



## Grand Traverse Commons Master Plan

### Master Plan Components

#### GT Commons District Plan - 1994

##### IV. District Plan - Pages 33 - 120

###### A. Future Comprehensive Site Development

- 1) Overview of New Development
- 2) Subarea Descriptions
- 3) Overview of Open Space Development
- 4) Site Circulation
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- 6) Infrastructure and Utilities
- 7) Development Controls and Utilities
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##### V. Design Guidelines - Pages 120 - 154

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- 3) Treatment of Historic Structures
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#### Preliminary Re-Organization of Visions, Objectives, Strategies

##### Vision Statements - Headings

###### Future Planning and Administration

Objectives

*Strategies*

###### Identity and Community Character

Objectives

*Strategies*

###### Landscape and the Natural Environment

Objectives

*Strategies*

###### Buildings and Future Development

Objectives

*Strategies*

###### Circulation and Parking

Objectives

*Strategies*



## **Preliminary Vision Statements**

### **Future Planning and Administration**

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

### **Identity and Community Character**

The Grand Traverse Commons will be referred to as “The Commons” - characterized by its connection to history and vibrant close-knit “village atmosphere.” The Grand Traverse Commons will continue to be a “mixed-use center” of activity - home to a variety of community services, businesses and housing units. The Grand Traverse 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.



## Preliminary Vision Statements

### Landscape and the Natural Environment

The Grand Traverse Commons will continue to be a place where people explore and interact with the natural environment. The Grand Traverse Commons will continue to be characterized by clean creeks, rolling wooded hillsides, wetlands, tall mature trees and the boundless contiguity of natural and large-open landscapes. Large expansive lawns, will continue to function as the “Central Park of Traverse City” - supporting passive recreation opportunities and community events.

### Buildings and Future Development

The Grand Traverse Commons will continue to be defined by the unique quality, variety, charm and character of its historic buildings. Existing historic 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 assimilate with the surrounding landscape to create a more livable environment. Greater emphasis will be placed on the form of new and existing buildings rather than on use.



## Grand Traverse Commons Master Plan

### Preliminary Vision Statements

#### Circulation and Parking

Entryways into the Grand Traverse Commons will be denoted through simple but attractive landscaping, road treatments and/or structural amenities - signaling to visitors they are entering a unique and special space.

The Grand Traverse Commons will be pedestrian oriented, encouraging people to “get out of their cars.” Residents and visitors will navigate the Grand Traverse Commons through a clear, safe, convenient and integrated system of sidewalks, pathways, trails and bike-lanes that connect with the surrounding community.

Vehicular access to and throughout the Grand Traverse Commons will be well-designed, safe and convenient for pedestrians, cyclists and drivers. Public and private roads will appear seamless - characterized by their quality and assimilation into the natural environment. Emphasis will be placed on “eliminating cut-through traffic and reducing speeds.” Streets near Munson Medical Center will continue to provide for emergency vehicles and high volume traffic. Public transportation stops will be well-defined and supported.

The Grand Traverse Commons will have safe and accessible “green” parking areas, designed to accommodate multiple functions and minimize their environmental impact on the surrounding landscape.



## A Quick Review



## Grand Traverse Commons Master Plan

### Treatment of Circulation

(Grand Traverse Commons District Plan 1994)

