CITY OF TRAVERSE CITY
MASTER PLAN REVIEW COMMITTEE

MONDAY, JUNE 20, 2016

1:00 P.M.
Planning and Engineering Conference Room
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

Posted 6/16/16

AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission
c/o Russell Soyring, Planning Director
400 Boardman Avenue, Traverse City, MI 49684
231-922-4778

1. CALL MEETING TO ORDER

2. CIVIC SQUARE PUBLIC ENGAGEMENT COMMENTS (DISCUSSION)

3. 2 STEP MASTER PLAN PROCESS (DISCUSSION)

4. PROPOSED MASTER PLAN AMENDMENTS (DISCUSSION)
   - **A.** EXISTING PROPOSED TEXT AMENDMENTS
   - **B.** EXISTING PROPOSED FUTURE LAND USE MAP AMENDMENTS
   - **C.** INTEGRATION OF PLAN ELEMENTS INTO MASTER PLAN
   - **D.** OTHER PROPOSED AMENDMENTS TO MASTER PLAN

5. SET SCHEDULE FOR FUTURE MEETINGS AND GOALS FOR COMPLETION OF THE 2 STEP MASTER PLAN PROCESS (DISCUSSION)

6. PUBLIC COMMENT

7. ADJOURNMENT

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

Traverse City is a regional center comprised of connected and related neighborhoods - residential, business, public, recreational and mixed. This plan promotes and protects the vitality, diversity and improvement of our neighborhoods.

What's your vision for Traverse City. Write your own vision statement:

Continue as a wonderful example of small town America - Growing Sensibly and in Scale with what is here. - Resisting the call to become a small Chicago, Muskegon, Grand Rapids etc.

Or, use this template for your vision:

Traverse City is a city to be emulated (provide a compelling statement of who we are)

What We are a friendly town. (what's unique about us and what we offer, or we should preserve?)

And Unlike Large cities (-Chicago) etc. (what/where/who we don't want to be)

We Strive to not let others take advantage (what we want to become / change / do more of / emphasize) of our success for their own gain!!

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

DINING ON THE RIVER (NOT PARKING)
USE OF RIVER
LOWER BUILDINGS TOWARDS WATER, HIGHER BLDGS INLAND
SEASONAL RENTAL FOR RETAIL OR ATHLETIC (WORKING WATERFRONTO)

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What PRESERVE GREEN CORRIDORS FOR WILDLIFE (what's unique about us and what we offer, or we should preserve?)
PRESERVE WATER QUALITY. PUT LIMITS ON FERTIZER USE

And Unlike

NOT A CIRCUS / NOT A PARTY / WILD / INFORMED (what/where/who we don't want to be)
GOOD USE OF GREEN TECHNOLOGY
WELL FUNDED ENTREPRENEURIAL SPIRIT
GROWING GOOD PAYING CAREER TYPE EMPLOYMENT

We Strive to _____ (what we want to become / change / do more of / emphasize)
BE A PILOT PROJECT FOR OTHER COMMUNITIES AND EDUCATE ON:
- NO NEED FOR LARGE LAWNS
- CAREFUL USE OF PESTICIDES
- KEEP [illegible] ACCESSIBLE

WORK SMARTER / NOT HARDER

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

- Bike friendly first off
- safe, ~~fs~~ more lights, cross walks
- walkability is a must, good directions/signs
- shops/ stands/ people eating outdoors
- plants of course
- if cars are here — SLOW THEM DOWN!

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What * I love our little city! (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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MOVE WASTE WATER TREATMENT PLANT

What's your vision for Traverse City. Write your own vision statement:

CULTURALLY DIVERSE (INVITE SOME REFUGEES)
DIA ART IS A GREAT IDEA.
ALL NEW DOWNTOWN SIDEWALKS HEATED
MAX HEIGHT 6 ON BUILDINGS + PARKING DECKS
A FESTIVAL FOR THE WATER
EARN A REPUTATION FOR ART

NEED A DOWNTOWN PUBLIC RESTROOM OR TWO

Or, use this template for your vision:

Traverse City is BEAUTY ON A BAT © COPYRIGHT 2016 TOM MAIR (provide a compelling statement of who we are)

What SAVE PICR TOWER / MORE BRICK STREETS (what's unique about us and what we offer, or we should preserve?)

