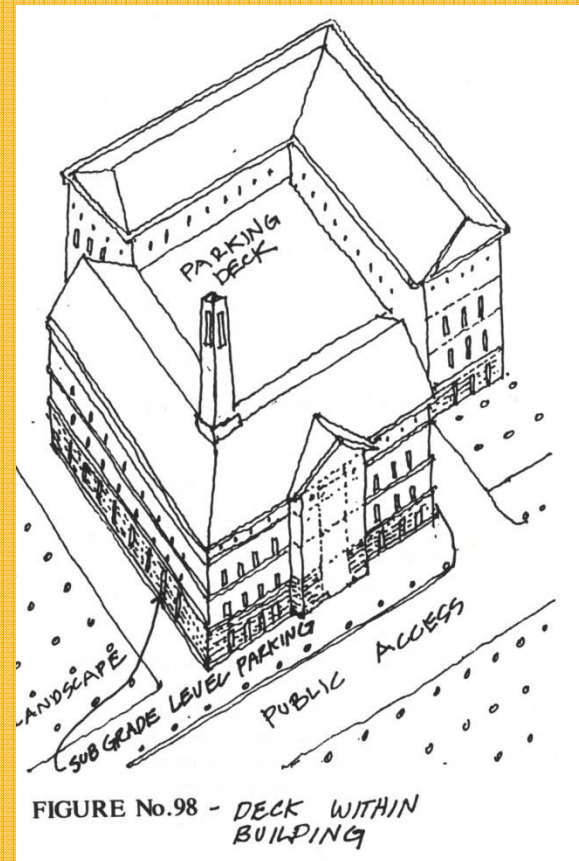


## Grand Traverse Commons Master Plan

### Treatment of Historic Structures, p.153

#### (d) Design Details - Parking Decks

- B. Decks within buildings or under buildings (Figure 98).



