

Grand Traverse Commons

Master Plan





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NORTHERN MICHIGAN ASYLUM
Traverse City, Michigan
Circa 1930



GRAND TRAVERSE COMMONS
Traverse City, Michigan
2009

INTRODUCTION

This Master Plan represents a framework for the development and redevelopment of the Grand Traverse Commons (sometimes referred to as *The Commons* or *Campus*) through a series of objectives, strategies and action policies. This Master Plan is intended to take a long-range view of the Grand Traverse Commons and guide development for the next 10 to 20 years while providing flexibility to respond to changing conditions, innovations, and new information.

The Master Plan establishes the vision and expectations for the future redevelopment of the Grand Traverse Commons. It serves as the basis for zoning, local land use regulations and capital improvements. The Master Plan also establishes expectations and responsibilities for administration and future planning activities. The Master Plan is comprehensive, providing plans and action strategies for the preservation of natural resources, redevelopment, circulation, character, and land use.

The Grand Traverse Commons Master Plan has been prepared and adopted under the Michigan Planning Enabling Act 33 of 2008, as amended (M.C.L. 125.3801 et seq.), which states that the planning commission shall, “make and approve a master plan as a guide for development within the planning jurisdiction.”

The Grand Traverse Commons Master Plan has been prepared under the direction of and with direct participation by the Grand Traverse Commons Joint Planning Commission (the “*Joint Planning Commission*”). The Master Plan and planning process were established by the Joint Planning Commission under the following directives.

Build on the Past. The Joint Planning Commission believes it is essential to preserve the core values, ideas, considerations and concepts established under previous community planning efforts. As a result, many of the objectives and strategies outlined in the Master Plan reflect the vision and redevelopment guidelines established under preceding planning and redevelopment documents, including the *1990 Adaptive Reuse Feasibility Plan for Traverse City*, the *1991 Development Plan Amendment DP-93-1*, and particularly the *1994 Grand Traverse Commons District Plan*.

Reverend Edwin J Fredrick - Reverend Edwin J. Fredrick, “Father Fred” was assigned to the Traverse City State Hospital as Chaplain for 31 years. Father Fred helped to establish the All Faith’s Chapel.



Collaborate with Other Stakeholders. Due to its location within both the City of Traverse City and the Charter Township of Garfield, the number of different public and private land owners, the redevelopment framework (subareas) established under the *1994 District Plan* and the administrative and practical complexity of redevelopment, the Joint Planning Commission worked to establish a master planning process that encouraged cooperation and collaboration.

An opportunity for collaboration presented itself early in the master planning process after the City of Traverse City and the Charter Township of Garfield Recreational Authority (Recreational Authority) initiated a public input process to engage road agencies, local governments, adjacent property owners, and the community on an effective design for a new south campus entrance. The Recreational Authority was also engaged in the development of a conceptual site plan for the Barns property. Therefore, in an effort to encourage consistency, these planning efforts were combined.

In addition, the Joint Planning Commission, and City and Township staff collaborated with important stakeholders to discuss and review key concepts, future land use considerations, and redevelopment plans.

Solicit Public Input. The Joint Planning Commission facilitated a public planning process that encouraged citizen participation and open dialogue. In collaboration with the Recreational Authority, a series of public meetings were held, providing an opportunity for citizens to provide input on the development of a new south campus entrance. A public open house was held to provide an opportunity for citizens to comment on the draft Master Plan. In addition, an interactive website <www.partnershipsforchange.cc/gtcommons/> was created to provide opportunities for citizens to learn more about the planning process, how to get involved, and review and comment on draft language, design concepts and policies. Finally, a formal public hearing was held prior to the adoption of the plan.

Implement New Ideas. The Joint Planning Commission acknowledges the significant changes that have occurred at the Grand Traverse Commons over the last 15 years. Most notably, the redevelopment of Building 50 and its associated cottages into a vibrant mixed-use development, rather than the *continuing care retirement center* outlined in the *1994 District Plan*. As the Grand Traverse Commons continues to evolve, the Joint Planning Commission must continue to be flexible and respond to changing conditions, innovations and new information. The Master Plan introduces new concepts associated with, sustainability, place-making, form, parking, and circulation. In

Stakeholder Meetings - January 7, 2009
Stakeholder Meeting (in collaboration with the Recreational Authority) to discuss the proposed campus entrance and campus circulation.



Public Meetings - February 26, 2009
Public Meeting (in collaboration with the Recreational Authority) to discuss the proposed campus entrance and campus circulation.



Public Meetings - September 15, 2009
Public Open House to review objectives, strategies, action policies and other key concepts of the Master Plan.



addition, the Joint Planning Commission utilized the “Ten Tenets of Smart Growth” to help guide in the preparation of objectives, strategies and action policies. The Joint Planning Commission has also pledged to discuss and consider recommendations generated from the *Grand Vision*, a regional land use and transportation plan.

Adhere to Historic Preservation Guidelines. Due to its designation as a Historic District, the Master Plan recognizes that portions of the former state hospital building, its cottages, and other contributing structures, as well as their landscapes, must conform to historic preservation standards and guidelines established by the National Park Service, Secretary of the Interior.

Simplify the Plan. The *1994 District Plan* is a thorough and comprehensive document, describing the history of the Grand Traverse Commons, property conditions, redevelopment plans and design guidelines. However, the nearly inch-and-a-half thick document is complex and cumbersome.

Therefore, the Joint Planning Commission worked to develop a simplified, but user-friendly Master Plan, one that builds upon the fundamental tenets of the *1994 District Plan*. To avoid duplicative research, portions of the *1994 District Plan* were excerpted and incorporated or directly referenced into this Master Plan - most notably portions devoted to infrastructure, nature features, building descriptions and history. With assistance from the Joint Planning Commission, and City and Township staff, these references were reviewed for accuracy and updated to reflect 2009 status.



Ten Tenets of Smart Growth

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable communities
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development toward existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost-effective
10. Encourage community and stakeholder collaboration in development decisions.

HISTORIC PROFILE

The following section provides a historical perspective of the Grand Traverse Commons from 1880 to 1968, including the construction of Building 50, the establishment of farm operations and the construction of the Arnell Engstrom Building.

1880 to 1968

The Traverse City State Hospital in its original state was a northern coastal moraine forest, typical of the region. The site falls more than 300 feet in elevation from the northwest corner to Kids Creek, along the east edge. Topography divides the site into generally four north-south zones which include a Lowland Zone, Midland Zone, a Wooded Slopes Zone and an Upland Zone (see figure 2.1).

Immediately prior to the purchase of the land for the Traverse City State Hospital, major portions of the lowland and midland zones were lumbered, while the steep slopes were left heavily wooded. Several springs originated on the site and drained to the creek on the east side of the property.

The site for the Northern Michigan Asylum (i.e., the Traverse City State Hospital) was purchased in 1882 and consisted of 339.9 acres, with two additional tracts of 45.4 and 110 acres recommended for additional purchase (see figure 2.2). According to a report of the Board of Commissioners, the advantages of the site and the rationale for the building included its proximity to town (for provisions and labor), seclusion, forests (for aesthetics and harvesting), and ample water supply.

Construction of the main facility was started in 1882 and completed in 1885. Dr. J.D. Munson was hired as the first medical superintendent for the Asylum which then had a patient population of 330. Initial activities related to the development of the site included ditching to improve drainage, stump clearing, and lumbering to prepare the areas for farm development. The framework for the development of the front lawn was started with street planting along Elmwood Avenue and Division Street.

Over the next 30 years, under the direction of Dr. Munson, the site had grown from the original 340 acres to over 600 acres and the initial building complex had grown to include 13 cottages, numerous support buildings, and an extensive working farm (see figure 2.3). The name of the facility changed

Kirkbride Plan - The design of the Traverse City State Hospital was influenced by the Kirkbride Plan. Published in 1851 by Thomas S. Kirkbride, it became the model for building hospitals for the mentally ill.

The Kirkbride approach to mental health care was based on the belief that nature and the surrounding environment was an essential part of the therapeutic process.

Kirkbride buildings are characterized by their “batwing” floor plan, Victorian architecture, and orientation to the sun and surrounding environment.

Building 50 is the last Kirkbride building standing in Michigan.



from the Northern Michigan Asylum to the Traverse City State Hospital. In 1916, a detailed map of the hospital, farm and grounds was developed. This map has served as the basis for each successive planning effort including the development of the 1994 District Plan.

The farm operations were an integral part of the hospital complex, providing therapeutic employment for able bodied patients and nourishing food for its staff and patients. Farm operations included such livestock as a large beef and dairy cattle herd, horses, hogs, and fowl. Crop operations included apple, peach and cherry orchards, vineyards and berry patches, and a full complement of garden crops, particularly potatoes which were a staple of the institution.

During this period, Dr. Munson paid particular attention to the development of the front lawn area for recreation and pleasure of the patients, including planting unusual tree species collected on his various travels throughout the country.

From 1916 to 1939, under the direction of Dr. Munson, the farm gardens, orchards, and fields prospered, and the champion cow herd became well renowned (see figure 2.4). In addition, his tree collection matured to adolescence and the “arboretum” image we know today began to materialize. Before his retirement in 1924, Dr. Munson helped to establish the James Decker Munson Hospital. The first building was constructed on the northern edge of the State Hospital property and leased until the hospital and the land it occupied was turned over to the City. Medical buildings 33, 35, and 39 (no longer remaining) were built on the original front lawn. These were the first depression-era buildings built on the site. Later, a dormitory for nurses was built east of Elmwood Avenue in what used to be a farm field.

The next 55 years saw the decline of the Traverse City State Hospital and the rise of other uses on the Grand Traverse Commons site. New approaches in psychiatric care, including drug therapy and family care programs returned patients back into the community. The expense of a large, antiquated and unsafe facility was no longer necessary. As the patient population decreased, so did the need for food production and the working farm was slowly cut back - ultimately ending in 1957.

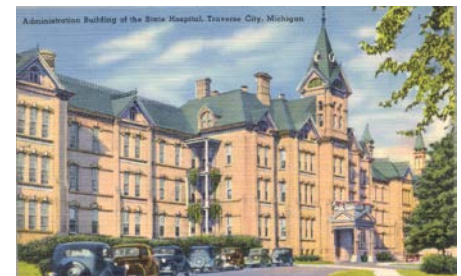
During the State Hospital’s waning years some outmoded structures were replaced (see figure 2.5). The original power-plant was demolished and reconstructed south, to its present site. Most of the original barns were demolished and replaced with the present structures. Considered a fire hazard, the original administration core of Building 50 was demolished in 1963, and replaced with the current

Traverse Colantha Walker - “Colantha” was a Grand Champion cow who produced 200,114 pounds of milk and 7,525 pounds of butterfat over her lifetime at the hospital grounds. Her gravestone is located at the south end of Red Drive.



Picture Taken From: Traverse Colantha Walker Dairy Festival Facebook Page

Traverse City State Hospital - Postcard showing the original administration building which was demolished in 1963 and replaced with the current two-story building



two-story building. The Munson Medical Center complex expanded in the north to its present location. Its parking needs spilled into the Traverse City State Hospital grounds and the new parking lots expanded into the unused portions of the site, affecting portions of the old forested bluffs. The Grand Traverse Medical Care Facility, medical offices, and a drug rehabilitation center were added into areas adjacent to Munson Medical Center. The All Faiths Chapel was added on the front lawn in the 1960's.

In 1968, the Arnell Engstrom Children's Center (now the Traverse Bay Area Intermediate School District facility) replaced the original special barns and orchard in the old farm area.

What was left of the original front lawn matured. Concern about maintaining the effect of the front lawn and building grounds in 1968, prompted the planting of major tree nurseries in the abandoned fields adjoining Kids Creek. These trees were planted to replace those declining on the grounds and have naturalized what originally were open fields. With the abandonment of the farm functions, wetland plant varieties took over fields and natural succession occurred along forested edges, fields and where orchards once stood.

This section provides a historical overview of the Grand Traverse Commons from 1968 to 2009, including the closing of the State Hospital, public efforts to preserve the main campus and the redevelopment of Building 50.

1968 to 2009

By 1973, the cottages and all portions of Building 50 (except the central modernized portion) were vacated. In 1978, community action resulted in the designation of a portion of the property (including 11 buildings) as a *Historic District* and placed on the National Register of Historic Places. In 1980, the State of Michigan announced that it would demolish several buildings on the Commons grounds - prompting the Charter Township of Garfield and the City of Traverse City to establish *The Coalition for Logical Land Use*. The Coalition was charged with developing a strategy for the hospital's reuse and developing a lawsuit to halt the demolition of the buildings. At one point, local advocates literally forced themselves in front of the wrecking ball (stopping workers with equipment running), when the State unexpectedly sent a wrecking crew to demolish the buildings. Over the next nine years, local advocacy groups and public officials debated with the State as to the future intent and use of the site. In 1989, the entire hospital, whose patient load had once peaked at over 3,600 in 1966, but was then as low as 140, was closed by the State of Michigan.

Munson Medical Center Expansion - Parking Lot K.



Cottage Renovation - Cottage 29 undergoes renovation. Munson Medical Center is in the background.



Additional attempts by the State of Michigan to demolish the structures on the Grand Traverse Commons prompted a number of community efforts to preserve the property. In 1990, the City of Traverse City and the Charter Township of Garfield adopted the *Adaptive Reuse Feasibility Plan for the Traverse City State Hospital* (the Adaptive Reuse Plan) recommending the acquisition, preservation, restoration and redevelopment of the Grand Traverse Commons Property. After pursuing legislative changes at the State level, local officials established the Grand Traverse Commons Redevelopment Corporation (GTCRC) under Michigan's Urban Redevelopment Corporation Act (Public Act 250) to implement the plan, acquire the property and oversee its disposition and redevelopment.

In 1992, the State of Michigan agreed to sell large parcels of the property to the GTCRC for \$1.00. The GTCRC and City and Township officials also approved plans to demolish several non-historic buildings to make room for a parking deck and new long term nursing care facility (now the Pavilions). That year, the Traverse Bay Area Intermediate School District (TBAISD) purchased, renovated and expanded the Arnell Engstrom Building - now home to administrative offices and a school. Grand Traverse County purchased several large parcels, including the historic barns and several non-historic houses and held the property until funds could be raised for keeping the land in public ownership.

In December of 1992, the GTCRC selected Kids Creek Development Company as the master planner and developer of the Grand Traverse Commons, to undertake its rehabilitation, redevelopment and adaptive reuse. Kids Creek Development Company initiated a considerable effort to develop a new Master Plan (*Grand Traverse Commons District Plan*) for the property which was ultimately adopted by the City and Township in 1994.

In 1993, the GTCRC and the State of Michigan, Department of Management and Budget reached agreement for disposition of the entire former Traverse City State Hospital facility and grounds. In addition, acting Governor Connie Binsfield signed enabling legislation authorizing the transfer of the former State Hospital property to the GTCRC, as well as to the City of Traverse City and the Charter Township of Garfield.

The 1994 *Grand Traverse Commons District Plan* created administrative subareas which overlapped the City and Township jurisdictional boundary, creating a continuing need for intergovernmental

Building 50 - Building 50 is a quarter-mile long structure containing over 11 million bricks. To this date, it is unclear why the structure was named Building 50.



cooperation in the adaptive reuse of the site. After some time, apparently the enormity of the project and the uncertain feasibility of the project plan to be implemented, as adopted, overcame the Kids Creek Company, which declared bankruptcy and exited the project later that year. Subsequently, several potential master developers were considered by the GTCRC. However, their plans proved not to be financially feasible or were not consistent with the adopted redevelopment plan.

In 2001, *The Minervini Group*, a local development group, proposed a redevelopment plan that the community found acceptable. After holding several large public meetings, the Township and City agreed to allow additional project uses to make the deteriorated buildings more marketable. After a 12-month period in which The Minervini Group conducted a broad range of feasibility studies, they began to re-roof Building 50, the Chapel, and two cottages. Over the last eight years, The Minervini Group has renovated over 300,000 square feet of space within Building 50 and the adjacent buildings into a vibrant mixed use development, complete with retail shops, professional offices, residential condos, and a restaurant. The successful redevelopment of the historic buildings was given a substantial amount of financial assistance when it received Renaissance Zone designation in 1999 and 2002.

In 2003, the City and Township formed a Recreational Authority, under the Michigan Recreational Authorities Act (Public Act 321), and obtained funding through a millage permitted by a large majority vote of the residents of the two jurisdictions. The newly created Recreational Authority took over ownership, planning and the redevelopment of the historic Barns area at the south end of the Commons.

With many successful adaptive reuse projects realized and the distribution of properties for various uses mostly complete, the GTCRC recognized there was little need or resources available to support its continued existence and disbanded in 2006. To replace the oversight role of the GTCRC, the City of Traverse City and the Charter Township of Garfield agreed to establish the Grand Traverse Commons Joint Planning Commission, under the Joint Municipal Planning Act (Public Act 226). In 2008, the Joint Planning Commission applied for and received a service grant from the *Partnerships for Change Program* to develop a new, simplified Master Plan that preserves the tenets of the 1994 District Plan and a new zoning ordinance.

Building 50 - Over 300,000 square feet within Building 50 has been renovated into a vibrant mixed use development.



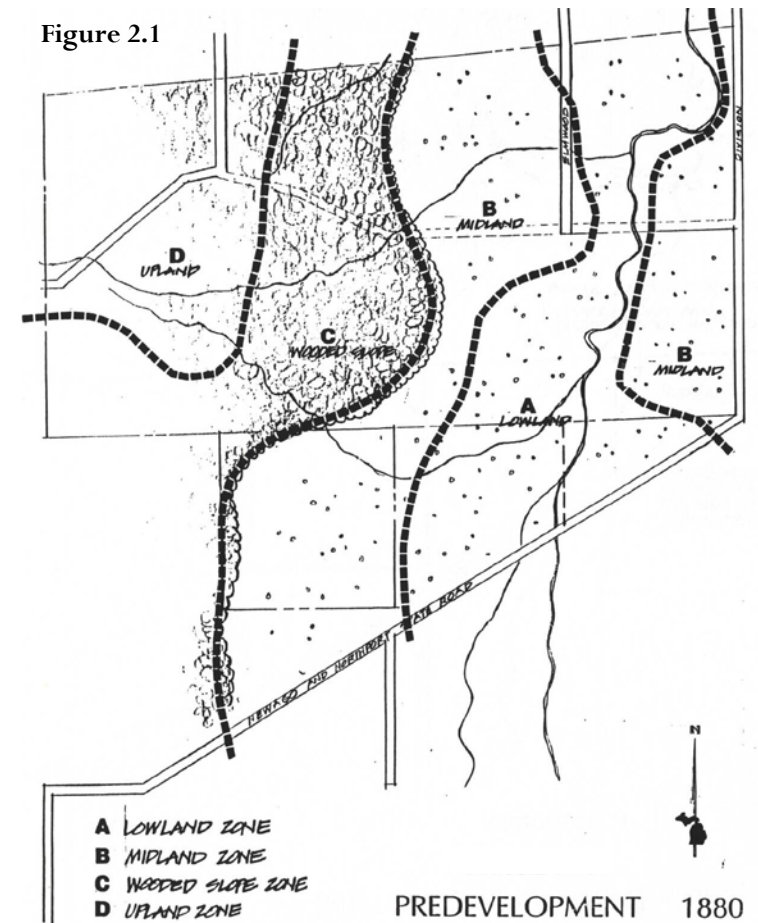
Photos provided by The Minervini Group

Historic Profile Timeline

Predevelopment - 1880

- In its original state, the site was a northern coastal moraine forest, typical for the region
- Topography divides site into four zones (A) Lowland (B) Midland (C) Wooded Slopes (D) Upland
- Major portions of the Lowland and Midland Zones were lumbered - steep slopes left alone
- 1882 - Report of the Board of Commissioners describes site as ideal location for hospital

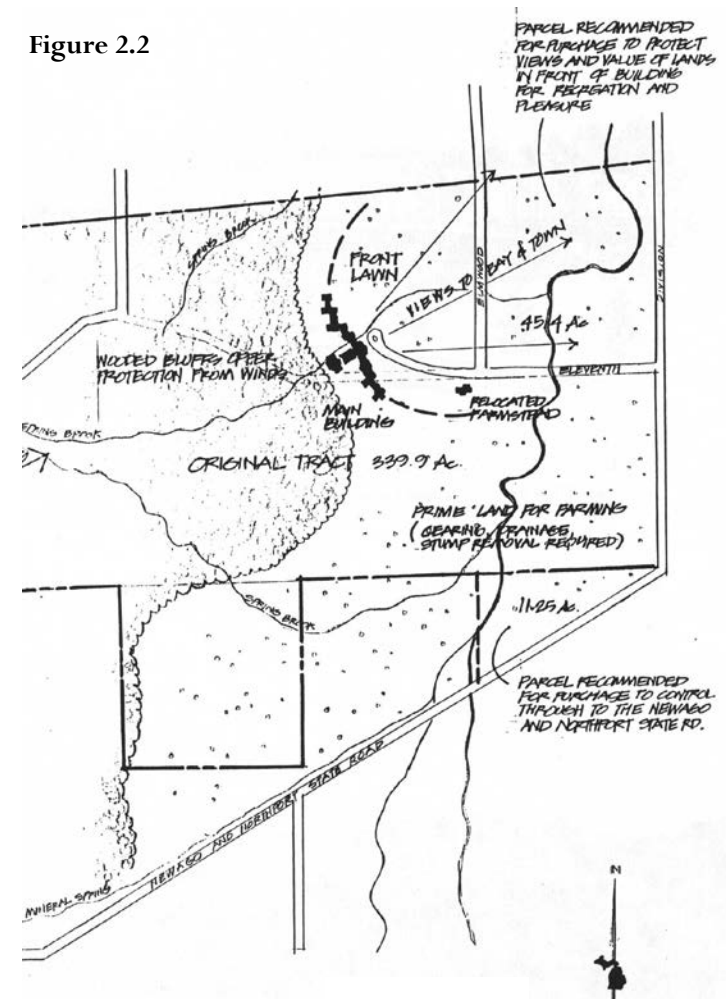
Figure 2.1



Initial Development - 1882 to 1885

- 1882 - Site is purchased, consisting of 339.9 acres - Two additional tracts recommended for purchase
- 1882 - Construction of the main facility begins
- 1885 - Construction of main facility completed
- 1885 - Dr. J. D. Munson hired as first medical superintendent for Northern Michigan Asylum - patient population 330

