



# Build in My Backyard!

The Positive Impact of Trails in Carmel, IN



Purdue Road School

March 6, 2019

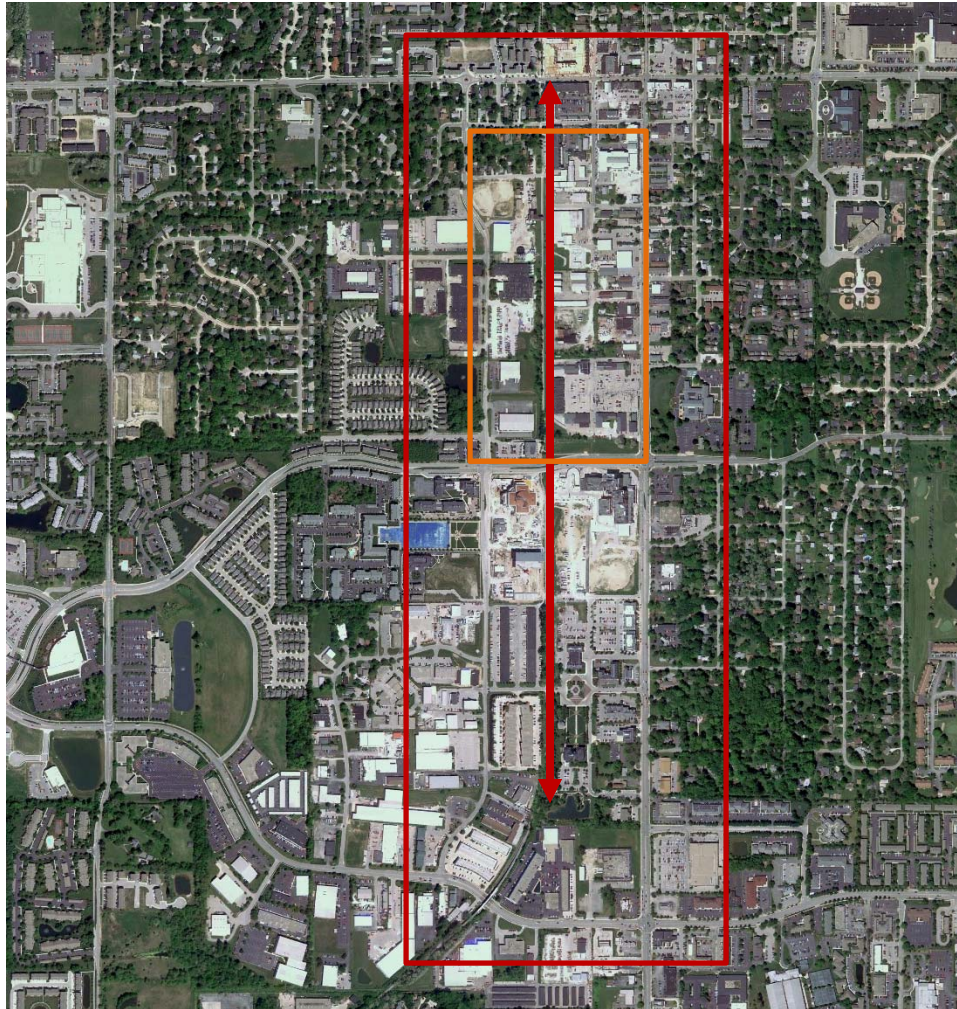
*Presented By: City of Carmel, IN + V3 Companies*

