



Grand Park District

District Vision & Regulating Plan

April 2025

01



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**“A Place for
People who
love sports.”**



The Grand Park District

Grand Park in Westfield, Indiana, is the most visited competitive youth sports complex in the United States, with more than 5.5 million individual arrivals in 2023 alone. It was voted the top sports facility in the nation for soccer and lacrosse and hosts the Indianapolis Colts Training Camp each summer. The 400-acre complex with 31 sports fields, 26 baseball diamonds, and Grand Park Event Center attracts athletes and their families from across the country.

And yet, this activity, energy, and excitement have not made much of a mark on the larger landscape. Sports fields are surrounded first by more sports fields but then by farm fields. A few hotels, housing subdivisions, and chain restaurants exist nearby, but each sits at the end of a short drive. As a result, the thriving sports culture of the campus has yet to be cultivated with the sustained social culture of gathering, fellowship, and celebration that one hopes to find at the end of a hard-won or bitterly lost day on the pitch.

As documented by the political scientist Robert Putnam in the landmark best-seller *Bowling Alone*, the rise of suburban sprawl and the decline of walkable, mixed-use neighborhoods has contributed markedly to a national epidemic of loneliness and social disconnection. As it evolves beyond its agricultural inheritance, the Grand Park District, with more than 140 acres of readily developable property, is poised to demonstrate a different, more traditional model of growth, one which—by bringing together places to live, work, learn, and play in a fully amenitized walkable environment—creates a foundation for sociability and cultural exchange.

The traditional neighborhood, in contrast to auto-oriented suburban sprawl, is defined as being compact, mixed-use, and walkable. Compactness is historically represented by an average five-minute walk from edge to center, the precise size of the District. Mixed-use means that, in a region of high car ownership and limited transit, a “park-once” environment frees residents and visitors from

driving between different daily activities, since so many are located close at hand. Walkable means a safe, comfortable, and engaging environment where walking is the preferred, practical, and joyful way to get around. In great walkable urban environments, even people with cars will make the choice to walk. More than any other organizational principle, the plan for Grand Park is committed to embodying this traditional neighborhood structure to create a second downtown for Westfield and a social center for the northern Indianapolis region.

Grand Park Sports Campus

#1 Total Visitation among
Competitive National
Sports Developments
37 Million
Estimated Visitation
2017 - 2023

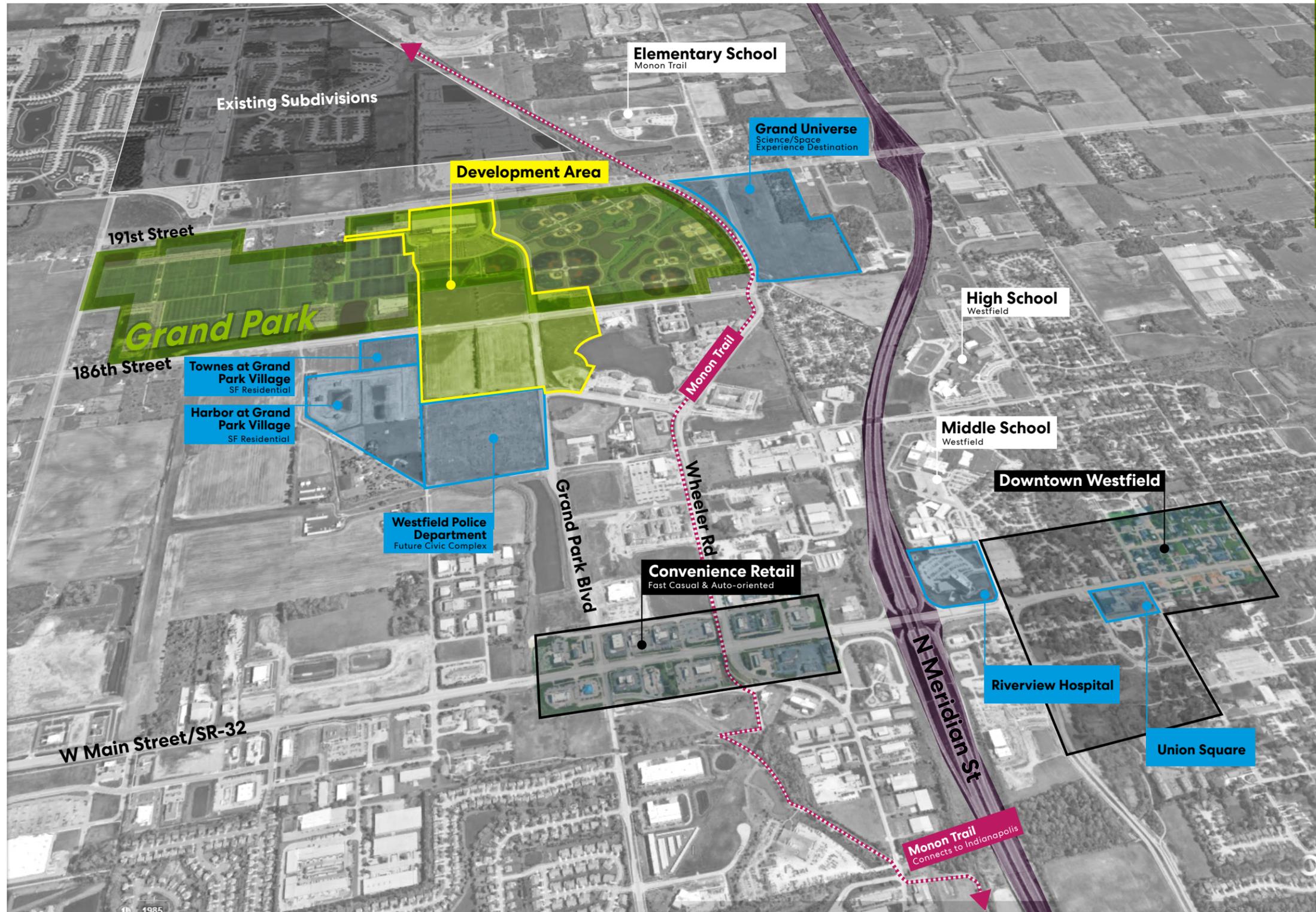
#16 Most Visited
Stadiums, Arenas,
Convention Centers
& Sports Complexes
5,503,068
Visits in 2023

Source of statistics above, Place.ai. analysis completed as part of Grand Park Overview & Historical Performance Analysis, Hunden Partners, 2024.

Grand Park District

“Grand Park was always envisioned as more than just a youth sports facility - it was designed to drive economic growth, and become a destination for visitors from all over. We saw its potential to transform Westfield, bringing people together, boosting local businesses, and making our city an exciting place to live and to visit.”

- Mayor Scott Willis



Planning Context

Westfield, one of Indiana’s fastest-growing cities, is undergoing significant development, including Union Square, a mixed use development (construction completion 2026) and overhaul of State Road 32 in Downtown. Directly adjacent to Grand Park Sports Campus, Grand Universe, a proposed 78-acre \$1.2 billion development, will include a science and space center, resort and conference center, and other entertainment facilities (construction start 2025)¹. With more development on the horizon, the City is also working on a comprehensive development plan to be finalized by spring 2026. These developments will solidify Westfield’s position as a major tourism destination and economic hub.

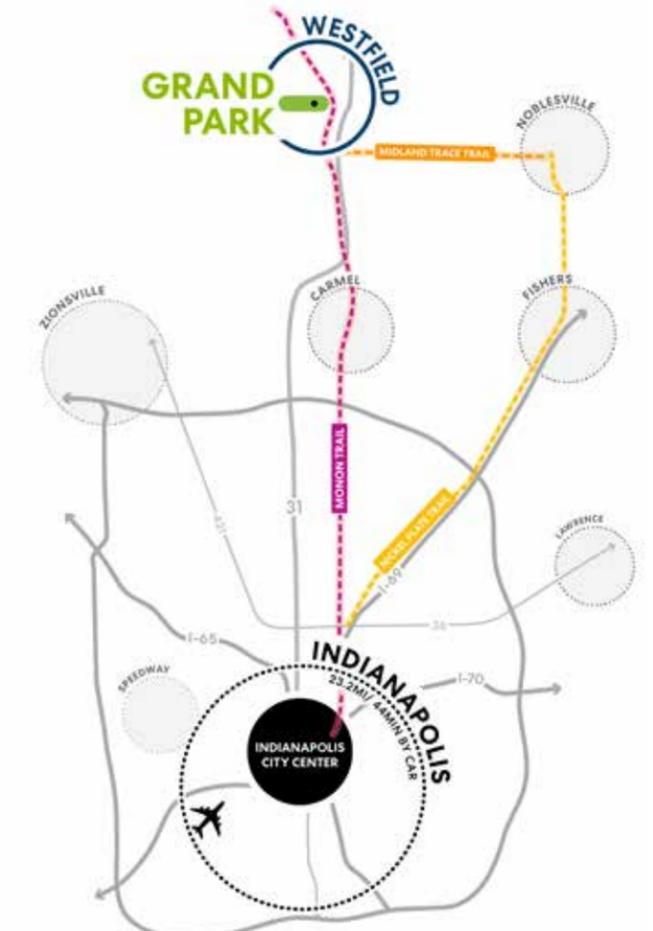


Figure 1.1: Planning Context Map (left) Map shows proximity of Grand Park and Downtown Westfield, destinations nearby Grand Park, as well as planned, and ongoing development surrounding the Grand Park Sports Campus which will influence how visitors experience the area.

Figure 1.2: Regional Connections (above) The Grand Park Sports Campus is a 40 minute drive from Downtown Indianapolis, via I-465 N and US-31 N / N Meridian St.

Development Sites

North Area

The northern area includes 70.58 acres owned by the City of Westfield and 17.02 acres of privately owned land. Publicly-owned property in the North area falls within the Grand Park PUD, which does allow a mix of uses including residential. Primary access roads bordering the area are E 191st Street, E 186th Street, and Grand Park Boulevard. This area includes the Grand Park Event Center building and parking lot. Any future project affecting the parking lot must replace the impacted parking (total existing parking: ~900 spaces). Additionally, two Championship Fields in this area must be relocated within Grand Park's central area if impacted by new development.

South Area

The southern area includes 65 acres of developable property spanning both sides of Grand Park Boulevard and abuts E 186th Street to the north, an existing lake to the east, and a single-family residential neighborhood under construction to the west. The south area falls within the Grand Park Village PUD, which does allow a mix of uses, including residential. Several developments, including the TWG Multi-Family Apartment on the Monon. Development around the existing lake is expected to continue an off-street trail along the lake's edge. Interior street or alley connections should be considered between this residential area and adjacent blocks in the southern development area. A new police station is planned for the parcel along the southern edge. There is a street connection from the southeast along John Dippel Boulevard. Currently, the entire southern area consists of unbuilt, brushy overgrowth.

Connectivity & Access

Existing & Planned Multimodal Network

Grand Park, bordered by E 191st, E 186th, Spring Mill, and Tomlinson Roads, is accessible via E 191st Street, which serves as the primary gateway to the regional highway network. SR 32, Westfield's key auto-oriented retail corridor, connects to the park via Grand Park Boulevard and Wheeler Road.

To improve access, the City of Westfield plans to construct a roundabout at E 191st and Grand Park Boulevard to enhance traffic flow and safety. However, transportation challenges persist within Grand Park. The campus's size forces visitors to traverse long distances with gear, centralized parking results in lengthy walks to remote fields, and staff vehicles share pathways with

pedestrians, creating safety concerns. During major events, the limited street network often backs up, slowing entry and exit. Additionally, a lack of food options on-site drives visitors to leave at mealtimes, increasing traffic and limiting the park's potential as a walkable destination.

Addressing these challenges will require alternative transportation solutions, such as shuttle systems or internal transit, to ease long walking distances. Expanding pedestrian connectivity between fields and nearby developments is vital to fostering a cohesive "park-once" environment where visitors can easily access events and amenities.

Golf carts, already popular for short trips in Westfield, offer another solution. The city is exploring updates to expand golf cart use on trails and paths within Grand Park's multimodal network. Combined with shuttles, pedestrian-friendly paths, and bike infrastructure, these improvements could transform Grand Park into a highly accessible, enjoyable destination for residents and visitors alike.

Monon Trail

The Monon Trail, a rails-to-trails paved path, stretches 25 miles through Central Indiana, linking downtown Indianapolis to the Indianapolis Cultural Trail, and continuing north through Westfield to Grand Park and then beyond to the Town of Sheridan. In 2025, the Monon Trail will extend an additional 1.1 miles to the north to connect to the Hamilton/Boone County Line. The existing segment follows Wheeler Road from the south and passes by Grand Park before crossing E 191st Street at grade. The City of Westfield plans to begin construction of a dedicated bike/pedestrian overpass at this crossing in 2025. Currently, the redevelopment sites are just a 5-10 minute walk or bike ride from the Monon Trail via existing sidewalks, offering easy access to this vital regional path.

This multimodal network ensures that Grand Park will be well-integrated with Westfield's broader transportation and recreation infrastructure, creating seamless connections for pedestrians, cyclists, and drivers alike.

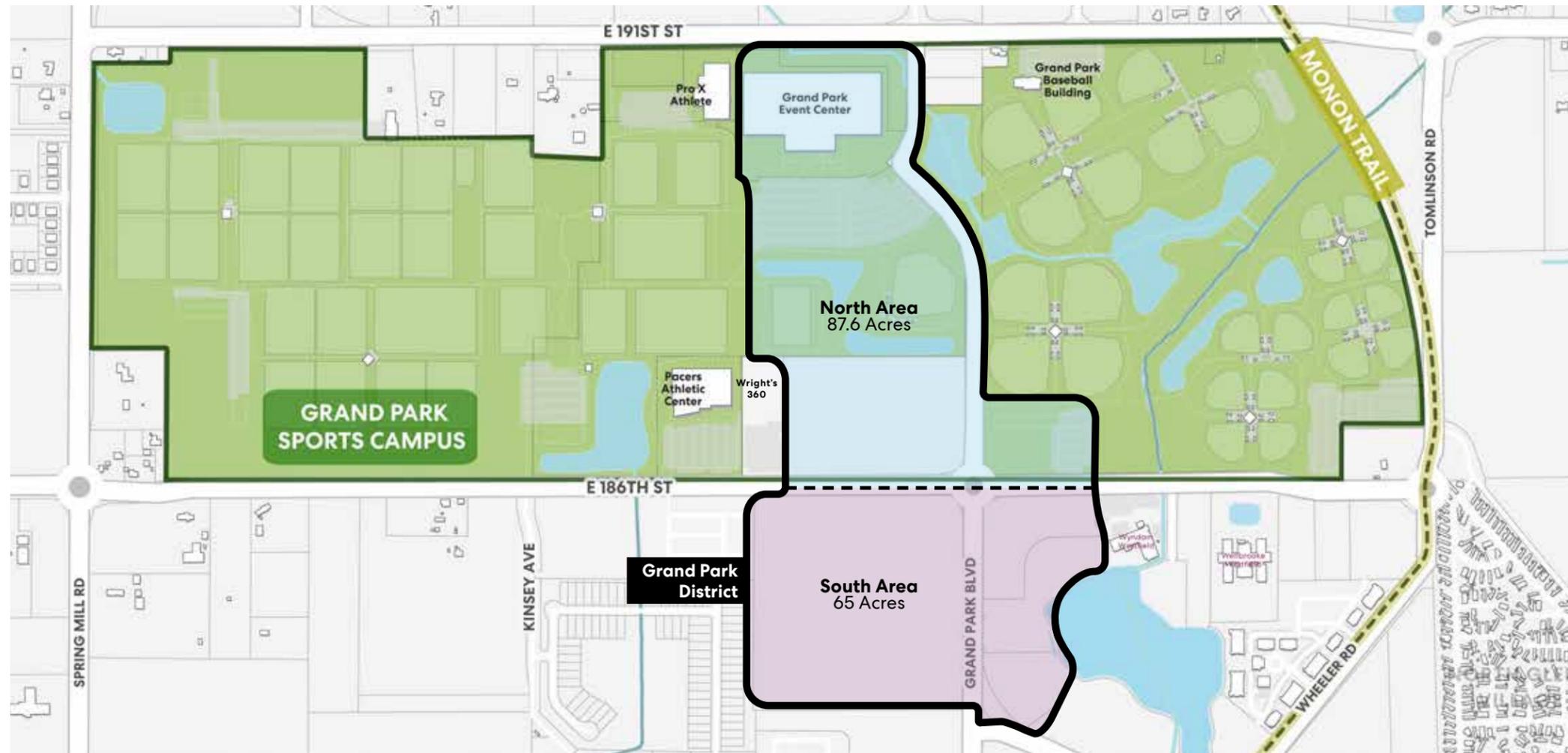


Figure 1.3: Grand Park District (left) North and South

Natural and Engineered Landscape

Site Elevation & Drainage

Natural and engineered landscape elements influenced the planning process for the Grand Park District. Grand Park falls within the Cool Creek Watershed, with Cool Creek crossing the eastern side of Grand Park and passing along existing retention ponds flanked by a National Flood Hazard Boundary defined by FEMA. Existing retention ponds in the area are of sufficient size to manage.

