

Details and Sections of Webberville

New community focal points in Webberville provide opportunities for fun and unique community events, drawing in interested residents and visitors alike. Where the church once stood, a pavilion rises to create an open-air gathering place for a wide range of activities such as farmer's markets, festivals, outdoor movies, and fundraisers. The church's own stained glass sparkles within the roof of the pavilion, honoring its history while preserving its memory. This gathering space accommodates cars but bike racks and ornamental paver pathways encourage non-motorized travel through to the adjoining small park, one of many attractive new green spaces. Pocket parks create a point of interaction between visitors and nature, ranging in scale from the quaint lot nestled into the residential neighborhood to the trail system and park that replace the former dentist's office. The existing but relocated gazebo becomes the cornerstone of one such new park space built around it, to encourage a wider variety of uses for visible community use. The building itself is framed by small flowering trees that create a perfect backdrop for photographs and nostalgic events while picnic tables and benches become available for seating. A brick Benefactor's Ribbon made of pavers engraved with the names of generous donors, links all of these activity centers throughout the community, and serves to initiate a continuous program of giving toward a fund solely dedicated to the Beautification of Webberville. Rain gardens and bioswales provide functional and aesthetic responses to stormwater management needs. With firm roots in tradition and a strong core to support them, it's finally time for buds to break and new leaves to unfurl. Webberville is ready to bloom.

Autumn



Winter



Spring



The above sections show what the Grand River Bridge over Kalamink Creek trees would look like through a few seasons. In autumn, an array of changing leaves will fill the entrance to Webberville with warm fall colors. In winter, deciduous tree canopies will hold festive lights, while interesting bark and forms (down redwood is a deciduous conifer) are interspersed among the deciduous trees to provide some winter interest. The spring brings new blooms of color well into summer months to create a lively allee of trees into town.

Bridge Gateway: Seasons

Images are not to scale.



M-52 Gateway

Currently, M-52 serves as a road that drivers use to access the freeway for work. To draw people into the village of Webberville, we have created a simple arching gateway that matches the architecture of the bridge on Grand River Avenue over Kalamink Creek. Directional signage alerts people to the presences of the downtown, increasing the likelihood of new visitors.

Bridge Gateway Plant List

Scientific Name	Common Name
<i>Acer platanoides</i> 'Crimson King'	Norway Maple
<i>Acer rubra</i>	Red Maple
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Cercis Canadensis</i>	Eastern Redbud

Bike Share Program



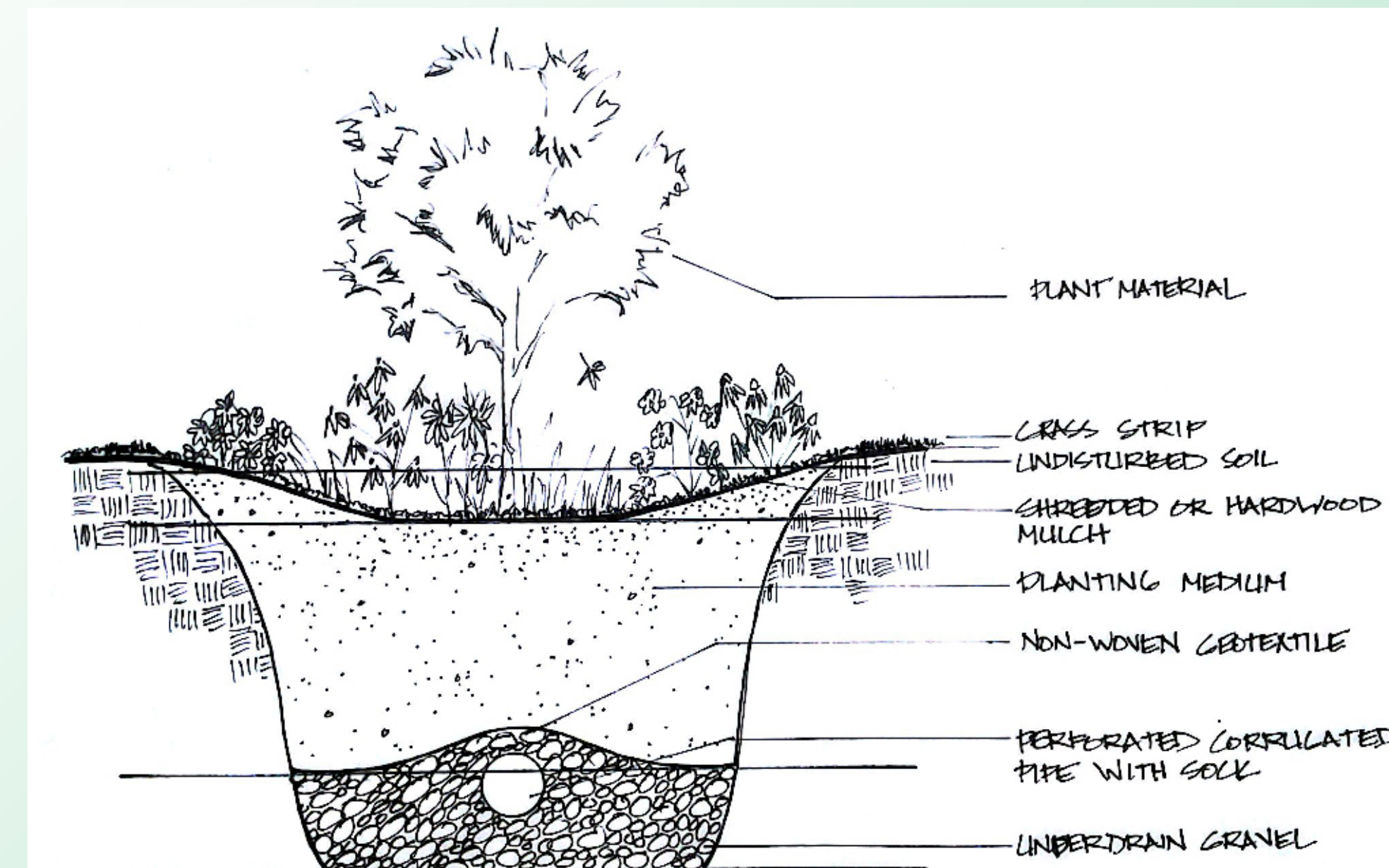
A bike-share program with its core at the central greenspace of Webberville, offers a bike route through town, to the Industrial Park on the South West part of town and back to the village center. A bike can be unlocked from its holding station with the swipe of a credit card. Bioswale systems, like the one shown here, are scattered throughout the village to alleviate stress on Webberville's water system.

Bus Rapid Transit Stop



The Bus Rapid Transit (BRT) stop will be located on Grand River in the lot that previously held a gas station. The central location was chosen to be close to the downtown area to bring people to the businesses located there. In this lot, we would propose a coffee shop for a warm space during the cold Michigan winters and an outdoor place to wait for the BRT.

