

A Brief History

Settled in 1812

Has been renamed several times: Phelepstown, Leroy, and Webberville



The town was moved a mile east of its previous location to be closer to the railroad station



1913 high school is on the National Historic Registry and is still used today for elementary education



Electricity came to the whole city in 1924

Grain elevators and business park were established as a result of the Webberville's growth in the 21st century

Goals

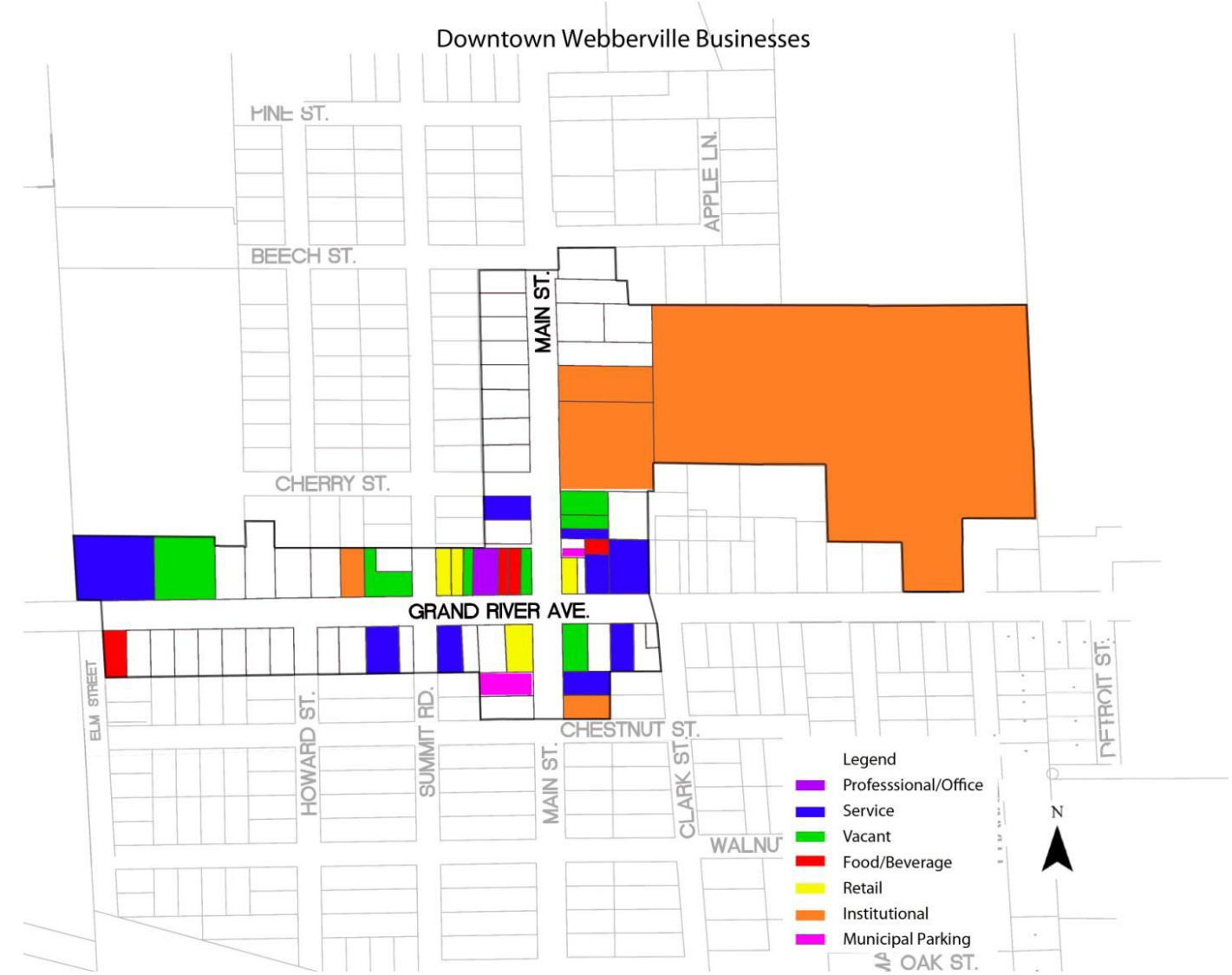
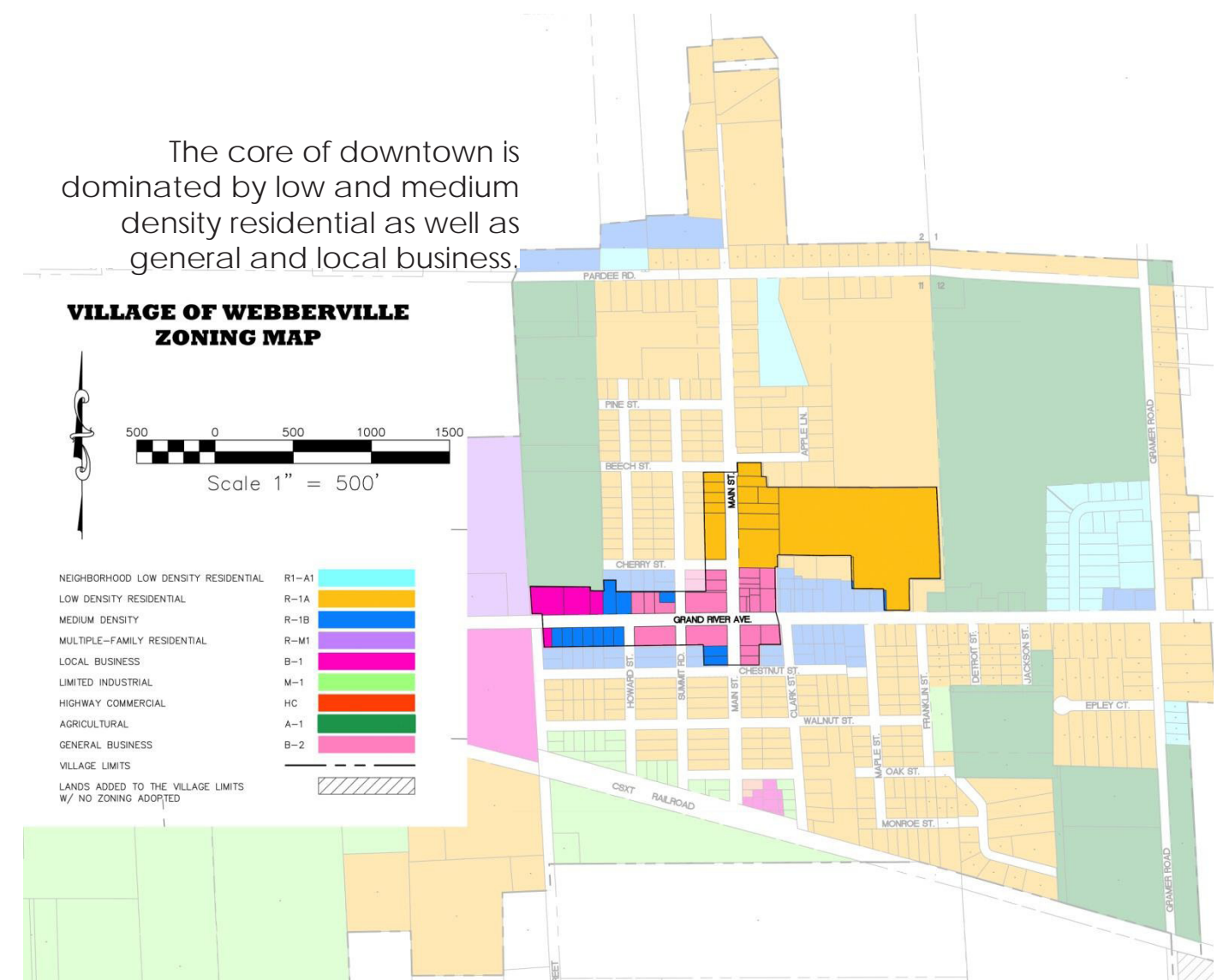
- More walkable/pedestrian friendly
- Stronger connection from the core of the city to the business park
- Improve drainage and sewage system
- Delegate entrance of Webberville
- All day entertainment for tourists and residents
- Expand green space system
- Restore historical culture
- Highlight school system
- Improve curb appeal
- Improve way finding
- Improve parking