The Grand Park District falls within the Cool Creek Drainage Area (332.22 acres). Based on available data detailing drainage and stormwater retention in the area, the Grand Park Village Lake was designed to accommodate development within the surrounding drainage area, which includes the South site and a portion of the North site. The area in the Grand Park District plan that is north of 186th falls within the Grand Park overall drainage plan (i.e. water runoff in the area would be detained in the ponds constructed with Grand Park). This assumes that development would not exceed the 18.75 acres of open space and 31.19 acres of impervious area, as identified in the Proposed Legal Drainage Area Map provided to the project team. As long as the new development maintains the same pond storage volume and does not exceed the 31.19 acres of impervious area, then no additional detention should be required. In the North area, the concept must maintain drainage retention capacity as retained water in this area is used for irrigation of the fields. If retention ponds were removed, water from the respective drainage area would require pumping to another location at a significant additional cost.

Early concepts for the Grand Park District proposed an expansion to the existing lake, as well as a new canal connection crossing Grand Park Boulevard and extending into a proposed pond to the west. To carry this design element forward, the planning team explored its feasibility given the site's existing elevation and drainage. The normal pool elevation for the Grand Park Village Lake Pond is 894.00 with a 100-year storm level of 898.11. Based on this elevation, it is approximately 16-20 feet below the existing grade of the parcel on the southwest

corner of E 186th Street and Grand Park Boulevard. The canal concept works with the existing grade through stepped or terraced elevation changes to create a riverfront edge (water level) and street-level frontage (upper level) approaching the west. This approach would provide boats on the water and pedestrians on a waterfront boardwalk sufficient clearance under street-level bridges.

All detention in the Grand Park District south of 186th St should be provided in the existing Grand Park Village Lake. Since this is being expanded, it could potentially be used as additional detention for anything to the north, assuming grading works out. It should be noted that plans for the Grand Park District that propose an expansion to the Grand Park Village Lake to the southeast of 186th & Grand Park Boulevard would create additional detention potential for the North site as well.

Underground Utilities

A high-pressure petroleum pipeline crosses the North Site diagonally northeast to southwest. Buckeye Energy Holdings LLC ("Buckeye") holds an easement following the pathway of the pipe which requires 16 feet flanking both sides of the pipe (32 feet total easement width) to remain clear of development to ensure Buckeye's continued access and maintenance of this utility.

Because water captured in the retention ponds in the north area is used to irrigate the sports fields to the west of the North Site, the pond water level will fluctuate unless supplemented from another source. An existing regulatory drain is represented on the map to the right.

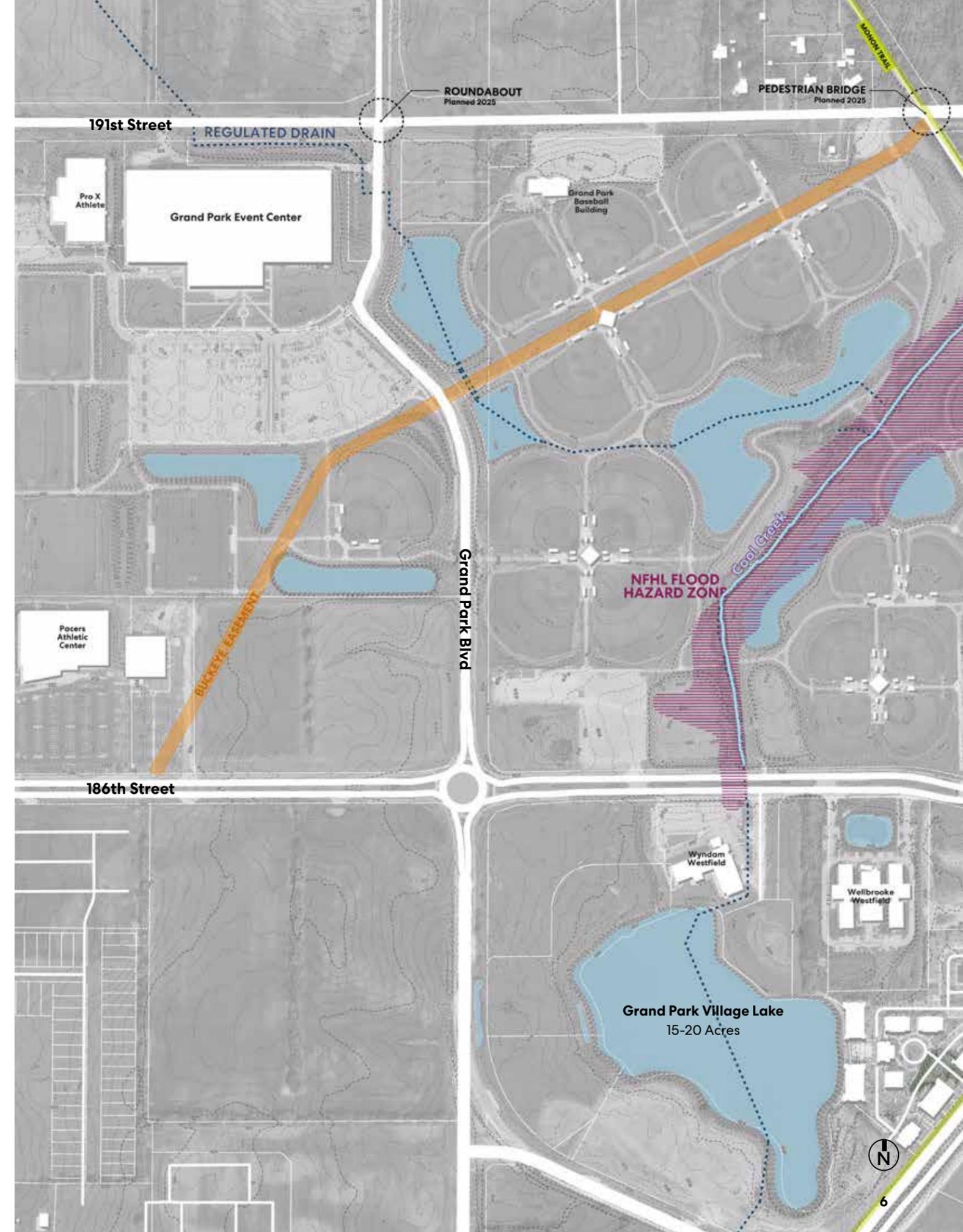


Figure 1.4: Natural and Engineered Landscape (right)

Grand Park Operational Considerations

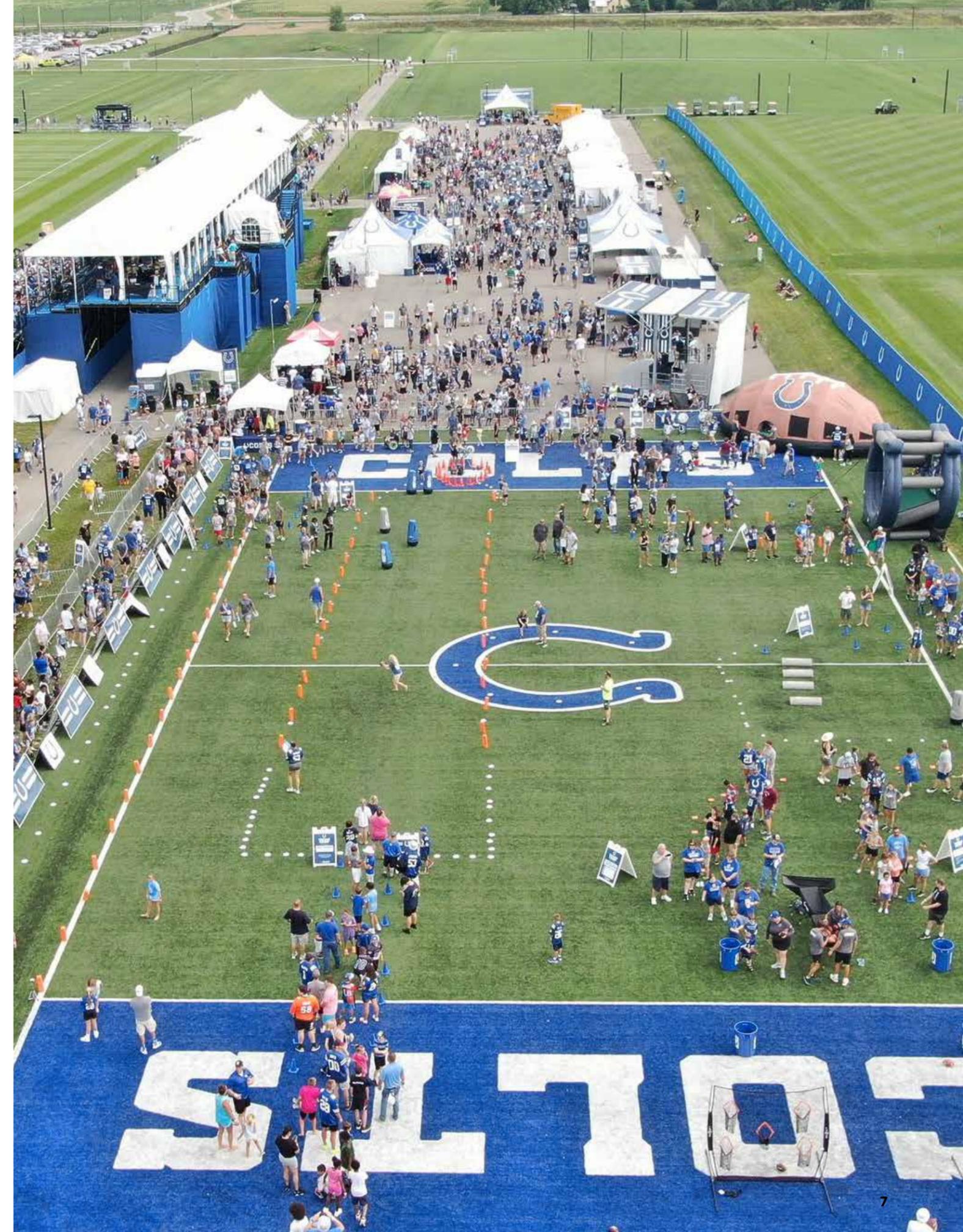
Grand Park Sports & Entertainment (GPSE) is a partnership formed between Keystone Group, Indy Sports & Entertainment, Indy Eleven, and Bullpen Tournaments. Grand Park is comprised of a 400-acre campus with 31 sports fields, 26 baseball diamonds, and three indoor facilities including the Grand Park Event Center (GPEC) as well as two administrative buildings. In close proximity to Grand Park are the Pacers Athletic Center, ProX Athlete Development, and Wright's 360 Movement, further solidifying this area as sports destination in the region. Given our site's unique context, several operational considerations are essential in planning for future success:



Figure 1.5: Image (Above) Youth sports typically include athletes from 8-17 years. For major tournaments, athletes will be accompanied by family members who remain in the tournament area over the course of the competition.

Figure 1.6: Image (Right) Colts Camp is an annual week-long event that invites people of all ages to come to Grand Park to watch the Colts football team preseason practices.

- **Grand Park must offer variety to active families for longer stays.** The most successful youth sports campuses can meet the needs of a wide variety of users. Consider the working parents, engaged grandparents, or ride-along siblings who frequent Grand Park to support their athletes. Youth sports draw active families looking for a variety of food and beverage options and an amenitized destination that makes staying in the area for longer periods of time more comfortable, feasible, and appealing.
- **Visitor needs vary by sport.** The ways in which athletes and visitors interact with the campus, including the duration of their stay, hinge on the sports and attractions that drive them to Grand Park. The duration and frequency of games, dimensions and amount of equipment needed, and size of the teams playing differ on the west side (soccer/multipurpose fields) and east side (Diamond side or Baseball/Softball diamonds).
- **Operations and Visitors must have clear pathways to traverse Grand Park.** The site requires a network of interior pathways and convenient parking lots to support the flow of visitors into and among the fields and diamonds for tournaments and major events. In addition, this connectivity will accommodate the Grand Park operations and staff who are constantly maintaining fields and moving equipment between storage, administrative buildings, and loading docks at the GPEC to and from the sporting fields.
- **Parking facilities must support all events.** Grand Park hosts annual events like Colts Camp, many of which attract thousands of visitors in a short period of time. All visitors will seek parking opportunities close to their destination. To manage the heavy in/out flow of visitors, convenient, highly accessible parking amenities with intuitive pathways, clear line-of-site to parking opportunities (gateways, signs, wayfinding, etc), and micromobility within the campus will be increasingly essential to successful operations as the area grows and diversifies in use.

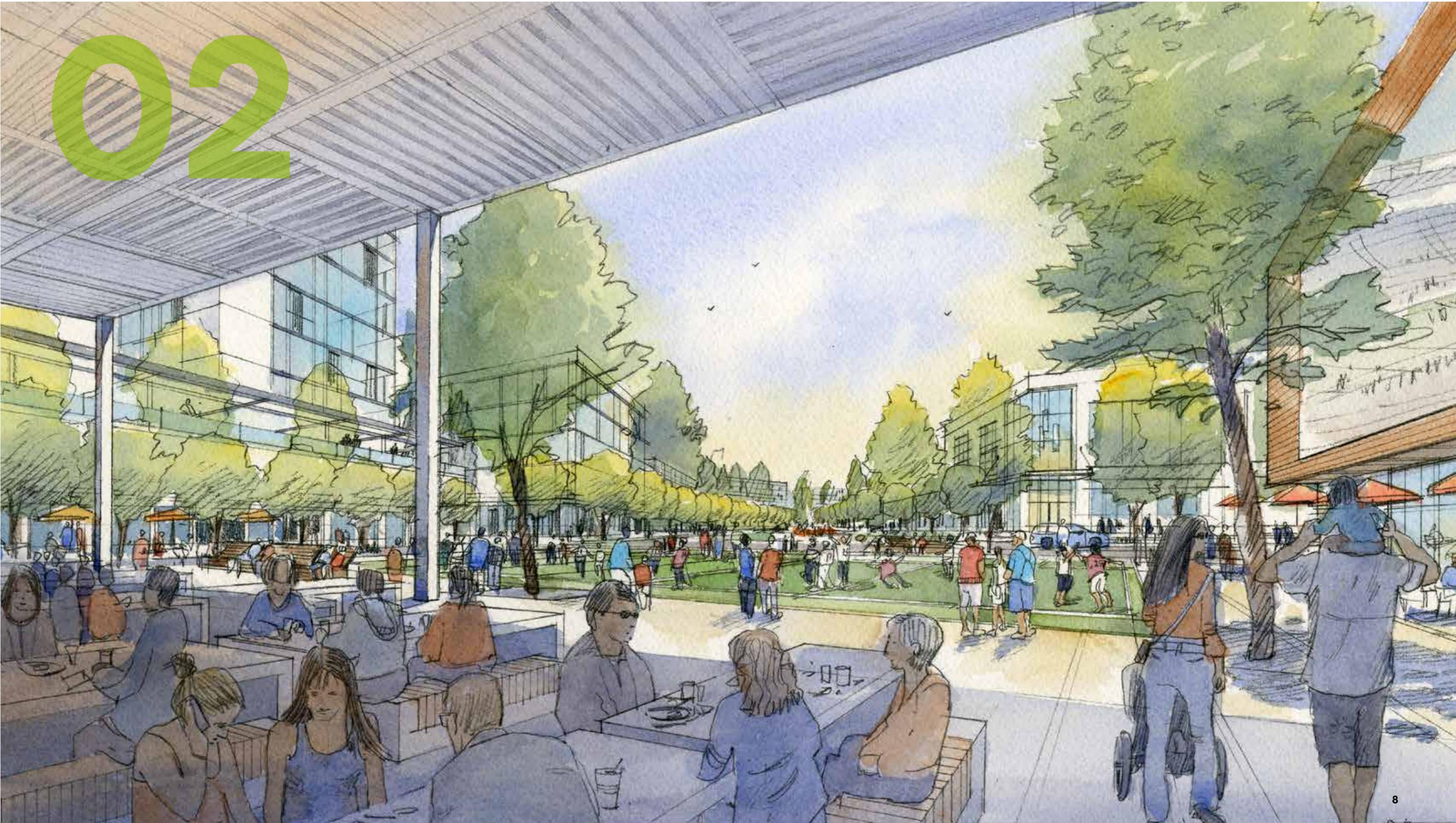


“This transformational vision for the Grand Park district will offer something for every visitor, resident, player, and parent, giving them a complete experience with elevated amenities to live, work, play, stay, dine, and be entertained 365 days a year.”

