



NEAR WEST SIDE REDEVELOPMENT PLAN

DAVISON · BURDICK · HUDSON · DENNISON · WASHINGTON
VILLAGE OF OXFORD

Draft for Presentation to Planning Commission
June 7, 2016



Near West Side Redevelopment Plan

Village of Oxford, Oakland County, Michigan

Planning Commission Draft June 7, 2016

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1. Introduction

Welcome to the Village of Oxford's Near West Side Redevelopment Plan. This Plan reflects the Village's strategies for redeveloping underused and incompatible sites within the area immediately to the west of downtown.

Purpose

The purpose of this plan is to determine the sites within the Near West Side that are ripe for redevelopment, to articulate the Village's preferred redevelopment scenario, and to define a path forward to improvements that will benefit the landowners and the general public by creating a more vibrant and economically healthy Oxford.

This plan should be used as a guide for the Village, landowners, and developers during a future development process for any site included herein.

Relationship to Master Plan

This Plan is an addendum to the Village's Master Plan, which was last updated in 2011. The Plan does not deviate substantially from the Master Plan's vision. Instead, it dives down deeper, articulating the planned character for each redevelopment area with more specificity. This plan also includes specific implementation actions which the Village will carry out to support the envisioned redevelopment, including alterations to the Form Based Code within the Zoning Ordinance.

However, in some minor instances, this plan conflicts with the 2011 Master Plan. In all such instances, this Plan shall take priority.

2. Background and Overview

Existing Conditions

For the purposes of this plan, Oxford's "Near West Side" is defined as an area bounded by Washington Street on the east, the Polly Ann Trail on the north, and Dennison Street on the south. The west boundary is Pleasant Street north of Burdick Street, and generally the Village Hall south of Burdick Street.

The area is predominantly single-family homes, with some major exceptions. There are industrial uses near the Polly Ann Trail, reminiscent of when that corridor was a rail line. The mixed-use Merge complex stands at the corner of Pleasant and Dayton Streets. And the Village Hall is a landmark, but one that may not remain in place as maintenance costs and the vacant space left by the departure of the Township offices make a relocation of the Village offices and redevelopment of the site a possibility.

Although not within the boundary of this plan, the Village-owned property south of Dayton Street is addressed in order to give a clear vision for that site.

