



Grand Traverse Commons Master Plan

Public Meeting - February 26, 2009 South Campus Entrance/Circulation Plan

Key Points and Issues Raised

- Some resistance to south campus entrance
- Construct road to preserve surrounding natural features - salting
- Preserve Black Willows
- Slow speeds
- Clearly denoted entrance into a special place
- Use traffic calming measures
- Incorporate bike-lanes and pathways for pedestrians
- Construct a narrow road
- Limited access along Red Drive
- Improve the 11th & Division intersection (pedestrian friendly)
- Concerns about paying for improvements - what gets build first





**A Review of the Last Meeting
Discuss Recommended Revisions
Strike/CAP**



Grand Traverse Commons Master Plan

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 ENTIRE CAMPUS COMMUNITY ~~Grand Traverse Commons~~ will be referred to as "The GRAND TRAVERSE Commons" - characterized by its OPEN NATURAL ENVIRONMENT, connection to history and vibrant close-knit "village atmosphere." The Grand Traverse Commons will continue to be a SPECIAL AND UNIQUE "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.



Grand Traverse Commons Master Plan

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 BE COMPATIBLE WITH THE 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 EASILY IDENTIFIABLE - denoted through A COMBINATION OF ~~simple but attractive~~ landscaping, road treatments and/or structural amenities. ENTRYWAYS INTO THE GRAND TRAVERSE COMMONS WILL EXHIBIT A CHARACTER THAT SIGNALS TO VISITORS THEY ARE ENTERING A SPECIAL AND UNIQUE PLACE. ~~—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 INTEGRATED INTO THE ENTIRE SITE ~~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.⁵



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 SURFACE options for overflow parking areas
- 3) Strategy: Utilize trees and ~~appropriately sized~~ planting islands, AS APPROPRIATE within surface parking areas
- 4) Strategy: Utilize alternative surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation *and* parking **Moved from Next Objective**
- 5) ~~Strategy: Support shared parking opportunities~~ **Moved to the Next Objective**
- 6) ~~Strategy: Consult with local advocacy organizations, such as the Grand Traverse Watershed Center, when designing surface parking areas~~



Parking - Proposed Language

Objective: Safe, AESTHETICALLY PLEASING ,accessible, un-obtrusive and pedestrian friendly parking areas

- 1) Strategy: Utilize on-street parking, where appropriate **Re-ordered from #5**
- 2) Utilize alternative surface materials to establish clear pedestrian walkways in parking areas with linkages to the integrated system of sidewalks, pathways and trails
- ~~3) Strategy: Utilize alternative surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation and parking~~ **Moved to Previous Objective**
- 4) Strategy: Utilize traffic calming measures within surface parking areas
- ~~5) Strategy: Utilize on-street parking, where appropriate~~ **Moved to #1**
- 6) Strategy: Provide for safe and efficient snow removal and storage
- 7) Strategy: Discourage large, excessive surface parking areas
- 8) Strategy: Support shared-parking opportunities
- 9) Strategy: Construct parking decks that are consistent with the architectural standards of the surrounding buildings **Moved from Next Objective**
- 10) Strategy: Place vegetative screening and plantings at appropriate locations around parking areas **Moved from Next Objective**
- 11) Strategy: **PROVIDE FOR ADEQUATE BIKE PARKING FACILITIES**



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 and surrounding LANDSCAPES of the Grand Traverse Commons

- 1) Strategy: Utilize light fixtures and pole styles that are compatible with the historic character AND SURROUNDING LANDSCAPES of the Grand Traverse 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 IN APPROPRIATE AREAS 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 THROUGHOUT THE GRAND TRAVERSE COMMONS ~~near the Barns and southern campus areas~~



Site Furniture and Signage - Proposed Language

Objective: Simple but attractive site furnishings (e.g. benches, waste receptacles, fences, etc....) that are compatible with the historic character and surrounding landscapes of the Grand Traverse Commons

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



Grand Traverse Commons Master Plan

Site Furniture and Signage - Proposed Language

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

- 1) Strategy: Develop a way-finding system that helps vehicles and pedestrians navigate within the Grand Traverse Commons **Re-ordered to #1**
- 2) 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 Grand Traverse Commons **Re-ordered to #2**
- 3) ~~Strategy: Develop an interpretive signage system that highlights the historical and natural features of the Grand Traverse Commons~~ **Suggested move**
- 4) Strategy: Utilize DURABLE materials that are compatible IN APPEARANCE with the historical character AND SURROUNDING LANDSCAPES of the Grand Traverse Commons
- 5) Strategy: Develop a distinctive entryway sign at 11th ~~(other areas?)~~ at key entrances to the Grand Traverse Commons
- 6) Strategy: Develop ~~regulations~~ standards for the control signs



Grand Traverse Commons Master Plan

A Quick Review - Treatment of the Land



Treatment of the Land

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

Design Guidelines

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 building/site relationships
3. Redevelopment shall address inappropriate site modifications which either interrupt the natural patterns and systems on the site or are consistent with the principles of the original plan



Treatment of the Land

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

Design Guidelines

Treatment of the Land

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.



