



MKM

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LIGONIER HOUSING DEVELOPMENT CONCEPT

February 22, 2024

DEVELOPING COMMUNITIES



EACH NEIGHBORHOOD HAS A KIT OF PARTS



HOUSING



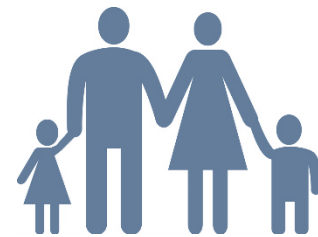
INFRASTRUCTURE



STORMWATER

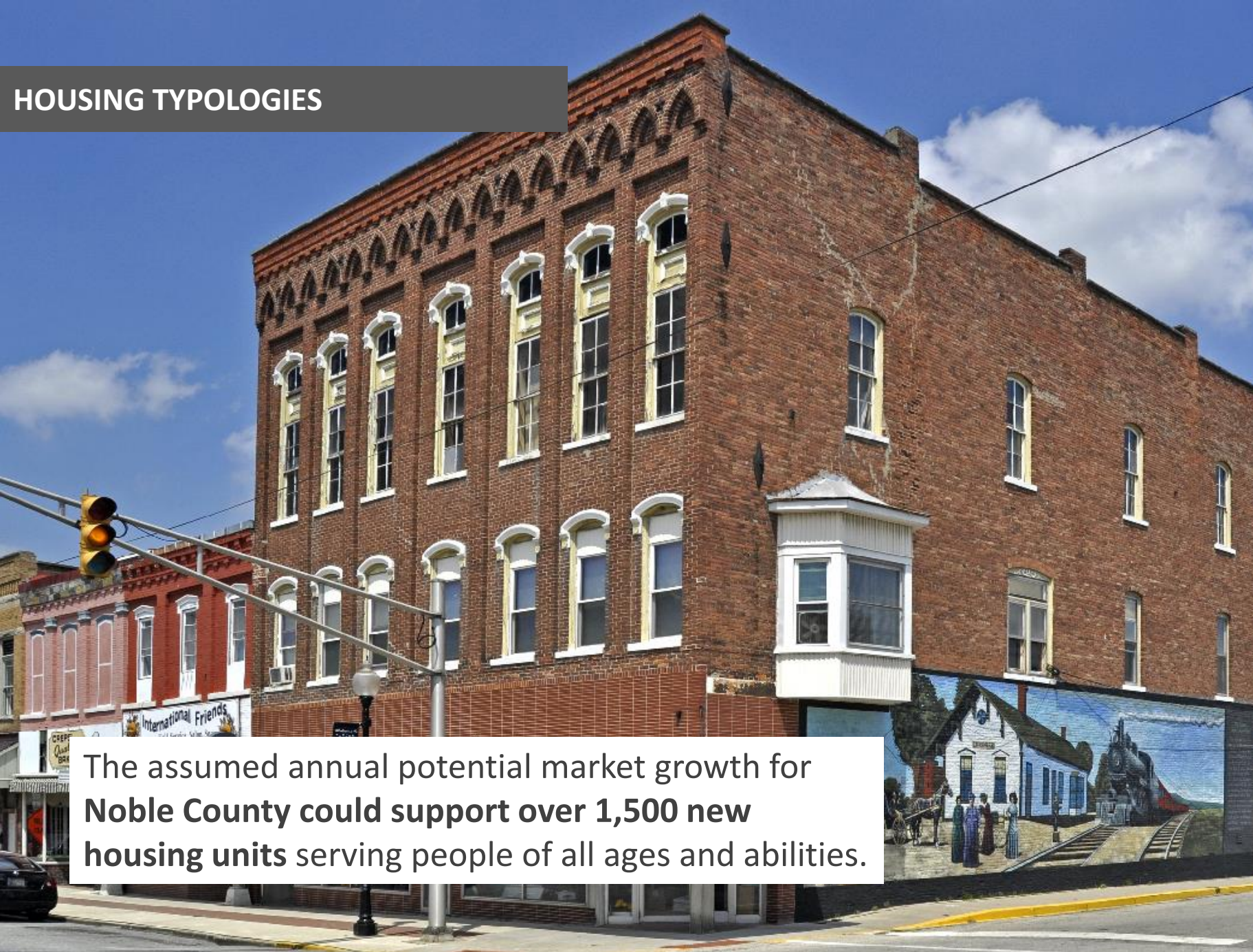


NATURE



NEIGHBORHOOD

HOUSING TYPOLOGIES



The assumed annual potential market growth for Noble County could support over 1,500 new housing units serving people of all ages and abilities.

Predevelopment Analysis

Capture of Annual Market Potential City of Ligonier: 280 New Units per Year Over the Next Five Years.

- *Rental Apartments:* 24 to 30 units
- *Condominiums:* 3 to 4 units
- *For-Sale Detached Houses:* 15 to 23 units

Optimum Market Position:

- *Rental Apartments:* \$725 to \$2,250 per month at 500 to 1,650 sq. ft.
- *Townhouses:* \$199,000 to \$949,000 at 1,200 to 2,750 sq. ft.
- *Detached Houses:* \$200,000 to \$859,000 at 1,165 to 4,400 sq. ft.

Target Market Households

- *Traditional & Non-Traditional Families:* 43%
- *Younger Singles & Couples:* 33%
- *Empty Nesters and Retirees:* 24%

HOUSING TYPOLOGIES



Housing Types

The proposed development concept utilizes four distinct house types to phase the project and create diversity within the neighborhood.

1. Family Homes: Conventional detached single-family homes (1,800-2,500 SF, 2-car garage, fenced backyard, etc.) with variations to unit design to accommodate duplex villas.

2. Cottage Homes: Cottage-style homes (2,000 SF, 2-car garage) with rear-porches surrounding retention pond and walking trails.

3. Estate Homes: Larger lots to support larger homes (2,000-4,000 SF) and additional amenities (3-car garage, pools, ADU's, etc.).

4. Pocket Neighborhood: Smaller homes (1,300-1,800 SF) with front porch access to shared commons area (with the ability to be managed as a villa).

