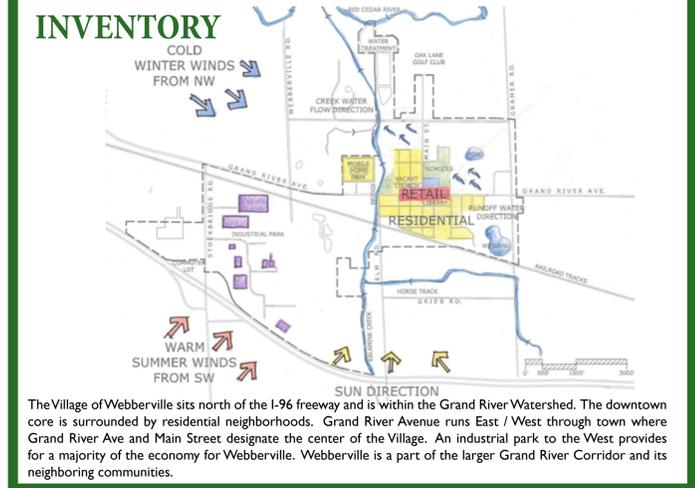




EXISTING SITE CONDITIONS



JULIE GUNTHER MAUDIE SMITH WES JONES

VISIONING PLAN

The Village of Webberville has a distinct and wholesome character that reflects the values of its residents. By creating a more complete and unified vision for Webberville through implementing appropriate design elements the village will be able to enhance its reputation and grow organically.



Crucial to connecting the urban fabric of Webberville is to enhance the sidewalk and transportation infrastructure resulting in a Complete Streets system for Webberville. This will revitalize commerce and make Webberville a vibrant and engaging place to live.

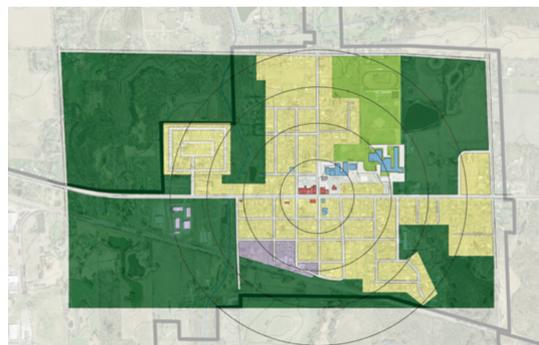


Along with Complete Streets, implementing a trail system to connect the core of Webberville to the industrial park and surrounding natural areas provides great opportunity for enhancing the experience of Webberville for its residents and visitors.



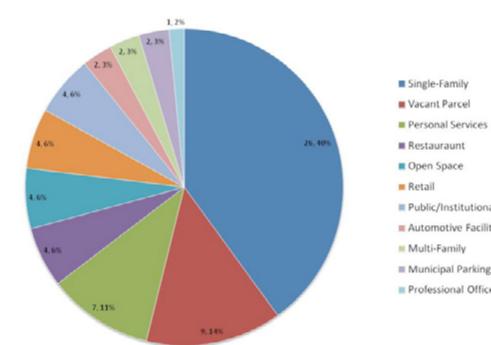
Developing open space parks within the downtown core of Webberville will draw interest to the retail and available services while providing Webberville with an ecological image.

CURRENT LAND USE MAP



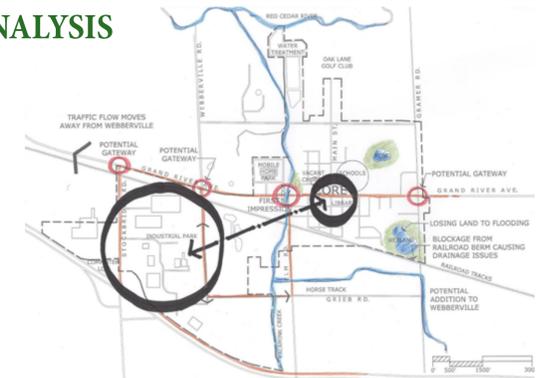
The yellow indicates the single family and multifamily homes of Webberville. The surrounding dark green is natural open space, while light green is active open space. Blue indicates institutional, red represents commercial, and purple shows the industrial areas.

