

# MASTER PLAN STUDY

## Plainfield, Indiana



May 10, 2021



# SITE STATISTICS

- Apartments/Condos - 315Units
- Townhomes - 65Units
- Retail/Commercial - 137K SF

- Surface Parking - 465 spaces
  - Structured Parking - 745 spaces
- (Not including parcel south of Stout Heritage)

TOWNHOMES w FRONT LOADED GARAGES

SENIOR LIVING DEVELOPMENT

GREENWAY WETLAND LANDSCAPE

3 LEVEL PARKING GARAGE - APPROX 210 SPCS

ROAD REALIGNED WEST

PLAYGROUND

TOWNHOMES w. REAR ENTRY GARAGES

FLOODABLE MEADOW PARK

CLARKS CREEK  
TRAIL CONNECTION

NEW STREET PARKING

ENHANCED PEDESTRIAN  
CONNECTIONS FROM  
PERRY CROSSING

AMPHITHEATER w. BANDSHELL

TAVERN OVERLOOKING  
COMMUNITY GREEN

PERRY CROSSING

EXISTING HOTEL

EXISTING CREEK CHANNEL

RAIN GARDEN LANDSCAPE FEATURE--CORRIDOR  
VIEW--AND WATER QUALITY TREATMENT

STONE TABLE SITE w. 180 SPACES (+/-)

2 STORY - RESIDENTIAL OVER COMMERCIAL

4 STORIES - APARTMENTS/CONDOS  
OVER GROUND FLOOR RETAIL

5 LEVEL PARKING GARAGE - APPROX 535 SPACES

SURFACE LOT - APPROX 150 SPACES

4 STORIES - APARTMENTS/CONDOS  
OVER GROUND FLOOR RETAIL

3 STORY OFFICE BUILDING (26K FOOTPRINT; 74K TOTAL)

830 SURFACE PARKING SPACES

4 STORY APARTMENT/CONDOS - 270 DU TOTAL





**SOUTH AERIAL VIEW**  
Plainfield Master Plan Study

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**PUBLIC GREEN, TAVERN, + POND**  
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*Tavern with large public green and bandstand provide a gathering focal point along the main boulevard.*



