City of Carmel

City of Carmel Redevelopment: Green Infrastructure, Urban Design and Walkability
Jeremy Kashman, PE
#1 City in America by 24/7 Wall St. for USA Today 2017

#1 Small City in the US to Raise a Family by SmartAsset.com 2017

#1 Place to Live in America by NICHE 2017 & 2018

#1 Safest City to Raise a Child by SafeWise 2016
City of Carmel Boundary: 1997
Connectivity in 2001
Approximately 24.84 miles
Connectivity in 2018
Approximately 200 miles
Year-Round Usage on the Monon Greenway
Carmel, Indiana bike network (270 miles)

137 miles of paths along roadways
63 miles of path separated from roads
70 miles of bike friendly streets
23 separated grade crossings
Economic Development
**Option A**

- 30,000 Sq. Ft. Parking lot
- 10,000 Sq. Ft. Building

10,000 Sq. Ft. x $2 Sq. Ft. Property Tax Rate = $20,000

**Option B**

- 200,000 Sq. Ft. 5 Story Building with Underground Parking

40,000 Sq. Ft. x 5 Stories = 200,000 Sq. Ft. x $2 Sq. Ft. Property Tax Rate = $400,000
Range Line Rd Corridor Improvements
Range Line Road & City Center Drive
Monon Boulevard & Monon Trail Urban Expansion
Midtown

130’ ROW

Possible Future Development

[row 130’ Total 146’ with 2 sidewalks]

Legend:
- Monon Trail
- Sidewalk
- Furnishing Zone
- Programmed Space
- Planting/ Bioswale
- Bike Lane
- Routed Curb/ Buffer
- Road

Gehl
Monon Boulevard – Looking South
Pedestrian / Bicyclists Accident Statistics 2011-2017

Average 36 incidents year City Wide
Average 7 incidents year along the Monon
Average 3 incidents year in Roundabouts