

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.