-Ersal Ozdemir, Keystone Group

Development Vision

02



Development Vision

The new Grand Park District is designed not only to attract visitors, but to become a true asset for the Westfield community—offering spaces that draw businesses, residents, and visitors alike. Anchored by Champions Way Linear Park, the district creates a vibrant, welcoming environment for both those coming to Grand Park for tournaments and events, and for the people who live and work in Westfield. This thriving hub connects the north-south blocks, featuring an active plaza, a re-imagined entrance to the Grand Park Event Center, and a retail canalwalk with a pond that invites interaction and leisure.

The view to the south along the Champions Way Linear Park will culminate in a major entertainment destination, depicted as a Ferris Wheel, serving as both a draw for visitors and a landmark for the community. As the park evolves, it offers diverse amenities: play equipment for younger children, outdoor classrooms for community gatherings, and shaded seating areas for relaxation. These spaces provide not only opportunities to unwind between events but also foster a sense of belonging and ownership for Westfield residents, employees, and businesses, making the district a new town center—not just a visitor destination.

Surrounding the Champions Way Linear Park, the district caters to both practical and leisure needs. Parents can browse shops, enjoy a meal, or relax with a coffee while staying close to the action. Accessible sidewalks, pocket plazas, and a vibrant streetscape make it easy for families to navigate with strollers or sports gear, fostering convenience and community. By blending recreation, retail, and comfort in a walkable environment, the district transforms tournament weekends into a seamless and enjoyable experience for athletes and their families.

Two canals serve as a defining east-west feature within the mixed-use blocks of the northern district, combining practical functionality with aesthetic appeal. Each 50-foot-wide canal, inspired by the iconic waterways of European cities, is flanked by generous sidewalks and shaded by tree-lined paths that welcome pedestrians and foster a distinctive sense of place. The canals provide picturesque views of surrounding area while supporting essential irrigation and stormwater management needs by replacing traditional detention basins.

The northern district's block layout is designed for anchor facilities and efficient connectivity. A proposed 10,000-seat stadium at a prominent intersection creates a bold gateway for major events and activities. Along key corridors, five-story mixed-use buildings with

integrated parking combine residential, retail, and event spaces to activate the streetscape and urban vibrancy. Premier locations for office exist throughout the district welcoming opportunities for sports tech employment and research facilities to integrate seamlessly into this expanded sports destination and community.

To the south, the development is anchored by a pond and canal system that connect under Grand Park Boulevard to an existing water feature, adding continuity to the landscape. A proposed four-sheet ice facility introduces a distinctive recreational amenity, attracting diverse visitors. Adjacent to this, a residential core with townhome-style residences and pedestrian-scaled streets—drawing inspiration from the Village of West Clay—balances density with livability. Interwoven green spaces and pedestrian networks create a walkable, human-scaled environment that complements the engaging uses and large-scale venues in the northern district.

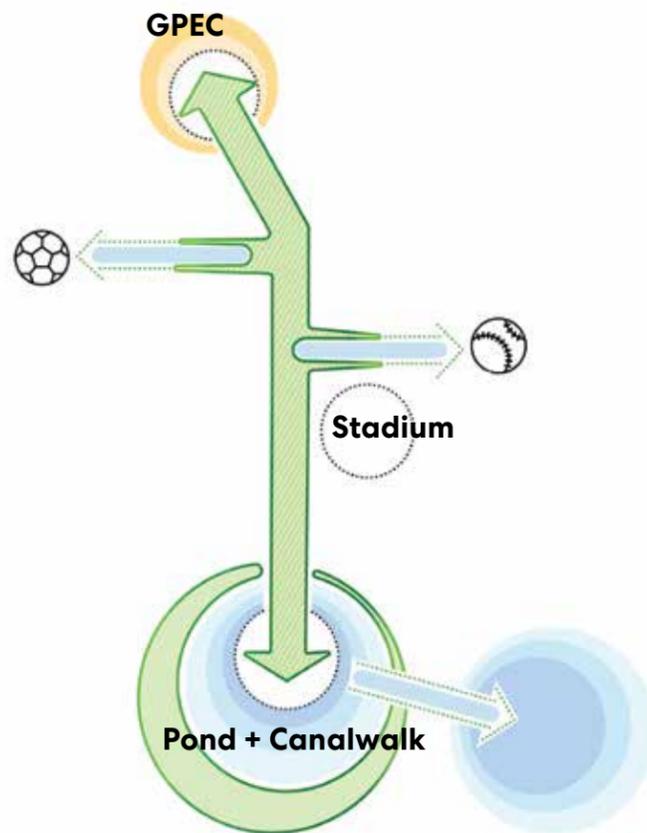


Figure 2.1: Organizing Concept (above) Champions Way Linear Park and East-West Canals

Figure 2.2: Illustrative Plan (right) Future vision for the north and south development areas in the Grand Park District.



Champions Way Linear Park

Champions Way Linear Park runs along the center of a boulevard with retail frontage, serving as a dynamic and unifying feature for the new mixed-use district, seamlessly connecting the north-south blocks while offering a vibrant public space for recreation and interaction.

By integrating a mélange of design elements—such as play equipment for children, outdoor classrooms for educational activities, and other features catering to diverse users—the park cultivates an ever-changing, exciting urban environment. This purposeful variety fosters engagement, encourages repeat visits, and ensures the park meets the needs of residents, businesses, visitors, and sports enthusiasts alike. As a central amenity, the Champions Way Linear Park also enhances walkability and safety, creating a pedestrian-friendly environment that aligns with the active lifestyle associated with the adjacent youth sports complex.

Beyond its social and recreational value, the Champions Way Linear Park delivers economic and environmental benefits that amplify its impact on the district. Champions Way provides a central artery from which underground utilities serving the district will branch and distribute. Champions Way's adjacency to retail frontage draws foot traffic, supporting local businesses and extending visitors' engagement with the area. Its green infrastructure elements, such as natural plantings and shaded areas, contribute to stormwater management, urban cooling, and air quality improvement, reinforcing the district's sustainability goals. By serving as a hub for connection, play, and discovery, the park not only energizes the streetscape but also enhances the identity and appeal of the district as a destination, generating lasting value for the community.

Principles for Champions Way Linear Park

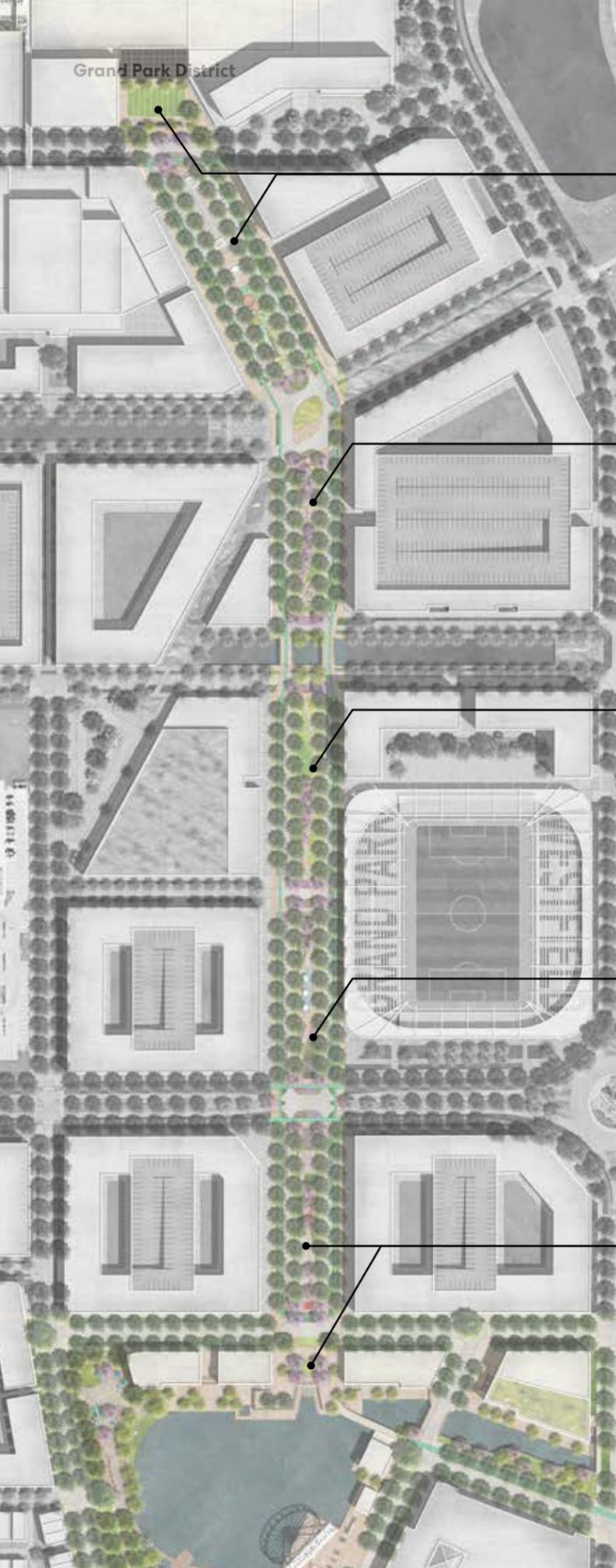
1. Promote active and passive play for all ages (and species)
2. Celebrate the sports community and achievements
3. Provide comfortable spaces for all to socialize, and spaces for athletes to recuperate between tournaments and during training
4. Engage the community through programming and events
5. Offer a variety of options for gathering and seating
6. Provide points of interest including art, nature, and entertainment
7. Versatile for day and night use throughout all seasons and weather conditions
8. Interact with surrounding retail, stadium, and other development
9. Promote a comfortable, safe, and interesting walk

“Something so transformational and unique that it becomes as well known as Grand Park, itself”

- Grand Park District Steering Committee

Figure 2.3: Rendering (below) Future vision for Champions Way Linear Park and retail streetscape. Vantage point from west side of Champions Way Linear Park boulevard along retail frontage looking north toward GPEC Plaza.





Grand Park District

Champions Way Linear Park

Cheer, Engage, and Showcase

Teeming with energy, this plaza features a mini football field, seating, and tables to foster a vibrant space for fun--whether you're on the field or rooting from the sidelines. The adjacent block features a winner's podium for photos, space for events, and a destination skate park to enliven the area even when events aren't happening.

Suggested program elements: mini football field, Olympic-style winners podium, flexible seating and tables, space for pop-up market events, jumbo video viewing screens, skate park



Engage and Showcase

Designed to inspire play, collaboration, learning, and celebrating community, this block boasts unique seating and tables, and shaded pavilions for outdoor education.

Suggested program elements: flexible seating and tables, splash pad, lawn for yoga and dance, canopy pavilions for outdoor learning, fitness stations, paved pavilions for ping pong tables, foosball, and more



Gather and Recreate

From a dynamic playground to mini golf to sprawling lawns for badminton, volleyball, and the like, this block taps into timeless recreational activities to invite residents and visitors of all ages.

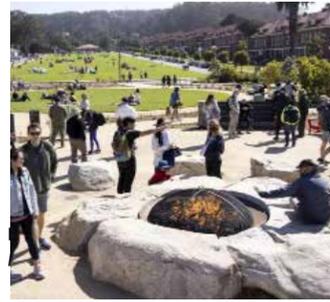
Suggested program elements: playground, flexible seating, gaga ball, pickleball, volleyball, mini golf, giant jenga



Celebrate and Linger

Replete with opportunities to interact with retail, socialize, fuel up, and commemorate a big win, this block is the perfect spot to enjoy yourself and stick around.

Suggested program elements: swings for seating, wall of champions, boccee court and seating grove, retail and dining pop-ups, photo backdrops, fire pit, interactive water feature, yoga lawn



Connect and Recharge

Whether you're looking to unwind in nature, challenge a friend to a chess game, or tackle a parkour course, this southern stretch of the Champions Way Linear Park offers something for everyone.

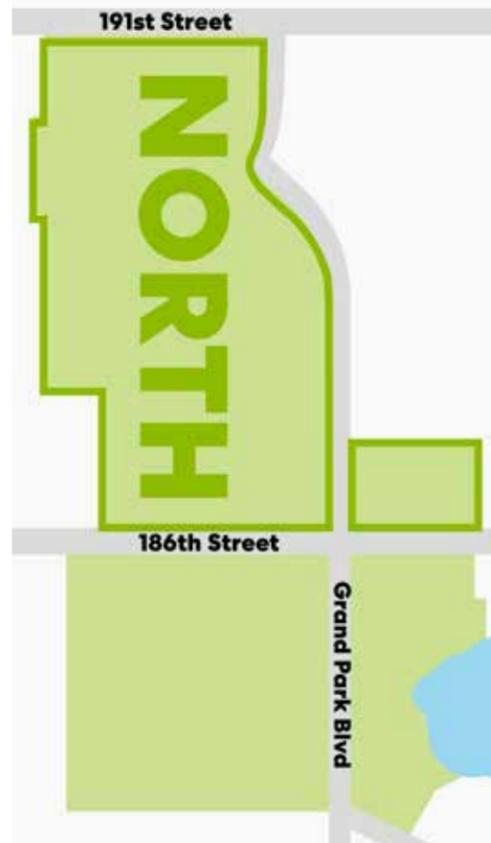
Suggested program elements: walking paths, sculptures to sit on, tables, giant chess, swings



North Development Area

Two canals provide unifying east-west features among the mixed-use blocks in the northern area, offering both functional and aesthetic value. Each 50-foot-wide canal, reminiscent of the iconic waterways of European cities, is lined with broad sidewalks and shaded by rows of trees. The western canal frames a picturesque view toward the multi-purpose fields at the district's edge, while the eastern canal overlooks Grand Park's "diamond side" baseball and softball fields across Grand Park Boulevard. Beyond their beauty, these canals replace traditional water detention basins, serving vital irrigation and stormwater catchment needs while elevating the character of the district.

Figure 2.4 Key Plan Highlighting North Area (below)



Area Anchors and Public Spaces

- 1. Champions Way Linear Park:** A central spine with a wide green space flanked by retail on both sides, the linear park runs along a boulevard-style street, fostering a walkable, vibrant area. Additional description on page 20.
- 2. East and West Canal Boulevards:** Key organizing features of the northern area, the east and west canals frame the views beyond to the baseball diamonds and multipurpose fields, reinforcing the significance of this place within its larger Grand Park context.
- 3. Grand Park Event Center (GPEC):** The Grand Park Events Center has been a centerpiece to the 400+ acre sports complex since the summer of 2016. This 377,000 square foot indoor sports facility includes three full-size synthetic fields, four locker rooms, office and meeting space, a full-service restaurant, and a sports pub.
- 4. Hotel + Conference Center:** A new hotel with ground-level conference/meeting and event spaces would be directly accessible from GPEC. The block fronting GPEC would support an entry portico for hotel visitors, though the primary parking amenities would be the surface lot on the eastern face of GPEC and the parking garage located across the street.
- 5. Stadium:** Replacing an existing multipurpose championship field, a new 10,000-seat multipurpose stadium is envisioned to hold a prominent location at the southeast corner of the northern development area. The stadium itself, highly visible from the eastern approach along E 186th Street, announces your arrival at the Grand Park District.
- 6. Practice Facility / Destination Sport Headquarters:** This block is sized to accommodate a large indoor practice facility, office, and support services for a sports headquarters, with retail fronting Champions Way.

Figure 2.5: Illustrative Plan (right) Future vision for the north development areas in the Grand Park District.



