

# WESTPORT PLANNED UNIT DEVELOPMENT (WESTPORT PUD)

CONCEPT PLAN PRESENTATION  
BURNS HARBOR REDEVELOPMENT COMMISSION

11.13.2019



SMITHGROUP



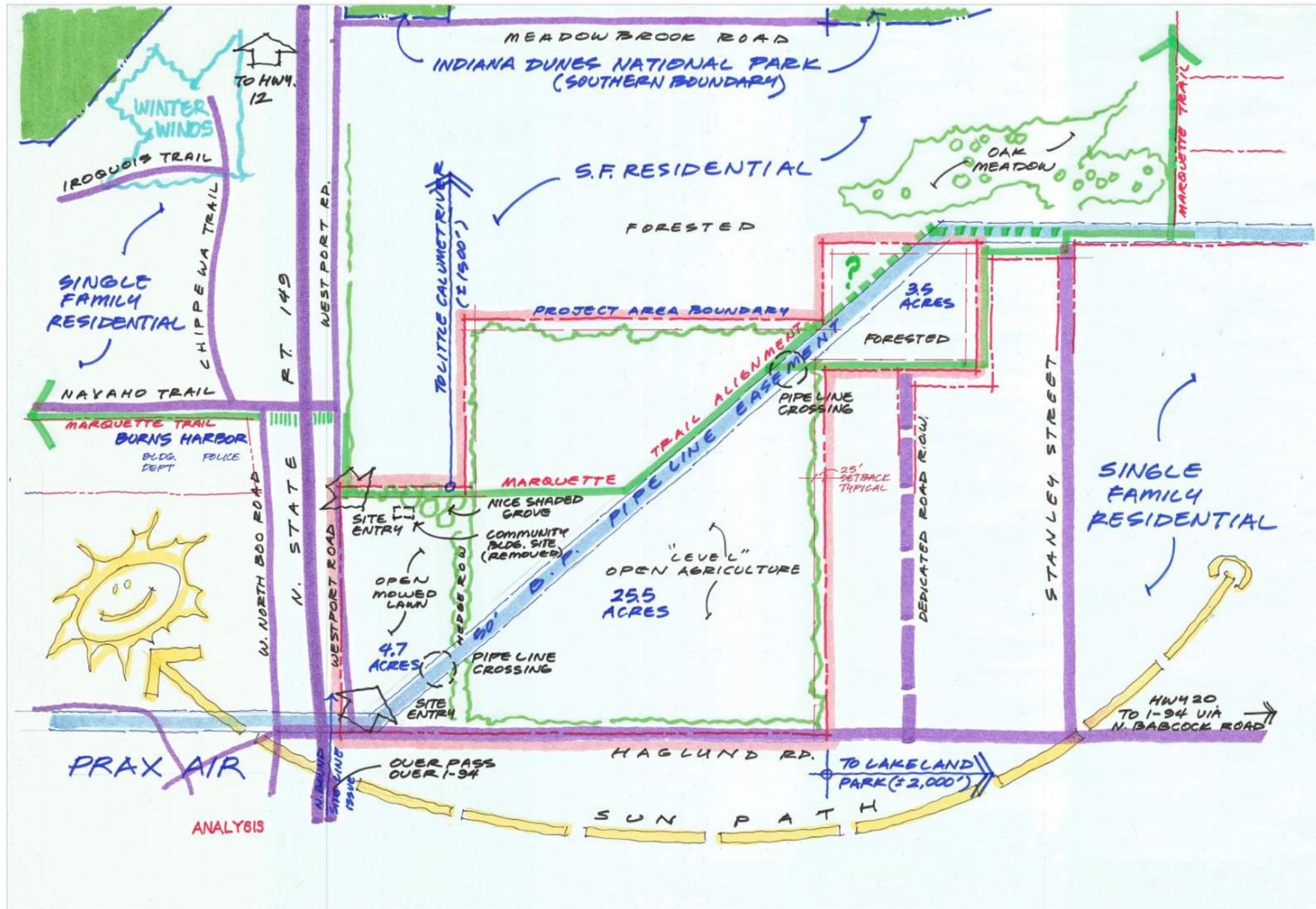
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# WESTPORT PLANNED UNIT DEVELOPMENT (PUD)

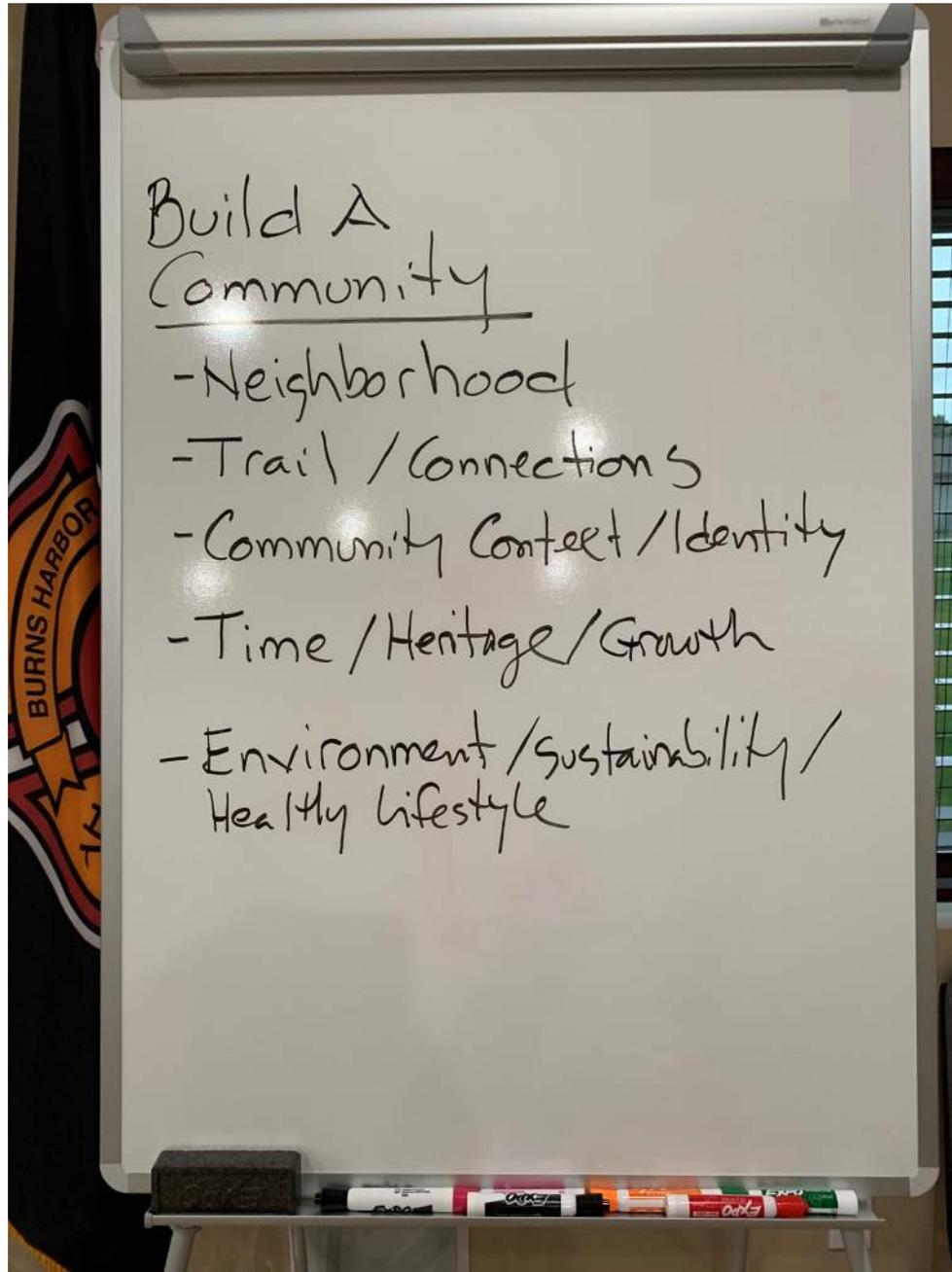
## WORK PLAN (TASKS COMPLETED)