Treatment of the Land

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

Design Guidelines

Treatment of the Land

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. Curbs 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 the original grade shall be accomplished through distribution of materials excavated for new construction, or materials removed from earlier fill locations
4. It is desirable, where practical, to remove linear fill zones which cross the wetland and impede the natural patterns of surface drainage to the site. Expansion of openings through the fill zones may be an option



Grand Traverse Commons Master Plan

Treatment of the Land

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

Design Guidelines

Treatment of the Land

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 Redevelopment District property and landscape requires that all plantings within the Commons, including plantings along publicly dedicated rights-of-way or on publicly owned land, must conform to the National Park Service's view of the landscape. Consequently, the conservation and preservation of significant plantings along publicly dedicated rights-of-way or on publicly owned land shall take precedence overall normal tree and/or street maintenance requirements .
3. Preservation and relocation or original landscape plantings shall be the goal in the Commons area, including the cottages, where photographic information of the historic landscape is available.



Treatment of the Land

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

Design Guidelines

Treatment of the Land

D. Design Guidelines - Vegetation (continued)

4. The grand allee of sugar maples which lines the main entrance drive along 11th street shall be the 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.
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



Treatment of the Land

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

Design Guidelines

Treatment of the Land

D. Design Guidelines - Vegetation (continued)

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



Treatment of the Land

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

Design Guidelines

E. Treatment of the Land

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



Grand Traverse Commons Master Plan

Treatment of the Land

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

Treatment of the Land F. Design Details

Design Guidelines

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 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





Grand Traverse Commons Master Plan

Treatment of the Land

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

Design Guidelines

Treatment of the Land

F. Design Details (Continued)

2. Landscape Treatment 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 6o). The type and scale of plantings is intermediate between the two landscapes zones





Grand Traverse Commons Master Plan

Treatment of the Land

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

Design Guidelines

Treatment of the Land

F. Design Details (Continued)

(3) Wetland & 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 occurrence 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 zone (Figure 63)
- d) Retention Zone: Excavate in specific locations at edges of the wetland to create areas for stormwater retention, and provide enhanced wildlife habitat and opportunities for views to open water (Figure 64). Install wetland trees and shrubs especially along upland edges of retention area.
- e) Excavation of Fill Zones: Excavate out segments of the Elmwood Ave. Roadbed across the wetland at least partially reinstate natural patterns of surface flow (Figures 65-66). Pedestrian systems may follow the road alignment 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.



Grand Traverse Commons Master Plan

Landscape and the Natural Environment - Proposed Language

Objective: Retain areas where the existing original historic elements of the landscape remain

- 1) Strategy: Preserve and relocate the original landscape plantings adjacent to and around the historic buildings of the former Traverse City State Hospital
- 2) Strategy: Utilize the existing elements of the historic designed landscape as the basis for all new plantings within the site
- 3) Strategy: Discourage the development of modern landscaping adjacent to and around the historic buildings of the Traverse City State Hospital
- 4) Strategy: Adhere to the historical landscape standards established by the National Parks Service, Secretary of the Interior



Landscape and the Natural Environment - Proposed Language

Objective: Protected natural areas, features, patterns and systems

- 1) Strategy: Preserve important visual corridors
- 2) Strategy: Preserve the natural connections between open spaces and other natural areas
- 3) Strategy: Preserve wetlands and the natural vegetation along drainage areas
- 4) Strategy: Preserve the wooded bluffs and other stands of mature trees
- 5) Strategy: Utilize stormwater best management practices (BMP's) to protect and enhance water quality
- 6) Strategy: Utilize native species for replanting natural areas and areas with new landscaping, where appropriate
- 7) Strategy: Develop strategies to eradicate exotics species, where appropriate
- 8) Strategy: Maintain the undisturbed forest edge near buildings, streets and parking areas, where appropriate
- 9) Strategy: Site buildings to fit in with the surrounding natural landscape



Landscape and the Natural Environment - Proposed Language

Objective: Large historic lawns that support recreation and community activities

- 1) Strategy: Preserve the large historic lawn, unique collections of trees and arboretum setting in front of Building 50
- 2) Strategy: Preserve the historic lawns in front of the South Cottages
- 3) Strategy: Continue to work with community and civic organizations to plan and hold public gatherings, unique events and recreation activities on the historic front lawns