And Unlike TOO MUCH ALCOHOL (what/where/who we don't want to be)

We Strive to FAMILY - COMMUNITY (what we want to become / change / do more of / emphasize)

END TIF'S - SPREAD TAX DOLLARS AROUND TOWN
NO MORE ANNUAL MILITARY JETS

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

~~Best at~~
Great place to live, work, shop + vacation (visit)

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

Traverse City embraces diversity and is a city that attracts the next generation of companies and workers.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

1.

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

TC is the ideal urban small town. It supports values of environmental stewardship, intentional community and social responsibility. It also keeps citizens and tourists active and interactive with festivals, events, races, music and a growing local agro-based food culture. We strive to keep our expansion thoughtful and our community connected.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

A place that young people want to live and work and shop and play.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Eric Keller

734
686
7385

low carbon footprint

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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climate resiliency
energy efficiency

What's your vision for Traverse City. Write your own vision statement:

add this plan promotes & protects the air-land-water ...

Or, use this template for your vision:

Traverse City is the regional hub (provide a compelling statement of who we are)

which

What connects people and communities, bringing together (what's unique about us and what we offer, or we should preserve?)

the most forward thinking and sustainable practices to build a vibrant and growing community

And Unlike

that accepts and acknowledged growth and sustainability (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

A COMMUNITY OF PEOPLE SHARING A SMALL TOWN CHARACTER WITH APPROPRIATE GROWTH. BUILDING HEIGHTS GROWING FROM BIKE TO 14th STREET - WITH MAXIMUM OF FIVE STORIES.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What SMALL TOWN CHARACTER (what's unique about us and what we offer, or we should preserve?)

And Unlike

GRAND RAPIDS, CHICAGO, (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

lots of green (pocket smoke-free parks) and setting ~~B~~ new buildings back from the sidewalk so there's room for green (eg, the new bldg at the corner of 8th & Cass) Bike lanes of course.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

cement city the new lights at the corner of 8th & Munson are ugly (the realtor & the senior living) (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

- economy that can support young professionals and their families
- balancing tourism and tradition and history
- protecting and maintaining our natural resources
- increasing diversity of peoples, backgrounds, and ideas
- more arts - and community involvement in art

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

Where quality is our way of life & a city where all socio-economic ~~[illegible]~~ backgrounds are welcome.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

MORE Public Restrooms

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

Historic Town Square

Traverse City is a regional center comprised of connected and related neighborhoods - residential, business, public, recreational and mixed. This plan promotes and protects the vitality, diversity and improvement of our neighborhoods.

Slow down! We need a thoughtful, long-view on all of this planning.

Current census for example

What's your vision for Traverse City. Write your own vision statement:

Welcoming! To everyone
People with disabilities
Elderly, Kids, ethnic, sexual & religious diversity
all socio-economic levels
for the people by the people - nothing about US without US. Emphasis on data - numerous sources

waste water treatment

More sewage plant. Use the bay/water as town boundaries.

Or, use this template for your vision:

Traverse City is a community that cares for its land, infrastructure, environment & most of all, people. all people. (provide a compelling statement of who we are)

What Natural beauty - environment (what's unique about us and what we offer, or we should preserve?)

No more consultants from outside the area. need overseers of all tax payer dollars - & actions

And Unlike We aren't A, Birmingham, etc. (what/where/who we don't want to be)

Don't want to be. Honor our history, nature, peoples, etc.

We Strive to Be inclusive. (what we want to become / change / do more of / emphasize)

We need respect for the process, experts in the communication process - 'Keepers of the vibe' — survey, hear from all of our citizens - not just wealthy $, connected, normally educated.

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement: (we strive to be)

Traverse city is a sustainable, culturally enriched community connected by public services, businesses, recreation and people. We cultivate diversity, kindness, and positivity though improvements to our neighborhoods and city center.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

Vision Statement

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What's your vision for Traverse City. Write your own vision statement:

Traverse City is a jewel between 2 bodies of water with a historic, small town feel (character). It has beaches, parks, tree-lined streets and quaint, friendly Neighborhoods.. People visit to enjoy the beaches, parks, food and cultural activities or move there for the City's quality of life. Move the wastewater treatment plant to open up the Boardman Lake waterfront

Or, use this template for your vision:

Traverse City is A Jewel between 2 lakes (provide a compelling statement of who we are)

What Preserve the small town character & the historic 2-3 story buildings neighborhoods; keep the walkability/bikeability but also have room for cars (what's unique about us and what we offer, or we should preserve?)