- Master Development Agreement Approved - May 8, 2019
- Westport Detailed Work Plan Presented - July 10, 2019
- Burns Harbor Comprehensive Plan – Updated - August 14, 2019
- Westport PUD Design Contract Approved - September 11, 2019
- Westport PUD – Team Site Visit - September 17, 2019
- Westport PUD – Design Workshop - October 2 & 3, 2019
- Westport PUD – Concept Plan Presentation - November 13, 2019 (TONIGHT)

# SITE ANALYSIS



# DESIGN DRIVERS



# DESIGN DRIVERS

## Neighborhood

- Attract younger residents
- Life-long residents
- Maintenance Free Lifestyle
- Complement Village & Envir.

## Context / Community

- Immediate Neighbors
- Community wide
- Regional
  - National / State Park
  - River
  - Lake

## Heritage & Identity

- Westport Heritage
- Reflective + Forward Looking
- Long view + Immediate Action

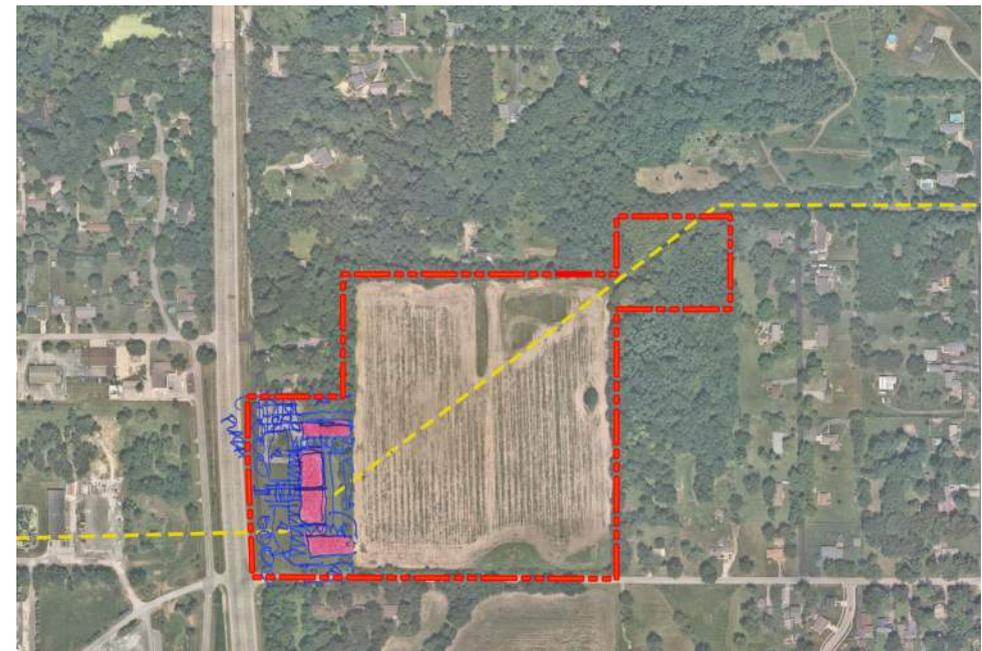
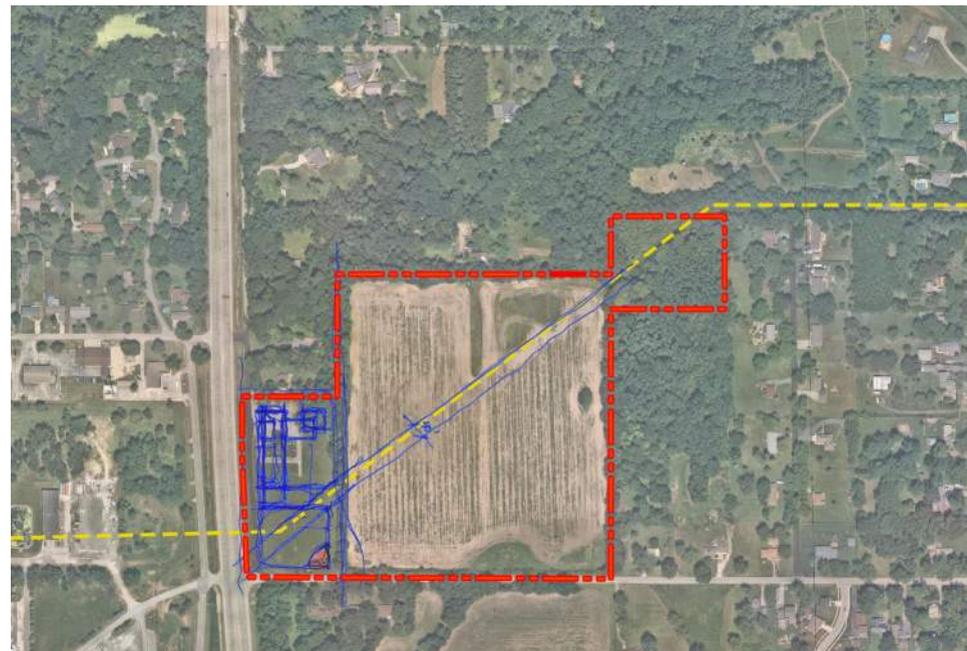
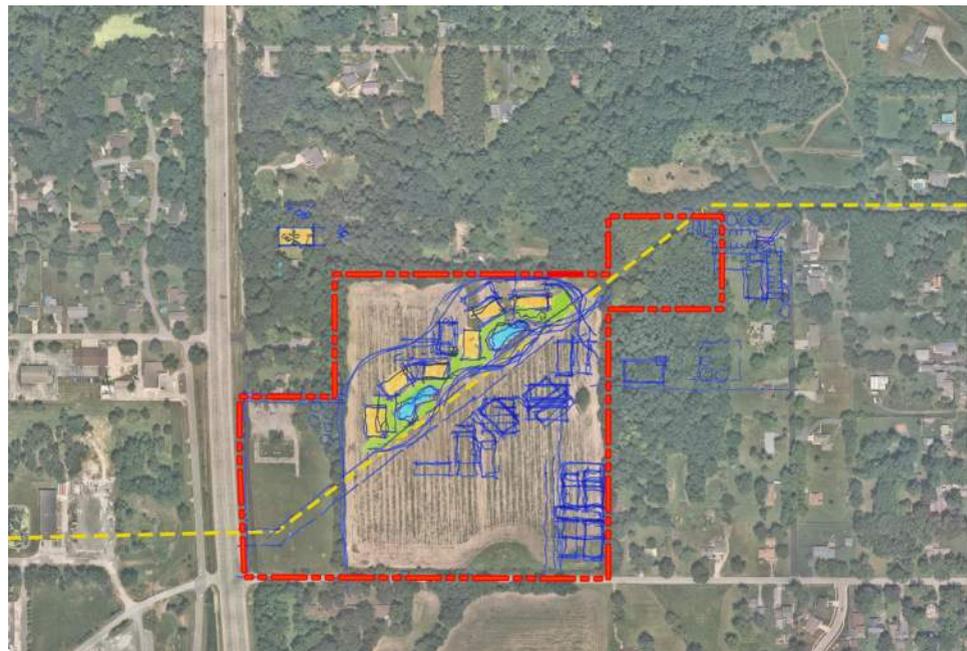
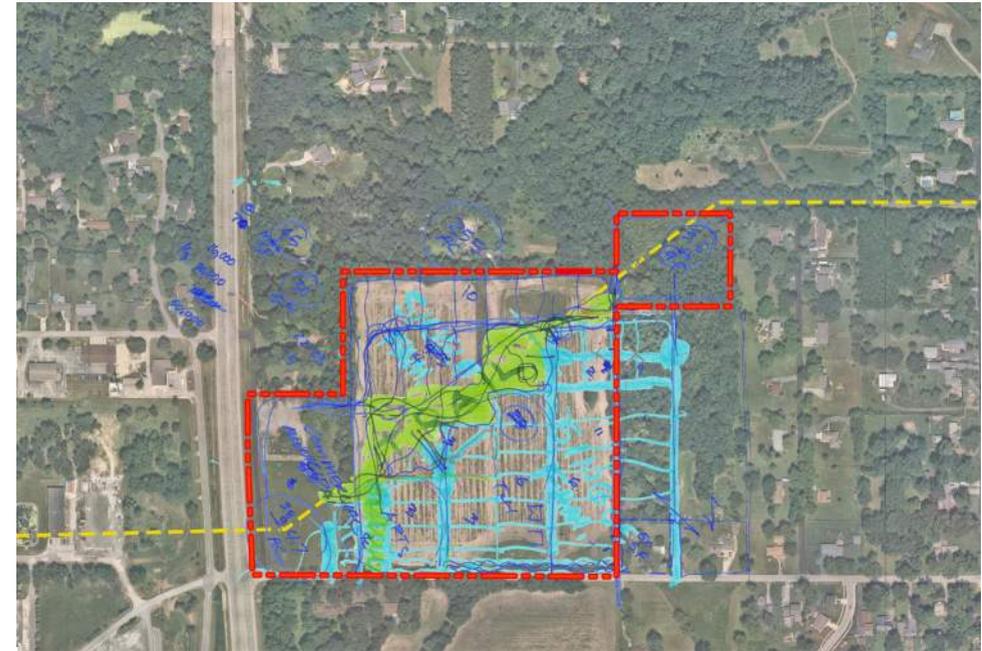
## Trail / Connectivity

