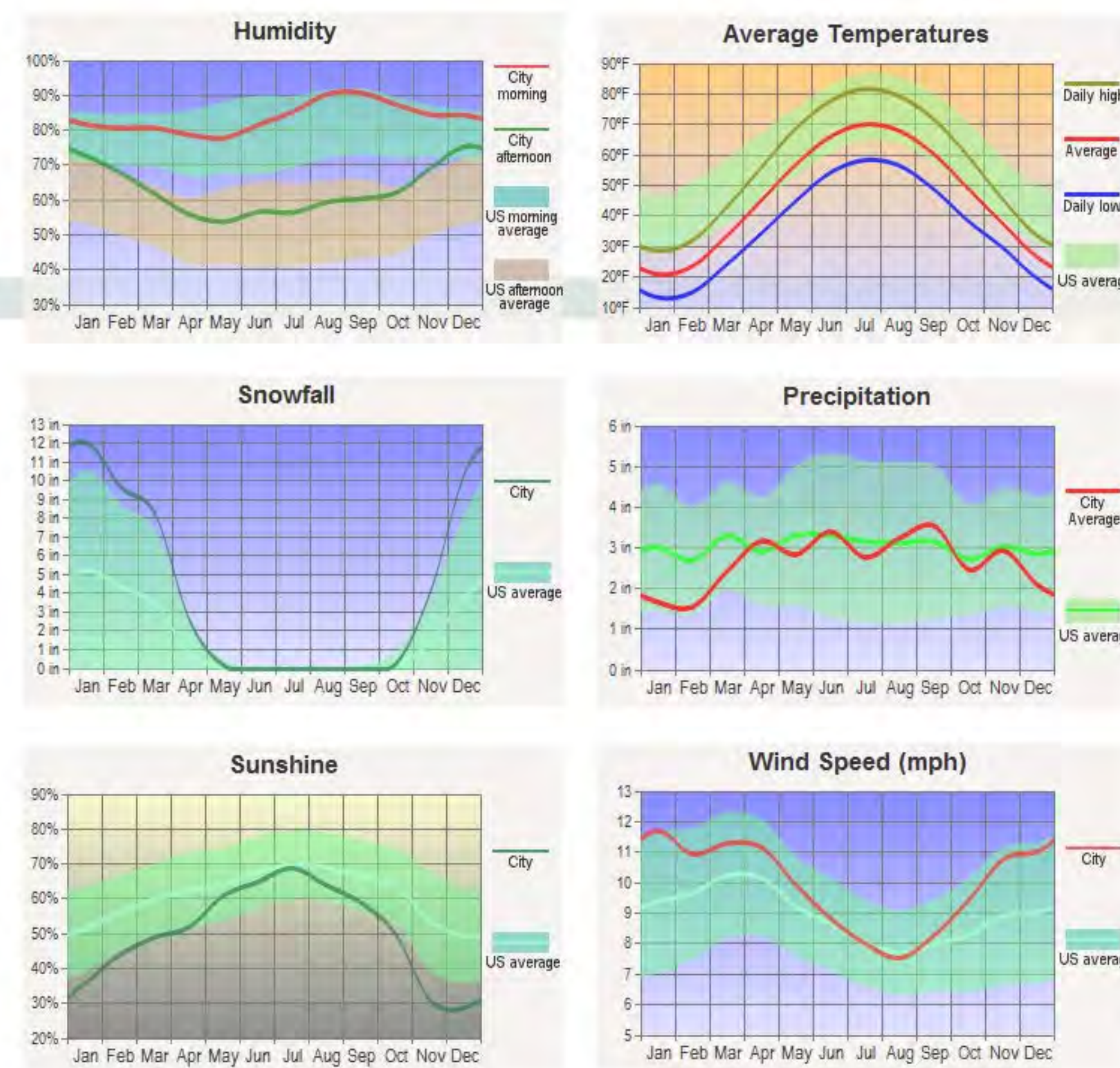


# CROSSROADS

At the crossroads of Grand River Avenue and Main Street lies the core of the village of Webberville. 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 Webberville 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 Webberville will have a place to feel a part of for every crossroad that they encounter in life.



## PROGRAM ELEMENTS

- > Bike trails
- > Festival gathering area
- > Cafes/Outdoor dining space
- > Historic education opportunities
- > Gazebo event space
- > Cafe and retail shopping
- > Streetscape and wayfinding amenities
- > Train and bus transit
- > Kalamink Creek linear trail
- > Community scaled gardens

