

**Example
Guidelines for Rehabilitation for the Grand Traverse Commons
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Red - Zoning Ordinance Language
Blue —Goal/Objective and Zoning
Ordinance Language and
Black – Goal/Objective Language

1. Treatment of the Land

a. General Goals

- (1) Rehabilitation of the landscape shall be consistent with the spirit and intent of the original landscape.
- (2) New development shall respect and preserve existing elements of the original development, and continue historic patterns and connections, particularly as they relate to views and buildings/site relationships.
- (3) Redevelopment shall address inappropriate site modifications which either interrupt the natural patterns and systems on the site or are not consistent with the principles of the original plan.

b. Design Guidelines - Landscape

- (1) Preserve and protect existing original historic elements of the landscape.
- (2) Reinststate grandness of scale and nobility of landscape expression by expanding and defining important visual corridors and clarifying the connections between open spaces.
- (3) Induce movement through the landscape by the ordering of connecting open spaces.
- (4) Enrich the visual quality of the site through the ordered disposition of architectural and landscape elements on the site.
- (5) Achieve a dynamic landscape character by the interplay of important distant views and view corridors on the property with the layout of actual circulation on the site.
- (6) Develop outdoor spaces between buildings and the large open space of the front lawn which are transitional in scale and character between the architecture and the central organizing space.

c. Design Guidelines - Topography

- (1) Site buildings shall fit the grade to minimize excavation. Where excavation is necessary, cut and fill quantities shall balance.
- (2) Cuts into the natural grade are permissible for unsightly secondary structures such as parking decks, where the combination of insertion into the slope and landscape treatments can visually buffer the building.
- (3) Restoration of areas to original grade (for example, the site of buildings 37 & 37A) shall be accomplished through distribution of materials excavated for new construction, or materials removed from earlier fill locations (for example, the present site of the power plant, to the south of Building 50).
- (4) It is desirable, where practical, to remove linear fill zones which cross the wetland and impede the natural patterns of surface drainage on the site. Expansion of openings through the fill zones may be an option, if fill cannot be completely removed.

d. Design Guidelines - Vegetation

- (1) Existing elements of the historic designed landscape shall be the basis of all further planting on the site, and shall be the guide for selection, scale of layout, and design character of all new planted landscape.
- (2) The historic significance of the Grand Traverse Commons Planned Redevelopment District property and landscape requires that all planting within the commons, including planting along publically dedicated rights-of-way or on publicly owned land, must conform to the National Park Service's views of the landscape. Consequently, the conservation and preservation of significant plantings along publically dedicated rights-of-way or on publically owned land shall take precedence over all normal tree and/or street maintenance requirements.
- (3) Preservation and replication of original landscape plantings shall be the goal in the Commons area, including the cottages, where photographic information of the historic landscape is available.
- (4) The grand alleé of sugar maples which lines the main entrance drive along Eleventh Street shall be a model for treatment of the main drives within the CCRC and Residential/Activity Subareas and the medical Campus Subarea on the north end of the site, but shall not be applied to service roads or the site entrance drives from the west and south.
- (5) The planted landscape in the Recreation/Activity Subarea shall be accomplished through the use of orchards, hedgerows, windbreaks and farm lane plantings to express the scale and simplicity of an agricultural setting.
- (6) Native species, selected for suitability for the specific natural situation, shall be used for all new and restoration planting in the Woodland and Wetland Subareas on the property.
- (7) Management programs shall include strategies and practices to eradicate exotic species and return the natural flora to the wetland and forested areas of the site.
- (8) Use native species in natural combinations to accomplish visual screening, where necessary, along the interface between the wetland and the developed landscape.
- (9) Protect natural vegetation zones along drainage corridors on the site.

e. Design Guidelines - Site Development

- (1) Specific elements of the landscape such as lighting, furniture, garden structures, fences, fountains and bridges shall be sympathetic in design and materials to the period and style of the historic architecture.
- (2) Historic elements shall be rehabilitated according to the Secretary of Interiors Standards for the Treatment of Historic Properties.
- (3) The design of new site structures and development introduced in the adaptive reuse of historic buildings shall be consistent with the original character of site development.