Objectives

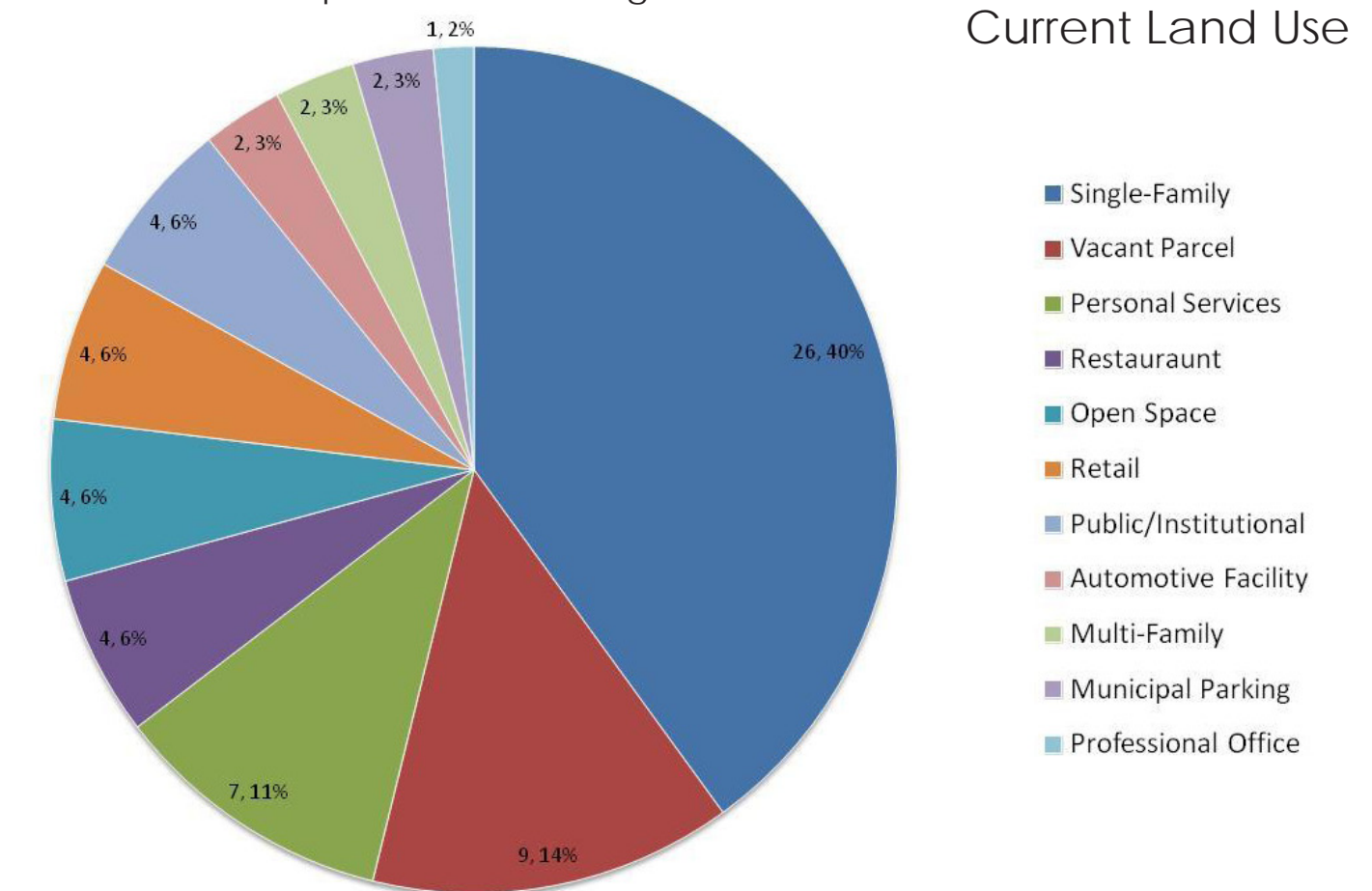
- Road diets
- Bike trail to the business park
- Expand streetscape to the west
- Planters, outdoor furniture, lighting
- Bury electrical lines or relocate off road
- Distinctive signage throughout town
- Direct people from highway into the core
 - Billboards
 - More prominent exit sign
- Create gateway from:
 - West: bridge
 - East: from Fowlerville
 - North: Pardee and Main St.
- On-street parking
- Bioswales to help alleviate drainage issue and improve water quality