## GOALS & OBJECTIVES

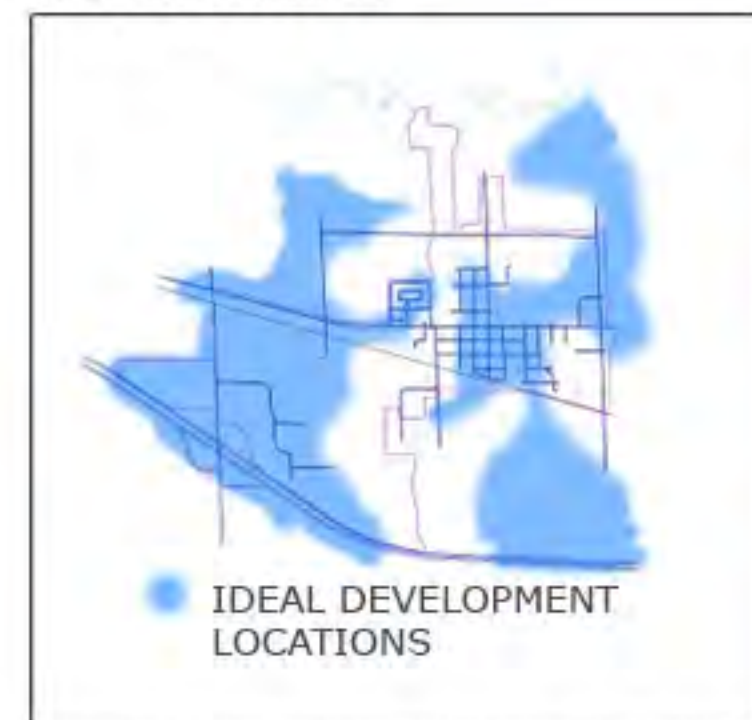
- > Give Webberville an identity and unique character for the future
- > Keep the rural essence of Webberville strong
- > Enhance a sense of place for the residents and guests of the village
- > Provide developed downtown space for Webberville
- > Create a focal point featuring the village's gazebo
- > Provide park space
- > Create pockets of gathering space within the heart of the village
- > Update and expand the retail spaces in the village core
- > Link nodes within Webberville 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 Webberville from highways
- > Draw visitors from a wider region into Webberville
- > 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



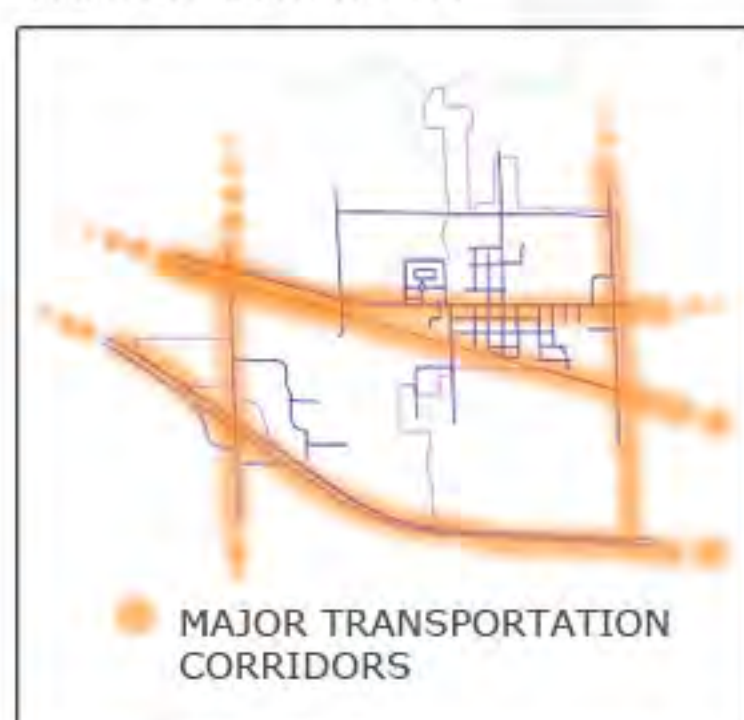
Compliant with the village's draft land use and recreation plan natural areas, pocket parks and playgrounds are to be integrated into the fabric of Webberville.

### DEVELOPMENT



Development within Webberville will be concentrated around the industrial park and city core with an emphasis on incorporating more mixed use development.

### TRANSPORTATION



Pedestrian and bicycle transit are encouraged throughout the village along with bus transit, a potential light rail service and Amtrak station supplementing the non-motorized transportation along major routes.

### COMMERCIAL



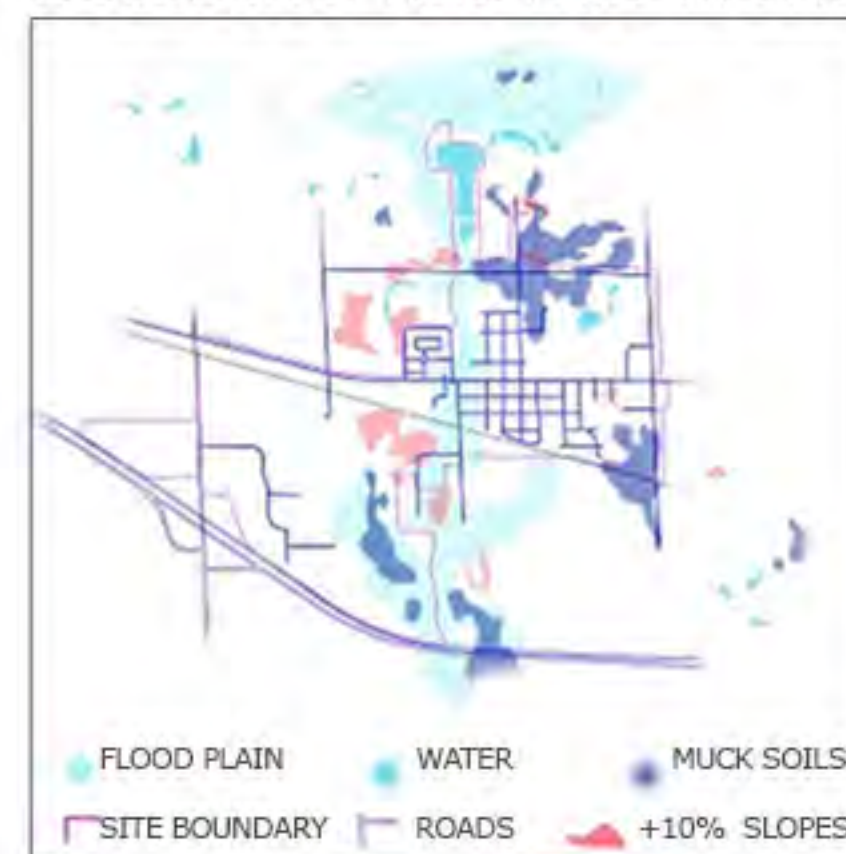
Commercial opportunities are located to attract complimentary retail uses in the infilled village core and to attract people off the highway and draw them into Webberville's downtown.