Page 146 - 148

### 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

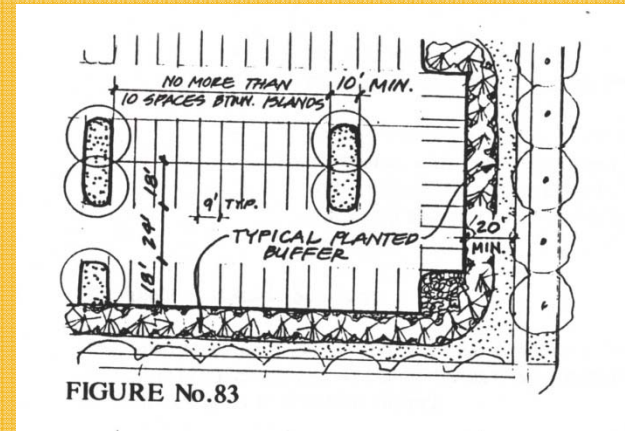


FIGURE No.83

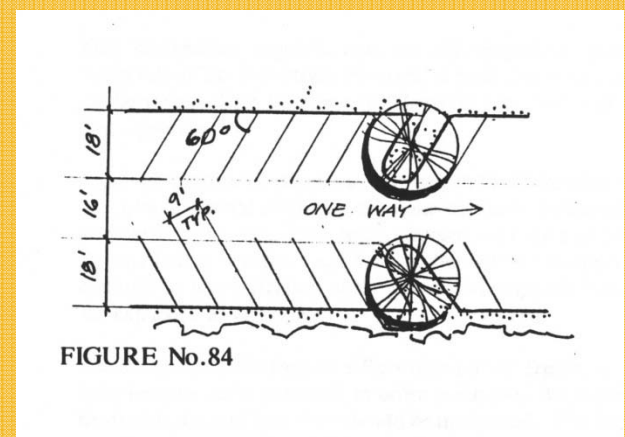


FIGURE No.84

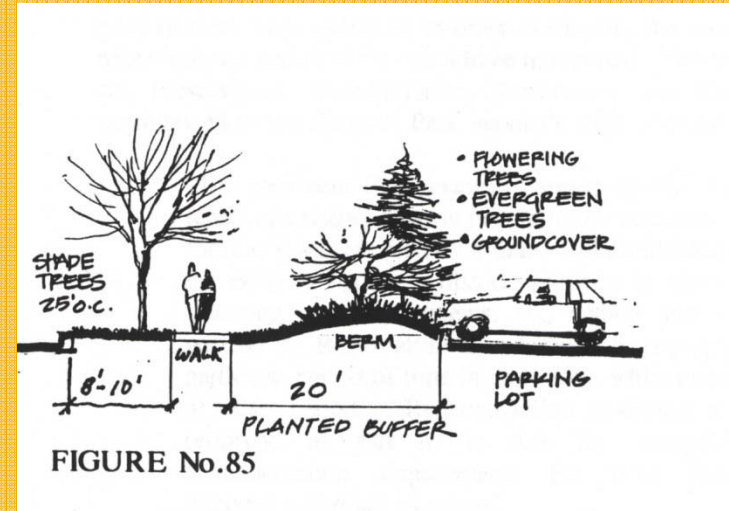


## Grand Traverse Commons Master Plan

### 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)

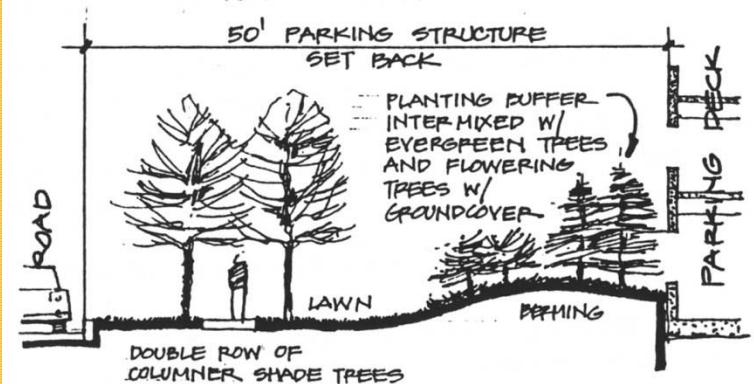