CURRENT LAND USE CHART



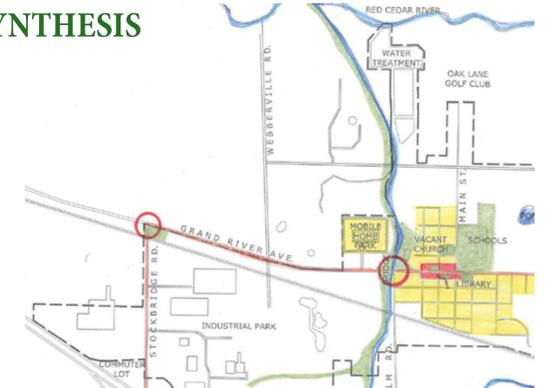
Single-family housing is the most dominant land use category composing Webberville. Unfortunately, approximately one sixth of the area is vacant. The rest of the land is broken up into many different uses.

ANALYSIS



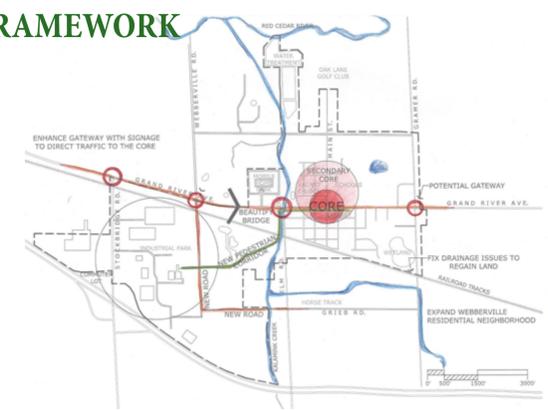
The downtown core of Webberville and the nearby Industrial Park tend to act as separate entities even though they are closely tied together. This creates an opportunity for connecting the two and creating a larger town atmosphere. There is also opportunity to create an arrival experience for those traveling down Grand River Ave. into Webberville. This will enhance the village's character and set it up to become a destination.

SYNTHESIS



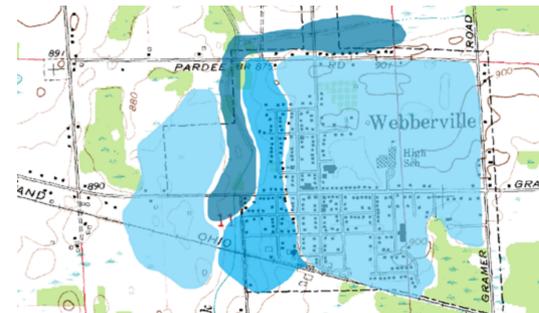
For creating a greater Webberville the focus is on connecting the downtown to the adjacent amenities that will help bring people into the village. Creating a greenway system that connects the downtown to the Industrial Park and extends north to the proposed regional trail system will help unify Webberville with the other towns within the corridor.

FRAMEWORK



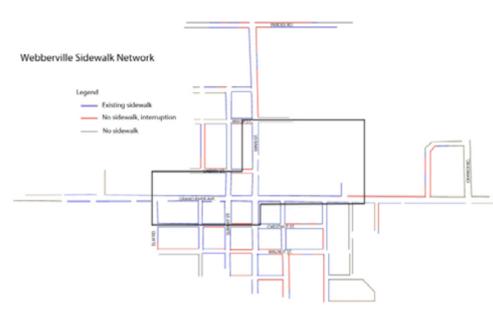
By setting up a sequence of arrival experiences, the village benefits with an enhanced image and an identity for the community of Webberville to stand behind. These nodes along Grand River Ave. give credibility to the village and begins to make it a destination for the people of the nearby towns. The greenways system within the village also strengthens the immediate character and amenities of what Webberville has to offer to its residents.