And Unlike larger metropolitan cities with tall buildings (> 60 ft) right on the sidewalk (what/where/who we don't want to be)

We Strive to maintain small scale, historic buildings downtown and quiet, tree-lined neighborhoods (with old-fashioned lamps) (what we want to become / change / do more of / emphasize)

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What's your vision for Traverse City. Write your own vision statement:

_____

_____

_____

_____

_____

_____

Or, use this template for your vision:

Traverse City is Racing (provide a compelling statement of who we are)

What Ashton Park (what's unique about us and what we offer, or we should preserve?)

And Unlike Wrpn Jack Cyrs (what/where/who we don't want to be)

We Strive to toy excavators (what we want to become / change / do more of / emphasize)

Traverse City is the regional economic, recreational, and industrial center of Northern Michigan. While all of this is both necessary and desirable, it is vitally important to ensure that the City plan, and, more importantly, the accompanying zoning, protect the residential neighborhoods, which are, after all, what makes for a stable, and livable community. Without sound center city residential neighborhoods, the city may be economically flourishing, but certainly no place to live, which will, ultimately lead to economic decline.

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What's your vision for Traverse City. Write your own vision statement:

What a concept!
Take it to Toledo.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

Visitor. come here to get away from parks for the homeless. Bored people.

Or, use this template for your vision:

Traverse City is nice like it is. (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

~~keep this~~

keep this space with flowers & picnic tables.

Let us all enjoy - by foot!

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we <u>don't</u> want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

Lived in NYC & Parks filled with homeless
Too dangerous to walk thru

Or, use this template for your vision:

Traverse City is Too naive (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

"Big city "Wannabe" park

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

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What's your vision for Traverse City. Write your own vision statement:

This park doesn't fit T.C.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we don't want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

T.C. NEEDS TO GET A NEW Planning Commission. ONE That actually likes T.C and will listen To citizens.

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we <u>don't</u> want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Current Vision in City of Traverse City Master Plan, 2009

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What's your vision for Traverse City. Write your own vision statement:

Came for shopping. Couldn't find a parking spot. — Going to Sutton's Bay

Or, use this template for your vision:

Traverse City is _____ (provide a compelling statement of who we are)

What _____ (what's unique about us and what we offer, or we should preserve?)

And Unlike

_____ (what/where/who we <u>don't</u> want to be)

We Strive to _____ (what we want to become / change / do more of / emphasize)

Missy Luick <mluick@traversecitymi.gov>

[planningcommission] Master Plan

1 message

Suzannah Tobin <suzannah.tobin@gmail.com> Tue, Jun 7, 2016 at 11:50 AM
To: planningcommission@traversecitymi.gov

Dear Commissioners,

I have been stepping back (from the tall building discussions) to gain some personal perspective on the future growth of Traverse City...and have a few thoughts that I would like to share with you as you move forward with the Master Plan.

1) Traverse City is more than the downtown:

I have been taking note of the city boundaries and have realized that there are many pockets within the city limits that are ripe for affordable housing. I can easily imagine these areas becoming "mini-walkable-districts" with restaurants, coffee shops, grocery stores, etc.

2) The more trees the better:

The best places in Traverse City have trees. There is a cozy, inviting pedestrian scale wherever we have trees. I think hiring a city forester is an imperative to maintaining this valuable resource...trees are just as important as any other part of the city's infrastructure.

3) Keep the natural areas in tact:

One of the big reasons that Traverse City feels like a small town is because there are plenty of "wild places." I think these pockets of nature are critical to the overall vibe. The view looking east from the new pedestrian bridge is stunning. The current zoning allows a minimal setback from the river's edge...definitely not enough to allow mature full-canopy deciduous trees to be planted between buildings and the river's edge.

I think the zoning should be changed to increase the required setback from the river's edge.

Those are my very general thoughts!

Thank you so much for putting together the Civic Square this past weekend!

