



Downtown Streetscape Pattern Book



LA PORTE
I N D I A N A

November 2023

Acknowledgements

City Staff

Craig Phillips, City of La Porte (La Porte)
Councilwoman Julie West, City of La Porte

Stakeholders

Charity Hlavsa, La Porte Small Business Coalition
Elizabeth Ward, Business Improvement District (BID)
Jim Kaminski, BID
Robin Clark, BID
Besty Kabelin Parkison, La Porte Redevelopment Commission
Tricia Luck, Healthcare Foundation La Porte (HFL)
Michele Magnuson, HFL

Prepared for the City of La Porte, Indiana



Prepared by:



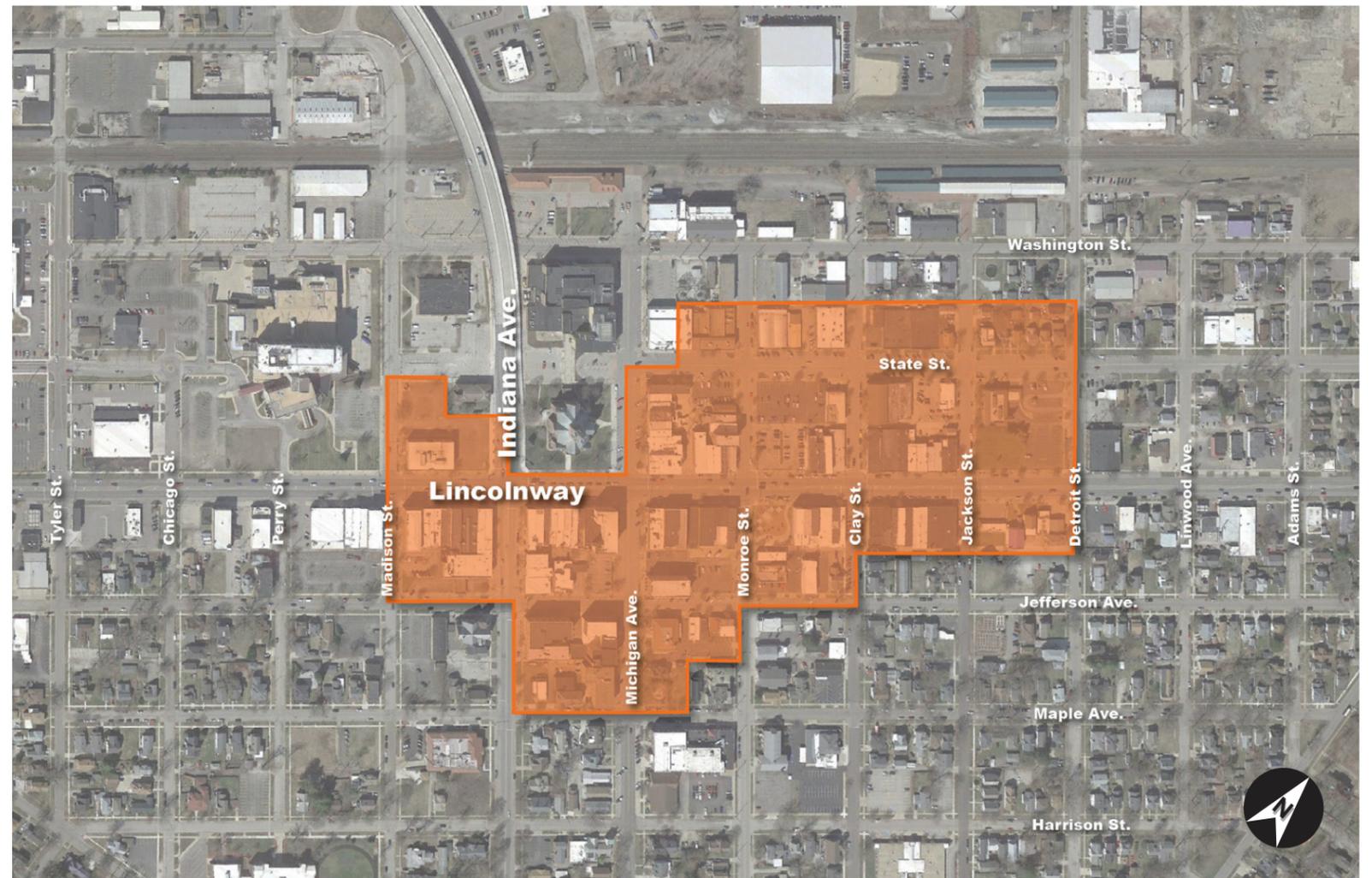
Planning and Landscape Architecture
22 E. Chicago Avenue, Suite 200A
Naperville, IL 60540
T 630.961.1787
www.hitchcockdesigngroup.com