SLOPE



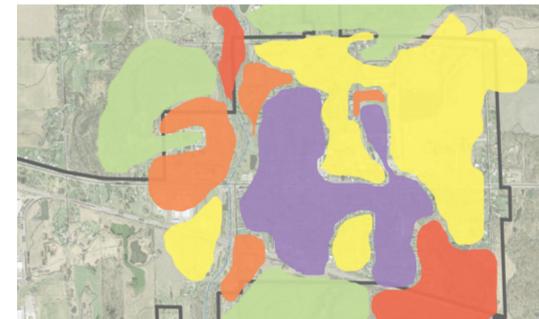
The darker shades of blue indicate more severe slopes of 10-15% slope. Where the darkest blue is located indicates the steep slopes of the banks surrounding the Kalamink Creek. Lighter shades of blue represent flatter slopes (0-5%).

CURRENT SIDEWALK NETWORK



Several streets around Webberville are lacking sidewalks. This creates unsafe paths, especially for children walking to school.

SOIL SURVEY



The purple and yellow shades on this map indicate soils that are suitable for development. Orange soils contain a high amount of water and are mucky. Green soils indicated here are great agricultural soils, but would not be ideal for development.

TRAFFIC VOLUMES



The heavy traffic from the highway, disperses before reaching downtown Webberville. Grand River Avenue is the only heavily used street in the boundaries of the village.