# 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

# Urban Core 2010



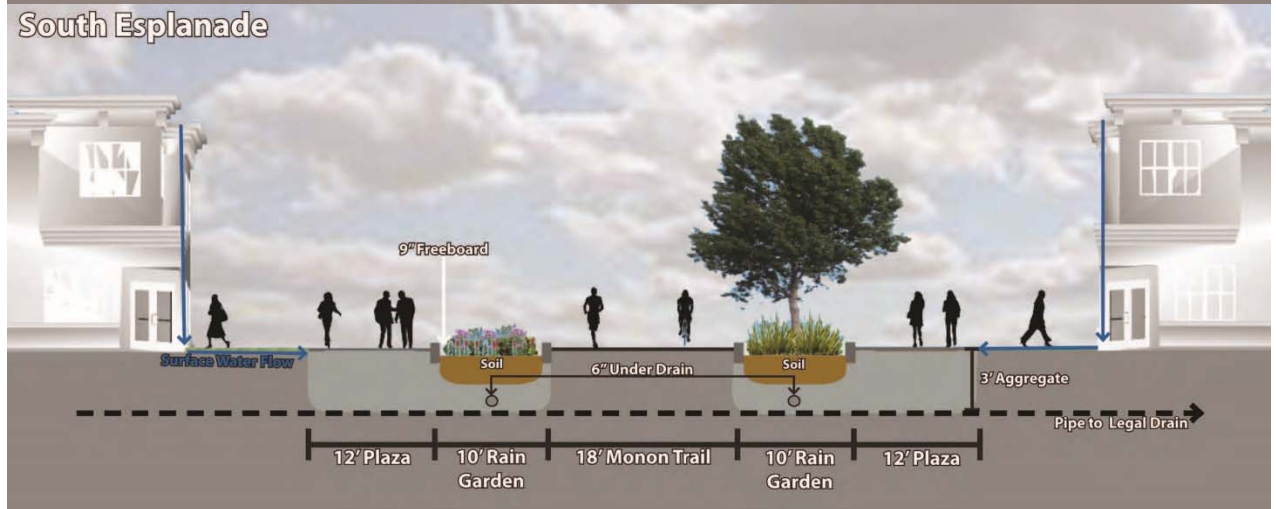
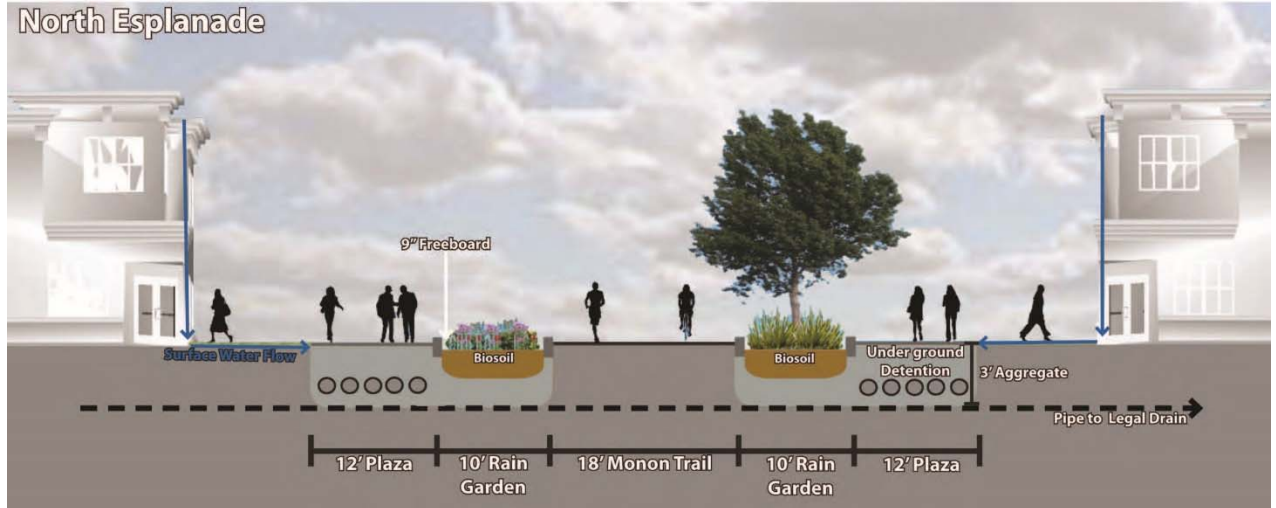
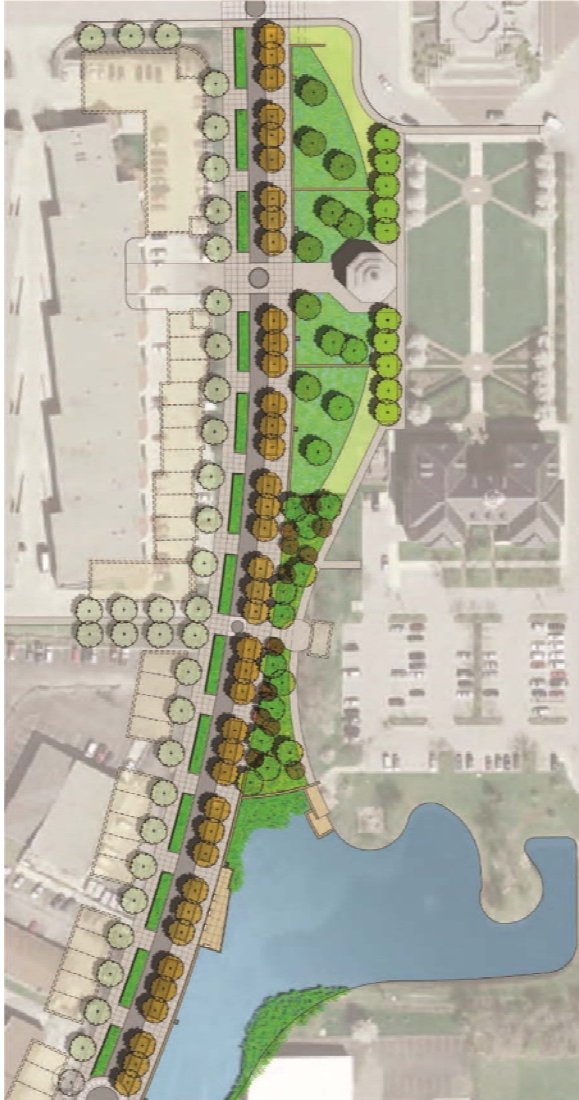
Main Street