HOUSING TYPOLOGIES

FAMILY HOMES



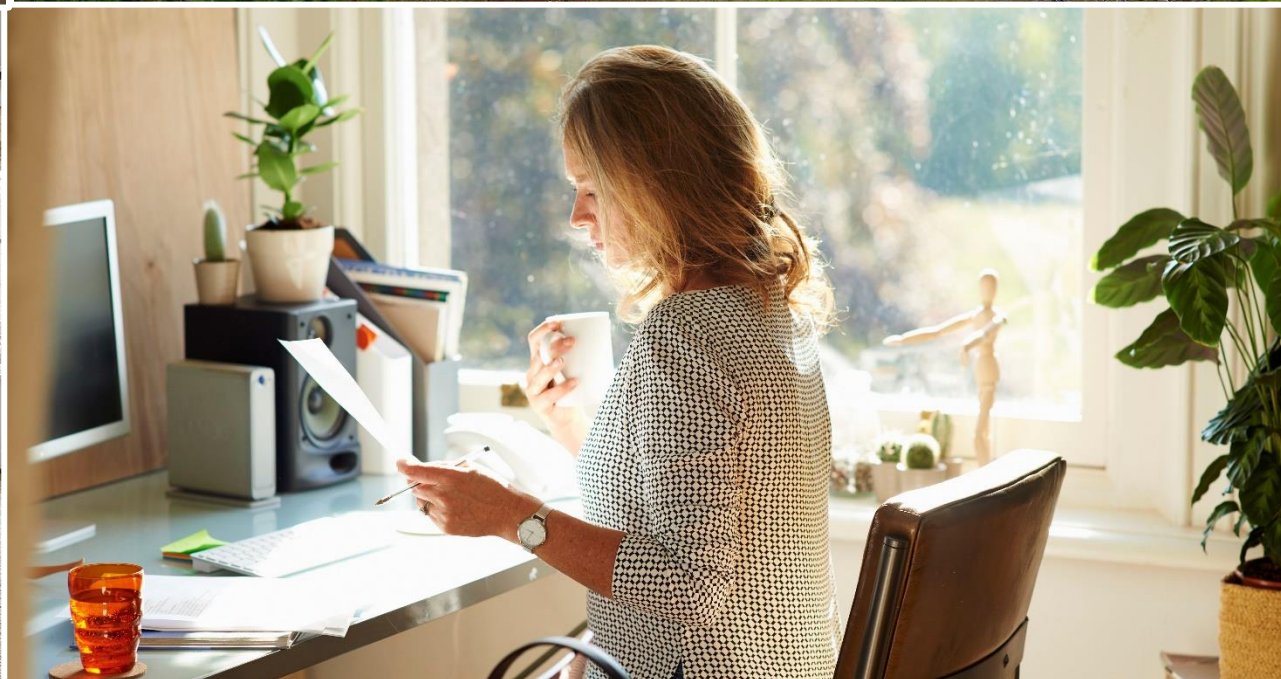
HOUSING TYPOLOGIES

COTTAGE HOMES



HOUSING TYPOLOGIES

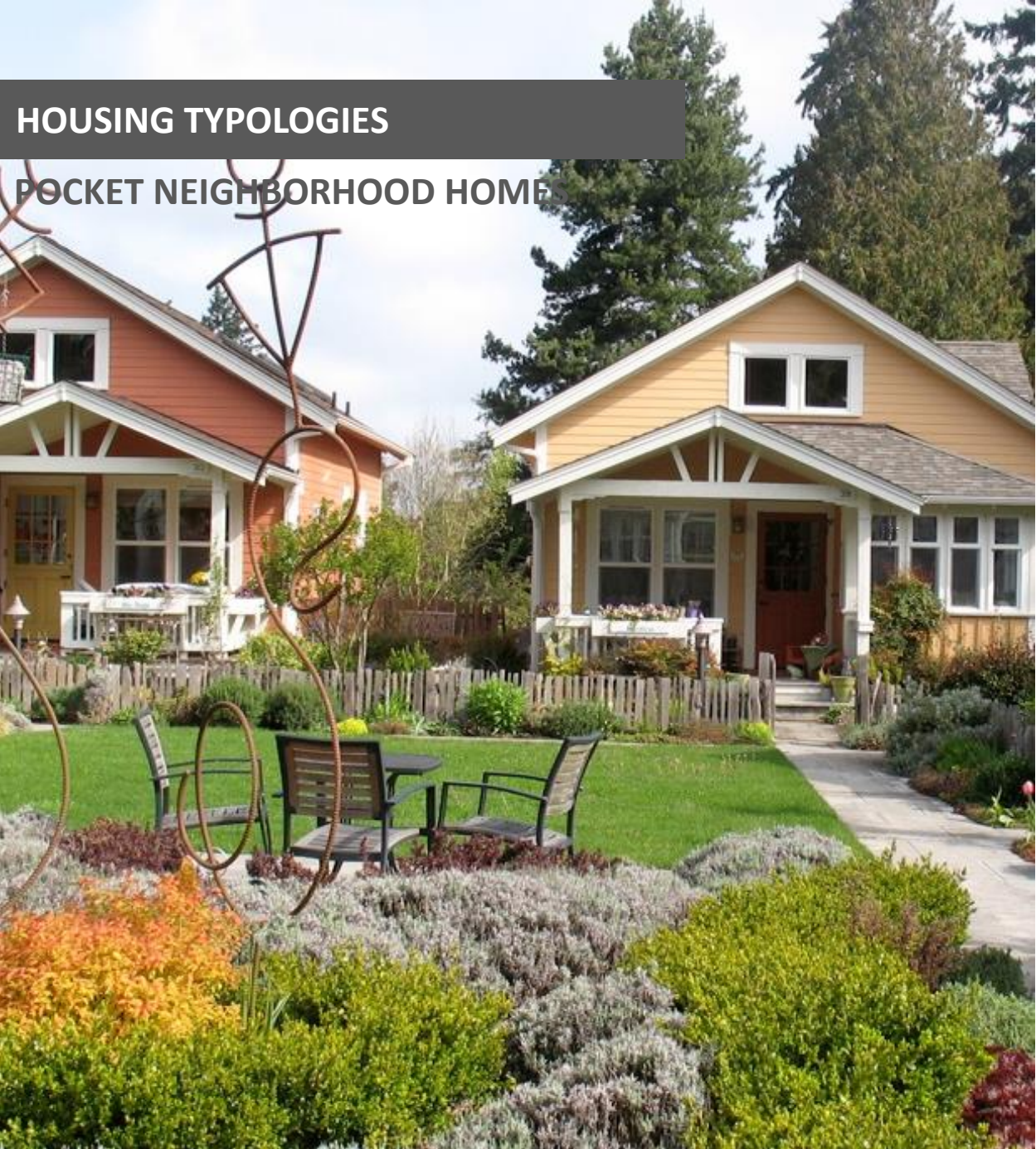
ESTATE HOMES





HOUSING TYPOLOGIES

POCKET NEIGHBORHOOD HOME



Source: Site Plan by Ross Chapin Architects

HOUSING TYPOLOGIES

POCKET NEIGHBORHOOD HOMES



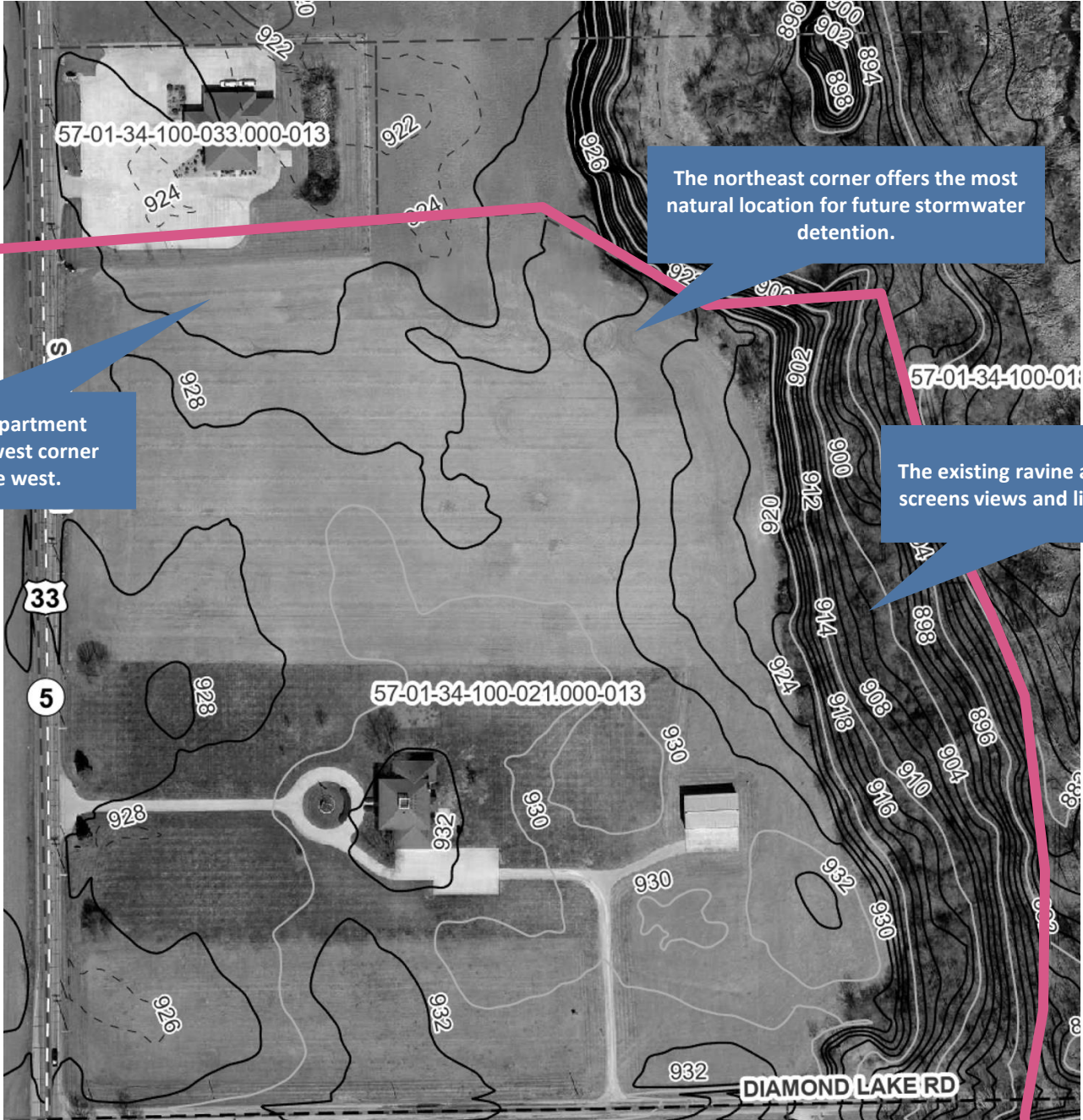
DEVELOPMENT CONCEPT

The vision of the development is to create a vibrant, mixed-income village capable of supporting people of all ages and abilities.

Explore possibility of apartment cluster along the northwest corner with access from the west.

The northeast corner offers the most natural location for future stormwater detention.

