



SOUTH WASHINGTON REDEVELOPMENT PLAN

WASHINGTON · ENSLEY · CRAWFORD · LINCOLN · EDISON ALLEY
VILLAGE OF OXFORD

Adopted October 11, 2016



South Washington Redevelopment Plan

Village of Oxford, Oakland County, Michigan

Adopted October 11, 2016

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Table of Contents

- 1. Introduction** 1
 - Purpose.....1
 - Relationship to Master Plan1
- 2. Background and Overview** 2
 - Existing Conditions.....2
 - 2011 Master Plan.....2
 - Public Input.....3
 - Specific Redevelopment Areas5
- 3. Redevelopment Sites** 11
 - Introduction.....11
 - Washington/Ensley.....12
 - Edison Alley End.....14
 - Washington Triangle.....16
- 4. Character Change Areas**..... 18
 - C-O District West18
 - C-O District East19

LIST OF MAPS

- Map 1: South Washington Future Land Use Categories (Redevelopment Plan Boundary Shown in Red)..... 3
- Map 2: South Washington Redevelopment Plan.....9
- Map 3: Future Transportation Plan21

1. Introduction

Welcome to the Village of Oxford’s South Washington Redevelopment Plan. This Plan reflects the Village’s strategies for redeveloping underused and incompatible sites within the area immediately south of downtown.

Purpose

The purpose of this plan is to determine the sites within the South Washington corridor 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, the South Washington corridor is defined as the land abutting M-24/Washington Street south of Stanton on the west side of the street and south of Broadway on the east side of the street.

At one time, this corridor was one of Oxford's most sought-after addresses, with large, ornate homes being constructed during the 19th Century, especially on the west side of the street. However, as M-24 became a busier and busier regional thoroughfare, South Washington became less popular as a residential area. The Village responded by introducing the Office Residential zoning category and its companion zoning district, C-O Commercial Office. These planning designations were designed to permit commercial uses along the corridor, while preserving the existing homes.