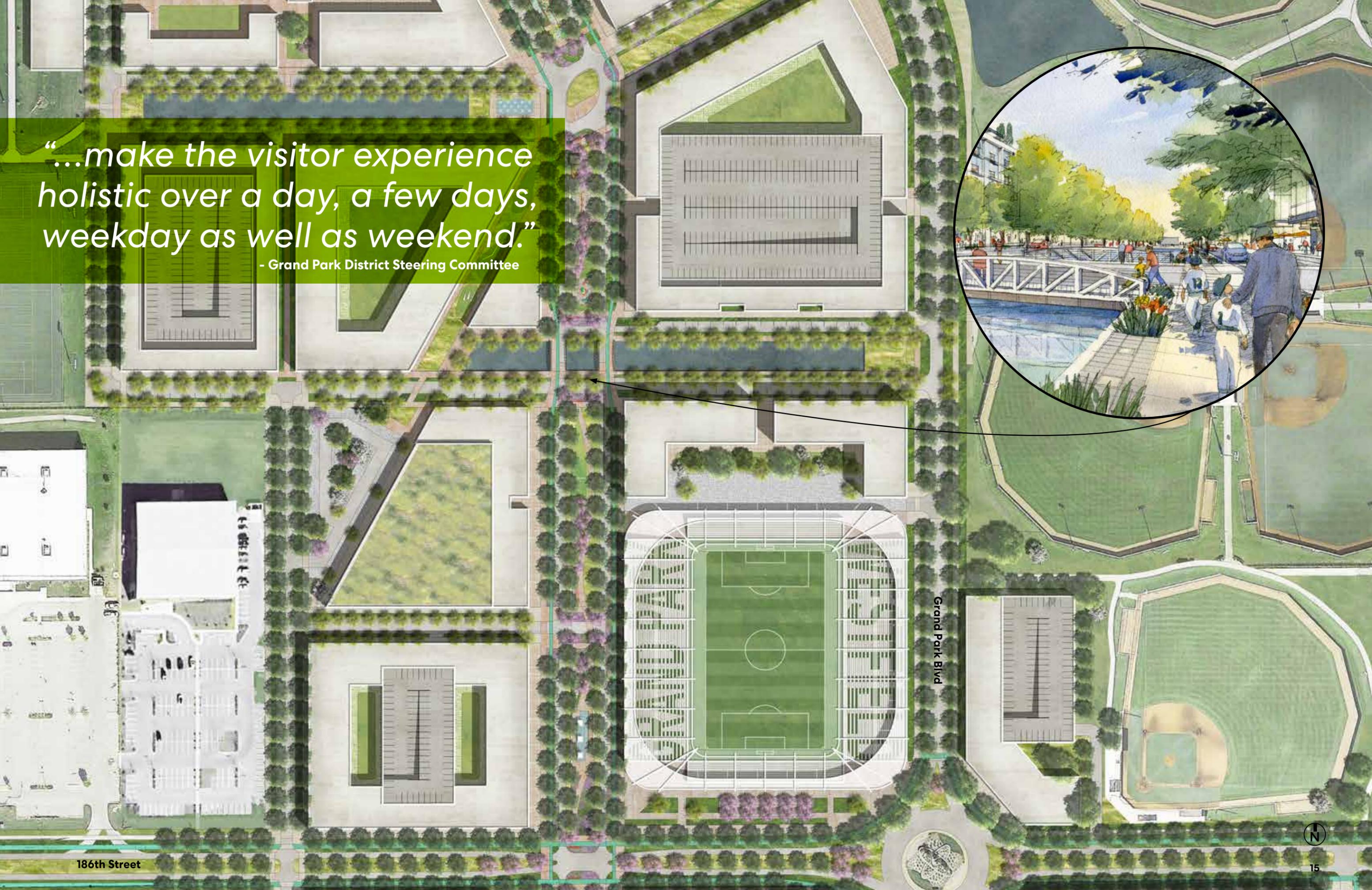
Figure 2.6: Rendering (center) Future vision for eastern canal reaching out toward baseball diamonds. Visible from this vantage point standing in the center of Champions Way Linear Park, looking east, are the canal boulevards, multimodal bridges and retail streetscape.





“...make the visitor experience holistic over a day, a few days, weekday as well as weekend.”

- Grand Park District Steering Committee



South Development Area

South Area Vision

The Vision for the South Area is that of a walkable urban neighborhood providing a southern retail anchor and indoor sports destination for the larger development and a rich, amenitized neighborhood with a variety of housing options.

“The Linear Park concept will be transformative for the new Grand Park District. Offering visitors and residents the opportunity to interact with unique recreation spaces and activities as they move through out the District.”

– Chris McConnell, Director of Parks and Recreation



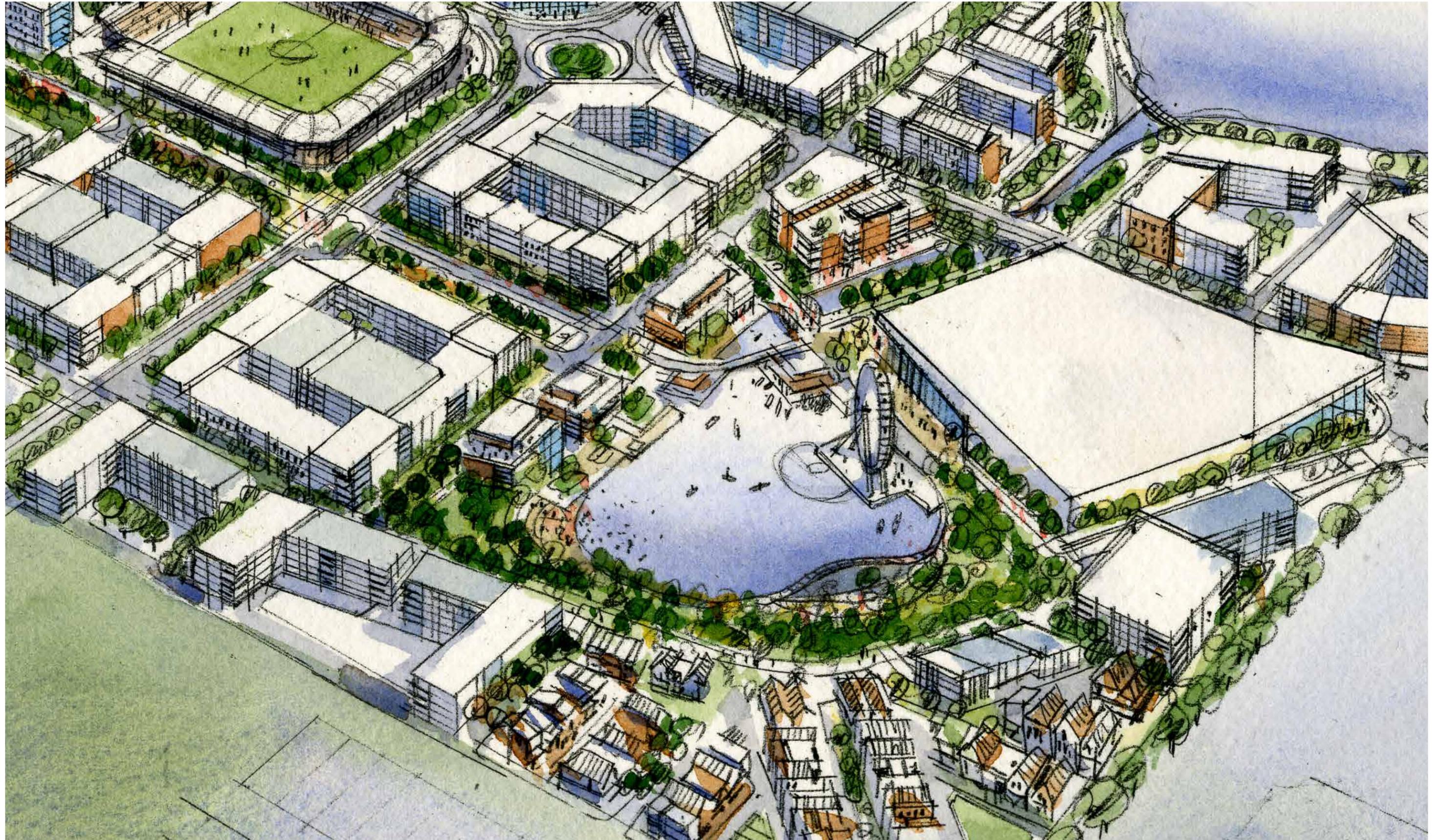
Figure 2.7 Key Plan
Highlighting South Area

Area Anchors and Public Spaces

- 1. Grand Park Pond:** A pond (4.5 acres including the canal) serves as the central feature of the area. Its edges have varied designs, including a destination retail attraction like a Ferris wheel, a multi-level boardwalk with retail spaces, destination waterfront playground and a park-like recreation area along the southeast edge of the pond.
- 2. Champions Way Linear Park:** The linear park is a central spine with a wide green space flanked by retail on both sides. It runs along a boulevard-style street and creates a walkable, vibrant area. Additional description on page 11.
- 3. Retail Canalwalk:** A canalwalk along the northern edge connects the new pond to the existing lake east of Grand Park Boulevard. Shops and restaurants will have two frontages: one facing the street and another facing the canal and boardwalk. The waterfront should include outdoor dining, lighting, and signage to enhance its appeal. Note that the Ferris Wheel shown is representative of a yet-to-be-defined entertainment attraction.
- 4. Ice Facility / Indoor Sports Destination:** A large southeastern block, spanning from the pond to Grand Park Boulevard, could host a major indoor sports venue like a 4-sheet ice facility or another large destination. The building acts as a gateway into the area, with ample pick-up/drop-off space and access to a nearby parking structure. Outdoor attractions to support winter activities can be programmed at the pond's edge during colder months. Refer to Appendix 09 for winter programming concepts.
- 5. Variety of Housing:** The Grand Park District plan shows a variety of housing density ranging from 4-5 story mixed use residential apartment or condo buildings, mid-rise multi-unit buildings, and rows of townhouse or duplex units.

Figure 2.8: Illustrative Plan (left) Future vision for the south development areas in the Grand Park District.

Figure 2.9: South Area Birds-Eye Rendering Birds-eye view from southwest corner of Grand Park District toward the northeast over proposed pond and southern retail canalwalk and connection to Champions Way Linear Park.



South Area Open Space Activation

Shared Courtyards & Community Gardens



Destination Waterfront Playground



Pickleball or sport courts



Playable Fountain & Water Landscape



Climbing Wall Facade



Retail Canalwalk with hardscape edge



Outdoor Cafe Seating & Boardwalk



Bike & Pedestrian Bridge



Regulating Plan

03



General Regulating Plan

A regulating plan is the backbone of good urban design, turning vision into reality through clear, enforceable rules. While an illustrative vision plan inspires with a broad picture of what a place could look like, a regulating plan gets specific, laying out exactly where streets, blocks, building edges, and public spaces shall go. It ensures that every element contributes to a cohesive, walkable environment—where streets prioritize people, buildings engage the sidewalk, and public spaces are exactly where they need to be to create vibrancy. In short, it's the rulebook that ensures the vision doesn't just look good on paper but works properly in real life.



Example of Mixed Use Development: Legacy Town Center, Plano Texas



Example of Sports-Centered Mixed Use Development: The Battery, Atlanta GA.

Mixed Use Development Principles

A successful mixed-use building—residential above retail with a parking garage—must seamlessly blend functionality, livability, and community. Here's how:

Engage the Ground Floor: Retail spaces shall have large windows and transparent facades to draw in foot traffic and create an inviting atmosphere. Awning-covered sidewalks, clear signage, and smart lighting bring human-scale details that animate the street, while outdoor patios or plazas extend the public space, encouraging social interaction and activity.

Hide the Parking: Parking garages shall be tucked behind retail and residential edges to avoid dominating the streetfront. Use perforated metal, greenery, or decorative materials to obscure the structure against interior courtyards.

Prioritize Residential Privacy: The residential entrance needs separation from the retail and parking areas to ensure privacy and security. Add terraces or balconies to break up the building mass and offer outdoor space for residents, enhancing both privacy and the building's visual appeal.

Shape the Building to Fit: Stepbacks and setbacks reduce the mass of taller buildings and let more light reach the street. Use demise lines to give long buildings the appearance of multiple smaller structures.

Make it Walkable: Making it walkable means making it *roll-able*. Every measure that enhances accessibility will also accrue to walkability. Design wide, welcoming sidewalks with safe crossings and attractive landscaping to seamlessly connect the building to the surrounding area. Public spaces—whether lobbies, courtyards, or plazas—encourage interaction and help create a sense of community.

By focusing on these principles, a mixed-use building can integrate into the urban fabric, offering convenience, comfort, and a vibrant public space that invites interaction while promoting sustainability and walkability.

General Requirements

Buildings

Min./Max. Building Heights: No building shall be less than three or more than six stories tall with three exceptions: the Standalone Retail with canal frontage, which may be as small as one story; the Ice Facility / Indoor Sports Destination; and unique uses proposed for future development that align with the vision for the Grand Park District. Such structures must have a minimum parapet height not less than 25 ft and must conform to retail frontage requirements at the desired location.

Ground Floor Heights: All retail spaces shall be located on a ground floor placed at grade. Buildings with residential first floors shall locate all first-floor residences a minimum of 18 inches above adjacent sidewalk grade. The ground floor ceiling height for all retail, commercial, or civic buildings shall be a minimum of 15 feet. The exception to these rules is residential/artisanal uses, which may be placed at grade with a ceiling height of 10 feet minimum. Glass roll-up garage doors are recommended for these habitable workshops.

Building Attachment Location: Any attachments such as bay windows, balconies, porches, stoops, awnings, or eaves may extend forward of the Building Line. The Building Line or setback line is the minimum distance a building must be set back from the curblines to meet desired public space standards. All buildings shall provide some form of shelter from rain at the front door(s).

Encroachments: Cafe seating is encouraged along ground floor retail frontage in Grand Park District. Along building frontage where retail is required, sidewalks are designed to provide 15-20 ft. width to ensure sufficient space for cafe seating and space remaining for pedestrian passage. In all areas where retail is allowed or required, a five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. Permanent outdoor cafés and eating areas require Development Plan approval by the City of Westfield. Functional awnings are the only first-floor attachments allowed to overhang the public right-of-way. On the second floor and above, balconies, bay windows, eaves, lights, and signs may occupy the public right-of-way.

Alcove: All retail users shall locate their primary entrances within a small additional setback between 30 and 100 square feet in size, paved to match the sidewalk.

Retail Awnings: Awnings shall be a minimum of six feet deep and shall be metal with colored fabric or metal and glass. Fabric awnings shall have a metal structure covered with canvas or synthetic canvas and be rectangular in shape with straight edges and no side panels or soffit. Awnings shall not be backlit or used as signs, except for

a possible single inscription on the flap, not to exceed six inches in height. All awnings on a single shop shall have the same depth, material, and color.

Courtyard Greens: Enclosed courtyards within residential blocks are private to those developments and not considered public spaces.

Liner Buildings: In many locations in the plan, thin buildings are employed to hide parking structures from public view. At their developers' discretion, these buildings may function as individual multi-story rowhouses, discrete multi-unit walk-ups, or single-story flats served by a rear hallway.

Sidewalk extension: All retail users shall pave their setbacks to match the adjoining sidewalk.

Retail Canalwalk: A retail boardwalk shall be comprised of linear boardwalks, retail frontage, integrated storefronts, shaded seating areas, enhanced paving materials, native planting, and connections to the water's edge.

Standalone Retail: Standalone retail refers to single-use, freestanding commercial buildings to support accommodate retail, dining, or service-oriented businesses. Standalone retail shall prioritize pedestrian-friendly design elements, including defined building entrances, sidewalks, and connections to nearby pathways or public spaces. Building orientation and façades shall engage the street with active frontages such as display windows, outdoor seating, or signage, to enhance the public realm. Where relevant, standalone retail establishments shall have a secondary frontage on the canalwalk.

Parking Structure Edges: Primary frontage lines do not allow exposed parking decks. The design of any parking structure edges facing a street shall be approached as the opportunity for unified artwork and may include supergraphics but not advertising other than temporary banners hung for no more than one year. Wherever a parking structure is exposed to a residential courtyard, its visible façade shall be provided with a "green screen" or planted window boxes, irrigated as necessary, such that vegetation shall cover at least 50 percent of the façade when planted.

Building Design for Accessibility: The U.S. Department of Justice (DOJ) enforces national ADA design standards under Titles II and III of the Americans with Disabilities Act. In Westfield, accessibility for new buildings and renovations is also guided by the Westfield-Washington Township Unified Development Ordinance (UDO) and the city's ADA Transition Plan for sidewalks and curb ramps.

Pedestrian Realm

All pedestrian infrastructure including sidewalks and curb ramps are built in accordance with ADA/PROWAG and City of Westfield Standards and Specifications. These guidelines ensure that pedestrian facilities in the public right-of-way, including sidewalks and curb ramps, are accessible.

Crosswalk Materials: Crosswalks shall be minimum 10 feet wide, located to continue all sidewalk trajectories across all intersections, and painted to comply with standards set forth by NACTO (the National Association of City Transportation Officials). As a welcome upgrade, crosswalks and even full intersections may be built of contrasting materials to the street and/or raised as speed tables.

Street Lighting: Streetlights shall be placed within the tree zone near the curb line and stand 10 feet to 15 feet tall. Retail-affronting sidewalks shall provide additional streetlights, evenly spaced, to result in a minimum spacing distance of 50 feet. In non-retail locations, streetlights shall be evenly spaced to result in a minimum spacing distance of 100 feet.

Sidewalk Objects: Any fire hydrants, mailboxes, parking meters, bicycle racks, or other impediments to foot traffic shall be located in the tree zone towards the curb. Benches shall be provided at retail frontages at a minimum of one per block face. Bike and Scooter parking racks shall be located along all street edges with a minimum spacing distance of 100 feet. Refer to Appendix 05 for locations where higher-capacity bike parking may be desirable. Benches shall be located facing the street with their backs against building fronts or in the tree zone perpendicular to the street. Benches built into building facades are encouraged and may encroach upon the sidewalk to a maximum depth of two feet.