FIGURE No.86

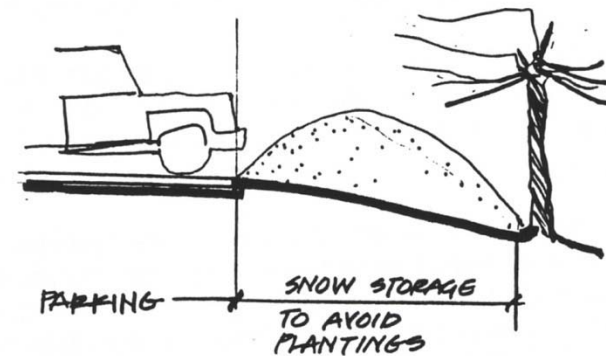


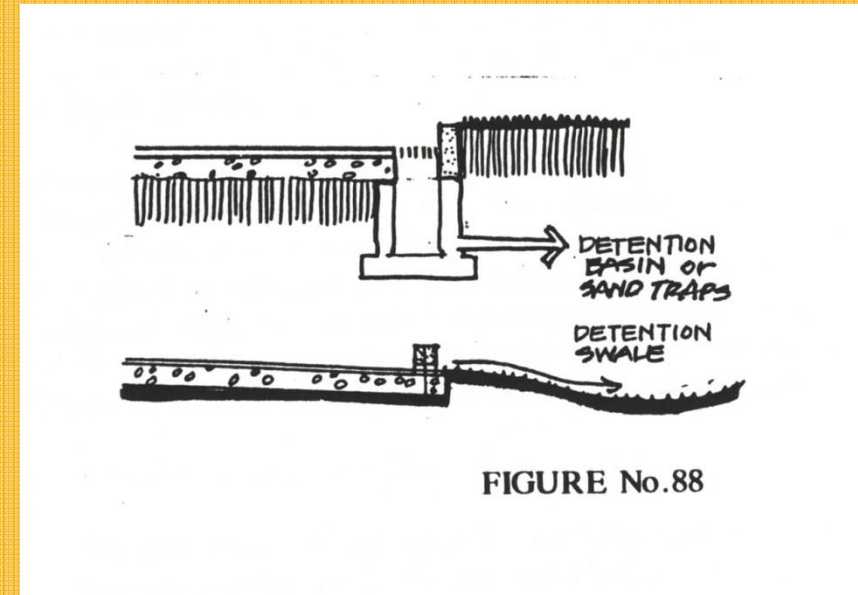
FIGURE No.87



## Grand Traverse Commons Master Plan

Treatment of Circulation, p.146 -148

### (d) Design Details - Parking



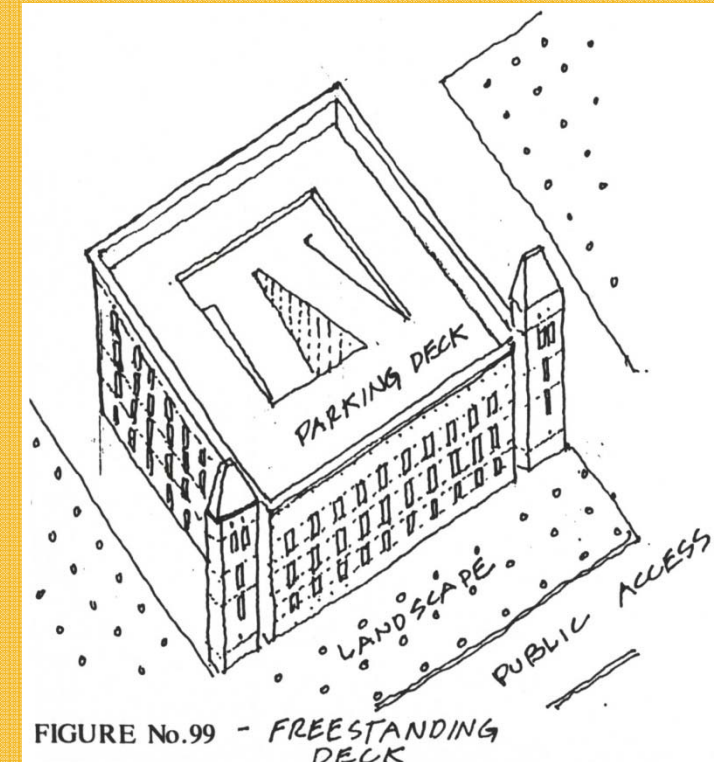
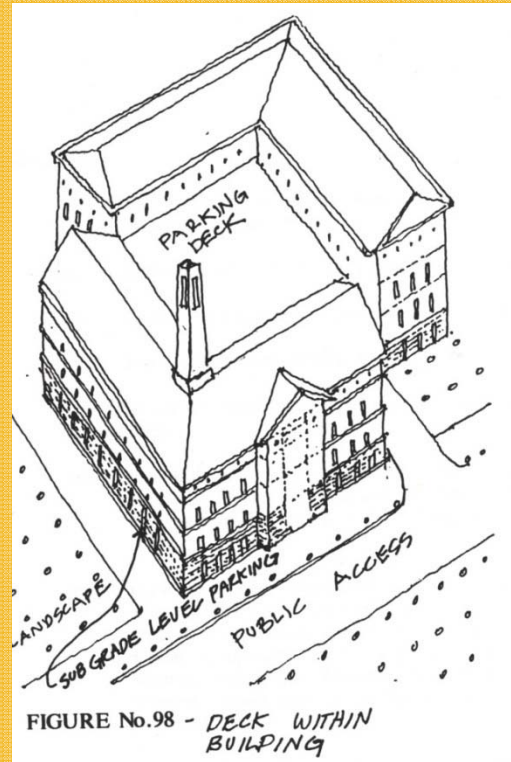
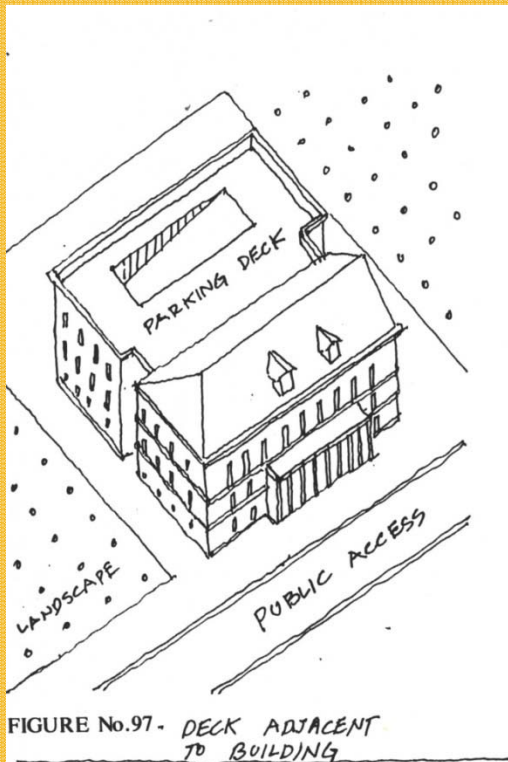
6. Parking Lot Materials: Use of materials shall be consistent with the areas in which parking is located (Figure 88)
  - Parking within Subareas 1,2,3,4 and 5 will require curbing, pavement, and underground storm systems.
  - Parking within Subareas 6,7, and 8 and at trailheads will be treated with 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



