



# **Grand Traverse Commons Joint Planning Commission**

## **Master Plan Meeting**

**July 22, 2008**



**Grand Traverse Commons  
Redevelopment District**

**Project Website**

**[www.partnershipsforchange.cc/gtcommons](http://www.partnershipsforchange.cc/gtcommons)**



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http://www.partnershipsforchange.cc/gtcommons/default.asp
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## Grand Traverse Commons Redevelopment District

### Master Plan & Zoning Ordinance

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### Welcome

This website serves as the project manager, providing residents, business owners, local officials and interested citizens direct access to the latest project news. For more information about this project, including: up-coming meetings, important documents, key dates, important contacts, or to submit a comment please click on the corresponding links above. These features combine to make this website the *primary* source for project information.

This page last updated on 7/22/2008.

#### Project Calendar

July, 2008

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

#### Project News

Test News

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## Grand Traverse Commons Redevelopment District

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PARTNERSHIPS  
for CHANGE Sustainable Communities  
LIAA

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### Meetings

#### Joint Planning Commission Meeting


Location: Government Center  
Date: July 1, 2008  
Time: 7:00pm

This meeting kicked-off the **Partnerships for Change Sustainable Communities** project. Meeting participants discussed the parameters of the Partnerships for Change program, issues and concerns related to the overall success of the project, and the preliminary scope of work.

In addition, the Joint Planning Commission reviewed and discussed the necessary measures to formally kick-off the planning process, including the formal "notice of intent to plan."

[LIAA Discussion Points](#)  
[Proposed Scope of Work](#)  
[Power Point Presentation](#)

This page last updated on 7/22/2008.





## Grand Traverse Commons Redevelopment District

### Master Plan & Zoning Ordinance



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## Contacts

### Grand Traverse Commons Joint Planning Commission

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## Grand Traverse Commons Redevelopment Plan

### Redevelopment Components

#### 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



## Grand Traverse Commons Redevelopment Plan

### Redevelopment Components

#### **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 Redevelopment Plan

### Key Aspects That Regulate Development

**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.



## Grand Traverse Commons Redevelopment Plan

### Key Aspects That Regulate Development

**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 transferrable development rights will allow a balance between area of high density, such as the Medical Campus, and limited or no density in the open space and conservation areas.**



## Grand Traverse Commons Redevelopment Plan

### Key Aspects That Regulate Development

***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.***



## Grand Traverse Commons Redevelopment Plan

### Key Aspects That Regulate Development

**Landscape Preservation and Rehabilitation. Existing natural features and open spaces will be preserved, rehabilitation 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 its natural and open areas.**



## **Grand Traverse Commons Redevelopment Plan**

Grand Traverse Commons Redevelopment Corporation (GTCRC) - District Plan (1994)

### Eight Sub Areas

1. Medical Campus
2. Continuing Care Retirement Community
3. Residential/Activity Center
4. Community Services Center
5. Traverse Bay Area Intermediate School District Area
6. Recreation/Activity Center
7. Woodlands Conservation Area
8. Wetlands Conservation Area