Rain Garden Detail & Plants



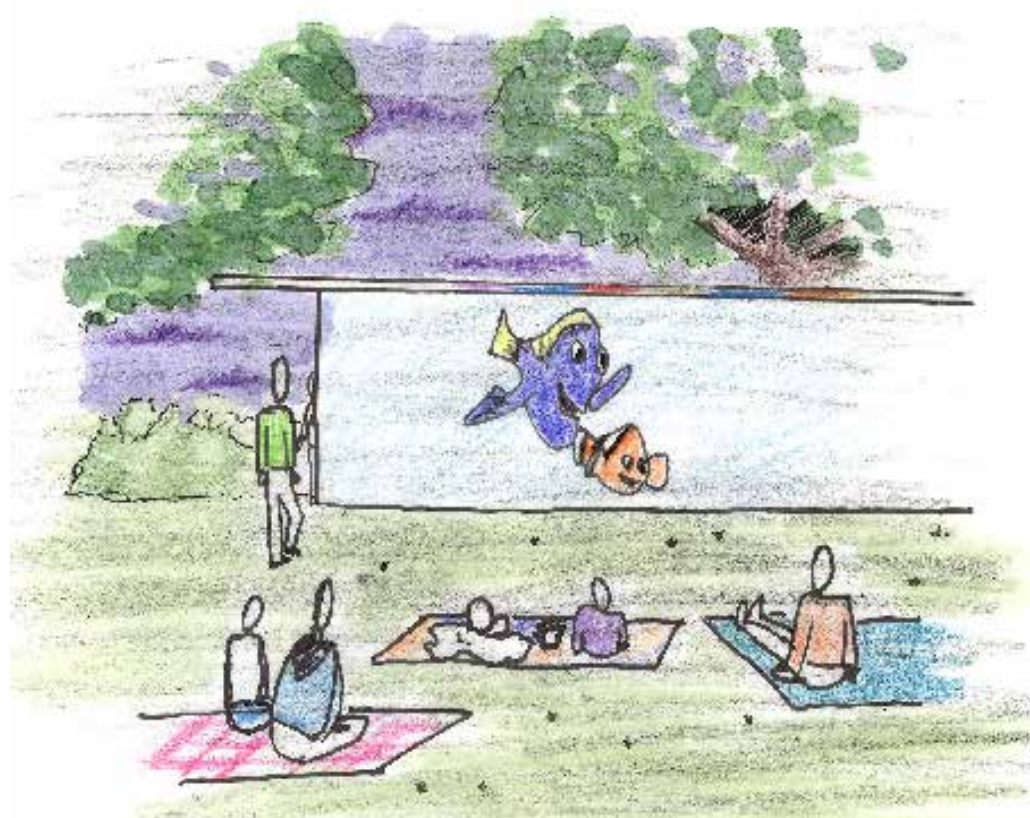
Scientific Name	Common Name
<i>Asclepias incarnata</i>	Marsh Milkweed
<i>Aster ericoides</i>	Heath Aster
<i>Aster firmus</i>	Shining Aster
<i>Aster novae-angliae</i>	New England Aster
<i>Aster umbellatus</i>	Flat-topped Aster
<i>Baptisia australis</i>	Blue False Indigo
<i>Cassia hebecarpa</i>	Wild Senna
<i>Chelone glabra</i>	White Turtlehead
<i>Chelone obliqua</i>	Pink Turtlehead
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Eupatorium coelestinum</i>	Blue Mist Flower
<i>Eupatorium fistulosum</i>	Hollow Joe-Pye Weed
<i>Gentiana andrewsii</i>	Bottle Gentian
<i>Helenium autumnale</i>	Autumn Sneezeweed
<i>Hibiscus palustris</i>	Swamp Rose Mallow
<i>Iris virginica shrevei</i>	Blue Flag
<i>Liatis pycnostachya</i>	Prairie Blazing Star
<i>Pycnanthemum virginianum</i>	Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia fulgida speciosa</i>	Showy Black-Eyed Susan

Tot Lot Plant List

Scientific Name	Common Name
<i>Cornus florida</i>	Flowering Dogwood
<i>Betula nigra</i>	River Birch
<i>Metasequoia glyptostroboides</i>	Dawn Redwood
<i>Magnolia virginiana</i>	Sweet Bay magnolia
<i>Symphoricarpos albus</i>	Snowberry
<i>Aquilegia Canadensis</i>	Wild Columbine
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Heliopsis helianthoides</i>	Oxeye
<i>Liatis spicata</i>	Blazing-star
<i>Schizachyrium scoparium</i>	Little Bluestem

The tot lot plant palette features a primarily native selection that echoes the lot's prominent rain garden. Colorful textured bark forms the bones of the design, keeping it interesting even in the depths of winter. Brightly colored flowers and berries keep children engaged and interested throughout the seasons while drawing birds, insects and animals.

Multi-Use Event Space Uses Through the Seasons



With a screen that attaches to the pavilion, movies may be shown in the community gathering space on a cool spring or summer night. The pavilion will incorporate the stained glass from the church so the character of the area is not lost.

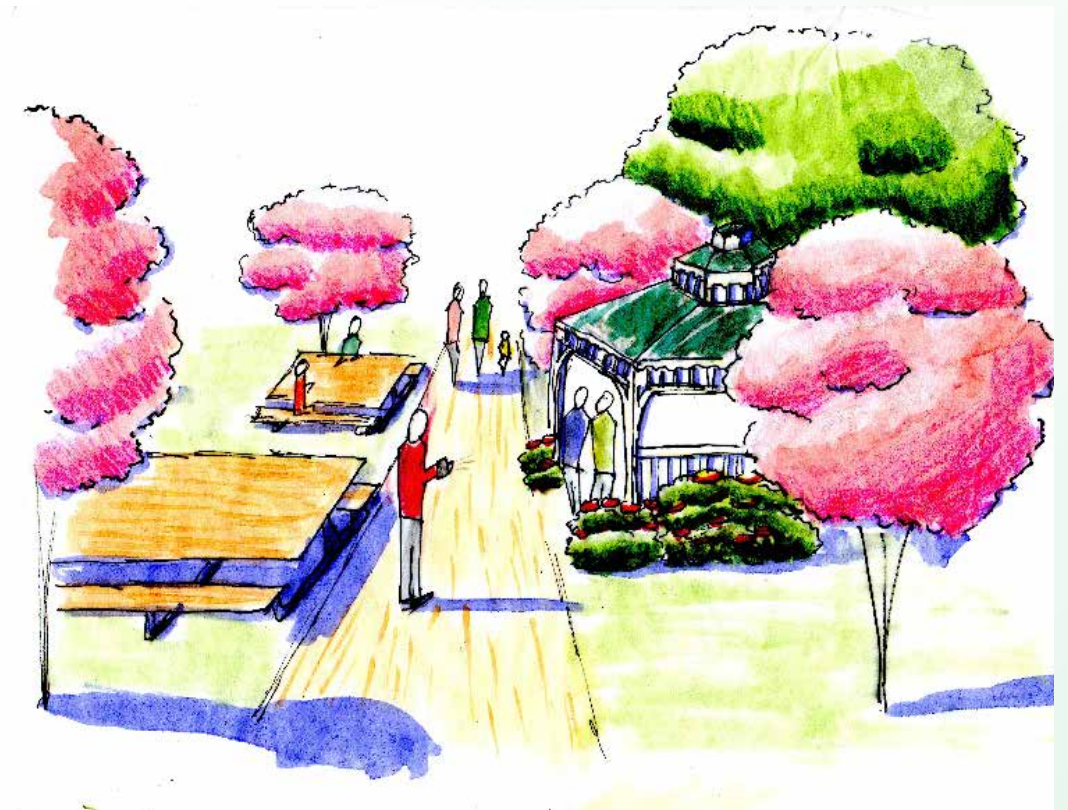


In the large amount of uninterrupted green space, a sizeable farmer's market may be set up in summer and some fall months as little as once a month or as much as every weekend in the summer. A parking lot is located on the site to accommodate traveling sellers.



With a designated area, an ice rink may be set up in the winter months surrounded by festively lit trees to light the area. There is extra space for a community group to sell hot cocoa, coffee, or even rent skates to raise money for fundraisers.