VARIOUS INDUSTRY EXAMPLES DEPICTING ENVIRONMENTS & FEATURES SIMILAR TO THOSE PROPOSED IN THIS MASTER PLAN

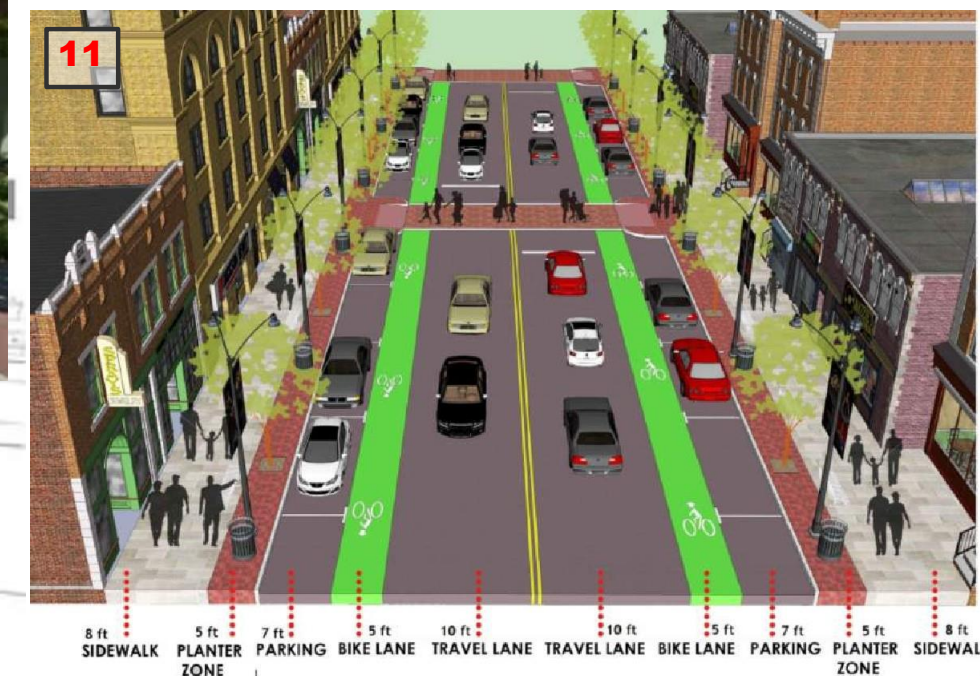


## GREENWAY



## GREENWAY

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## BOULEVARDS & STREETS

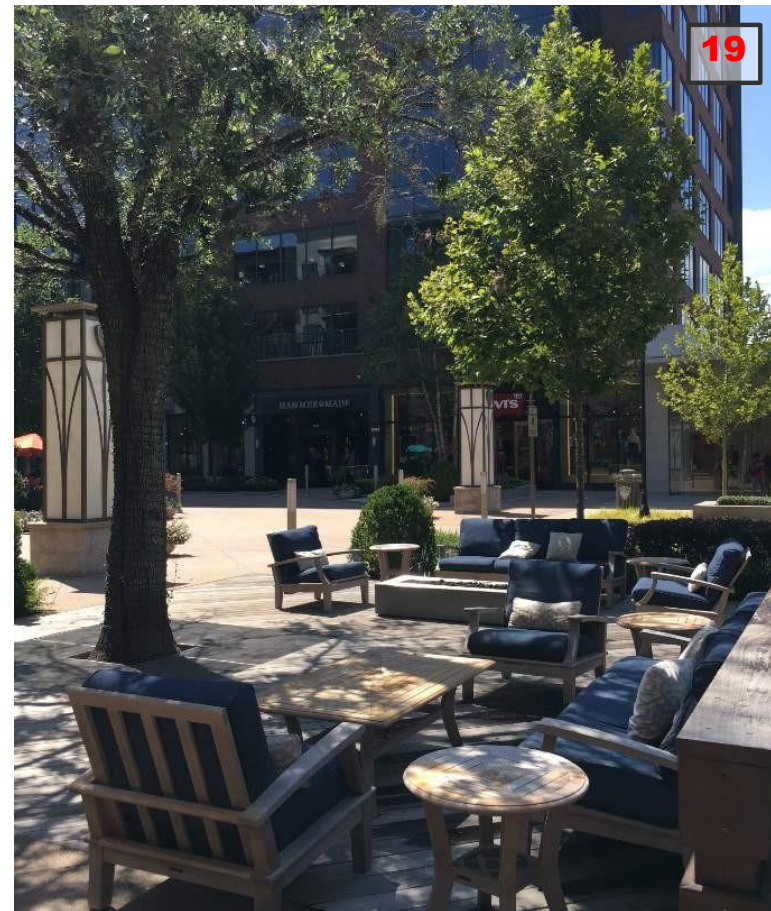
OVERLOOKS & SHELTERS



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## PLACEMAKING 'MOMENTS'