VILLAGE CORE PLAN & HARDSCAPE DETAILS

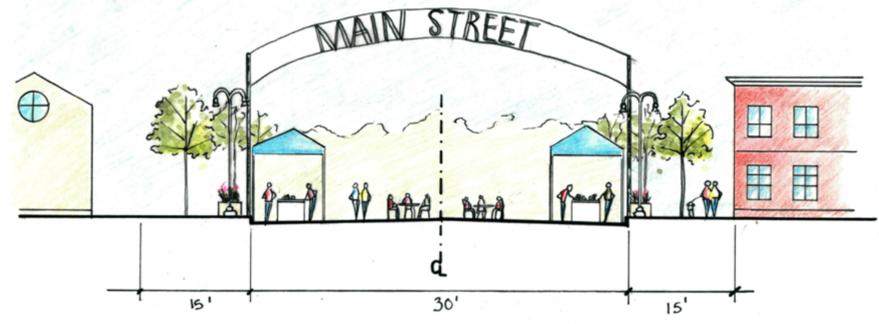
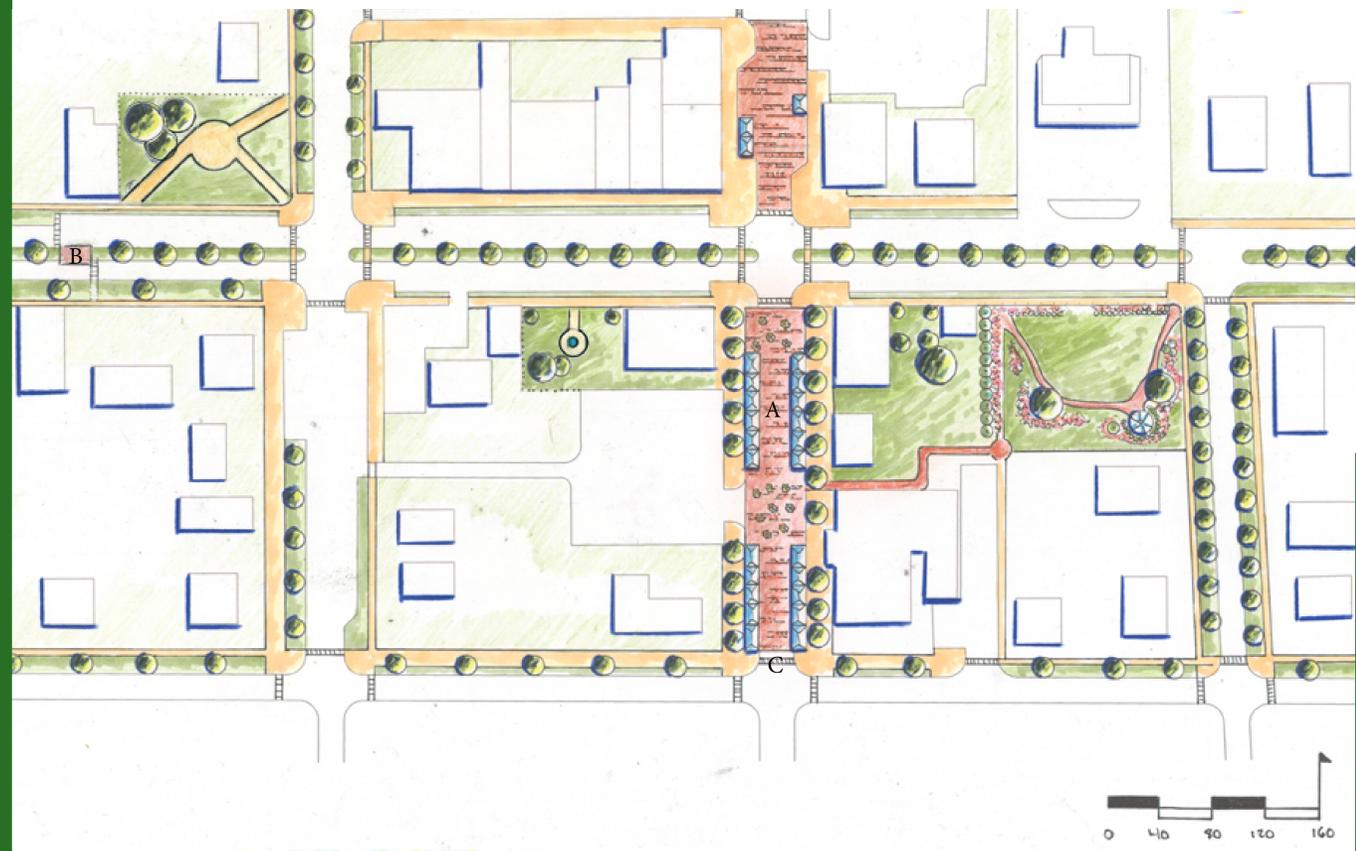
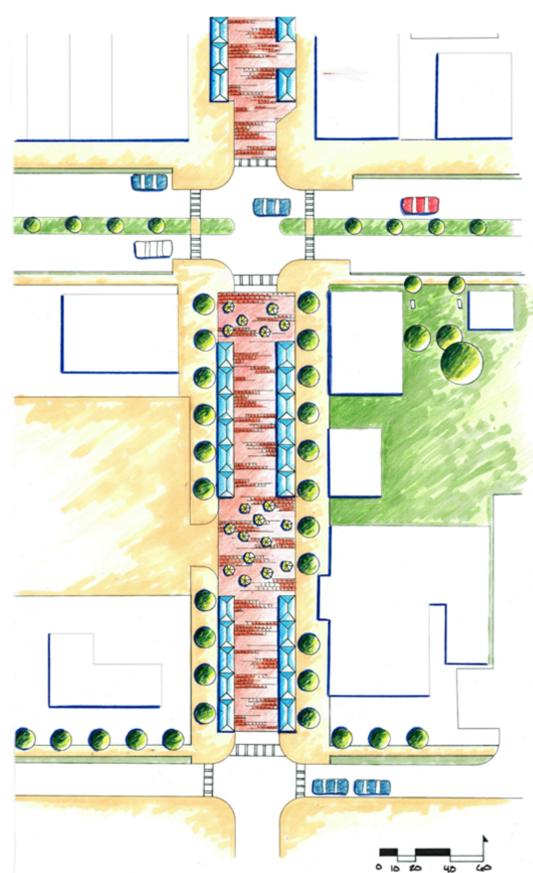
A strong foundation is vital if the objective is sustainability and growth. As crops require nutrient rich soils in order to grow and produce, Webberville requires a strong, identifiable core for which the village can thrive around. This plan creates distinct character through using a variety of paving materials, and by creating rhythm along Grand River Avenue with the use of similar small plaza spaces within the pocket parks. By creating a recognizable core near Main Street, it gives the community a space that is unique to the village of Webberville. Site elements such as the brick paving reflects the historic quality of the buildings in the downtown area. The wrought iron archway over Main Street also mimics the era of the architecture, and acts as a noticeable change in rhythm when compared to the other typical street signs.