Figure 2.2

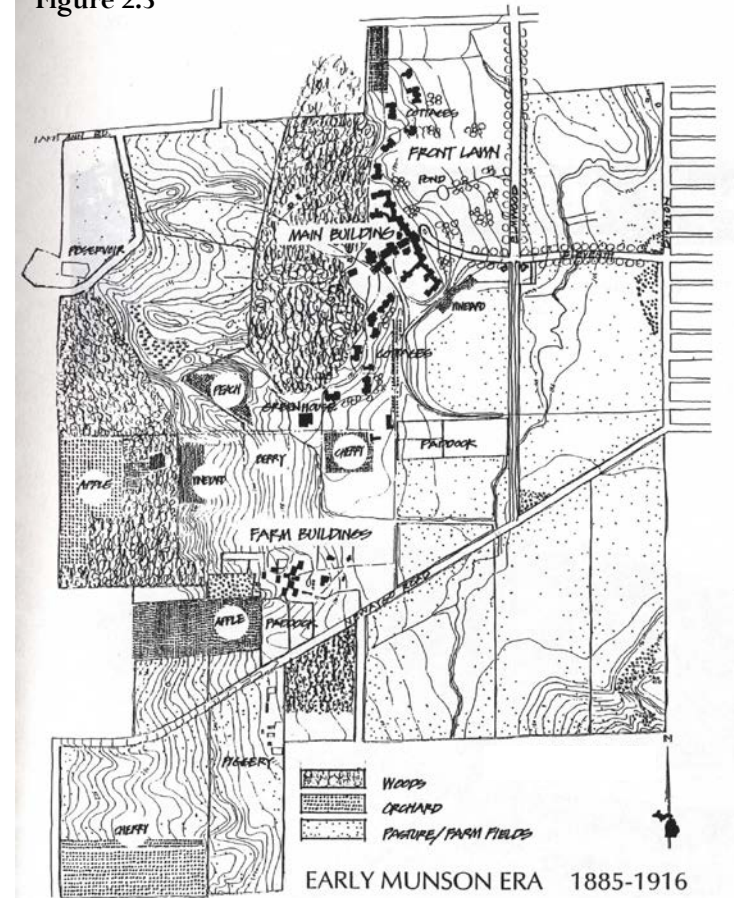


INITIAL DEVELOPMENT 1882-1885

Early Munson Era - 1885 to 1916

- Initial building complex grows to include 13 cottages, numerous support buildings and working farm
- Initial site enlarged to 650 acres
- Name of facility changed from Northern Michigan Asylum to Traverse City State Hospital
- Front lawn begins to take shape - Dr. Munson plants unusual trees on front lawn and builds artificial lake
- 1916 - Benchmark year, detailed map of the hospital, farm and grounds developed

Figure 2.3

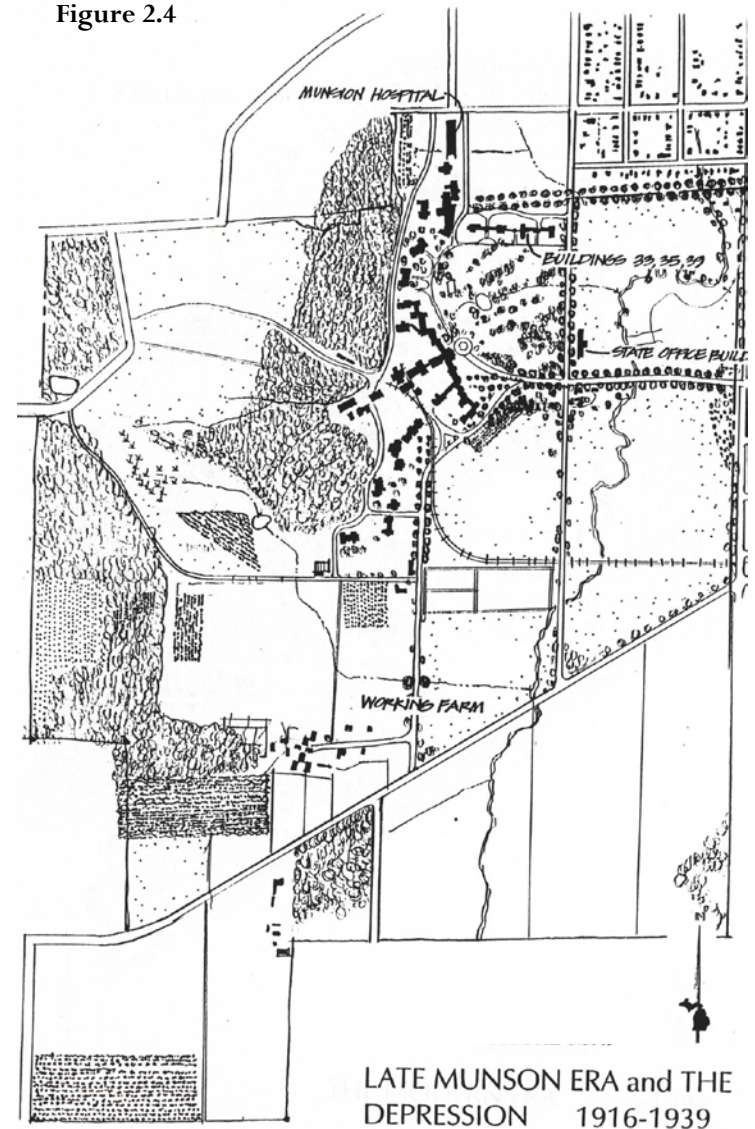


(BASED ON 1916 MAP OF FARM & GROUNDS)

Late Munson Era and the Depression - 1916 to 1939

- 1924 - Dr. Munson retired
- Munson Hospital was established – first buildings constructed on northern edge of property and on portions of the original front lawn
- Dormitory for nurses (now the State Office Building) built on Elmwood Avenue
- Unique collection of trees planted by Dr. Munson mature and “arboretum” emerges

Figure 2.4

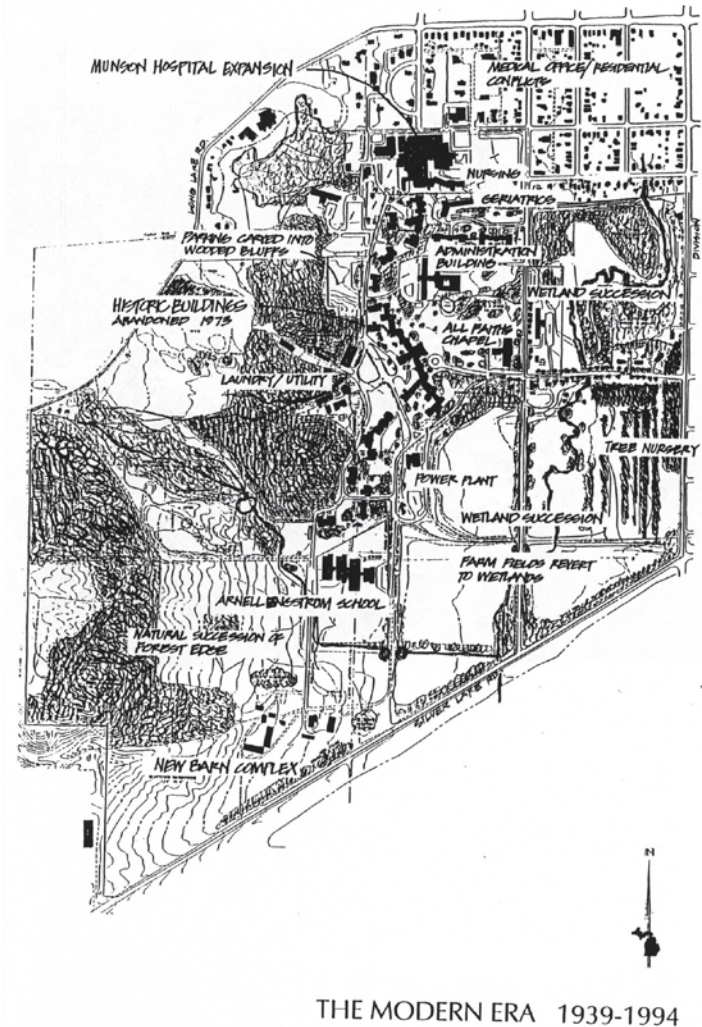


LATE MUNSON ERA and THE
DEPRESSION 1916-1939

Post Munson Era - 1939 to 1980

- Decline of the Traverse City State Hospital and the rise of other uses
- 1957 - Working farm ended
- 1973 - Building 50 and adjacent cottages abandoned
- Original power-plant demolished and reconstructed at its present site
- New utility building was added
- Original barns were demolished and replaced with present structures
- 1963 - Original administration core tower of Building 50 was demolished and replaced with two-story building
- Munson Medical Center expanded
- All Faiths Chapel added
- 1968 - Arnell Engstrom Children's Center (now the Traverse Bay Intermediate School District Building) replaced the original barns and orchard in the old farm area
- 1980 - Traverse City State Hospital officially closes

Figure 2.5



Modern Era - 1981 to 2009

- 1989 - Formation of a redevelopment corporation under the Redevelopment Corporation Act (Act 250) to acquire the property and oversee its disposition and redevelopment
- 1990 - Adopted the Adaptive Reuse Feasibility Plan for the Traverse City State Hospital
- 1991 - Grand Traverse Commons Redevelopment Corporation was incorporated into the City of Traverse City and the Charter Township of Garfield
- 1992 - GTCRC selects Kids Creek Partners Limited Partnership as the master planner and developer
- 1993 - GTCRC and the State of Michigan, Department of Management and Budget reach agreement for disposition of the entire facility and grounds
- 1993 - Acting governor signed enabling legislation authorizing transfer of the former hospital property to the GTCRC, as well as the city and township
- 1994 - District plan developed
- 2001 - The Minervini Group, a local development group, proposes new redevelopment scheme
- 2003 - City and Township form joint recreation authority to redevelop the barns
- 2007 - Joint Planning Commission developed
- 2008 - Joint Planning Commission worked to draft new plan



Campus Profile

The following section discusses the existing conditions of the Grand Traverse Commons, including a description of the regional setting, characteristics for population, housing and commerce, planning and community development tools, land use and form, natural features, and infrastructure and utilities.

Regional Setting

The State of Michigan contains 3,200 miles of Great Lakes shoreline, more than 11,000 inland lakes and an immense network of parks and forests. Michigan's natural heritage is perhaps its greatest resource and principle visitor attraction. One of Michigan's more impressive coastal features is the two peninsulas which jut into Lake Michigan. These peninsulas form what is called Grand Traverse Bay, which consist of an east and west arm. Traverse City is located at the southern tip of the west arm of Grand Traverse Bay, and is part of a region that is recognized as one of Michigan's finest recreational and tourism centers (see figure 3.1).

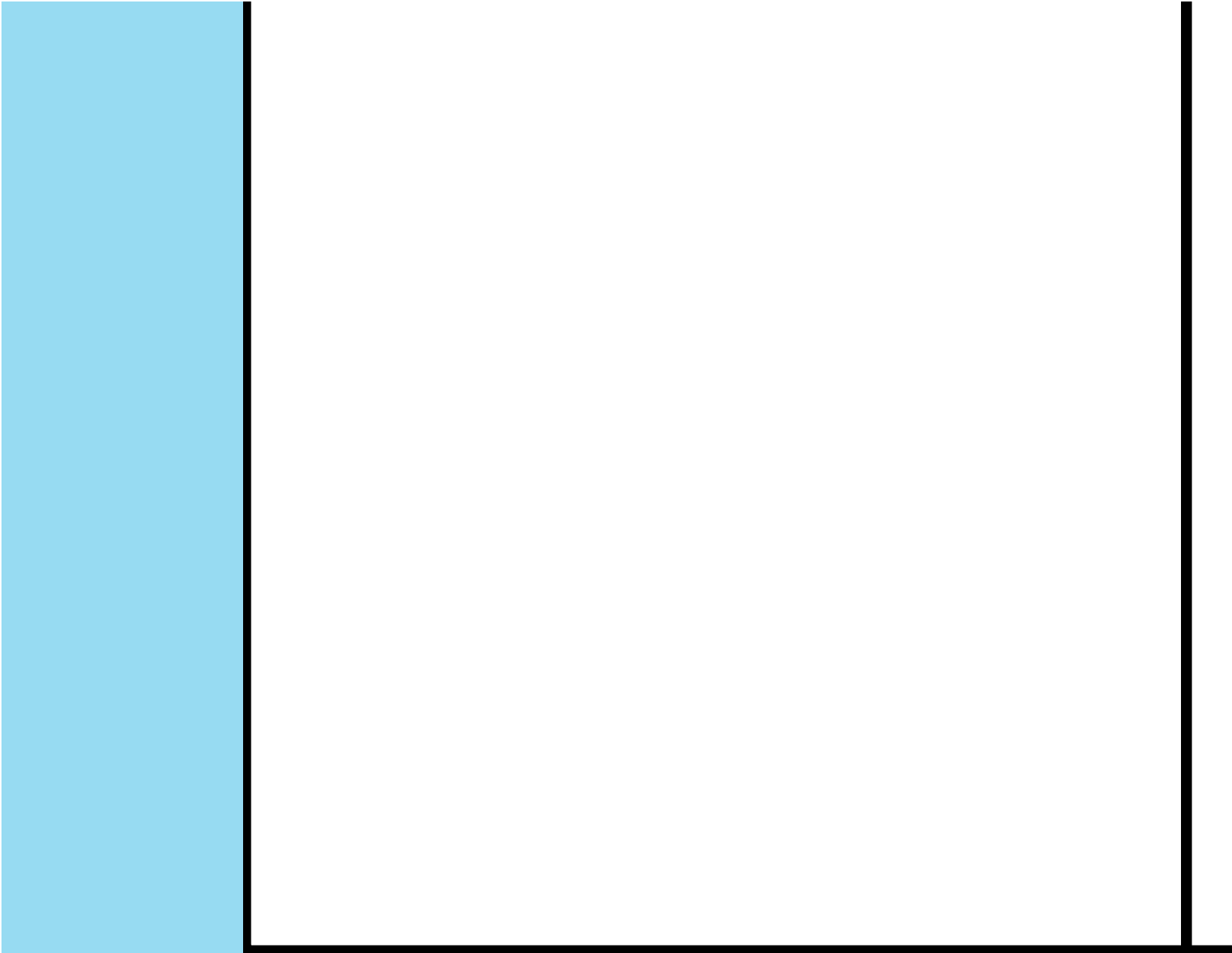
The Grand Traverse Commons is located within this region, less than a mile from Grand Traverse Bay. The site lies partly within the corporate municipal boundaries of the City of Traverse City and the Charter Township of Garfield (see map 1). The Grand Traverse Commons is generally bordered by Munson Medical Center to the north, Division Street to the east, Long Lake Road to the west and Silver Lake Road to the south.

One of the predominant characteristics of the site is its natural setting. Approximately 250 acres of the 484-acre site consists of undeveloped natural areas. The remaining developed portion of the site is characterized by an open, campus setting. The undeveloped natural areas surround the central campus area with steep hills to the west and wetlands to the east. These hillsides are covered with Beech, Maple and Hemlock trees, and open meadows. The undeveloped eastern portions of the site are comprised of wetlands contiguous to Kids Creek. The developed portions of the Grand Traverse Commons are located in the central portion of the site at the base of the hills to the west and above the low floodplain areas of Kids Creek to the south and east. It encompasses many species of mature trees as well as lawn areas.

Grand Traverse Commons - The 484 acre campus is located less than a mile from Grand Traverse Bay. The site lies partly within the corporate municipal boundaries of the City of Traverse City and the Charter Township of Garfield.



Photo taken by Jim Anderson



Population, Housing, Business, and Workforce Characteristics

The following section provides a basic summary of the population, housing and business/workforce characteristics of the Grand Traverse Commons. Information for this section was provided by several property owners within the Commons. The Joint Planning Commission should continue to work with local stakeholders to compile a more extensive summary.

Population

Based on data provided by the Minervini Group and the Grand Traverse Pavilions, approximately 400 people live within the Grand Traverse Commons. Approximately 300 people live at the Grand Traverse Pavilions. At the height of the summer season, approximately 100 people live in Building 50.

U.S. Census data shows that the population within the greater six-county region has grown substantially over the last 38 years (105%). In tune with these regional growth trends, the population of the Charter Township of Garfield increased by 248%. However, the population of the City of Traverse City decreased by 21%. Table 3.2 illustrates the population data for the region between 1970 and 2008.

Figure 3.2

	1970	1980	1990	2000	2008 Estimate
City of Traverse City	18,048	15,516	15,116	14,383	14,253
Garfield Charter Township	4,917	8,747	10,516	13,840	17,137
Grand Traverse County	39,175	54,899	64,273	77,654	86,071
Antrim County	12,612	16,194	18,185	23,110	24,109
Kalkaska County	5,272	10,952	13,497	16,571	17,066
Benzie County	8,593	11,205	12,200	15,998	17,396
Wexford County	19,717	25,102	23,360	30,484	31,673
Leelanau County	10,872	14,007	16,527	21,119	21,783

Source: U.S. Census Bureau, July 2009 - Compiled by the Northwest Michigan Council of Governments

Population - Approximately 400 people live within the Grand Traverse Commons.



Photo provided by The Minervini Group

Housing

Currently, Building 50 contains 61 residential units. Residential units come in a full range of sizes from studio apartments and live-work units averaging about 280 square feet, to more expansive luxury condominiums averaging about 3,500 square feet. The Minervini Group is currently renovating space for an additional 38 affordable workforce residential units and is planning to develop another 28 residential units in the old power plant. The Grand Traverse Pavilions has a large number of residential units within its primary building. The adjacent Evergreen, Hawthorn and Willow Cottages feature private suites, studio and one bedroom assisted living units.

Business and Work Force

The number of people who work within the Grand Traverse Commons is unclear. However, it is safe to assume the work force of the Grand Traverse Commons is substantial. Employing more than 5,000 people, the Munson Health Care System is the region's largest employer. It is estimated that anywhere between 700 and 2000 people work within the Munson Medical Center (portions of which lie within or adjacent to the Grand Traverse Commons) on any given day.

There are currently 61 businesses located within the Village at Grand Traverse Commons - including offices, retail shops, eateries and wineries, and professional services. In total, the various businesses located within the Village at Grand Traverse Commons employs about 260 full-time workers and 110 part-time workers. The Grand Traverse Pavilions has more than 400 employees. There are a number of other private businesses, public services and non-profit organizations that are located throughout the Grand Traverse Commons, including Richmond and Associates Architects, SEEDS and Little Artshram. The State of Michigan and Traverse Bay Area Intermediate School District also have office buildings within the Commons.

Planning and Development Tools

Historic District Designation

In 1978, after extensive community action, a portion of the former Traverse City State Hospital was designated as a *Historic District* and placed on the National Register of Historic Places. Incorporating 15 historic buildings and their surrounding grounds, the district is roughly bounded by Division Street and

Building 50 Residential Units - Building 50 contains 61 residential units. Developers are planning to construct an additional 38 affordable workforce residential units.



Grand Traverse Commons Workforce - A worker processes grapes at the Left Foot Charley Winery.



Photo provided by The Minervini Group

Elmwood Avenue to the east, the non-motorized pathway (old railroad tracks) running through the designated City and TBAISD parkland to Red Drive to the south, Red Drive and Cottageview Drive to the west and Medical Campus Drive to the North. Map 2 shows the location of the Traverse City State Hospital Historic District.

The historic district designation does not preclude significant alteration to the historic State Hospital buildings and the surrounding grounds. However, to qualify for the Federal Tax Incentives Program, redevelopment must be carried out in accordance with the National Parks Service, Secretary of Interior's Standards for the Historic Properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties are organized under four "treatment standards" to simplify the understanding of what the treatments are and how they should be interpreted. The four treatment standards are Preservation, Rehabilitation, Restoration, and Reconstruction.

Although the National Park Service warns against arbitrarily mixing treatments, it would be very difficult to apply only one standard for a project of the scope of the Grand Traverse Commons. Rather, there will be some combination of all four treatments, with the primary treatment being Rehabilitation.

The National Park Service defines the Standards for *Rehabilitation* as:

REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjunctive features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Previous discussions before the Joint Planning Commission have addressed a request to expand the Historic District to include the entire Grand Traverse Commons campus. The Joint Planning Commission is currently studying and reviewing the implications of such a designation to individual property owners outside the current Historic District.