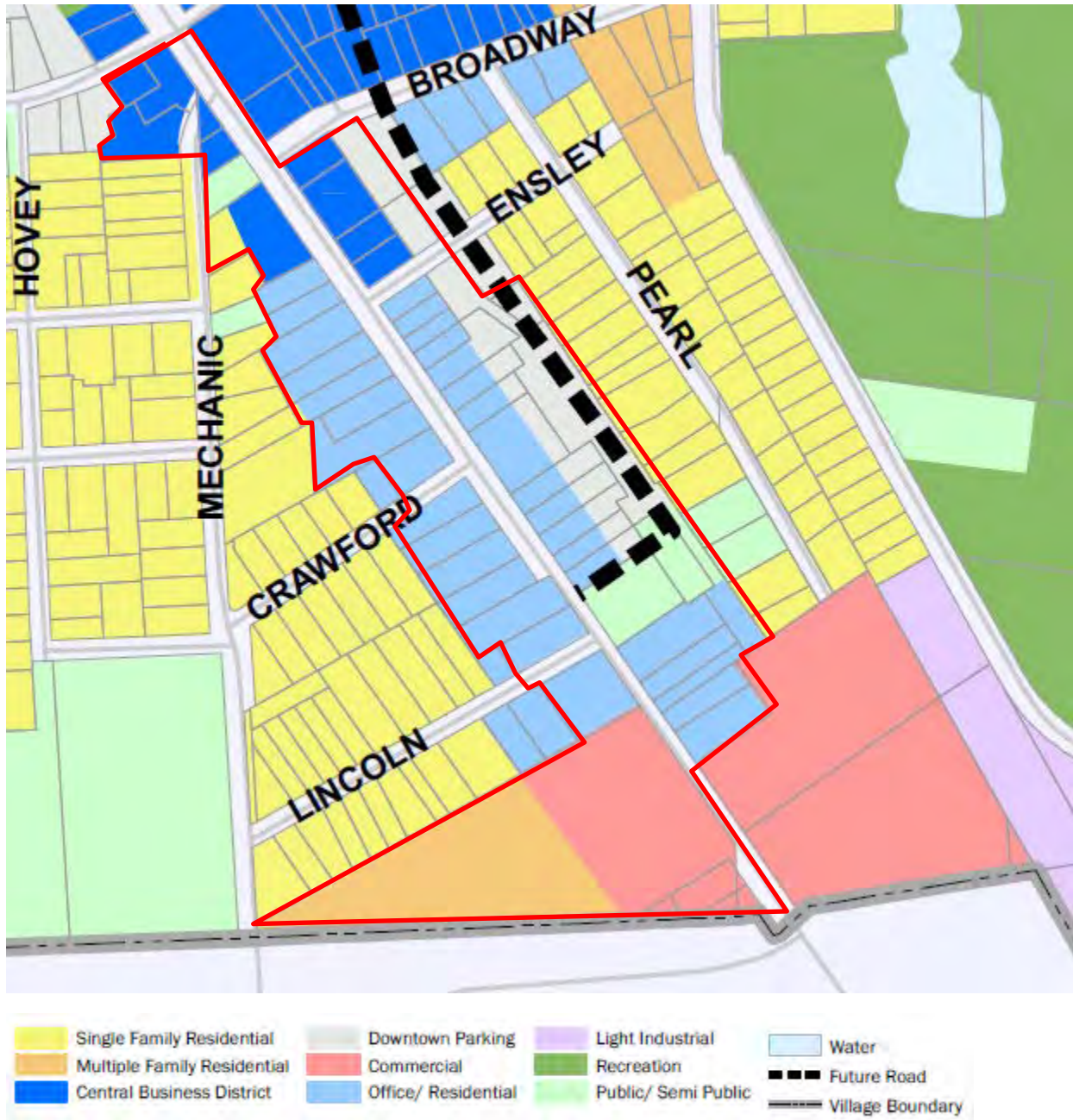
In some ways, the current planning and zoning of the corridor has been successful, as many of the historic homes remain. But in other ways, it has not worked, causing drawn-out development processes, prohibiting residential uses despite the name of the Future Land Use category, and failing to stop the redevelopment of the east side of the street.

2011 Master Plan

The 2011 Master Plan designated most of the South Washington corridor for Office Residential, as shown on the map below. However, north of Ensley the corridor is planned as an extension of the Central Business District. The existing churches are planned to remain (Public/Semi Public Future Land Use Category), and the more intensive businesses at the south end of the corridor are planned to remain via the Commercial category.

The large piece of vacant land at the far south end of the corridor (called the "Washington Triangle" in this plan) is Master Planned for Multiple Family Residential.

Map 1: South Washington Future Land Use Categories (Redevelopment Plan Boundary Shown 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 the map below.