### SYNTHESIS

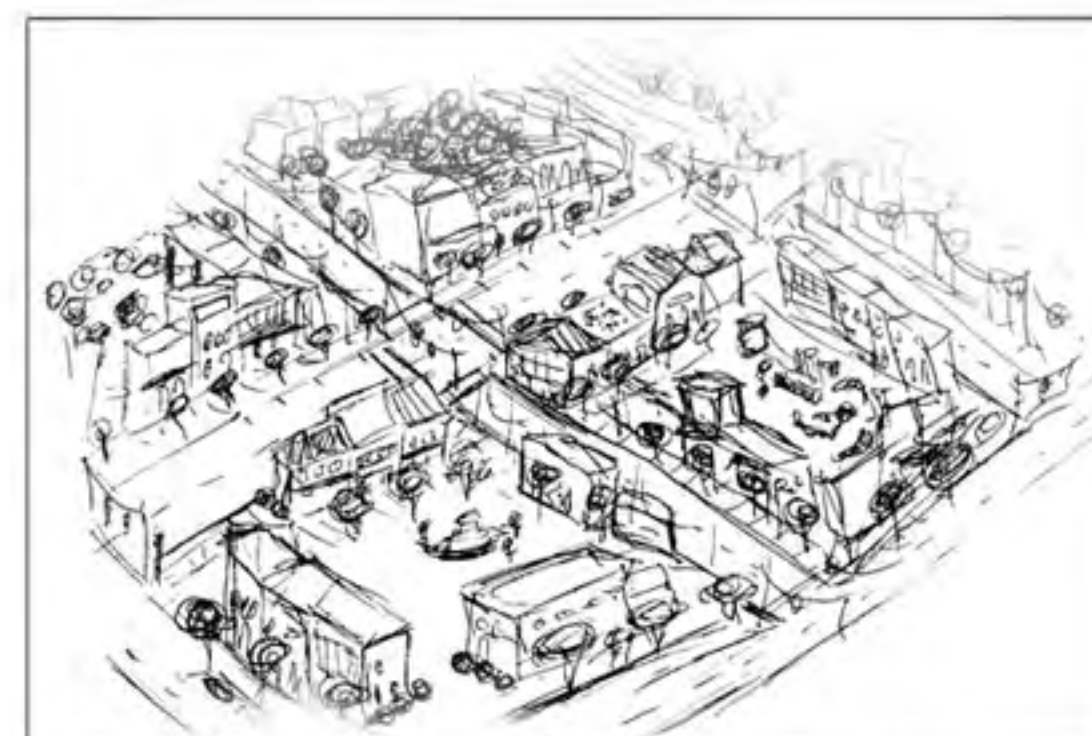


- REFERENCES:
1. Web Soil Survey: USDA
  2. Webberville City Data
  3. FEMA Map Service Center Firmette
  4. Michigan/Grand River Avenue Corridor Sub-Area Plan: Webberville
  5. Draft Land Use and Recreation Master Plan
  6. Google Maps Survey
  7. USDA Rose Data