Renaissance Zone Designation

In 1999, the State of Michigan designated the five-acre envelope around Building 50 a Renaissance Zone. The designation waives nearly all state and local taxes for residents and business who locate there. In 2002, the Renaissance Zone was expanded to include an additional 15 acres and 15 other buildings. The Renaissance Zone expires in 2017.

Brownfield Redevelopment Plan

In 2002, the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) approved a Brownfield Plan for properties located within the City portion of the Grand Traverse Commons. The plan outlines what redevelopment activities will occur and the manner in which they will be funded. Previous discussions before the GTCBRA, the City Commission, the Township Board and the County

Brownfield Redevelopment –
Brownfields are abandoned, idle or under-used industrial and commercial properties, often in urban areas, where expansion or redevelopment is hindered or complicated by real or perceived environmental conditions. Michigan has created many options to overcome the obstacles, including cost-effective cleanup options, causation-based liability, liability protection for new owners, state funding for clean ups and grants and loan programs

Michigan Dept. of Environmental Quality

Board have addressed a request to amend the 2002 Brownfield Plan to include certain portions of the Grand Traverse Commons located in Garfield Township and increase the proposed funding budget. The four governmental bodies are currently studying and discussing the implications of this amendment. If an amended plan is approved, significant public funding will be available for additional redevelopment activities.

Existing Land Use

The characteristics of the land in the Grand Traverse Commons, and the way people use the land change over time. There is no greater evidence of this type of change than the Grand Traverse Commons, where forests were lumbered and replanted, slopes were leveled, and wetlands were drained and cultivated. Additional changes have also occurred for most of the historic buildings within the campus. The following pages describe the current land uses (by type) of the Grand Traverse Commons. Please note, the description of the current land uses precedes the associated photos.

Medical Uses

There are a number of medical uses located in the northern portions of the campus, adjacent to Munson Medical Center. These uses include small medical offices, continuing care facilities, specialized hospitality services, and their large ancillary uses (e.g. parking areas, utilities).



Natural Uses

By far the largest use within the Grand Traverse Commons, the natural areas make up the entire west and east portions of the campus. Consisting of hills, meadows and wetlands, most of the natural areas are designated Township and City parklands. Many areas include trails and pathways for passive recreation.



Education Uses

Located between Red and Silver Drive, in the south-central portion of the campus, the Traverse Bay Area Intermediate School District occupies the Arnell Engstrom Building. The school complex houses school district administration offices and a school for students with special needs in grades 6 -12. This area also includes large recreation fields and playground equipment.



Cultivation & Community Uses

Located at the southern portion of the Grand Traverse Commons, this area is home to a community garden, community programming, and entrepreneurial agriculture ventures. The area is home to a series of historic barns, but is primarily open and contains environmentally-sensitive landscapes. The area is currently under the direction of the City of Traverse City - Charter Township of Garfield Recreational Authority. The area also includes trails and pathways for passive recreation opportunities.



Mixed Uses

These areas and buildings have experienced some of the most dramatic changes over the last 15 years. Located in the center of campus, portions of Building 50 and the adjacent cottages and the surrounding landscape, have been transformed into a village-like atmosphere - including small retail shops, eateries and residential units. Large landscapes (historic front lawn) have been preserved, but are available to the public for events/celebrations and recreation. Large portions of Building 50 and the surrounding landscape remain undeveloped.



Professional & Community Service Uses

These areas are primarily used for professional and public services. Located around the Elmwood Avenue and 11th Street intersection, these areas include the State of Michigan Building and the All Faiths Chapel.



Adjacent Land Uses

The permitted uses of property located adjacent to the Grand Traverse Commons can have a direct impact on its character. The successful redevelopment of the Grand Traverse Commons depends in part upon the preservation of the existing character and intensity of the surrounding land uses to maintain existing view corridors and the overall scale and intensity of development. The land uses adjacent to the Grand Traverse Commons can be defined as traditional residential neighborhoods to the north and east, Munson Medical Center to the north and environmentally sensitive areas to the south and west. Over the last 15 years, traditional suburban commercial development and small medical offices have located adjacent to the Commons in the northwest. In addition, large medical buildings, cut into the hillside, (Copper Ridge) dominate lands adjacent to the Commons in the southwest.

Character and Form

Architecture, building placement, the natural environment, and public spaces - these components of form (and others) work together to help shape the unique character and identity of the Grand Traverse Commons. In an effort to consistently maintain the character of the Grand Traverse Commons, the Joint Planning Commission is considering the implementation of a form-based code (zoning). Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through regulations.¹ The following pages describe some of the existing form-based components of the Grand Traverse Commons (see Map 3). Please note, the description of the character and form precedes the associated photos.

¹ Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities and Developers. Parolek, Parolek and Crawford - John Wiley & Sons, Inc. 2008

Adjacent Land Use - The Grand Traverse Commons is adjacent to the Central and Kids Creek (picture below) Neighborhoods.



Building Form - “Beautiful buildings are more than scientific. They are true organisms, spiritually conceived; works of art, using the best technology by inspiration rather than the idiosyncrasies of mere taste or any averaging by the committee mind.”

Frank Lloyd Wright

Medical Zone - Located along Medical Campus Drive, in the northwest portion of the campus.

- Buildings: One-story, masonry
- Front Building Setbacks (street & sidewalk): Setback from the street
- Parking: Surface lot, in front of building
- Primary Entrances: One, centrally located
- Windows: Equal increments; horizontal
- Exterior Colors: Earth-Tone Ocher
- Natural & Building Features: Tall tree-line adjacent to street, green metal roof, manicured lawn



Cottages North - Located off Cottage Drive and Medical Campus Drive, in the north portion of the campus

- Buildings: Three-story, masonry
- Front Building Setbacks (street & sidewalk): Set near the street
- Parking: Surface lot & Parking deck
- Primary Entrances: One, centrally located
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige
- Natural & Building Features: Front porch, building oriented toward lawn, eaves, cottages in historic district



Pavilions - Located off Medical Campus Drive, in the northeast portion of the campus

- Buildings: Two-story, masonry
- Front Building Setbacks (street & sidewalk): Setback from the street
- Parking: Surface lot - In front of buildings
- Primary Entrances: One, centrally located
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige
- Natural & Building Features: Green metal roof, back of building oriented toward large open lawn, partially located within the historic district



Mixed Use Warehouse - Located off Red and Yellow Drive, west of Building 50

- Buildings: One to three-story, masonry - stone and wood
- Front Building Setbacks (street & sidewalks): Set near the street
- Parking: Limited surface lot
- Primary Entrances: One, centrally located
- Windows: Equal increments; vertical and horizontal and large expanses
- Exterior Colors: Colors vary: Bright Yellow & Earth-Tone Ocher, Beige
- Natural & Building Features: Building situated within natural areas, front of buildings oriented toward large open courtyard/parking area, open seating in front of buildings



Mixed Use Kirkbride - Located in the center of campus, Building 50

- Buildings: Three-and-a-half-story, masonry and stone
- Front Building Setbacks (street & sidewalks): Set near the street
- Parking: Surface lot - Located behind the building, some on-street parking
- Primary Entrances: Several entrances
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige
- Natural & Building Features: Front of building oriented toward large open arboretum, porches, spires and cupola

**Cottages South** - Located between Red and Silver Drive, just south of Building 50

- Buildings: Three-story masonry, wood and stone
- Front Building Setbacks (street & sidewalks): Set back from the street - sidewalks adjacent to buildings
- Parking: None
- Primary Entrances: Multiple entrances
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige
- Natural & Building Features: Front of building oriented toward large open lawns, back of building located close to street and natural areas, soffits, turrets, porches



Education - Located between Red and Silver Drive, just south of the Cottages

- Buildings: One to two-story, masonry
- Front Building Setbacks (street & sidewalk): Building set back from the street
- Parking: Small surface lots in front of building and large lot on both sides of building
- Primary Entrances: Multiple entrances
- Windows: Equal increments; vertical
- Exterior Colors: Earth-Tone Ocher
- Natural & Building Features: Distinct vertical windows on second floor, long red metal roof, adjacent to large recreation field and natural areas, buildings appear on two levels in congruence with the slope of the site, parking areas are shared

**Community Service** - Located off Elmwood, north of 11th street

- Buildings: One and five-story buildings, - combination of masonry, wood and stone
- Front Building Setbacks (street & sidewalk): Set near the street
- Parking: On-street parking and surface lots behind buildings
- Primary Entrances: Predominantly one primary entrance
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Ocher
- Natural & Building Features: All Faiths Chapel has a long steep pitched roof, back of Chapel faces onto the historic front lawn, large central portion of state office building has unique brick and concrete features



Mixed Use Elmwood - Located off Elmwood, south of 11th Street

- Buildings: Two story, masonry and wood
- Front Building Setbacks (street & sidewalk): Set near the street
- Parking: Small surface lots behind buildings, on-street parking with impervious surface
- Primary Entrances: One primary entrance
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige or Grey and Bright Yellow
- Natural & Building Features: Building parallel to street, front porches, eaves and buildings placed close together.

**Mixed Use Cultivation** - Located in the southwest portion of the campus

- Buildings: Small and large one to two-story, combination of masonry with wood, and stone
- Building Setbacks (street & sidewalk): Buildings set near the informal service roads - No sidewalks
- Parking: On-Fields
- Primary Entrances: One primary entrance
- Windows: Equal increments; vertical and horizontal
- Exterior Colors: Earth-Tone Beige and Brown
- Natural & Building Features: The location is home to the historic barns, adjacent to large expanses of open space and natural areas, gravel roads, some areas are actively cultivated, many buildings are in poor condition, large barns have two-toned brick exterior.



Conservation Zone - Located along the west and east portions of the campus

- **Natural Features:** Large open expanses, steep hillsides, wetlands and Kids Creek

Building Descriptions

There are about 50 buildings located on the Grand Traverse Commons. For the purposes of describing existing conditions, these buildings can be grouped into seven basic categories related to their use and construction time period.

Construction Period: 1883 - 1915

Original Use: Historically significant buildings intended to house and treat patients

Building Character: Brick masonry walls and heavy timber construction systems - roofs are generally pitched and include towers or spires as architectural accents

Construction Period: 1885 - 1915

Original Use: Support buildings for purposes such as storage, maintenance shops, and food preparation

Building Character: Brick masonry walls and heavy timber construction systems - roofs are generally pitched and include towers or spires as architectural accents

Construction Period: 1920 - 1955

Original Use: Patient care structures

Building Character: Constructed of reinforced concrete with brick and limestone exterior walls and details

Construction Period: 1920 - 1955

Original Use: Support buildings

Building Character: Larger buildings are reinforced concrete framed with brick and concrete masonry wall systems - the smaller buildings have concrete masonry walls and light wood framed roof systems and tend to be box-like in visual character, with flat roofs

Construction Period: 1890 - 1957

Original Use: Residences

Building Character: Sympathetic to historic buildings, but some are basic 1950's housing stock (these buildings have been removed)

Construction Period: 1890 - 1932
 Original Use: Agricultural uses
 Building Character: Large well constructed (masonry and heavy timber) barns

Construction Period: 1955 - Present
 Original Use:
 Building Character: Varies

Existing Buildings

The following pages describe the current or possible use of the existing buildings throughout the Grand Traverse Commons. Buildings are also categorized by type and age. Building descriptions in parenthesis indicate the original use of the buildings. The location of each building is illustrated on Map 4.

Building Type: Barns
 Years Constructed: 1900 - 1932
 Building(s): 204 (cathedral barn) 206 (barn), 208 (milk house), 211 (granary), 221 (garage), 222 (horse barn/garage), 223 (auto repair garage), 226 (granary/root cellar), 228 (bus garage)
 Current/Future Use: Buildings 204 and 206 have recently been and continue to be re-developed. The Recreational Authority hopes to use the buildings to host large community and private events. Buildings 211, 222, 228, 223, and 221 are planned to be preserved (some in their current state) for ancillary uses by the Recreational Authority.



Building Type: Main Building
 Years Constructed: 1885
 Building(s): 50 (Psychiatric Hospital)
 Current/Future Use: Building 50 is home to 61 residential units and 61 businesses (retail, commercial professional services). Future plans call for the development of over 190,000 additional square feet.



Building Type: Cottages
 Years Constructed: 1890 - 1915
 Building(s): 21, 23, 25, 27, 28, 29, 30, 32, 34, 36, 40
 Current/Future Use: Buildings 21, 23, 25, and 27 are home to medical-related and hospitality services
 Buildings 29, 30, 32, 34, and 36 are vacant
 Building 40 may become a hotel and conference center



Building Type: Pre-1920 Service Buildings
Years Constructed: 1890 - 1917
Building(s): 61 (upholstery shop), 62 (root cellar), 63(root cellar), 69
Current/Future Use: Building 69 is home to a Store/Café.
 Buildings 61, 62, and 63 are vacant



Building Type: Post-1920 Service and Storage Buildings
Years Constructed: 1920 - 1956
Building(s): 53, 56, 57, 59, 58, 60, 65, 67
Current/Future Use: Building 53 is home to a Winery, and roaster and coffee bar.
 Building 67 is home to a food production facility
 Buildings 56, 57, 58, 60, and 65 are vacant.



Building Type: Pre-1931 Residential Buildings
 Years Constructed: 1890 - 1931
 Building(s): 79, 80, 82, 84, 88
 Current/Future Use: Building 79 is a residential dwelling
 Building 80 is home to “Helens House” of the Women’s Resource Center
 Building 84 is vacant
 Building 88 is home to a professional office



Building: All Faiths Chapel
 Year Constructed: 1963
 Building: 43
 Current/Future Use: Building 43 is used by a variety of community service agencies, including the Women’s Resource Center and a Cooperative Pre-School.



Building: State Office Building
Year Constructed: 1938
Building: 42 (nurses' dormitory)
Current/Future Use: Building 42 is used as an office building



Building(s): Traverse Bay Area Intermediate School District (TBAISD) Building
Year Constructed: 1970
Building: 46 (Arnell Engstrom Children's Center)
Current/Future Use: Building 42 is home to school administration offices and a school



Building: 66
Years Constructed: 1970
Current/Future Use: Building 66 is home to a bakery



Building: The Pavilions
Years Constructed: 1999 (replaced the “flat top” buildings 33, 35, 37, 37a, 39, 40)
Current/Future Use: The Pavilions is home to medical-related, hospitality and continuing care services



Building: 44 - Greenspire Montessori School
Years Constructed: 2004
Current/Future Use: Building 44 was formerly home to the Greenspire Montessori Junior High School. It is currently vacant.



Natural Features

Topography and Drainage

The topography of the Grand Traverse Commons site is characteristic of lateral moraines in the Grand Traverse area that were formed about 12,000 years ago during the Wisconsin period of glaciation. The campus occupies part of the eastern slope of the lateral moraine that forms the western boundary of the west arm of Grand Traverse Bay and the Boardman River Watershed. Kids Creek, which runs through the site, is a tributary to the Boardman River and the site lies within the Kids Creek Watershed, which is a sub-watershed of the larger Boardman River Watershed.

The topography of the Grand Traverse Commons generally slopes downward from west to east. The extreme western portion of the site contains steep slopes which lessen in grade moving eastward. Gentle slopes characterize the central portion of the site. The eastern portion of the site is quite flat and contains Kids Creek and its adjacent floodplain and wetlands. The steeper slopes in the extreme western portion of the site are heavily wooded and undeveloped. These steep slope areas occupy approximately 40 acres of the site with grades of about 20%. The central area of the site where the majority of the existing buildings are located has gently sloping terrain with grades that are roughly 3% to 5%.

The wetlands occupy approximately the eastern 2,000 feet of the campus between Silver Lake Road and Eleventh Street and approximately the eastern 1,000 feet of the campus between 11th Street and 7th Street. Kids Creek flows through the middle of the wetlands. Details of the site's topography are shown on Map 5.

The predominant natural drainage facility on the site is Kids Creek which is located in the easterly portion of the campus. Kids Creek has the potential to be a high quality trout stream. However, the DEQ has listed Kids Creek as an impaired stream because sediments have negatively impacted macroinvertebrate habitat, resulting in reduced fish habitat. Efforts are currently underway to address these issues. As previously described, Kids Creek flows through wetlands on the site and is a tributary to the Boardman River and the west arm of Grand Traverse Bay. Kids Creek falls about 10 feet from its point of entry on the site at Silver Lake Road on the south to where it exits the site on the north at Seventh Street.

Kids Creek - Kids Creek is a tributary of the Boardman River.



The Kids Creek floodplain occupies a significant portion of the wetland on the eastern portion of the Grand Traverse Commons. Both a 100 year and a 500 year floodplain have been computed for Kids Creek by the U.S. Soil Conservation Service and Fishbeck, Thompson, Carr and Huber (a civil engineering, environmental, and architectural firm in Grand Rapids).

The U.S. Soil Conservation floodplain delineation was undertaken in 1973 following the flooding of the Kids Creek Basin. At the request of the City of Traverse City, the floodplain delineation was recalculated by Fishbeck, Thompson, Carr and Huber in 1991 to take into account stormwater improvements made since the 1973 evaluation undertaken by the U.S. Soil Conservation Service and the impact of these improvements upon the floodplains boundaries. While the Fishbeck, Thompson, Carr and Huber determination has not been adopted or generally accepted as the “official” floodplain determination, it is referenced in this plan to highlight the inconclusiveness regarding the current and actual boundaries of the floodplain. Map 6 depicts the Fishbeck, Thompson, Carr and Huber floodplain.

The precise location of both the 100 and 500 year floodplain for Kids Creek is shown on Map 6. The width of the 100 year flood plain varies from approximately 400 feet to 1,000 feet in the south and central portion of the wetland area adjacent to the creek. In the northern portion of the wetland (north of Eleventh Street), the 100 year floodplain ranges from about 200 to 800 feet wide. A number of springs and small feeder creeks emanate from the hillside on the Grand Traverse Commons. Most of these streams and springs flow continuously. A small stream west and slightly south of Munson Medical Center is routed through a storm drain on Sixth Street near Munson Medical Center. This storm sewer channels into an excavated stream channel adjacent to the main parking lot at Munson Medical Center.

Soil Conditions

Soils on the site were mapped by the Soil Conservation Service (SCS) in 1966 and updated in 1990. The SCS soil mapping has been reproduced for the campus, as shown on Map 7. The specific soil classifications used by the SCS are listed on the soils map. Map 8 illustrates the slopes of the campus based on soils data.

Soils on the site are diverse and characteristic of the mixture of sands, gravel, silts and clays that are found in lateral moraines in northwestern Michigan. There are also muck deposits in the wetland areas and in some of the upland areas of the site. This condition is unusual in this part of Michigan. The upland mucks are attributable to the high water table and springs on portions of the westerly hillside. The

predominant soil types on the site are sandy loams. Loam is an agricultural term that refers to a mixture of sand, silt and clay. The sandy loam soils indicate that the portion of sand in the loam is higher than the silt and clay content.

Six soil borings were made in December, 1993. The borings were made in the north central portion of the site. One boring was made immediately east of Elmwood Avenue near the former area of Orange Drive. The other five borings were made 100 to 600 feet west of Elmwood Avenue from the north boundary of the site to Eleventh Street. The borings were made to obtain preliminary information about soil suitability for building foundation construction and stormwater retention and detention facilities.

The soil borings generally confirmed the SCS soil classification. Soils east of Elmwood Avenue were predominately mucks having a water table within two to three feet of the ground surface. Soils immediately west of Elmwood Avenue near the north property boundary have a water table within about three feet of the ground surface. Soils near the surface were mixtures of sand, silt, marl, and muck.

Deposits of muck and marl were limited to the upper three to five feet of soil. The soils in this area may not be suitable for construction of shallow building foundations. Removal of unsuitable soils or special foundation construction techniques may be required. Additional soil borings will be needed in this area before any design and construction is considered.

The soils typically were more sandy and the water table deeper in the borings that were made further west of Elmwood Avenue and south of the north property boundary. A 20 foot deep soil boring made near Eleventh Street revealed predominately sand. Groundwater was not encountered.

Except for the wetland areas and the small areas of upland mucks, the soils are amenable to development. Soil deposits in the area will typically support low-rise buildings on conventional shallow footings. Mid-rise buildings may require deep foundations. Development on slopes steeper than 10% should receive special measures for erosion control. Development should be avoided on slopes greater than 15%.

Groundwater on the easterly and westerly portions of the campus (on the hillside and near the wetlands) may restrict the practical depth of basements which may necessitate dewatering for utility construction. Perimeter drains for structures and basements are recommended as a rule for any new construction.

Natural Features - Tree-line and steep slopes of the Garfield Township Parkland



Natural Systems

The Grand Traverse Commons has a variety of natural systems that give it its appealing character and provide a setting for sensitive development. These natural systems include wetlands, meadows, and arboretum, park-like open space and woodlands which are characterized by a variety of vegetation. Map 9 illustrates the natural systems.

Wetlands

The wetlands are contiguous along the entire portion of the Grand Traverse Commons, between Elmwood Avenue and Division Street. Kids Creek runs the full length of the wetlands and indicator plants such as Black Willow, Eastern Cottonwood, Poplars, Redtwig Dogwood and Cattails are prominent. The soil type in the wetlands area is Edwards Muck on post-glacial sediment. Much of the wetlands area adjacent to Kids Creek was used as agricultural fields when the State Hospital was in operation.