STREET SIGNS

At the corner of Main Street and Grand River Avenue, the street signs are pushed back off the corner of the street, and instead, attached to the corner of the buildings. This reduces sidewalk clutter, and opens up more room for unique site features, such as the Main Street archway, awnings, and planters.



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C. TRANSFORMATIONAL MAIN STREET ELEVATION

Main Street serves as a transitional road that can be closed off and turned into the farmers market and a meeting place for other activities or festivals. At the Webberville and Main Street intersection an arch welcomes people into the farmers market area and provides a formal entry way. The roads are paved with brick to provide a unique character to the area, while still remaining unified to the village of Webberville. Farmers market stalls line the street and seating areas and tables may be placed throughout the area on market days, and will be stored in the vacant sheds down the street during regular days, to allow convenient parallel parking along Main Street.

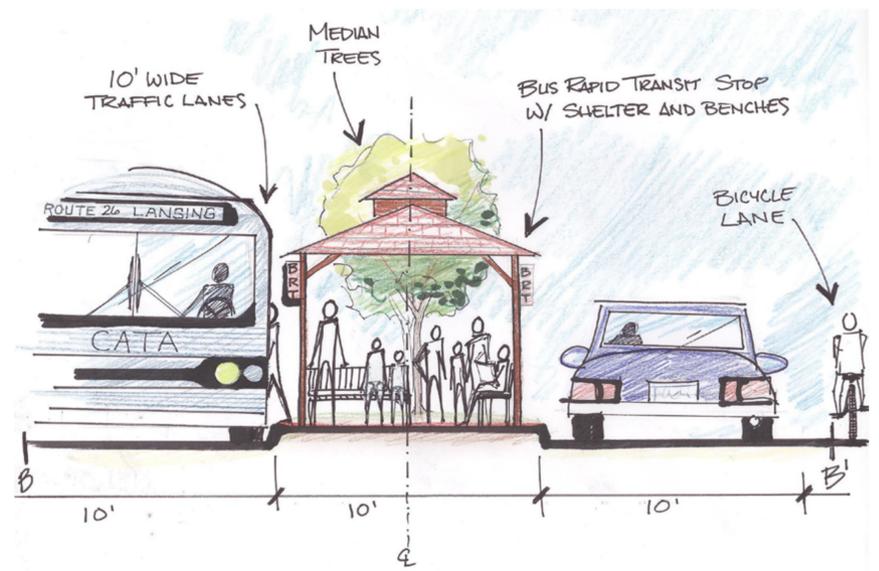
A. TRANSFORMATIONAL MAIN STREET

The current core of Webberville serves a functional and business purpose, however there is no real attraction or character that defines Webberville as a town. The wide streets that branch off of Grand River offer many opportunities for developing the character of Webberville and programming activities that bring the community together and draw people from outside of the town to engage with and experience the attractions that the community puts on. Main Street, to the south of Grand River, offers itself as an ideal space to create a Transitional Road that may be closed off for events such as a farmers market.