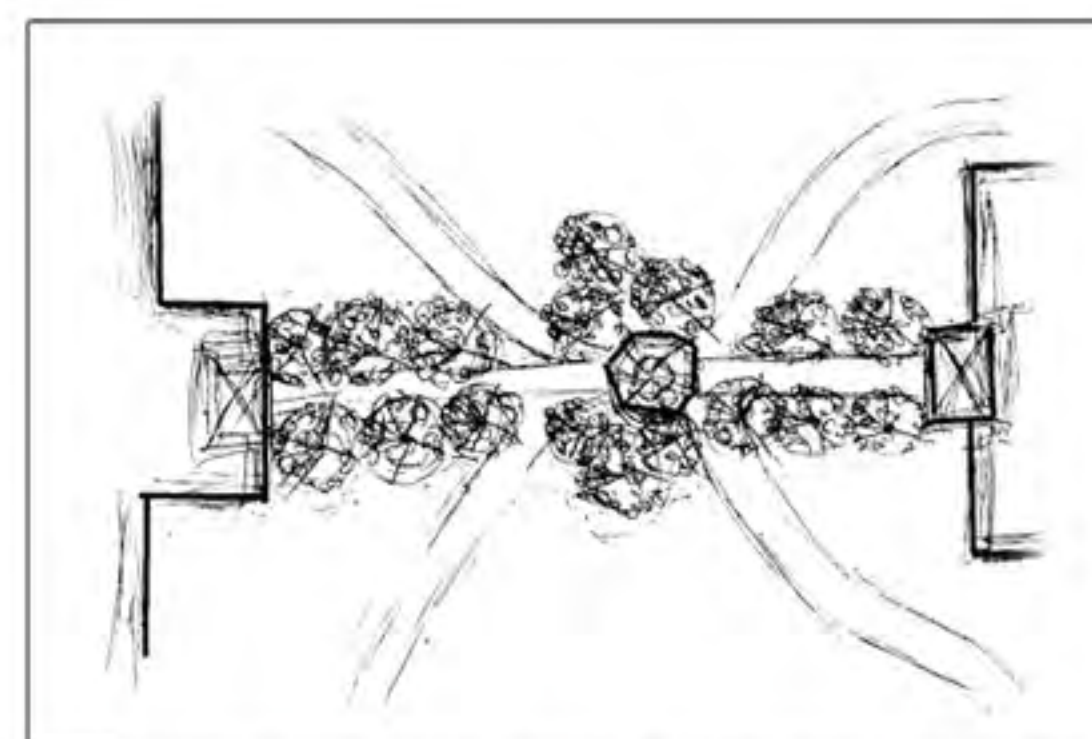
### BUILDING RESTRICTIONS



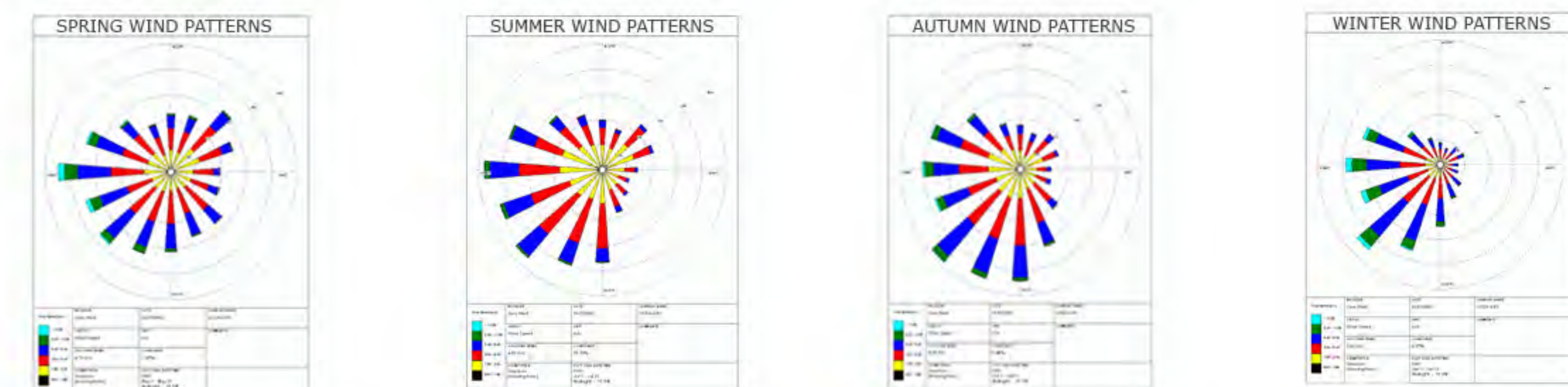
By combining the various information and land purposes from the inventory and analysis, design opportunities arise. The data found for this site allows the best design alternatives to be utilized. The success of the design is dependent on the carefully researched information of the site and it's users.



Prototype image creates community pockets inside urban development.



Prototype village green relocates gazebo and creates crossroads connecting the local school and church.



Wind originates most commonly from the south and west and are strongest in the spring and winter. Spring has the most variation in direction of wind, with gusts occurring from all directions; this affect decreases throughout the year until the winter months when very little wind originates from the north and east.



Design opportunities include the grain tower, the village gazebo, the abandoned area between the church and historic school and the downtown core.