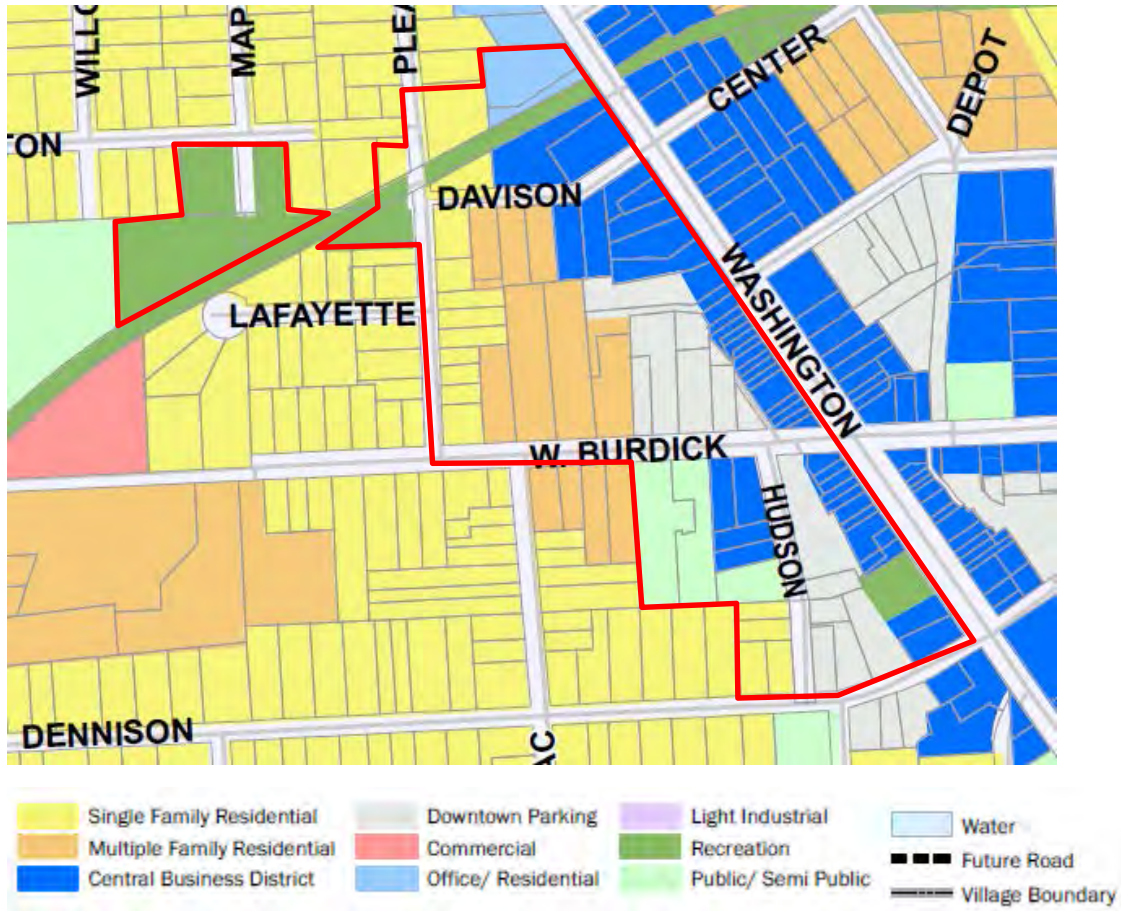
2011 Master Plan

The 2011 Master Plan envisioned the Near West Side as a residential area complementing the downtown with increased density, leading to foot traffic and vibrancy. The map below shows the Future Land Use Designations within the Near West Side.

Much of the Plan Area is planned for Multiple Family Residential, except for Pleasant Street and part of Hudson Street, which are planned for Single Family Residential. Hudson Street is planned for parking on the east side and Central Business District, Public, and Single Family Residential on the west side.

The Village-owned land on Dayton Street is planned for Recreation.

Map 1: Near West Side Future Land Use Categories, 2011 Master Plan (Redevelopment Plan Boundary in Red)



Public Input

In late 2015, an online public input survey was distributed to Oxford residents. Residents were surveyed on their preferences for redevelopment with a Visual Preference Survey, which asked respondents to rate images from 1 (“I would hate to have this in Oxford”) to 5 (“I would love to have this in Oxford”).

The five highest rated redevelopment images were as follows:

Average Rating: 4.41



Average Rating: 4.31



Average Rating: 3.86



Average Rating: 2.73



Average Rating: 2.68



Specific Redevelopment Areas

For the purposes of this plan, the plan area has been divided into three categories, as shown on Map 2.

- **Redevelopment Sites** are the high priority locations for new development within the plan area. They are currently underused and incompatible with their surroundings and present opportunities for development that will complement nearby uses. Three locations are designated as Redevelopment Sites:
 - **Huntoon Site (47 North Washington).** The former funeral home on Washington Street is a landmark in the community and one of Oxford’s architectural gems. It also features a large dedicated parking lot. This plan will seek to articulate a vision for its redevelopment, while keeping the current house in-tact and architecturally preserved.