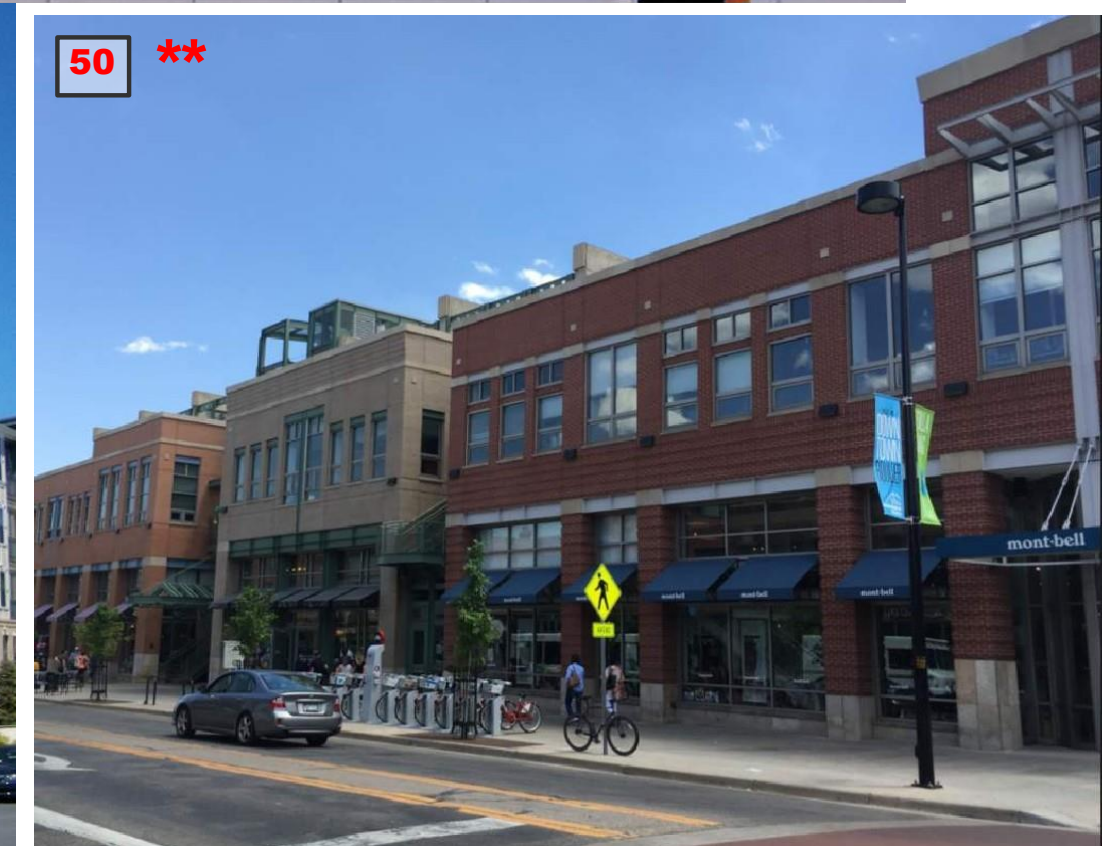
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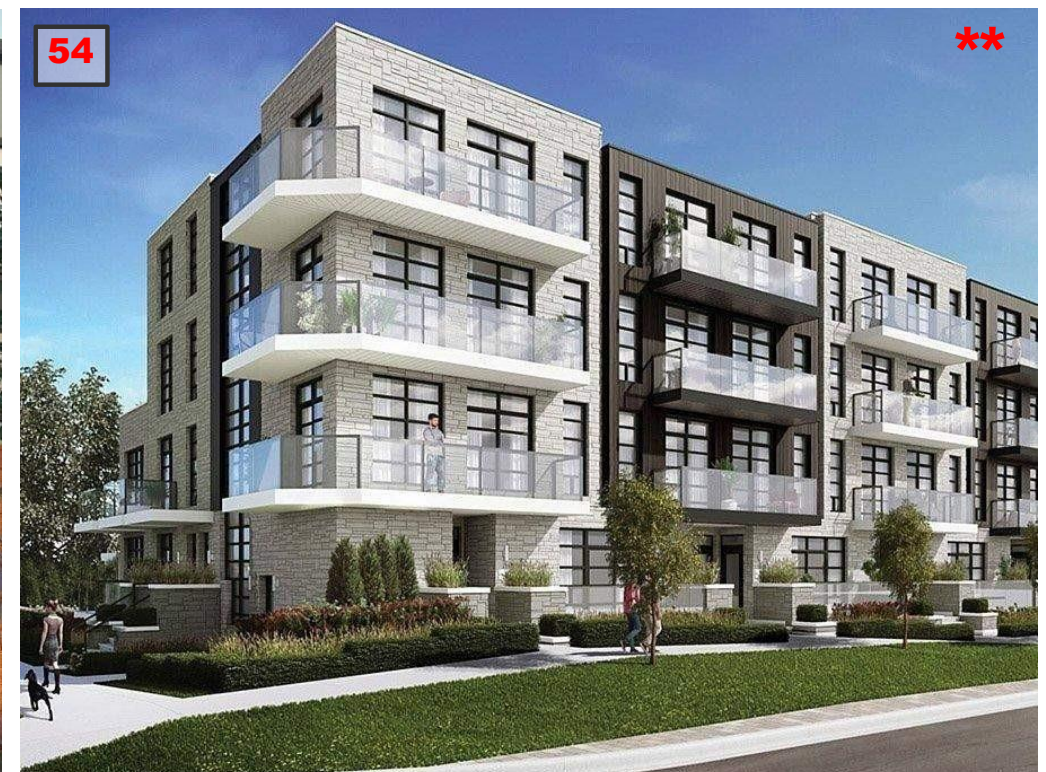