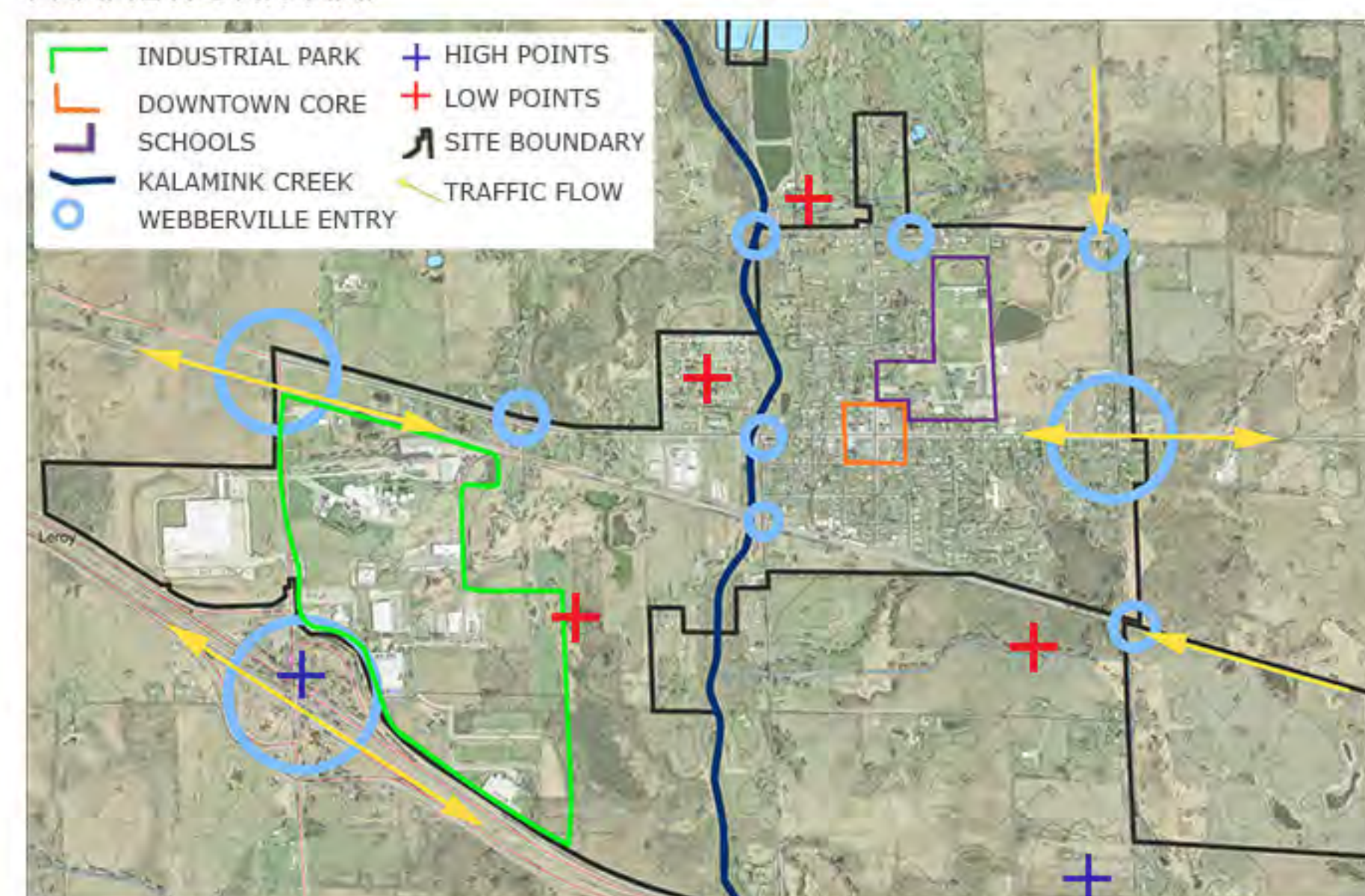
### EXISTING LAND USES



### PROPOSED LAND USES



### FRAMEWORK MAP



In order to revitalize the village of Webberville it is important to blend new development and land uses with existing elements that are currently successful.

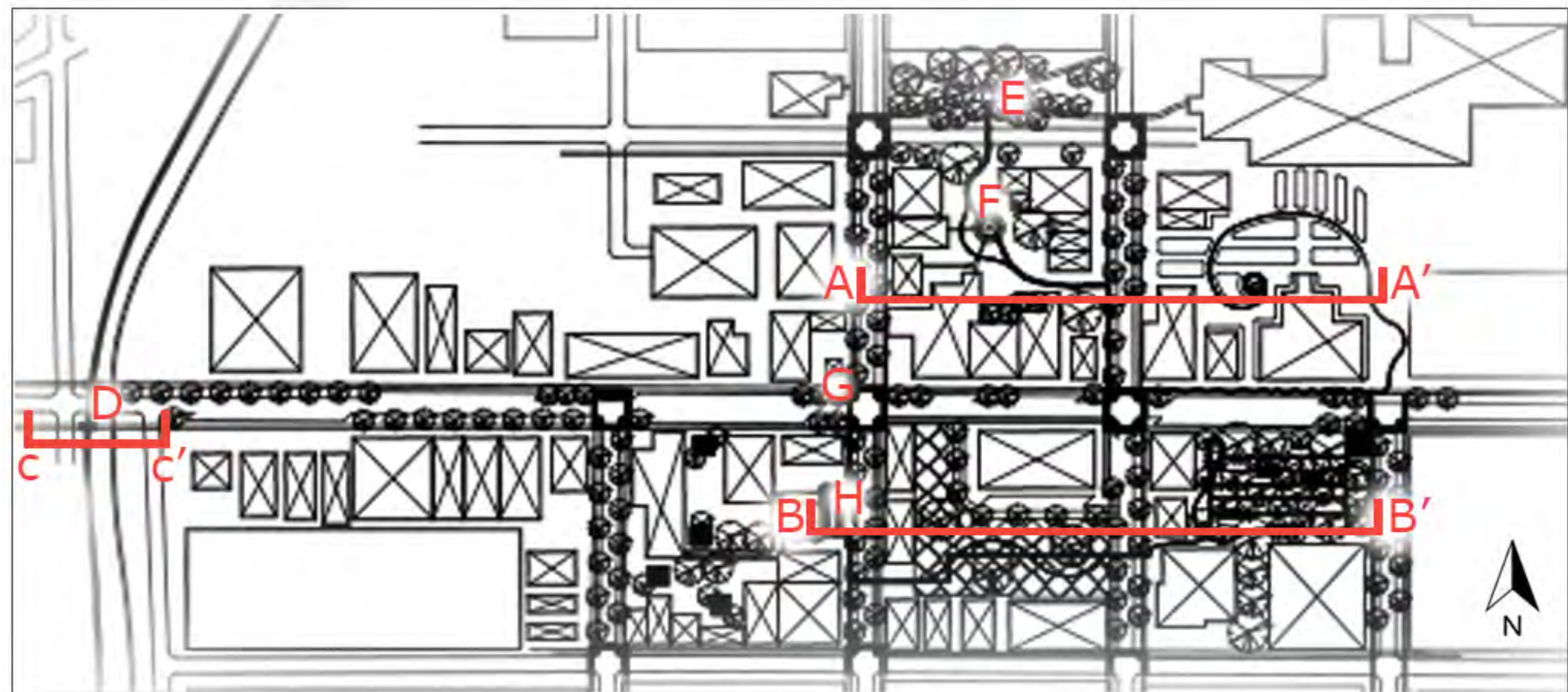
Webberville has a valued public school and recreation system located in the center of the village. Because of the close proximity between residences and the village core, a close working relationship between the two entities should be maintained.