Architecture and Engineering
325 S. Lafayette Blvd.
South Bend, IN 46601
T 574.232.4388
https://www.jpr1source.com

Contents

Program	3
Existing Streetscape Analysis.....	5
Proposed Improvements	13
Paver Pattern Enlargement.....	43
Streetscape Elements	45
Appendix 1	51



Project Area - BID limits

Program

Background

The city leaders realize the importance of downtown La Porte within the community and understand the importance of keeping the streetscape well maintained and current. The existing streetscape is approximately 30 years old. Although the existing streetscape configuration is adequate, materials are showing their age and need to be repaired and updated. This Pattern Book identifies new streetscape improvements that will enhance the character of downtown. Appendix 1 outlines additional streetscape improvements and the development of a downtown civic plaza.

Goals and Objectives

- ▶ Development of streetscape guidelines for the Business Improvement District within downtown
- ▶ Prepare and submit a concise Design Guideline Program that summarizes the research and analyses its impact on the proposed improvements
- ▶ Determine a comprehensive best practices solution for materials and design applications that can be incorporated consistently on an as-needed basis
- ▶ Develop a flexible approach that allows for phasing in new streetscape elements and modifying elements as adjacent property uses change
- ▶ Determine expected construction budget costs that will assist the City in establishing construction phases
- ▶ Create a graphic tool that can be used by the City to communicate the improvement recommendations to others in the community

Decision-Making Process

The City staff and Business Improvement District members provided input and direction on the improvement recommendations throughout the planning and design process.

Budget

Specific budgets for the streetscape improvements have been determined based on the design recommendations. Budgets are based on unit prices and systems costs from recent comparable projects.

Schedule

The streetscape improvement recommendations will be completed by the fourth quarter of 2023. Implementation will be determined as funding becomes available.

Geographic Limits and Scope of Work

The streetscape consists of the entire area within the existing downtown Business Improvement District including:

- State Street from half a block east of Michigan Avenue to west half of Detroit Street
- Lincolnway from east half of Madison Street to west half of Detroit Street
- Jefferson Avenue from east half of Madison Street to west half of Clay Street
- North half of Maple Avenue from Indiana Avenue to half a block east of Michigan Avenue
- East half of Madison Street from State Street to Jefferson Avenue
- Indiana Avenue from half a block south of State Street to north half of Maple Avenue
- Michigan Avenue from south half of State Street to north half of Maple Avenue
- Monroe Street from half a block north of State Street to half a block south of Jefferson Avenue
- Clay Street from half a block north of State Street to Jefferson Avenue
- Jackson Street from half a block north of State Street to half a block south of Lincolnway
- West half of Detroit Avenue from half a block north of State Street to half a block south of Lincolnway

It will also encompass the future downtown Business Improvement District including:

- South half of Washington Street from half a block west of Chicago Street to west half of Indiana Avenue
- State Street from Chicago Street to west half of Indiana Avenue
- Lincolnway from east half of Tyler Street to west half of Madison Street
- Lincolnway from east half of Detroit Street to west half of Tipton Street
- Jefferson Avenue from east half of Perry Street to west half of Madison Street
- Tyler Street from Lincolnway to half a block north of Jefferson Avenue
- Chicago Street from south half of Washington Street to half a block south of Lincolnway
- Perry Street from south half of Washington Street to north half of Jefferson Avenue
- Madison Street from south half of Washington Street to State Street
- Linwood Avenue half a block south of State Street to half a block south of Lincolnway
- Adams Street half a block south of State Street to half a block south of Lincolnway
- West half of Tipton Street half a block south of State Street to half a block south of Lincolnway

The improvement recommendations include the streetscape environment from back-of-curb to building face and some curb alignment.

Ownership and Jurisdiction

The City of La Porte has jurisdiction over all streets within the study area except Lincolnway and Monroe Street, which are INDOT roads.