Loading docks: Loading docks shall be located at the rear or side of buildings, away from pedestrian and retail frontages, with access provided through service lanes. To ensure functionality, docks shall be at least 12 feet wide and 30 feet deep, accommodating delivery vehicles without obstructing traffic flow. Screening with walls, gates, or landscaping designed to match the building architecture is required to minimize impact wherever a loading dock is visible from a street.

Golf Cart Parking: On-street parking lanes may be reconfigured to accommodate golf cart parking as deemed appropriate by City of Westfield Staff. Spaces should be positioned near intersections and mid-block crossings to maximize accessibility and pedestrian flow. Proper signage and pavement markings should delineate golf

cart parking areas, ensuring orderly use and integration with the broader multimodal transportation network. Refer to Appendix 05 for locations where higher-capacity bike parking may be desirable.

Above-ground utilities: Above-ground utilities must be placed in rear yards, alleys, or inconspicuous locations, avoiding visibility from public spaces. When less visible placement is not feasible, utilities shall be integrated into the building design, such as rooftop installations set back from edges. Utilities shall be grouped to reduce visual clutter and screened using enclosures made from durable materials or vegetative solutions that complement the building's aesthetic.

Street Trees: Street trees shall include Large, Standard, Ornamental/Flowering, and Specimen Trees, all with a minimum three inch caliper and pruned to maintain a seven feet clear trunk. These trees shall be planted in continuous beds of structural soil or Silva Cells. In more urban sidewalks, trees shall be placed in at-grade tree boxes approximately five feet square, with either groundcover or tree grates, depending on foot traffic. In less urban sidewalks, trees shall be planted in continuously landscaped strips. Native ground cover (not grass) is recommended for all tree strips and non-grated tree boxes.

Street Design

All streets shall conform to the layouts and dimensions of this Plan. The dimensions noted herein are present in the Plan.

Driving Lanes: Driving lanes shall be 10 feet wide with no centerlines between them, inclusive of curb width.

Curb Extensions: Curb extensions at corners and curb cuts shall be six feet deep. Curb extensions around parking stalls shall chamfer at 45 degrees to embrace the end stalls.

Parking Stalls: Parking stalls shall be eight feet deep and 22 feet long, but end units shall be 20 feet long against the 45-degree curb chamfer.

Curbs: Curbs shall be vertical without horizontal lips (no gutter pans). Rollover or rounded curbs are only permitted where required to facilitate truck motions to the degree demonstrated by turning templates.

Curb Radii: Other than at roundabouts, curbs shall have the following return radii at corners (at face of curb):

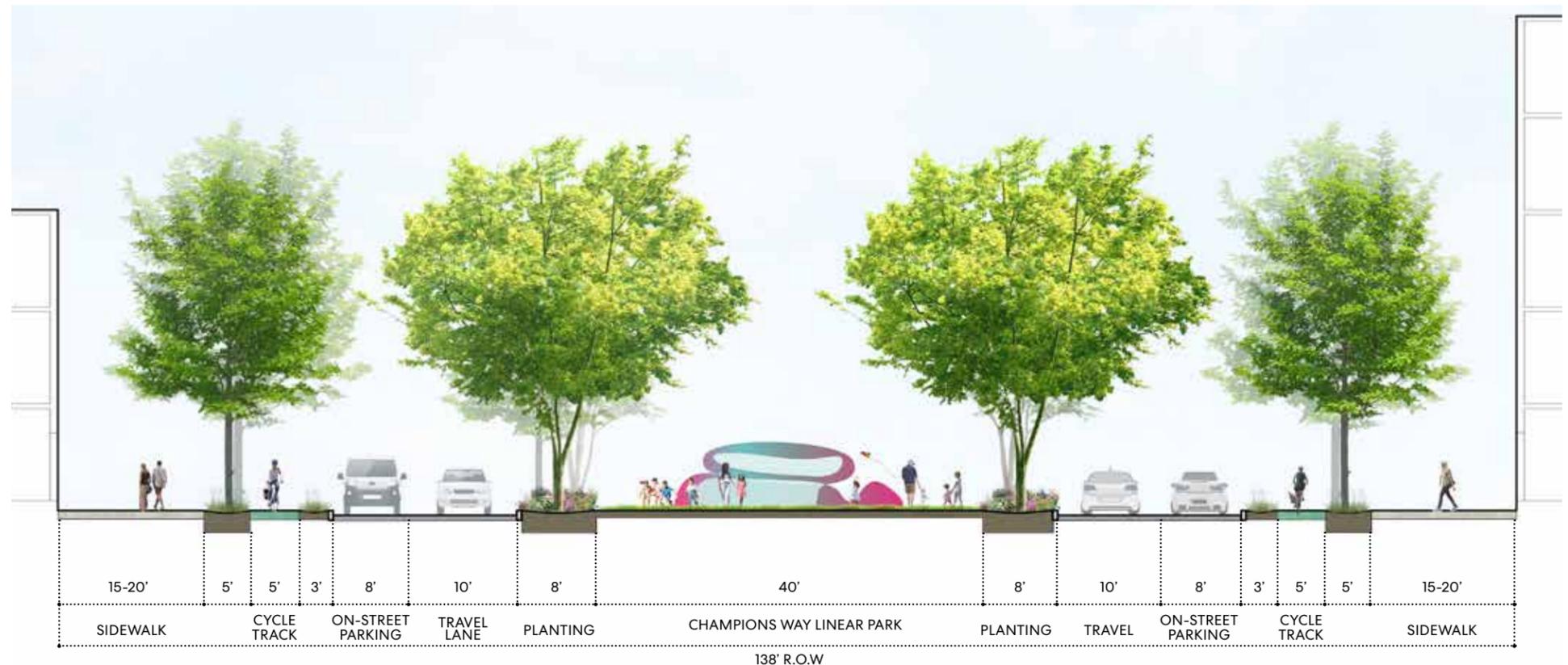
- 10 to 15 feet at standard intersections
- Five feet at curb cuts for alleys and parking structure access

Paseos (or Pedestrian Streets): The pedestrian street shall be 40 feet wide. Mechanical bollards shall be used to limit vehicular access. Trees shall be planted 10 feet from the building face on the north side of the street and planted with Narrow Trees spaced 20 – 30 feet on center. Paseos are indicated on the Landscape Regulating Plans (pages 22-28).

A summary of the Grand Park District Street Network Categorization and Street Sections is included as Appendix 03

Multimodal network recommendations for bikes, golf carts, and area trolley can be found in Appendix 05.

Figure 3.1: Section: Champions Way Linear Park



Regulating Plan

North Area Key Location Summary Map - Landscape

Public and Open Spaces

1. Grand Park Event Center Plaza

The Grand Park Event Center is shown with an enhanced front entry, bold horizontal awning adding architectural interest while shading and highlighting the entrance of a plain GPEC facade. Fronting GPEC is an enhanced plaza area. Retail frontage with café seating spilling into the plaza to the east and west shall create a sense of enclosure and further activate the space. The centerpiece of the plaza is a mini Astroturf football field which provides a flexible space for events and gathering.

2. Champions Way Linear Park

Champions Way Linear Park provides a walkable, vibrant central corridor through the district. It takes the form of a broad median at the center of an avenue flanked by retail and civic uses on both sides. Additional description on page 20; Schematic design and block descriptions in the Appendix 04.

3. Eastside and Westside Canal (Field Side)

The Westside and Eastside canals, evocative of the iconic Dutch waterways, feature narrow, tree-lined paths and charming bridges that extend the activation along Champions Way both eastward and westward. Serving as key organizing elements of the northern area, these canals frame picturesque views toward the baseball diamonds on the east (Diamond Side) and the multipurpose fields on the west (Field Side). Replacing existing water retention ponds, the canals are designed with sustainability in mind, as the water is anticipated to support irrigation needs across the area.

4. Multimodal Bridges (X2)

A compact truss bridge in each direction of travel along Champions Way efficiently accommodates a single lane for vehicles while providing a safe, accessible, and multimodal path for walkers and cyclists.

5. Grand Park Boulevard Underpass

The existing Grand Park Boulevard underpass connecting the Grand Park District mixed use development to the Diamond Side of Grand Park shall remain. Access to this underpass shall be reconfigured to connect to the sidewalk north of the proposed Eastside Canal.

6. Surface Parking along Utility Pathway

This parking lot is designed such that drive aisles within the parking lot align with the utility easement pathway, rather than parking stalls.

7. Stadium Frontage on 186th Street

The stadium parcel's edges and corners along 186th Street shall feature active facades and landscaping with tall, striking elements that create a visual gateway, announcing entry into the district and enhancing the corner's prominence.

8. Grand Park District Area Wayfinding/Gateway:

Area visitors shall pass through a new roundabout at 191st Street and Grand Park Boulevard as they enter the Grand Park district. Landscaping and signage at this northernmost block of Grand Park Boulevard shall reinforce this important moment of entry. Consider mural activation of eastern Grand Park Even Center Wall and other gateway features.

9. Champions Way Crossing

At the intersection of 186th Street and Champions Way a neck-down design shall be considered which narrows the roadway at the point of crossing, reducing lane widths along 186th Street to slow traffic speeds and enhance pedestrian safety. This will create a more calming and controlled driving environment and reduce the crossing distance for people walking or biking along Champions Way.

10. Existing 186th Street Roundabout

Location of new Championship Baseball Diamond relocated from existing location elsewhere in the district. Landscape screening along adjacent vertical structures is essential to preserve views for players.

Refer to Appendix 06 for more recommendations related to Gateways and Vista Terminations.



Regulating Plan

North Area Key Location Summary Map - Building

Anchor/Destination Buildings

Anchor buildings hold prominent locations and serve unique functions in the district. Anchor/Destination buildings' critical and flexible design features are described here:

- 1. Grand Park Event Center (GPEC)**
The Grand Park Events Center has been a centerpiece to the 400+ acre sports complex since the summer of 2016. This 377,000 square foot indoor sports facility includes three full-size synthetic fields, four locker rooms, office and meeting space, a full-service restaurant, and a sports pub.
- 2. Hotel + Conference Center**
A new hotel with ground-level conference/meeting and event spaces shall be directly accessible from GPEC. A portico marks the corner, visible and accessible from Grand Park Boulevard. This block shall also support an entry portico for hotel visitors, though the primary parking amenity would be the parking garage located across the street.
- 3. Practice Facility / Destination Sport Headquarters**
This block is sized to accommodate a large indoor practice facility, office, and support services for a sports headquarters, with retail fronting Champions Way.
- 4. Standalone Structured Parking**
One of only two non-wrapped parking garages proposed for the Grand Park District, this structured parking garage would support GPEC on major event days when parking demand is highest. This proposed garage replaces existing surface parking on the Grand Park Sports Campus.
- 5. Office over Retail Fronting Plaza**
In the Illustrative Plan for the area, a standalone structure is depicted at the location with retail on the ground floor, office uses above. The eastern face of a structure at this location provides essential enclosure to the GPEC Plaza, and will be highly visible. The eastern facade shall be considered a major placemaking opportunity and pursue major signage or use of this facade for a large video screen overlooking the plaza.

- 6. Grand Park Stadium**
Replacing an existing multipurpose championship field, a new 10,000-seat multipurpose stadium is envisioned to hold a prominent location at the southeast corner of the northern development area. The stadium itself, highly visible from the eastern approach along E 186th Street, announces your arrival at the Grand Park District.
- 7. 186th Corner Building**
A building designed for this site shall emphasize frontage toward the 186th Street and Grand Park Boulevard roundabout. Note that building materiality shall respond to the adjacency of the Championship Baseball Diamond. Retail would not be required at this location. Parking shall be shared with the field.
- 8. Typical Mixed Use Block**
The mixed-use block features a ground floor of retail with 4-5 stories of residential units above, surrounding a centrally located structured parking garage. This layout maximizes space efficiency, integrating commercial, residential, and parking uses in a cohesive design. Within the Grand Park District, most blocks are designed such that a typical mixed use development with internal structured parking could be accommodated. Ground Floor retail shall be focused toward Champions Way.
- 9. Standalone Retail**
A single-use, freestanding commercial building designed to accommodate retail, dining, or service-oriented businesses. A retail building at this prominent location shall engage all three faces of this block with active frontages such as display windows, outdoor seating, or signage, to enhance the public realm. The structure shall be a minimum 20 feet tall with primarily glass/openable facades on all sides, like a market hall.



Regulating Plan North Area - Landscape 1|2

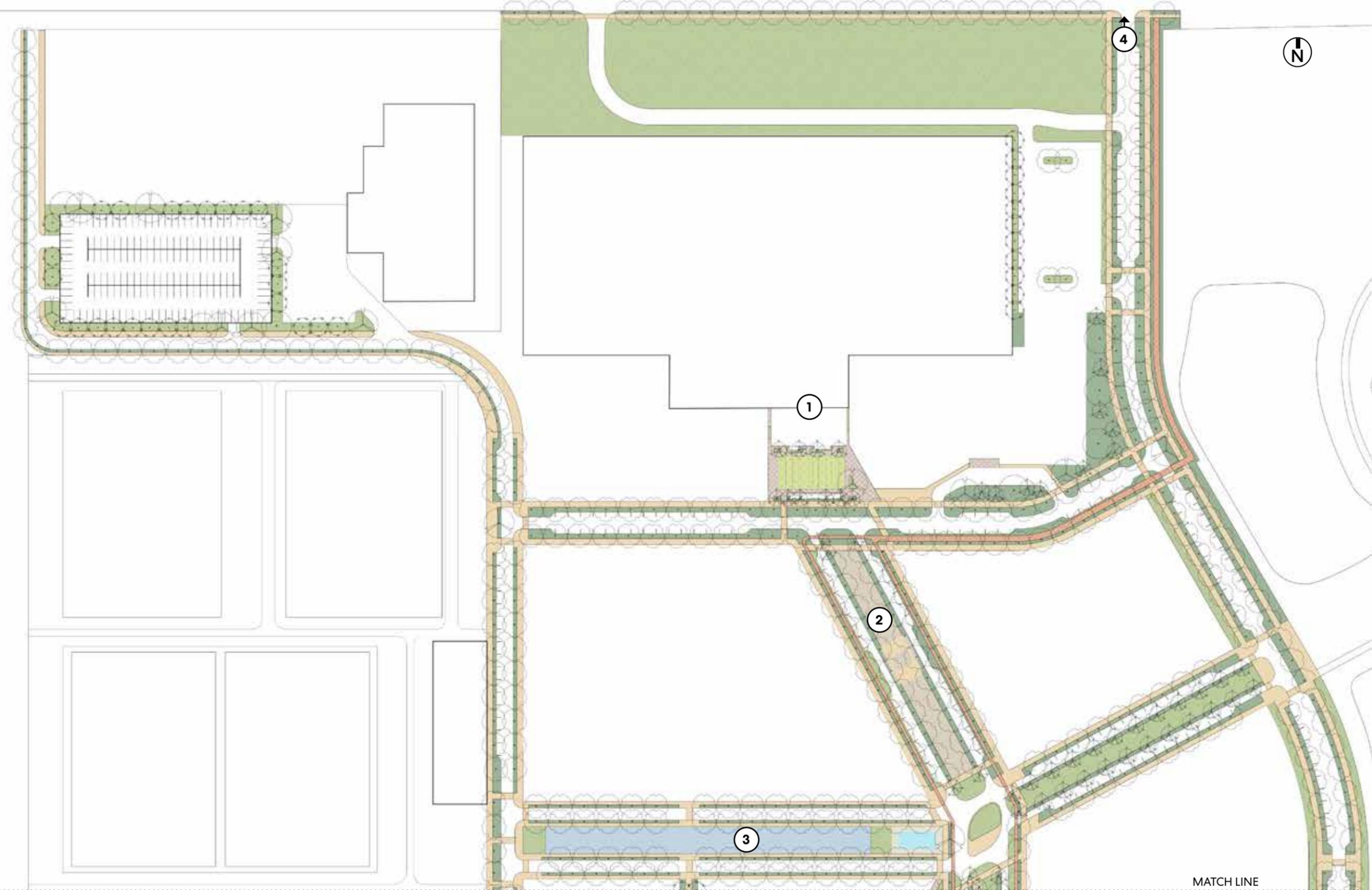
Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to precisely locate all of the landscape features that it depicts. All curbs, crosswalks, sidewalks, green areas, trees, water features, and other items shown here shall form the basis for subsequent construction documents. It is also provided in digital format so that subsequent engineering and landscape drawings, rather than being created new, may be built atop this drawing.

North Area: Public & Open Spaces

1. Grand Park Event Center Plaza
2. Champions Way Linear Park
3. Westside Canal (Field Side)
4. Grand Park District Area Wayfinding/Gateway



Figure 3.2: Grand Park Event Center (above) is a 377,000 square feet indoor recreation facility located at 19000 Grand Park Boulevard, Westfield, IN 46074.