City Center Drive

Carmel Drive

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# Monon Esplanade Concept 2010



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# Midtown Master Plan 2012



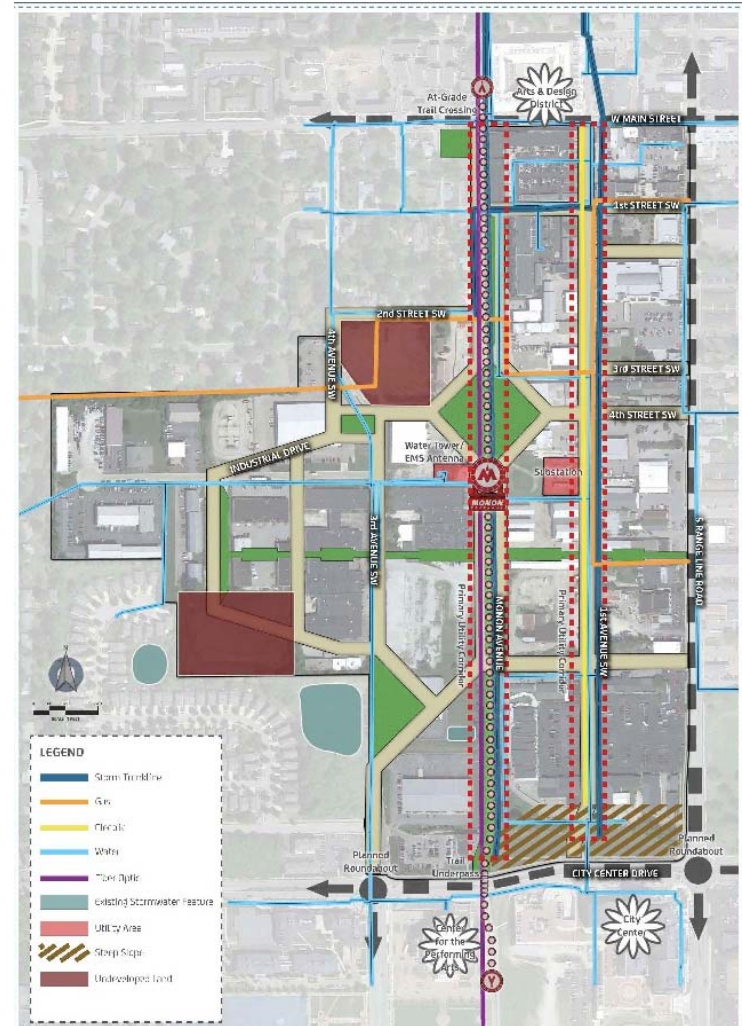
*\*images by Speck & Associates*

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# Midtown Stormwater Infrastructure Plan 2015