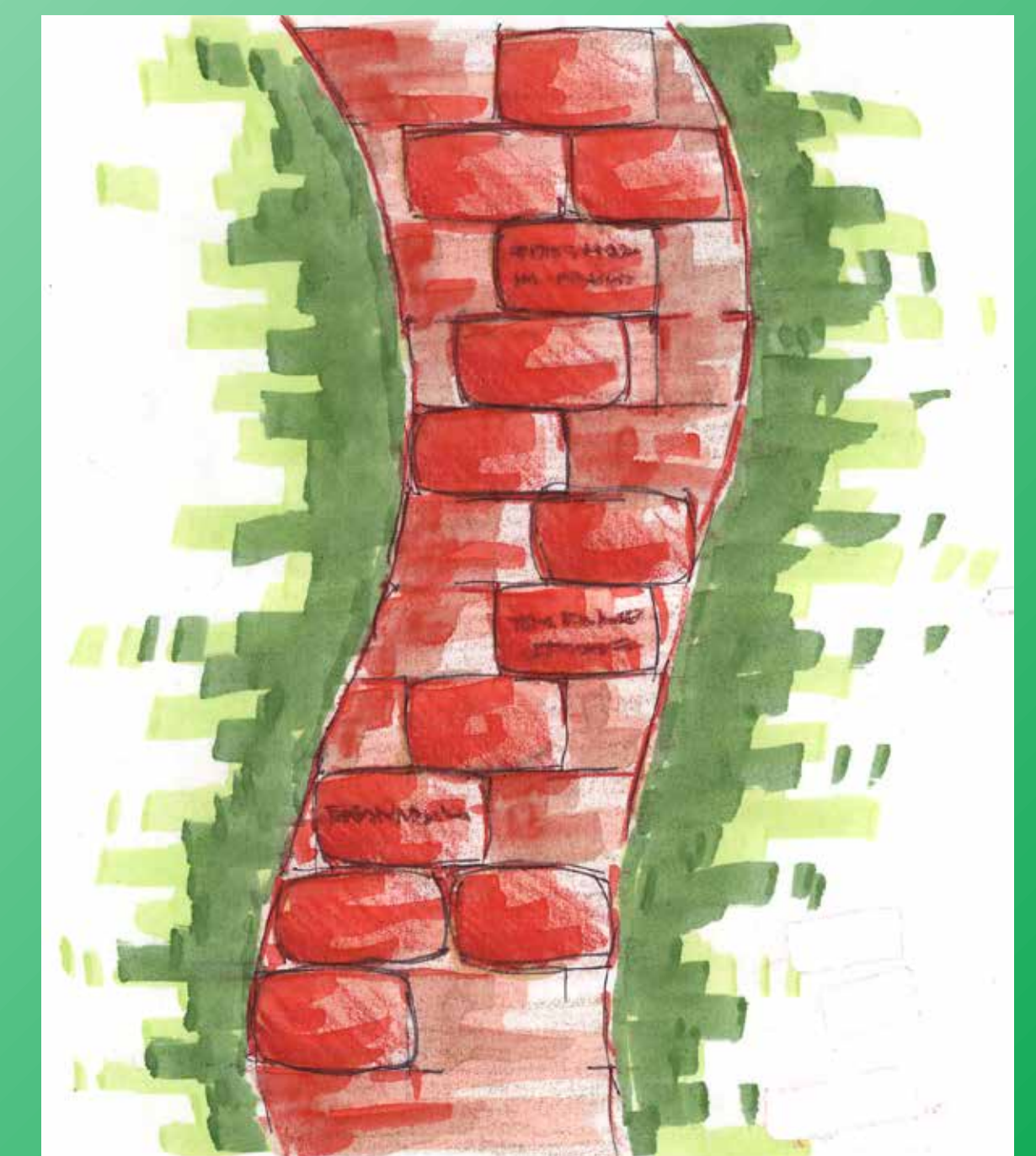
Gazebo Park Sequence



The above sketches show what one would see as they move through the newly designed gazebo park along Grand River Avenue. The sequence begins at the Northwest corner of the site and follows the pathway. As one moves through the space they will see multiple picnic tables and benches. The plants included in the pocket parks plan include a few ornamental trees to mix in with the existing trees and also colorful perennials to bring the space to life.

Brick Benefactor's Ribbon

Webberville's focal points and green spaces are connected by a pathway detailed of engraved brick pavers. This "Benefactor's Ribbon" serves as a pedestrian zone dedicated to linking Webberville's attractions to one another and guiding the visitor in a seamless and non-intrusive manner. The brick Ribbon undulates as it completes missing or unfinished walkways. These added sidewalks create safe routes to school for children and encourage self-guided tours of Webberville for people of all ages. The pavers offer donation and dedication opportunities to involve the community in the building process, installation, and enhance a financial feasibility of future beautification of Webberville. Many other opportunities (adopt-a-bike-share-location or adopt-a-road, memorial benches, planting trees for remembrance), are offered for residents and visitors to give, helping make their community even more beautiful. The Brick Benefactor's Ribbon could initiate a program of giving lasting for lifetimes.





Webberville: Inventory & Design Synthesis

Welcome to Webberville; Discover New Roots



THE WEBBERVILLE COMMUNITY

GOALS & OBJECTIVES

- Give Webberville a place to be, a destination, and something to stand by
- Create a sense of familiarity, community, and connectivity to the outside world
- Echo and preserve historic town character
- Create anchor for townspeople and visitors
- Pedestrian and bike-friendly focus
- Attract visitors to the downtown
- Stimulate economic growth
- Create public gathering spaces, parks, and greenspace

WHAT WEBBERVILLE IS

- Laid back farming community
- A small village of around 1,000 people
- Caring and connected community
- Rural, quiet
- Garden club, Junior Garden club, FFA
- Forward-thinking attitude

WHAT WEBBERVILLE COULD BE

- A community redesigned by comprehensive and creative innovation
- More character-enhancing streetscape developments in the downtown/Grand River area
- Beautifully constructed, contextually sensitive, and essential sidewalks and bike lane additions for complete streets
- Create activities in which to participate throughout the seasons
- Enhance Webberville's unique character
- Bioswales, water catchment systems, wetland delineation and mitigation; detain the encroaching soggy patches
- Fix standing water, fix leakages and piping system



- PROGRAM ELEMENTS:**
- CONNECTIVITY**
 - Trail system and Recreational Circuit throughout town
 - Bike-share program
 - Sidewalks and safer crossings
 - Bus Rapid Transit linkage and incorporation into community and downtown
 - Complete the loop of Webberville road and Grieb Road
 - Grand entrance from the West
 - WAYFINDING**
 - Signage reflecting town's values and connections
 - Incorporate signage into community showcasing school programs, pocket parks, etc.
 - Pocket parks, trail systems for recreation, educational opportunity
 - Open space systems for community involvement
 - Community and Children's garden, park, and trail
 - WATER MGT**
 - More street trees and streetside vegetative buffers for water retention
 - Offer rain gardens, bike paths, adopt-a-road/adopt-a-trail for added community involvement
 - Keep retention pond, create open space for active/passive recreation
 - Bioswales and rain gardens throughout neighborhoods (also an educational opportunity)
 - TOURISM AND REVENUE**
 - Streetscape utilizing retail on first floor, residential/commercial on second
 - Attract people to football games utilizing state of the art football stadium
 - Mixed use options at old church parking lot
 - Utilize as farmer's market, incorporating FFA, Junior garden club, garden club,
 - Mason community events, car washes for student donations/fund-raising
 - Drive-in movie theater
 - Parking at high school, donation opportunity for entrance to park during large events
 - Link all open greenspace with Benefactor's Ribbon throughout area
 - Donation opportunities along paver ribbon through "Webberville Beautification Fund"

SCHOOL & CHURCH INVENTORY



A. Church on Summit and Cherry property for sale; school houses public health club. Little to no gateway or safe crossing for entrance of school and pedestrian travel. No bike lanes present.