Codes, Permits, Requirements and Standards

City zoning codes and ordinances apply to all areas within the project area. Applicable requirements include:

- City of La Porte Joint Zoning Ordinance
- Downtown Development Zoning District
- NewPorte Landing South Overlay Zoning District
- La Porte Gateway Corridor Revitalization Plan
- La Porte Wayfinding Sign System
- La Porte County Land Development Plan
- Downtown Action Agenda
- City of La Porte Trail System Map
- 2013 Trails and Greenways Master Plan
- City of La Porte Complete Streets Ordinance
- Community Programs

INDOT standards and requirements apply to the streetscape along Lincolnway and Monroe Street.

EXISTING STREETScape ANALYSIS

Existing Streetscape Analysis

Summary of Existing Streetscape Conditions

The majority of the existing streetscape includes, brick and concrete planters with irrigation, unit pavers, maple leaf sidewalk motif embedded within the unit paving, street lighting, information signs, bike racks, and bollards. Bump outs often include raised planters. Tree grates have integrated power and irrigation. Uniform wood street furniture is randomly placed throughout the streetscape.

Accessibility

Recent ADA ramps with detectable warning panels have been installed however there are locations with worn out ADA ramps and other locations where only a ramp is provided.

Paving Materials and Crosswalks

Paving materials are showing their age and will need to be repaired/updated as they continue to deteriorate. Concrete is cracking in some locations, and unit pavers are faded and deteriorating due to exposure to deicing salt. The unit pavers show settlement especially around the tree grates and back of curb. The asphalt stamped crosswalks and adjacent concrete banding are showing considerable wear.

Lighting

Decorative light poles are consistent throughout the downtown however they are dated, non dark sky compliant, and inconsistently placed. Roadway lighting consists of a cobra style head mounted on a timber utility pole. Catenary lighting is located on Monroe Street.

Street Trees

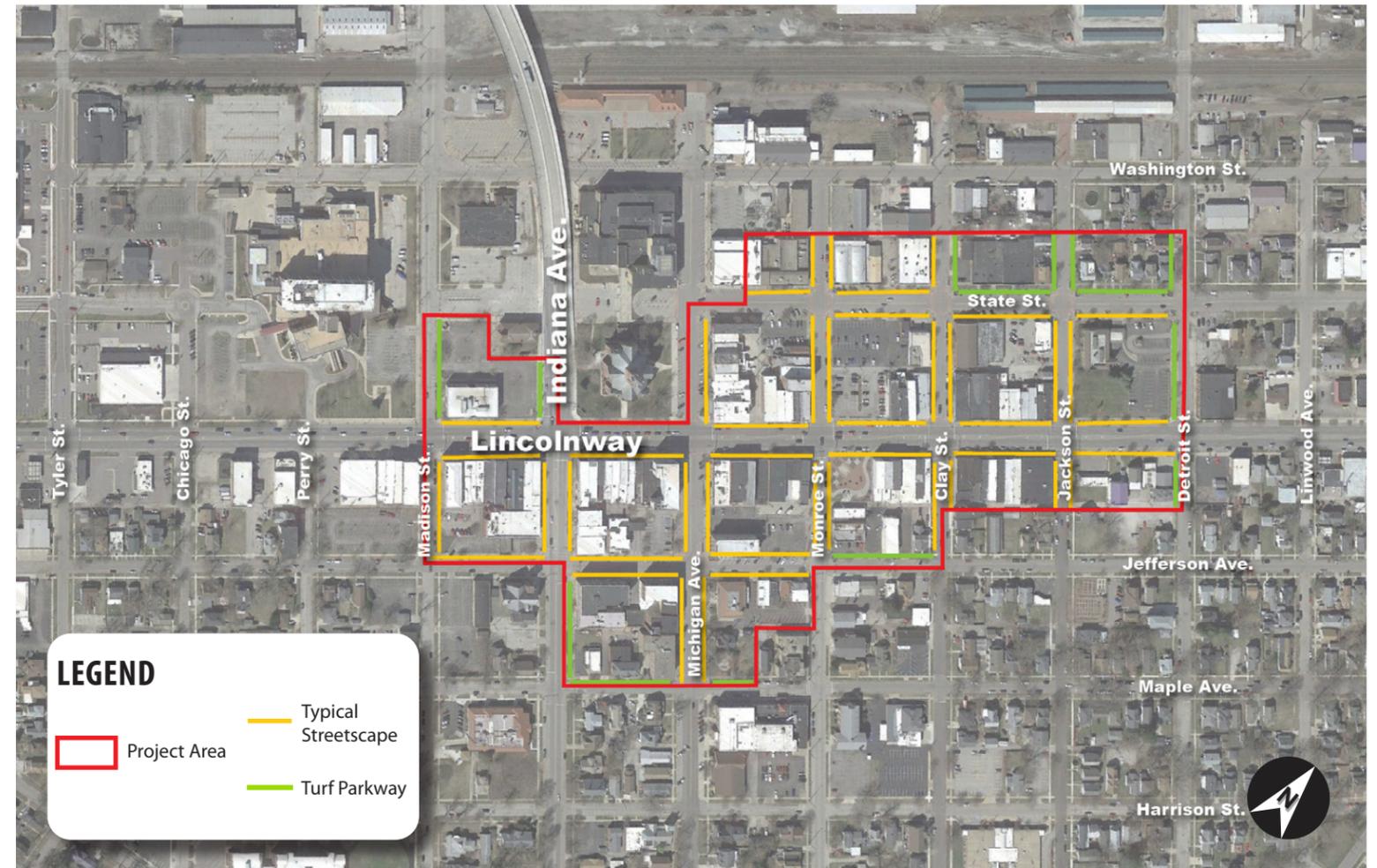
Street trees are one of the most important aspects of a successful streetscape environment. They soften harsh conditions dominated by pavement and vehicular traffic, provide comfort and shade for pedestrians, and contribute to the overall health of the environment. Many of the existing street trees are in good condition and can remain in place for the foreseeable future, although other trees are declining or have died, likely due to poor soil conditions. Most trees are planted in tree grates with limited soil volume, and are susceptible to runoff from deicing salts. Some trees are planted in grass parkways and generally have better survivability. New streetscape improvements should address the declining health of the street trees and provide sustainable solutions moving forward.