Suzannah Tobin
502 Fifth Street
Traverse City, MI

Missy Luick <mluick@traversecitymi.gov>

Vision for Traverse City

1 message

Brenda Evon <brenda.evon@yahoo.com> Sun, Jun 5, 2016 at 8:47 AM
Reply-To: Brenda Evon <brenda.evon@yahoo.com>
To: Russ Soyring <rsoyring@traversecitymi.gov>, jbolde@mhc.net, dweston@traversecitymi.gov, mtrombley@traversecitymi.gov, mluick@traversecitymi.gov

This is an email I sent to the City Commissioners and I wanted to share it with you as well.

Thanks
Brenda Evon

> As a 25
> year resident of Eleventh Street, my biggest concern is the
> State/City installing a traffic light at Division and 11th
> Street. This light would create a thoroughfare down 11th
> Street bringing many more people down our street like the
> Munson employees each morning and afternoon going to and
> from work. It would be a cut-through for many people who
> live on the East side of town getting to the West side of
> town. Our street would become another Eighth Street with
> mounds of traffic added, speeding to catch the light and
> cross over into the Commons. The quality of life and value
> of re-sell to our homes will diminish considerably due to
> the added traffic, noise and pollution.
>
>
>
> We are already faced with the additional traffic when events
> are happening at the Commons with the loud noise (music),
> added parking on our street and the loud and intoxicated
> people when they are returning home after the events.
>
>
>
> What drew me to Traverse City in 1977 was its quiet
> atmosphere, small town feel and the bays and lakes that
> surround our area. Traverse City is a beautiful place to
> live and the city is slowly, but continuously turning what
> attracts people here into a compacted eyesore. The city
> looks to cram something into every nook and cranny and empty
> lot where it can build something. We are promoting
> Traverse City as the DRUNK TOWN adding more breweries, more
> wineries, and more distilleries. The city continues to
> promote more beer festivals, more wine festivals; anything
> to do with drinking alcoholic beverages. The City is
> destroying what use to be a wonderful place to live. We
> need more economical housing for the people who already live
> here, yet we build $500,00.00-$700,000.00 condos and cram
> them into downtown, filling up every space available.
> Traverse City promotes for the rich and it does nothing for
> the natives and the middle class, hard working people who
> already live here.
>
>
>
> The City builds sidewalks to NOWHERE like Cass Street, but

> it won't repair the Central neighborhood sidewalks where
> the locals walk their dogs, children or walk for exercise.
> We have streets filled with potholes and disrepair and they
> won't invest and repair what is already here and
> available to its residents. Its time to take care of what
> you have instead of trying to grow more and more.
>
>
>
> Thank you for listening.
>
> Brenda Evon
>
> 609 W. Eleventh Street
>
> Traverse City, MI 49684
>
>
>
> --
>
> You received this message because you are subscribed to the
> Google Groups "CityCommissioners_Group" group.
>
> To post to this group, send email to citycommissioners@traversecitymi.gov.
>
>
>
>
>

#MYCIVICSQUARE

What I LOVE about Traverse City...

BEER!

"Loitering" space

Walkability Mixed-Use Friendly!

SIGNS/DIRECTIONS TO DESTINATIONS/ RESTAURANTS

2 lakes historic downtown with low-rise buildings

The weather, the view. The old, and the New!

TO BE.. ON THE WATER

walkability and overall non-motorized connectivity

The beauty of the walkability

4-distinct, beautiful seasons.

Our natural environment

Wayne Hill view

I can bike year-round, if not I walk!

We need pocket parks!

The new pedestrian bridge!

build up, not out! tall can be good

Places for people

SHADE

Thriving downtown w/ Potential for so much more!

LIGHTS!

Civic SPACES
SENSE of COMMUNITY
WALKABILITY

Take climate change into consideration in making all decisions! "Power to the people." Let all voices be heard.

The view
Water access
Weather including winter!
Walkable
The People

PUBLIC RESTROOMS / PEACEFUL PARK

Beautiful trails! (Thanks TART!)

Higher Grounds
B(Better)
CORPS.... corporations

Stuff

SAFE AREA

The YOLO fact that it's Awesome

Beaches & lakes, small town feel, walk & bike around town, historic look of buildings.

A beautiful, friendly, walkable/bikeable city.

Walkable. Small town, welcoming feel! (this is a compliment!)

Great Food/drinks are abundant with an expanding arts scene!

Sustainable, lively, community based city that is forward thinking & water.

The PEOPLE..... MOST OF ALL

LOUD LAUGHTER AMONG FRIENDS!

