



WESTGATE
AT
CRANE

**WestGate @ Crane is a park
within a park. A grand
recreational park within
a cutting-edge technology
park that gives life to new
ideas and creates an outdoor-
oriented destination for
research and innovation.**

**A PARK
WITHIN
A PARK**

THE CONCEPT

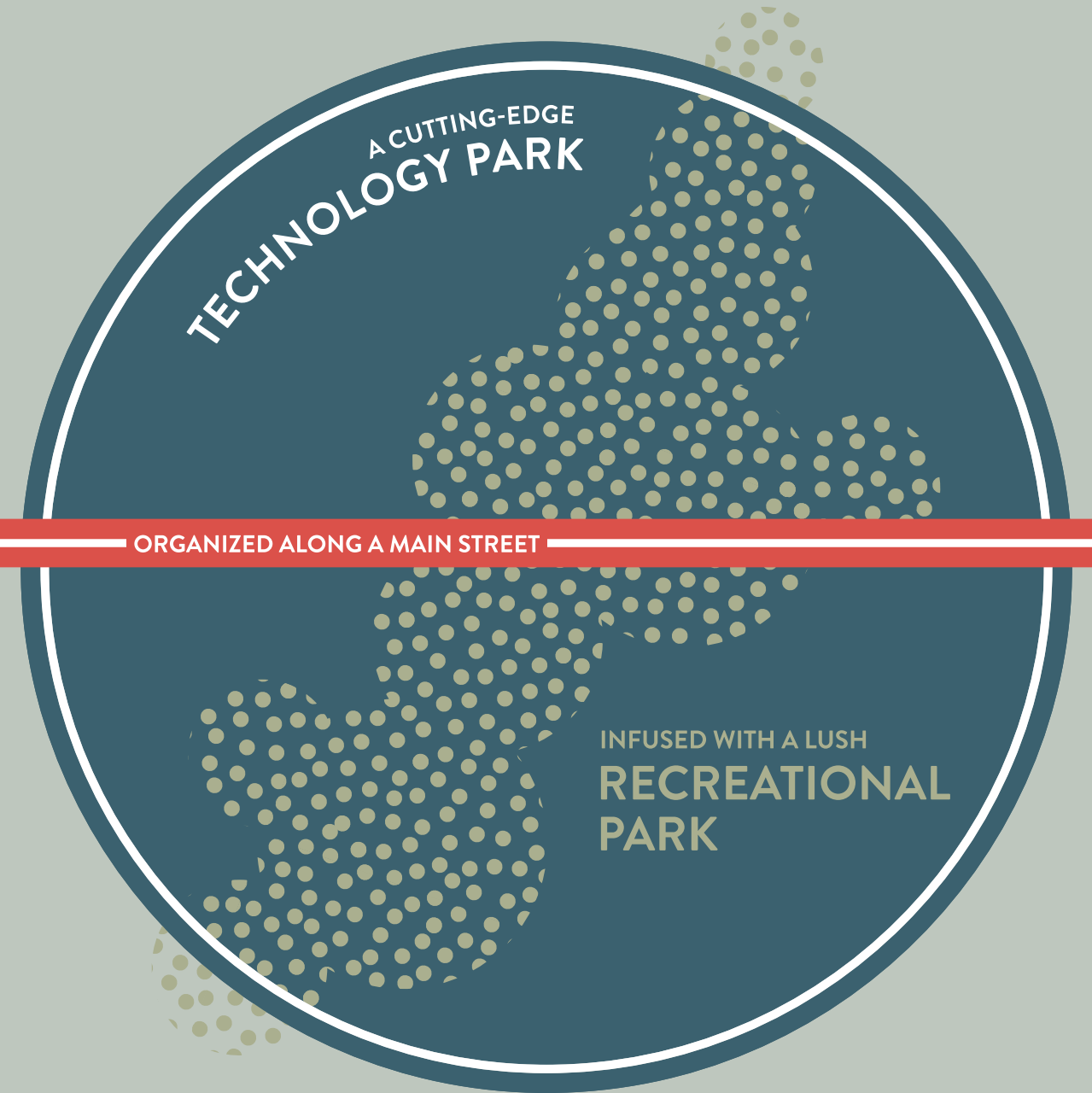
Rising out of the lush Indiana Uplands landscape at the front door of NSA Crane*, WestGate @ Crane is an ambitious technology park where nature inspires boundless ideas.