Upstream development has created an increase in the amount of water flowing through Kids Creek, and the resultant sand erosion to the edge and bottom conditions of Kids Creek. The most obvious problem with water quality on the campus is sand erosion and the infiltration of oils and salts from parking lots and roadways into the natural system.

Forested wetlands form pocket environments at the top of the bluffs along the western side of the campus. These areas are sensitive to development and provide a home for a variety of wildlife. A sampling of the animals living in these areas include, Beaver, White Tail Deer, Eastern Cottontail, Ruffed Grouse, Downy Woodpecker, Great Horned Owl, and Red Squirrel.

Meadows

Up from the wetlands the land changes to either natural meadow or a developed, park-like landscape. The natural meadow extends from the wetlands to the base of the bluffs along the south side of the campus. It encompasses the Traverse Bay Area Intermediate School District property and the barns area and is the most dominant land type viewed from Silver Lake Road. The meadow contains pockets of cattail marsh indicating underground seeps. The natural meadow is as important as the wetlands as a natural setting and peripheral buffer for the site.

Wetlands - Wetland area near Silver Drive.



Park-Like Open Space and Arboretum

The developed, park-like landscape consists of the maintained open lawn adjacent to all of the primary buildings on the Grand Traverse Commons. This area includes the historic front lawn of Building 50 (arboretum), which contains one of the most extensive collections of northern hardy tree species in Michigan.

Woodlands

The wooded bluffs provide a backdrop along the entire western edge of the site and are characterized by mixed hardwood species including Sugar Maples, White Ash, Ironwood, American Beech, and mature Eastern Hemlock which indicates that succession here is at an advanced climax phase.

The topsoil layer is thin in the wooded bluffs and the underlying soil is Kalkaska Sand. The steep slopes are highly erodible and undevelopable, except for passive recreation use.

Vegetation

The vegetation on the Grand Traverse Commons closely relates to the landform of the campus. The plant communities found are easily defined in terms of land characteristics such as wetlands, meadows, woodlands, and the maintained lawn area. Many studies and plant surveys have been completed describing the plant communities such as Steve Redman's, the *Flora of the State Hospital Grounds at Traverse City, Michigan*. The fact that this site contains such a wide variety of plant communities and a large number of species of northern hardy trees on the historic front lawn area puts the Grand Traverse Commons in a unique position to function as a major arboretum in northern Michigan.

The campus contains over 100 tree types within the tree families of Cherry, Ash, Oak, Maple, Apple, Elm, Hawthorn, Beech, Chestnut, Sycamore, Walnut, Aspen, Poplar, Birch, and Willow. The continued preservation and enhancement of the existing arboretum is an important objective in the redevelopment of the Grand Traverse Commons. The management of such an arboretum should provide central control of grounds maintenance, interpretive programs, plant propagation, complete plant cataloging, and control of theme collections and arboreta expansion.

Arboretum- Collected and planted by Dr. Munson from his extensive trips around the world, the arboretum contains one of the most extensive collections of northern hardy trees in Michigan and other unique trees not native to northern Michigan (Ginkgo Biloba).



Infrastructure and Utilities

A detailed update of new and/or improved utility infrastructure was not determined under this master planning process. As a result, the following section highlights some of the basic improvements to utility infrastructure for the Grand Traverse Commons since 1994. Information for this section was provided by the City of Traverse City Engineering Department, The Minervini Group, DTE Energy and Traverse City Light and Power. The Joint Planning Commission should continue to work with City and Township staff and local utility companies to complete a more thorough update. Detailed maps illustrating the location of the existing utilities can be provided by the City of Traverse City Engineering Department.

Water and sewer treatment is supplied by the City of Traverse City's municipal systems. Natural gas is available on the campus from Michigan Consolidated Gas Company (under DTE). Electrical service is available from two sources which include Traverse City Light & Power and Consumers Power Company.

Water System

The existing water system consists of a complex network of four, six, eight, ten and twelve inch water mains. The City of Traverse City system is currently connected to the site at two locations. A twelve-inch main connects at the intersection of Elmwood Avenue at Seventh Street. A second twelve-inch main runs from Division Street to Elmwood Avenue, south of the State Office Building and connects to a six-inch main which currently services Building 50a. A twelve-inch water line was extended to the Barns area in 2008 and connected with a ten-inch main line just north of the TBAISD Building.

Sanitary Sewer System

The campus contains an extensive network of sanitary sewers and sanitary sewer services to individual buildings. The sanitary sewers are eight, ten, and twelve inches in diameter. Manhole spacing is less than 300 feet. All buildings on the site are served by sanitary sewer, including the Barns, which was serviced by a line extension in 2008. Waste water is discharged into the Traverse City sewage collection system at Seventh Street. The entire sanitary sewer system flows by gravity. There are no sewage pumping stations on the site. The sewers are buried in individual trenches. Because leaking sewers can be a health hazard and can release explosive concentrations of methane gas, no sewers are constructed in the tunnel system.

Utilities - A water main was extended to the Barns area in 2008.



Water and Sewer Conditions

Most of the utility systems have been constructed or reconstructed within the last 50 to 70 years. The condition of the various utilities varies with the type and location of the particular systems. An in-depth study about the condition of the water and sewer system was not conducted as part of the 1994 district planning process or this master planning process. However, at this time, no notable problems about the sewer condition have been identified.

In general, the water and sewer systems are typical of any comparable municipal area of similar age. That is, there are no known problems with the condition of the water and sewer system that would limit new development on the site or make it prohibitively expensive. However, the water supply pressure to portions of the site is somewhat less than required for multi-story fire suppression needs.

The City has identified solutions to the low pressure conditions including linking to other high-pressure service areas in adjacent pressure districts. In addition, the age and condition of the existing watermain behind Building 50 (from Medical Campus Drive to the TBAISD Building) warrants replacement.

A sanitary sewer condition and hydraulic report was completed for the Grand Traverse Commons in 2004. The report identifies a number of improvements to the system, including allowing the City to accept private sewers into the public system. The sanitary sewer report is available through the City of Traverse City Engineering Department.

Natural Gas

The natural gas system serving the Grand Traverse Commons site is owned by DTE Energy (d.b.a. MichCon). The site is served by a six-inch gas main from Silver Lake Road on the south and two-inch and four-inch gas mains from the intersection of Elmwood Avenue and Seventh Street. The natural gas system replaced the central steam heating system that was in use when the Traverse City State Hospital was in operation. The natural gas system may require some additional distribution piping to serve any new development.

Electrical

The site is served by two electrical utilities. They are Traverse City Light & Power and Consumers Power Company. Electrical power from these utilities serves all of the buildings on the site. Like the natural gas system, the electrical distribution network required modifications to accommodate future development projects. Additionally the *1990 Adaptive Reuse Plan* recommended that all utility lines be buried. In order to serve the campus, the Joint Planning Commission will have to work with the City of Traverse City and other utilities to establish a campus-wide infrastructure program for the purpose of selecting the most efficient manner for providing electrical service to the Grand Traverse Commons. Over the last several years TCLP has completed and is currently working on a number of modifications to the electrical distribution network and is gradually burying utility lines.

Storm Sewer System

The campus has a limited storm sewer system. The majority of the storm sewer system is in the northern portion of the developed area. The storm sewers in this area range in size from six-inches to thirty-six-inches. The smaller diameter pipes serve the northwestern portion of the site and function as individual storm sewer leads and catch basins. The pipe diameters get progressively larger to the east where they discharge to the wetlands adjacent to Kids Creek.

Storm sewers in the vicinity of the Pavilions drain to the north central portion of the campus in addition to the wetlands adjacent to Kids Creek. These storm sewers range in size of between six and fifteen inches.

Other locations that have storm sewers are the Silver Drive area and the Traverse Bay Area Intermediate School District area. These storm sewers drain to the east and the wetlands adjacent to Kids Creek.

All of the existing storm sewers within the Grand Traverse Commons eventually discharge into the flood plain and wetlands adjacent to Kids Creek. Best management practices shall be applied whenever feasible to minimize discharge into Kids Creek, the flood plain and the wetlands.

The capacity of the system is unknown but it seems to adequately serve the existing development. Except for road culverts, storm sewers only exist in areas of the site that are developed. Construction of

new storm sewers and stormwater retention and detention facilities to serve any new development should be included in new development projects.

Tunnel System

The types of tunnels existing on the Grand Traverse Commons property vary from location to location. The tunnel systems accommodate utility networks which connect most of the historically significant structures on the campus. The services now abandoned consisted of steam, domestic water, electrical and data cables.

The tunnel system also supported a comprehensive movement system which allowed the circulation of both pedestrian and materials from building to building. There are three types of tunnels - crawl tunnels, walking tunnels, and combined tunnels. The crawl tunnels were constructed to house utilities. The combined tunnel is located between the former power plant and Building 50. Most of the tunnels surveyed for the *1994 District Plan* appeared to be reusable for both pedestrian circulation and new utility service required by new development. In 2007, The Minervini Group removed asbestos and added lighting to one of the primary tunnels that connected Building 50 to the North Cottages. The Minervini Group currently uses portions of the tunnel system to house electric and telecommunications infrastructure.

Vision, Objectives & Strategies

The Master Plan is the public framework and guide for future development of the Grand Traverse Commons. The Master Plan establishes public policies for infrastructure, the preservation of natural resources, development and land use regulation. The Master Plan's vision is based upon broad community input established under previous public planning efforts, including the *1990 Adaptive Reuse Plan* and the *1994 District Plan* - and *more recent* input from public officials, property owners, interested stakeholders and the community under the master planning process.

The following statements are the expressed future vision and expectations for the Grand Traverse Commons. The implementation of the objectives, strategies, and action policies described in this plan will help to achieve the vision.

The Vision

The entire campus community 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.

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 connectivity 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. Portions of the Grand Traverse Commons will continue to support sustainable agricultural activities.

Grand Traverse Commons - The Grand Traverse Commons will continue to be shaped by the efforts and energy of the people who live, work and play within the community



Photo provided by The Minervini Group

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 architecture and character of the existing historic buildings. Existing building renovations and new development will assimilate with the surrounding landscape to create a more livable environment. Future development will be supported by adequate and well functioning public utilities.

Entryways into the Grand Traverse Commons will be easily identifiable - denoted through a combination of 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.

The Grand Traverse Commons will be pedestrian-oriented, encouraging drivers to get out of their cars. Users 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 discouraging 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.

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

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.

Grand Traverse Commons - Entryways into the Commons will be easily identifiable.



Grand Traverse Commons - The Grand Traverse Commons will continue to support recreation opportunities.



Objectives and Strategies

Identity and Character

Objective: A distinctive community and neighborhood setting that celebrates, supports, and cultivates its historical assets and works to create a special and unique sense of place.

Strategy: Work with the community to help develop and cultivate a unique sense of place.

Strategy: Support the adaptive reuse of the historical State Hospital buildings.

Strategy: Develop an interpretive signage system that highlights the historical and natural features of the Grand Traverse Commons.

Strategy: Support and incorporate historical features as unique focal points of interest.

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

Strategy: Incorporate public art that contributes to and does not distract from the historical character and surrounding landscapes of the Grand Traverse Commons.

Strategy: Support agricultural and horticultural activities at the community and botanical gardens.

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

Strategy: Incorporate and arrange seating and other amenities in appropriate areas to encourage social interaction.

Grand Traverse Commons - The Grand Traverse Commons will continue to be a place for community-wide gatherings and celebrations.



Photo provided by The Minervini Group

Strategy: Develop inter-connectivity of all sidewalks, trails and pathways.

Strategy: Work to reuse the historic Barns for community-wide events, gatherings and celebrations.

Strategy: Work with community, business, and civic organizations to host community-wide events, gatherings and celebrations.

Objective: A thriving center of commercial and retail services, community services and residential dwellings, that is compatible with the historic buildings and natural landscape.

Strategy: Continue to develop and reuse the historic State Hospital buildings for commercial, retail, residential and cottage-industry use.

Strategy: Provide for a range of residential opportunities and choices.

Strategy: Continue to support the development of Munson Medical Center, the Pavilions, and other medical uses.

Strategy: Continue to support the development of commercial and community services.

Landscape and the Natural Environment

Objective: Areas where the existing original historic elements of the landscape remain.

Strategy: Respect the historical landscape plantings adjacent to and around the historic buildings of the former Traverse City State Hospital, including the unique collection of trees within the historic front lawn of Building 50.

Strategy: Utilize native species and/or the existing elements of the historic designed landscape as the basis for all new plantings within the site.

Grand Traverse Commons - A thriving mixed use center of activity. (Below) - The common Mail Room of Building 50.



Grand Traverse Commons - Respect the historical plantings around the historic buildings.



Strategy: Discourage the development of contemporary landscaping adjacent to and around the historic buildings of the Traverse City State Hospital.

Strategy: Adhere to the historical landscape standards.

Objective: Protected natural areas, features, patterns, and systems.

Strategy: Preserve important visual corridors.

Strategy: Preserve the natural connections between open spaces and other natural areas.

Strategy: Preserve the wetlands and the natural vegetation along drainage areas.

Strategy: Preserve the wooded bluffs and other stands of mature trees.

Strategy: Utilize low-impact design practices to protect and enhance water quality.

Strategy: Utilize native species for replanting natural areas and areas with new landscaping, where appropriate.

Strategy: Develop best management strategies to eradicate invasive species.

Strategy: Maintain the undisturbed forest edge near buildings, streets, and parking areas, where appropriate.

Strategy: Install, increase or protect existing vegetative buffers to help slow the flow of sediments into Kids Creek and its tributaries.

Objective: Large historic lawns that support recreation and community activities.

Strategy: Preserve the large historic lawn, unique collections of trees and arboretum setting in front of Building 50.

Grand Traverse Commons - Preserve the wooded bluffs and other stands of mature trees.



Strategy: Preserve the historic lawns in front of the South Cottages.

Strategy: Prohibit parking on the historic front lawns of building 50 and the south cottages.

New Development

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

Strategy: Stabilize and reuse the historical State Hospital buildings, wherever feasible.

Strategy: Respect Federal and State historical building rehabilitation standards.

Strategy: Maintain the exterior integrity of the historic buildings.

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.

Strategy: Design and build new buildings that fit into and are compatible with the surrounding natural landscape.

Strategy: Provide for adequate sewer and water utilities throughout the Grand Traverse Commons.

Strategy: Encourage the development of “green” buildings that adhere to Leadership in Energy and Environmental Design (LEED) standards.

Grand Traverse Commons - Respect Federal and State historical rehabilitation standards.



Sustainability - Portions of Building 50 have been retrofitted with sky-lights.



Circulation

Objective: A comprehensive street plan for the Grand Traverse Commons.

- Strategy: Work with private land owners to integrate private streets with the existing public street system.
- Strategy: Work with the City of Traverse City, the Charter Township of Garfield and local and state transportation agencies to address the future needs and design of Division Street along the Grand Traverse Commons and specifically the 11th Street and Division Street intersection.
- Strategy: Work with the City of Traverse City, the Charter Township of Garfield, the City of Traverse City and Charter Township of Garfield Recreational Authority and other campus stakeholders to provide a southern ingress/egress to the Grand Traverse Commons.
- Strategy: Consult with local and state transportation agencies, neighborhood associations, public officials, businesses and other community stakeholders to determine future street improvements.
- Strategy: Work with local and state transportation agencies to maintain and care for public streets.
- Strategy: Work to identify and secure funding from Federal, state and local agencies for future street and non-motorized maintenance and improvement projects.

Objective: Safe streets where the pedestrian is the priority.

- Strategy: Establish a 25-mph, or lower speed limit on all streets within the Grand Traverse Commons.
- Strategy: Work with local law enforcement agencies to strictly enforce the speed limit.

Grand Traverse Commons - A comprehensive street plan for the Grand Traverse Commons.



Strategy: Incorporate traffic-calming measures at appropriate locations.

Strategy: Separate pedestrians from moving traffic through the use of sidewalks, landscaping, and on-street parking.

Strategy: Incorporate bike-lanes in appropriate areas.

Strategy: Incorporate distinctive and clearly marked crosswalks at road crossings that align with sidewalks and pathways.

Strategy: Incorporate curb extensions and other traffic calming measures to reduce the distances of pedestrian crossings, whenever feasible.

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

Strategy: Build narrow streets.

Strategy: Use porous/pervious pavement, where appropriate.

Strategy: Retain native vegetation within the street right-of-way to minimize runoff into sensitive natural areas.

Strategy: Take measures to reduce the effects of snow removal on the surrounding natural landscapes.

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

Strategy: Design sidewalks and pathways that connect with sidewalk and pathway systems outside the Grand Traverse Commons, including the proposed *Safe Routes to School* pathway connecting to Traverse City West Middle School.

Grand Traverse Commons - Utilize porous/pervious pavement, where appropriate. (Below) - Impervious area on Elmwood Ave.



Strategy: Design sidewalks and pathways that connect key areas within the Grand Traverse Commons.

Strategy: Incorporate pedestrian and landscaping elements along sidewalks and pathways.

Strategy: Incorporate distinctive pavement textures on sidewalks and pathways, in appropriate areas.

Strategy: Separate pedestrians from moving traffic.

Strategy: Work with local advocacy organizations to plan for and support future non-motorized connections.

Strategy: Support the development and maintenance of the existing nature trails.

Strategy: Incorporate pet waste-stations at appropriate locations throughout the Grand Traverse Commons.

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

Strategy: Incorporate distinctive road treatments and structural amenities that tie into the historical character of the Grand Traverse Commons at key entryways.

Strategy: Incorporate distinctive and native landscaping features that are compatible with the surrounding natural landscape of the Grand Traverse Commons at key entryways.

Strategy: Incorporate distinctive signage with the surrounding landscape, road treatments and structural amenities of the Grand Traverse Commons at key entryways.

Grand Traverse Commons - Build sidewalks that connect to places.



Strategy: Incorporate lighting that allows for safe pedestrian and vehicular access into the Grand Traverse Commons, while enhancing the appearance and character of key entryways.

Objective: Alternative, low-impact surface parking areas.

Strategy: Utilize porous/pervious pavement on surface parking lots, wherever appropriate.

Strategy: Incorporate grass pavement systems or other alternative surface options for overflow parking areas.

Strategy: Integrate trees and planting islands, as appropriate within the surface parking areas.

Strategy: Use distinctive surface materials and other techniques to accommodate multiple uses such as public gatherings, recreation, *and* parking.

Objective: Safe, aesthetically pleasing, accessible, unobtrusive, and pedestrian-friendly parking areas.

Strategy: Discourage large expansive surface parking areas.

Strategy: Utilize distinctive surface materials to establish clear pedestrian walkways in parking areas with linkages to the integrated system of sidewalks, pathways, and trails.

Strategy: Incorporate traffic calming measures within surface parking areas.

Strategy: Consider establishing maximum parking standards.

Strategy: Utilize on-street parking, where appropriate.

Strategy: Provide for safe and efficient snow removal and storage.

Grand Traverse Commons - Aesthetically pleasing and pedestrian-friendly parking areas.



Strategy: Support shared-parking opportunities.

Strategy: Construct parking decks that are consistent with the architectural standards of the surrounding buildings.

Strategy: Place vegetative screening and plantings at appropriate locations around parking areas.

Strategy: Provide for adequate bicycle parking facilities.

Objective: 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 landscape of the Grand Traverse Commons.

Strategy: Minimize lighting, without compromising safety, throughout the Grand Traverse Common.

Strategy: Install energy-efficient light fixtures compatible with standards established by the International Dark Sky Association.

Strategy: Use light fixtures designed to focus light downwards.

Strategy: Utilize light fixtures and pole styles that are compatible with the historic character and surrounding landscapes of the Grand Traverse Commons.

Strategy: Incorporate timers, motion-sensitive lights, and other light-saving devices in appropriate areas to minimize over-lighting.

Strategy: Place pedestrian scale lighting along sidewalks, pathways, and parking areas.

Grand Traverse Commons -
Incorporate lighting that allows for safe pedestrian and vehicle circulation, with an emphasis on pedestrian scale fixtures.



Objective: A comprehensive, unified and unobtrusive sign system that is compatible with the historic character of the Grand Traverse Commons and informs and guides drivers and pedestrians through the Grand Traverse Commons.

Strategy: Develop a way-finding system that helps drivers and pedestrians navigate within the Grand Traverse Commons.

Strategy: Work with the Downtown Development Authority (DDA), the City of Traverse City and the Charter Township of Garfield to link with future way-finding systems outside the Grand Traverse Commons.

Strategy: Utilize durable materials that are compatible in appearance with the historical character and surrounding landscapes of the Grand Traverse Commons.

Strategy: Develop standards for signs that do not distract from, and are compatible with the historical character and surrounding landscape of the Grand Traverse Commons.

Future Planning and Administration

Objective: Adequate resources and support to assist in Master Plan implementation

Strategy: Develop a simple, user-friendly, unified zoning ordinance.

Strategy: Review and update the capital improvement plan to ensure that capital projects are consistent with the objectives of the Master Plan on an annual basis.

Strategy: Work to identify and secure funding to help implement the objectives of the Master Plan.

Grand Traverse Commons - Develop way-finding signs that help drivers and pedestrians navigate within the Grand Traverse Commons.



Objective: Involved community stakeholders to assist in the implementation of the Master Plan.

Strategy: Work with residents, business owners, employees and other community stakeholders to help implement objectives of the Master Plan.

Strategy: Work with local stakeholders to formalize a property owners' association.

Strategy: Provide for educational opportunities that inform community stakeholders about the objectives of the plan and innovative land use planning and development practices.

