

Guiding Principles

Given the wonderful range of possibility that the Barns site offers, the following principles were established to help steer the site planning process toward the goals of the Barns User Groups, the Recreation Authority and the general public.

In general, the aim of the site planning process was to create a plan that is **functional** (meeting all the needs of all of its users), **beautiful** (creating a destination that makes the most of its site), and **regenerative** (ensuring the health of the site for future generations). Finally, the plan is intended to be **flexible**, allowing for the inevitable evolution of its use over time.



REGULATORY

- Comply with the Grand Traverse Commons District Plan
- Comply with the Recreational Authority Act
- Comply with State and Federal historic standards

INFRASTRUCTURAL

- Minimize new infrastructure
- Reuse existing infrastructure--buildings and roads--to the extent possible
- Minimize new development
- Concentrate new development in central core to minimize impact
- Minimize presence of cars
- Meet all functional requirements: service needs, ADA access, fire access
- Preserve historical markers
- Preserve open space and natural areas
- Consider future fencing needs

PROGRAMMATIC

- Balance public and private users/tenants interests
- Distribute the land for the three groups equitably
- Meet agricultural needs, Botanic Garden needs and public needs
- Emphasize connectivity to adjacent properties and to larger context and systems
- Establish designated shared space
- Create places for gathering, eg., farmers markets, outdoor classrooms
- Extend existing trail system throughout site
- Ensure that the plan is inclusive and the public is welcome

ENVIRONMENTAL

- Emphasize existing natural features, eg., spring, bog, knoll lookout
- Save existing trees to the extent possible
- Consider water on site as both aesthetic and functional resource
- Emphasize the use of regenerative practices and technologies

AESTHETIC

- Retain the historical and pastoral character of the site
- Enhance the 'natural' character of the wooded and meadow areas of the site
- Create a memorable experience that befits a state of the art botanic garden
- Acknowledge and make evident the fact that it will also be a working farm
- Ensure that the site reads as a whole visually