Street Furnishings

The family of street furnishings is adequate but the city would like to replace them. New street furnishings should be consistent in style. As an option, the street furnishings could be replaced with a more contemporary style to give the streetscape a fresh, modern look, while also reflecting existing downtown design elements. Better installation methods should be recommended and adopted.

Utilities

There are many above ground utility boxes especially on Monroe which interrupt the flow, feel, and hinder the overall streetscape design. Careful and thoughtful placement of future above utilities should be considered.

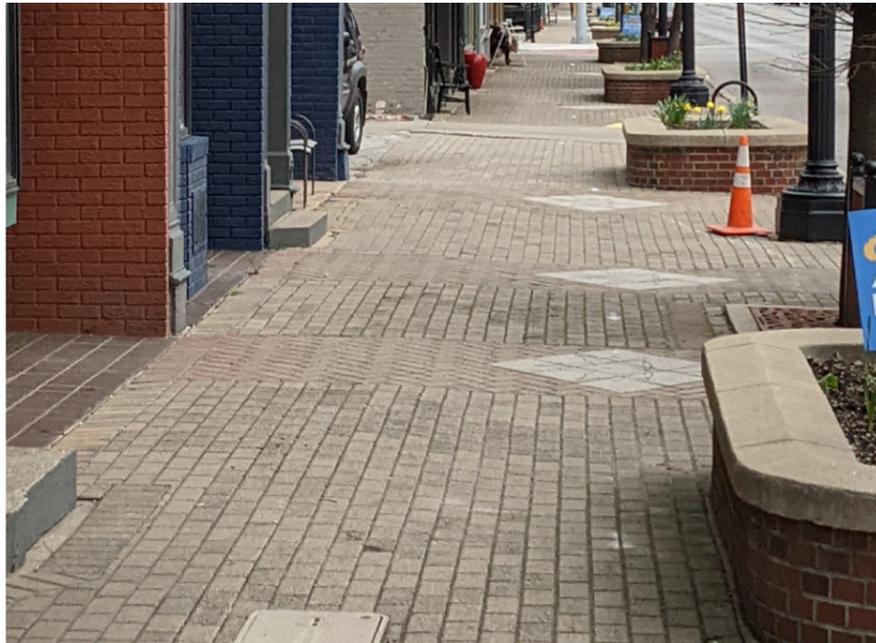


Existing Streetscape Area

Signage

Street signage needs to be updated with the new city brand image standards. Wayfinding signage needs to be prominent and be in the same family of future street furniture. The introduction of modern information kiosks should be considered due to changing trends in access to information with smart phones. Static maps might not be the most effective means of communication in the future.