Objective: A Master Plan that continually responds to the needs of the community.

Strategy: Continually review the Master Plan and the progress of the action policies and strategies to assess whether the plan needs to be updated.

Strategy: Conduct a thorough five-year review of the Master Plan to assess whether the plan needs to be amended.

Strategy: Convene meetings with the City Commission and Township Board to discuss the progress of key action policies and strategies.

Strategy: Convene meetings with key stakeholders within the Grand Traverse Commons to discuss the progress of key action policies and strategies.

Grand Traverse Commons - Work with residents, business owners and stakeholders to help implement the Master Plan.



Circulation Plan

The Circulation Plan is a plan for pedestrian, bicycle and vehicular movement. An effective circulation system will be essential in maintaining and enhancing the overall health, safety, accessibility, and quality-of-life of the Grand Traverse Commons.

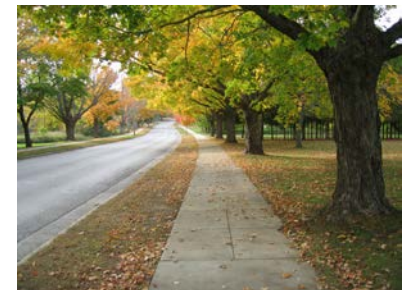
As part of the Master Plan update process, the Joint Planning Commission began to conduct an in-depth study of the street network, vehicular circulation, pedestrian circulation, and parking for the Grand Traverse Commons. At the same time, the City of Traverse City and Charter Township of Garfield Recreational Authority (Recreation Authority) initiated a public input process to engage road agencies, local governments, adjacent property owners, and the community on an effective design for a new south campus entrance (commonly known as the Franke Road Extension). At the same time, the Recreational Authority was engaged in the development of a conceptual site plan for the Barns property. In addition, the *Grand Vision*, a regional land use and transportation planning effort, identified Division Street as a “corridor of significance” - pledging to issue recommendations for improved access into the Grand Traverse Commons. In an effort to encourage consistency, these planning efforts were merged. In general, the circulation strategies outlined in this plan, including the design recommendations established under the Recreational Authority planning efforts, were guided by the following five principles:

Provide for Non-Motorized Access: Access to the Grand Traverse Commons for pedestrians and bicyclists is a priority. Safe and accessible crosswalks will link the campus with the surrounding community. Key areas of the campus will be connected with sidewalks, trails, and pathways.

Encourage Traffic Flow and Connectivity: There will be a predominant route for vehicles to access the Grand Traverse Commons. However, a series of secondary or limited, well-connected streets will provide access throughout the Grand Traverse Commons. Innovative street design and traffic calming measures will limit speeds and discourage cut-through traffic.

Preserve Historic Character: Streets and parking areas shall be unobtrusive and compatible in appearance and scale with the historical character of the surrounding buildings and landscape. Streets should reflect the unique features and history of the campus.

Connectivity - A series of well-connected sidewalks and streets will provide pedestrian and vehicular access throughout the Grand Traverse Commons.



Preserve Natural Features: Streets and parking areas shall be unobtrusive, compatible with, and protect the natural features of the Grand Traverse Commons. *Best Management Practices* will be utilized to protect wetlands, creeks, existing trees, and unique landscape. Pervious pavement and other sustainable materials will be encouraged.

Establish Distinctive Entryways: Entryways into the Grand Traverse Commons shall be clearly identifiable and distinctive. Upon entering the campus, visitors should recognize they are entering a special and unique place.

Non-Motorized Circulation

Current Non-Motorized Circulation Inventory

Non-motorized pathways connect the Grand Traverse Commons to the community for bicycle and foot traffic and tie together different elements within the campus. A series of nature trails loop through the wooded bluffs in the western portion of the campus. The trails are accessed by defined trailheads near the historic barns, the TBAISD building, behind the warehouse area and west of Parking Lot K (and other locations outside the campus). The men's and women's walks (nature trails) are located in the eastern portion of the campus. A crushed limestone trail cuts west from 14th Street to Silver Drive and north to Elmwood Avenue. These trails are accessed by a trailhead and parking area just south of the 11th Street and Elmwood Avenue intersection. A designated bike route is located on Elmwood Avenue. Sidewalks are located throughout the campus. However, in some areas, sidewalks end abruptly, dead end or are non-existent. Map 10 illustrates the current non-motorized circulation inventory of the Grand Traverse Commons.

Future Non-Motorized Circulation

As part of the proposed circulation plan, a number of new sidewalks, pathways, trails and bike-lanes will be added to the current non-motorized system to provide for safe and convenient pedestrian and bicycle access throughout the campus and with the surrounding community. Map 10 also illustrates the proposed non-motorized facilities for the Grand Traverse Commons.

Best Management Practices - The Grand Traverse Bay Watershed Center has developed a Best Practices Manual that outlines innovative practices to protect water features.

Non-Motorized Circulation - There are several sidewalks throughout the campus that dead-end and lead to nowhere.



Pathways

A new non-motorized pathway will be part of the new south campus entrance (as illustrated on page 73). The new pathway will cross Silver Lake Road and stretch north, along the east side of Silver Drive and around the Champion Willows. Separated from traffic, the new pathway will then connect at the current limestone pathway near the TBAISD entrance. The new pathway is part of a larger pathway and connectivity network that would link to the Traverse City West Middle School to the south and 14th Street and the Central Neighborhood to the east. The initial location of the pathway was established through a local *Safe-Routes-to-School Program*. Local advocacy groups have already applied for *Safe-Routes-to-School* funding to build the pathway.

Sidewalks and Crosswalks

New sidewalks will be added to the existing sidewalk system. Sidewalks will no longer dead end or lead to nowhere. Formal crosswalks will also be added at important street crossings. The new crosswalks will establish a clear pathway for pedestrian movement at busy intersections. In an effort to tie into the historical character of the campus, crosswalks will incorporate the beige brick found on the historic buildings.

Pathways - There are several sidewalks, pathways and trails that traverse the natural areas of the Grand Traverse Commons.



Crosswalk to Parking Lot K



Current Suggested Approach

11th Street and Elmwood Avenue Intersection



Current Suggested Approach

Trails

In an effort to minimize parking in the barns area and encourage shared parking with other areas of the campus, a new trail has been proposed along the west side of Red Drive to connect the proposed Botanical Gardens with the TBAISD parking lot.

Vehicular Circulation

Current Street Inventory

The Grand Traverse Commons is bordered by US-31 (Division Street) on the east, Silver Lake Road on the south and Long Lake Road on the west. The Munson Medical Center Complex and Medical Campus Drive comprise the northern border of the Grand Traverse Commons.

The primary entryway into the campus is from the east, via 11th Street. A dedicated city street, 11th Street has a paved width that is adequate for two traffic lanes and one lane of parking. Madison Street and Elmwood Avenue provide access to the campus from the north. Red Drive is a private street located behind the Munson Medical Center, connecting to 6th Street. Red Drive has a paved width that is adequate for two lanes of traffic. Elmwood Avenue is a dedicated city street and has a paved width that is adequate for two traffic lanes and parking lanes on each side of the street. Entry into the campus from the north via Elmwood Avenue requires drivers to travel through the Kids Creek Neighborhood and in front of the emergency access of the Munson Medical Center. Access from the west is via Medical Campus Drive.

A private street, Medical Campus Drive has a paved width that is adequate for two lanes of traffic. Medical Campus Drive is a long and winding street that bisects the wooded hillsides of the campus and provides access to a number of medical offices, the Munson Medical Center and the Grand Traverse Pavilions. Access onto Medical Campus Drive from Long Lake Road is controlled by a traffic light. Silver Lake Road is owned and maintained by the Grand Traverse County Road Commission. It is a major thoroughfare in the area and is three-to-four lanes wide.

Private Streets - Medical Campus Drive primarily serves the Munson Medical Center and the Pavilions. However, the street serves as one of the primary entryways into the Grand Traverse Commons.



Other streets within the Grand Traverse Commons (Red Drive, Brown Drive, Yellow Drive, Silver Drive, and Cottageview Drive) are typically two lanes wide. Portions of these streets are gravel and often in poor condition. Most of these streets are private streets, not publically maintained.

Future Street Categories

As part of the proposed circulation plan, most streets will be located in the “Development Zone” of the Grand Traverse Commons, with linkages through the “Natural/Park Zone” to the campus edge. Streets will be organized into three distinct categories - defined by the access they are intended to provide. Map 11 shows the proposed street categories and other features for the Grand Traverse Commons.

Major Streets - Streets intended to be the predominant traffic route within the Grand Traverse Commons. The street surface should be paved and accommodate two lanes of traffic. Pedestrians should be separated from motor vehicle traffic with walkways. Major Access Streets include: 11th Street, Elmwood Avenue, Medical Campus Drive, and Silver Drive.

Minor Streets - Streets intended to provide access to specific locations within the campus and alternative routes throughout the campus. The street surface should be paved and accommodate two narrow lanes of traffic. Pedestrians should be separated from motor vehicle traffic with walkways. Minor Access Streets include: Red Drive (near the barns and around the bocce-ball courts) and Cottageview Drive.

Limited Streets - Streets intended to provide limited access to specific locations within the campus. The street surface should be paved and appear to be one-wide lane - while accommodating two narrow lanes of traffic. Limited Access Streets will function and appear very much like a typical Traverse City alley. Pedestrians and bicyclists will share the street with vehicles. Limited Access Streets include: Red Drive (near the TBA Building and around Building 40), Yellow Drive, Elmwood Avenue (south of 11th Street), 11th Street (in front of Building 50), and Brown Drive.

Entryways

The primary entryways into the Grand Traverse Commons are located at 11th Street and Medical Campus Drive. The Recreational Authority, in cooperation with the Joint Planning Commission, recently facilitated a public planning process to complete plans for a new south campus entrance at Silver Lake Drive. The current entryways into the Grand Traverse Commons are relatively simple and indistinguishable.

Gravel Streets - There are several gravel streets within the Grand Traverse Commons, often in poor condition. (Below) - Silver Drive



Entryways - 11th Street is the primary entryway into the Grand Traverse Commons.



not frame the immediate entryway into campus. A relatively modest sign was only just recently placed at the 11th Street entryway. There is no formal sign acknowledging the Grand Traverse Commons at the entryway of Medical Campus Drive. Property owners and public officials have received numerous complaints about the lack of signage acknowledging the Grand Traverse Commons and some of the campus's important services (e.g. Munson Medical Center). Additional complaints have been recorded about the lack of lighting and associated safety risks of the entryways.

This plan proposes additional signs along with distinctive road treatments, structural amenities, landscaping, and lighting to be incorporated into new designs for the three primary entryways into the Grand Traverse Commons. The newly constructed entryways would tie into the historical character of the campus and compliment the surrounding landscape. Most importantly, the newly constructed entryways would exhibit a character that signals to visitors they are entering a special and unique place.

Private and Public Streets

Many of the Minor and Limited Access streets within the Grand Traverse Commons are privately owned. Although narrow private streets often provide a more aesthetically pleasing driving environment, access for pedestrians and use less land, there are a number of potential problems associated with these private streets. Poor maintenance of private streets can lead to limited emergency access, limited public access, dangerous conditions for pedestrians and bicyclists, and increased liability for property owners. As part of the proposed vehicular circulation plan, the Joint Planning Commission will work with private land owners to gradually transfer ownership of private streets to the City of Traverse City. This transfer of ownership could be initiated by the private land owner or as future re-development makes it necessary.

11th Street and Division Street Intersection

The primary entrance or “front door” to the Grand Traverse Commons is 11th Street, which intersects with Division Street - a state highway and one of the primary north/south corridors within the region. Fitting to its name, Division Street forms a barrier between the Grand Traverse Commons and the adjacent neighborhood due to the current multi-lane design, high speed, heavy traffic volume, and lack of continuous sidewalks along the corridor. Vehicles are often backed up along 11th Street as visitors attempt to leave the campus. Vehicles also back up along Division Street as visitors attempt to enter the campus from the south. Back-ups can be especially lengthy around the shift change of the Munson

Entryway Signs - Signs near campus entryways are minimal.



Private Streets - The Joint Planning Commission will work with private land owners to transfer ownership of private streets to the City. (Below) -Brown Drive



Medical Center. In addition, the lack of formal crosswalks makes this intersection one of the most intimidating intersections for pedestrians to cross in the City.

The Joint Planning Commission, city staff, city officials, property owners, and interested stakeholders have discussed the potential application of several different improvements to the intersection, including: marked cross-walks to allow for greater pedestrian crossings (and alert drivers), turn restrictions and dedicated turn lanes to provide for better traffic flow and safety, medians to improve safety, aesthetics and reduce speeds, and a traffic light to control the entire stream of movement at the intersection.

In response to additional discussion regarding the 11th Street and Division intersection during this master planning process, several residents living in the adjacent Central Neighborhood expressed concern that a traffic signal would increase the volume of traffic on the east side of 11th Street and throughout the Central Neighborhood. In addition, the *Grand Vision*, a regional land use planning process, identified Division Street as a “corridor of significance” - pledging to issue design recommendations for Division Street and improved access into the campus. However, as of this writing no recommendations have been provided.

In 2009, the Michigan Department of Transportation (MDOT) was scheduled to resurface Division Street from Grandview Parkway to South Airport Road. City officials convinced MDOT officials to postpone the resurfacing work between Grandview Parkway and 14th Street - acknowledging that pedestrian circulation needs to be incorporated into any new road project along Division Street. In addition, MDOT officials agreed to wait for the recommendations of the *Grand Vision*.

As part of the proposed vehicular circulation plan, the Joint Planning Commission will continue to work with the City Engineering Department, city officials, MDOT, and other stakeholders to discuss and explore innovative design solutions for the 11th and Division Street intersection. At a minimum, any future design solutions should improve pedestrian access, provide for smoother traffic flow, improve aesthetics, and reduce speeds. The design solutions will also be coordinated with other formal entryway improvements.

Division Street - Heavy traffic volumes on Division Street make it difficult to enter and exit the Grand Traverse Commons. Traffic often backs up at the 11th Street and Division Street intersection.



South Campus Entrance

As part of a 2004 millage, the City of Traverse City and Charter Township of Garfield Recreational Authority (Recreational Authority) is providing a portion of the funding for an entrance from Silver Lake Road as a southern ingress/egress to the Grand Traverse Commons. In an effort to establish an effective design for the new entrance, the Recreation Authority initiated a public input process to engage road agencies, local governments, adjacent property owners, and the community to provide input on the most effective design. The Recreational Authority also engaged in the development of a conceptual site plan for the Barns property. As previously mentioned, in an effort to encourage consistency, these planning efforts were coordinated with the master planning process prepared by Otwell Mawby, P.C. for inclusion in this Master Plan.¹ Please note, the final road design and location will depend upon additional field data and surveys, traffic engineering, and aesthetic and functional factors including reasonable and prudent alternatives to minimize environmental effects, with appropriate review and approvals as necessary by local, state, and federal agencies.

South Campus Entrance Background

An important stipulation of the transaction of property from the State of Michigan to the former *Grand Traverse Commons Redevelopment Corporation* was the requirement to provide a southern entrance to the property from Silver Lake Road. The recorded deed for the multiple parcels transferred from the State of Michigan to the former Grand Traverse Commons Redevelopment Corporation included, as part of the Declaration of Restrictive Covenants, the *Road Development Plan for the Traverse City Regional Psychiatric Hospital*. Agreement of the Road Development Plan by the State and the Grand Traverse Commons Redevelopment Corporation was a condition of closing. The Road Development Plan included three stipulations for the South Campus Entrance:

1. A 66 foot wide strip of land will be conveyed to the City by the Grand Traverse Commons Redevelopment Corporation after the Grand Traverse Commons Redevelopment Corporation has acquired Parcel RR' (a parcel previously recognized by the Redevelopment Corporation)
2. The road shall serve as a dedicated public road access from Silver Lake road to the northeast corner of the TBAISD property
3. Any conveyance of Parcel RR' shall include the legal description of the Road, which is subject to modification by City Engineering and approval by the City Commission

¹ Final Design Plan Language was developed by Otwell Mawby, P.C. in cooperation with Nelson Byrd Woltz Landscape Architects, the Grand Traverse Commons Joint Planning Commission and the City of Traverse City and Charter Township of Garfield Recreation Authority

South Campus Entrance Area- Silver Drive and Silver Lake Road.



In 1995, the State Administrative Board conveyed the 66 foot easement, not a fee simple conveyance, to the Grand Traverse Commons Redevelopment Corporation through a quit claim deed. The deed stipulated that the State will convey the 66 foot parcel upon the development of a final road design, and upon request by the City. The street designs and recommendations outlined in the following pages intend to satisfy the requirements of the transaction between the State of Michigan and the former Grand Traverse Commons Redevelopment Corporation to transfer the 66' road easement in fee simple.

Silver Lake Road Intersection

The intersection, from a major regional thoroughfare transitioning to a park road with significantly slower speeds, road width, and design features represents a design challenge. Crosswalks are recommended to provide pedestrian and non-motorized access from the south into the Commons. A consistent design theme for the South Campus Entrance was that there should be a strong sense of the historic, natural, and recreational place reflected in the entrance, reduction of traffic speeds and cut-through traffic, and strong provisions for pedestrian and non-motorized access.

South Campus Entrance - Franke Road and Silver Lake Road intersection.



Design Features

- Two southbound egress lanes; one right turn and one straight and left turn - one northbound ingress lane
- Aggressive turn angles into the south campus entrance to reduce traffic speeds
- Pathways are separate from road, on east and west side with west split to enter barns property, keeping width of road narrow
- Significant landscaping at south campus entrance
- Best Management Practices to provide for natural water flow and manage stormwater runoff



South Campus Entrance - South Section

The section between Silver Lake Road and the existing Silver Drive and Red Drive is a new section of the transportation corridor and will be designed to respect the natural features and create a sense of place.

Design Features:

- Pathways meander separately from the road to respect existing trees and create an experience
- Median provides separation of traffic and differential features
- Bicycles can travel on road as commuter or on pathway
- Consideration of entrance feature at southern portion or northern portion of this section

South Campus Entrance - Looking south from Silver Drive.



South Campus Entrance - Silver Drive - Red Drive Intersection

The intersection of the South Campus Entrance at Silver Drive and Red Drive will direct traffic to the east along Silver Drive as the primary ingress route into the Commons. For those travelers entering into the Barns property, there will be a sharp left turn into a narrow “driveway” that distinguishes the entrance to the Barns property.

Design Features

- Primary route is to the east along Silver Drive up to the Commons property
- Turn radius is tight to reduce traffic speeds
- Access to Red Drive and barns property is at angle of curve and appears as a driveway into the Barns property
- An interim connector is provided until Red Drive improvements are completed



Red Drive

Upon turning into the narrow “driveway” that distinguishes the entrance to the Barns property, Red Drive will meander from its current location around the existing tree stand to a three-way intersection. Travelers may then either turn north and continue along Red Drive to the TBAISD Building, the Garfield Township trailheads and other areas of the campus, or turn south to the main drop-off centered on the proposed Botanical Garden and Service Court. Until improvements are completed, the “interim connector” or current configuration of Red Drive will be used.

Design Features

- Meandering “park-like” road
- 15 mph speed limit
- No more than a 20’ wide road surface
- Consideration of different road surfaces at the entrance of Red Drive and Red Drive intersection.
- Stormwater will be managed with Best Management Practices

South Campus Entrance - Silver Drive, looking north to Red Drive



Silver Drive East - North

This section of the South Campus Entrance is characterized by the significant open space and wetland features of the Barns property and City parkland, as well as the Champion Black Willow tree on the east side of Silver Drive. The Black Willow on the west side of Silver Drive is in advanced decline and could be removed, according to the President and Co-Founder of the Champion Tree Project International.

Cuttings have been taken from these trees and the Champion Tree Project International recently organized an Arbor Day project that planted around 1,200 Black Willow clones around the Commons, with many near Silver Lake Road and Silver Drive.

There are significant wetland features and easement issues with a west route or east route around the Willows. Additional assessments are necessary to determine the most effective treatment to extend the life of the Willows and other environmental factors. As a result, the recommended route for Silver Drive north is to narrow the road to the maximum extent possible and provide for two lanes between the Willows.

Design Features

- Provide tight turn radius at the east north juncture to slow traffic speeds
- Narrow road and provide for two lanes between the Willows
- Use area as traffic calming measure
- Improve Kids Creek stream flow



Champion Black Willow Trees - Champion Black Willow trees and their existing condition.



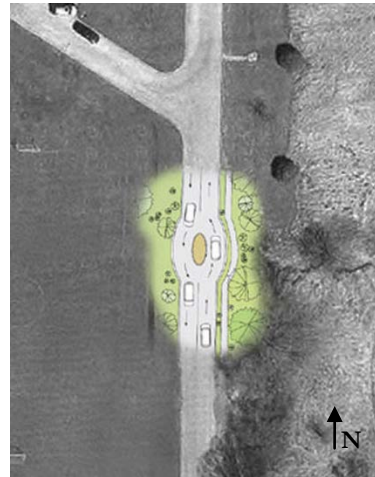
Silver Drive

Once north of Kids Creek and the Champion Black Willow, the major feature is the TBAISD New Campus School, an active educational facility for students with special needs in grades 6-12. Approximately 12 buses per day come into and out of the east side of the TBAISD building to transport students. Measures will need to be taken to accommodate bus traffic and also reduce speeds along this relatively straight stretch (picture is Silver Drive looking north).