NEIGHBORHOOD INVENTORY



B. Sixty year-old pipes sub ground level are in desperate need of repair. Contact irrigation or plumbing engineer and Public Works prior to any changes. Agricultural land to Southwest may be slated for industrial use in future.

BRIDGE & SURROUNDING AREA INVENTORY



C. No grand entryway or gateway to usher residents or visitors; bridge was almost unrecognizable as such when walking over it. Dentist office slated for demolition.

SCHOOL & CHURCH ANALYSIS



Contact Public Works for direction in piping overhaul, and prior to any installation of stormwater systems (bioswales, rain gardens, etc.). Zebra Light crosswalk opportunity directly across from school as a pedestrian safety measure. Church property offers central location near retail, institutions, residential, mixed-use, and government for future community activities, village's increase in revenue, educational and scholastic activities, and overall enhancement of residential space.

NEIGHBORHOOD ANALYSIS



Stormwater and rainwater runoff management systems a huge opportunity in neighborhood; water pooling a problem. Industrial park linkage available over railroad tracks; industrial zone offers circuit training, walking paths, hi-tech and wifi systems for charging electronics; mix fitness in where appropriate.

BRIDGE & SURROUNDING AREA ANALYSIS



Large opportunity for gateway and more pedestrian and bike access; add bike lanes and walking paths, more vegetation to improve and stabilize creek bank. Office may offer future greenspace for passive/active recreation and community activities. Large opportunity for Sinclair's to increase revenue with incoming visitors.

Discover New Roots

Webberville is a community with strong roots. It is grounded in a rich historic tradition whose echoes can still be heard in today's culture. The community is supported by an agricultural and industrial base that lends its atmosphere a relaxed and sensible air. The time has come for the town of Webberville to branch out. It is ready for a flush of new growth in the form of new visitors and economic prosperity. It has the space to grow and the will to move forward. Residents are ready and willing to branch out and blossom into a more vibrant community with a strong and grounded center. A strong and flexible trunk will aid in connecting roots to new leaves. It needs connective tissues that link people to businesses and to each other, creating a flourishing community center from which all other growth radiates outward. A thriving downtown attracts visitors and townspeople alike to a lively new social space that honors its history while embracing its future. Revitalized streetscapes become the village's main taproot, channeling interest and energy throughout the village while shifting the focus to pedestrian and bicycle-friendly travel. A unique gathering space with a pavilion offers summer movies, farmer's markets and community events that draw community members and visitors on weekends and evenings. Pocket parks enriched with educational opportunities and informational signage tie residents to the strongly rooted community. Webberville is a tree about to break bud and leaf out with new possibilities for a greener, brighter future.



Another type of rain garden acts as a catchment system, instead of a traditional gutter and drop spout used next to buildings. (Underlay credit: google.com/images)



An example of a rain garden that can be found in multiple locations of Webberville.



Example Children's Garden.



The proposed use of the church parking lot is to recreate it into an open community area for events such as a farmer's market, fund-raising events, and a drive-in movie (shown above).



Adding street trees to main access streets will create a sense of enclosure and bring more vegetation and splashes of color to the downtown area. Updated storefronts will give historic buildings new life.



Naturalistic playscapes incorporated to the Children's Garden mimic figures found in nature. Considering the concept, Discovering New Roots, the playscape to the left shows a root structure for climbing and crawling, doubling as a piece of art in the landscape.

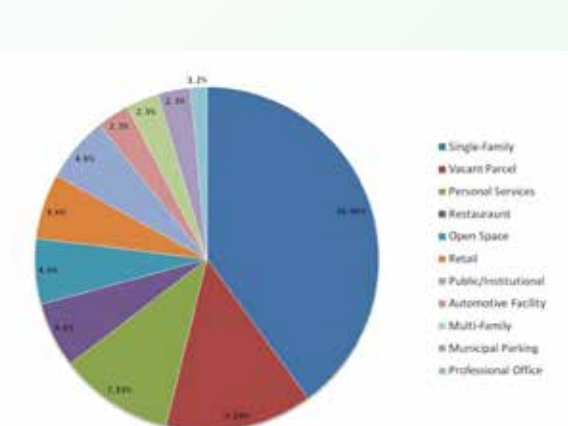
Art work designed by artist Steve Tobin.

BUSINESS USE



With the majority of businesses located toward the intersection of Main Street and Grand River, this area could become a focal point of the town.

CURRENT LAND USE



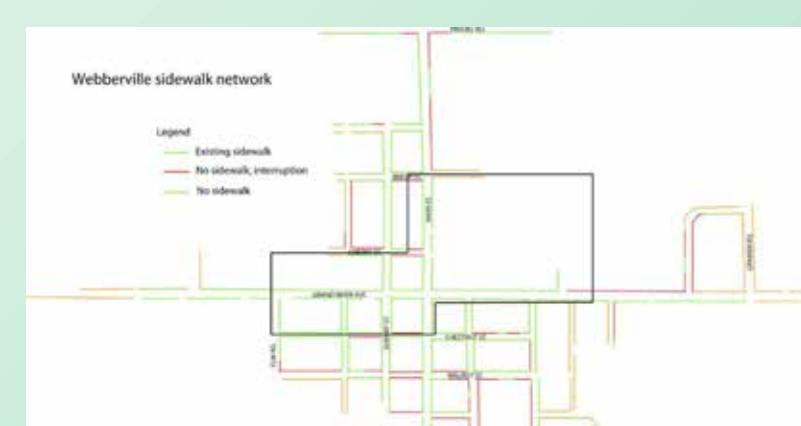
The above chart shows that single-family housing is the majority of land use of Webberville. With this majority, more amenities could be made available to residents such as more municipal parking and office space to bring businesses to the area. Also, with a good portion of space being open, and under-developed, it could be turned into community gathering and pocket parks.

CURRENT VACANCIES



While the vacancies in the downtown of Webberville do not outnumber the amount of used spaces, the vacant parcels and buildings could still be recreated into useful and integral parts of the village. Possible uses include; park, restaurant, office, or retail space.

