Build in My Backyard!
The Positive Impact of Trails in Carmel, IN

Purdue Road School
March 6, 2019
Presented By: City of Carmel, IN + V3 Companies
Carmel Quality of Life

- World-class City for urbanism and LID principles
- Transforming community from an auto-oriented suburb into a walkable urban environment
- Create a continuous downtown core of critical mass
- Connect cultural attractions, retail destinations, parks, and city services to where people live

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Urban Core 2010

Main Street

City Center Drive

Carmel Drive

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Monon Esplanade Concept
2010

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Midtown Stormwater Infrastructure Plan 2015

- Holds true to the vision of the Speck & Associated 2012 Master Plan
- Enhance connectivity for both people and vehicles throughout redevelopment area
- Maximize opportunity for stormwater management within public corridors during redevelopment
- Minimize existing localized flooding issues to adjacent areas where practicable
Midtown Stormwater Infrastructure Plan 2015
Midtown Master Plan
UPDATED 2016

Existing Character

1. Old Town Main Street
2. City Center
3. Carmel City Hall
4. The Palladium
5. Booth Tarkington Civic Theater

Carmel-Clay Historical Society
Indiana Design Center

Monon Trail

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Final Stormwater Concept for Design 2017
Final Stormwater Concept for Design 2017

CLAY PERMEABLE PAVING PARKING

PERMEABLE PAVING PLAZA

CRUSHED STONE PLAZA

POROUS ASPHALT TRAIL

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Final Stormwater Concept for Design 2017
Monon Trail Urban Section
2017

*images by REA

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Monon Trail Urban Section
2017

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Monon Trail Urban Section
2017

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Monon Trail Urban Section
2018

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2018

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Monon Trail Urban Section
2018
Monon Trail Urban Section
2018

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Trail-Oriented Development Economic Impact

1. Allied Solutions HQ & North Garage
   • 137,000 SF office
   • 10,800 SF retail
   • 1,000 jobs

2. Sun King Taproom & Distillery
   • 15,000 SF retail

3. Carmel Midtown Flats
   • 209 Units

4. MJ Insurance
   • 68,000 SF office
   • 12,000 SF retail
   • 135 jobs

5. Midtown West Apartments
   • 12,217 SF retail

6. Merchants Bank
   • 95,000 SF office
   • 13,000 SF retail

7. Monon Trail Urban Section
   • From 12’-wide path to 140’-wide corridor

8. Monon & Main
   • In Arts & Design District immediately adjacent to Midtown
   • 40,000 SF retail/office

8 projects totaling ~ $231M

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Trail-Oriented Development
Economic Impact

1. Allied Solutions HQ & North Garage
2. Sun King Taproom & Distillery
3. Carmel Midtown Flats
4. MJ Insurance
5. Midtown West Apartments
6. Merchants Bank
7. Monon Trail Urban Section
8. Monon & Main

Private Investment ~ $201 M
Public Investment ~ $30M
8 projects totaling ~ $231M

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THANK YOU!

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