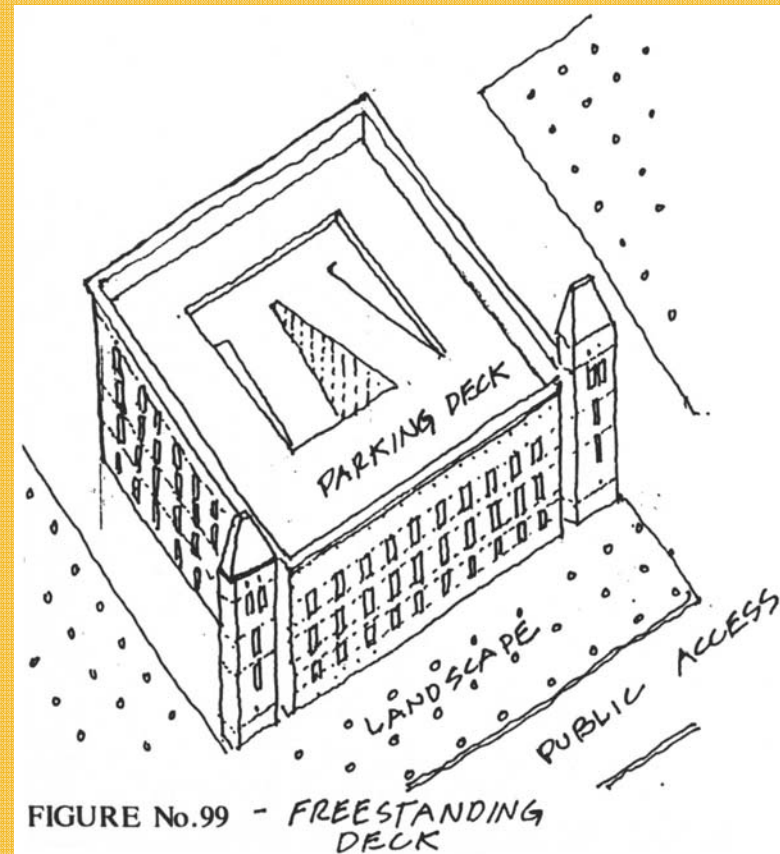


## Grand Traverse Commons Master Plan

### Treatment of Historic Structures, p.153

#### (d) Design Details - Parking Decks

C. Free standing decks (Figure 99).





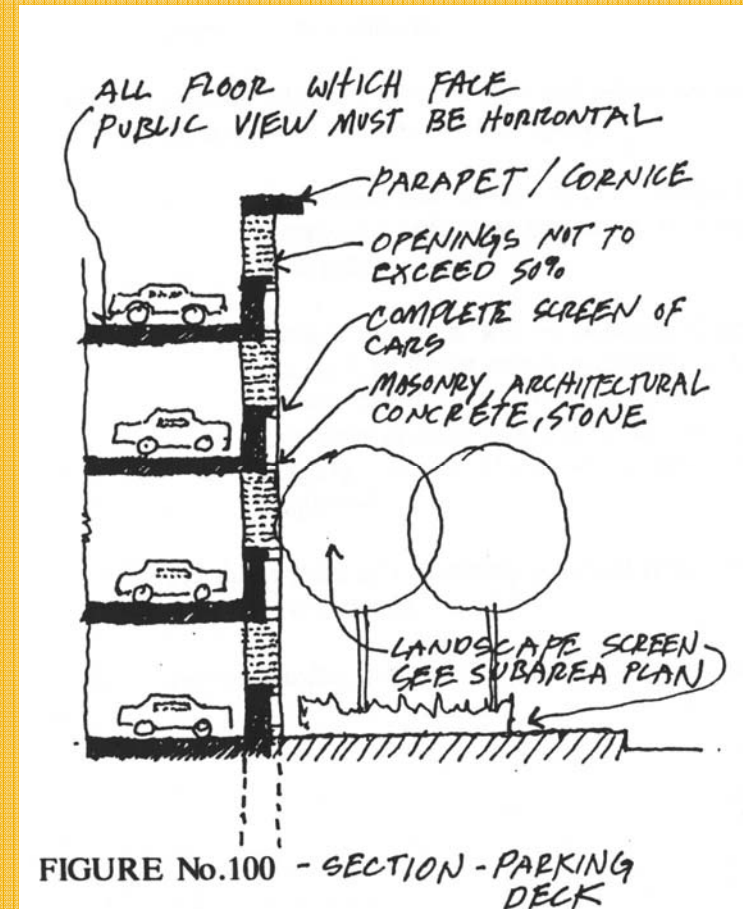
## Grand Traverse Commons Master Plan

### Treatment of Historic Structures, p.153

#### (d) Design Details - Parking Decks

(2) The following guidelines shall apply to the construction of parking decks.

- (a) Parking decks must be designed to have horizontal versus stepped or sloping levels at areas of public view. All ramping must be concealed from public view (Figure 100).
- (b) Openings will not exceed 50% of total wall surface, to allow the deck to meet applicable regulations for natural ventilation. Openings will be expressed in a manner similar to openings in buildings where rectangular openings with greater dimension in vertical axis are required. Square openings are the minimum allowable proportion.





## Treatment of Historic Structures, p.153

### (d) Design Details - Parking Decks, Continued

- (c) Materials for parking decks will follow the same restrictions as buildings
- (d) Sloped roofs are not required for parking decks; however, the following restrictions shall apply.
  - i) The upper and lowest level of parking must incorporate sufficient screening to shield cars from public view
  - ii) Parapet treatment will be required to terminate the deck and give proper architectural finish to the structure (Figure 100). Cornices; overhangs and other devices which are consistent with the language of the historical buildings may be employed.
- (e) All decks must be completely screened from view from residents in Subareas 2 and 3
- (f) No freestanding deck will be allowed within view of the historic lawn.
- (g) The design of all parking decks shall be consistent with the language of the historical buildings



## Grand Traverse Commons Master Plan

### Parking - In General

#### Typical Parking:



#### Concern:

- Deterioration of campus character
- Loss of valuable land
- Unfriendly to pedestrians
- Excessive impervious surface

#### Smart Growth Tools:

- Establish *maximum* parking requirements
- Encourage shared parking
- Support access to public transit
- Support areas for bike parking
- Install shower facilities (for bikers)



GT Commons



GT Commons



Brussels



Chicago

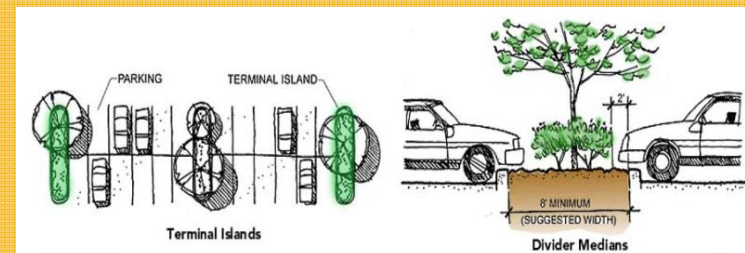
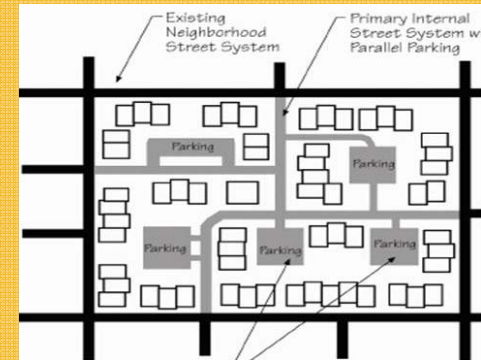


# Grand Traverse Commons Master Plan

## Parking

### Design Options:

- Place parking at the rear of the buildings
- Establish appropriate landscape buffer requirements for parking facilities
- Require landscape islands and planted dividers in large parking areas