SIDEWALK AVAILABILITY

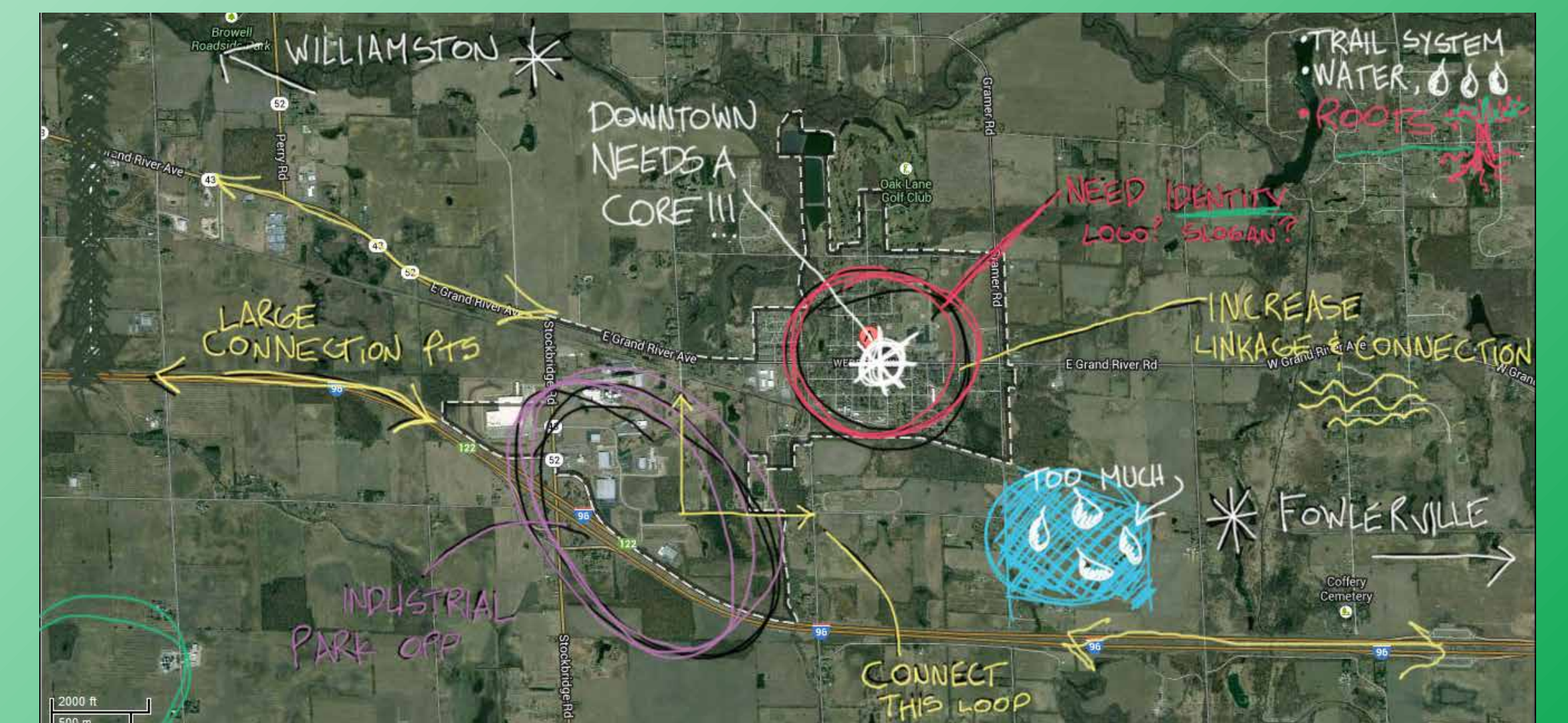


Currently, the village has many streets without sidewalks. In a community where many amenities are indeed walkable, the installation of sidewalks on every street would make walking around town easier and safer for residents. Complete streets could be implemented around town, giving students and residents alike, safe routes to school, and increase the walkability of the community.

CURRENT LAND USE MAP



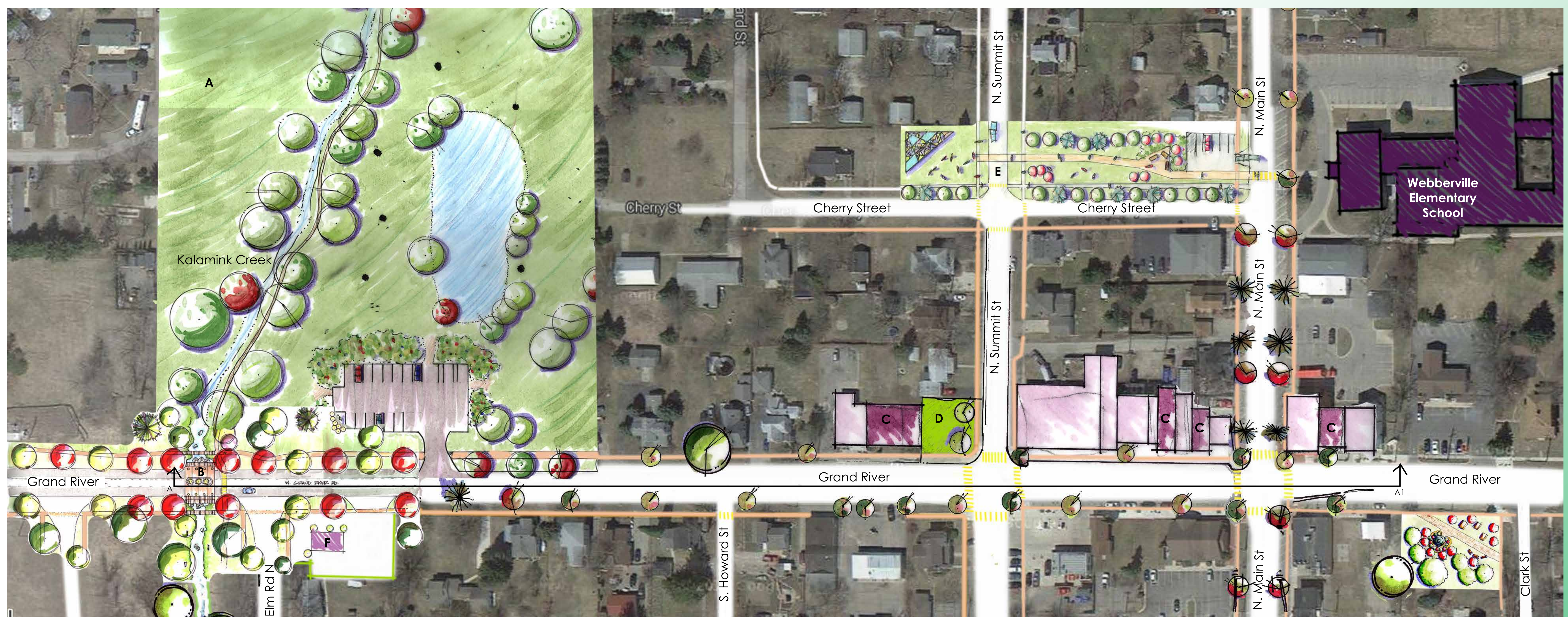
From the above chart, we can see that the downtown area of Webberville has single family units mixed in with restaurant, office, retail, and other uses. Vacant parcels are also intermingled in the area. Public and institutional spaces are located outside of the downtown core. Because of the dispersed uses, there is not a true, visible town center, and no apparent unified character.