Currently home to a wealth of firms who are working side by side with NSA Crane's major tenants, including NSWC Crane** and CAAA***, the technology park is being transformed into a visionary, mixed-use district. As NSA Crane continues to grow in prominence, its value is not only proximity to the installation but also the quality of the experience for employees and visitors alike. Spread across a scenic woodland setting, the district will tie together an innovative research park with a charming and exciting recreational park. The complementary pairing seamlessly blends work and play into an attractive destination for both nature-lovers looking for an interesting place to work and forward-thinking companies looking for a dynamic district in which to locate. Clever and dedicated minds will thrive in a rousing

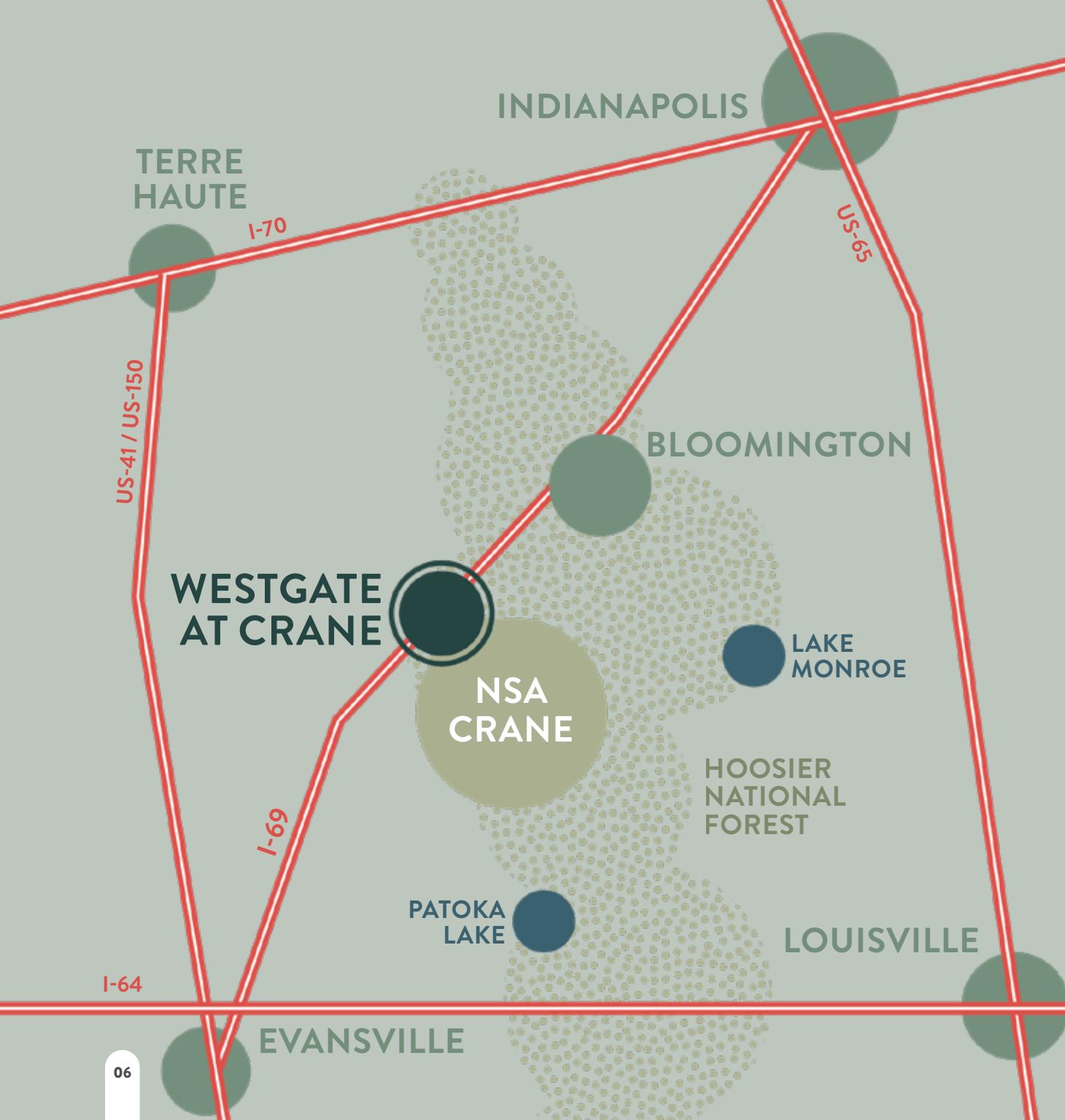
setting in which nature not only fosters a distinct sense of place but also is the greatest source of inspiration.