B. BUS RAPID TRANSIT

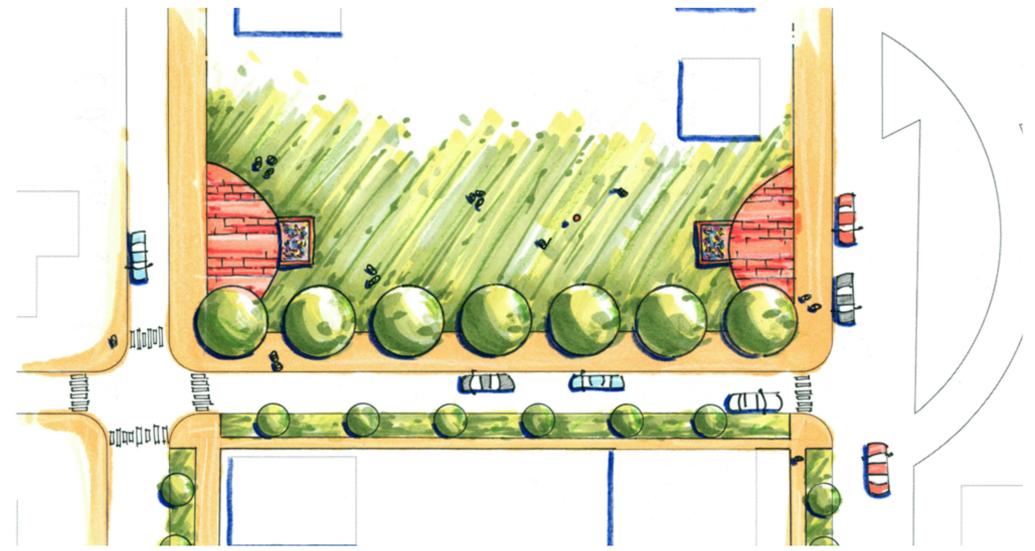
While bringing attention and activity to Webberville is a challenge, one influential element that could remedy that problem in relatively short order would be the addition of the Bus-Rapid-Transit, or BRT, system along the Grand River Corridor. The Grand River Corridor extends from the Michigan Capital building in Lansing and ends in Webberville. By connecting downtown Lansing, and all other cities and towns along this route to Webberville opens many doors for social and economic growth for the community. This will allow more individuals an easy transit solution to travel to Webberville to experience the attractions and activities that make Webberville unique, and allow the people of Webberville to enhance their opportunity for jobs by reducing commute time. The addition of the BRT system into the core of downtown Webberville supports the Complete Streets initiative taken on by the community by providing dynamic and efficient transit solutions.