- Define accessible park space
- Improve gazebo area
 - Relocate
 - Expand

RURAL FABRIC

Downtown Use and Zoning



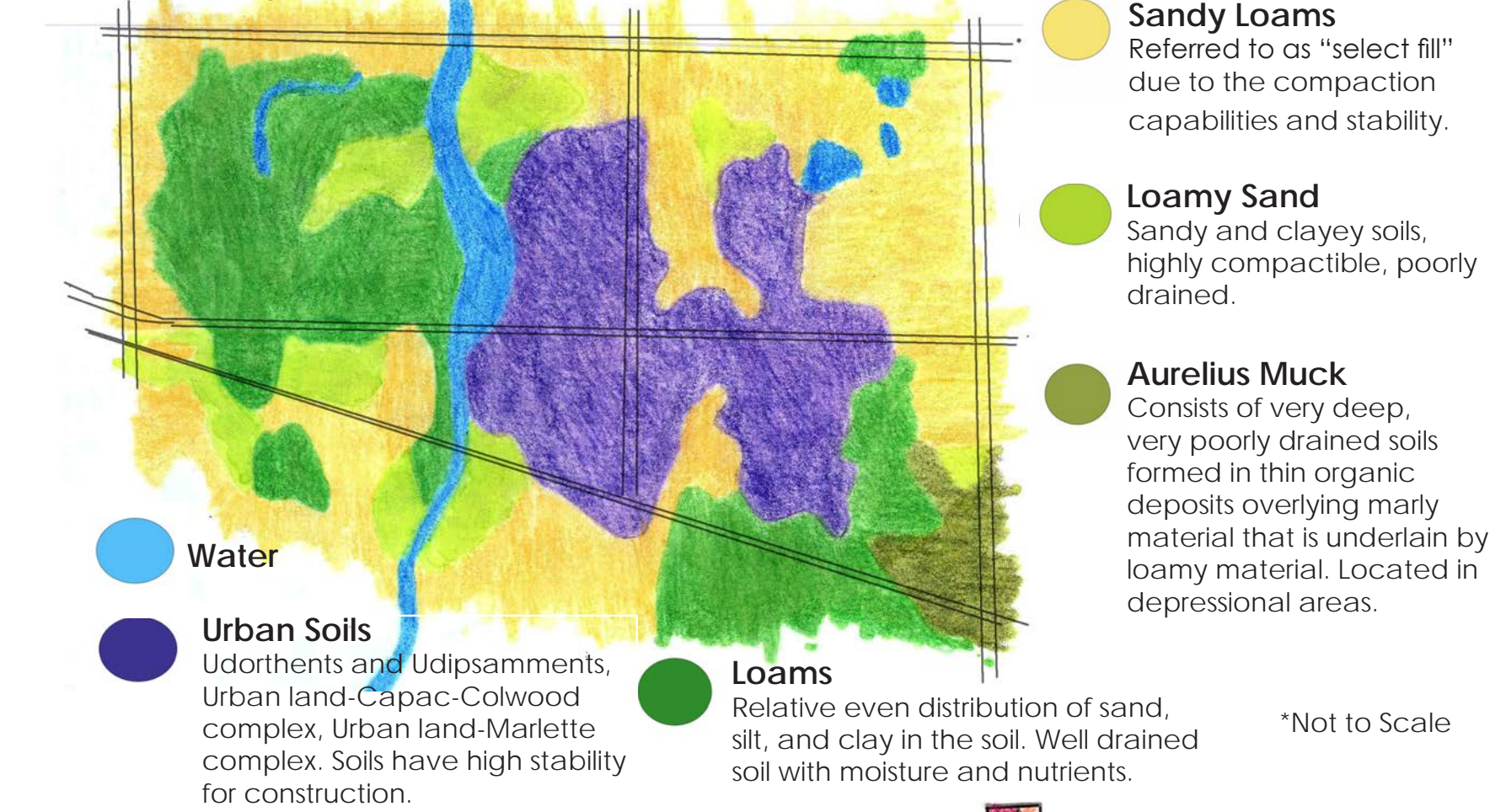
There is a range of building uses in the core of the downtown area. The variety is a positive attribute for the village, however it is in need of further development. A problem with the downtown area there are quite a few vacant parcels which if used properly could aid in the development of the village.



