CROSSROADS

At the crossroads of Grand River Avenue and Main Street lies the core of the village of Weberville. The intersections of the downtown currently reflect a sense of abandonment resulting in a declining population. This design will create relationships between the spaces in the downtown as well as with the entry points from surrounding areas to draw in more visitors and residents. Developing the core of Weberville to fit their small town character while having a successful urban space will provide for the village's economy and raise their population creating a better community lifestyle. The automobile traffic patterns in the area have potential for the crossroads of this village to be a functional place to visit and live. Proposed site elements, architecture, and vegetation will bring arrival and connectivity to the appeal and functions of the village. The people of Weberville will have a place to feel a part of for every crossroad that they encounter in life.

GOALS & OBJECTIVES

> Give Weberville an identity and unique character for the future
> Keep the rural essence of Weberville strong
> Enhance a sense of place for the residents and guests of the village
> Provide developed downtown space for Weberville
> Develop a local landmark attracting the village's gazebo
> Provide public space
> Create points of gathering space within the heart of the village
> Update and expand the retail spaces in the village core
> Link nodes within Weberville with non-site specific design elements
> Enhance existing community festival and new event spaces
> Include downtown amenities for various modes of transportation and wayfinding signage
> Design entry points into Weberville from highways
> Draw visitors from a wider region into Weberville
> Update curb appeal and begin the process of installing underground utilities
> Enhance relationships from the core outward to maximize the population and increase enrollment
> Open view lines and incorporate nodes of interest

OPEN SPACE

IDEAL GREEN SPACE

Development within Weberville will be constructed around the main roads and city core with an emphasis on incorporating mixed-use development.

TRANSPORTATION

Compliance with the village's draft land use plan.Parks and pedestrian parks and plazas are to be integrated into the fabric of Weberville.

COMMERCIAL

LOCAL COMMERCIAL DISTRICTS

Commercial opportunities are located to attract complementary retail uses in the initial village core and to attract people off the highway and draw them into Weberville’s downtown.

SYNTHESIS

BUILDING RESTRICTIONS

Prototype image creates community pockets inside urban development.

REFERENCES:
2. Avon Lake Data
3. NOAA Map Service Center Formations
4. OHIO/USGS Riebau America GRC
5. Sub-Area Plan: Weberville
7. USGS Base Data

Prototype image creates community pockets inside urban development.

EXISTING LAND USES

PROPOSED LAND USES

In order to revitalize the village of Weberville it is important to blend new development and land uses with existing elements that are currently successful. Weberville has a valued public facility and recreation system located in the center of the village. Because of the close proximity between residences and the village core, a close working relationship between the two entities should be maintained.

Commercial development is recommended to expand to the east and west along Grand River Avenue with a focus on mixed-use development.

The layout of residential streets is presently functional, however a desire for the village may be creating more density in the neighborhoods. It is recommended that multi-family type homes are to be constructed within close proximity to Grand River Avenue, whereas the concentration of single family homes be further from the village center.

The industrial park is conveniently located along the railroad tracks and highway off ramp for accessibility. Expansion and modernization may be implemented to the east and south of the existing development.
The objective of this design is to create a relationship between buildings, park space, and communities of Mid-Michigan with Webberville. To define the buildings and park space relationship, section elevation drawings display the core in a vertical context. The parks are intended as vibrant spaces in which the community will gather and grow.

The clock tower is a predominant landmark that can be seen from the highway and across the entire village. It is made of brick and limestone creating an elegance to the site while reflecting the architecture in some of the surrounding communities such as East Lansing. The material transitions into the brick pathway which connects each pocket park and site element. The clock tower has potential to function as a cell tower for the village and bring additional funding for the Webberville project.

The bus rapid transit stop gives more options to travelers. Running between downtown Lansing and Webberville the BRT line offers a faster alternative to a regular bus route. The platform is raised to be accessible for all users and create shorter stop times. The surrounding plaza features multiple seating areas as well as office space and a convenient newsstand.