

**Grand Traverse Commons Comprehensive Plan
Joint Planning Commission Meeting**

**Tuesday - September 30, 2008
7:00 p.m.**

Preliminary Draft 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

Guiding the Future

The future of the Grand Traverse Commons will be shaped by one shared vision. This vision will continue to be shaped by the collaborative efforts of public officials, residents, business owners, important stakeholders and the surrounding community. The vision will provide the framework for consistent, predictable and cohesive decisions for future development.

Identity and Character

The Grand Traverse Commons will continue to be referred to as “The Commons” - characterized by its connection to history and vibrant close-knit “village atmosphere”. The Grand Traverse Commons will also continue to be a “mixed-use center” of activity - home to a wide variety of community services, businesses and housing units. The Commons will continue to evolve, shaped by the efforts and energy of the people who live, work and play within the community. The Grand Traverse Commons will continue to be a place for community-wide gatherings and celebrations. The Commons will continue to be a place where innovative and sustainable designs and practices are encouraged and utilized.

Park Grounds and the Natural Environment

The Grand Traverse Commons will continue to be “The Central Park of Traverse City”, where people can explore and interact with the natural environment. Most of the commons will continue to be characterized by large-open landscapes, rolling hillsides, wetlands, tall mature trees and the boundless contiguity of natural and open space areas. Large expansive lawns will continue to support passive recreation opportunities and community events.

Buildings and Development

The Grand Traverse Commons will continue to be defined by the unique quality, variety, charm and character of its historic buildings. Existing buildings will continue to be rehabilitated whenever feasible. New development will exhibit the design, materials, architecture and character of the existing historic buildings. Existing buildings and new development will relate

with the surrounding landscape and create a more livable environment. Greater emphasis will be placed on the form of new and existing buildings rather than on use.

Streets and Parking

Vehicular access to the Grand Traverse Commons will be well-designed, safe and convenient for all road users. Public and private roads will appear seamless - characterized by their quality and assimilation into the natural environment. A series of traffic-calming measures will control volume and reduce speed. Emphasis will be placed on “eliminating cut-through traffic.” Streets near Munson Medical Center will continue to provide for emergency vehicles and high volume traffic. The Frankie Road intersection will be the primary southern entryway into the Commons.

The Grand Traverse Commons will have safe and accessible “green” parking areas designed to eliminate large islands of asphalt and reduce storm-water runoff. Parking areas will include pervious surfaces, landscape buffers, and large overarching trees.

Residents and visitors will navigate throughout the Grand Traverse Commons using an attractive way-finding system that integrates with the surrounding landscape, architecture, and lighting conditions. A simple, clear but attractive series of signs, strategically located along the periphery of the Commons, will provide visitors with a sense of arrival.

Infrastructure

The Grand Traverse Commons will have seamless public and private infrastructure that will adequately support current and future development.