Grand Traverse Commons Master Plan

Circulation



Circulation - Proposed Language

Objective: A comprehensive street plan for the Grand Traverse Commons

- 1) Strategy: Work with private land owners to integrate private streets with the existing public street system
- 2) Strategy: Consult with local and state transportation agencies, neighborhood associations, public officials, businesses and other community stakeholders to determine future street improvements
- 3) Strategy: Incorporate findings from the Grand Vision
- 4) Strategy: Identify and secure funding for future street maintenance and improvement projects



Circulation: Vehicular Access - Proposed Language

Objective: Safe streets where the pedestrian is the priority

- 1) Strategy: Establish a 25mph speed limit on all streets within the Grand Traverse Commons
- 2) Strategy: Work with local law enforcement agencies to strictly enforce the speed limit
- 3) Strategy: Re-surface gravel roads with drainage and structural problems??
- 4) Strategy: Separate pedestrians from moving traffic through the use of sidewalks, landscaping and on-street parking
- 5) Strategy: Incorporate bike-lanes in appropriate areas
- 6) Strategy: Incorporate clearly marked crosswalks at road crossings that align with existing sidewalks and pathways
- 7) Strategy: Reduce the distances of pedestrian crossings, whenever feasible
- 8) Strategy: Incorporate curb extensions at appropriate locations
- 9) Strategy: Incorporate traffic calming measures at appropriate locations



Circulation: Vehicular Access - Proposed Language

Objective: Unobtrusive streets that are compatible with the character of the surrounding buildings and natural landscape

- 1) Strategy: Build narrow streets
- 2) Strategy: Utilize porous/pervious pavement, where appropriate
- 3) Strategy: Retain native vegetation within the street right-of-way to minimize storm-water runoff in sensitive areas
- 4) Strategy: Take measures to reduce or eliminate street salting



Circulation: Non-Motorized Access - Proposed Language

Objective: An integrated system of sidewalks, pathways, trails and bike-lanes

- 1) Strategy: Design sidewalks and pathways that connect with existing sidewalk and pathway systems outside the Grand Traverse Commons, including the proposed *Safe Routes to School* pathway connecting to Traverse City West Junior High School
- 2) Strategy: Design sidewalks and pathways that connect key areas within the Grand Traverse Commons
- 3) Strategy: Incorporate pedestrian and landscaping elements along sidewalks and pathways
- 4) Strategy: Incorporate unique pavement textures on sidewalks and pathways, in appropriate areas
- 5) Strategy: Build sidewalks and pathways to meet ADA standards
- 6) Strategy: Separate pedestrians from moving traffic
- 7) Strategy: Work with local advocacy organizations (e.g. TART) to plan for and support future non-motorized connections
- 8) Strategy: Support the development and maintenance of the existing nature trails
- 9) Strategy: Incorporate pet waste-stations at appropriate locations throughout the Grand Traverse Commons



Circulation: Entryways - Proposed Language

Objective: Unique and clearly identifiable entryways into the Grand Traverse Commons

- 1) Strategy: Incorporate unique and distinctive road treatments and structural amenities that tie into the historical character of the Grand Traverse Commons at key entryways
- 2) Strategy: Incorporate distinctive and native landscaping features that are compatible with the surrounding natural landscape of the Grand Traverse Commons at key entryways
- 3) Strategy: Integrate unique and distinctive signage with the surrounding landscape, road treatments and structural amenities of the grand Traverse Commons at key entryways
- 4) Strategy: Incorporate lighting that allows for safe pedestrian and vehicular access, while not detracting from the character of the entryway



Grand Traverse Commons Master Plan

Treatment of the Historic Structures (Grand Traverse Commons District Plan 1994, p.148 - 149)

A Quick Review



Grand Traverse Commons Master Plan

Treatment of the Historic Structures (Grand Traverse Commons District Plan 1994, p.148 - 149)

The historic core of the Grand Traverse Commons Site includes a diverse collection of structures and landscape that has been listed on the national Register of Historic Places as a historic district.

This designation requires that for the project to qualify for the Federal Preservation Tax Incentives program, it must be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

Although the historic district as currently defined excludes a number of structures and a large amount of land, these same standards should be used in dealing with all aspects of the site. This will guarantee not only a continuity of treatment for all the existing structures and features, but will ensure that there will be no future conflicts or jeopardization of the tax credits when the boundaries of the district are expanded as anticipated.

The Secretary of Interior's Standards for the Treatment of Historic Properties have recently been redefined in order to simplify the understanding of what the treatments are and how they should be interpreted.....



Treatment of the Historic Structures (Grand Traverse Commons District Plan 1994, p.148 - 149)

.....The most important thing is to preserve and enhance those lasting qualities of the historic elements of the property so its significance will continue to inform and enrich the lives of those people using it today and for future generations.