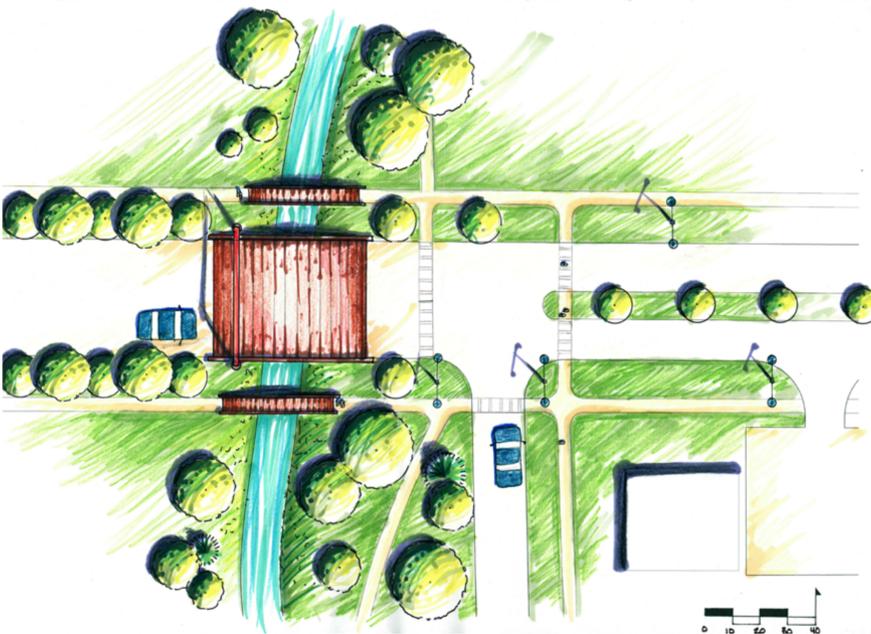
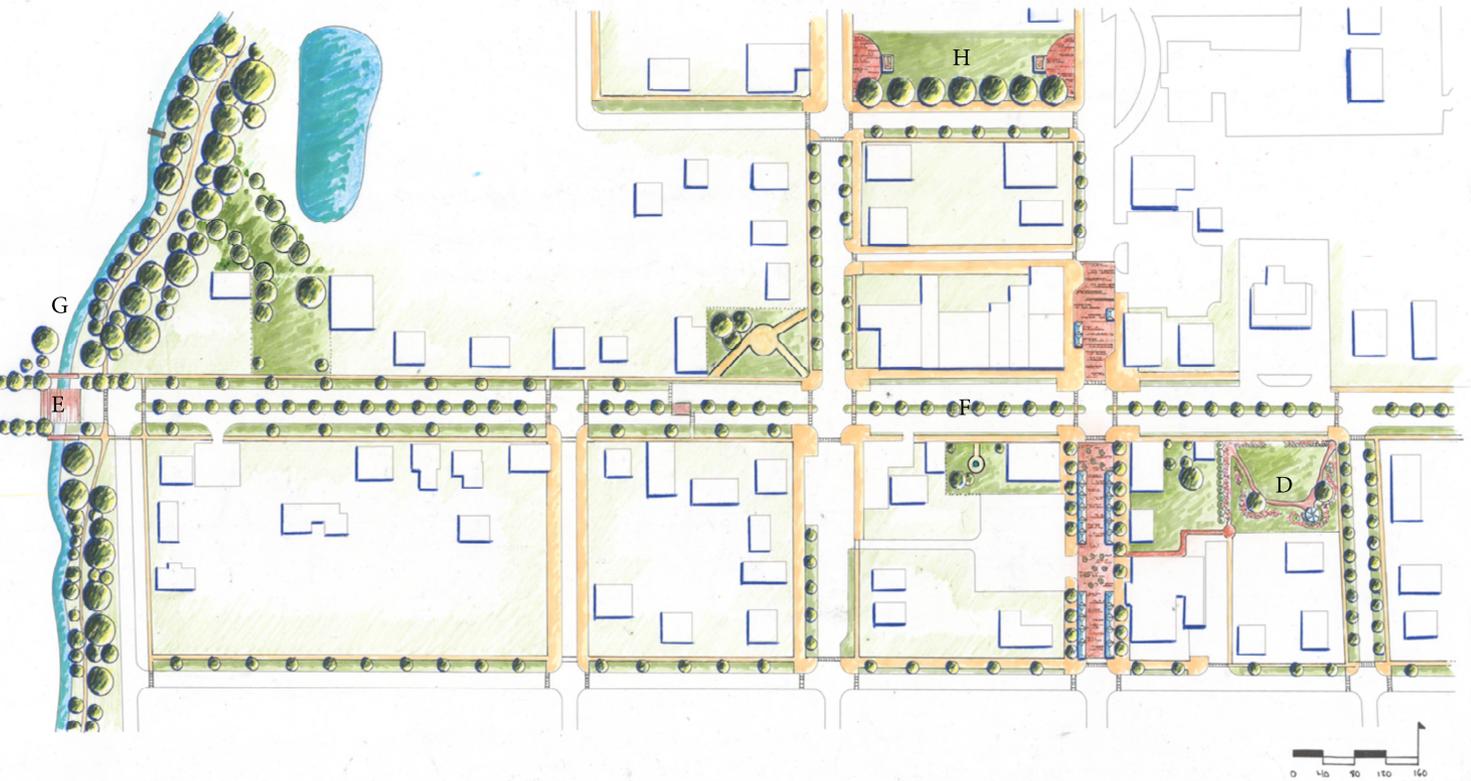
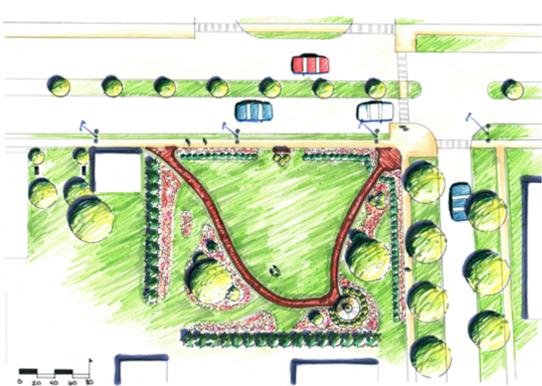