- **15 North Washington.** The only vacant lot in Oxford’s downtown core, 15 North Washington was historically the site of a hotel. This plan will articulate the vision for new construction on that site to fill the gap in the street wall.
- **Village Hall (22 West Burdick).** With maintenance costs on the partially-unused building rising, the Village is considering moving. Village residents authorized selling the property, but the Village offices will only move if a suitable new site for them can be found. This plan articulates the Village’s vision for the site if it is redeveloped.
- **Character Change Areas** are lower-priority redevelopment areas. These areas will be redeveloped more slowly, on an ongoing basis. Generally, they were identified because their existing uses do not reflect their future land use category in the Master Plan, and also because they can better complement their surroundings through redevelopment. Three areas are designated as Character Change Areas.
 - **Davison Street.** Davison Street has industrial uses on one side, residential uses on the other, and a mixed-use commercial building at the end of the street. This eclectic mix of uses provides an opportunity for unique redevelopment, while keeping the character of the existing homes.
 - **Hudson Street North.** Adjacent to the Village Hall are four single family homes. They are currently sandwiched between parking on three sides. This plan will articulate their future.
 - **Hudson Street South.** At the corner of Hudson and Dennison, there are more homes, some of which have been converted to commercial space. This plan will determine a coherent vision for their future.
- **Planning Clarification Area.** There is an area just outside of the Redevelopment Plan boundary where the Planning status will be clarified by this plan:
 - **Dayton Street Land.** The Village-owned land on Dayton Street is vacant. In the past, it has been planned for recreation, but development options also exist. This plan will articulate the possibilities envisioned by the Village.
- **Others Areas,** not designated as Redevelopment Sites or Character Change Areas, are not discussed in detail in this plan. It is the intent of this plan for their future character to be as described in the Village Master Plan. In many cases, that means that they current character is planned to continue unchanged.






Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Base Map Source: Oakland County GIS, 1/08
Data Source: Village of Oxford 2012

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Near West Side

Village of Oxford, Michigan

- | | | |
|--|---|--|
|  Primary Redevelopment Sites |  Potential Character Change Areas |  Redevelopment Plan Boundary |
| 1. Huntoon Site | 4. Davison Street | |
| 2. 15 N. Washington | 5. Hudson North | |
| 3. Village Hall | 6. Hudson South | |

February 16, 2015



3. Redevelopment Sites

Introduction

The following pages contain detailed descriptions, complete with pictures and conceptual plans, of the Village of Oxford’s vision for the redevelopment sites in the Village’s Near West Side. The purpose of these pages is to guide redevelopment and to ensure that the Village’s vision is realized as Oxford grows and densifies.



REDEVELOPMENT SITE 1:

47 NORTH WASHINGTON HUNTOON SITE



Existing Conditions

- Historic home with lawn frontage and large parking lot located behind.
- Entire lot (aside from manicured lawn frontage and building footprint) is paved and striped for parking.



Development Objectives

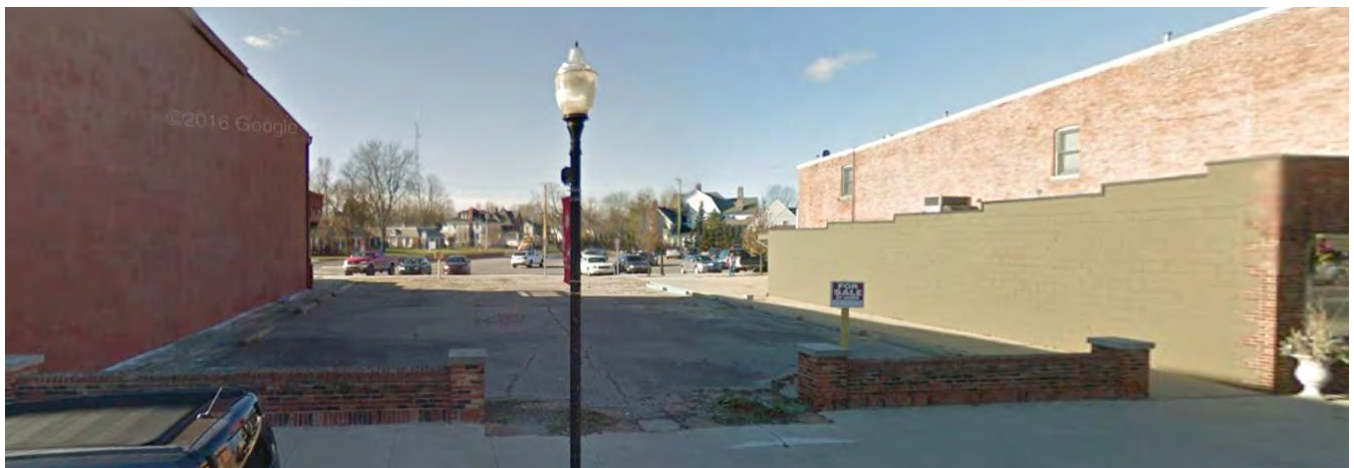
- Preserve historic structure while allowing flexibility in uses, including service, office, retail and residential uses.
- Maintain an attractive landscaped frontage.
- Utilize the large parking lot to support neighboring redevelopment, if possible.