Webberville Master Plan and Details

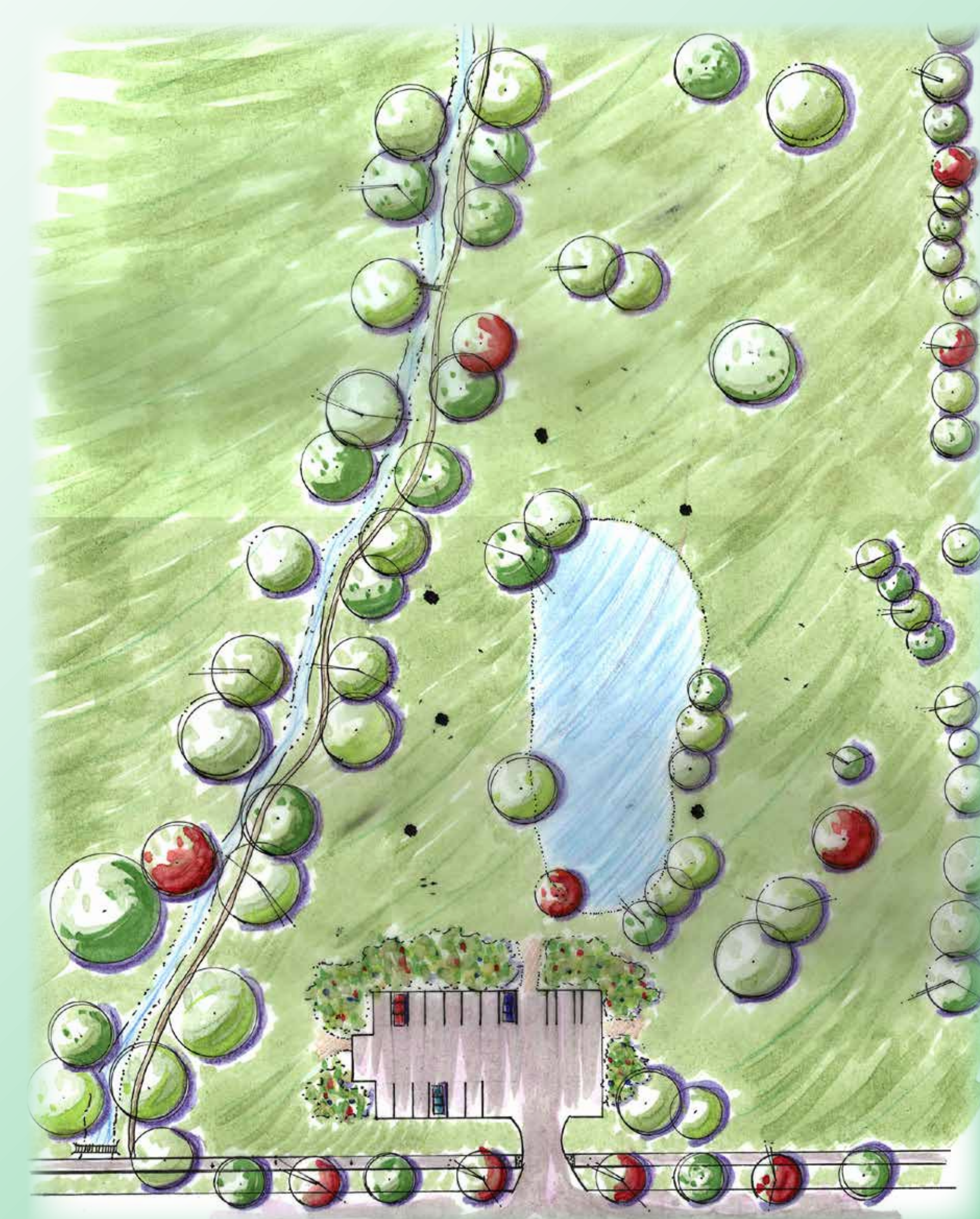
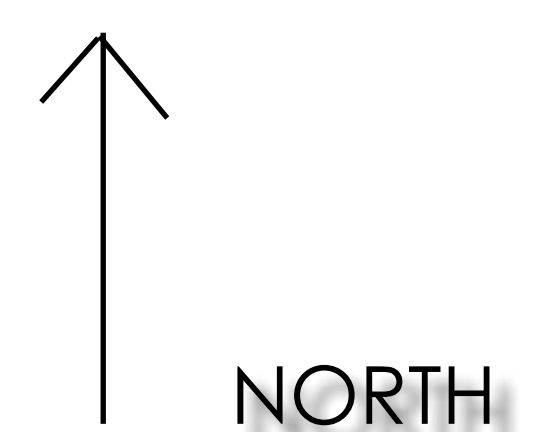


SECTION-ELEVATION A-A1



Cherry Street Recreational Area 1" = 60'

A new park along Grand River replaces the demolished dentist's office. A parking lot offers automobile access to the park and additional parking space for the Sinclair Diner just across the street. The park will include picnic tables, grills, and open recreation space for numerous activities. Surrounding the parking lot is a rain garden to slow runoff to the retention pond. A vegetative buffer shields nearby houses from noise.



Webberville Master Plan 1" = 100'

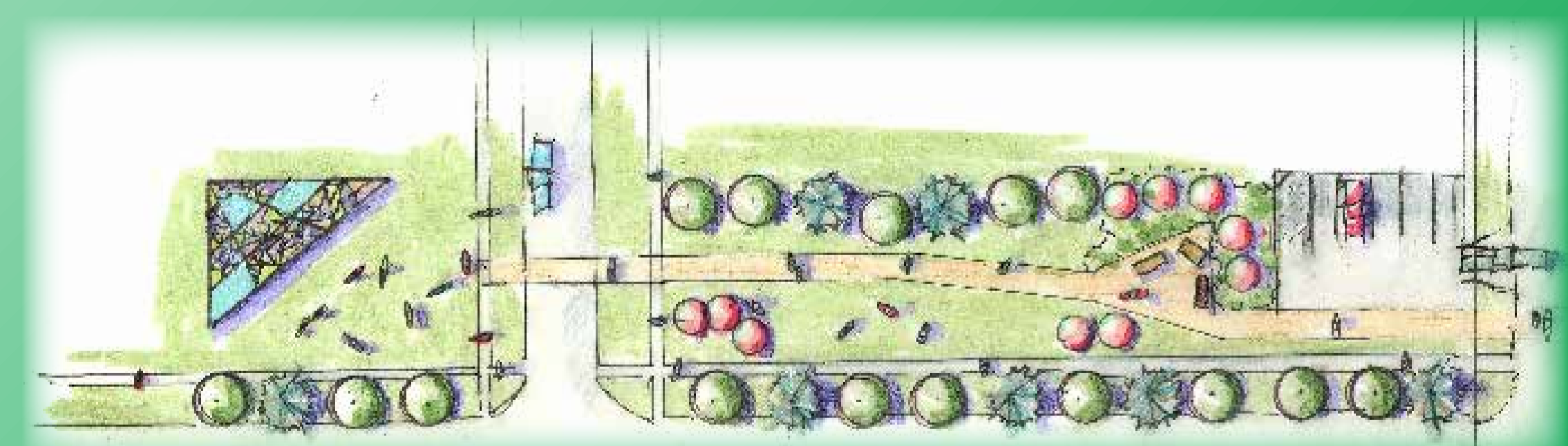
The Webberville Master Plan involved land within the boundaries of two blocks north of Grand River and half of a block south. Our master plan identifies and redevelops key areas to create a stronger sense of connection throughout the village, becoming the anchoring roots for the village of Webberville.