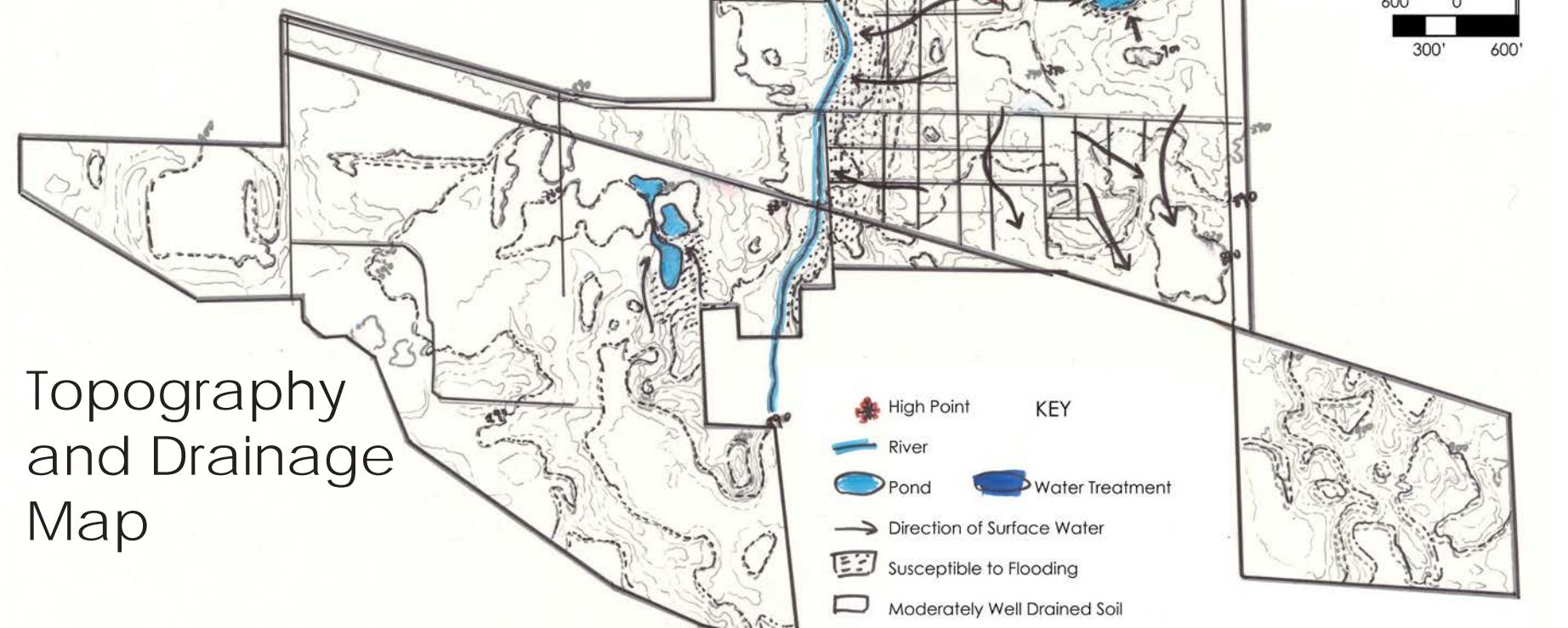
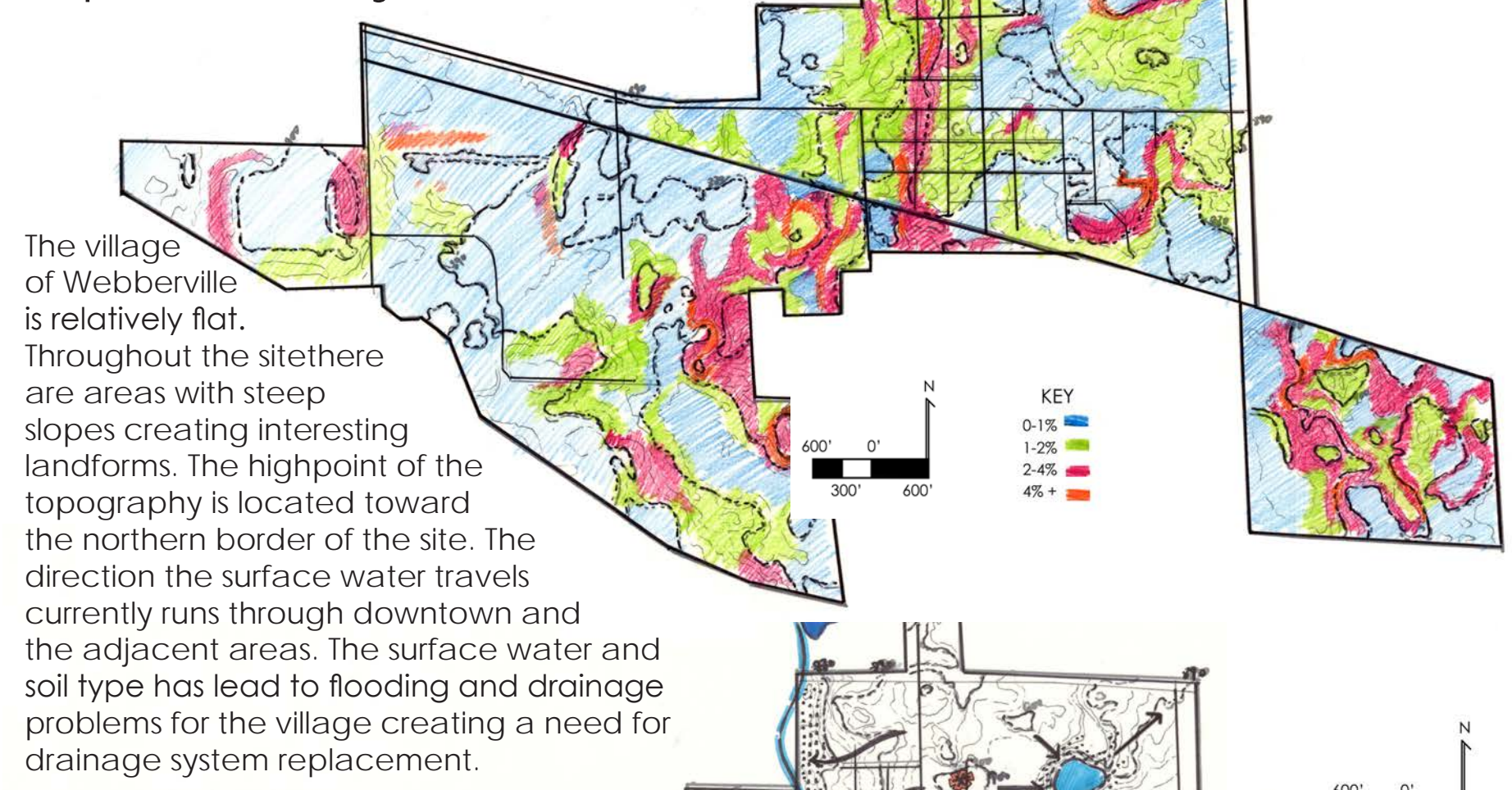
Composite urban pattern of streets, buildings, and open spaces - the "fabric" of the city
- Collin Rowe in Roger Trancik's, *Finding Lost Space*