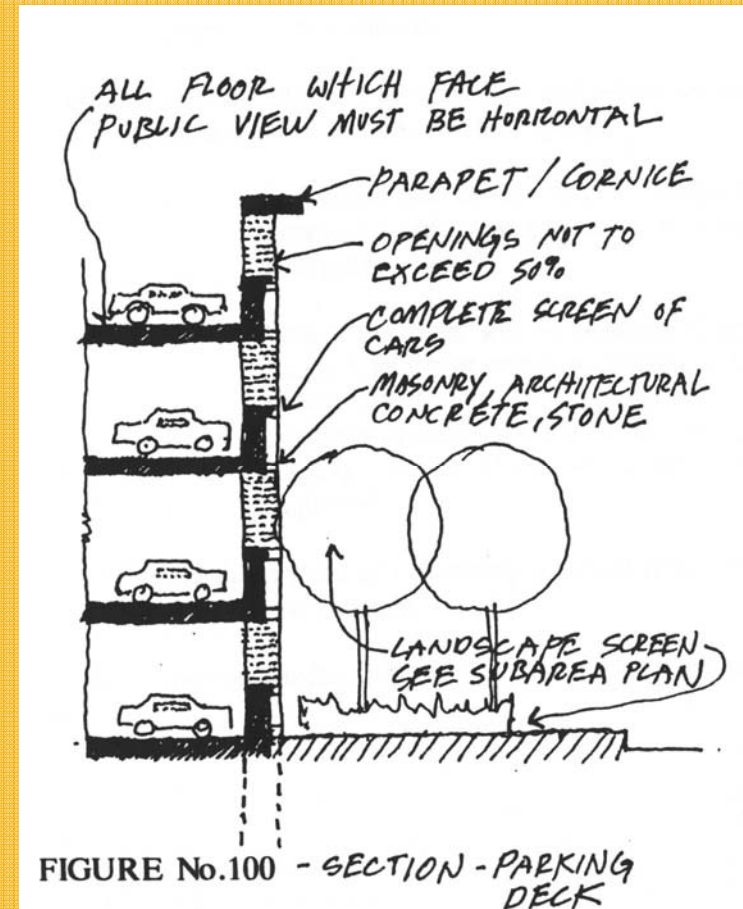


## Grand Traverse Commons Master Plan

### 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

### Preliminary Vision Statements

#### Circulation and Parking

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Vehicular access to and throughout the Grand Traverse Commons will be well-designed, safe and convenient for pedestrians, cyclists and drivers. Public and private roads will appear seamless - characterized by their quality and assimilation into the natural environment. Emphasis will be placed on “eliminating cut-through traffic and reducing speeds.” Streets near Munson Medical Center will continue to provide for emergency vehicles and high volume traffic. Public transportation stops will be well-defined and supported.

***The Grand Traverse Commons will have safe and accessible “green” parking areas, designed to accommodate multiple functions and minimize their environmental impact on the surrounding landscape.***



## Parking - Proposed Language

### **Objective: Alternative, low-impact surface parking areas**

- 1) Strategy: Utilize porous/pervious pavement on surface parking lots
- 2) Strategy: Utilize parking blocks or other alternative paving options for overflow parking areas
- 3) Strategy: Utilize trees and appropriately sized planting islands within surface parking areas
- 4) Strategy: Support shared-parking opportunities
- 5) Strategy: Consult with local advocacy organizations, such as the Grand Traverse Watershed Center, when designing surface parking areas

### **Objective: Safe, accessible, un-obtrusive and pedestrian friendly parking areas**

- 1) Strategy: Utilize alternative surface materials to establish clear pedestrian walkways in parking areas with linkages to the integrated system of sidewalks, pathways and trails
- 2) Strategy: Utilize alternative surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation *and parking*
- 3) Strategy: Utilize traffic calming measures within surface parking areas
- 4) Strategy: Utilize on-street-parking, where appropriate
- 5) Strategy: Provide for safe and efficient snow removal and storage
- 6) Strategy: Discourage large, excessive surface parking areas



## **Parking- Proposed Language, Continued**

### **Objective: Attractive parking areas and access to public transportation**

- 1) Strategy: Construct parking decks, consistent with the architectural standards of the surrounding buildings
- 2) Strategy: Place vegetative screening and plantings at appropriate locations around parking areas
- 3) Strategy: Work with the Bay Area Transportation Authority (BATA ) to develop clean and safe bus stops at appropriate locations throughout the Commons



## **Grand Traverse Commons Master Plan**

**Another Quick Review - Site Lighting**



**Another Quick Review - Site Lighting**

**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

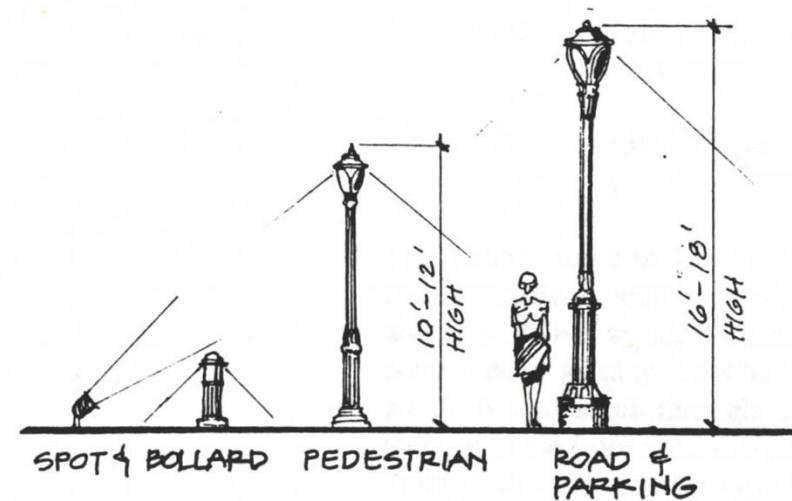
### Treatment of Circulation, p.141 -142