f. Design Details

(1) Building Landscape Zone

The landscape treatments of the building within this zone include the most detailed application of plantings and other elements of site design (Figure 59). The cottages are very large buildings, by residential standards, so the actual treatment of the front landscapes, building entrances, foundation plantings, courtyards, gardens and other outdoor use areas are larger and somewhat simpler than would be the case in a conventional residential landscape. The building landscapes are the one zone within the overall Grand Traverse Commons Planned Redevelopment District where the full range of landscape plants, from flowers and groundcovers, to shrubs, ornamental trees, evergreens and shade trees are appropriately used. The building landscape zone is further broken down into specific design areas with prescribed types of landscape materials.

(2) Landscape Transition Zone

A zone of variable dimension, depending upon the design and orientation of the buildings, will allow for the graceful transition in scale and landscape treatment from the detail of the individual building landscapes to the general park-like character of the Commons historic landscape (Figure 60). The type and scale of plantings is intermediate between the two landscape zones.

(3) Wetland and Woodland Treatment

(a) Development Zone Edge Treatment at Wood Bluffs

A minimum 20' setback from building or parking face to drip line of undisturbed forest edge is required (Figure 61).

(b) Perimeter Revegetation

Wetland edges will be managed/replanted to reinstate native woody species as significant components of the wetland flora, in zones and patterns consistent with their occupancy in nature (Figure 62).

(c) View Enhancement

Existing stands of mature trees may be thinned in some instances to enhance views from central locations within the historic zones (Figure 63.)

(d) Retention Zones

Excavate in specific locations at edges of wetlands to create areas for stormwater retention, and provide enhanced wildlife habitat and opportunities for views to open water (Figure 64). Install wetlands trees and shrubs, especially along upland edges or retention area.

(e) Excavation of Fill Zones

Excavate out segments of the Elmwood Avenue roadbed across the wetland to at least partially reinstate natural patterns of surface flow (Figures 65-66). Pedestrian systems may follow the road alignment as surface paths in sections where the roadbed remains, or as boardwalks on either pilings or floats over the old alignment. Additional excavation to create open water zones adjacent to the boardwalks will enhance both the aesthetics and the wildlife value by increasing the physical diversity of the area.

(4) 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.

(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.

(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

(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 (Figure 69).

(5) Site Furnishings

Benches, waste receptacles, fences, trellises, kiosks and other site furnishings in the developed portions of the Grand Traverse Commons Planned Redevelopment District shall reflect the exact historic character of the site (see Figure 70 as our example) if historical information exists to verify its accuracy. Otherwise site furnishings will be modern and quiet in character so as not to distract from the historic character of the site.

(6) Site Graphics

A comprehensive site graphics system will be implemented to accomplish the following:

- (a) provide clear directional signage for roadways, parking lots, buildings and pathways; and
- (b) provide informational signage for site history, natural systems education and site activity information.

The Grand Traverse Commons Planned Redevelopment District will include traffic directional signage, project signage, identification signage, and interpretive signage. Traffic signage is an important element of convenience, guiding users through the site. A unified system applied to all posts and signs throughout the site will help provide a cohesive identity to the Commons Planned Redevelopment District. Simplicity of design will minimize the visual clutter of these elements.

Project signage that identifies specific users, buildings, parking locations or other destinations also needs to be part of a unified system. Form, scale, graphic design and selection of material and color should blend with rehabilitated architecture. It should be easy to read, with contrast between copy and background and easy to understand.

Identification signage for specific user groups should be part of the project signage system so that there are no signs that visually clash with the overall project character. Interpretive signage is another potential information system within the site.

Interpretive signage within the central Commons area, relating to the historic buildings or arboretum should blend with the rehabilitated architecture and project signage in terms of form, scale, graphic design and selection of material and color. In the Conservation Subareas it is important that the interpretive signage blend with the natural setting within which it will be located. A color or size that is appropriate in the Medical Campus Subarea may not be appropriate in the Conservation Subareas. All signage will be part of a unified signage program which will be reviewed by the Development Plan Committee of the Grand Traverse Commons Redevelopment Corporation.