Design Features

- Install measures that will allow bus traffic and calm ingress - egress traffic
- Provide pedestrian access across Silver Drive

Silver Drive - Silver Drive, looking north



South Campus Entrance Design Plan (please note compass orientation at bottom right of picture)



Silver Drive - North

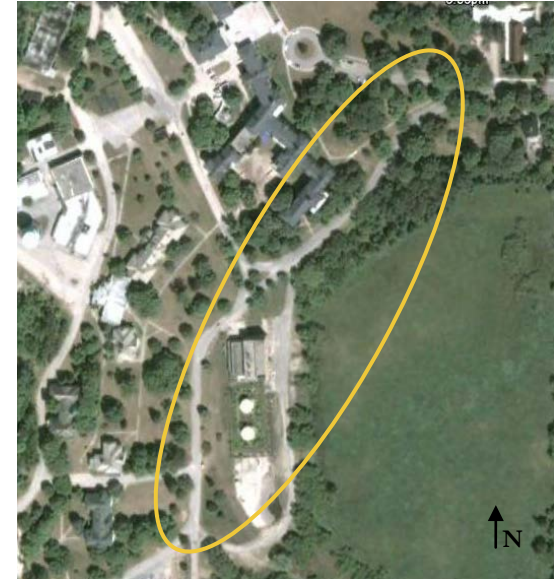
In 2007, the City of Traverse City and the Minervini Group entered into a letter of understanding to clarify the intent, use and design of a 66 foot road easement that would connect the south campus entrance to the main campus. This section of Silver Drive (between the TBAISD property and 11th Street) takes travelers into the historical center of the Grand Traverse Commons. The letter of understanding calls for a design that provides for pedestrian and bicycle access, on-street parking, and traffic calming.

An initial evaluation of this stretch of Silver Drive by the City of Traverse City Engineering Department revealed a number of issues regarding the Cottageview Drive and 11th Street intersections. These issues were also identified by citizens during the public input process.

Due to a lack of stop signs and a relatively straight stretch of road, drivers speed through the Cottageview Drive intersection, on Silver Drive. The design and layout of the large vegetative island at the intersection does nothing to discourage fast, cut-through traffic. In addition, the awkward road configuration around the vegetative island also makes it difficult for drivers to see traffic before they turn left or right from Cottageview Drive onto Silver Drive. The 11th Street intersection has similar sign and road configuration issues.

As part of the proposed vehicular circulation plan, the intersections of Cottageview Drive and 11th Street would be reconfigured to provide for pedestrian crosswalks, sight lines that decrease speeds, and stop signs to improve safety, calm traffic, and reduce speeds. In addition, on-street parking would be added in front of Buildings 28, 22, and 40. (see proposed design features on next page.)

Silver Drive - Silver Drive will be the primary north/south route within the Grand Traverse Commons. (Below) - Cottageview and Silver Drive intersection



Silver Drive Proposed Design Plan (please note north arrow orientation at bottom right of picture)



Public Transportation

Public Transportation in Traverse City is provided by the Bay Area Transportation Authority (BATA). BATA has three stops within the Grand Traverse Commons as part of its “Olesons West Route”:

- 1) Elmwood - in front of the All Faiths Chapel,
- 2) Medical Campus Drive - near the parking deck, and
- 3) Brook Street - near the north cottages.

Inbound Buses arrive every 10 and 40 minutes after the hour. Outbound buses leave every 4 and 34 minutes after the hour. The Grand Traverse Joint Planning Commission is committed to working with BATA to evaluate the need for additional stops within the campus and innovations in bus-stop infrastructure.

Public Transportation - BATA provides bus service to the Grand Traverse Commons. There are three stops within the campus - (Below) Elmwood Avenue BATA stop.



Character Plan

The Character Plan is intended to summarize some of the key physical components that contribute to the special and unique character of the Grand Traverse Commons. The Character Plan is also intended to identify specific objectives and strategies that work to enhance or preserve the character and identify future action policies.

Signs

On-Premise Signs

On-premise signs (commercial signs) throughout the Grand Traverse Commons appear to be haphazardly placed, aesthetically dissimilar, and dimensionally inconsistent. Inconsistent signs can impact traffic safety and detract from the aesthetic character of the campus. According to standards established by the American Planning Association, the best regulations attempt to create a level playing field, where rules are applied uniformly and fairly to all businesses and do not unduly hinder business or favor certain businesses over similar ones in the immediate area¹.

The Joint Planning Commission will work with municipal planning staff members, business owners and other stakeholders to develop sign standards that address the items listed below. Standards may vary in different areas of the campus based on the form and character of the buildings and surrounding landscape. However, the cumulative impact of all signs will be considered.

- **Type:** The type of sign permitted (i.e., freestanding, pole, monument, wall, banner, etc.)
- **Size:** The cumulative square footage of all signs on the property
- **Number:** The total number and location of signs on the property
- **Characteristics:** Material, lighting, graphics and attachment method

Commercial Signs - Commercial signs throughout the Grand Traverse Commons are inconsistent and detract from the overall character of the campus.



¹ Planning and Urban Design Standards, American Planning Association, 2006

Directional Signs

Many of the signs that contribute to the overall inconsistent character of signs throughout the Grand Traverse Commons are directional signs. In some instances, directional signs made with different materials and proportions are located in the same area. Most directional signs are permanent structures. However, some signs appear to be temporary and hand-made, directing people to specific businesses or special events. In addition, many of directional signs direct visitors only toward specific sections of the Commons and do not incorporate other areas of the campus.

Wayfinding systems help to assist both motorists and pedestrians navigate to major destination points within a defined environment. Wayfinding systems can include signs, maps, banners, and information kiosks. The Joint Planning Commission will work with local stakeholders to establish initial design and aesthetic preferences and then work with a wayfinding consultant to establish a formal wayfinding system.

In addition, the Joint Planning Commission will work with the Downtown Development Authority, the City of Traverse City, and the Charter Township of Garfield to link with current and future wayfinding systems outside the Grand Traverse Commons, right.

Directional Signs - New City of Traverse City Wayfinding Sign



Directional Signs - Directional signs are inconsistent and are geared toward single purpose visits.



Interpretive Signs

Interpretive signs can serve many functions. Interpretive signs can inform visitors about the natural environment (e.g., watersheds and eco-systems), community programs (e.g., beach-erosion, water quality) or community history. Often, the short stories and/or information described through interpretive

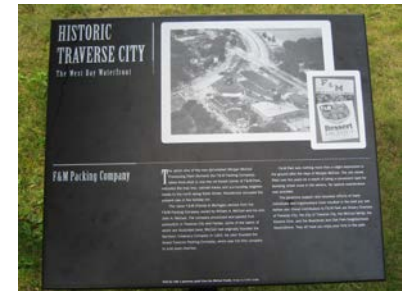
signs can help build a sense of place, increase public awareness, and help demonstrate a commitment to a specific mission or program. Currently, there are a couple of interpretive signs within the Grand Traverse Commons. They provide information about trails and the Champion Black Willow Tree (see below). In an effort to increase awareness about the historic and environmental attributes of the campus and help enhance the overall character of the site, the Joint Planning Commission will work with the Grand Traverse Historical Society and local environmental advocacy organizations to develop a series of interpretive signs. At a minimum, the signs will describe the history of the former State Hospital and highlight many of the natural features of the campus.



Lighting

The primary purpose of exterior lighting is to provide for the safe illumination and navigation of sidewalks, streets, and parking lots. Exterior lighting can also be used to illuminate signs, landscape features and buildings. The choice of light fixtures and illumination patterns and intensity can influence the character of an area. There are a number of different light fixtures and illumination patterns within the Grand Traverse Commons. The Joint Planning Commission will work to minimize over-lighting throughout the Commons without compromising safety. In addition, the Joint Planning Commission will work to develop standards for light fixtures and illumination patterns. Unique standards may apply to different areas of the campus based on the form and character of the buildings and surrounding landscape. However, the cumulative impact of all lighting will be considered.

Interpretive Signs - The Joint Planning Commission will work with the Grand Traverse Historical Society to develop a series of interpretive signs that describe the history of the former State Hospital. The picture below is an example of an interpretive sign in Traverse City.



Lighting - The Joint Planning Commission will work to develop standards for lighting in the Grand Traverse Commons.



Site Furniture

Site furniture includes small-scale physical amenities such as benches, waste receptacles, drinking fountains, and other items. The location and placement of site furniture should be based on the typical functions of specific areas and need. In addition to its functional capacity, the design and materials of site furniture can influence the character of an area. The Joint Planning Commission will work to develop standards for site furniture. Different standards may apply to different areas of the campus based on the form and character of the buildings and surrounding landscape.

Public Art

Art can add an interesting visual element to a campus landscape. Art can also help to define the character of an area by featuring local artists, incorporating art made from materials located on the site and/or characterizing a specific quality of the area. The Grand Traverse Commons does not feature many examples of public art. The Joint Planning Commission will work with local artists, organizations, and local property owners to incorporate art in public locations and settings throughout the Commons. Public art should enhance and not distract from the character and beauty of the historic buildings and surrounding natural landscape.

Parking

The size, placement and appearance of parking areas can greatly influence the character of an area. According to Architect Mark Hinshaw, *parking lots are more than just for the circulation and storage of vehicles; people pass through such places on foot, and their needs of safety, convenience and visual appeal must be met.*² Currently, the Grand Traverse Commons is served by small and large surface parking areas, a parking deck, and on-street parking. The design of the parking deck was influenced by the surrounding historic buildings and incorporates optimal use of vegetative screening. Parking Lot K is a large, expansive surface parking lot, typical of most suburban settings. The Joint Planning Commission will work to develop parking areas that are distinctive, sympathetic to the surrounding area, pedestrian friendly, and can accommodate multiple uses such as public gatherings. The Joint Planning Commission will also explore opportunities for shared parking and work with developers to utilize porous pavement

² Mark Hinshaw, FAICP, LMN Architects. Planning and Urban Design Standards, American Planning Association, 2006

Site Furniture - Site furniture can include items such as benches, waste receptacles and drinking fountains. The photo below shows a trash receptacle near a trailhead. This same receptacle would not be appropriate near Building 50.



Public Art - The Joint Planning Commission will work with local artists to encourage the placement of public art throughout the Commons. (Below) - Art near Building 50.



and other techniques that limit storm-water runoff. The Joint Planning Commission will also work to develop new and convenient parking areas for bicycles.

Comfortable Places that Support Social Interaction and Activities

Perhaps the most appealing aspect of the Grand Traverse Commons is that it is an interesting place of constant activity and social interaction. There are several areas within the campus that support social interaction and activities. People utilize the natural areas for passive recreation. The large historic lawn in front of Building 50 is used for recreation and large community events. Though privately owned, the front lawn serves a greater public purpose. In addition to the grounds, several of the local businesses have established areas that promote social interaction - where people can sit, eat and talk with each other. The existing sidewalks and pathway system also supports an interactive and social environment.

According to authors and AICP Planners, Al Zelinka and Susan Jackson Harden, *Placemaking* can be defined as *the process of adding value and meaning to the public realm through community-based revitalization projects rooted in local values, history, culture and natural environment.*³ The Joint Planning Commission will continue to support the development of placemaking components that contribute to the sense of place of the Commons, support social interaction and allow for passive and active activities. Many of these physical components have been outlined in this section of the plan. Additional components are described in the Objective and Strategies section of this plan. The Joint Planning Commission will also work with local property owners to support development that works to create great spaces for people.

³ Al Zelinka and Susan Jackson Harden. *Placemaking on a Budget*. APA 2005. Planning Advisory Service

Parking - The Joint Planning Commission will encourage the use of porous pavement techniques (see Elmwood example below) and new areas for bike parking.



Comfortable Places - The Grand Traverse Commons includes several comfortable places that support interaction and activities. Shown below is a bocce-ball tournament on the historic front lawn and tables in front of Left Foot Charley Winery.



Future Land Use & Zoning Plan

The Future Land Use Plan and Map depicts the preferred, generalized composition of future land use for the Grand Traverse Commons. The future land use plan is the general framework upon which land use and policy decisions for the Grand Traverse Commons will be guided for the next 25 years. The future land use plan was developed after careful consideration of several dynamic factors, including: land use; future development plans; community services; building type and orientation and environmental features.

According to section 2(d) of the Michigan Planning Enabling Act, PA 33 of 2008, the Master Plan shall include a “Zoning Plan” - depicting the various zoning districts and their use, as well as standards for height, bulk, location, and use of building and premises. The zoning plan serves as the basis for the zoning ordinance. Currently, the Grand Traverse Commons is zoned as a *Planned Redevelopment District*. According to the ordinance, “*the purpose of the Planned Redevelopment District is to further the objectives of 1941 Public Act 250 through a land development project review process based on the application of site planning criteria to foster integration of proposed land development projects with the characteristics of the project areas.*” Guidelines and standards for dimensional components such as building height, setbacks, building volume (and others) were based upon impervious surface limits established for eight unique sub-areas within the campus in the *1994 District Plan*.

Relationship between the Master Plan and the Zoning Plan - The Master Plan describes the vision, objectives, strategies and action policies for the development of the Grand Traverse Commons. The Zoning Plan is based upon the Master Plan and is intended to guide in the development of the zoning ordinance. The zoning ordinance is the primary implementation tool for the future development of the Grand Traverse Commons.

In an effort to better preserve the unique and historic character of the Grand Traverse Commons the Joint Planning Commission is primarily focused on maintaining the *form and character* of the buildings and surrounding landscape, with a lesser focus on use. Therefore, the descriptions of the Future Land Use Plan and Zoning Plan have been combined. The following pages describe the primary future land uses and form-based components (zoning recommendations) for the Grand Traverse Commons. Map 13 depicts the future land use and zoning map.

Development Zones - The 1994 District Plan includes a series of development zones- areas within the campus where development and redevelopment can occur. (See parking-lot K as an example below)

In an effort to maintain continuity with future development plans, most of these development zones have been retained in this Master Plan. **Map 12** illustrates the location of the development zones for the Grand Traverse Commons.



District

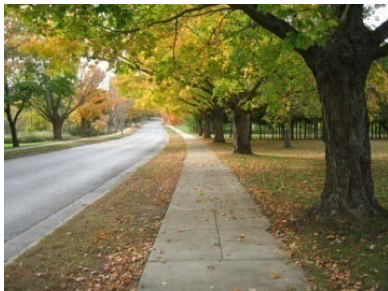
Conservation, Recreation, and Open Space

Primary Land Uses & General Character

Primarily Township or City parkland, these areas are envisioned to be preserved in their natural state. These areas will include nature trails, sidewalks and non-motorized pathways.

District Features

Trails, Sidewalks and Pathways



Natural Features



Large Open Natural Spaces



Large Open Spaces



District

Mixed Use Medical

Primary Land Uses & General Character

This area is primarily planned to accommodate medical offices, assisted living/primary care residential facilities, and their ancillary uses. However, other uses such as, residential (apartment) and professional offices (non-medical) will be considered. New buildings will be developed in such a manner that is compatible with the fundamental characteristics of Building 50 and its associated cottages.

Building and Landscape Form

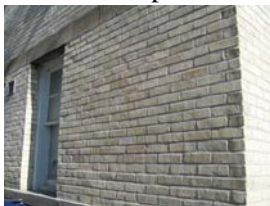


Building Height

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should appear visually higher than Building 50 when viewed from the east and south.

Exterior Materials

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



Exterior Colors

Light, earth toned (beige, ocher, etc.) - or natural material expressions. Materials darker than the light, earth toned palette will not be allowed.



Windows

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis divided with mullions, with a rectangular pattern.



Roof Features

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



Composition & Orientation

Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. New buildings near Building 50 should be close together.



Other Features
Porches and Bay Projections.

Access & Grounds
Buildings should fit into the surrounding natural landscape and tree cover. Pedestrians will access the buildings from sidewalks and one primary entrance.



District

Mixed Use Village

Primary Land Uses & General Character

This area is primarily planned to accommodate a mix of uses to create a dynamic village like setting. Uses include, but are not limited to commercial, residential, professional, community, food services, and cottage industries. New buildings will be developed in such a manner that is compatible with the fundamental characteristics of Building 50, its immediate surrounding buildings and the Secretary of the Interior Standards for the Treatment of Historic Properties.

Building and Landscape Form



Building Height

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should appear visually higher than Building 50 when viewed from the east and south.

Exterior Materials

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material. Clapboard or board-and-batten exterior buildings will be allowed near similar buildings along Elmwood Ave.



Composition & Orientation

Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. Buildings will be nestled close together. Building will be orientated facing common public areas.



Windows

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis divided with mullions, with a rectangular pattern.



Roof Features

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



Exterior Colors

Light, earth toned (beige, ocher, etc.) - or natural material expressions. Materials darker than the light, earth toned palette will not be allowed.



Other Features Porches and Bay Projections



Access & Grounds

Buildings should fit into the surrounding natural landscape and tree cover. Pedestrians will access the buildings from sidewalks and several primary entrances.



District

Mixed Use Cultivation

Primary Land Uses & General Character

This area is primarily planned to accommodate small-scale farming activities, a botanical garden, and community gatherings. New buildings will be developed in such a manner that is compatible with the historical agricultural buildings. Emphasis will be placed on innovative sustainable practices.

Building and Landscape Form



Building Height

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building should be higher than the historic barns.

Windows

Glazing must be clear or lightly tinted. Windows should be divided with a rectangular pattern.



Roof Features

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



Exterior Materials

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



Exterior Colors

Compatible with the historical character of the Barns and with the color palette of the entire Commons.



Access & Grounds

Buildings should fit into the surrounding natural/open landscape. Pedestrians will access the buildings from sidewalks /trails and one primary entrance.



Composition & Orientation

Buildings should display a combination of symmetry and asymmetry. Parking will be minimal - shared parking will be encouraged. Buildings will be nestled closely together around the historic barns. Building will be orientated facing public/natural areas.



Other Features

Sustainable Practices.



District

Mixed Use Institutional

Primary Land Uses & General Character

These areas are primarily planned to accommodate institutional uses such as schools, government offices, and community services offices. However, other uses (residential, professional and commercial) will be considered. New buildings near the TBAISD building will be developed in such a manner that is compatible with the fundamental characteristics to either the TBAISD building or the adjacent historic cottage buildings. New buildings near Elmwood Street will be developed in such a manner that is compatible to the State of Michigan Building.

Building and Landscape Form



Exterior Materials

A combination of masonry, stone, and/or architectural concrete. Masonry should be the dominant expression of the wall material.



Building Height

The number of allowable floors shall depend on the elevation of the surrounding landscape. However, no building near the TBAISD building should be higher than the adjacent historic cottages and no building near Elmwood should be higher than State of Michigan Building.



Windows

Glazing must be clear or lightly tinted. Windows should have a vertical emphasis, with a rectangular pattern.



Exterior Colors

Earth toned (beige or ocher) - or natural material expressions.

Roof Features

Primarily pitched, flat is acceptable in certain instances. May include: dormers; turrets; entablatures; brackets; eaves; spires and soffits.



Access & Grounds

Buildings should fit into the surrounding natural/open landscape and tree cover. Pedestrians will access the buildings from sidewalks /trails and one primary entrance.



Composition & Orientation

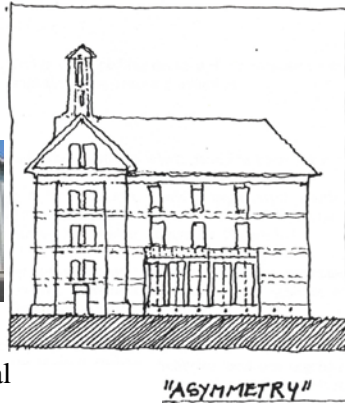
Buildings should display a combination of symmetry and asymmetry. Buildings will be close to the road. Parking will be located behind buildings. Buildings will be located close together.



Architectural Glossary

Combination of Symmetry and Asymmetry

A building with a combination of balanced and un-balanced proportions.



Mullion

Mullions are the slender, vertical pieces that frame panels of glass.



Spire
A *spire* is any slender pointed construction surmounting a building.



Roof Features

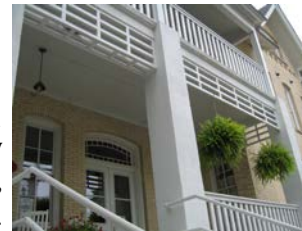
Eave
An *eave* is the edge of a roof. Eaves usually project beyond the side of the building.



Bracket
A *bracket* is a projection from a vertical surface providing structural or visual support under a structural overhang.



Soffit
A *soffit* is the underside of any overhead component of a building, such as an arch or balcony.



Dormer
A *dormer* is a window which is set vertically on a sloping roof. A dormer has its own roof, which may be flat, arched or pointed.



Turret
A *turret* is a small tower that is part of a building. Turrets are typically round.



Entablature
An *entablature* is a horizontal band above the structural supports in a building.



In addition to the form-based components listed above, the following design guidelines for new buildings must also be considered.

Form Guidelines for New Buildings (compiled from the 1994 District Plan)

Generally, buildings are to have either sloped or curved linear roofs with slopes of 15-degrees or greater. Overhangs, where they occur, shall be proportioned to the height of the building. (Figure 5.1)

All window openings will be rectangular in proportion, with the greater dimension in the vertical axis. Square openings are the minimum allowable proportion. Opening areas shall not exceed 30% of total wall surface area. Openings in roofs shall be accomplished through dormers, bay projection, cupolas or lanterns. (Figure 5.2)

Expressions of spaces of importance may employ larger glazed areas of horizontal proportion, if expressed as a porch, bay or arcade consistent with the character of the historic buildings.