- "On the Trail"
  - Engage
  - Program
  - Leverage
- People on Hogland
- Connect the town ← <sup>Neighborhoods</sup> Amenities

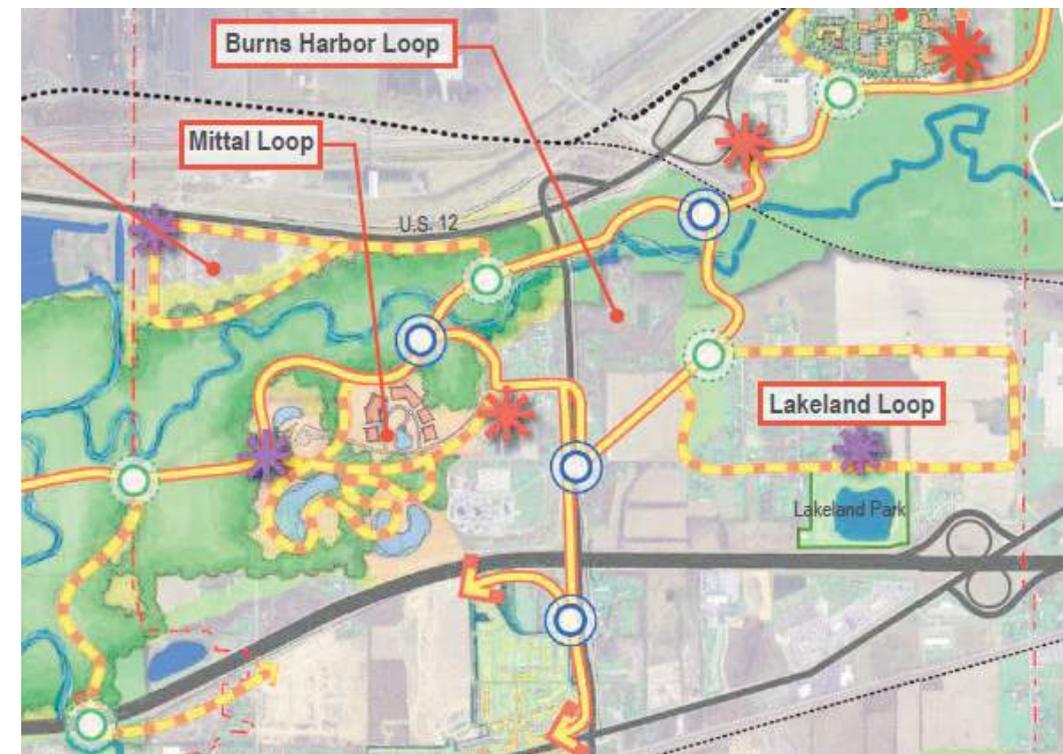
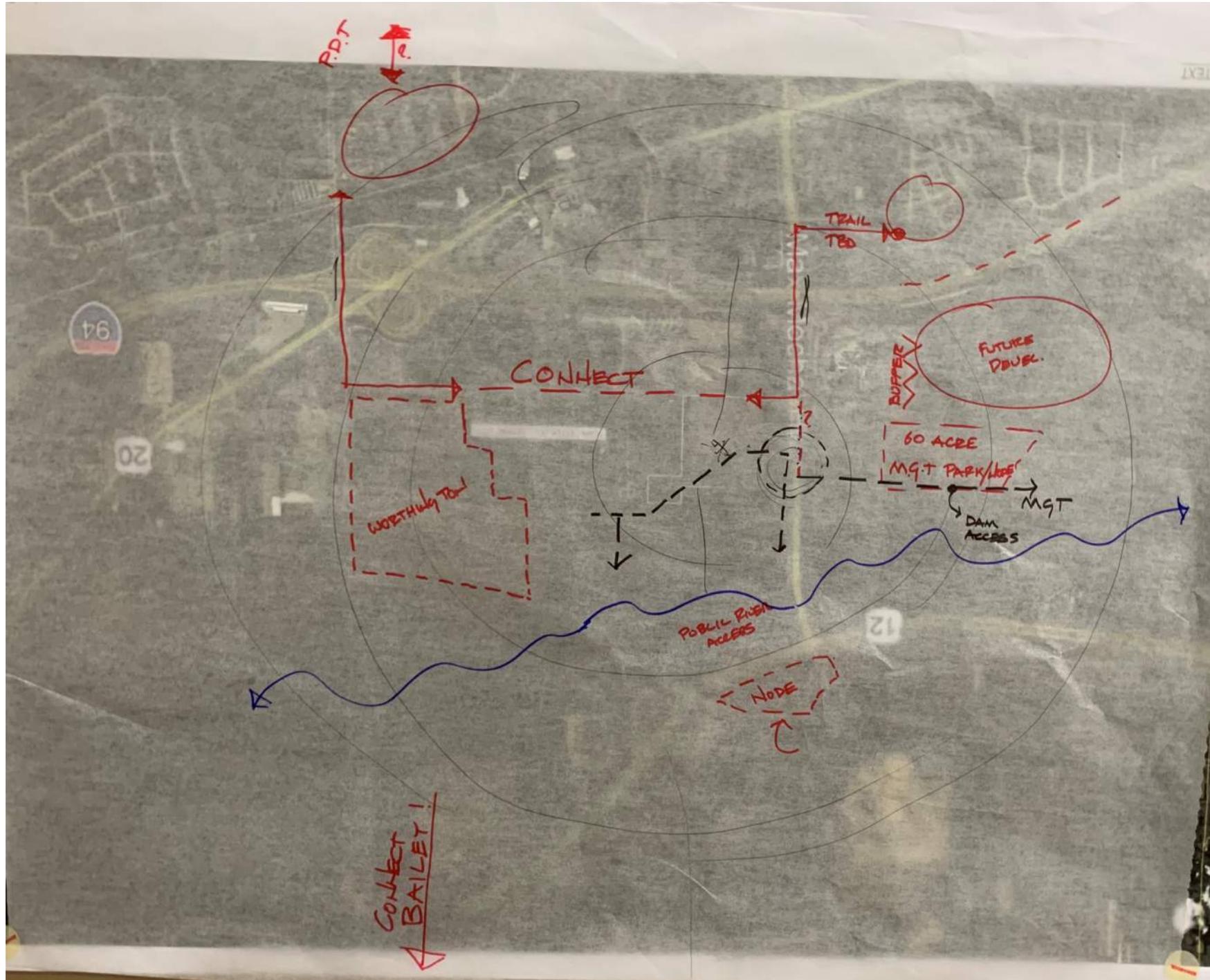
## Environment / Healthy Lifestyle

- Environmental Responsibility
- Influence development pattern & Product
- Reinforce "Heart of Green Living" brand
- Define Evidence of