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

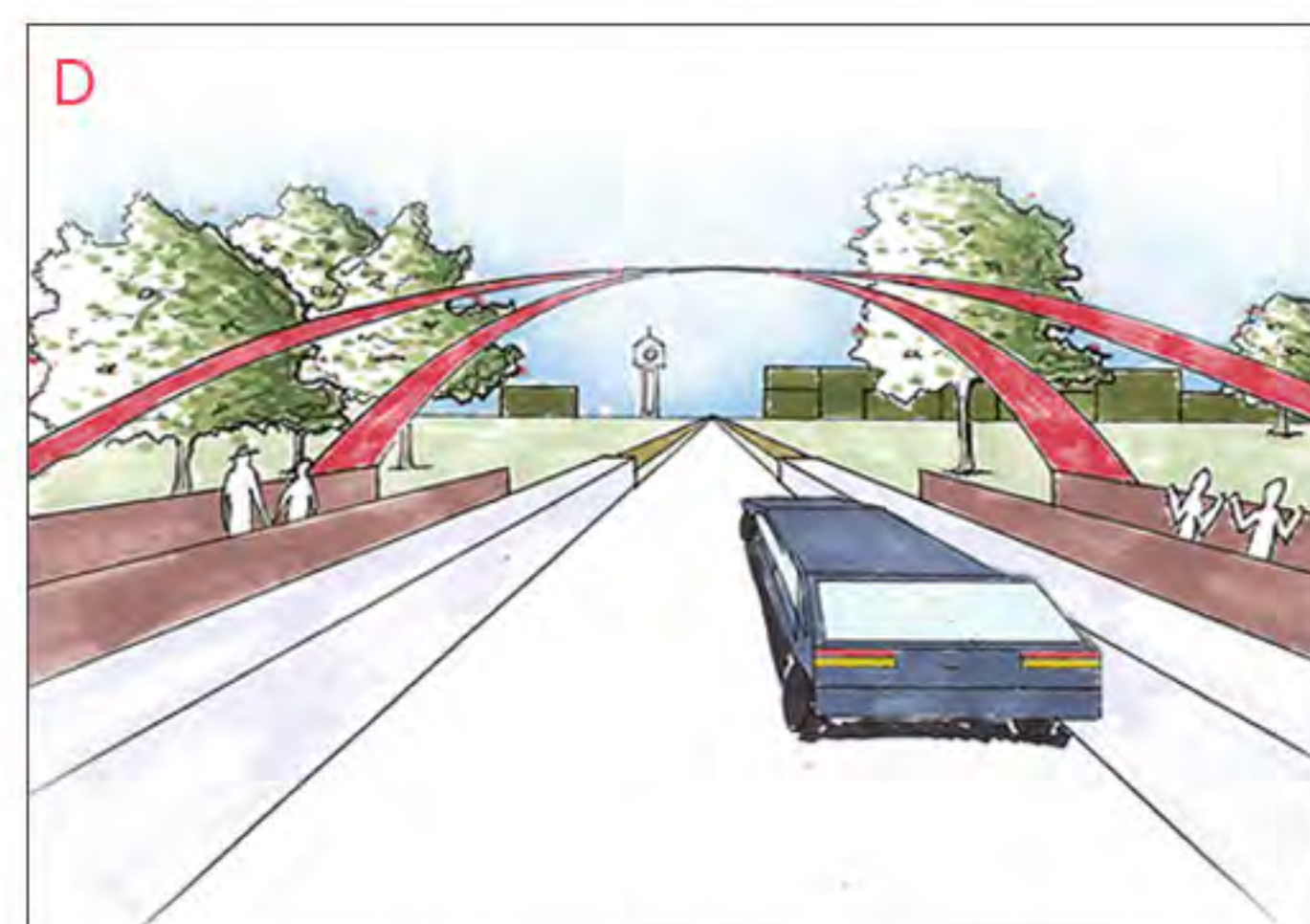
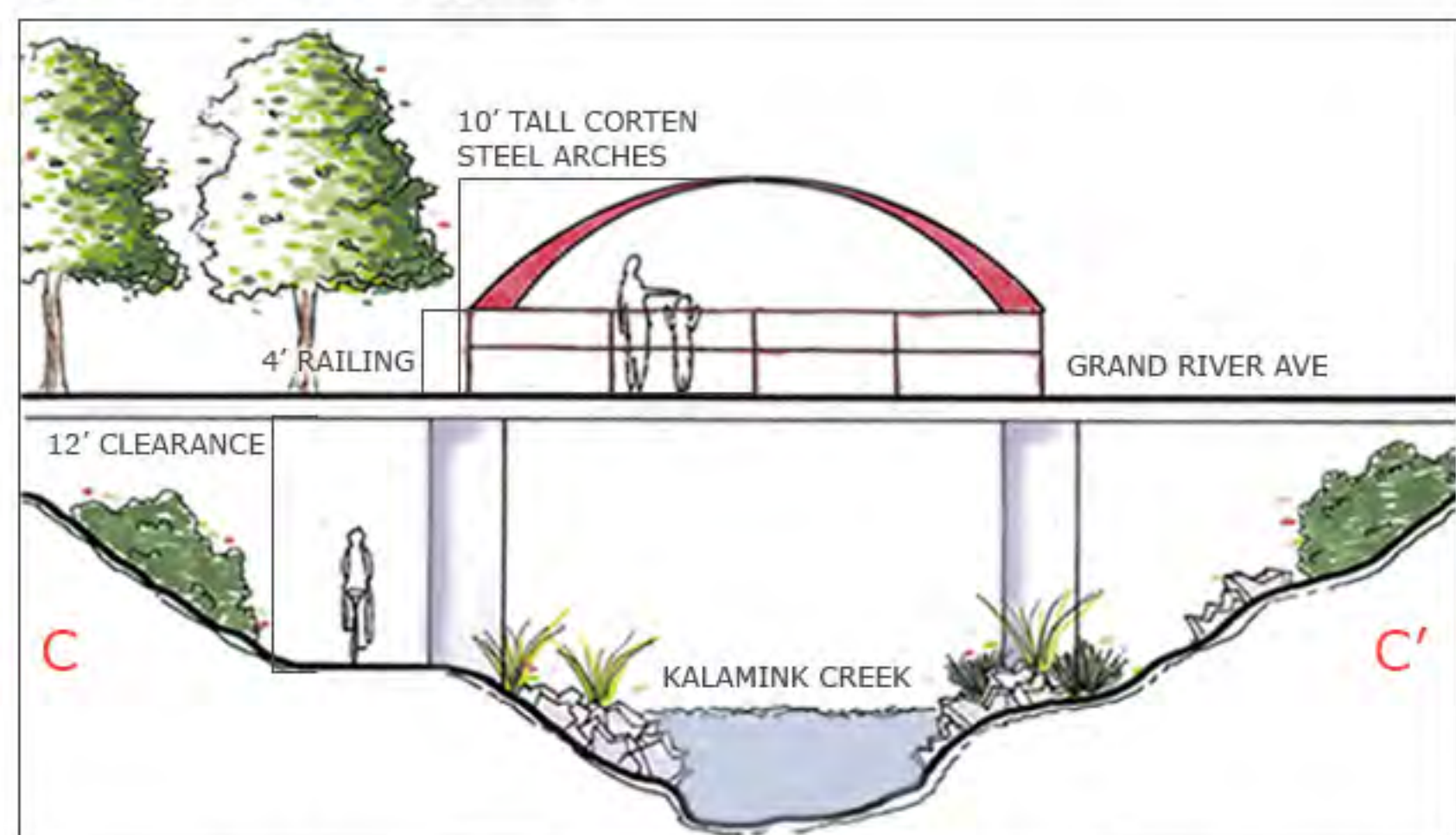
The layout of residential streets are presently functional, however a desire for the village may be creating more density in the neighborhoods. It is recommended that multi-family type homes are to be constructed within close proximity to Grand River Avenue, whereas the concentration of single family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