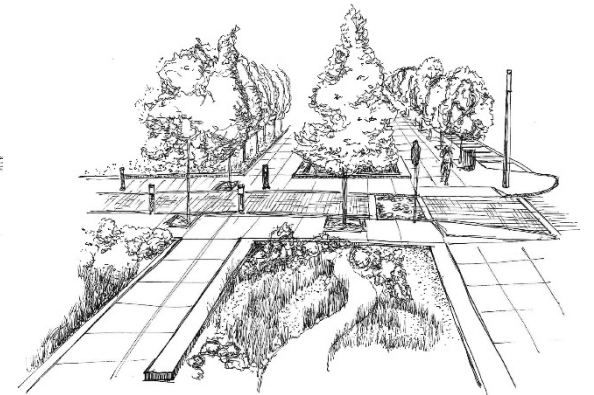
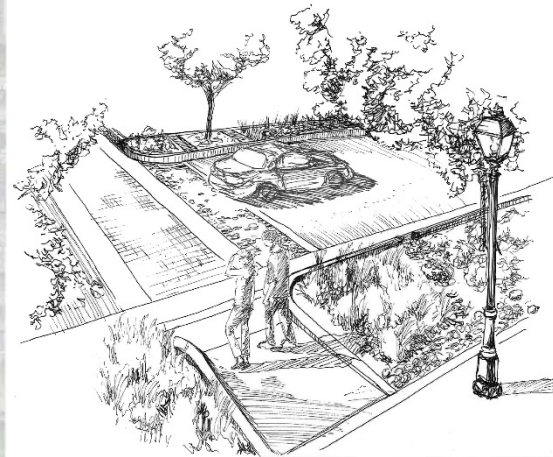
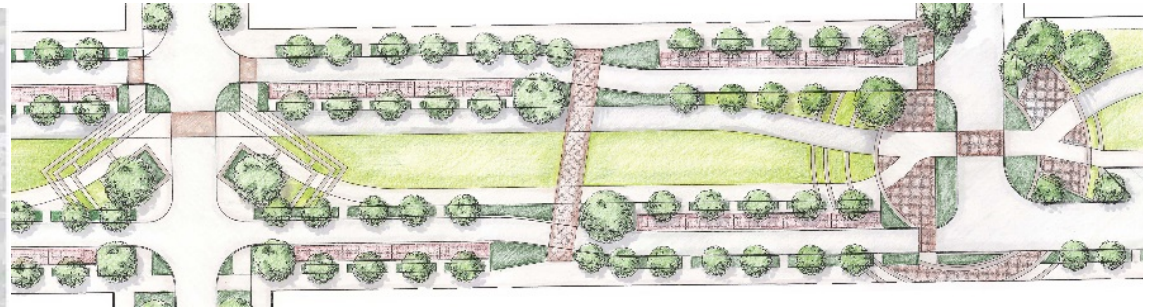
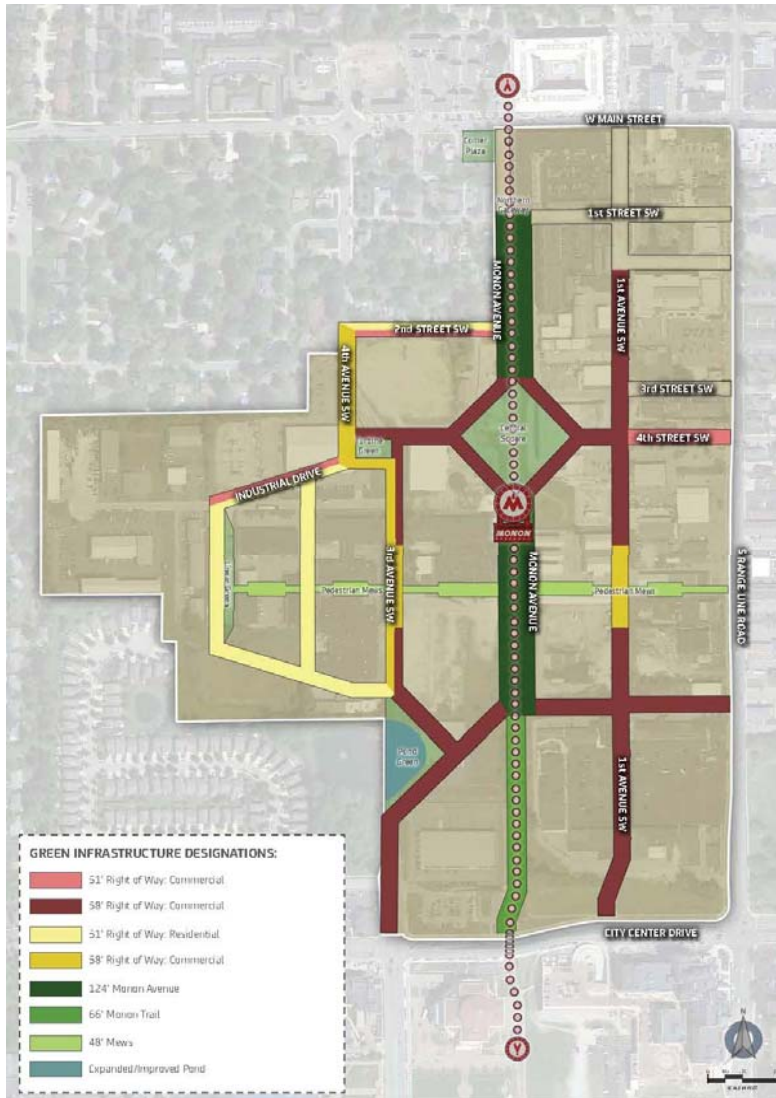