# PRELIMINARY ALTERNATIVES



# COMMUNITY CONTEXT

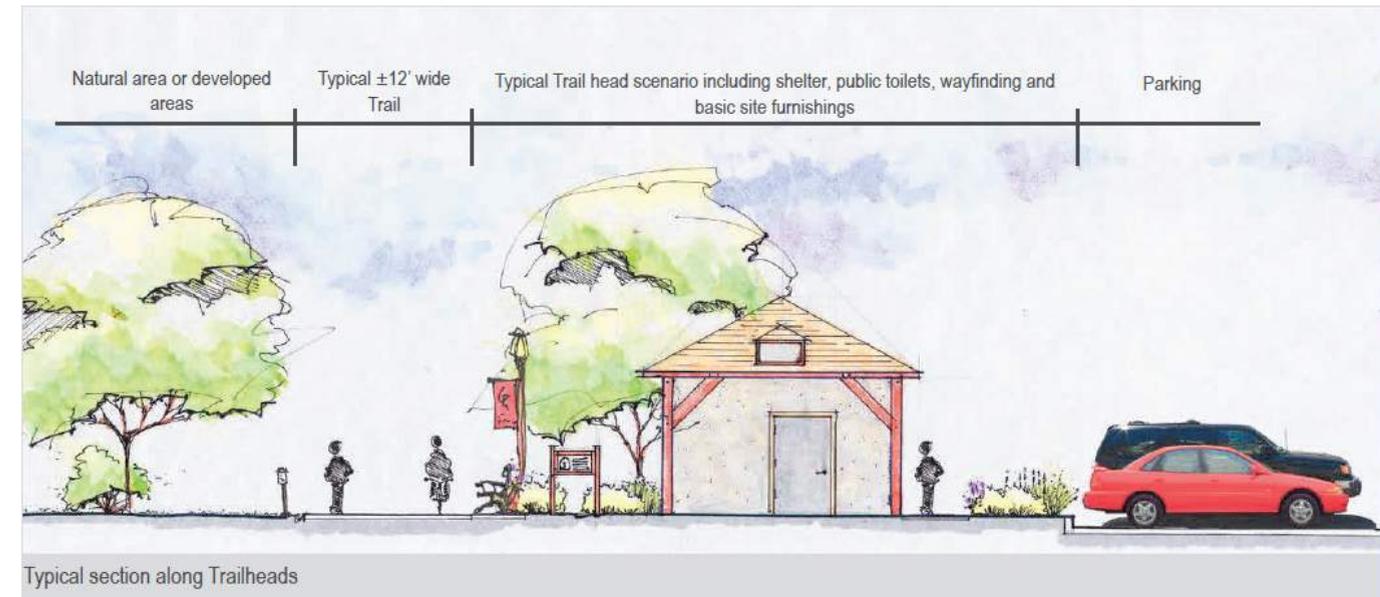
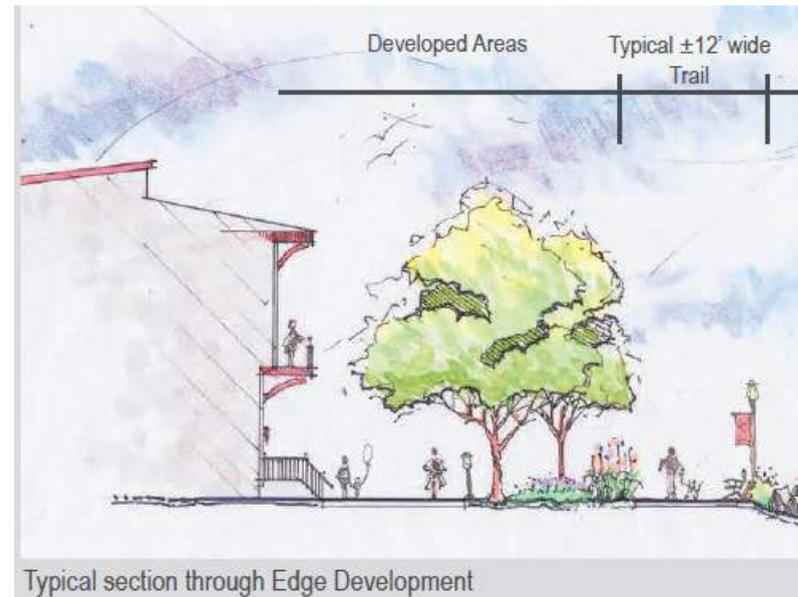
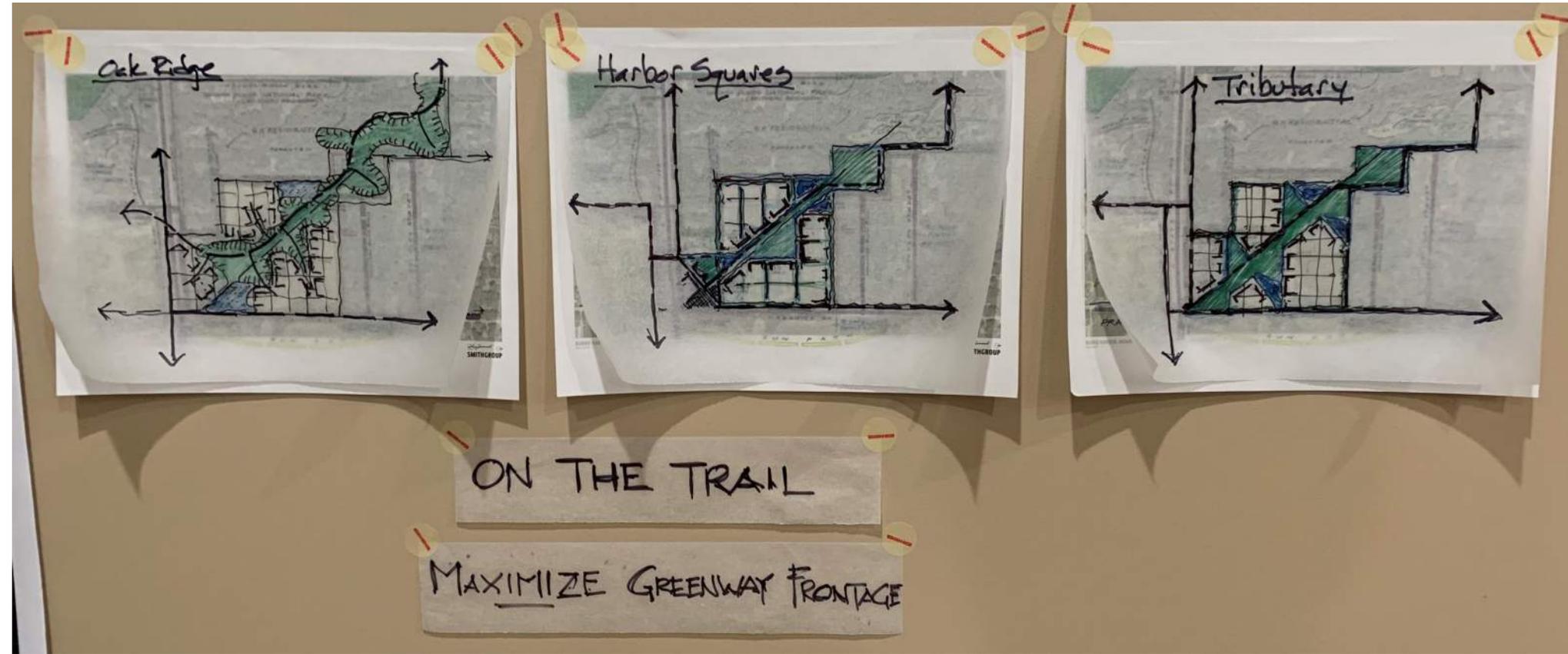


# ON THE TRAIL

## LEVERAGING THE GREENWAY

### Guiding Principles

- Emphasize the desired route of the Marquette Greenway Trail as a destination
- Ensure connectivity between existing trails and desired trail route
- Integrate and connect surrounding attractions/destinations
- Integrate desired land uses along the trails catering to residents/recreational users
- Emphasize a development character that complements existing natural resources
- Establish links to alternative transportation modes (South Shore rail, etc)
- Emphasize a system that is a model of sustainable design and accessibility
- Separate incompatible modes for safety and user experience
- Prioritize experience based on “family” as a primary target user
- Base decisions on an implementation strategy that maximizes flexibility, cost effectiveness and ease of phasing



# DRAFT PROGRAM

- **Municipal offices:** 7,500sf
- **Community Center Building:** 14,500 sf (kitchen, gym, storage, restrooms/lockers, etc.).
- **Townhomes or Detached Villas:**  
41 total townhomes or “X” Detached Villas (25’x125’ lot with 2 car rear loaded garages)
- **Apartments:** 128 total in 5 buildings.
- **Commercial space:** 13,800 total: building north of Marquette trail (65’ x 180’ but leave garage on end? Resulting in 9,900sf), building near north access 1,950 sf of commercial (first floor two apartment units), building northeast of gym 1,950 sf also (first floor two apartment units).
- **Parking:** 468 total, (158 onstreet, 240 parking lots, 70 overflow )