Historic Preservation Principles Guiding Development:

1. Adaptive reuse implies spacial, functional and structural alterations; however, nothing should be introduced which would create an exterior expression inconsistent with the original structure
2. Where structures have been altered, partially removed or added onto, new work which results in an effect consistent with and supporting the original structure may be permitted
3. At a time of rehabilitation of a structure for any use, the exterior must be routed to the original condition
4. Handicap access shall be provided through a generalized grading plan rather than isolated freestanding ramps
5. Additions may be permitted if the proposal alteration is consistent both in scale and design vocabulary



Grand Traverse Commons Master Plan

Treatment of the Historic Structures (Grand Traverse Commons District Plan 1994, p.149)

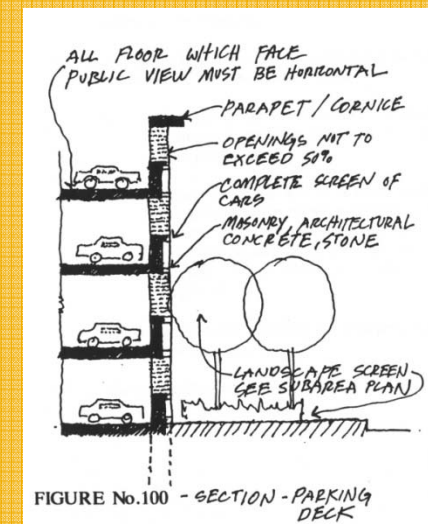
Treatment of New Buildings

General Design Guidelines

1. All new buildings in Subareas 1,2,3 and 4 will be developed in such a manner that is sympathetic to the fundamental characteristics of building 50 and its associated cottages
2. All new buildings in Subareas 6,7, and 8 will be developed in such a manner that is sympathetic to the historical agriculture buildings
3. All new buildings will be limited in area, height and ground coverage by the restrictions set by each subarea section of the District Plan
4. Density will be counted on floors above a sub-grade level without roads Floor area in the sub-grade level or attic will not contribute to density of building

Design Vocabulary

The design vocabulary of new buildings will have both a relationship to the historic character of the Grand Traverse Commons and each buildings particular functional requirements





Buildings and Development - Proposed Language

Objective: The adaptive reuse of the historical buildings of the former Traverse City State Hospital

- 1) Strategy: Adhere to standards for the Treatment of Historic Properties established by the National Parks Service, Secretary of the Interior
- 2) Strategy: Maintain the exterior integrity of the historic buildings
- 3) Strategy: Provide barrier-free access through a generalized grading plan rather than isolated freestanding ramps
- 4) Strategy: Continue to utilize tax credits and other financial assistance programs to support the adaptive reuse of the historic buildings

Objective: New buildings that are sustainable and compatible with the character of the surrounding built and natural environment

- 1) Strategy: Design and build new buildings that are compatible with the surrounding built and natural landscape
- 2) Strategy: Encourage the development of “green” buildings that adhere to Leadership in Energy and Environmental Design (LEED) standards



Grand Traverse Commons Master Plan

Identity and Character - Proposed Language



Identity and Character - Proposed Language

Objective: Accessible and comfortable public spaces that host a variety of activities and promotes sociability

- 1) Strategy: Develop an interpretive signage system that highlights the historical and natural features of the Commons **Moved From Signage Objective**
- 2) Strategy: Work with local artists to install art in appropriate areas throughout the Grand Traverse Commons
- 3) Strategy: Capitalize on existing focal points to accommodate public gatherings that accommodate a variety of activities
- 4) Strategy: Incorporate and arrange seating and other amenities in appropriate areas to encourage social interaction
- 5) Strategy: Continue to work with community, business and civic organizations to host community-wide events, gatherings and celebrations
- 6) Strategy: Enhance connections for pedestrians and bicycles throughout the Grand Traverse Commons



Identity and Character - Proposed Language

Objective: A thriving center of commercial and retail services, community services and residential units

- 1) Strategy: Continue to develop the historic state hospital buildings for commercial, retail and residential use
- 2) Strategy: Provide for a range of residential opportunities and choices
- 3) Strategy: Continue to utilize tax credits and other financial assistance programs to support new development
- 4) Strategy: Continue to support the development of Munson Medical Center
- 5) Strategy: Continue to support the development of commercial businesses and community services

Objective: An active and engaged stakeholder organization that assists in the implementation of the Plan and works with the Joint Planning Commission to study and discuss issues of mutual concern

- 1) Strategy: Work with stakeholders to formalize a property owners association



Grand Traverse Commons Master Plan

Next Steps

Discuss Additional Master Plan Components
Objectives and Strategies

- Future Planning and Administration

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