Webberville Physical Analysis

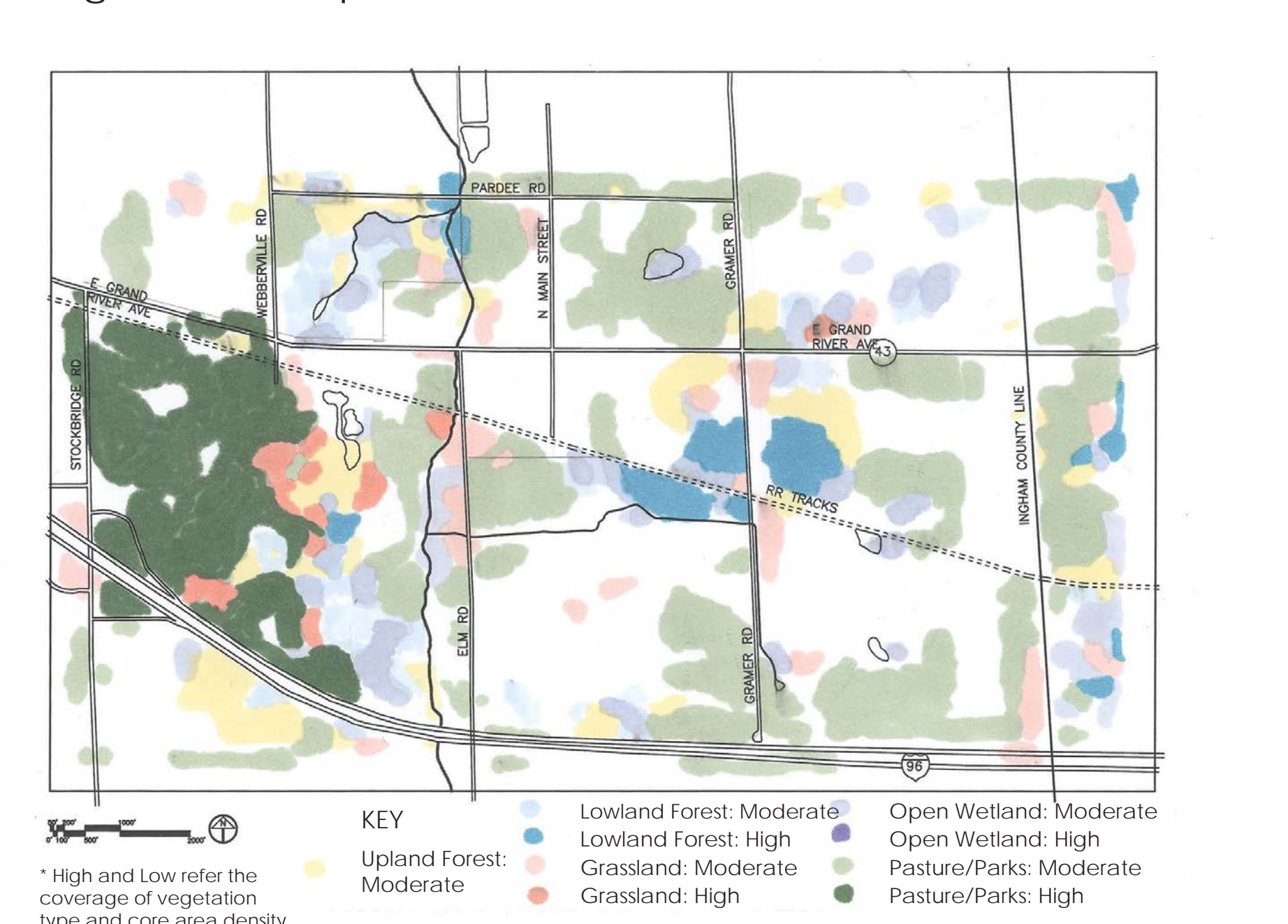
Soil Analysis Map



Slope Inventory