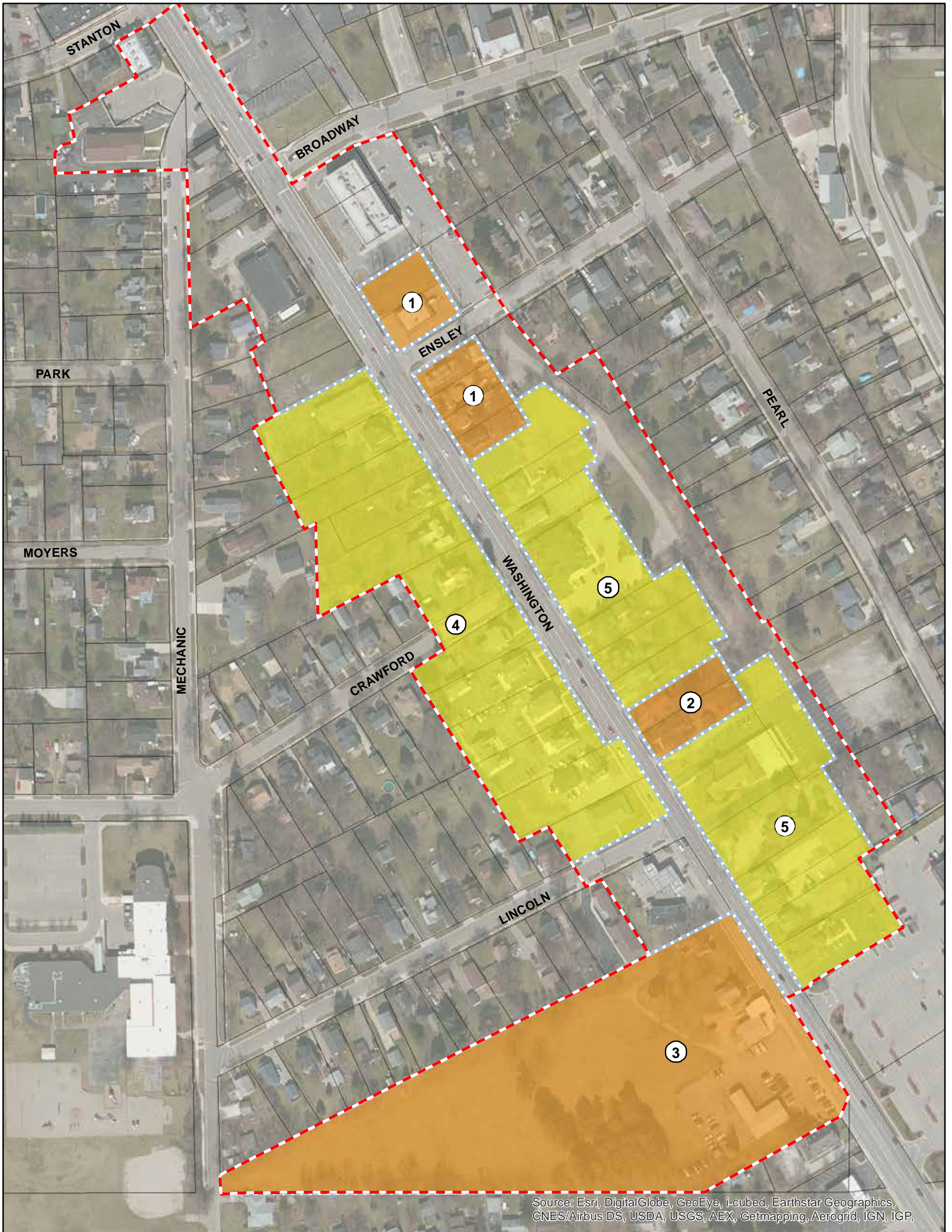
- **Redevelopment Sites** are the high priority locations for new development within the plan area. They are currently underused and incompatible with their surroundings and present opportunities for development that will complement nearby uses. Three locations are designated as Redevelopment Sites:
 - **Washington-Ensley.** The east side of the corridor near Ensley Street is characterized by under-use and blight. Between the Crittenton and Coldwell Banker office buildings, there are several single-family homes, a vacant lot, and a small, incompatible commercial building. The single-family homes are not important reflections of Oxford's architectural heritage and, for the most part, they are not in good condition. This plan will present an overall vision to create a coherent character for the two block stretch.

- **Edison Alley End.** The Edison Alley, which runs behind the lots on the east side of Washington, is currently a dead end. The 2011 Master Plan called for the alley to turn to the west and connect with Washington Street. That new roadway would require the redevelopment of the two single-family homes currently fronting Washington. This plan will envision how the redevelopment of the site could go hand in hand with the completion of the alley.
- **Washington Triangle.** One of the Village's largest areas of vacant land, the Washington Triangle, as it will be referred to in this plan, presents an opportunity. This plan will envision its future development.
- **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.
 - **C-O District West.** The land zoned C-O Commercial Office along the west side of the street is analyzed as a Character Change area to determine whether the C-O district is still appropriate and whether changes should be made to the standards of that district to continue to implement the Village's goals.
 - **C-O District East.** As with the west side of the street, the land zoned C-O Commercial Office along the east side of the street is analyzed as a Character Change area to determine whether the C-O district is still appropriate and whether changes should be made to the standards of that district to continue to implement the Village's goals.
- **Other 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 their current character is planned to continue unchanged.