WestGate @ Crane is primed to become one of the most important research destinations for America's robust defense industry. It already serves as a hub for NSWC Crane's regional collaborations to accelerate technology development and technology transition, a unique landscape where innovative research from NSWC Crane provides the American warfighter with solutions to their toughest technical challenges. The district will further draw top talent from across the nation with a bold lifestyle district that not only meets daily needs in an engaging setting but also provides powerful and meaningful connections to the natural environment.

* Naval Support Activity Crane, ** Naval Surface Warfare Center (NSWC), *** Crane Army Ammunition Activities (CAAA)



WestGate @ Crane is a gateway connecting the region's workforce to the base and the base to the many cities of the region.



Established in 2005, WestGate @ Crane sits amid the beautiful Indiana Uplands. Home to NSA Crane, the world's third-largest naval installation and a major hub for research and training around national defense, the Indian Uplands region has fostered a dynamic innovation ecosystem in support of the installation and the greater defense industry beyond. Comprised of several nodes within roughly 25 miles of the base, this working network offers a number of locations for defense contractors to locate in the region while still supporting NSA Crane and its two major tenants, NSWC Crane and CAAA.

At the heart of the ecosystem, WestGate @ Crane serves as the vital front door to NSA Crane with immediate proximity to the installation and its ongoing work. The district is home to more than 40 companies, including Fortune 500 firms and industry-leaders, who are on the front lines of American innovation, partnering with the installation and each other.

In addition, WestGate @ Crane connects the base to the I-69 corridor and the cities beyond, including Evansville, Bloomington, and Indianapolis. The location is a gateway

that connects the region's workforce to a mix of small and large contractors who team and partner to meet the full needs and requirements for installation services.

As a robust innovation ecosystem has risen from the bucolic landscape, WestGate @ Crane has been transformed into a "miracle in a cornfield." Over the last decade, WestGate @ Crane has seen continued growth with the rise of NSWC Crane in national leadership across its mission areas of electronic warfare, strategic missions, and expeditionary systems, making it more valued and relevant than ever before for our nation's defense.

In 2020, WestGate @ Crane adopted a revolutionary vision for a mixed-use research district that expanded its breadth of offerings, conceiving of a destination that would attract research firms and visitors from across the region with expanded commercial services and civic amenities. The master plan considers a broad area of more than 750 acres, proposing large-scale, transformational development for the next 10-15 years, while embracing and celebrating the landscape's natural splendor as an attraction and anchor.

WestGate @ Crane is a dynamic public-private partnership initiative that has grown and matured over time.