## ARCHITECTURAL DISTINCTION...QUALITY & MATERIALITY

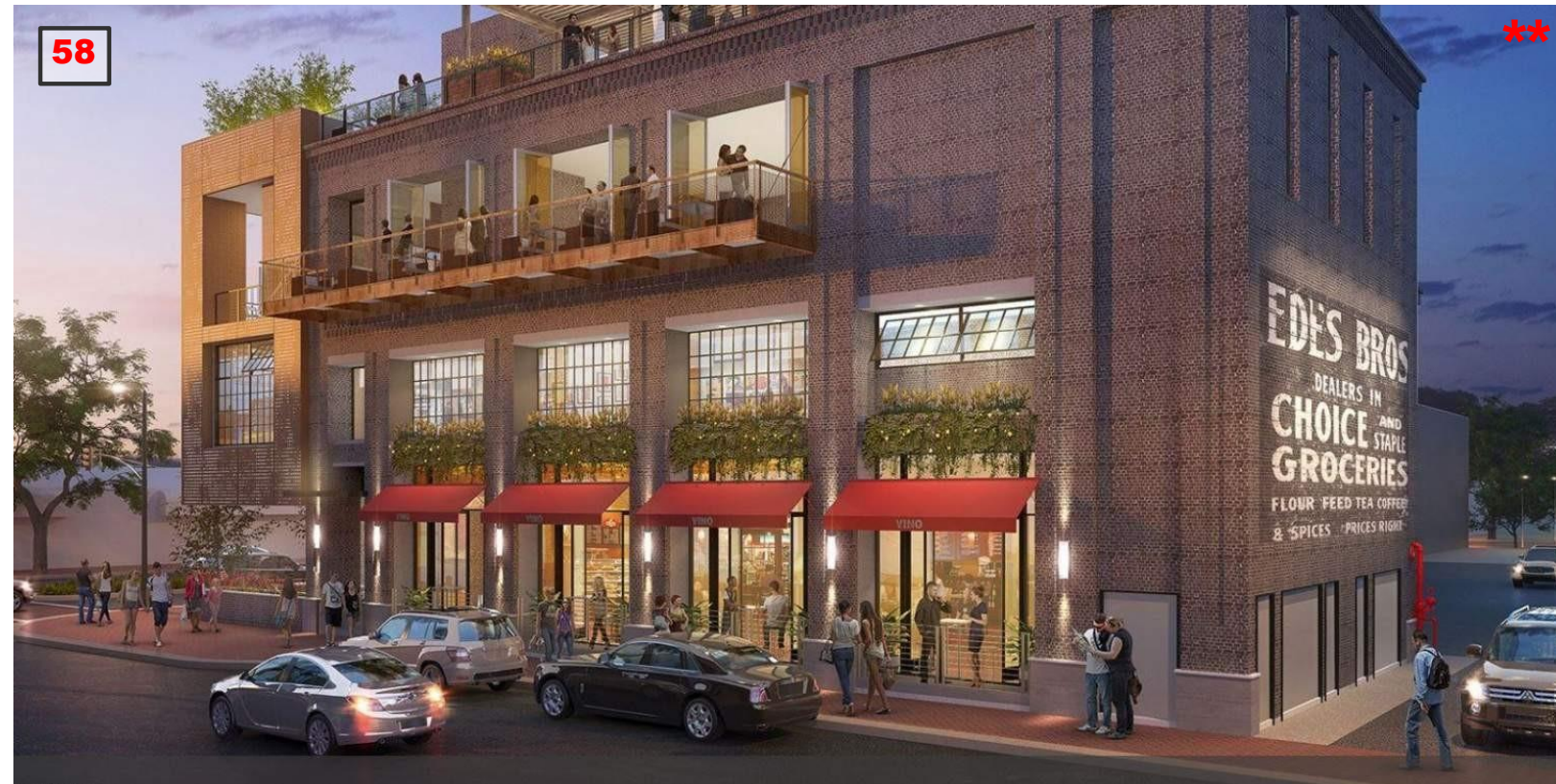


ARCHITECTURAL DISTINCTION...QUALITY & MATERIALITY





ARCHITECTURAL SCALE, ARTICULATION, ELEMENTS, MATERIALITY







TOWNHOMES