Development Incentives

The Village of Oxford is committed to working with developers and property owners to make the redevelopment projects envisioned in this plan a reality. To that end, the Village will form an Economic Development Subcommittee to undertake the following tasks in pursuit of improving the business and real estate development climates in the Village:

- Streamline the Zoning Ordinance to make opening and operating a business easier.
- Determine financial incentives and other ways for the Village to make development less costly and more profitable.
- Partner with Oxford Bank and other local financial institutions to support Oxford businesses and developments in the Village.
- Develop a working list of available national, state, and county development initiatives and oversee their implementation in the Village.
- Bring property owners, business owners, and developers together to realize shared visions.
- Recruit businesses, residents, and developers to the Village.
- Support existing businesses and promote shopping and dining in Oxford.






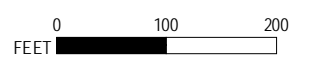
Base Map Source: Oakland County GIS, 1/08
Data Source: Village of Oxford 2012

South Washington

Village of Oxford, Michigan

February 16, 2016

- | | | | | | |
|---|------------------------------------|---|---|---|------------------------------------|
|  | Primary Redevelopment Sites |  | Potential Character Change Areas |  | Redevelopment Plan Boundary |
| 1. | Washington/Ensley | 4. | C-O District West | | |
| 2. | Edison Alley End | 5. | C-O District East | | |
| 3. | Washington Triangle | | | | |



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 South Washington corridor. 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:

80-100 SOUTH WASHINGTON

WASHINGTON-ENSLEY



Existing Conditions

- North of Ensley
 - Underused commercial building.
 - Vacant lot.
 - Crittenden medical office building with one row of parking in front.
- South of Ensley
 - Four single-family homes in poor condition with lawn frontages along M-24 and with private backyards.
 - Edison Alley to the east.





Development Objectives

- Redevelop the sites with mixed use (retail, office, and/or residential) buildings similar in character to the Crittenden and Coldwell Banker buildings to the north and south.
- Allow limited setbacks with lush landscaping required.
- Construct a wide, inviting sidewalk between the landscaping and the building frontages, in order to attract pedestrians to walk from building to building.
- Construct retail storefronts in all buildings to line the new sidewalk, similar to the character of the Crittenden building.
- Ensure efficient auto and pedestrian circulation through all sites, effectively utilizing the Edison Alley and the parking lot behind the Crittenden building to reduce turning conflicts onto M-24.



Implementation Actions

- Rezone to C-1 Transition
- Revise the C-1 Transition Form Based Code to allow limited setbacks / heavily landscaped setbacks with ample pedestrian walkway along the building frontages.
- Enforce landscaping standards to ensure the setbacks are well-designed.
- Work with property owners and developers to assemble the land north and south of Ensley into at most two, or optimally one, development site.
- Ensure shared parking, access, and maintenance agreements among all parcels, including Crittendon and potentially also including businesses to the south.



REDEVELOPMENT SITE 2:

124-134 SOUTH WASHINGTON EDISON ALLEY END



Existing Conditions

- Two single-family homes with lawn frontages along M-24 and with private backyards.
- Single-family homes surrounded by commercial development on the north and a church on the south.
- Alley from north terminates behind northernmost of two houses.



Development Objectives

- Connect existing alley with M-24.
- Redevelop sites in a manner that fits with surrounding development.

Implementation Actions

- Rezone to C-1 Transition.
- Design and fund construction of alley connection to M-24, including gaining MDOT approval for design.
- Work with property owners to combine parcels into a single development site.



REDEVELOPMENT SITE 3:

141-161 SOUTH WASHINGTON WASHINGTON TRIANGLE



Existing Conditions

- Mostly vacant and unforested.
- A used car dealership, a plumbing and heating contractor, and two single-family homes exist along M-24 frontage.
- Approximately 40' of frontage available along Mechanic St. to the west.