WestGate @ Crane was launched by the State of Indiana in response to an opportunity identified during the Department of Defense's 2005 Base Realignment and Closure (BRAC) process. In 2006 a unique multi-jurisdictional effort was undertaken by Daviess County, Greene County, and Martin County to form WestGate @ Crane, utilizing the state's certified technology park statute administered by the Indiana Economic Development Corporation (IEDC). The success in launching WestGate @ Crane represents a significant public-private partnership that has led to a place-based development serving to advance industry and university innovation partnerships with NSWC Crane and CAAA.

Together, state and local public investments in WestGate @ Crane reached over \$40 million by 2020. These investments included the public support for developing and operating the WestGate Academy facility as well as funding key infrastructure improvements involving roads, water treatment, and utilities to enable new private facilities. Over the years, the private sector has more than matched that public investment with nearly \$53 million of private investments by 2020 in developing facilities that now house over 40 industry tenants. In turn, these

industry tenants are serving as partners and collaborators with NSWC Crane in accelerating technology development and technology transition to support the American warfighter as envisioned by the 2005 BRAC process. As a result, a rich and multi-level set of public-private partnerships are now found at WestGate @ Crane.

Much has been accomplished since the inception of WestGate @ Crane in 2006. To date, 17 buildings have been developed, providing a mix of office, light manufacturing and technology facilities, largely for defense-related companies serving NSWC Crane and CAAA. A key center of activity at WestGate @ Crane is the WestGate Academy, a multi-purpose 64,000 square foot facility that hosts conferences, education and training activities, innovation services, and co-working spaces. Significant investments have been made to enable fiber optic connectivity for the district, helping to ensure data speeds that support the innovative work of the future.

The future is bright because of the opportunity for continued growth in advancing leading technologies for the future. The increasing role of NSWC Crane as a national leader in its mission areas of electronic

warfare, expeditionary systems, and strategic missions is creating a platform for advancing emerging technology capabilities and expertise in the Uplands Region. These emerging areas of technology include artificial intelligence/machine learning, trusted microelectronics, modernization of strategic electronics, and hypersonics. Looking to the future, NSWC Crane is now poised to deliver solutions to the toughest technical challenges facing the American warfighter through innovation and strategic partnerships with its supporting defense contractors and growing university partners. This is translating into growing defense-related technology jobs and broader regional innovation capabilities to serve defense needs and offer opportunities for dual-use in commercial markets over time.

WestGate @ Crane is now in a position to define its value as a place for the future. It is a unique value proposition that embraces the rural character of its setting to promote a place for advancing technology and innovation.

“The increasing role of NSWC Crane as a national leader in its mission areas of electronic warfare, expeditionary systems, and strategic missions is creating a platform for advancing emerging technology capabilities and expertise in the Uplands Region.”

THE OPPORTUNITY

WestGate @ Crane means partnership with the ongoing work of NSWC Crane and CAAA at their dynamic front door.

As the name implies, the district sits at a vital entry into the base, but more than just a simple doorway, the district is in fact a porous portal that channels the movement of groundbreaking ideas in and out of the base and supports collaboration with NSWC Crane and CAAA, who are accelerating technology development and technology transition. The unmatched location offers the ability to quickly respond to work in partnership with the base and be “close to the action.” The district also provides facilities for hosting programming to connect with the installation, such as workshops and conferences, which strengthen ties within the innovation ecosystem.

Guided by the Master Plan, this unparalleled draw will be transformed into a unique mixed-use district unlike any other. The district will be shaped by a greenway corridor of open spaces that weaves through the site and offers recreational amenities like park spaces and wilderness trails. Small clusters of development will provide civic amenities and density akin to a small-town main street, where wide sidewalks and small storefronts bustle with activity throughout the day.

The power of the proximity to the NSA Crane installation will be enriched with the power of place. No longer just a beneficial place near which firms should locate, WestGate @ Crane will now be a desirable setting around which employees long to live and spend time.