All main entrances will have porches. All access ramps will be concealed in these porches. (Figure 5.3)

Partial basements and/or expression of base, or landscaped podium will be mandated for all buildings with exterior frontage on the historic front lawn

Vertical punctuation in the roof of building façade in the form of lanterns, cupolas and bay projections is encouraged to enhance the building silhouette and provide variety in the building façade and massing. (Figure 5.5)

Multistory structures will have horizontal expression through rustication and string courses, where applicable. String courses must delineate sub-grade levels from full floors above. (Figure 5.4)

No structure will be longer in any one direction than 90'-0" without a break in the plane of the building on those lot edges which face the historic front lawn or the roadway system. (Figure 5.6)

Structures which frame the historic lawn will form transition spaces between the outdoor space of the lawn and the enclosed space of the building. Transition spaces are courtyards, porches and arcades. (Figure 5.6)

Figure 5.1

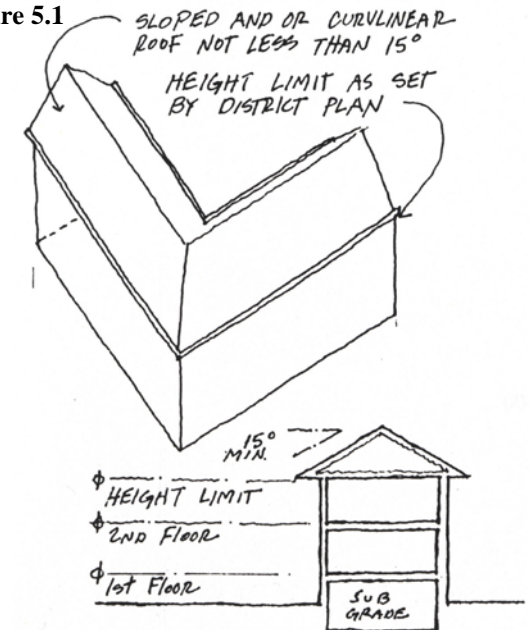
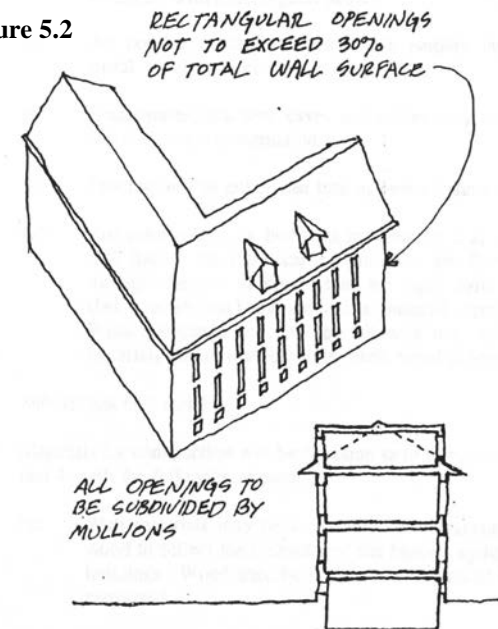


Figure 5.2



Mechanical penthouses as they occur in the buildings must be completely shielded from view and within architectural enclosures. Louvers, stacks and other mechanically-related elements which need exposure to the exterior must be designed to conform to the character of the historic buildings. (Figure 5.3)

All freestanding HVAC or utility components (cooling towers and condensing units), which by code must remain on the outside of a building enclosure, will be designed with an architectural enclosure which is in conformance with the character of the historic buildings and screened with a combination of landscaping and fencing so as to provide a complete visual screening from grade levels as well as from residential view.

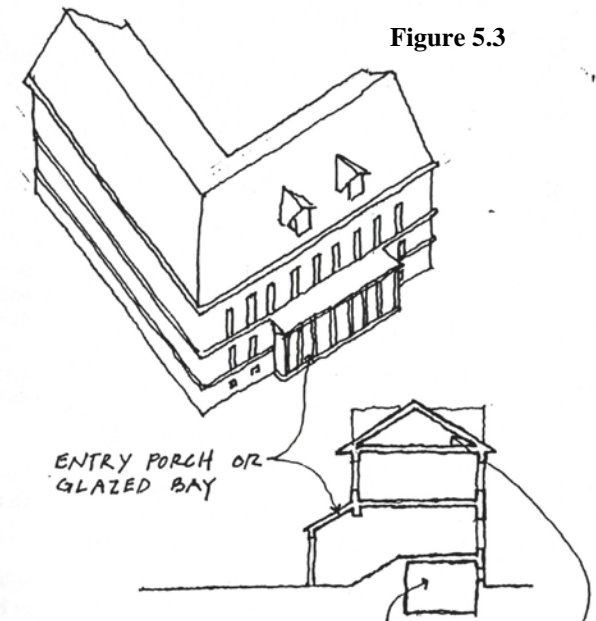


Figure 5.3

Figure 5.4

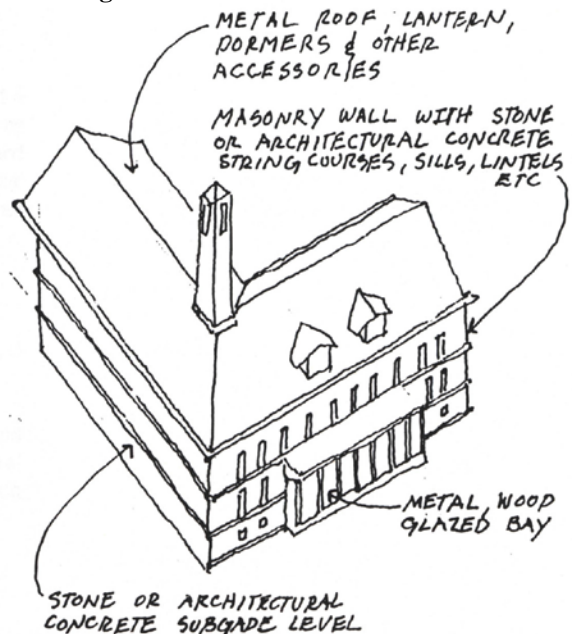


Figure 5.5

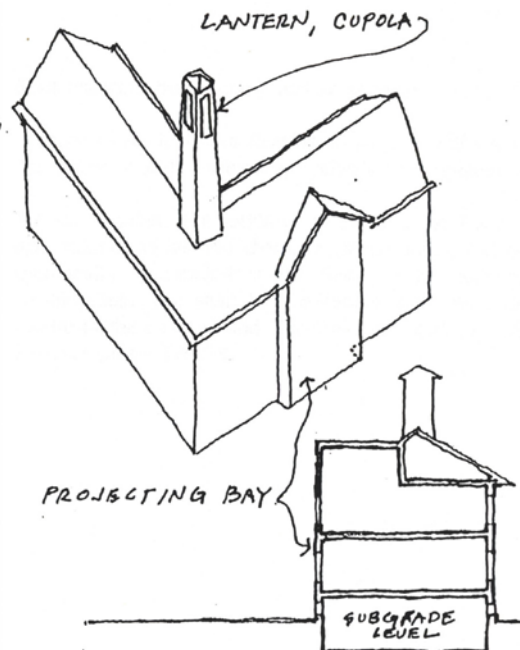
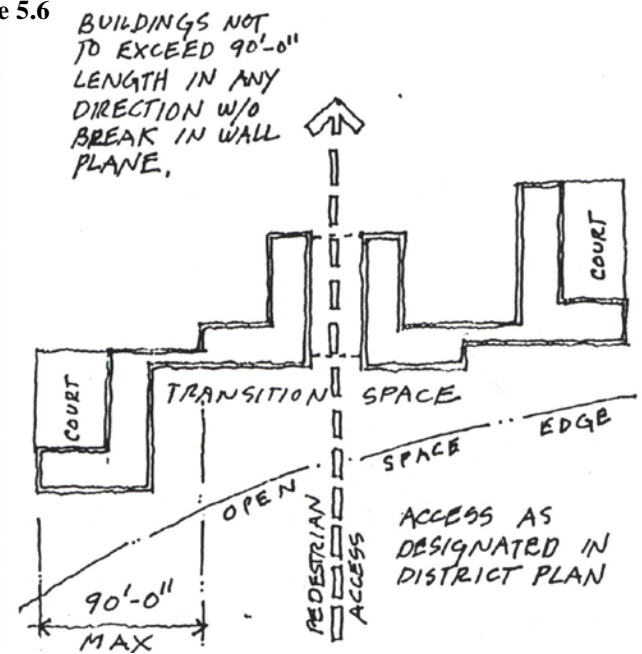


Figure 5.6



Implementation

Action Policies

Focus	Implementation Policy	Immediate	Short Term	Long Term
Future Planning and Administration	Develop and adopt a simple, user-friendly zoning ordinance.	✓		
	Formalize a Grand Traverse Commons Property Owners' Association.			✓
	Provide copies of the master plan to local stakeholders.	✓		
	Develop and host a speaker series to discuss innovative land use planning and development practices.			✓
	Review the Master Plan.		✓	
Circulation	Collect field data, conduct surveys and assessments and develop final design for new south campus entrance (Franke Road).	✓		
	Construct a new south campus entrance (Franke Road).		✓	
	Construct traffic calming measures along Silver Drive.		✓	
	Transfer ownership of Red Drive and Brown Drive to the City of Traverse City.			✓
	Construct the newly aligned Red Drive.			✓
	Work with MDOT, the City, Township and other regional transportation agencies to study vehicular and pedestrian access along Division Street and the 11th Street intersection.		✓	
	Install pedestrian crosswalks that contribute to the historical character of the campus at road crossings.		✓	
	Utilize signage, landscaping, lighting, and street treatments to create attractive and distinctive entryways at the 11th Street and Division intersection and the new south campus entrance.		✓	
	Work with the City of Traverse City to incorporate way finding signs at key locations throughout and outside the campus.			✓
	Work with TART to develop and build the <i>Safe Routes to School</i> pathway.		✓	
	Construct new non-motorized pathways along Silver Drive, Elmwood and the old rail-road corridor.		✓	
	Construct sidewalks where current gaps between existing sidewalks exist.			✓
	Install pet waste-stations at key locations.			✓
	Work with BATA to evaluate the need for additional transportation stops within the campus.		✓	
	Determine which areas of the campus porous/pervious pavement might be appropriate.			✓
	Install bike racks at key public locations.		✓	

Focus	Implementation Policy	Immediate	Short Term	Long Term
Identity and Character	Work with the Traverse Area Historical Society to install historic/interpretive signs at key locations throughout the campus.		✓	
	Work with the Traverse Area Historical Society to create a self-guided tour and companion guidebook for the campus.			✓
	Work with the City of Traverse City Department of Public Services and the Charter Township of Garfield to install site furnishings throughout the campus.		✓	
	Work with the art organizations to locate and install art in public areas.			✓
	Adopt guidelines and regulations for signs.	✓		
	Install energy efficient light fixtures in public areas of the campus.			✓
	Encourage the development of low-impact public restrooms at appropriate locations.			✓
Future Development	Construct new water and sewer lines to accommodate for redevelopment.		✓	
	Collaborate with local government departments and agencies to develop a comprehensive capital improvement plan that accurately reflects the master plan.		✓	
	Explore the implications of expanding the historical district in other areas of the Commons.			✓
	Explore opportunities to purchase the large state owned property west of campus.			
Landscape and the Natural Environment	Inventory invasive species throughout the campus.			✓
	Work with certified arborist to determine the health of the Black Willow on the west side of Silver Drive (across from the state champion tree).	✓		

Maps

- Map 1 Jurisdictional Boundary
- Map 2 Historic Boundary
- Map 3 Form & Character
- Map 4 Building Location & Numbers
- Map 5 Elevation
- Map 6 Floodplain
- Map 7 Soils
- Map 8 Slope
- Map 9 Natural Systems
- Map 10 Non-Motorized Circulation
- Map 11 Motorized Circulation
- Map 12 Development Areas
- Map 13 Future Land Use and Zoning Plan



Grand Traverse Commons Master Plan Jurisdictional Boundaries

- GT Commons Boundary
- Jurisdictions

Charter Township of Garfield

City of Traverse City

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities



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Map 1



Grand Traverse Commons Master Plan Historic District

— GT Commons Boundary

— Historic District

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

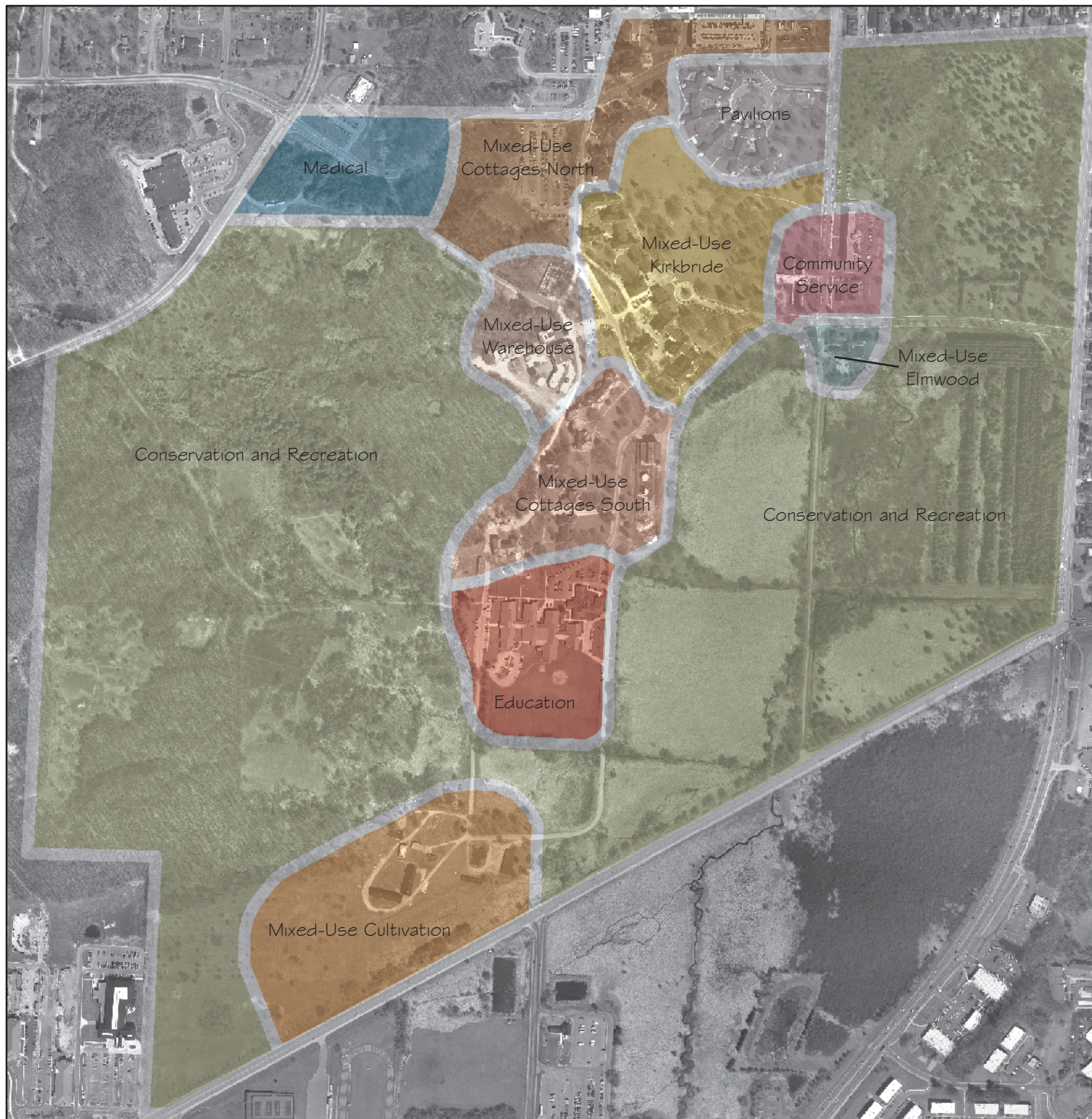
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Map 2

Grand Traverse Commons Master Plan Form and Character Identifications and Locations



- Community Service
- Conservation and Recreation
- Education
- Medical
- Mixed-Use Cottages North
- Mixed-Use Cottages South
- Mixed Use Cultivation
- Mixed-Use Elmwood
- Mixed-Use Kirkbride
- Mixed-Use Warehouse
- Pavilions

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

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Map 3



Grand Traverse Commons Master Plan Building Locations & Numbers

- GT Commons Boundary
- Existing Building
- Proposed Building

A, B, and C - Munson Future Development
Pav-Pavillions

21-Cottage 21	22-Cottages 22
23-Cottage 23	25-Cottage 25
27-Cottage 27	28-Cottages 28
29-Cottage 29	30-Cottages 30
32-Cottages 32	34-Cottages 34
36-Cottages 36	
36b	
40-Cottages	
42-State Office Bldg	
43-All Faith Chapel	
44-Montesson School	
46-TBAISD	
46b-TBAISD (no number)	
50a, 50n, 50s, 50z	
53-Left Foot Charles and Higher Grounds	
56, 57, 58, 59, 60, 61, 62, 63, 65	
66-Pleasanton Bakery	
67-Underground Cheesecake Factory Baking Bldg	
69-Underground Cheesecake Factory Store/Cafe	
74-Old Water Tank	
79-Private Residential House	
8-Barns	
80	
81-Private Residential Garage	
82, 88, 88b	
88c-Richmond Architects	
8b-Barns (no number)	
204-Barns 204	206-Barns 206
221-Barns 221	222-Barns 222
223-Barns 223	226-Barns 226
228-Barns 228	

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

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Map 4

Grand Traverse Commons Master Plan Elevation

- GT Commons Boundary
- Elevation Contours

0 300 600 900 Feet



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Traverse City Engineering Dept.

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Sustainable Communities



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Map 5



Grand Traverse Commons Master Plan Floodplain

— GT Commons Boundary
Between 100 & 500 year
floodplain. Sources:

- Fishbeck, Thompson,
Carr & Huber
- U.S. Soil Conservation Service
- USSC & FTCH

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

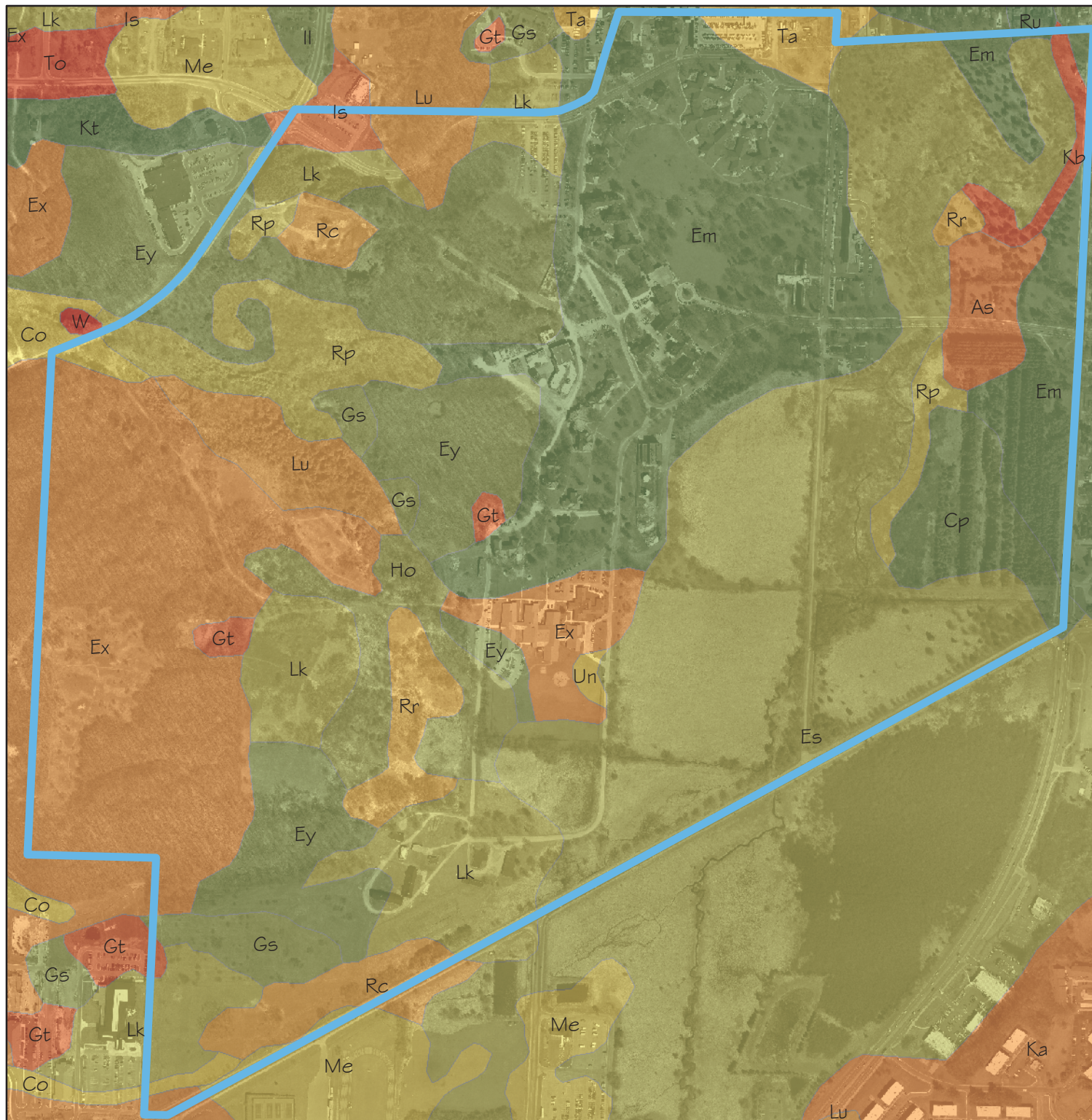
Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities



