



Grand Traverse Commons Joint Planning Commission

Master Plan Meeting

August 26, 2008



Vision Statements

What is a vision statement(s)?

A vision statement(s) depicts what the community will look like in the future

- How the Community will function
- How the Community will be different
- How the Community will be better
- Looks 25 to 30 years into the future
- Should be a reflection of community aspirations
- Should paint a broad picture
- Can be depicted in words and images



Goals

Broad statements about what the community plans to accomplish

Objectives

The steps that the community plans to take to reach the goals or the changes required to reach the goals (i.e., goals broken down into component parts)

Action Steps

The activities that will be undertaken to achieve each objectives. Action steps are the next level of detail in a work plan (e.g., tasks assigned)



**Brief Review of Guiding Principles and Primary Components
of
Grand Traverse Commons District Plan**



Redevelopment Components

From Page 1

One

Conservation and enhancement of the open space and natural systems and rehabilitation of the historic landscape.

Two

Development of a medical campus at the northern edge of the property to accommodate a skilled nursing care facility, hospital uses, support uses, support parking facilities for institutional uses, medical office, and medically related residential uses for the historic north cottages.

Three

Rehabilitation and conversion of the main historic State Hospital building (Building 50) into a continuing care retirement community with expanded independent living and an activity and service center located directly west of Building 50 in the area of the existing support buildings.



Redevelopment Components

From Page 1

Four

Rehabilitation and conversion of the historic south cottages into independent and assisted living residences with support and other ancillary services

Five

Continued use and promotion of community services and activities in All Faiths Chapel, Helen's House, and the State Office Building, as well as site management and marketing uses.

Six

Continuation of the Traverse Bay Area Intermediate School District educational, recreational, and conference uses.

Seven

Rehabilitation and conversion of the historic Farm structures for recreation and/or community uses; and development or expanded recreation and community uses adjacent to the farm area.



Grand Traverse Commons Master Plan

Aspects That Regulate Development

From Page 1

Reflect Redevelopment Guidelines Established In The 1990 Adaptive Reuse Feasibility Plan

&

Public Act 250 Development Plan Amendment

Acceptable Land Use.

The proposed interim and future medical, residential, community, recreation, and open space uses fall within the guidelines of the Adaptive Reuse Plan and DP-93-1.

Development Area and Density.

Allowable density permitted on the site will be limited by existing impervious surface. Development zones will be established so that a system of transferable development rights will allow a balance between areas of high density, such as the Medical Campus, and limited or no density in the open space and conservation areas.



Grand Traverse Commons Master Plan

Aspects That Regulate Development

From Page 1

Reflect Redevelopment Guidelines Established In The 1990 Adaptive Reuse Feasibility Plan
&
Public Act 250 Development Plan Amendment

Historic Preservation and Rehabilitation.

The State Hospital, its cottages, the Farm and other contributing structures, as well as the landscape, must conform to all historic preservation guidelines.

Landscape Preservation and Rehabilitation.

Existing natural features and open spaces will be preserved, rehabilitated and enhanced through a landscape preservation and rehabilitation effort which promotes contiguity of natural and open space areas and minimizes disruption and conflict with vehicular traffic. The Grand Traverse Commons Planned Redevelopment District will be open for community passive recreational uses while offering site residents the therapeutic benefits of natural and open areas.



Future Comprehensive Site Development

From Page 33 - 36

Overview of New Development - “Primary Concepts”

- A.(1) The “campus-like” pastoral and historic character of the site shall be maintained.
- B.(2) The existing [historic] structures shall be reused whenever economically and physically possible.
- C.(3) New development shall be located such that minimum impact will occur on the visual character and environmentally sensitive areas of the site.
- D.(4) The proposed land uses shall be compatible with the adjacent land uses.
- E.(5) The proposed uses must be economically viable and meet the market demands of the community.



Future Comprehensive Site Development

From Page 39 - 46

Overview of Open Space Development

.....preserves the character of the existing natural systems, maintaining an interconnection between various types of spaces and rehabilitating the historic essence of the landscape.

.....the interconnection is achieved by layering the landscape concepts of lawn, arboretum, agrarian fields and picturesque natural landscape.

