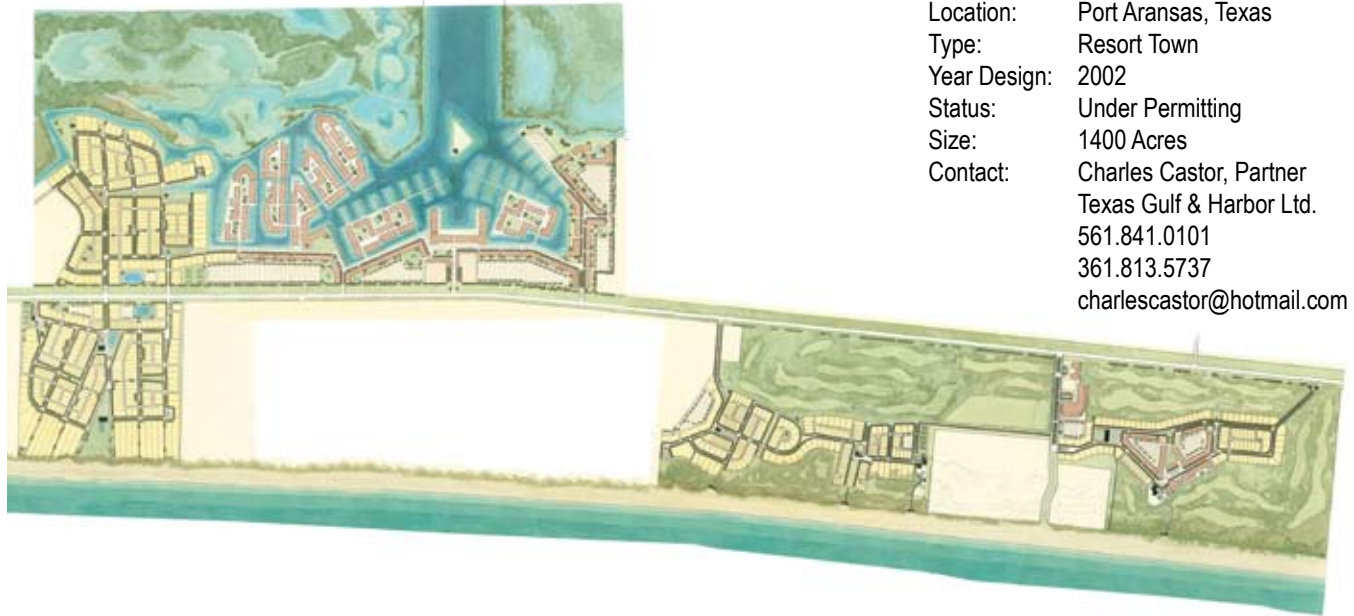


Newport

Texas



Location: Port Aransas, Texas
Type: Resort Town
Year Design: 2002
Status: Under Permitting
Size: 1400 Acres
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The new community of Newport will be a 1400-acre resort town located on Mustang Island, a barrier island across the bay from Corpus Christi, Texas. The site is located on the southern end of Port Aransas, a coastal town renowned for sport fishing and a relaxed pace of life, and includes 1.6 miles of beach frontage and over 3 miles of bay frontage.



The project is composed of a mix of residential and recreational uses including houses and apartments, retail, a marina, two 18-hole golf courses, a conference center, and a major hotel. At completion, the site will contain approximately 4000 residential units organized as a town center and four villages, each of which will have its own distinctive amenities, character, and urban intensity.



The villages are limited in size by a five-minute walking distance from edge to center, to encourage pedestrian activity. Each provides a mix of housing types as well as basic amenities within walking distance of residents. A variety of slow-speed thoroughfares serves the needs of the pedestrian and the automobile equitably. Prominent view corridors bring vistas of the waterfront deep inside the community. Public open spaces in the form of traditional squares, parks, and playgrounds provide places for informal social activity and recreation. Civic buildings are sited in the most prominent locations, at the focus of urban vistas and panoramas, reinforcing the identity of the community and providing memorable places for assembly.

The town center marina is the heart of the project and will provide the majority of commercial space and a higher level of density than the surrounding villages. The design, inspired by the best models of European port cities, features a U-shaped plaza with restaurants and outdoor cafés looking to the bay. Canal loops shape the urban blocks in the town center and afford many residents the pleasure of waterfront living.

Although the town is conceived primarily as a resort, it is designed to be a place whose physical structure will engender a sense of community that is able to support an evolution towards permanent residence. With its beautiful ocean-to-bay site, its great variety of resort amenities, its marina and navigable canals, and its diversity of traditional neighborhoods, Newport is destined to become a truly special place to live.