Development Objectives

- Redevelop retail along M-24, into a hotel if possible.
- Develop single-family housing on the undeveloped portion of the lot.
- Allow unique single-family configurations, such as bungalow courts, in order to use triangular lot efficiently.
- Allow some low intensity convenience retail immediately behind existing retail frontage, in order to provide walkable shopping options for new residents.
- Connect to adjacent roads in as many places as possible, which discouraging cut-through traffic.
- Ensure pedestrian and, if possible, auto connections to surrounding neighborhood.

Implementation Actions

- Work with property owner to attract developer to the site.
- Work with existing businesses to help them fit into the new design framework.
- Build an east-west road from Mechanic to M-24. The road may need to be private to accommodate the very thin frontage on Mechanic.
- Consider a PUD to combine the retail and residential aspects of the site into one approval, and to increase the permitted density while keeping a single-family typology.

4. Character Change Areas

C-O District West

EXISTING CONDITIONS

The west side of Washington Street still contains the historic Victorian homes that once characterized the entire corridor. North of Crawford Street, there are four homes that retain much of their original character. Some have been converted to commercial uses. South of Crawford Street, the homes have been restored and painted white, combined into the White House Village Shoppes complex, with shared parking and management for their retail and office uses.

Zoning: All lots within the character change area are zoned C-O Commercial Office.

Master Plan: All lots within the character change area are Master Planned Office/Residential.

PLANNED CHARACTER

It is the intent of this plan to keep the character of the homes on the west side of the street in-tact, with two major changes:

- Residential uses should be permitted, in order to allow upper floors to be used more efficiently, and also to allow the remaining homeowners to borrow and improve their homes without being considered non-conforming uses. The C-O district should allow single-family homes, townhouses, small apartment buildings, subdivided homes, mixed-use buildings, and residential units built at the back of a lot with commercial uses in the front.
- In permitting residential uses, however, the Village should make sure that they are designed to be compatible with the existing uses, to be protected from M-24 traffic noise, and to be in compliance with the Building and Fire codes. Residential uses should have dedicated parking spaces, adequate green space, protection from light and noise, and clearly defined access in and out of the buildings that does not pass through commercial uses.
- A “West Alley” should be constructed from Lincoln Street north past Crawford to Mechanic or Washington Streets, in order to reduce the need for driveways on M-24 and reduce congestion due to turning traffic. (See this plan’s sister plan, the 2016 Future Transportation Plan).

IMPLEMENTATION ACTIONS

The C-O district should be amended to allow certain types of residential uses, specifically those listed above. Other typologies, such as small apartment buildings, should be considered by the Planning Commission, but may not be compatible in all instances.

The Village should begin working with property owners to develop the West Alley, as envisioned in the Future Transportation Plan.

C-O District East

EXISTING CONDITIONS

The east side of Washington has largely lost its stately Victorian homes, as well as many of the Craftsman bungalows that were built in a later era. Redevelopments by Crittenton, Coldwell Banker, and Genisys Credit Union have given the east side of the corridor a more high-intensity office character, although some homes still remain.

Zoning: All lots within the character change area are zoned C-O Commercial Office.

Master Plan: All lots within the character change area are Master Planned Office/Residential, although the eastern edge of the lots is Master Planned for Parking to accommodate the Edison Alley.

PLANNED CHARACTER

The Crittenton, Coldwell Banker, and Genisys redevelopments have given the east side of the corridor a new character, and that character should be reflected in all redevelopments going forward.