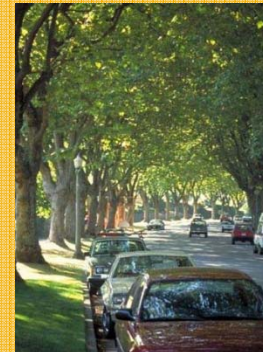


## Grand Traverse Commons Master Plan

### Parking

#### Design Options:

- Establish architecture standards for structured facilities to incorporate them with surrounding buildings
- Minimize un-necessary impervious surface coverage
- Maximize on-street-parking in front of buildings (where appropriate)
- Establish provisions for compact car spaces





## Grand Traverse Commons Master Plan

### Parking

#### Design Options:

- Install vegetative swales that direct stormwater into shallow bio-retention ponds that allow for infiltration while cleaning the water
- Create a comfortable environment for pedestrians with well marked pathways
- Implement traffic calming measures in and around parking facilities





**Treatment of Circulation, p.141 -142**

**(d) Design Details - Site Lighting w/parking**



## Grand Traverse Commons Master Plan

### Treatment of Circulation, p.141 -142

#### (d) Design Details - Site Lighting

Lighting throughout the Grand Traverse Commons Planned Redevelopment District shall be designed to allow for safe pedestrian and vehicular circulation with an emphasis on pedestrian scale fixtures to maintain the historic character of the site.

Light fixture and pole styles shall be compatible with the historic character of the original buildings. Light source type shall allow for true color rendition such as metal halide and shall be consistent throughout the site. Light source should be shielded, diffuser or indirect to avoid glare or unnecessary light spillage



## Grand Traverse Commons Master Plan

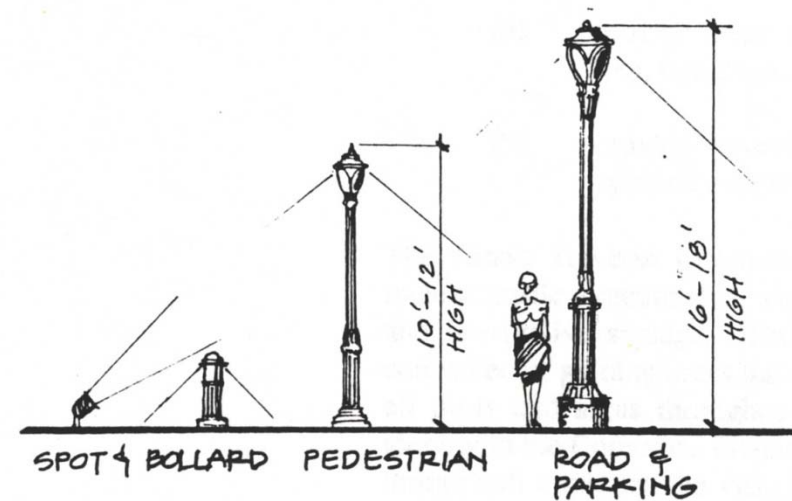
### Treatment of Circulation, p.141 -142

#### (d) Design Details - Site Lighting

(a) Historic Zone (Subareas 2,3,4)

Light fixtures and poles will be Victorian in style and pedestrian scale with light levels along walks, parking areas and entrances in the 1/2/ to 1 1/2 fc range (Figure 67.) Low bollards and garden lights will be used in specialized areas.

FIGURE No.67





## Grand Traverse Commons Master Plan

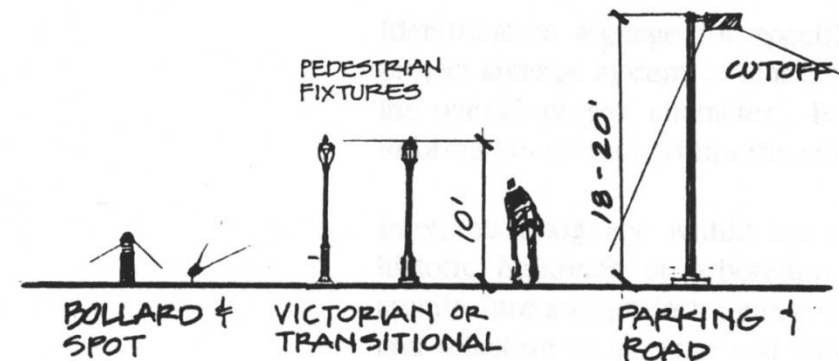
### Treatment of Circulation, p.141 -142

#### (d) Design Details - Site Lighting

##### (b) Medical Campus Zone (Subarea 1)

Pedestrian light units will be similar to historic zone units (Figure 68). Parking ramp and entrance drive lighting may be taller, directed light type units of contemporary design and compatible materials and finishes relating to a particular structure. Light levels in use areas will be in the 1 to 2 fc range.

FIGURE No.68





## Grand Traverse Commons Master Plan

### Treatment of Circulation, p.141 -142

#### (d) Design Details - Site Lighting

##### (c) Recreation/TBA Zone (Subareas 5,6)

Lighting will be minimal with simple unobtrusive fixture design compatible with the character of the farm buildings in an agrarian setting (Figures 69).

FIGURE No.69

'UTILITY' LIGHT  
ON WOOD POLE