Key:

- ❖ **Paseos:** Open-air pedestrian passage through a building shall be placed in this location, primarily providing passage between the retail street and boardwalk. Paseos shall be between 12 and 20 feet in width and at least 16 feet in height.
- **Large Tree:** A native tree with a minimum 50-foot crown-width at maturity shall be planted in this location. Trees shall be planted in locations with ample planting width and depth to support mature growth. While genus may vary, all Large Trees on a given block shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include White Oak, Sugar Maple, American Elm, Tulip Poplar, and American Sycamore.



Standard Tree: A native tree with an approximate 40-foot crown-width at maturity shall be planted in this location. While genus may vary, all Standard Trees shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include Thornless Honey Locust, American Beech, Yellowwood, and Black Gum, and Hickory.



Ornamental / Flowering Tree: A smaller sized tree selected primarily for its decorative qualities, such as vibrant flowers, striking foliage, or unique form. These trees are placed to enhance visual or seasonal interest and accentuate key areas within the design, such as entryways or garden spaces. Variety among Ornamental Trees is welcome. Native examples include Dogwood, Eastern Redbud, Serviceberry, American Fringe Tree, and Sweetbay Magnolia.



Specimen Tree: A specimen tree is a notable tree identified for its exceptional size, form, species, or historical significance. It is typically used to emphasize a key feature of a landscape or open space design.



Evergreen Tree: A year-round foliage tree used to provide consistent visual screening and privacy for buildings or outdoor spaces. Its dense canopy and ability to block views make it an ideal choice for creating natural barriers and enhancing site aesthetics. Variety among Evergreen Trees is welcome. Native species examples include American Holly, Eastern Redcedar, White Pine, Northern White Cedar and Hemlock.

Regulating Plan North Area - Building 1|2

Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to precisely locate all of the building features that it depicts. While building uses and configurations cannot be predicted, this plan controls those aspects of future buildings that most determine the quality of the public realm, including locations of building facades, retail frontages, key vista-terminating features, curb cuts, and the demise lines that are used to break up overly-long block faces. Enforcing the limited requirements of this drawing provides the underlying urban structure necessary to prevent changes in building use and detail from undermining the urban fabric.

Anchor/Destination Buildings

1. Grand Park Event Center (GPEC)
2. Hotel + Conference Center
3. Practice Facility / Destination Sport Headquarters
4. Standalone Structured Parking
5. Office over Retail Fronting Plaza



KEY

- Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
- Property Lines:** Property lines depict the outer extent of legally platted area within each block.

- Retail Required:** Buildings shall place ground-floor retail (or dining/entertainment) or hotel lobby uses along no less than 80% of this frontage.
- Retail Allowed:** Buildings may place ground-floor retail (or dining/entertainment) or hotel lobby uses along this frontage. Such use is prohibited at all other frontages.
- Full Demise Line:** Building segments on either side of this line shall convincingly appear to be a distinct building designed by a different architect. Each such "building" shall have its own entrance. Full demise lines may move by as much as 50 feet but may not decrease in number by more than 30%.

Partial Demise Line: Building segments on either side of this line shall convincingly appear to be repeated rowhouse-like structures. Each such "rowhouse" shall have its own entrance. Among segments, varying colors and doorway treatments are encouraged, but wall materials and window types shall be consistent. Partial demise lines may move or change in number as long as the resulting rowhouses are largely similar in width and between 15 and 50 feet wide.

- Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas.
- Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 20 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.

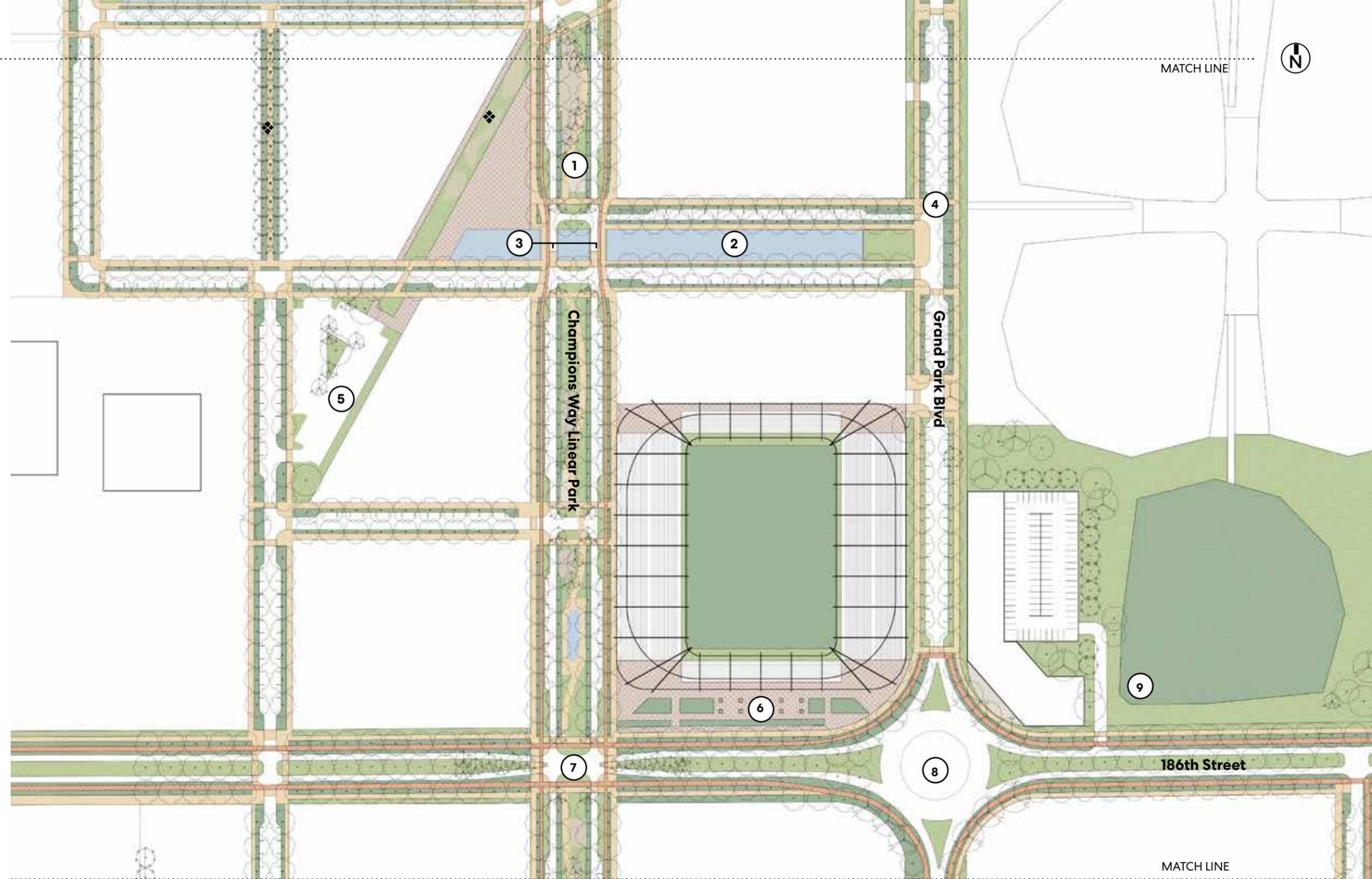
Regulating Plan

North Area - Landscape 2|2

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North Area: Public & Open Spaces

1. Champions Way Linear Park
2. Eastside Canal
3. Multimodal Bridges (X2)
4. Grand Park Boulevard Underpass
5. Surface Parking along Utility Pathway
6. Stadium Frontage on 186th Street
7. Champions Way Crossing
8. Existing Roundabout
9. Championship Baseball Diamond



Key:

- ❖ **Paseos:** Open-air pedestrian passage through a building shall be placed in this location, primarily providing passage between the retail street and boardwalk. Paseos shall be between 12 and 20 feet in width and at least 16 feet in height.
- **Large Tree:** A native tree with a minimum 50-foot crown-width at maturity shall be planted in this location. Trees shall be planted in locations with ample planting width and depth to support mature growth. While genus may vary, all Large Trees on a given block shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include White Oak, Sugar Maple, American Elm, Tulip Poplar, and American Sycamore.



Standard Tree: A native tree with an approximate 40-foot crown-width at maturity shall be planted in this location. While genus may vary, all Standard Trees shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include Thornless Honey Locust, American Beech, Yellowwood, and Black Gum, and Hickory.



Ornamental / Flowering Tree: A smaller sized tree selected primarily for its decorative qualities, such as vibrant flowers, striking foliage, or unique form. These trees are placed to enhance visual or seasonal interest and accentuate key areas within the design, such as entryways or garden spaces. Variety among Ornamental Trees is welcome. Native examples include Dogwood, Eastern Redbud, Serviceberry, American Fringe Tree, and Sweetbay Magnolia.



Specimen Tree: A specimen tree is a notable tree identified for its exceptional size, form, species, or historical significance. It is typically used to emphasize a key feature of a landscape or open space design.



Evergreen Tree: A year-round foliage tree used to provide consistent visual screening and privacy for buildings or outdoor spaces. Its dense canopy and ability to block views make it an ideal choice for creating natural barriers and enhancing site aesthetics. Variety among Evergreen Trees is welcome. Native species examples include American Holly, Eastern Redcedar, White Pine, Northern White Cedar and Hemlock.

Regulating Plan North Area - Building 2|2

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Anchor/Destination Buildings

1. Westfield Grand Park Stadium
2. 186th Corner Building
3. Typical Mixed Use Block (Example)
4. Standalone Retail



KEY

- Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
- Property Lines:** Property lines depict the outer extent of legally platted area within each block.

- Retail Required:** Buildings shall place ground-floor retail (or dining/entertainment) or hotel lobby uses along no less than 80% of this frontage.
- Retail Allowed:** Buildings may place ground-floor retail (or dining/entertainment) or hotel lobby uses along this frontage. Such use is prohibited at all other frontages.
- Full Demise Line:** Building segments on either side of this line shall convincingly appear to be a distinct building designed by a different architect. Each such "building" shall have its own entrance. Full demise lines may move by as much as 50 feet but may not decrease in number by more than 30%.

- Partial Demise Line:** Building segments on either side of this line shall convincingly appear to be repeated rowhouse-like structures. Each such "rowhouse" shall have its own entrance. Among segments, varying colors and doorway treatments are encouraged, but wall materials and window types shall be consistent. Partial demise lines may move or change in number as long as the resulting rowhouses are largely similar in width and between 15 and 50 feet wide.

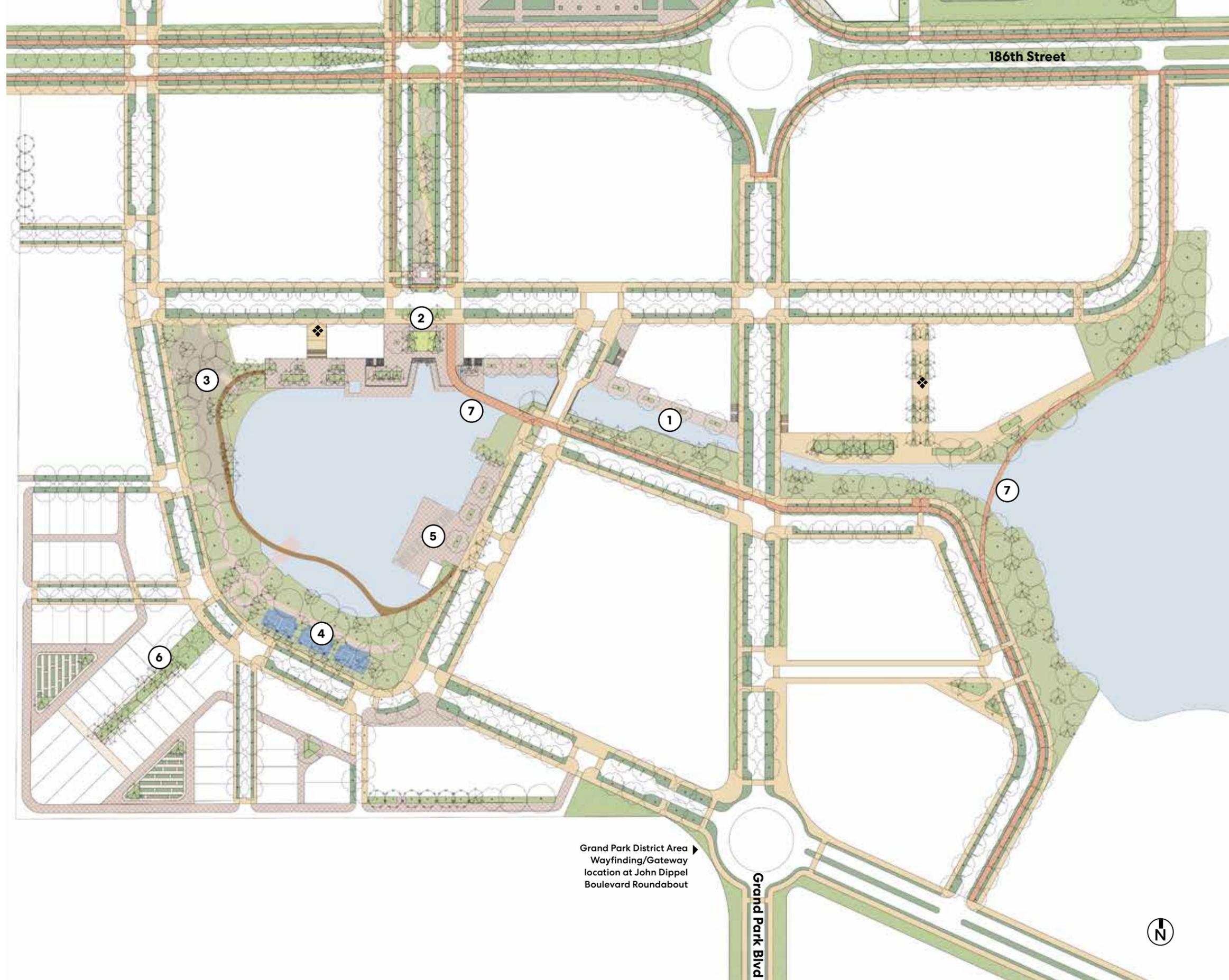
- Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas.
- Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 20 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.

Regulating Plan

South Area Key Location Summary Map - Landscape

Public and Open Spaces

1. **Retail Canalwalk:** A retail canalwalk along the northern edge connects the new pond to the existing lake east of Grand Park Boulevard. Shops and restaurants here are designed with two frontages: one facing the street and another facing the canal and boardwalk. The waterfront shall include outdoor dining, lighting, and signage to enhance its appeal. The retail boardwalk presents opportunities for winter activation and programming including .
2. **Champions Way Linear Park & Central Public Plaza:** Champions Way Linear Park terminates in the south area at a plaza anchoring the retail canalwalk around a water feature and interactive landscape element that combines flowing, splashing, or cascading water with accessible design, inviting people of all ages to engage with the water through touch, movement, and play, while enhancing the aesthetic and sensory appeal of public spaces.
3. **Northwest Edge Park:** Envisioned to be the location of a destination waterfront playground at the western end of the retail canalwalk.
4. **Southwest Edge Park:** The park-like setting along the southern edge of the pond provides passive respite and active outdoor recreation facilities (tennis courts, pickleball courts, etc) serving the surrounding neighborhood.
5. **Retail Attraction:** The view to the south along the Champions Way Linear Park shall terminate with a proposed major retail attraction, depicted as a Ferris Wheel in the illustrative plans. Areas around this highly visible corner present opportunities for winter activation and programming.
6. **Residential Neighborhood Courtyard(s):** An interior residential courtyard is a shared, central green space enclosed by homes, fostering community interaction while offering a tranquil, semi-private outdoor environment.
7. **Bike/Pedestrian Bridges (X2):** The bike-and-pedestrian-only bridge is a streamlined structure designed with wide pathways, gentle slopes, and safety features like railings and lighting, creating a car-free, accessible route for walkers, runners, and cyclists to enjoy.



Regulating Plan

South Area - Landscape 1|1

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South Area: Public & Open Spaces

1. Retail Canalwalk
2. Champions Way Linear Park & Central Public Plaza
3. Northwest Edge Park
4. Southwest Edge Park
5. Retail Attraction
6. Residential Neighborhood Courtyard(s)
7. Bike/Pedestrian Bridges (X2)

Key:

❖ **Paseos:** Open-air pedestrian passage through a building shall be placed in this location, primarily providing passage between the retail street and boardwalk. Paseos shall be between 12 and 20 feet in width and at least 16 feet in height.