Site Elements

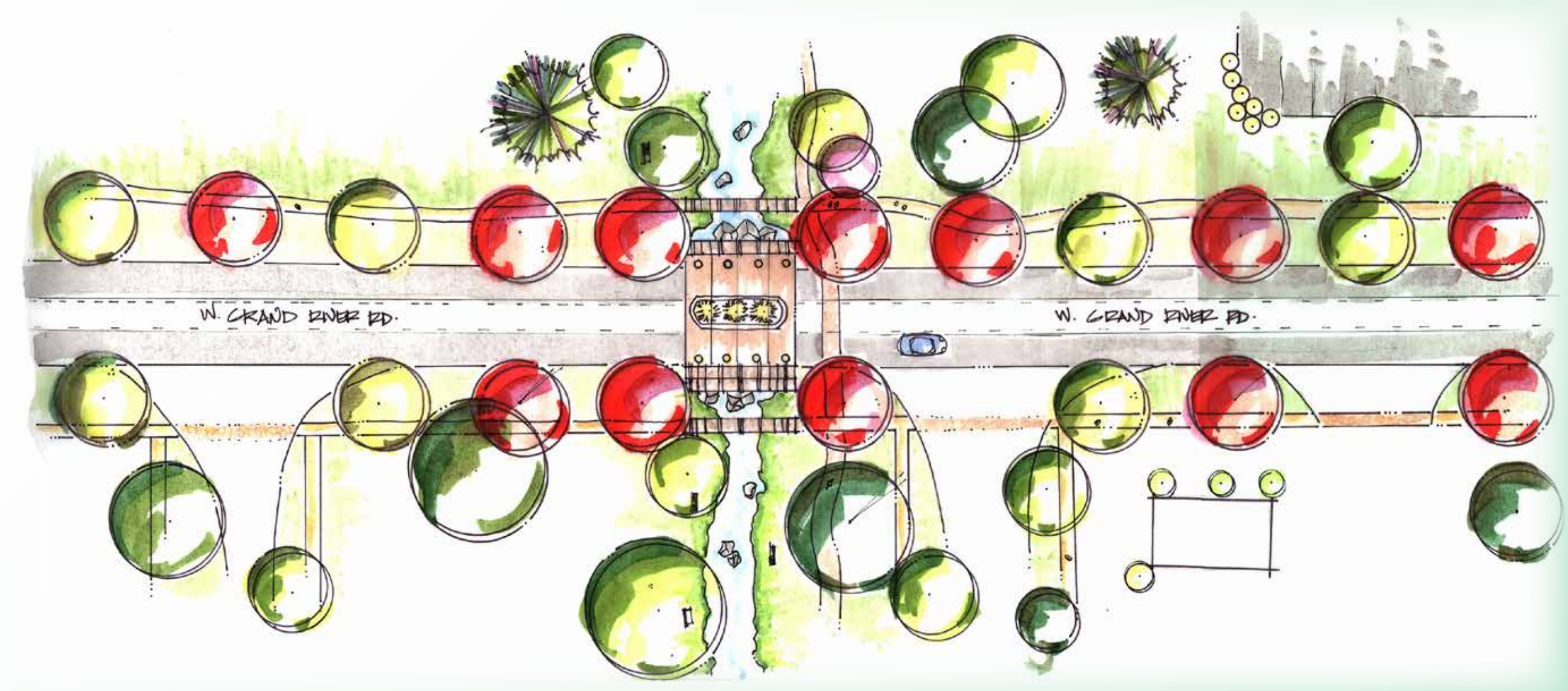
- A. Cherry Street Recreational Area
- B. Grand River Road Bridge
- C. Infil, Mixed Use Commercial & Residential Buildings
- D. Corner Plaza
- E. Multi-Use Event Space
- F. Sinclair's Restaurant

We have proposed the removal of the church due to possible structural instability and transformed the site into an exciting multi-use hub of activity. A pavilion provides gathering space for a variety of events, such as art fairs, farmer's markets, and outdoor movies. It houses the necessary amenities for large gatherings, such as bathrooms and shelter. The church's stained glass is featured in a protective glass roof that honors the site's history. The Benefactor Ribbon runs through the adjoining park space, directing pedestrian traffic to the pavilion.

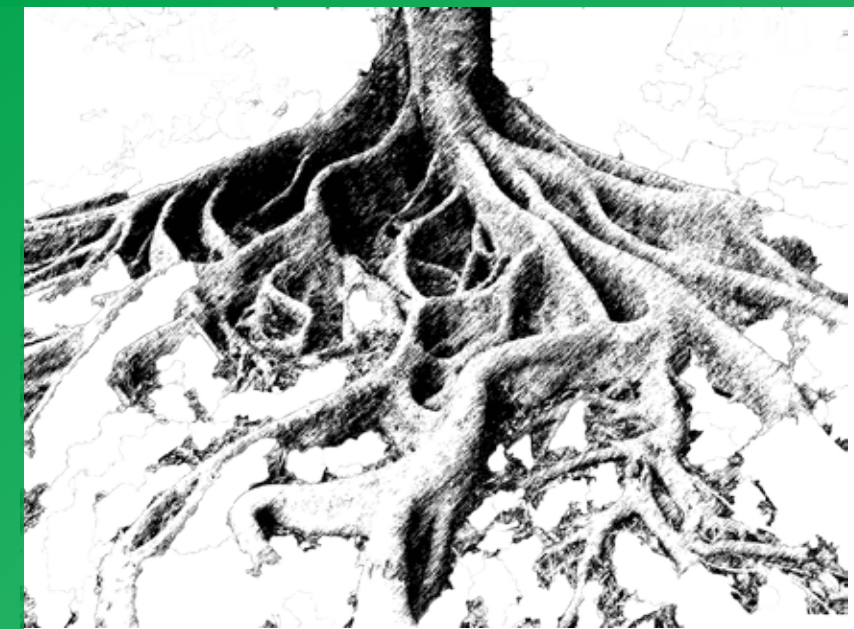
Multi-Use Event Space 1" = 50'



Kalamink Creek Bridge



As one of the main gateways to the village, an entrance of grandeur sets the tone for residents and visitors alike. With colorful trees, a rhythm and drama is created for passersby. Colorful trees create drama and rhythm with eye-catching flowers and foliage throughout the year. The shift in color alerts the traveler of the upcoming transition into the village. The iconic bridge and creek are now highly visible and distinctly memorable.

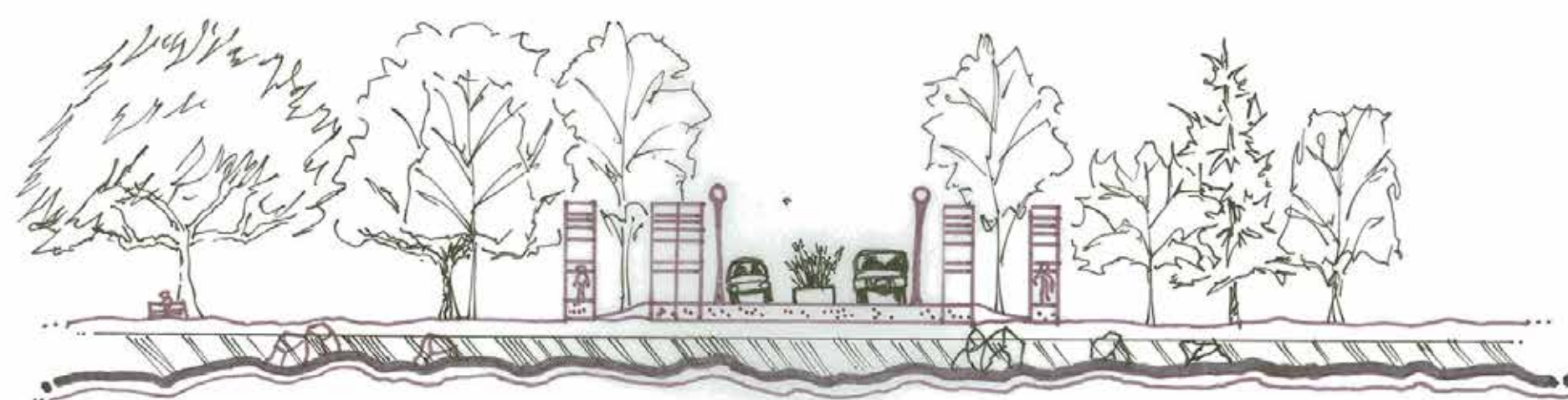


Design Details of Webberville



The West entrance to Webberville is marked by a bridge over the Kalamink Creek. To create a more grand entrance to the village, we propose an updated bridge, lighting, and colorful tree plantings lining Grand River to announce one's arrival and highlight the beauty and tranquility of the creek.