The existing ravine along the east edge screens views and limits development.



DEVELOPMENT CONCEPT

The vision of the development is to create a vibrant, mixed-income village capable of supporting people of all ages and abilities.



- LEGEND**
- 1. DEVELOPMENT ENTRANCE
 - 2. WALKING TRAILS
 - 3. APARTMENT CLUSTER
 - 4. POND (WITH PIER)
 - 5. CLUBHOUSE
 - 6. POCKET NEIGHBORHOOD COMMONS
 - 7. RAVINE

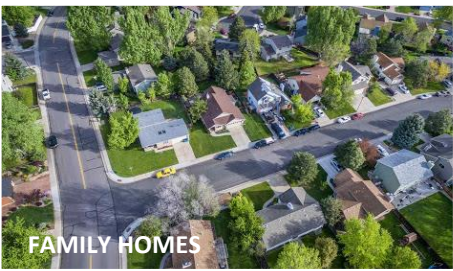
DEVELOPMENT CONCEPT

PHASED PROJECT SCOPE

- A. 7 apartment buildings = **56 Units**
- B. 15 Family Homes; 2 Duplexes = **19 Units**
- C. 10 Cottage Homes; 10 Pocket Neighborhood Homes = **20 Units**
- D. 4 Family Homes; 4 estate homes; 16 Pocket Neighborhood Homes = **24 Units**

TOTAL: 119 UNITS

The development can be phased to either begin (a) from the west, (b) from the south, or (c) concurrently.



DEVELOPMENT CONCEPT



LEGEND

- 1. APARTMENTS
- 2. COTTAGE HOME
- 3. AVENUE
- 4. POCKET HOME
- 5. POND
- 6. CLUBHOUSE
- 7. SHARED COMMONS
- 8. PAVILION

DEVELOPMENT CONCEPT



LEGEND

1. SHARED COMMONS
2. CLUBHOUSE
3. PIER
4. FRONT PORCH HOMES
5. POND
6. PEDESTRIAN PATHS

DEVELOPMENT CONCEPT



LEGEND

- 1. POND
- 2. PIER
- 3. CLUBHOUSE
- 4. SHARED COMMONS
- 5. APARTMENTS
- 6. MALL
- 7. COTTAGE HOME

DEVELOPMENT CONCEPT



AVENUE PERSPECTIVE

DEVELOPMENT CONCEPT



SHARED COMMONS PERSPECTIVE



THANK YOU.