WestGate@Crane Goals for the Future

- 01 PRESERVE AND ENHANCE THE NATURAL LANDSCAPE**
Westgate @ Crane sits within the beautiful Indiana Uplands region. The technology park should protect, enhance, and celebrate its natural landscape as its most valuable asset.
- 02 BUILD THE DISTRICT AROUND OUTDOOR RECREATION**
A “park within a park,” Westgate @ Crane should create a regional park that makes outdoor recreation the district’s defining feature and competitive advantage.
- 03 SHAPE SAFE, MULTIMODAL STREETS**
Designed as a walkable, mixed-use district, Westgate @ Crane should utilize comfortable and accessible multimodal streets that provide users with a wealth of mobility options.
- 04 ESTABLISH FLEXIBLE BLOCKS**
Westgate @ Crane will be framed with a conventional street grid that forms regular blocks and development parcels, enabling the greatest variety of uses and forms.
- 05 FORGE A UNIQUE DISTRICT IDENTITY**
Westgate @ Crane will broadcast its one-of-a-kind identity as a world-class research destination nestled amidst a pristine, natural park.
- 06 DEFINE DIFFERENTIATED DEVELOPMENT CLUSTERS**
Westgate @ Crane takes advantage of its varied landscape by developing unique groupings of development that help focus investments during implementation.
- 07 CREATE A MIXED-USE COMMUNITY**
Westgate @ Crane will be home to a lively mix of uses, offering opportunity to residents, employees, and visitors alike, creating a strong sense of place and community.
- 08 CONSTRUCT HUMAN SCALE BUILDINGS AND PLACES**
In order to create an active, friendly, comfortable district, buildings and the spaces between them should focus on human-scale dimensions.
- 09 DESIGN WITH SMALL TOWN CHARACTER IN MIND**
Westgate @ Crane will honor the rural traditions of the Indiana Uplands region with a design that captures the most beloved facets of the area’s small towns.
- 10 PRIORITIZE SUSTAINABLE DEVELOPMENT**
Westgate @ Crane will advocate for environmental, economic, and social initiatives that support long-term ecological balance and integrity.
- 11 PROTECT AND EXPAND DOD MISSIONS IN THE REGION**
Westgate @ Crane will support the strategic military value of the base with compatible development that protects and expands the installation’s current and future missions.

WestGate @ Crane will be a concentrated and lively research park.



Its robust innovation ecosystem and experiential landscape will draw the nation's top firms and institutions to the walkable, mixed-use district, where unplanned sidewalk encounters are the basis of transformational collaboration. Clusters of activity will center around a spirited main street with an intimate and comfortable scale that possess a kind of familiar, small-town character. Mixed-use development throughout the district will house not only advanced research facilities but also a diverse collection of commercial offerings that activate the landscape night and day. Employees, visitors, and residents alike will find a wealth of interesting shops, services, and mixed-use spaces that give the district a

unique, down-to-earth character and recognizable sense of community.

The district will preserve and celebrate the site's most beautiful natural features, such as its woodland landscape, winding creek beds, and rolling hills, making them beloved open space amenities. A path network nearly six miles in length will connect the park's assets and guide pedestrians and cyclists through the verdant terrain. Trails will venture through a diversity of settings, encountering wildlife, navigating to and across the most interesting parts of the landscape, and revealing a variety of open spaces, ranging from primitive wilderness to

manicured gardens. There will be a space for everyone outdoors. Outdoor recreation will abound, ranging from active and intrepid to passive and serene: hiking, trail jogging, mountain biking, photography, bird watching, picnicking, gardening, and the like. The spacious and splendid landscape provides beautiful views out every window and adventure only a few steps from one's front door.

For vehicular access, the activity clusters are linked by a sweeping parkway that winds through pastoral vistas and is spotted with iconic corporate campuses that thoughtfully sit amid the rolling landscape. The

connected street grid means that every use is close at hand.

With all of its elements working together to celebrate the interactions between human and nature, the district will be a distinct and recognizable place that has a personality all its own. Strong branding elements and compelling public art will employ natural motifs to impart the spirit of the place.