Batu Transit!

It's great and getting better all the time!

Great breweries!

Local food is a huge priority!

Film Fest!

UNV35603
Easel Pad
30 Sheets
25 in x 30 in
Universal one

Envisioning Our Future: TC Neighborhoods

This Master Plan defines "neighborhood" as more than a collection of buildings. The definition expands to embrace collections of complementary and compatible activities central to the well being of our citizens. This definition recognizes the culture that has developed in each neighborhood and the benefits of embracing the layers of life that will emerge from each culture. It provides for a full range of evolving activities, services, and lifestyles while honoring the traditions that have delivered us to this time and place.

Traverse City neighborhoods have followed a traditional pattern: Rural lands stood at the town's edge. Larger "estate lots" lined the neighborhood edges. The estate lots defined the edge of a town and intrinsically connected to the neighborhood. The bulk of the neighborhoods were single-family lots ranging from thirty to two hundred feet in width. The lots narrowed closer to the center of the community. The block structure became more rigid at the center and more fluid away from the center. The highest density areas were located near the center.

This Plan supports and honors that geography. In moving forward, it encourages a social (people-oriented) perspective—one that defines neighborhoods according to the nature and intensity of human activity within a given area.

Each neighborhood nurtures a degree of human activity, which can be measured according to four ~~variables (known as H.A.M.E. standards)~~: intensity levels:

Hours: the hours of operation of an activity within a neighborhood.

Access
~~**Auto:**~~ all motorized and non-motorized traffic within a neighborhood including but not limited to automobiles, trucks, buses, pedestrians, and bicycles.

Mass: the intensity of the buildings or structures within a neighborhood as defined by area, land coverage, height, distance to property lines, access to light, or conversely, effects of shadow.

Emissions: by-products of activities that leave the property or neighborhood within which it is created, including, but not limited to, noise, dust, odors, smoke, and light. Each neighborhood has an expected background level of emissions related to those characteristics found to be a normal part of an existence within that neighborhood's context.

The Plan uses these variables as ~~practical and quantifiable standards~~ guidelines for appropriate intensity. The ~~standards~~ levels guidelines will be used for decision-making—for protecting and nurturing the unique culture of each neighborhood and for maintaining transition zones between neighborhoods. With these ~~standards~~ guidelines, decision-makers are not limited to geographic space as a sole criterion; they can also factor in the way people live within a particular space—what kinds of activities they want to encourage or limit. By focusing on the ~~standards~~ guidelines within a particular neighborhood type, decision-makers can become more receptive to uses that promote other goals within our neighborhoods (small neighborhood services that promote walkability, for example).

The Plan also acknowledges that intensity changes within each neighborhood—that intensity is naturally but not evenly distributed. The center or core of the neighborhood tends to be the most pure to the neighborhood type. The Plan acknowledges this distribution and allows for the transition from one neighborhood type to another. Higher intensities will be allowed at the periphery of residential neighborhoods than what is allowed in their interior. Lower intensities will be encouraged at the periphery of commercial neighborhoods than what is allowed at their interior. This protects residential neighborhoods by creating a transition zone between high-intensity commercial activity and low-intensity domestic life.

This Plan confronts the reality that each neighborhood shares a boundary with several others—with other kinds and degrees of activity. No neighborhood is an island. Therefore, a practical, clear-headed discussion of those boundaries is crucial to the overall health of the community. That discussion must transcend any one neighborhood but include them all.

To begin the discussion, this Plan defines neighborhoods in ascending order of intensity (from least to most). The least intense neighborhood, TC-1 Conservation, has low levels of noise and a low acceptance of formal urban structures while the most intense, TC-5 Downtown, has high levels of noise and formal urban structures. If the area is residential, then the center has the least intensity ~~in terms of H.A.M.E.~~ level for that neighborhood type. If the area is commercial, then the center has the most intensity for the neighborhood type. The boundary areas become blended where similar neighborhood types meet, for example: where TC-2 Conventional meets TC-3 Traditional or where TC-4 Corridor meets TC-5 Downtown. These areas may have traits of each neighborhood type.

The boundaries between residential neighborhood types and commercial neighborhood types are hard: between TC-2 Conventional and TC-4 Corridor or between TC-3 Traditional and TC-5 Downtown. The commercial neighborhoods at the boundaries are expected to mitigate their intensity level to one that is no higher than the highest accepted intensity level of the adjoining residential neighborhood.