- Holds true to the vision of the Speck & Associated 2012 Master Plan
- Enhance connectivity for both people and vehicles throughout redevelopment area
- Maximize opportunity for stormwater management within public corridors during redevelopment
- Minimize existing localized flooding issues to adjacent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



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# Midtown Stormwater Infrastructure Plan 2015



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# Midtown Master Plan UPDATED 2016





## Existing Character

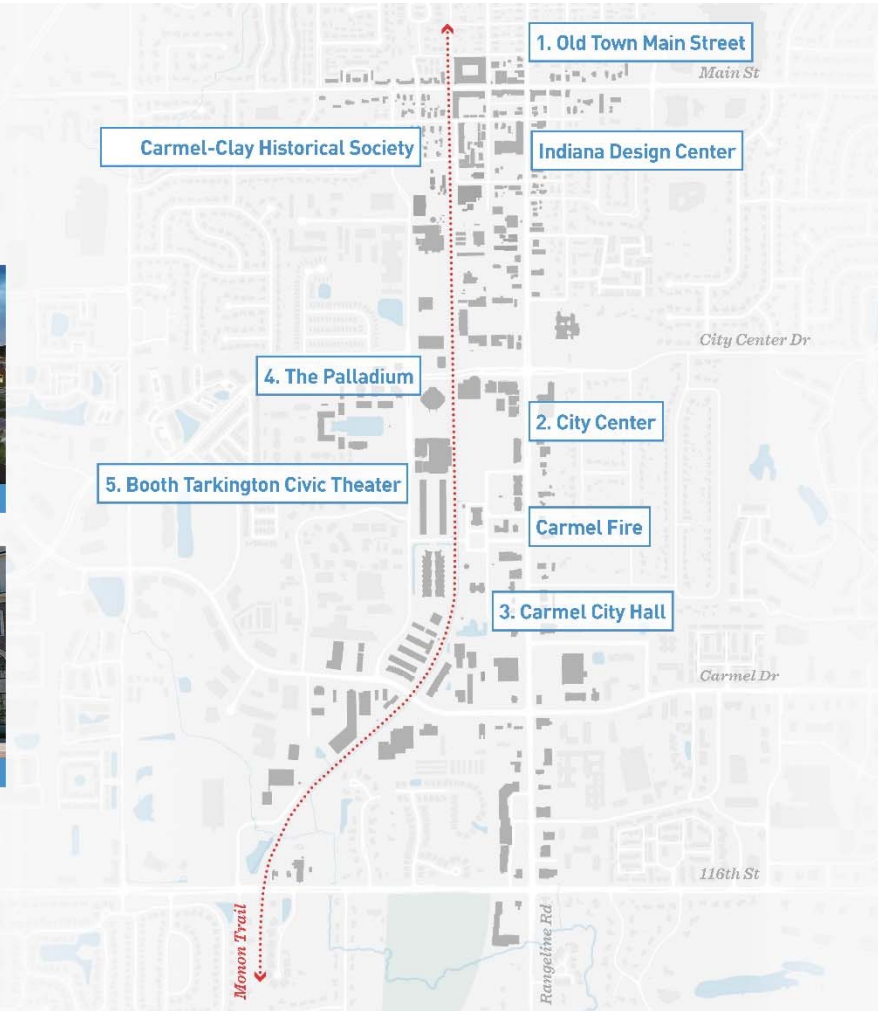


4. The Palladium



5. Booth Tarkington Civic Theater

-  Monon Trail
-  Existing Buildings in Study Area



1. Old Town Main Street



2. City Center



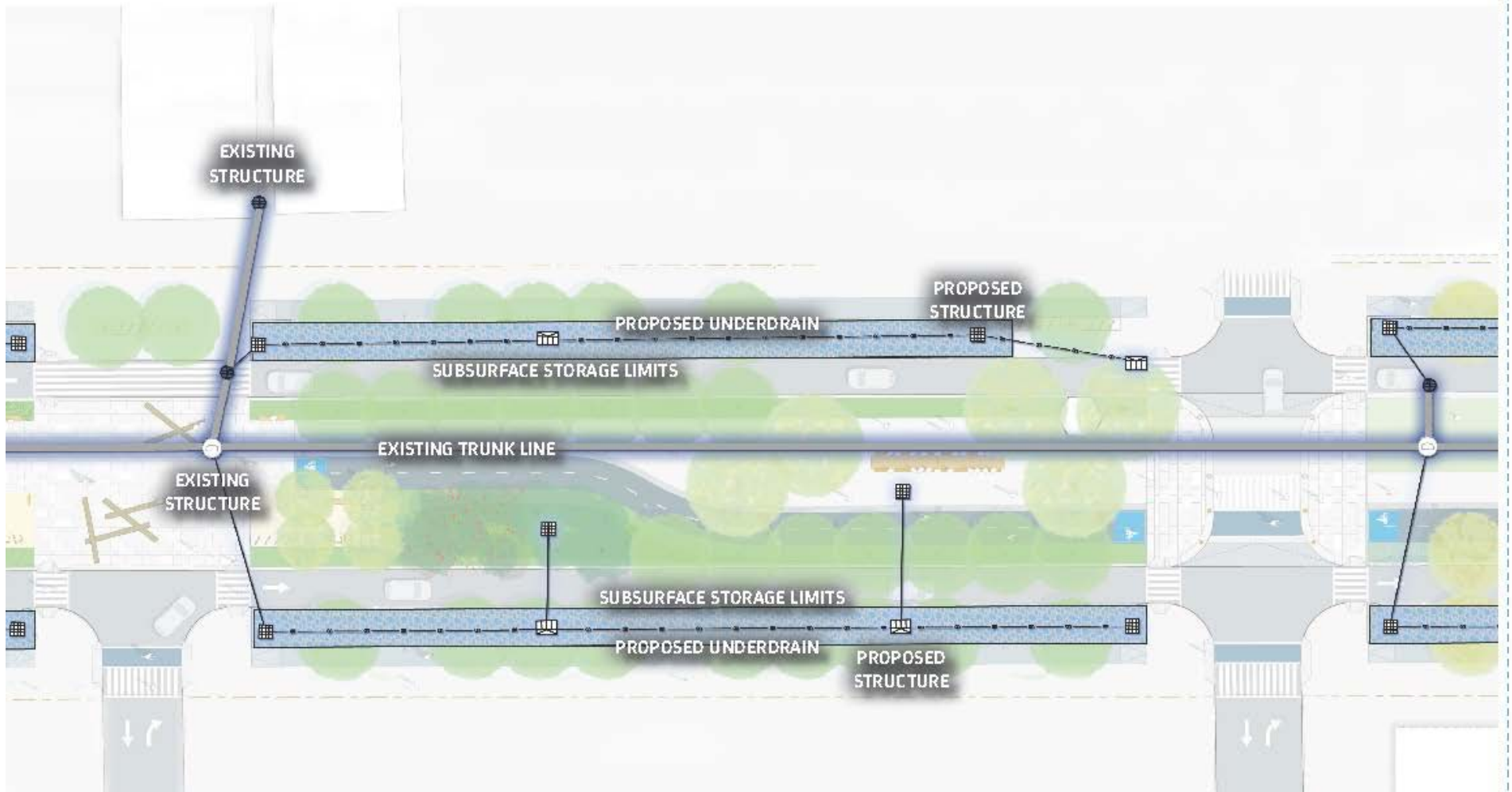
3. City Hall

Gehl

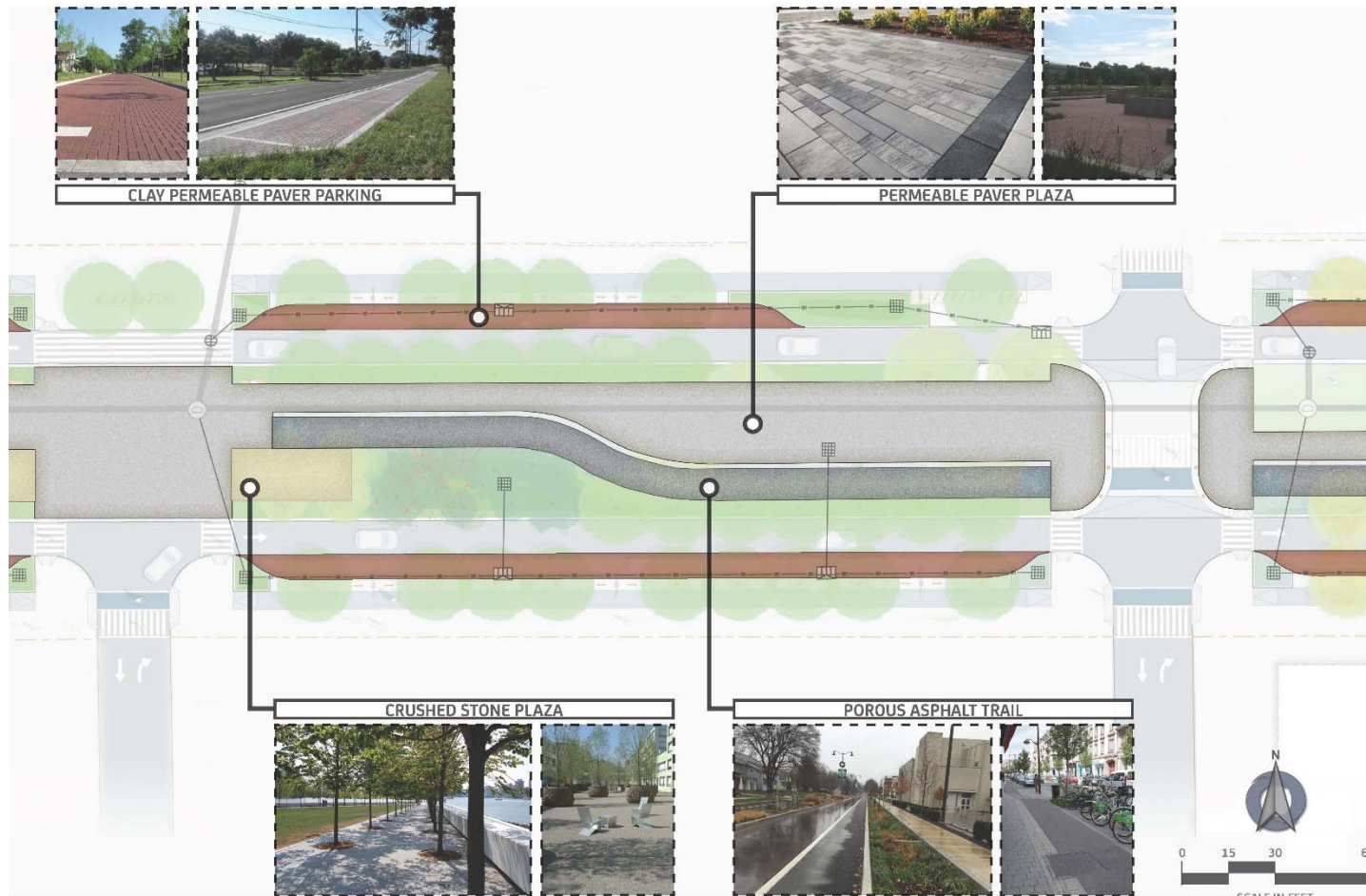




# Final Stormwater Concept for Design 2017

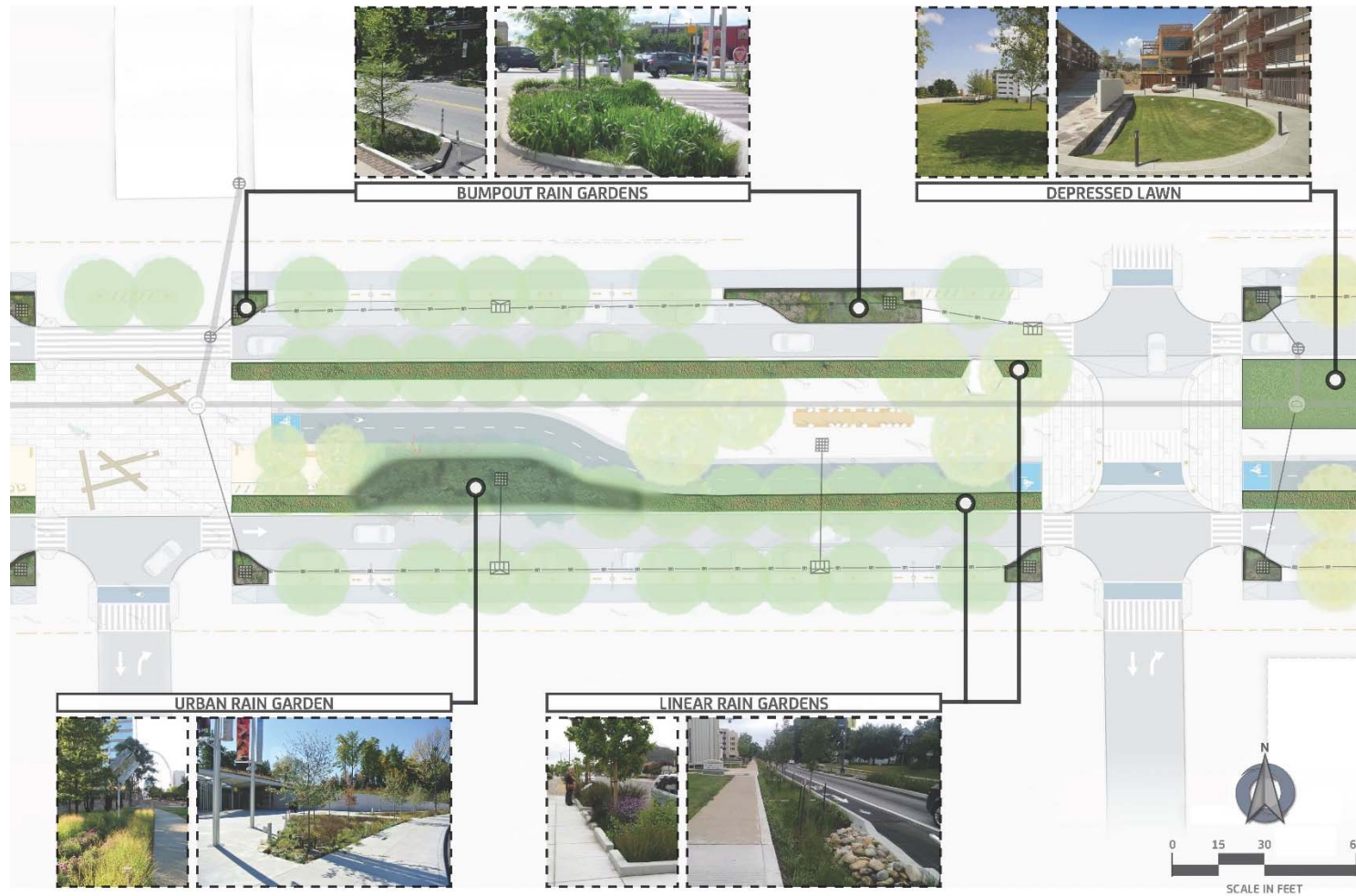