Remote but adjacent. Bold but approachable. Curated but unexplored. Hardworking but easygoing.

WestGate @ Crane will amplify the powerful work of NSWC Crane.



While providing a more refined experience and greater set of lifestyle amenities, WestGate @ Crane's core offering will remain a mix of office and light industrial uses, with both build-to-suit and multi-tenant spaces available, involving a wide range applied research, testing, software and systems development, program and contract management, training, and sustainment activities.

The district will be a center of excellence in emerging technologies, building upon NSWC Crane's growing capabilities and collaboration involving artificial intelligence/machine learning, trusted microelectronics,

modernization of strategic electronics, and hypersonics. Already the district houses a Battery Innovation Center – inspired by battery development and testing activities within NSWC Crane – that is a growing hub of innovation for safe, reliable and lightweight energy storage systems for defense and commercial customers focusing on rapid development, testing and commercialization services.

With its ease of access to I-69, WestGate @ Crane will take advantage of its convenient location to the regional workforce and a mix of large and small contractors who can team and partner to meet the full needs and requirements for NSWC Crane contract services.

WestGate @ Crane will be a primary hub for defense contractors to locate in the region.

The re-imagined district will also advance its relationship with academic institutions, including Indiana University, Purdue University and other institutions for higher learning across Indiana. The expansion of I-69 has allowed for greater access between the district and their primary campus locations, as well as continued programs for startups and entrepreneurs-in-residence, including innovation workshops and counseling. The enhanced on-site experience will only serve to better attract and retain the next generation's workforce, who is intentionally

seeking out walkable and dynamic places where working and living coexist.

WestGate @ Crane's continued momentum will see new levels of growth as the district takes on a one-of-a-kind sense of place that creates unmatched value for new and existing firms and residents.

THE PLAN

The master plan is designed around a series of experiences where the man-made and natural environments complement each other in notable ways. These civic destinations vary greatly in their form and use, allowing every employee, resident, and visitor to find a cherished retreat.

1. HILLTOP HOTEL
2. NORTHERN GATEWAY MAIN STREET
3. THE CROSSING GATEWAY
4. THE DELL
5. DISTRICT MAIN STREET
6. THE CLEARING
7. LOOKOUT TOWER
8. WILDFLOWER MEADOW
9. THE THICKET
10. MAIN STREET ICON BUILDING
11. WESTGATE ACADEMY
12. ACADEMY PLAZA
13. CRANE GATEWAY
14. SCOTLAND CORNERS
15. THE BLUFF