Acknowledgements as of July 15, 2009

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Barbara D. Budros
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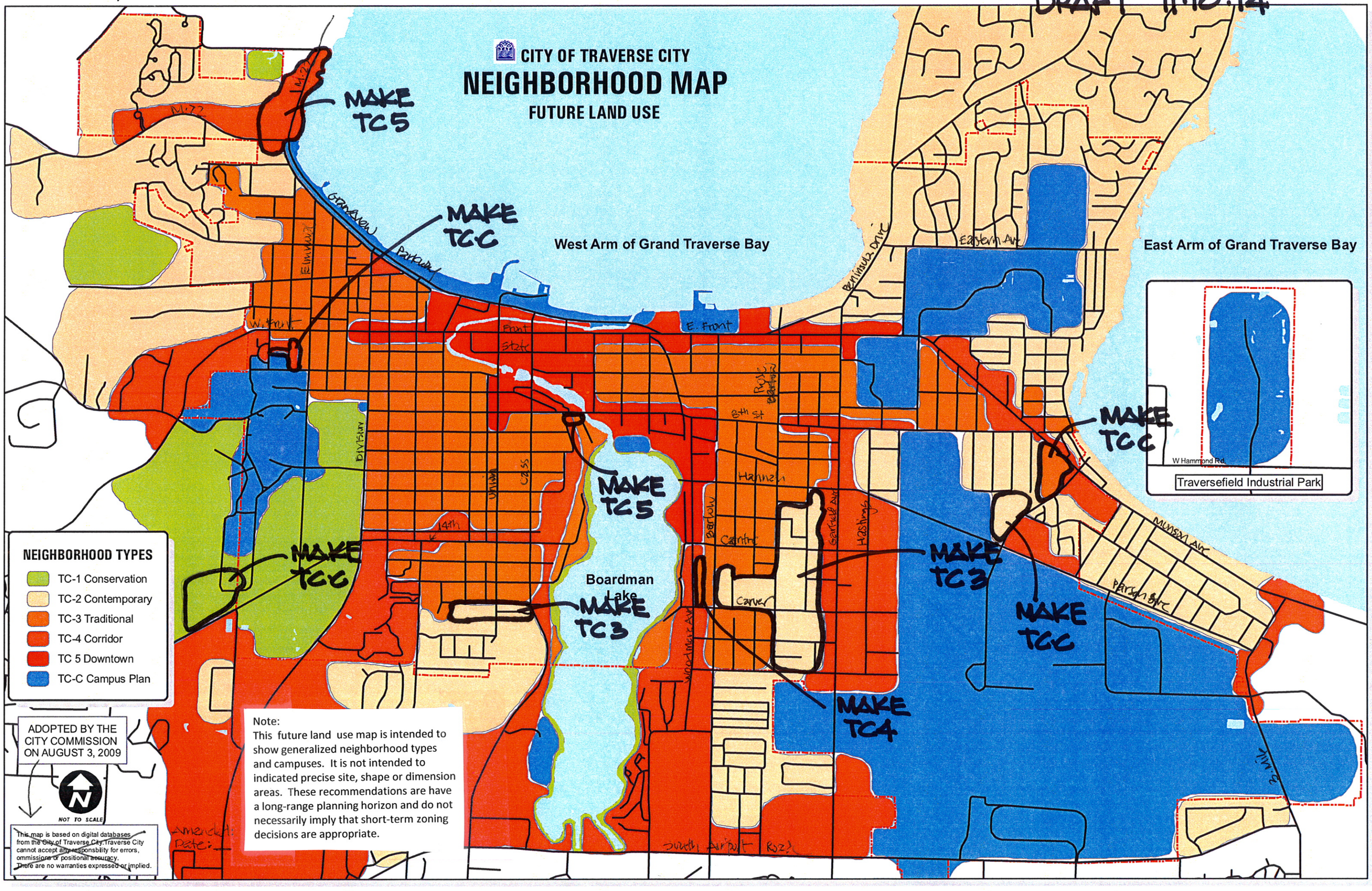
Add major street names

DRAFT 11.10.14

CITY OF TRAVERSE CITY

NEIGHBORHOOD MAP

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