.....an important principle of the physical connection between areas to avoid conflicts between pedestrians and automobiles.

.....the open space will appear as a unified system which will transcend the subarea boundaries.

.....open space will be organized into zones (i.e. medical campus, historic, wetland, recreation/TBA/woodlands)



Future Comprehensive Site Development

From Page 46 - 48

Site Circulation

Vehicular Circulation

.....encourage low velocity traffic and public transportation

.....preventing traffic from crossing through the site

.....mitigates the impact, on surrounding communities, of existing traffic volume generated by adjacent land uses while addressing the impact of increased traffic volume to be generated by redevelopment on the Commons as it affects the surrounding neighborhoods

..... maintain the integrity and continuity of the open space areas

.....address the circulation needs of the hospital

..... maintain a system for emergency and service vehicle access throughout the property



Future Comprehensive Site Development

From Page 46 - 48

Site Circulation

Vehicular Circulation - Cont.

.....Concept of multiple access points terminating in a “loop system” servicing each principal area of activity

.....access road to Community Service, Continuing Care Retirement Community, and Residential/Activity Subareas will be Eleventh Street

.....new access road...in the general area of Franke Road

.....the new linkages to perimeter roadways should employ “smart” traffic lights at the proposed intersections

~~.....a new west access road...intersecting Long Lake Road (accomplished)~~

.....traffic to Munson Medical Center would access via Madison Street with the ability to circulate around the perimeter of the hospital’s property via a “ring” road

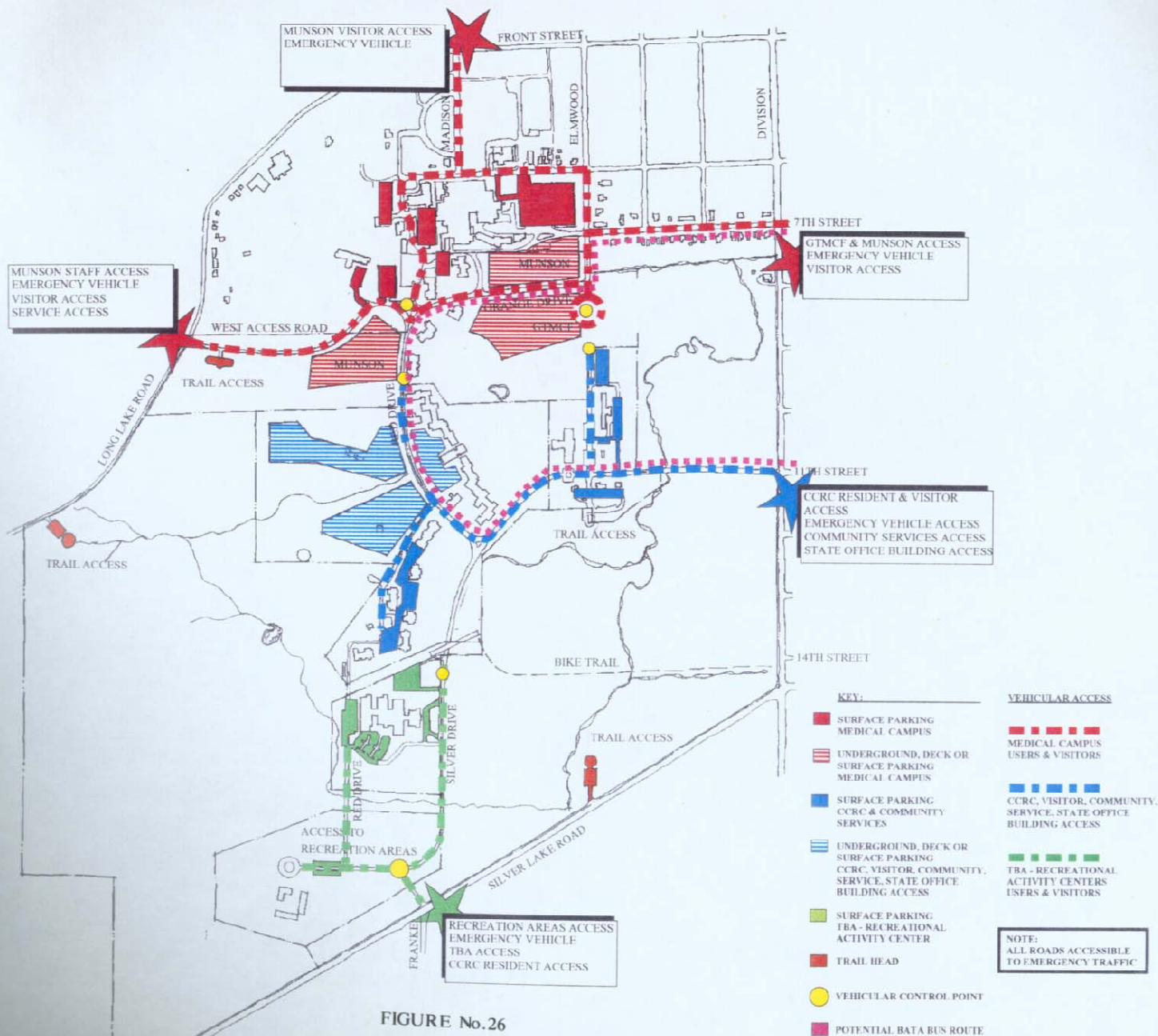
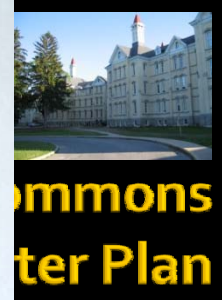