Grand River Bridge North Elevation (Top) & West Elevation (Bottom) Scale 1"=30'



Tot Lot Playscape Scale 1"=40'



Geometric forms contrast with natural features and root-like structure in this organic-form playscape, echoing the contrast between the natural world and the built environment. This Tot Lot Art Park unites these polar opposites in a fun, safe children's park. A rain garden located in the center catches runoff from the site while benches and picnic tables scattered throughout the site provide seating for relaxation. A pair of root-inspired play structures, inspired by the work of artist Steve Tobin, double as art in the landscape. Clear lines of sight allow parents to monitor their children comfortably from any of the site's seating opportunities.

Crosswalk Sketch



Additional sidewalks and safe, efficient crosswalks increase connectivity and encourage pedestrian travel.

Cherry Street Park Sketch



This sketch of Cherry Street Park shows the trail that will run along Kalamink Creek throughout the village of Webberville. The retention pond becomes a focal point of the park with ornamental trees reflecting in the calm waters. Large canopy trees provide shade for park users while sequestering carbon and decreasing stormwater runoff.

Rain Garden



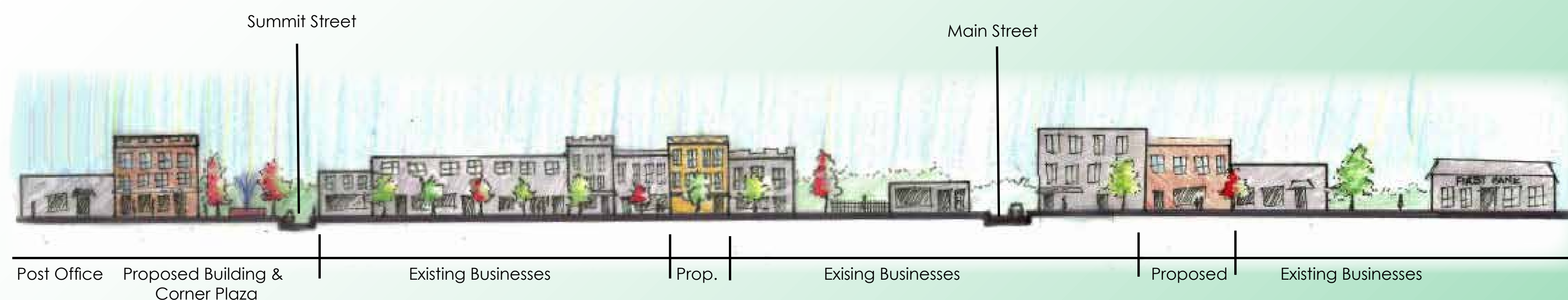
Rain gardens are implemented throughout the town of Webberville to help relieve some stress of stormwater runoff effects on the village's piping system. Rain gardens collect water and allow it to infiltrate back into the ground.



Webberville Beautification Ribbon (Not to Scale)

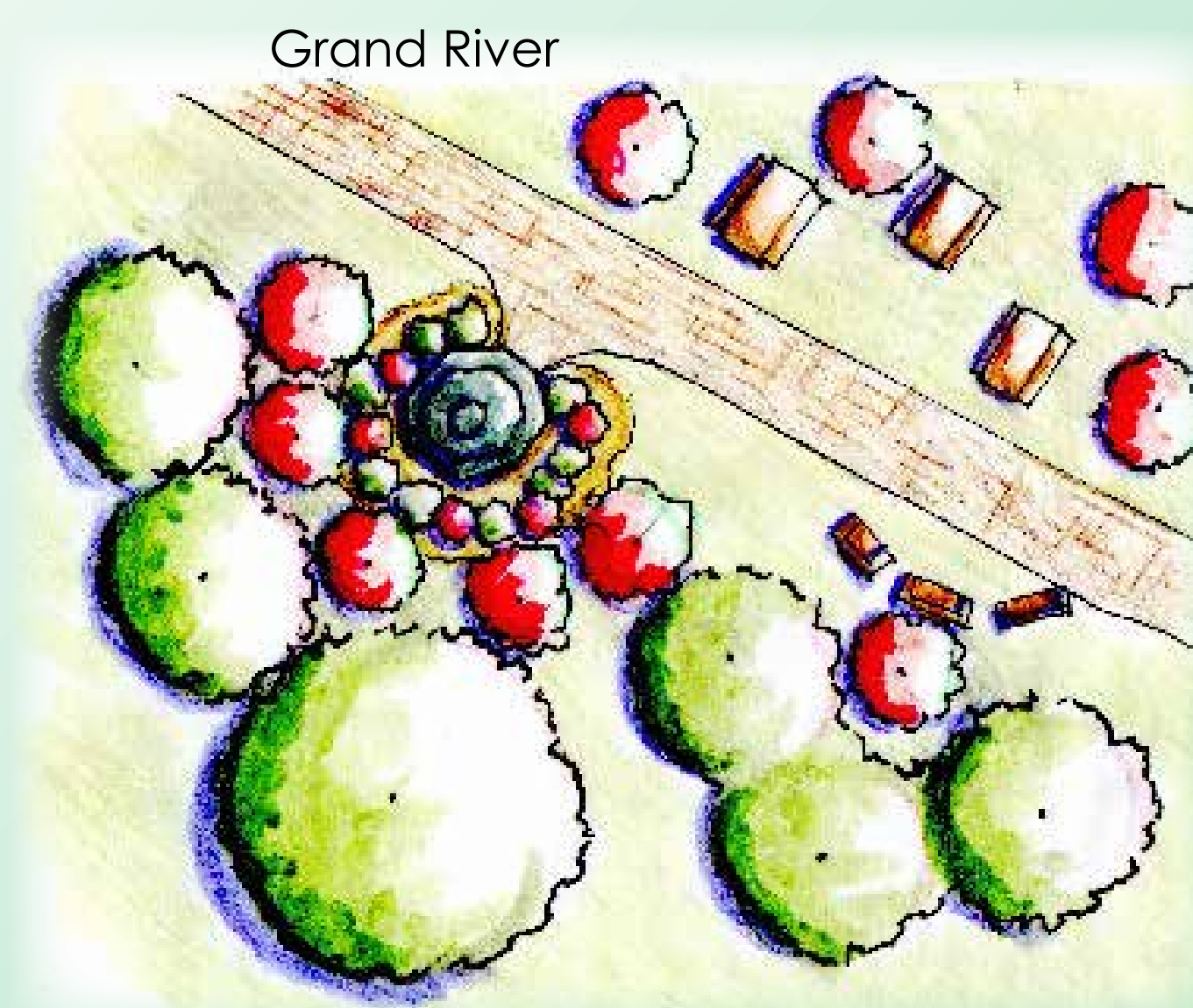
This sketch shows an example of the Benefactor Ribbon proposed to run through the village. The Benefactor Ribbon features brick pavers that can be purchased by donation. All donations go to a 'Webberville Beautification Fund' dedicated to maintaining the community's small parks and streetscapes. This generates funding for future projects and keep current parks and projects running smoothly.

Grand River North Elevation 1"=60'



The above section shows existing and proposed buildings and spaces from the U.S. Post Office to First Bank along Grand River. A plaza at the corner of Summit and Grand River features colorful trees and plantings, while a small fountain provides "white noise" to mask sounds from the busy street.

Gazebo Park Plan & Sketch (Not to Scale)



The underutilized gazebo park has been revamped in this design. The adjacent vacant building has been removed to allow the expansion of the park. The gazebo shall be moved to a more central location of the site, visible from the street and framed by colorful plant material with year-round interest. A central pathway draws circulation through the site while picnic tables and benches offer a variety of potential uses. The pathway is an extension of the Benefactor Ribbon, replacing the donor signs that populated the previous site while preserving the visibility of the donors themselves.