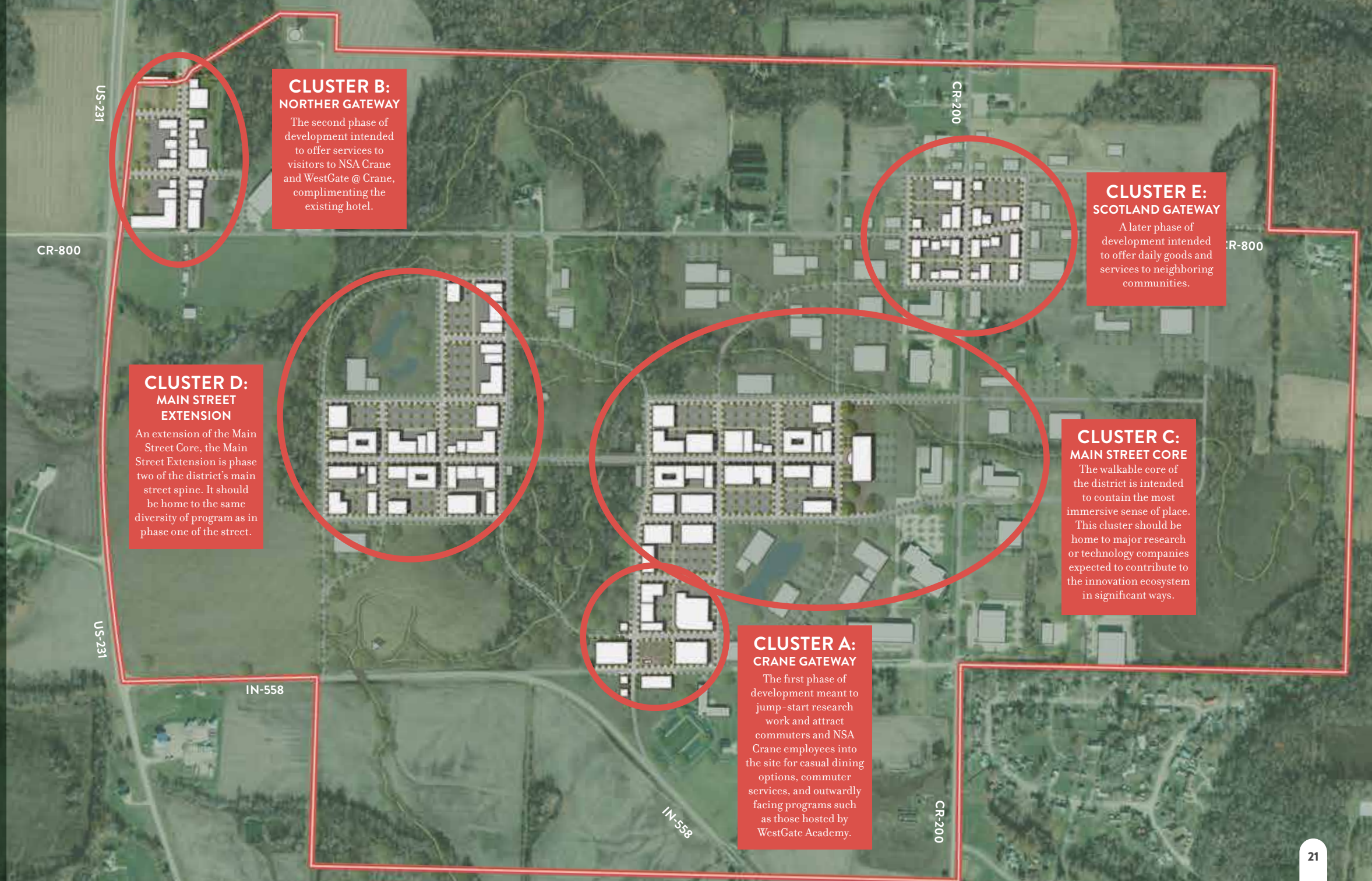
EVERY WINDOW HAS A VIEW

A fundamental element in the district's design, single-loaded streets will flank the outside of important park spaces. Lively ground floor activities and overhead windows will look out over lush greens landscapes, seamlessly blending the indoor and outdoor environments.



DEVELOPMENT FRAMEWORK

The landscape of the site fluctuates a great deal across its expanse, and various physical conditions and adjacencies present different opportunities. As such, the district has been delineated into development clusters, each different in program and physical form.



A MAIN STREET WE ALL KNOW

The functional east-west corridor of the technology park is a wide main street that serves as the commercial and social heart of the district. Generous sidewalks are fronted by buildings with active ground-floor uses, promoting lively street-level character and an authentic sense of community.