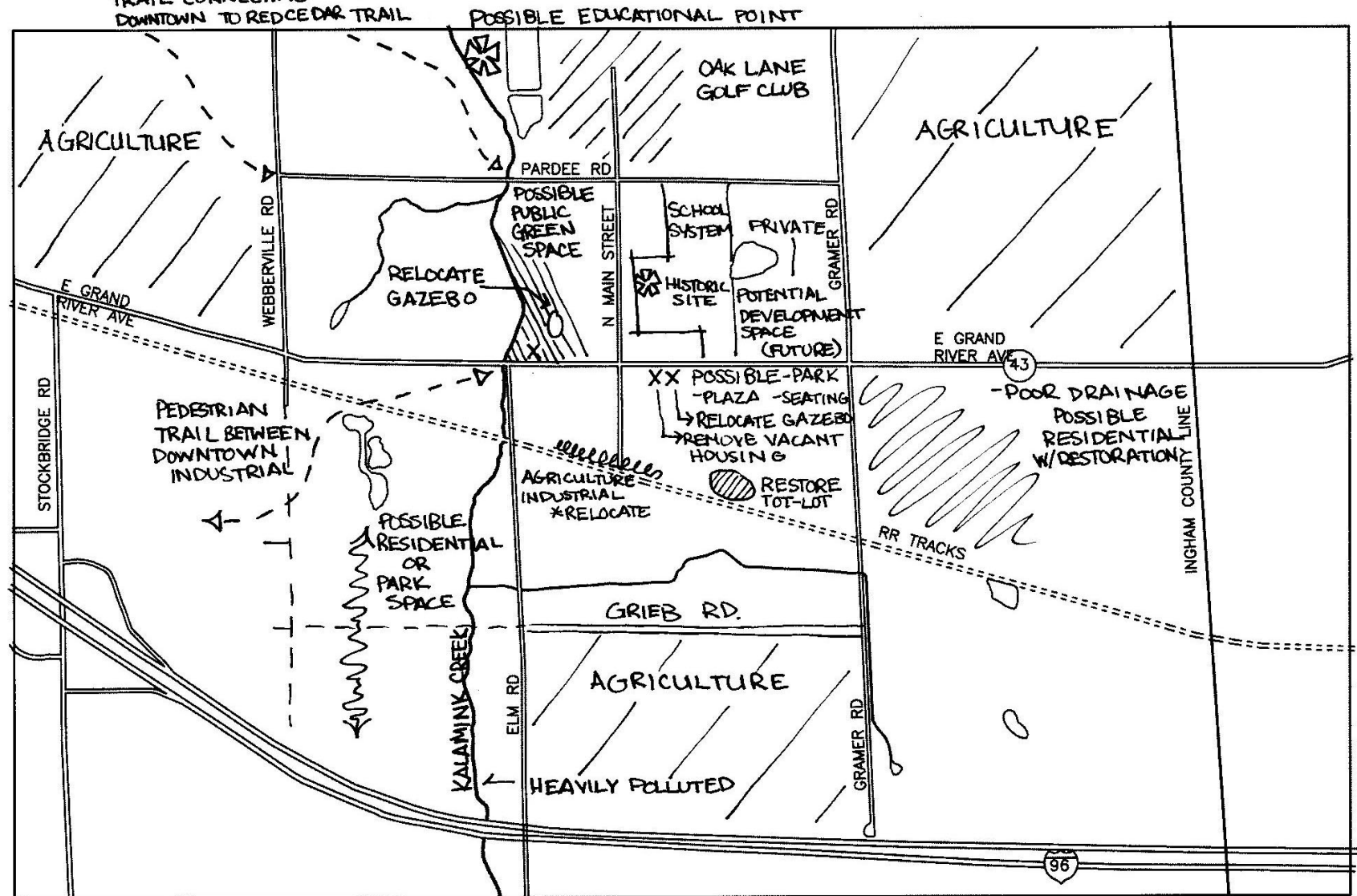
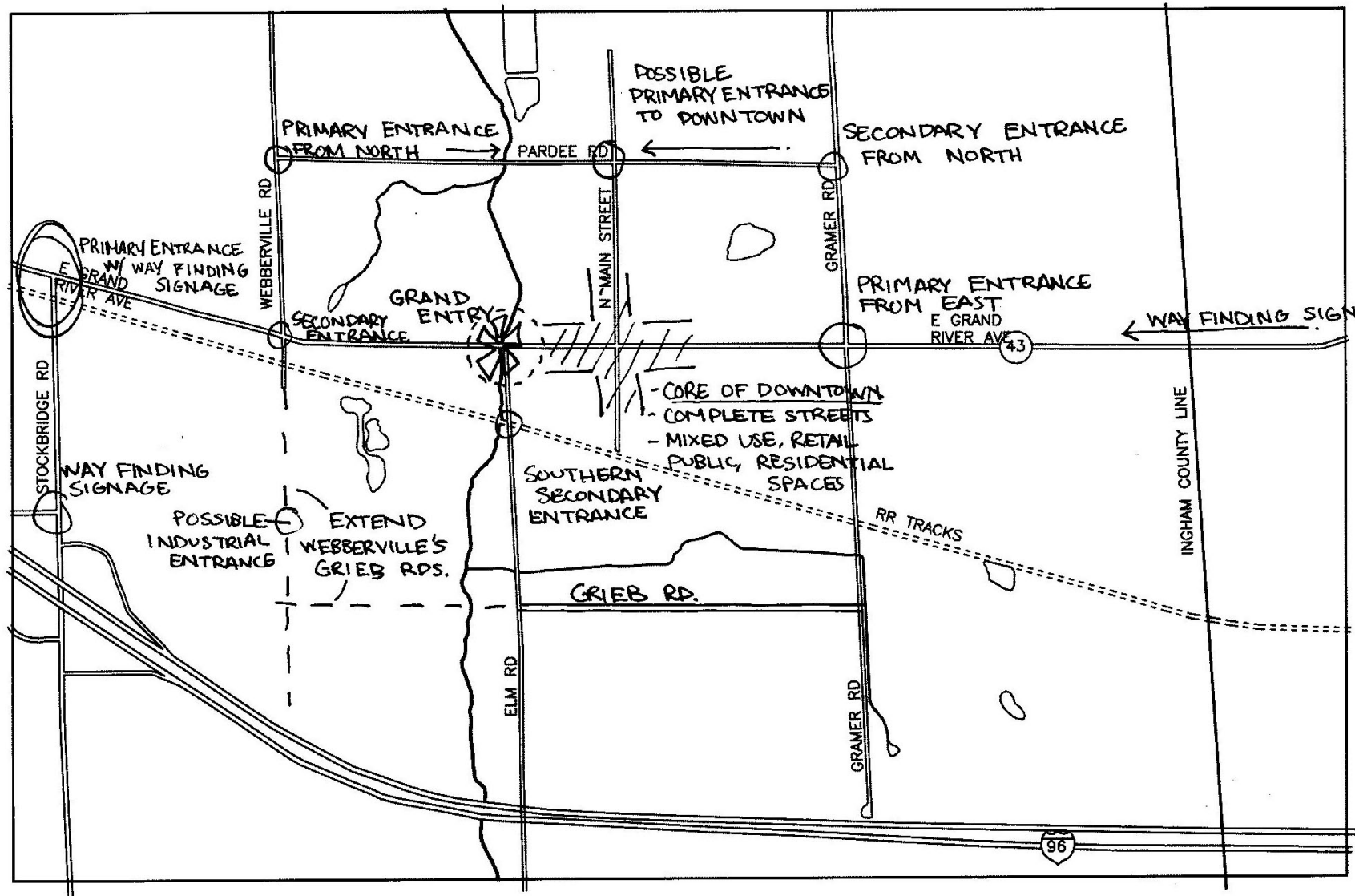
Vegetation Map