# CROSSROADS



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 bridge on Grand River Avenue creates an artistic gateway into the village that welcomes visitors to Webberville. It becomes a distinct and recognizable landmark that marks the entrance to Webberville. Corten steel arches over the road crossing in the center, resembling crossroads and creating a form repeated in our design throughout the heart of the village.

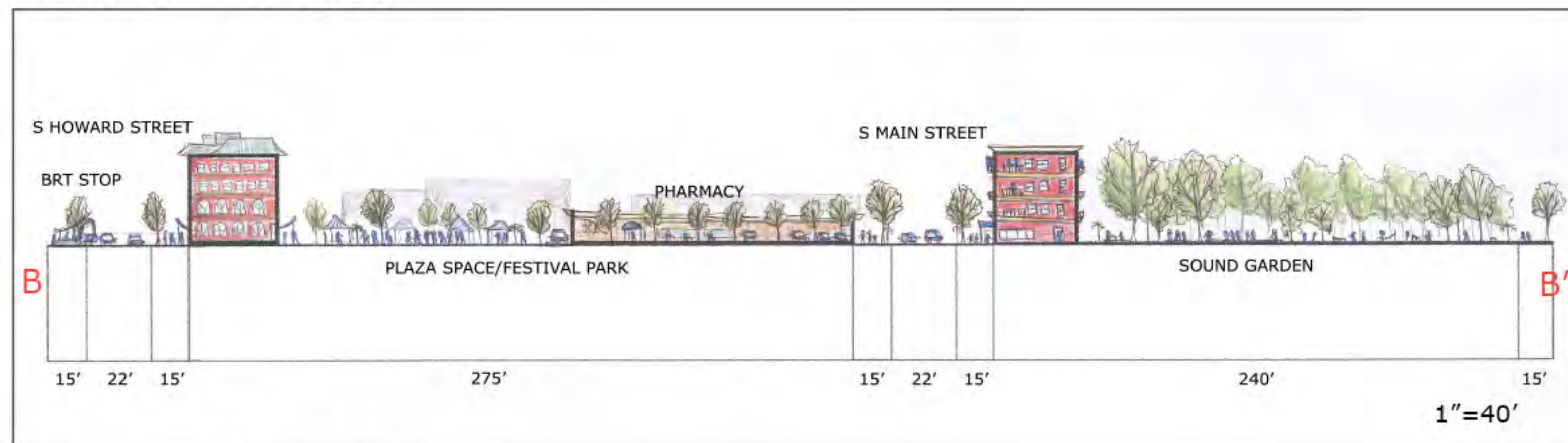
The relocation of the gazebo with tree lined paths creates a gateway between the school and church building. The artistic park has crossing pathways with a pond and bird bath at the center. The space is an opportunity for displaying public art work and holding art festivals.



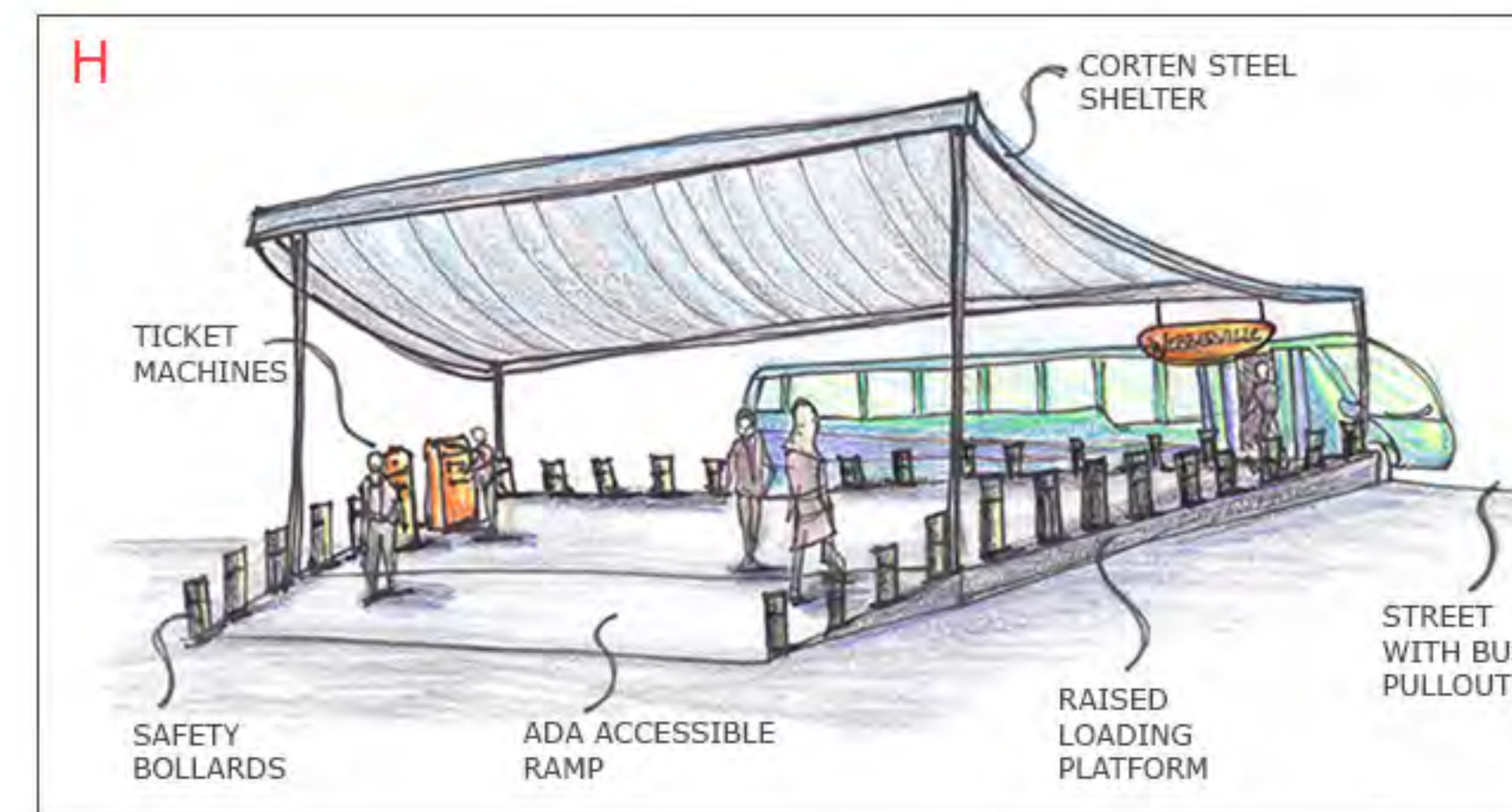
NORTH ELEVATION



NORTH ELEVATION



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.