Existing Streetscape Conditions - Paving & Crosswalks



Existing Condition: Unit paving faded, some settling, most areas in good condition
Opportunity: Replace areas with new paving



Existing Condition: Broken or missing pavers
Opportunity: Remove and replace pavers where needed



Existing Condition: Pavers are in poor condition with lots of settling
Opportunity: Replace with concrete to follow the sidewalk aesthetic that is present on the site



Existing Condition: Entry to shops include a maple leaf imprint
Opportunity: Replace with a new identifier that promotes the city's new brand



Existing Condition: Stamped asphalt crosswalks have faded, lots of cracking, most in fair condition
Opportunity: Replace existing crosswalks with new decorative paving to create consistent pedestrian crossings



Existing Condition: Painted crosswalks are adequate, but require periodic re-painting
Opportunity: Replace painted crosswalks with decorative paving to create consistent pedestrian crossings

Existing Streetscape Conditions - Curbs & Masonry



Existing Condition: Geometry, parking configuration, corner extensions adequate
Opportunity: Configuration to remain, replace damaged curbs as required



Existing Condition: Built in place masonry streetscape planter, shape and size vary
Opportunity: Remove raised planters and replace with at grade planters with curbs



Existing Condition: Built in place masonry streetscape planters are focused at intersections
Opportunity: Remove raised planters and replace with movable free standing planters



Existing Condition: Trees in tree grates, conditions vary, some missing
Opportunity: Replace tree grates with raised planters, new tree grates, or silva cells

Existing Streetscape Conditions - Lighting & Furnishings



Existing Condition: City standard pedestrian lights
Opportunity: Replace with new city standard



Existing Condition: City standard trash receptacles
Opportunity: Replace with new city standard



Existing Condition: City standard benches
Opportunity: Replace with new city standard



Existing Condition: Bollards used at intersections, singular or in groups
Opportunity: Replace with new city standard



Existing Condition: City standard bike racks
Opportunity: Replace with new city standard

Existing Streetscape Conditions - Signage



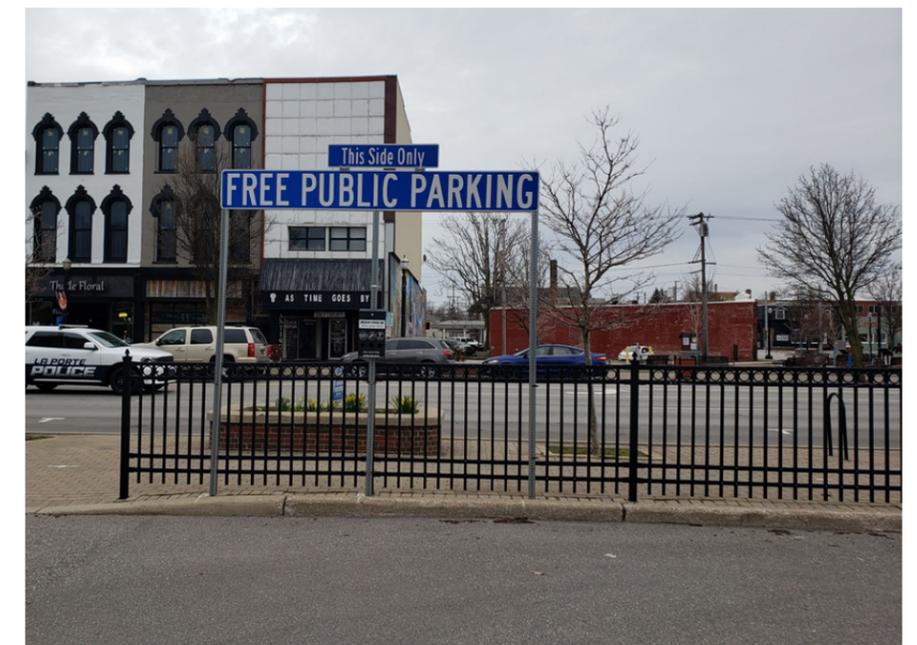
Existing Condition: Information sign, seems to be the only one on site

Opportunity: Update with new city brand or remove



Existing Condition: Regulatory signs and street parking signs with standard unistrut or square galvanized poles

Opportunity: Replace pole with decorative pole to match lights and furnishings



Existing Condition: Parking lot identification sign with standard square galvanized poles

Opportunity: Update with new city brand and replace pole with decorative black pole to match lights and furnishings

Existing Streetscape Conditions - Miscellaneous



Existing Condition: Catenary lights along Monroe Street
Opportunity: Adjust or replace as needed



Existing Condition: Singular seasonal planter display
Opportunity: Replace with new city standard for decorative planters



Existing Condition: Parking lot ornamental fence with sign
Opportunity: Replace with new city standard for ornamental fence