FIGURE No.26

VEHICULAR CIRCULATION



Future Comprehensive Site Development

From Page 46 - 48

Site Circulation

Non-Vehicular Circulation

-access paths connect to the community for bike and foot traffic
-vehicular and pedestrian traffic are separated wherever possible
-paths will avoid alignments that increase the risk of erosion in the hillside areas
-use hard surface, crushed limestone, wood chip path and boardwalk



erse Commons
Master Plan



PEDESTRIAN CIRCULATION



Future Comprehensive Site Development

From Page 48 - 50

Stormwater Management

.....work with local advocacy agencies and local government to reach consensus on the best management practices

.....address the Kids Creek Watershed



Future Comprehensive Site Development

From Page 50 - 51

Infrastructure and Utilities

.....a comprehensive looped water system

.....the tunnel system can be utilized for the construction of some utilities where practical and beneficial

.....construction of the following water mains is anticipated (several)



Future Comprehensive Site Development

From Page 51 - 54

~~Development Capacity and Controls (i.e., impervious surface capacity and building volume capacity)~~



Vision Statement(s) Topics

Site Development & Character: *mixed use, neighborhood atmosphere, identity*

Grounds & Natural Systems: *preservation, inter-connection, open-space, woodlands, wetlands*

Site Circulation:

- (a) *Vehicular - low velocity, no cross-through traffic, service the area, access*
- (b) *Non-vehicular - walkable, passive recreation, multi-modal*

Stormwater Management: *protect natural resources*

Infrastructure and Utilities: *adequate services*

Design, Buildings and Historic Structures: *reuse, historic integrity/design*



**Vision Statement(s)
Topics**

Other Vision Statement(s)?



Traffic & Circulation Plans Grand Vision Input

Access to the Commons area:

Vehicular Circulation

Access road to Community Service, Continuing Care Retirement Community, and Residential/Activity Subareas will be Eleventh Street

New access road in the general area of Franke Road

New linkages to perimeter roadways should employ “smart” traffic lights at the proposed intersections

Traffic to Munson Medical Center would access via Madison Street with the ability to circulate around the perimeter of the hospital’s property via a “ring” road



Traffic & Circulation Plans Grand Vision Input

Treatment of Circulation

P. 143

A. Design Guidelines - Circulation

(1) The main entrance and site drives shall be developed to fit their specific settings: i.e., the east entrance drive (Eleventh Street) to the site lined by sugar maples, and with walks along the drive edge; the west entrance drive through the forested upland, then down to the Medical Campus Subarea at the north end of the property; and the entrance from Silver Lake Road to the Recreational/Activity Center Subarea in the farm area.



Grand Traverse Commons Master Plan

**Traffic & Circulation Plans
Grand Vision Input**

Other Considerations



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