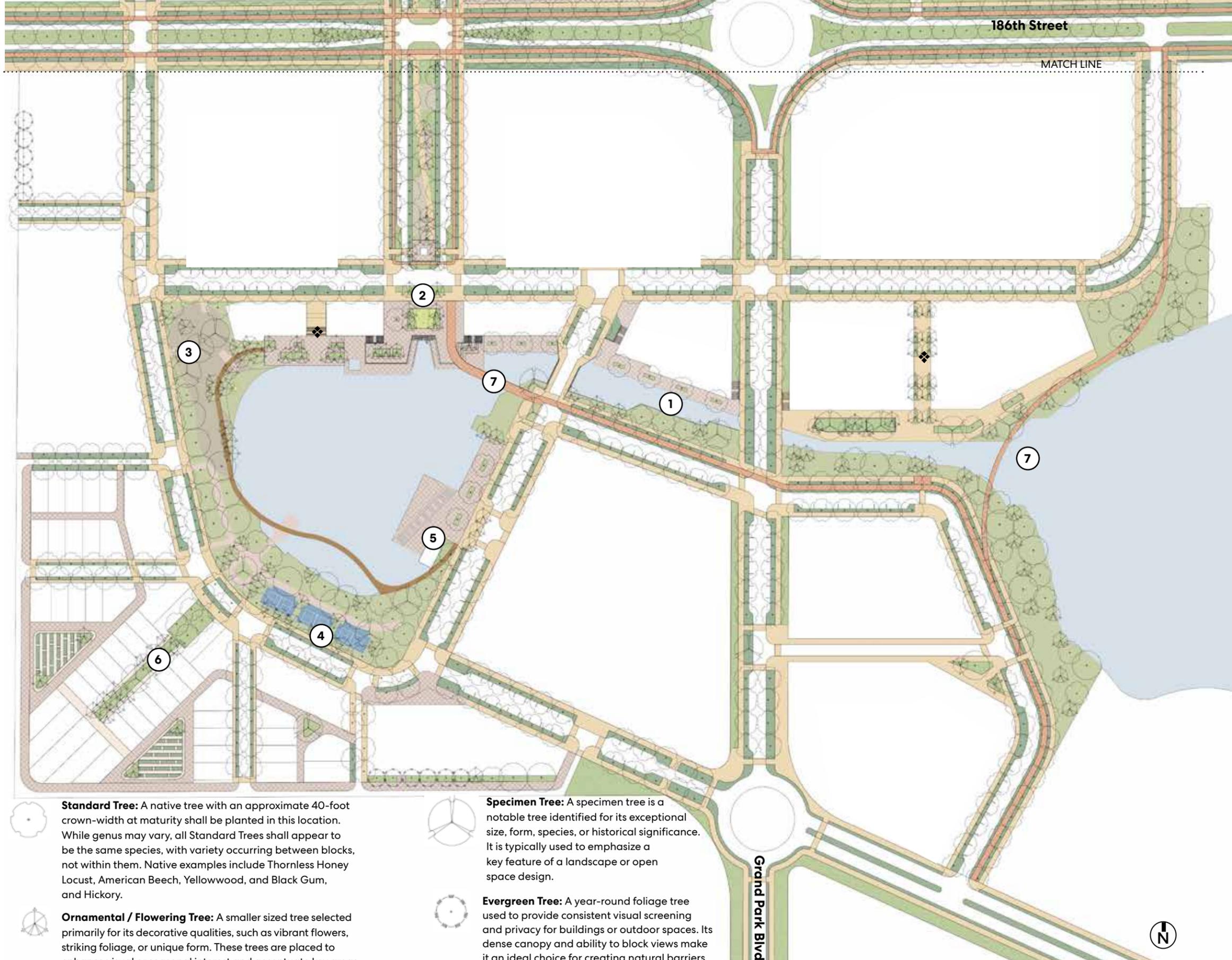
○ **Large Tree:** A native tree with a minimum 50-foot crown-width at maturity shall be planted in this location. Trees shall be planted in locations with ample planting width and depth to support mature growth. While genus may vary, all Large Trees on a given block shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include White Oak, Sugar Maple, American Elm, Tulip Poplar, and American Sycamore.

○ **Standard Tree:** A native tree with an approximate 40-foot crown-width at maturity shall be planted in this location. While genus may vary, all Standard Trees shall appear to be the same species, with variety occurring between blocks, not within them. Native examples include Thornless Honey Locust, American Beech, Yellowwood, and Black Gum, and Hickory.

○ **Ornamental / Flowering Tree:** A smaller sized tree selected primarily for its decorative qualities, such as vibrant flowers, striking foliage, or unique form. These trees are placed to enhance visual or seasonal interest and accentuate key areas within the design, such as entryways or garden spaces. Variety among Ornamental Trees is welcome. Native examples include Dogwood, Eastern Redbud, Serviceberry, American Fringe Tree, and Sweetbay Magnolia.

○ **Specimen Tree:** A specimen tree is a notable tree identified for its exceptional size, form, species, or historical significance. It is typically used to emphasize a key feature of a landscape or open space design.

○ **Evergreen Tree:** A year-round foliage tree used to provide consistent visual screening and privacy for buildings or outdoor spaces. Its dense canopy and ability to block views make it an ideal choice for creating natural barriers and enhancing site aesthetics. Variety among Evergreen Trees is welcome. Native species examples include American Holly, Eastern Redcedar, White Pine, Northern White Cedar and Hemlock.



Regulating Plan South Area - Building 1|1

(Anchor/Destination Buildings Noted)

Unlike the illustrative plans provided earlier in this document, this Regulating Plan is provided to precisely locate all of the building features that it depicts. While building uses and configurations cannot be predicted, this plan controls those aspects of future buildings that most determine the quality of the public realm, including locations of building facades, retail frontages, key vista-terminating features, curb cuts, and the demise lines that are used to break up overly-long block faces. Enforcing the limited requirements of this drawing provides the underlying urban structure necessary to prevent changes in building use and detail from undermining the urban fabric.

Anchor/Destination Buildings

Anchor buildings hold prominent locations and serve unique functions in the district. Anchor/Destination Building's critical and flexible design features are described here:

- 1. Standalone Retail along the canalwalk:** Active frontage on both street and canal sides of the building. Where buildings are located at an intersection, all frontages must have active edges.
- 2. Ice Facility/Indoor Sport Destination:** holding a large, prominent location these buildings act as a gateway into the area or identifying marker for visitors and shall provide ample pick-up/drop-off space and access to a nearby parking structure to manage event traffic.

Key:

-  **Primary Building Line:** Buildings shall place a habitable building edge (and not parking) along no less than 80% of their Primary Building Lines. The gaps in building edge allowed by that percentage shall not occur at building corners, with the exception that corners may be rounded or chamfered. Other than Attachments, buildings may not sit in front of their Building Lines.
-  **Property Lines:** Property lines depict the outer extent of legally platted area within each block.
-  **Retail Required:** Buildings shall place ground-floor retail (or dining/entertainment) or hotel lobby uses along no less than 80% of this frontage.
-  **Retail Allowed:** Buildings may place ground-floor retail (or dining/entertainment) or hotel lobby uses along this frontage. Such use is prohibited at all other frontages.



Residential Concept Alternate in Appendix 02

-  **Full Demise Line:** Building segments on either side of this line shall convincingly appear to be a distinct building designed by a different architect. Each such "building" shall have its own entrance. Full demise lines may move by as much as 50 feet but may not decrease in number by more than 30%.
-  **Partial Demise Line:** Building segments on either side of this line shall convincingly appear to be repeated rowhouse-like structures. Each such "rowhouse" shall have its own entrance. Among segments, varying colors and doorway treatments are encouraged, but wall materials and window types shall be consistent. Partial demise lines may move or change in number as long as the resulting rowhouses are largely similar in width and between 15 and 50 feet wide.

-  **Vista Termination:** These locations are perspective-framed by a long view down a street. Buildings at Vista Terminations shall respond with an appropriately scaled architectural feature, aligned to sit centered within the vista. Proper such features include but are not limited to entrances, gables, bay windows, grouped window compositions, towers, and cupolas. Note: At location "A" vista terminus, Civic Art or Playable installation such as a climbing wall shall be installed in front or attached to the building facade, visible from 1/2 mile distance.
-  **Curb Cut Allowed:** Curb cuts are permitted only in these locations. Curb cuts may not exceed 20 feet in width (plus 10-foot max corner curb radii). Curb cuts may be moved (with appropriate modifications to the tree plan) to other non-corner locations but may not increase in number. The majority of locations indicated show access to structured parking garages.



Grand Park District

Figure 3.2 Full Illustrative Plan



Grand Park Blvd

Champions Way

191st Street

186th Street



Development Summary

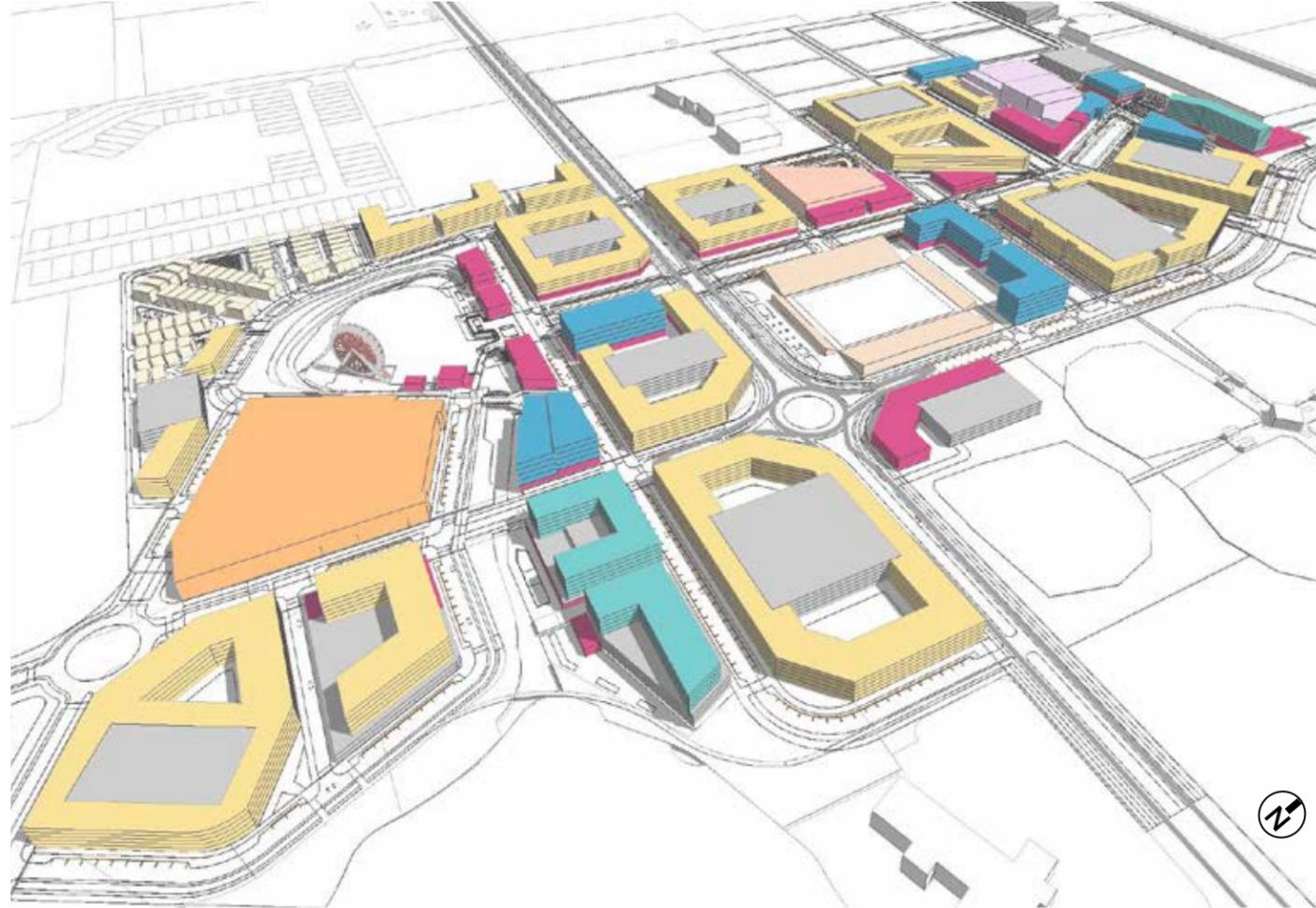
04



Quantified Development Overview

The Quantified Development Overview represents one possible full buildout scenario for the District to provide an estimate of use mix and development intensity possible within the Grand Park District Regulating Plan.

Grand Park District Development Summary - North and South Areas Combined



Total Development Summary by Use

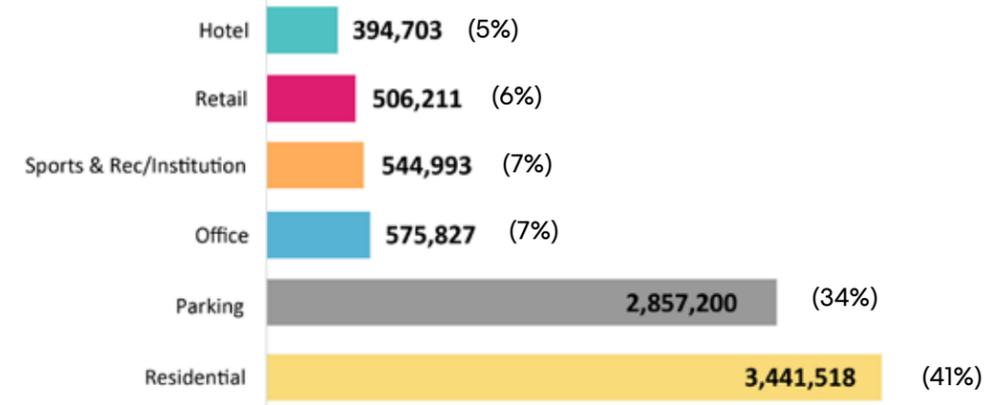


Figure 4.1: Graphs - Total Development Summary by Use (above)

Grand Park District Development Summary

LAND USE CATEGORY	SOUTH	NORTH	TOTAL SF
Residential	1,933,054	1,508,464	3,441,518
Parking	1,122,010	1,735,190	2,857,200
Office	190,576	385,251	575,827
Retail	223,136	283,075	506,211
Sports & Recreation / Institution	176,929	368,064	544,993
Hotel	248,942	145,761	394,703
TOTAL	3,894,647	4,425,805	8,320,452

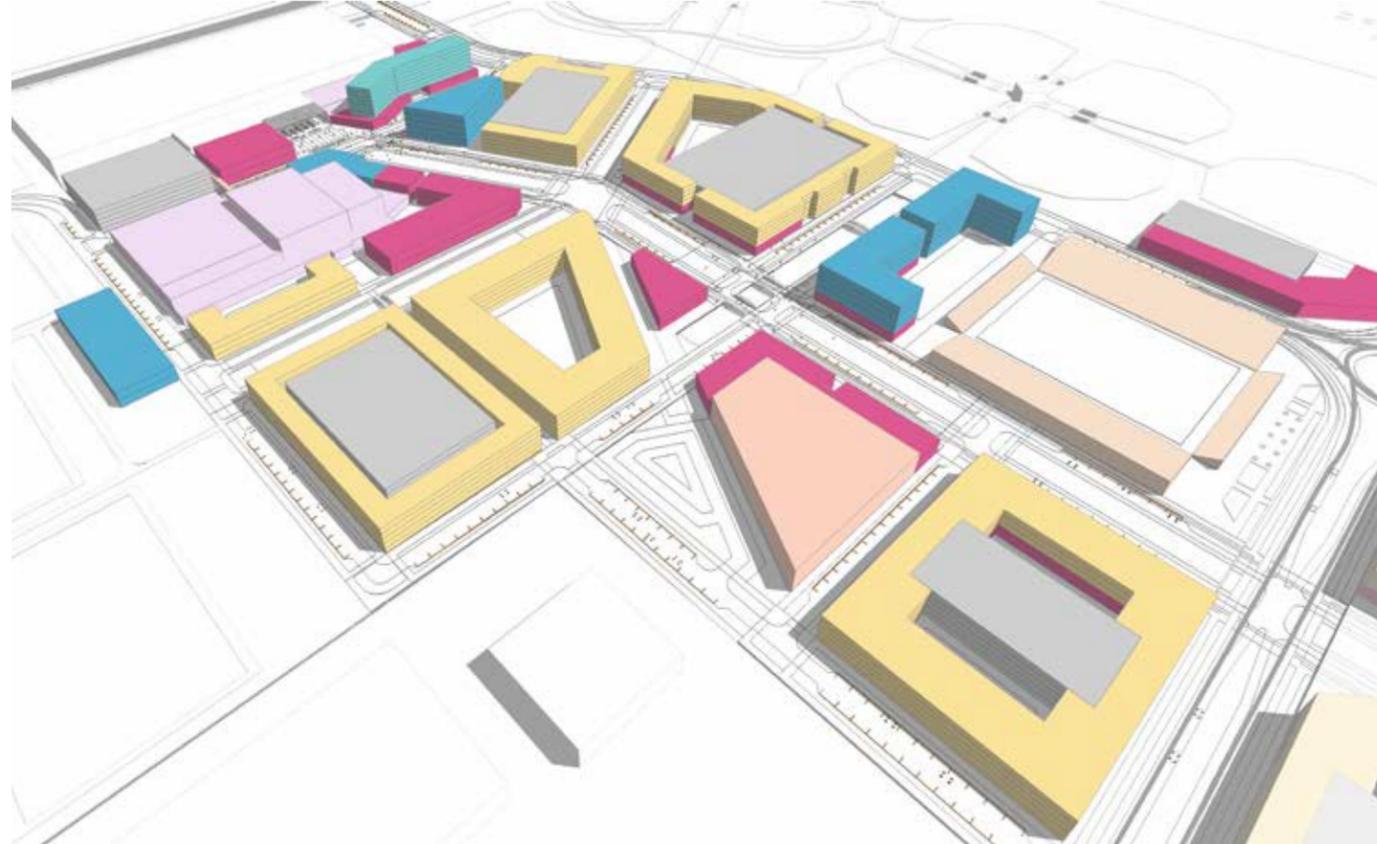
RESIDENTIAL UNITS & PARKING	SOUTH	NORTH	TOTAL
Residential Units	2,125	1,659	3,784
Parking Spaces	2,805	4,339	7,144

Figure 4.2: Summary Table (above)

Quantified Development Overview - North

The Quantified Development Overview represents one possible full buildout scenario for the District to provide an estimate of use mix and development intensity possible within the Grand Park District Regulating Plan.