Implementation Actions

- Create an overlay for architecturally significant buildings to exempt them from non-conformity status under the C-1 Transition Form Based Code.
- Enact standards under the C-1 Transition Form Based Code to protect historic structures and ensure their economically viable re-use.

REDEVELOPMENT SITE 2:

15 NORTH WASHINGTON



Existing Conditions

- Historic hotel site.
- Vacant, paved, urban parcel in use as a parking lot, with a low knee wall along sidewalk at frontage.
- Concrete sidewalk along northern edge of site connects downtown shopping district with parking behind.



Development Objectives

- Develop a new building that fills the gap in the downtown streetwall.
- Construct a landmark building befitting the site's history.
- Allow a broad mix of uses, including retail, office, or residential.

Implementation Actions

- Assist the property owner in marketing the site to developers.
- Ensure that any development conforms the provisions of the C-1 Core Form Based Code.
- Ensure that adequate parking is available for the new development in the Northwest Quadrant parking lot.

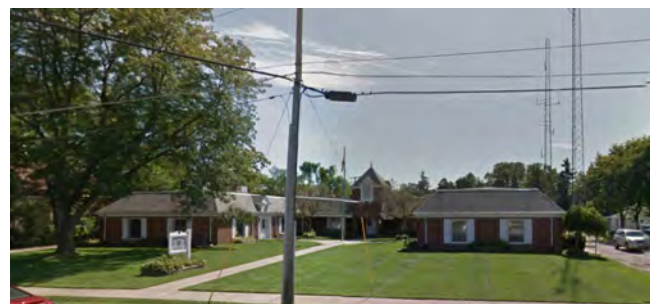
REDEVELOPMENT SITE 3:

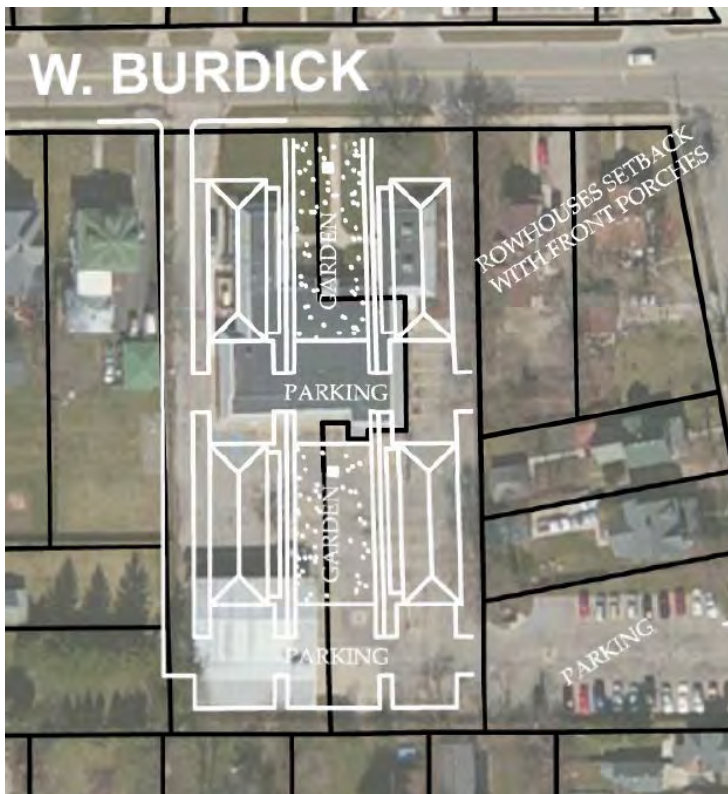
22 WEST BURDICK VILLAGE HALL



Existing Conditions

- Aging municipal building with large paved parking area behind.
- Large front building setback with manicured lawn along W. Burdick St. matches adjacent single-family residential buildings.
- Highly utilized overflow parking for downtown shopping district.





