From an Asylum to a Neighborhood

The Village at Grand Traverse Commons
Background

• Northern Michigan Asylum opened 1885
• Roughly 400,000 SF as first constructed, later almost 1,000,000 SF under roof

“Building 50”
The Grand Traverse Commons

The Village area in red

Downtown

Traverse City
White Elephant

Blight, contamination, stigma, daunting scale

Additional patient "cottages,"
Facility support buildings
Building 50
Main patient building
Historic Arboretum
Public Park
White Elephant

• Years pass, buildings increasingly decay:

“The clock’s pendulum is like a wrecking ball— every tick is another brick.”
Plans for adaptive re-use

- Ray Minervini Sr. and team propose to save Building 50 and other structures in 2000
- Embrace concepts of “New” (Old!)

Urbanism for TCSH campus:
- Adapt bldgs. for new uses
- Mixed use zoning: live, work
- Walkable, human scale
Plans for adaptive re-use

• Elements of community: butcher, baker, candlestick maker, cafés, shops…
• Mix of residents; ages and incomes
• Name: ‘The Village’ at GT Commons

• BUILD A NEIGHBORHOOD
Blighted, contaminated, obsolete, historic
Blighted, contaminated, obsolete, historic
Blighted, contaminated, obsolete, historic
Leveraging a favorable location

Grand Traverse Bay
Munson Medical Ctr
Downtown TC
The Village redevelopment area
Public Park
Public Park
A vision supported by community

2000-2001:

- Articulate vision of historic preservation (Natl. Register of Historic Places)
- In-fill development; not sprawl
- Adaptive re-use of ALL structures
- True mixed use neighborhood
- **ONE BITE AT A TIME**
A vision supported by community

2000-2001:

• Identify Incentive structure to help achieve community vision.

  • Renaissance Zone – 15 years
  • Brownfield Plan
  • DEQ Grant (2)
  • DEQ Loan (1)
  • Public Commitment to Rebuild Commons Park and Historical Barns
Redevelopment Incentives Continued:

- Brownfield SBT/MBT Credits – up to $1M / phase (5 MBTs approved)
- Commons Brownfield TIF – $26,685,162
- GT County LSRRLF Grant- $600,000
- Historic Tax Credits – 20% Fed / 5% State
A Neighborhood
A Neighborhood
Redevelopment Status Summary

Completed To Date & Under Construction

- Area: 460,800 sf
- Total Investment: $100 million +
- Jobs: 450±
- New/Exp Business: 91
- New Res Units: 238

Remaining / Planned Estimates ±

- Area: 350,000 sf
- Total Investment: $90 million
- New Jobs: 200
- New Res Units: 250