Grand Park District Development Summary - North Area Only



North Area Development Summary by Use

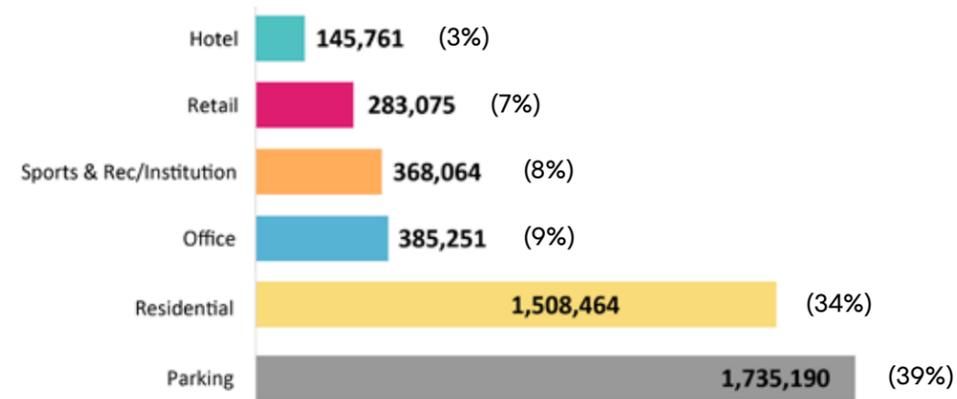
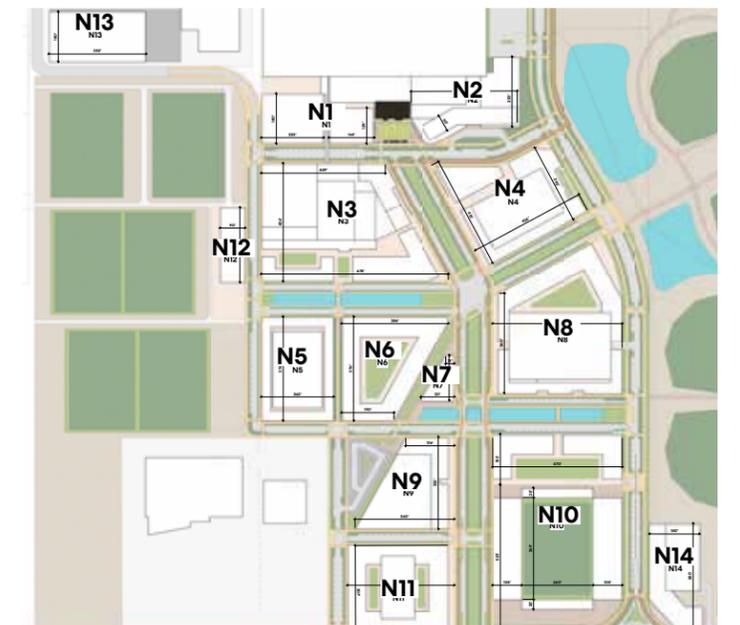


Figure 4.3: Graphs - North Area Development Summary by Use (above)

Parcel I.D.	Building Use	Gross Floor Area	Residential Units	Hotel Keys	Parking GSF	Parking Provided	Parking Demand
N1	PARKING				202,632	507	
N1	OFFICE	42,077					126
N1	RETAIL	21,039					84
N2	HOTEL	145,761		583			117
N2	INSTITUTION	37,237					
N2	RETAIL	46,732					187
N2	PARKING (SURFACE)				38,214	96	
N3	INSTITUTION	130,827					
N3	OFFICE	27,756					83
N3	RESIDENTIAL - TYPE A	49,522	~200 beds				
N3	RETAIL	75,843					303
N4	OFFICE	93,218					280
N4	PARKING				261,208	653	
N4	RESIDENTIAL - TYPE A	216,986	247				
N5	PARKING				247,957	620	
N5	RESIDENTIAL - TYPE A	194,813	221				
N6	RESIDENTIAL - TYPE A	379,744	432				
N7	RETAIL	24,528					98
N8	PARKING				444,000	1110	
N8	RESIDENTIAL - TYPE A	387,091	440				
N9	RETAIL (SURGE)	55,043					55
N10	OFFICE	173,600					521
N10	STADIUM	200,000					
N11	PARKING				136,667	342	
N11	RESIDENTIAL - TYPE A	280,309	319				
N11	RETAIL	29,023					116
N12	OFFICE	48,600					146
N13	PARKING				316,946	792	
N14	PARKING				87,566	219	
N14	RETAIL	30,867					123
TOTAL		2,690,616	1,659		1,735,190	4,339	2,239

Figure 4.4: North Area Summary Table (above). Note: Standard Type A Residential is Multi Family Apartment, 880GSF per unit.

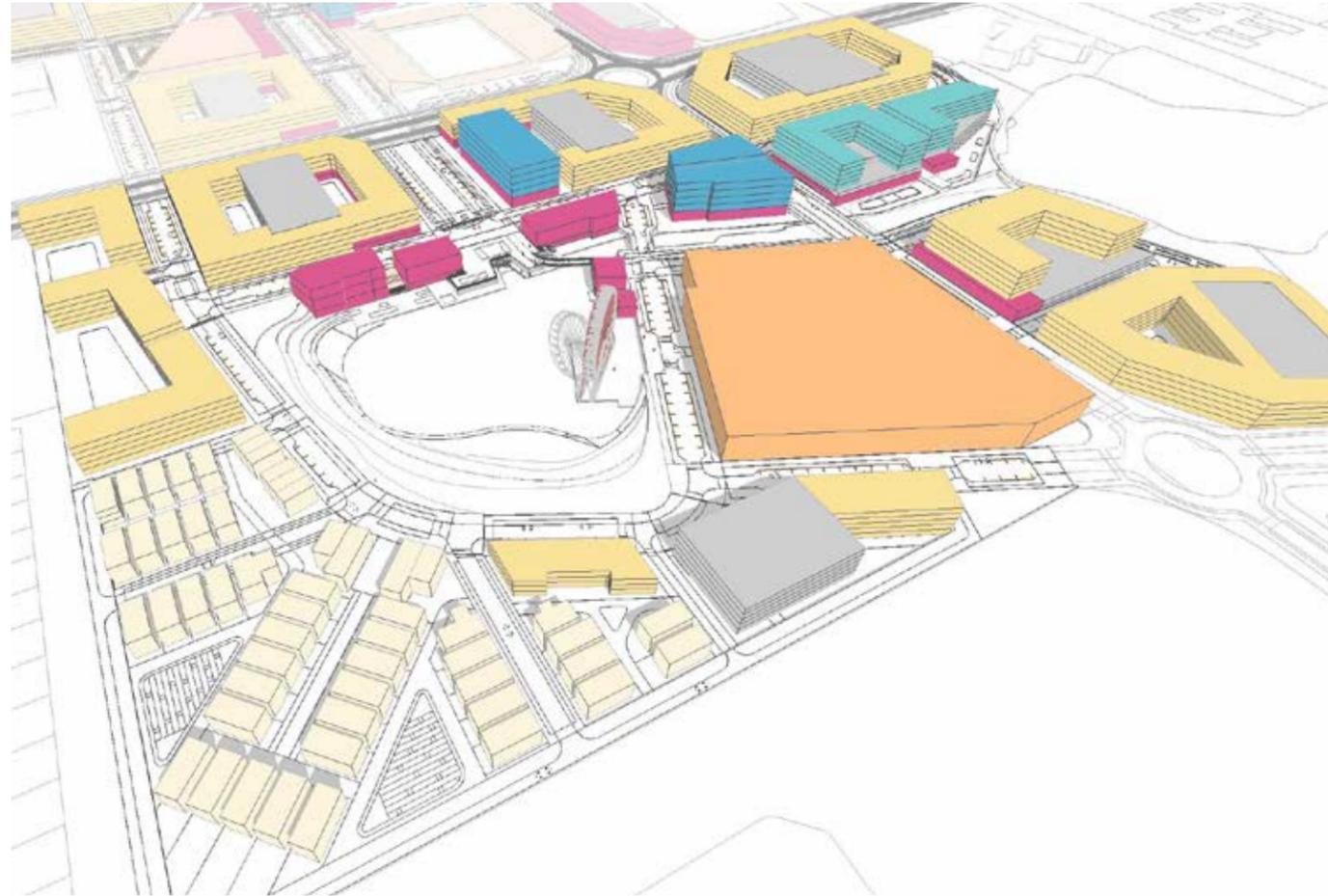
Figure 4.5: North Area Block reference map (right)



Quantified Development Overview - South

The Quantified Development Overview represents one possible full buildout scenario for the District to provide an estimate of use mix and development intensity possible within the Grand Park District Regulating Plan.

Grand Park District Development Summary - South Area Only



South Area Development Summary by Use

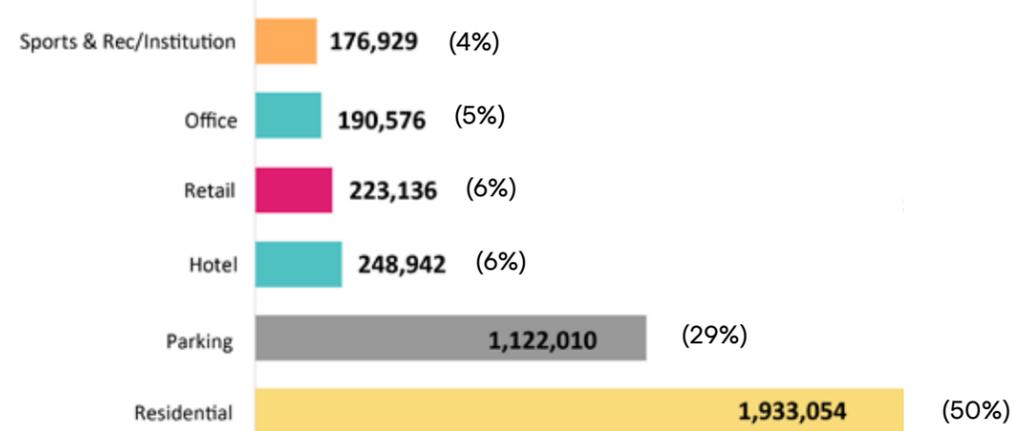


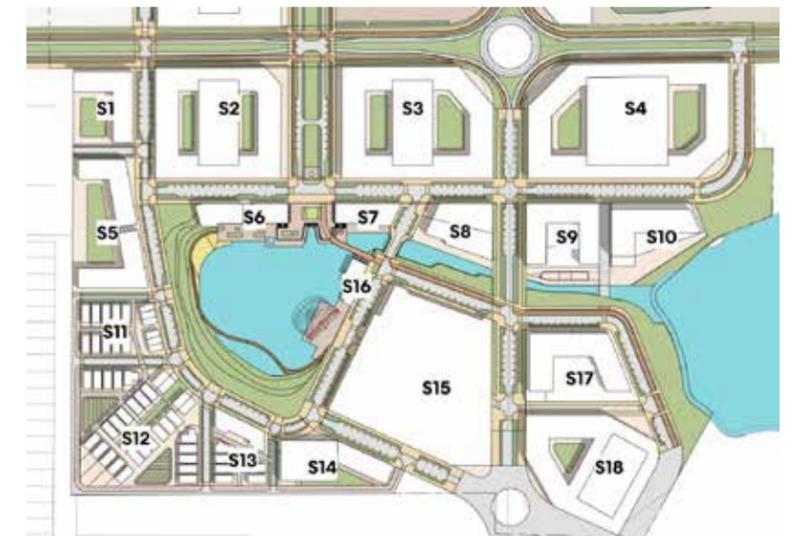
Figure 4.6: Graphs - South Area Development Summary by Use (above)

South Area Development Summary by Block

Parcel I.D.	Building Use	Gross Floor Area	Residential Units	Parking GSF	Parking Provided	Parking Demand
S1	RESIDENTIAL - TYPE 1	97,585	111			98
S2	PARKING			150,418	376	
S2	RESIDENTIAL - TYPE 1	290,118	330			290
S2	RETAIL	59,152				237
S3	PARKING			150,418	376	
S3	RESIDENTIAL - TYPE 1	256,302	291			256
S3	RETAIL	35,566				142
S3	OFFICE	91,982				276
S4	PARKING			312,457	781	
S4	RESIDENTIAL - TYPE 1	446,925	508			447
S5	RESIDENTIAL - TYPE 1	179,333	204			179
S6	RETAIL	35,360				141
S7	RETAIL	22,993				92
S8	OFFICE	98,594				296
S8	RETAIL	24,648				99
S9	HOTEL	136,796				109
S9	PARKING PODIUM			82,468	206	
S9	RETAIL	20,354				81
S10	HOTEL	112,146				90
S10	PARKING PODIUM			102,554	256	
S11	RESIDENTIAL - TYPE 2	32,000	16			16
S12	RESIDENTIAL - TYPE 2	62,000	31			37
S13	RESIDENTIAL - TYPE 1	24,794	28			
S13	RESIDENTIAL - TYPE 2	15,000	6			8
S14	PARKING			101,239	253	
S14	RESIDENTIAL - TYPE 1	51,124	58			51
S15	SPORTS & REC	176,929				???
S16	RETAIL	7,799				31
S17	PARKING PODIUM			90,225	226	
S17	RESIDENTIAL - TYPE 1	161,919	184			162
S17	RETAIL	17,264				69
S18	PARKING			132,166	330	
S18	RESIDENTIAL - TYPE 1	315,954	359			316
TOTAL		2,772,637	2,000-2,500	1,122,010	2,805	3,523

Figure 4.7: South Area Summary Table (above). Note: Standard Type 1 Residential is Multi Family Apartment, 880GSF per unit. Standard Type 2 Residential (S11, S12, S13) assumes approximately 2,000-2,500GSF per lot.

Figure 4.8: South Area Block reference map (right)



Steering Committee

City of Westfield

Scott Willis, Mayor
Danielle Carey-Tolan, Deputy Mayor
Jenell Fairman
Kevin Todd
Johnathan Nail
Christopher McConnell
Claire Gelinas
Rachel Baker
Lauren Wahl
David Brock
Caleb Ernest
Daine Crabtree
Lauren Gillingham-Teague
Weston Rogers
Ryan Collingwood
Michael Pearce
Matt Trnian
Rachel Nelson
Kelley Wells

City Council

Patrick Tamm
Jon Dartt
Victor McCarty
Joe Duepner
Noah Herron
Chad Huff
Kurt Wanninger

Redevelopment Commission

Joe Plankis
Jon Dartt
Brian Tomamichael
Brian Pawlowski
Larry Kemper
Mike Steele

Hamilton County Tourism

Brenda Myers
Karen Radcliff

Partners

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Keystone Group - Ersal Ozdemir, Kelly Mulder, Jennifer Pavlik
Henke Development Group - Steve Henke, Brad Henke, Betsy Garfield
Wood Development, LLC - Craig and Sandy Wood
Boilermaker Ventures - Benjamin Smith
Podell Partners - Wes Podell

Consulting Team:

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Evanthia Constantinou
Don Dethlefs
Sarah Kellerman-Gould
Lauren Hawley
Jahnvi Kirtane
Negar Mohammadi
Sulaya Ranjit
Jeff Speck
Alay Thakrar
Jeff Williams

In loving memory of: Aditi Subramanian

Special thanks to Hamilton County Tourism for sponsoring Grand Park District planning efforts.

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