Development Objectives

- Increase residential density near downtown.
- Blend new high-density townhomes with existing adjacent single-family residential uses.
- Combine vehicular access and parking behind buildings.
- Provide direct pedestrian access or connections to building entrances from the sidewalk at front.
- Retain public overflow parking.

Implementation Actions

- Find an appropriate and fiscally responsible new home for the Village offices somewhere in the Village core.
- Sell the Village Hall to a developer that shares the Village's vision for the site.
- Add a new section to the Form Based Code for the RM-1 and RM-2 districts when located in specific locations near downtown. Ensure that the Form Based Code requires the style of development articulated in this plan.

4. Character Change Areas

Davison Street

EXISTING CONDITIONS

Davison Street has an unusual character, with residential homes on the south side of the street and industrial/commercial buildings on the north. It also has the mixed-use Merge complex at the end of the block along Pleasant Street.

The Polly Ann Trail runs behind the north side of the street, elevating towards the bridge over Washington at approximately the middle of the block.

Along Washington south of Davison are several single-family homes, two of which have been approved as live-work units.

Zoning: The south side of the block is zoned R-1 Single Family Residential. The north side is zoned I-1 Industrial. The Washington Street frontage and Merge are zoned C-1 Transition (Merge is also subject to a PUD Agreement).

Master Plan: The north side of the block is Master Planned Central Business District, except for the far west end (now a parking lot) which is Master Planned for Single Family Residential. The south side of the block is partially Master Planned Central Business District and partially Master Planned Multiple Family Residential.

PLANNED CHARACTER

The commercial/industrial buildings on the north side are planned to remain, but should be operated in a manner that does not negatively impact the residential neighbors across the street. In the event the north side of the street is redeveloped and new buildings are built, the resulting development could include a mix of uses, including office, low-intensity retail, low-intensity industry, and/or a variety of housing typologies (apartments, townhomes, or even single-family). All uses must be designed to complement the existing character.

The single-family homes on the south side are also planned to remain, but it is the intent of this plan that they be permitted to include office or low-intensity retail uses such as art galleries and antique shops. These uses would complement both the downtown businesses along Washington and the Merge complex, while not presenting a hazard to the remaining single family homes.

In the event that the homes along the south side are torn down and redeveloped, the redevelopment should include small apartment buildings or townhomes. While demolishing and replacing the homes is permitted under the Village's Zoning Ordinance and Master Plan, and will



continue to be permitted, it is not the intent of this plan for the homes along Davison to be replaced with new construction.

IMPLEMENTATION ACTIONS

The south side of Davison should be rezoned to C-O Commercial Office, and the C-O District should be revised to allow residential uses in certain typologies. That zoning classification will allow the street to develop the planned character of low-intensity art-based retail along with residential uses. The north side of Davison may be rezoned to C-1 Transition, RM-1 Multiple Family Residential, or C-O Commercial Office if requested by a property owner in conjunction with a redevelopment that fits the vision of this plan, but this plan does not envision a rezoning initiated by the Village.

Hudson North

EXISTING CONDITIONS

There are four homes immediately east of the Village Hall. They are surrounded by the Village Hall on one side, and parking lots on the other three sides. The owners of the homes have recently invested in them, bringing out some of their historic character. But with the need for office, retail, and parking downtown growing, the future of the homes must be clearly articulated.

Zoning: All four homes are zoned C-1 Transition.

Master Plan: All four homes are Master Planned Central Business District.

PLANNED CHARACTER

It is the intent of this plan for the homes to remain in place to keep some of the historic residential fabric of the Village in tact near the downtown. However, a wide variety of uses should be permitted, as befits the C-1 Transition District and the location adjacent to high-intensity uses, busy roads, and parking.