VILLAGE CORE PLAN & GREEN SPACE DETAILS

The roots are the organ of the plant that typically lie below the surface of the soil. The roots anchor the plant body to the ground and support the plants growth. They can sense their environment and will develop in positive conditions. Much like plants roots, the village of Webberville has a strong core, with historic buildings and a strong sense of community. What Webberville lacks currently is a cohesive, and honest character that unifies and gives direction to the people of Webberville. By revitalizing key areas throughout the downtown and surrounding neighborhood Webberville can become an integrated and engaging place for people to come experience and live. To do this, pocket parks, town greens, and transitional streets will provide unique and wholesome experiences that will connect the people of the community.



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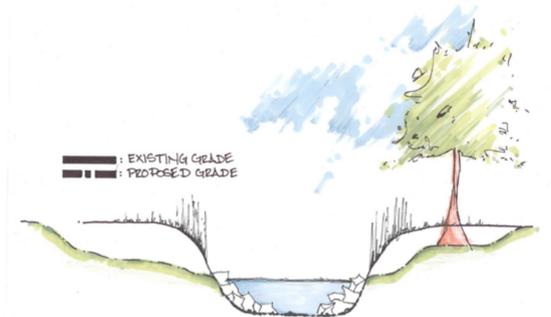
D. VILLAGE GAZEBO

Having a community open space near the center of town acts as a catalyst for driving people outside and to the downtown area. These type of spaces engage the community and help bolster conversation and interaction within a town's population. Having removed the abandoned house that sits next to the current lot the site was able to expand and allow for a greater list of potential activities that may take place at this location. Along with that, moving the gazebo back from Grand River opens up the lot, making it more inviting for people to come and engage with the space. This also increases its privacy and protection from the adjacent streets.



H. VILLAGE GREEN

Across from the elementary school a village green is lined with shade trees creating a nice environment for picnics and other activities. At the ends of the park on the east and west sides, brick paved areas mimic the form of the facade of the school house and delineate the space, while raised planting bed edges offer seating. A fence borders the edge of the park on the north side to provide privacy to the residents immediately north.



G. KALAMINK CREEK BANK EDGES

The riverbank will be graded for safety and flood control. This also allows easier access to the waters edge, with reduced risk of falling.

F. THE MEDIAN

A median down the center of Grand River Ave. is designed to soften the area with green space and add enclosure to the site with trees. The trees provide interest during all seasons, with bright green leaves in the spring and summer, beautiful color in the fall, and festive lighting in the winter months. The median also provides safety in that it is easier to cross the road with a resting area between.

E. KALAMINK BRIDGE

With the I-96, Grand River exit that services Webberville and the industrial park being to the west of town the constant challenge has been making the downtown core of Webberville attractive enough to draw people into its center. To solve this problem we have focused on creating a series of Gateways that both provide information about Webberville, and create a sense of arrival for those traveling through the area. While these gateways begin at the exit off of I96, they continue east along Grand River toward town. The Kalamink creek acts as an implied town limit to the west of Webberville and provides significant opportunity for gateway and sense of arrival experiences that will enhance the character of Webberville.