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Map 6

Grand Traverse Commons Master Plan Soil Codes and Names



- GT Commons Boundary
- As-Au Gres-Saugatuck sands
- Co-Croswell loamy sands
- Cp-Croswell loamy sands
- Em-East Lake-Mancelona loamy sands
- Es-Edwards muck
- Ex-Emmet gravelly sandy loam
- Ey-Emmet sandy loam
- Gs-Gravelly land
- Gt-Gravel pits
- Ho-Houghton muck
- Il-Iosco loamy sand
- Is-Iosco-Ogemaw loamy sands
- Ka-Kalkaska loamy sand
- Kb-Kalkaska sand
- Kt-Kerston muck
- Lk-Leelanau-Kalkaska loamy sands
- Lu-Lupton muck
- Me-Mancelona-East Lake loamy sands
- Rc-Richter loams
- Rp-Richter, Tonkey, and Pinconning loams
- Rr-Richter, Tonkey, and Pinconning loams
- Ru-Roscommon mucky loamy sand
- Ta-Tawas-Roscommon complex
- To-Tonkey sandy loam
- Un-Ubly-Nester complex
- W-Water

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

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Map 7



Grand Traverse Commons
Master Plan
Slopes (based on soil survey)

- GT Commons Boundary
- Slope 15% or greater

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
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Map 8

Grand Traverse Commons Master Plan Natural Systems

— GT Commons Boundary

Stream
Corridor

Forested Bluffs

Historic Front Lawn
and Arboretum

Grand Allee

Kid's Creek

Tree
Plantings

Wetland
Meadow

Forested Bluffs

Meadow

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

2005 Orthophoto

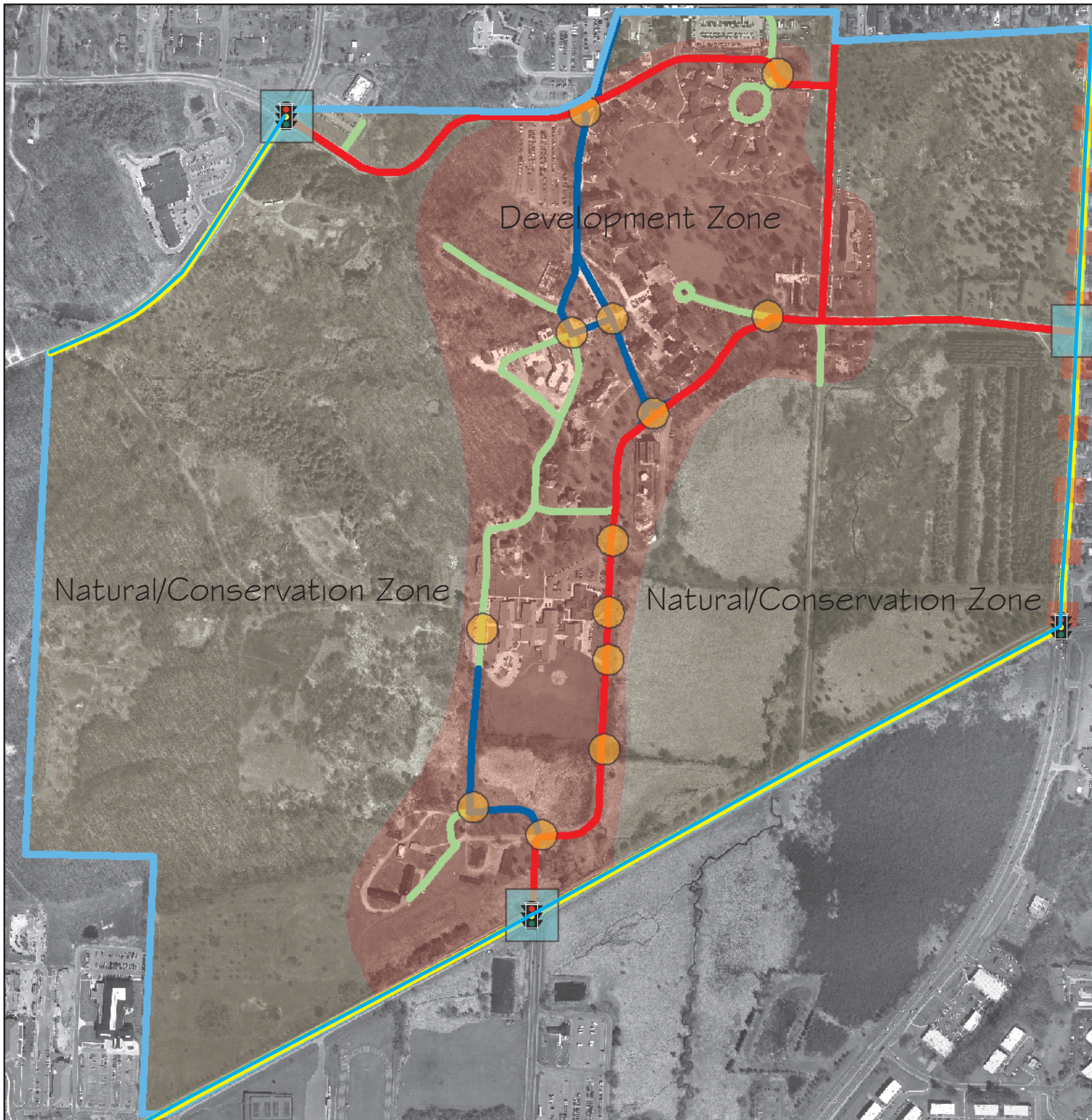
Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities



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Map 9



Grand Traverse Commons Master Plan Motorized Circulation



Traffic Light



Special & Unique Entryway



Division St-Future Study Area

GT Commons Boundary



Potential Traffic Calming Measure

Major Street

Minor Street

Limited Street

Perimeter Street

Development Zone

Natural/Conservation Zone



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities



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Map 10

Grand Traverse Commons Master Plan Non-Motorized Circulation



- Trailhead
- Textured Pedestrian Walkway
- Natural Trails
- Proposed Natural Trail
- On Street Bike Route
- Proposed Non-Motorized Trail
- Unpaved Non-Motorized Trail
- Marked Crosswalk
- Existing
- Proposed
- Division St - Future Study Area
- GT Commons Boundary

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

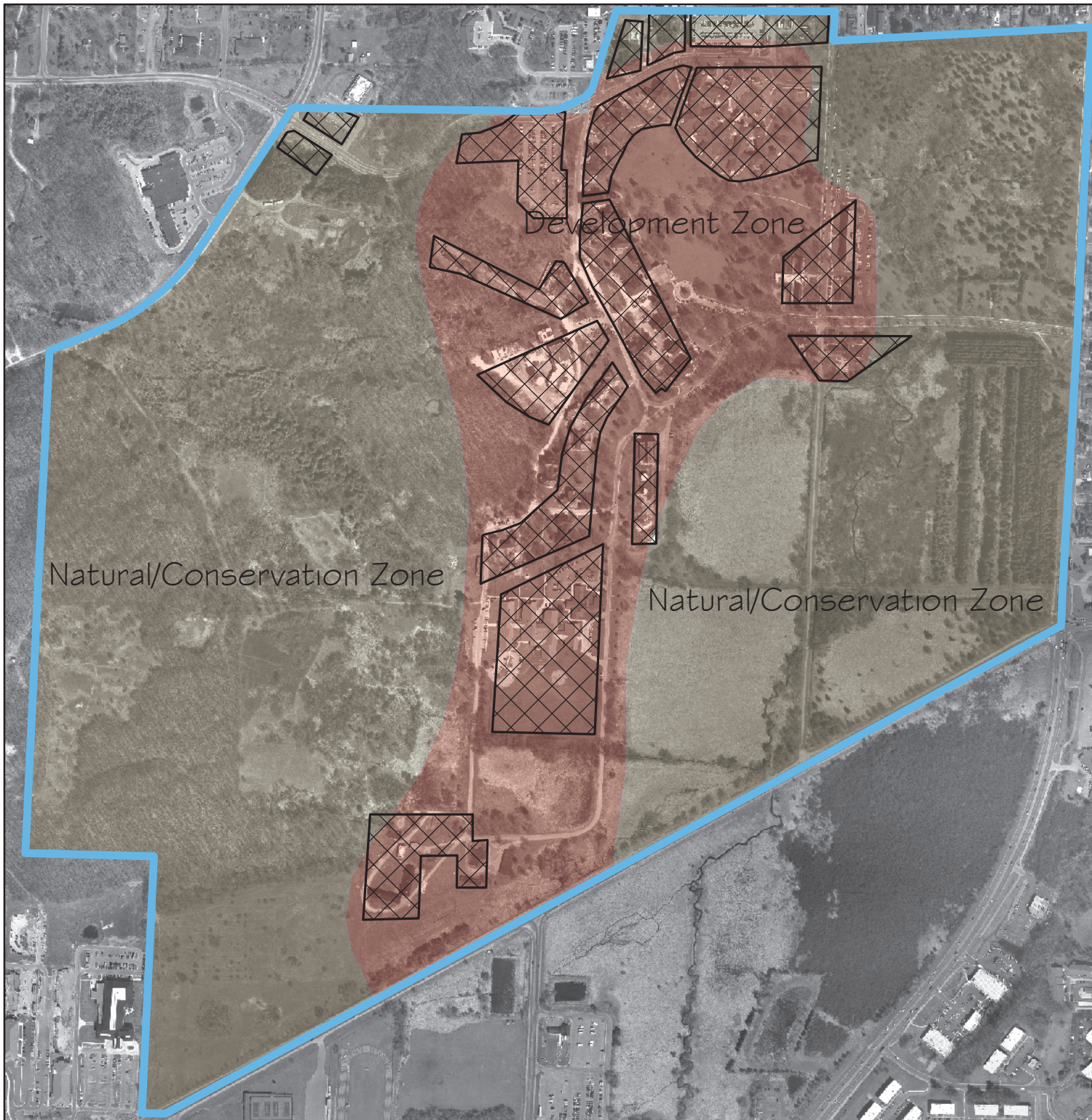
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Draft

Map | I

Grand Traverse Commons Master Plan Development Areas



- GT Commons Boundary
- Specific Development Areas
- Development Zone
- Natural/Conservation Zone

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

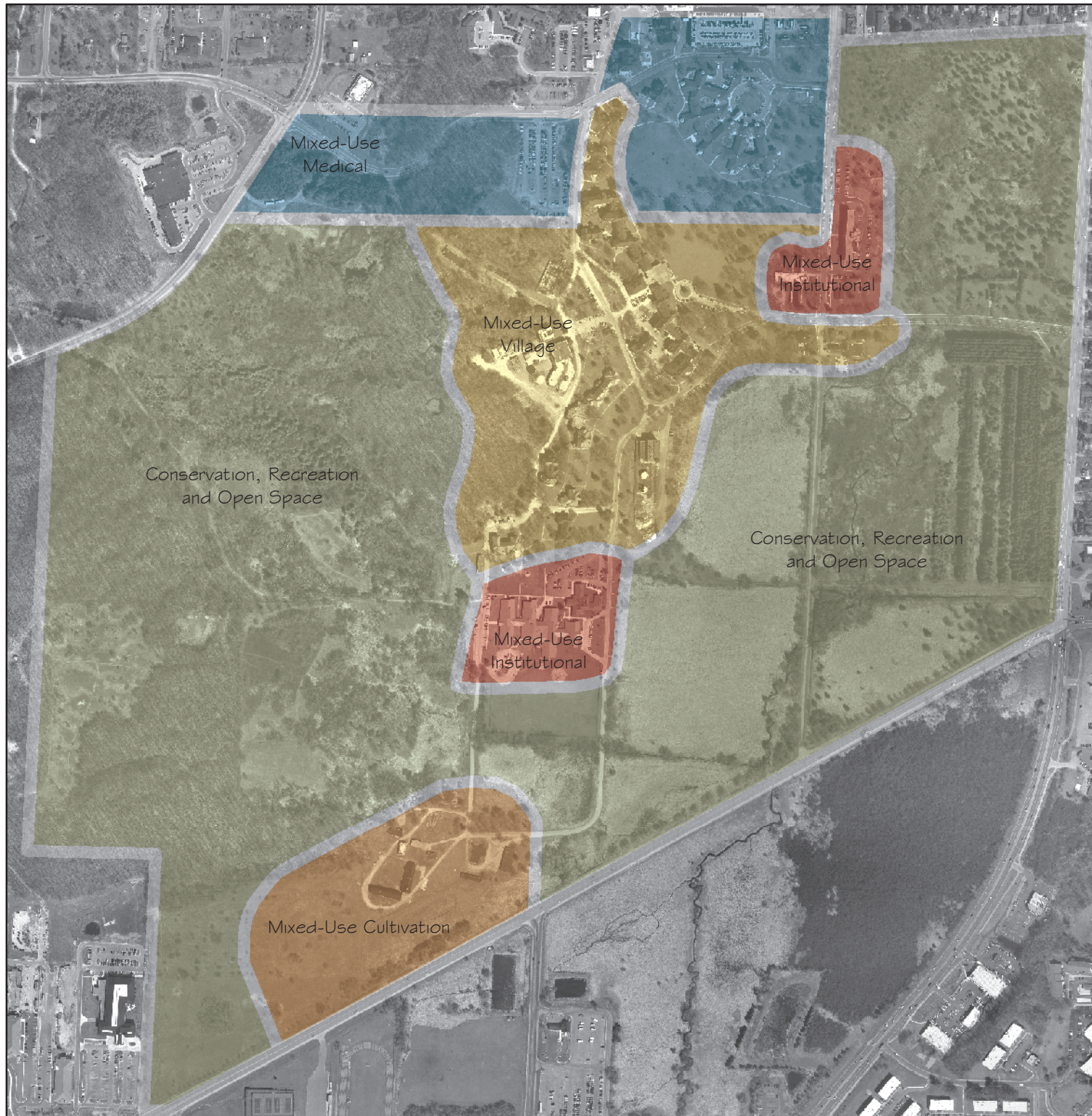
Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities



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Map 12

Grand Traverse Commons
Master Plan
Future Land Use & Zoning Plan



- Conservation, Recreation and Open Space
- Mixed-Use Cultivation
- Mixed-Use Institutional
- Mixed-Use Medical
- Mixed-Use Village

0 300 600 900 Feet



Data Provided by:
Traverse City Engineering Dept.

Map Produced by:
LIAA, 9/22/2009

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Sustainable Communities
LIAA

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Map 13

Appendix

Resolution of Adoption - Grand Traverse Commons, Joint Planning Commission



Joint Planning Commission

RESOLUTION
APPROVING THE GRAND TRAVERSE COMMONS
MASTER PLAN

Because, the Grand Traverse Commons Joint Planning Commission under the authority of Public Act 33 of 2008, as amended, is required to make and may from time to time amend in whole or by parts a master plan for the physical development of the Grand Traverse Commons; and

Because, the Grand Traverse Commons Joint Planning Commission Master Plan provides the Grand Traverse Commons the fundamental ability to shape the built and natural environment in accordance with the principles and objectives therein and to avoid costly and undesirable decisions affecting the well-being of the community; and

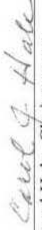
Because, the Grand Traverse Commons Joint Planning Commission concluded after reviewing existing conditions, issues, and trends of the Planned Redevelopment District and the neighboring jurisdictions that the 1994 Grand Traverse Commons District Plan was in need of revision and updating; and

Because, citizens of the City of Traverse City and Charter Township of Garfield played an integral part in establishing the visions, goals, objectives and strategies of the Grand Traverse Commons Master Plan which recommends priorities for change and improvement; and

Because, the Grand Traverse Commons Joint Planning Commission held a public hearing on the proposed Master Planning pursuant to the Michigan Planning Enabling Act on December 16, 2009, upon where several revisions were made based on public input received on the proposed Master Plan

RESOLVED, to hereby approve the accompanying Grand Traverse Commons Master Plan containing vision statements, objectives, strategies, implementation, and action policies, along with 13 maps which include a Future Land Use and Zoning Plan, Character Plan, and Circulation Plan, bearing the date December 16, 2009, and further that such plan replace the Grand Traverse Commons District Plan dated May 17, 1994, as the Master Plan for the Grand Traverse Commons.

I hereby certify that the above language was adopted by the Grand Traverse Commons Joint Planning Commission of the City of Traverse City and Charter Township of Garfield at a special meeting held on December 22, 2009, in the Governmental Center, 400 Boardman Avenue, Traverse City, MI 49684.


Carol Hale, Chairwoman,
Grand Traverse Commons Joint Planning
Commission

Resolution of Adoption - City Commission, City of Traverse City

The City of Traverse City
Office of the City Clerk

GOVERNMENTAL CENTER
400 Boardman Avenue
Traverse City, MI 49664
(231) 922-4480
tcclerk@ci.traverse-city.mi.us



RESOLUTION APPROVING THE GRAND TRAVERSE COMMONS MASTER PLAN

Because, the Grand Traverse Commons Joint Planning Commission under the authority of Public Act 33 of 2008, as amended, is required to make and may from time to time amend in whole or by parts a master plan for the physical development of the Grand Traverse Commons; and

Because, the Grand Traverse Commons Joint Planning Commission Master Plan provides the Grand Traverse Commons the fundamental ability to shape the built and natural environment in accordance with the principles and objectives therein and to avoid costly and undesirable decisions affecting the well-being of the community; and

Because, the Traverse City City Commission and Grand Traverse Commons Joint Planning Commission concluded after reviewing existing conditions, issues, and trends of the Planned Redevelopment District and the neighboring jurisdictions that the 1994 Grand Traverse Commons District Plan was in need of revision and updating; and

Because, citizens of the City of Traverse City and Charter Township of Garfield played an integral part in establishing the visions, goals, objectives and strategies of the Grand Traverse Commons Master Plan which recommends priorities for change and improvement; and

Because, the Grand Traverse Commons Joint Planning Commission held a public hearing on the proposed Master Planning pursuant to the Michigan Planning Enabling Act on December 16, 2009, upon where several revisions were made based on public input received on the proposed Master Plan; therefore, be it

RESOLVED, to hereby approve the accompanying Grand Traverse Commons Master Plan containing vision statements, objectives, strategies, implementation, and action policies, along with 13 maps which include a Future Land Use and Zoning Plan, Character Plan, and Circulation Plan, bearing the date December 16, 2009, and further that such plan replace the Grand Traverse Commons District Plan dated May 17, 1994, as the Master Plan for the Grand Traverse Commons.

I hereby certify that the above Resolution was adopted by the City Commission of the City of Traverse City at a regular meeting held on January 4, 2010, in the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, MI 49684

A handwritten signature in blue ink, appearing to read "Debbara A. Curtiss".

Debbara A. Curtiss, MMC, City Clerk

Resolution of Adoption - Township Board, Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION 2010-02-T

RESOLUTION APPROVING THE GRAND TRAVERSE COMMONS MASTER PLAN

WHEREAS, the Grand Traverse Commons Joint Planning Commission under the authority of Public Act 33 of 2008, as amended, is required to make and may from time to time amend in whole or by parts a master plan for the physical development of the Grand Traverse Commons; and

WHEREAS, the Grand Traverse Commons Joint Planning Commission Master Plan provides the Grand Traverse Commons the fundamental ability to shape the built and natural environment in accordance with the principles and objectives therein and to avoid costly and undesirable decisions affecting the well-being of the community; and

WHEREAS, the Grand Traverse Commons Joint Planning Commission concluded after reviewing existing conditions, issues, and trends of the Planned Redevelopment District and the neighboring jurisdictions that the 1994 Grand Traverse Commons District Plan was in need of revision and updating; and

WHEREAS, citizens of the City of Traverse City and Charter Township of Garfield played an integral part in establishing the visions, goals, objectives and strategies of the Grand Traverse Commons Master Plan which recommends priorities for change and improvement; and

WHEREAS, the Grand Traverse Commons Joint Planning Commission held a public hearing on the proposed Master Planning pursuant to the Michigan Planning Enabling Act on December 16, 2009, upon where several revisions were made based on public input received on the proposed Master Plan;


NOW, THEREFORE, BE IT RESOLVED:

THAT the accompanying Grand Traverse Commons Master Plan containing vision statements, objectives, strategies, implementation, and action policies, along with 13 maps which include a Future Land Use and Zoning Plan, Character Plan, and Circulation Plan, bearing the date December 16, 2009, is hereby approved; **AND FURTHER THAT** such plan replace the Grand Traverse Commons District Plan dated May 17, 1994.

Moved: Denise Schmuckal
Supported: Kit Wilson
Ayes: 7
Nays: 0
Absent and Excused: none

RESOLUTION DECLARED ADOPTED.

By:


Kay Schumacher
Clerk for the Charter Township of Garfield

CERTIFICATE

I, Kay Schumacher, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 12th day of January, 2010.

Dated: 1-12-2010


Kay Schumacher, Clerk