If the homes are demolished, they should be replaced in accordance the Village's Form Based Code, as revised as a result of this plan.

IMPLEMENTATION ACTIONS

One of the proposed changes to the Form Based Code as a result of this plan and its sister plans (The Near East Side and South Washington Redevelopment Plans) is to historic single family homes a conforming typology under the Form Based Code, allowing them to be more easily redeveloped. Alternatively, the homes could be rezoned to C-O Commercial Office (with the planned expansion the uses in that district to allow residential) and not included in the Form Based Code Boundary.

Hudson South

EXISTING CONDITIONS

There are several homes at the south end of Hudson, near the intersection with Dennison, that face similar challenges to the homes further north. On the east side of the street, they abut the Southwest Quadrant parking lot, and on the west side they are near the Village Hall/overflow parking lot. Hudson Street itself is used by vehicles looking for parking and pedestrians walking to downtown businesses. The homes are well-kept, but not all of them are important examples of the Village's architectural heritage.

Most of the homes are used for residential purposes, although there are some businesses on the east side of the street. The businesses generally front on the parking lot, not Hudson Street.

Zoning: The homes on the west side of the street are zoned R-1 Single-Family Residential. The northernmost home on the east side is zoned C-O Commercial Office, while the others on that side are zoned R-1 Single-Family Residential.

Master Plan: The east side of the street is Master Planned for Parking. The west side is Master Planned for Single Family Residential.

PLANNED CHARACTER

This plan envisions the homes remaining in place, and not being torn down for parking. However, a wider variety of uses should be permitted to take advantage of the foot traffic and allow the downtown to expand while protecting the character of the street.

IMPLEMENTATION ACTIONS

The homes on the east side of the street should not be torn down for parking, regardless of the Future Land Use category in the 2011 Master Plan. A rezoning to C-O Commercial Office may be appropriate for the entire Character Change Area to permit a wider variety of uses.

Because the houses are planned to remain in place and not be redeveloped, they should not be subject to the Form Based Code boundary.

5. Planning Clarification Area

Dayton Street Land

EXISTING CONDITIONS

There are approximately three acres of vacant land between Dayton Street and the Polly Ann Trail, east of the cemetery. The land has only a small amount of frontage on Dayton Street – most of it is behind existing homes. The property is Village zoned and has not yet been approved to be sold by Village residents.

Zoning: The land is zoned R-1 Single Family Residential.