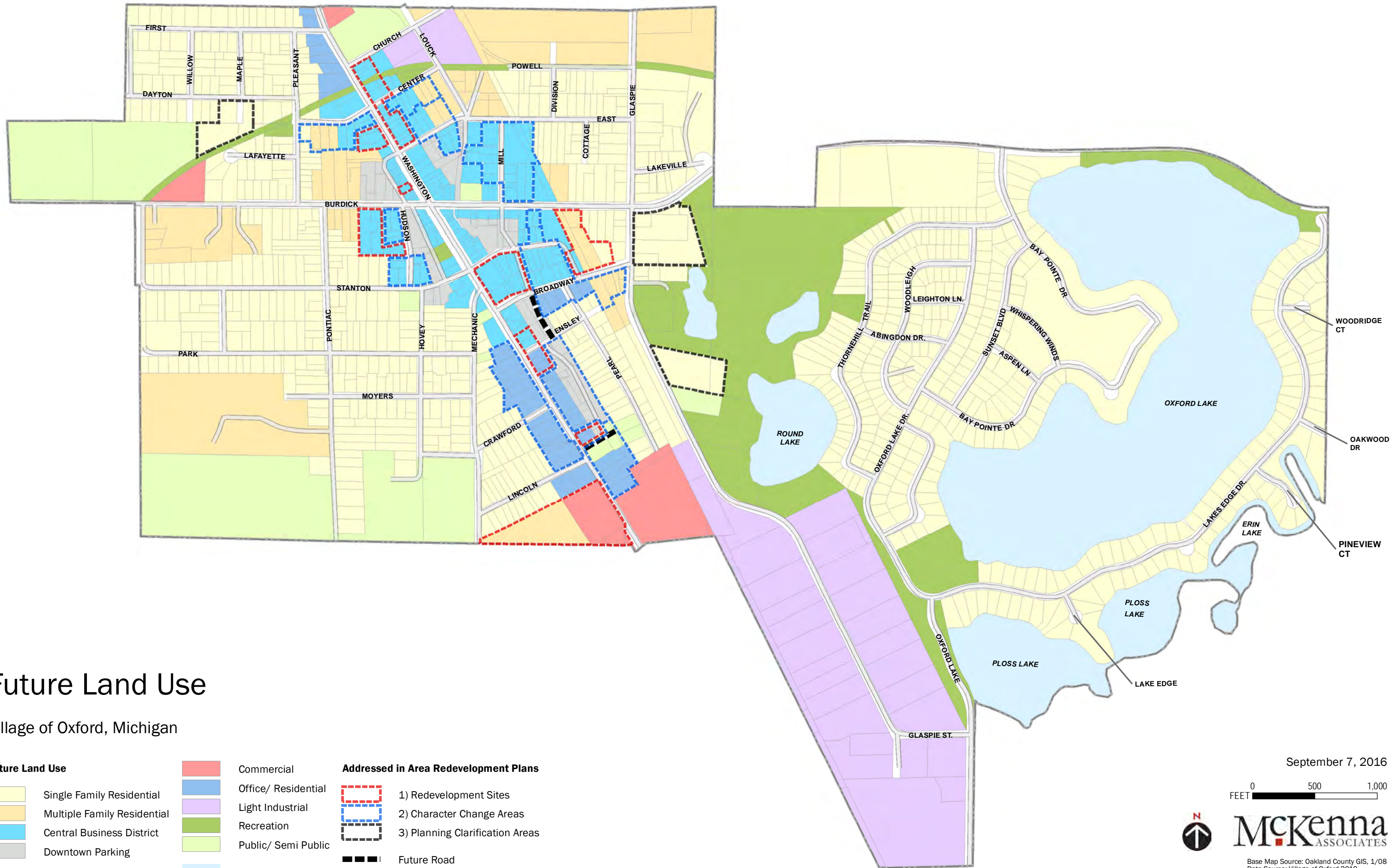


Buildings should be set back from Washington Street, but only in a limited way, and they should have lush landscaping, not parking, between them and the sidewalk. Direct connections between the sidewalk and the front door are a must. The massing of future buildings should reflect the existing office building – wide but not tall, with welcoming entrances (including storefronts) facing Washington.

A continuous sidewalk should be constructed behind the setback landscaping, to provide access for pedestrians to the fronts of the buildings. Parking should be largely accessed from the Edison Alley, with driveways to Washington minimized.

IMPLEMENTATION ACTIONS











The west side of Washington should be rezoned to C-1 Transition and should be subject to the Form Based Code to ensure development that meets the vision of this plan. The Village may need to coordinate land assembly and help landowners work together to create the parcels needed for the envisioned redevelopment.







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 |

September 7, 2016

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FEET



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



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