#### (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

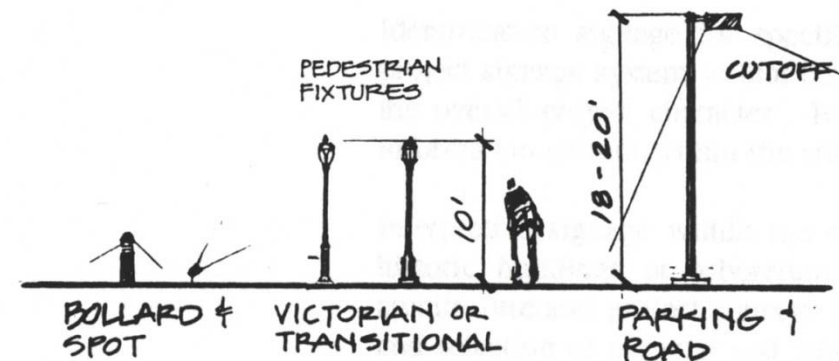
### Treatment of Circulation, p.141 -142

#### (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

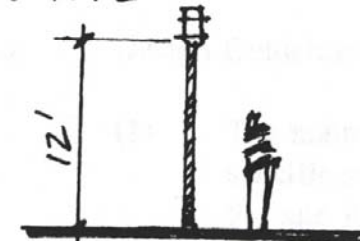
#### (d) Design Details - Site Lighting

##### (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





## Site Lighting - Proposed Language

**Objective: Consistent lighting that allows for safe pedestrian and vehicular circulation, with an emphasis on pedestrian scale fixtures that are compatible with the historic character of the Commons**

- 1) Strategy: Utilize light fixtures and pole styles that are compatible with the historic character of the Commons
- 2) Strategy: Utilize light fixtures designed to focus light downwards
- 3) Strategy: Utilize energy efficient light fixtures compatible with standards established by the International Dark Sky Association
- 4) Strategy: Utilize timers, motion-sensitive lights and other light-saving devices to minimize overlighting in appropriate areas
- 5) Strategy: Place pedestrian scale lighting along sidewalks, pathways and parking areas
- 6) Strategy: Minimize, without compromising safety, lighting near the Barns and southern campus areas



## **Grand Traverse Commons Master Plan**

**Another Quick Review - Site Furnishings, Signage and Graphics**



## Grand Traverse Commons Master Plan

### Treatment of the Land

(Grand Traverse Commons District Plan 1994, p.138)

### Design Guidelines

#### F. Design Details (Continued)

- a) 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





## Treatment of the Land

(Grand Traverse Commons District Plan 1994, p.138)

### Design Guidelines

#### (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. **(Wayfinding)**



## Grand Traverse Commons Master Plan

### Treatment of the Land

(Grand Traverse Commons District Plan 1994, p.138)

### Design Guidelines

#### F. Design Details (Continued)

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.





## Grand Traverse Commons Master Plan

### Treatment of the Land

(Grand Traverse Commons District Plan 1994, p.138)

### Design Guidelines

#### F. Design Details (Continued)

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 and the Grand Traverse Commons Redevelopment Corporation.





## Site Furniture and Signage - Proposed Language

**Objective: Simple but attractive site furnishings that are compatible with the historic and surrounding character of the Commons**

- 1) Strategy: Adhere to standards established by the National Parks Service, Secretary of the Interior
- 2) Strategy: Utilize historical information and pictures to verify the accuracy of site furniture within the Commons

**Objective: A simple, but attractive comprehensive and unified signage and graphics system that is compatible with the historic character of the Commons and informs and guides vehicles and pedestrians through the Commons**

- 1) Strategy: Utilize materials that are compatible with the historical character of the Commons
- 2) Strategy: Develop a way-finding system that helps vehicles and pedestrians navigate within the Commons
- 3) Strategy: Work with the Downtown Development Authority (DDA), the City of Traverse City and Garfield Township to link with future way-finding systems outside the Commons
- 4) Strategy: Develop a distinctive entryway sign at 11<sup>th</sup> (other areas?)
- 5) Strategy: Develop an interpretive signage system that highlights the historical and natural features of the Commons
- 6) Strategy: Develop regulations for the control signs



## Next Steps

Discuss Additional Master Plan Components  
Objectives and Strategies

- Complete Circulation and Parking
- Landscape and the Natural Environment
- Future Planning and Administration
- Identity and Community Character
- Buildings and Future Development

Discuss and Develop

- Future Land Use Plan/Map
- Capital Improvement Plan
- Zoning Plan
- Circulation Plan - In coordination with the Recreation Authority



# Grand Traverse Commons Master Plan