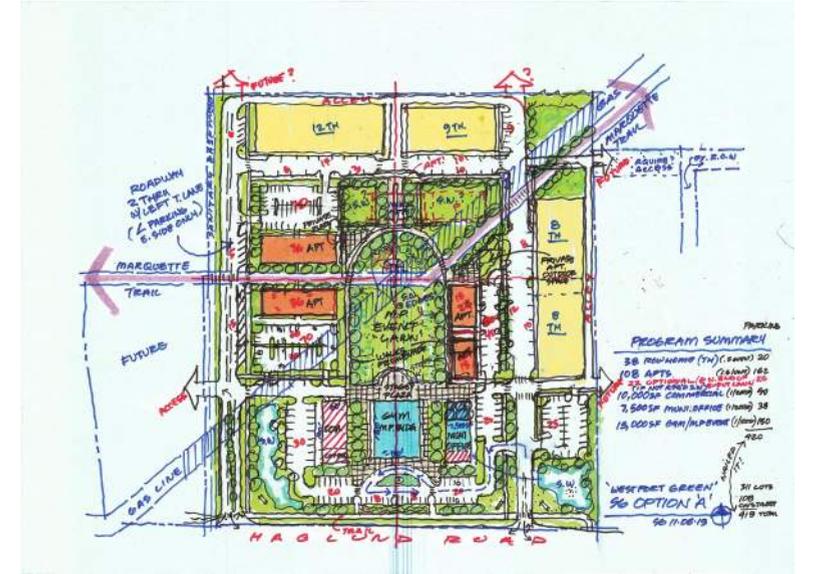
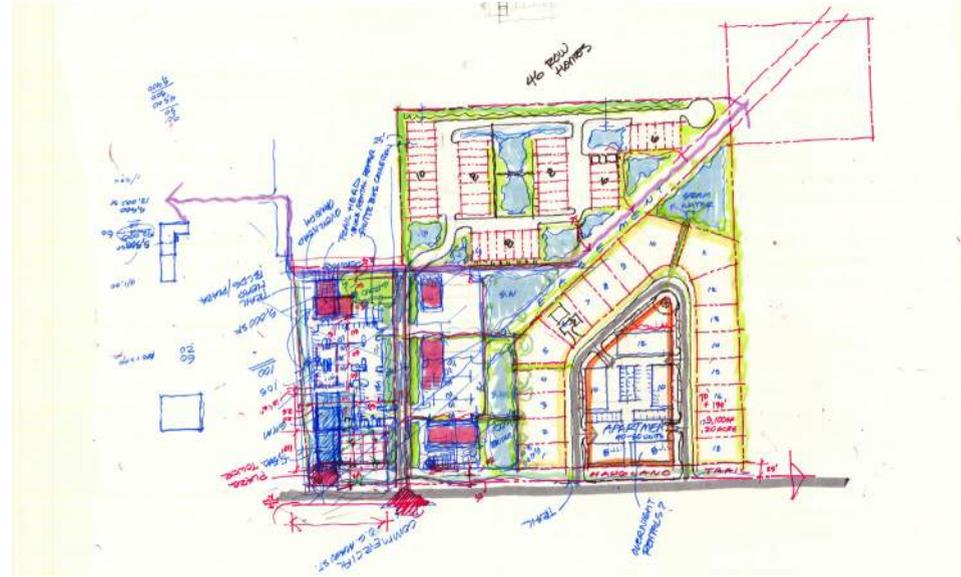
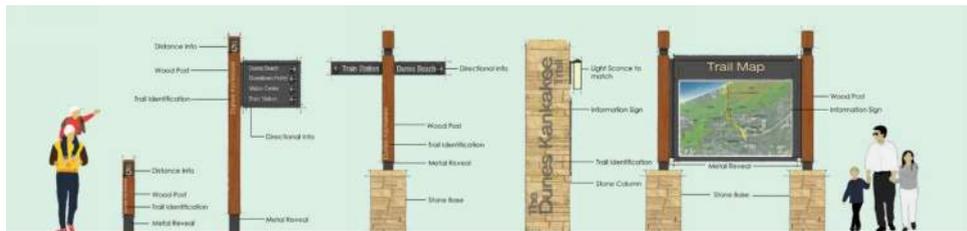
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PRELIMINARY PLANNING MATRIX  
-- WESTPORT MIXED-USE RESIDENTIAL DEVELOPMENT - PARCELS B AND C --  
BURNS HARBOR, INDIANA

Product Type	Garage Condition	Estimated Total Units / Sq. Ft.	Approximate Density (Units/Acre)	Estimated Acreage Allocation
Rental Apartments	Integral Single @ 20.0-40.0%	180	18.0	10.00
Townhome/Rowhome (For Sale)	Two Car Rear-Load	36	12.0	3.00
SF Patio (Age-Targeted For Sale)	Two Car Rear-Load	36	6.0	6.00
<i>Preliminary Mixed-Use Residential Allocation:</i>		252	—	19.00
Retail	—	10,000 - 20,000	—	2.00
Civic/R.O.W./Easement/ Open Space/Detention	—	—	—	8.34
<b>Total Acreage (Parcels B &amp; C):</b>				<b>29.34</b>

Source: Tracy Cross & Associates, Inc.