Common ecotypes found in Ingham County also include Dry mesic Southern Forest, Emergent Marsh, Floodplain Forest, Mesic Southern Forest, Rich Tamarack Swamp, Southern Hardwood Swamp, Southern Shrub-Carr, Southern Wet Meadow, and Submergent Marsh.

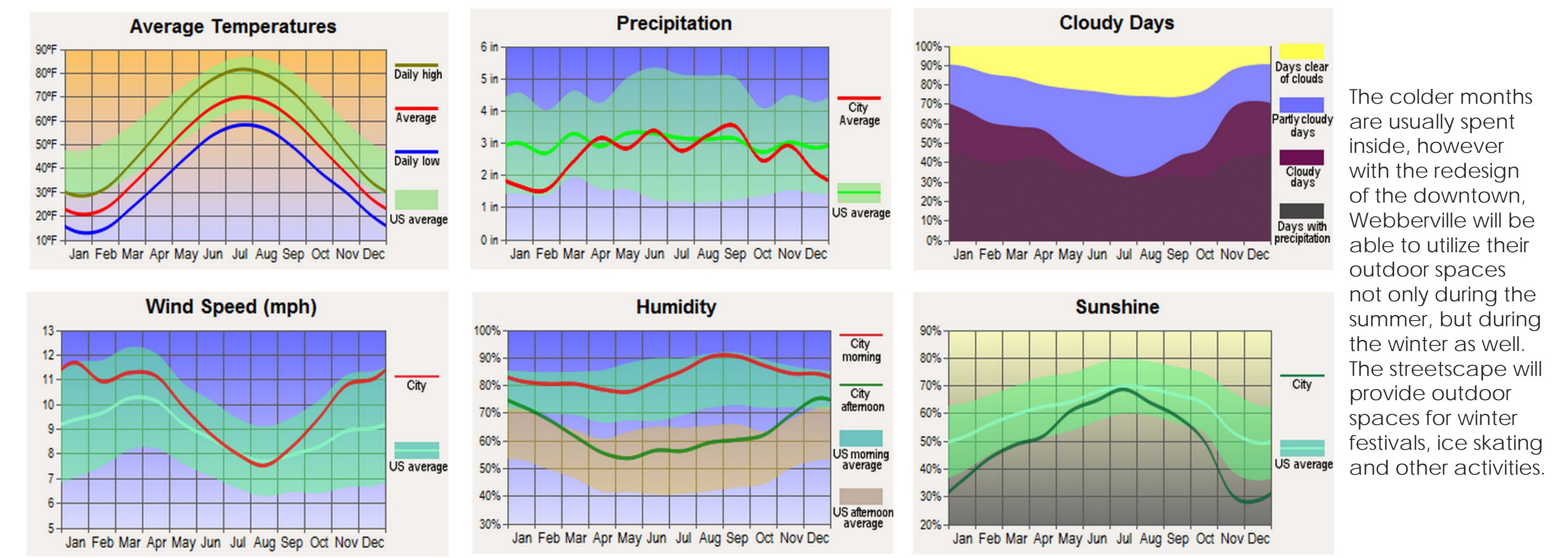


Framework Analysis



Climatic Analysis

The climatology for the village of Webberville shows optimal periods for outdoor activities. Being located in Michigan, Webberville only experiences a minimal amount of enjoyable weather. There is a select few summer months where people are comfortable outside. The summer months have warmer temperatures with sunshine and comfortable wind speeds creating a pleasant atmosphere for bike riding, picnicking and other outdoor activities.



Concept Statement

The fabric of a community sews together a place of being. Webberville is a small town looking to move forward and add to its appeal. A downtown is a composite of streets, buildings, and open spaces, morphing into an intricate pattern. The arrangement created mimics the design of a quilt that represents what Webberville means as a place. The quilt will display a fine balance of downtown amenities without forgetting the rural heritage that makes up the character of Webberville.



Webberville, MI Design Vision

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Connections of Scale: LA 344