OPEN SPACE FRAMEWORK

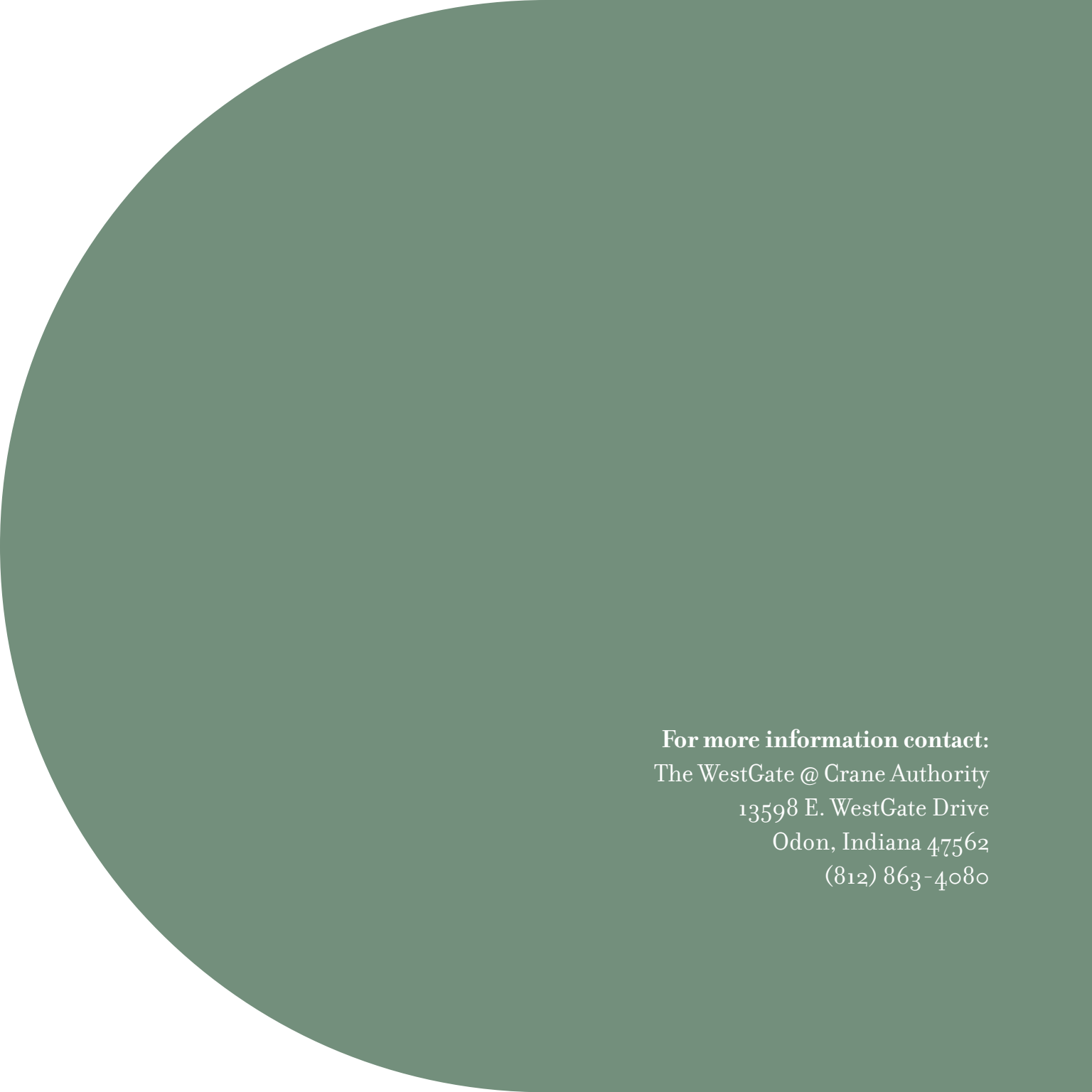
A “park within a park,” WestGate @ Crane champions a regional park that makes outdoor recreation the district’s defining feature and competitive advantage. The park system is greenway corridor of open space woven through the site. It follows natural land and creek features and is intended to embed those spaces with human activity, while protecting and enhancing natural resources.



A RIDE BETWEEN MEETINGS

Dissolving the barriers between work and play, WestGate @ Crane provides an unmatched setting in which outdoor recreation is always within a stone's throw. Employees and residents will discover countless ways to take advantage of the natural landscape and its amenities as part of their everyday routines.





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