# Final Stormwater Concept for Design 2017



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# Final Stormwater Concept for Design 2017



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# Monon Trail Urban Section 2017



*\*images by REA*

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# Monon Trail Urban Section 2018



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# Trail-Oriented Development Economic Impact

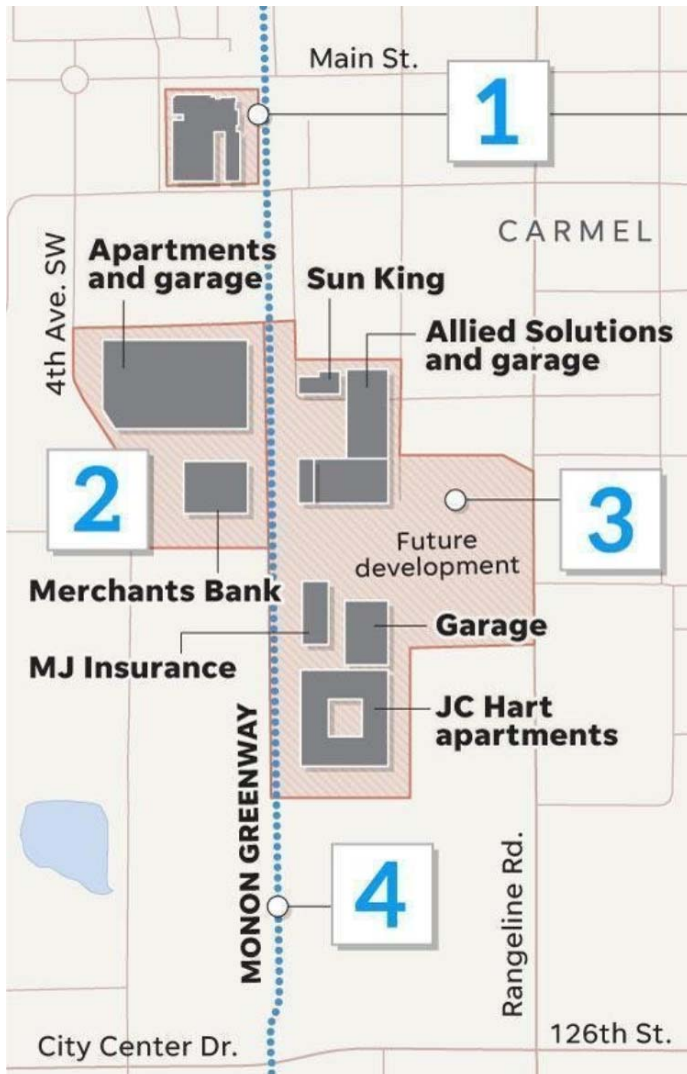


1. Allied Solutions HQ & North Garage
  - 137,000 SF office
  - 10,800 SF retail
  - 1,000 jobs
2. Sun King Taproom & Distillery
  - 15,000 SF retail
3. Carmel Midtown Flats
  - 209 Units
4. MJ Insurance
  - 68,000 SF office
  - 12,000 SF retail
  - 135 jobs
5. Midtown West Apartments
  - 12,217 SF retail
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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