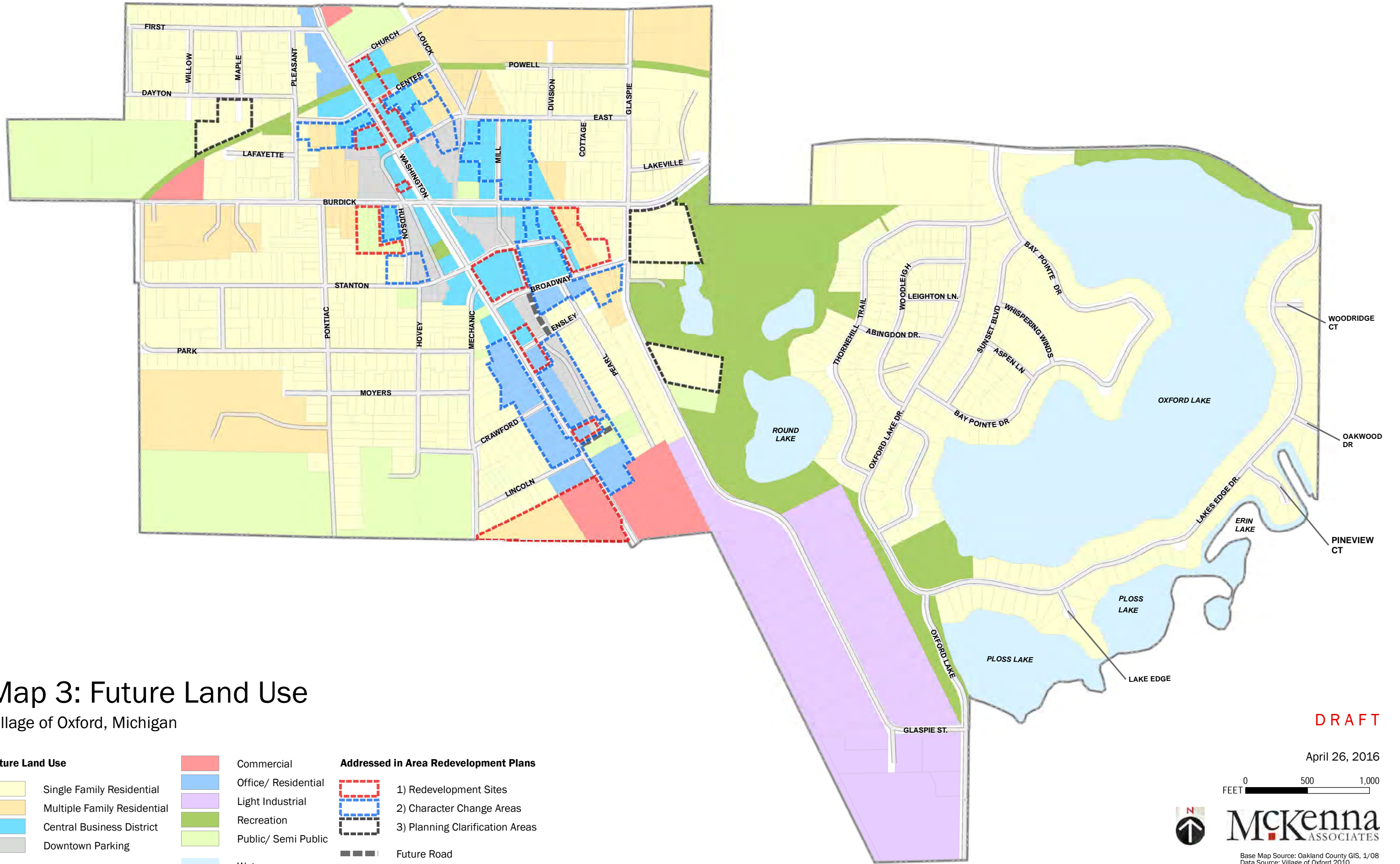
Master Plan: The site was planned for “Recreation” in the 2011 Master Plan. This plan revises that category to “Single Family Residential,” with the specific planning details listed below.

PLANNED CHARACTER

This plan envisions the land being developed for residential purposes, either single-family homes or a denser configuration such as condominiums or senior housing. Any development would have to adequately protect and buffer the homes to the north, and any development should connect to the Polly Ann Trail to allow easy access for residents to that amenity. If and when the land is developed, the development will need a road network that connects to the existing Village grid logically (most likely via an extension of Maple Street), and also that responds to the site’s hilly topography.

IMPLEMENTATION ACTIONS

The land would have to be approved for sale by Village residents prior to being redeveloped. In the event of a multiple-family proposal, that land could be rezoned to RM-1 or RM-2, but in the interim, the R-1 classification is appropriate. If and when the land is developed, the development will need a road network that connects to the existing Village grid logically (most likely via an extension of Maple Street), and also that responds to the site’s hilly topography.



Map 3: Future Land Use

Village of Oxford, Michigan

Future Land Use

- | | | | |
|--|-----------------------------|--|---------------------|
| | Single Family Residential | | Commercial |
| | Multiple Family Residential | | Office/ Residential |
| | Central Business District | | Light Industrial |
| | Downtown Parking | | Recreation |
| | | | Public/ Semi Public |
| | | | Water |

Addressed in Area Redevelopment Plans

- | | |
|--|---------------------------------|
| | 1) Redevelopment Sites |
| | 2) Character Change Areas |
| | 3) Planning Clarification Areas |
| | Future Road |

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April 26, 2016



Base Map Source: Oakland County GIS, 1/08
Data Source: Village of Oxford 2010



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