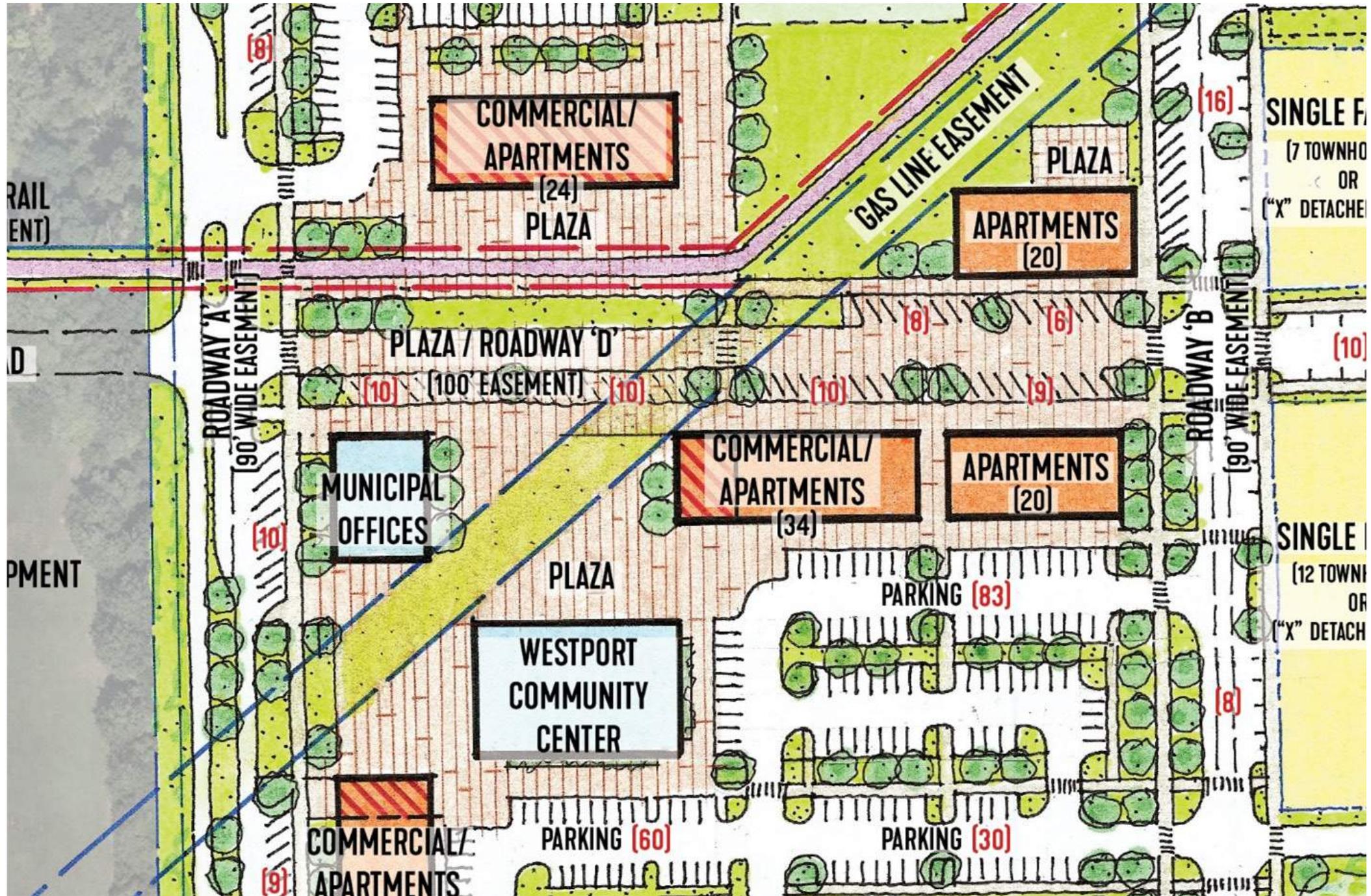
# WESTPORT CENTER DRAFT CONCEPTS





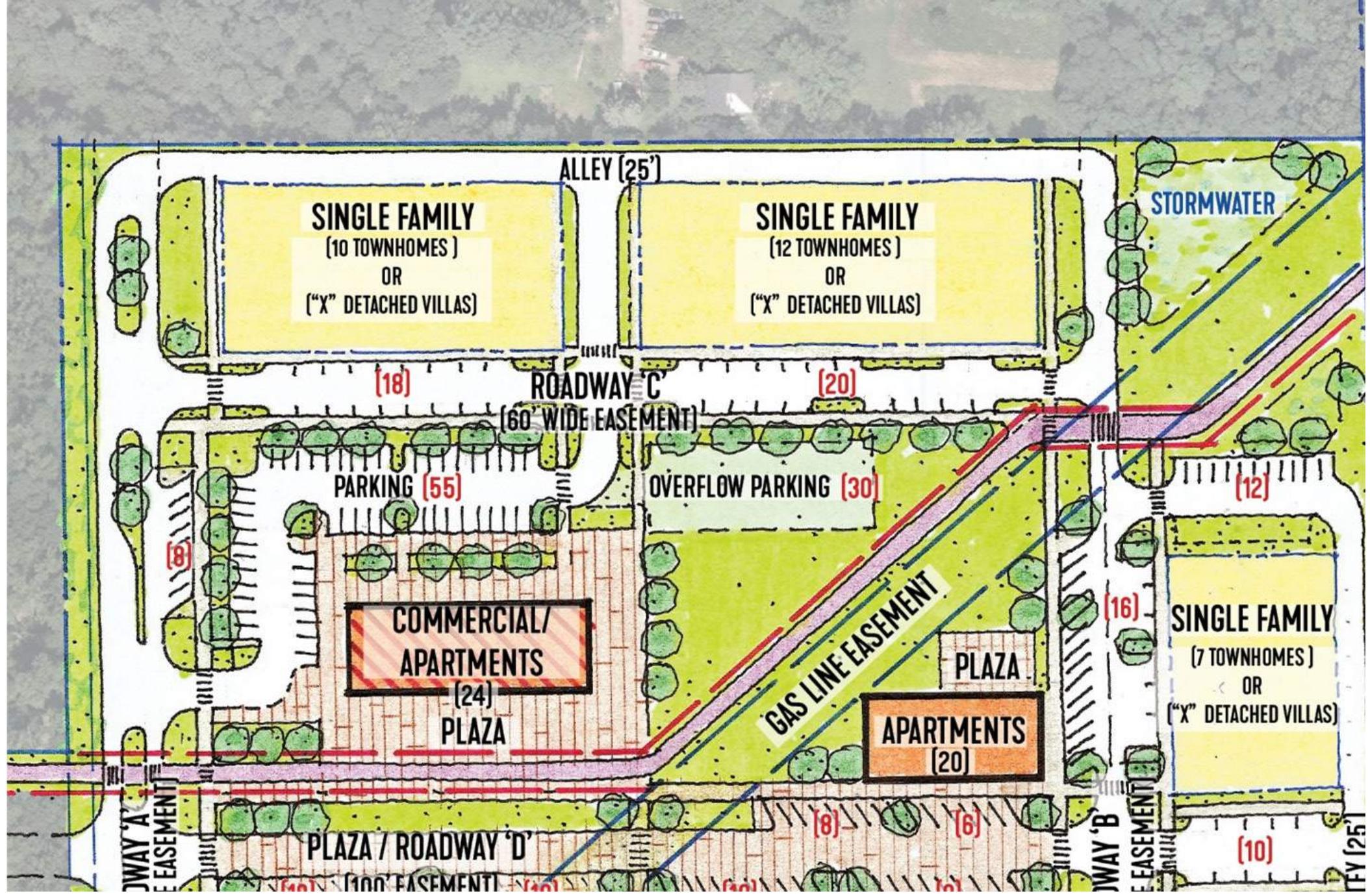
# WESTPORT CENTER ENLARGEMENT

## TOWN CENTER



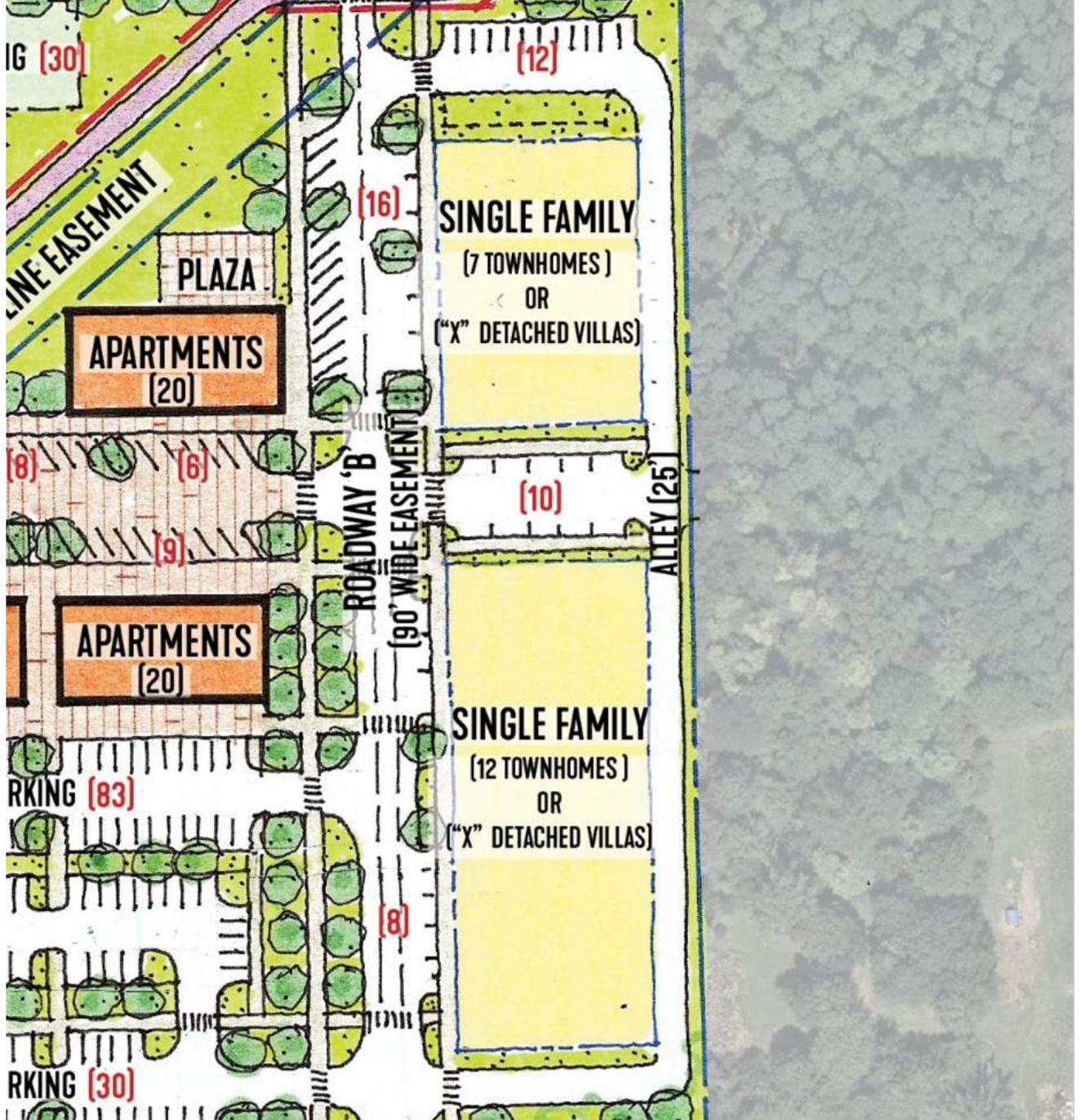
# WESTPORT CENTER ENLARGEMENT

## NORTH SINGLE-FAMILY TOWNHOMES



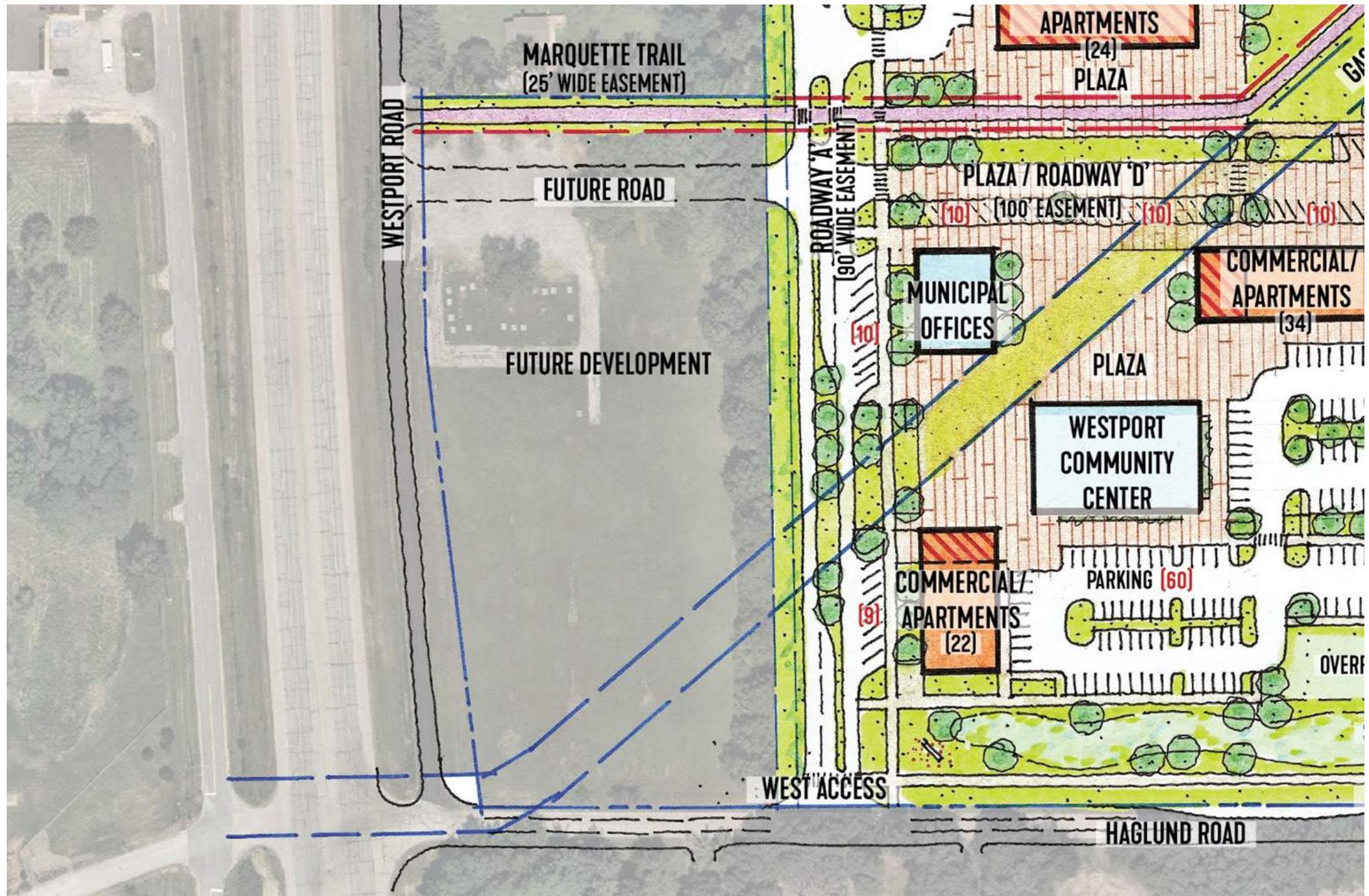
# WESTPORT CENTER ENLARGEMENT

## EAST SINGLE-FAMILY TOWNHOMES



# WESTPORT CENTER ENLARGEMENT

## FUTURE WEST DEVELOPMENT PARCEL



# WESTPORT CENTER RENDERING



# WESTPORT CENTER RENDERING



# WESTPORT CENTER RENDERING



# WESTPORT CENTER RENDERING



# WESTPORT CENTER RENDERING



# WESTPORT CENTER RENDERING



# CONCEPT PLAN WESTPORT CENTER

## OVERALL PLAN



# WESTPORT PLANNED UNIT DEVELOPMENT (PUD)

## WORK PLAN (NEXT STEPS)

- Westport PUD Concept Plan Phase - November 13, 2019 (TONIGHT)
- Westport PUD Concept Plan Commission Application DUE - January 17, 2020
- Westport PUD Presentation to Plan Commission - February 3, 2020

A landscape photograph showing a vast field of tall, green grass in the foreground. In the background, there is a dense line of trees under a bright blue sky with scattered white clouds. The text 'WESTPORT DEVELOPMENT' is overlaid in large, white, bold, sans-serif capital letters across the middle of the image.

# WESTPORT DEVELOPMENT

QUESTIONS?