

Monon Greenway – Carmel, IN: Before and After

Jeremy Kashman, PE
City of Carmel, Engineering

Trent Newport, PE, PS
CrossRoad Engineers, PC

William Hall, PE
CrossRoad Engineers, PC



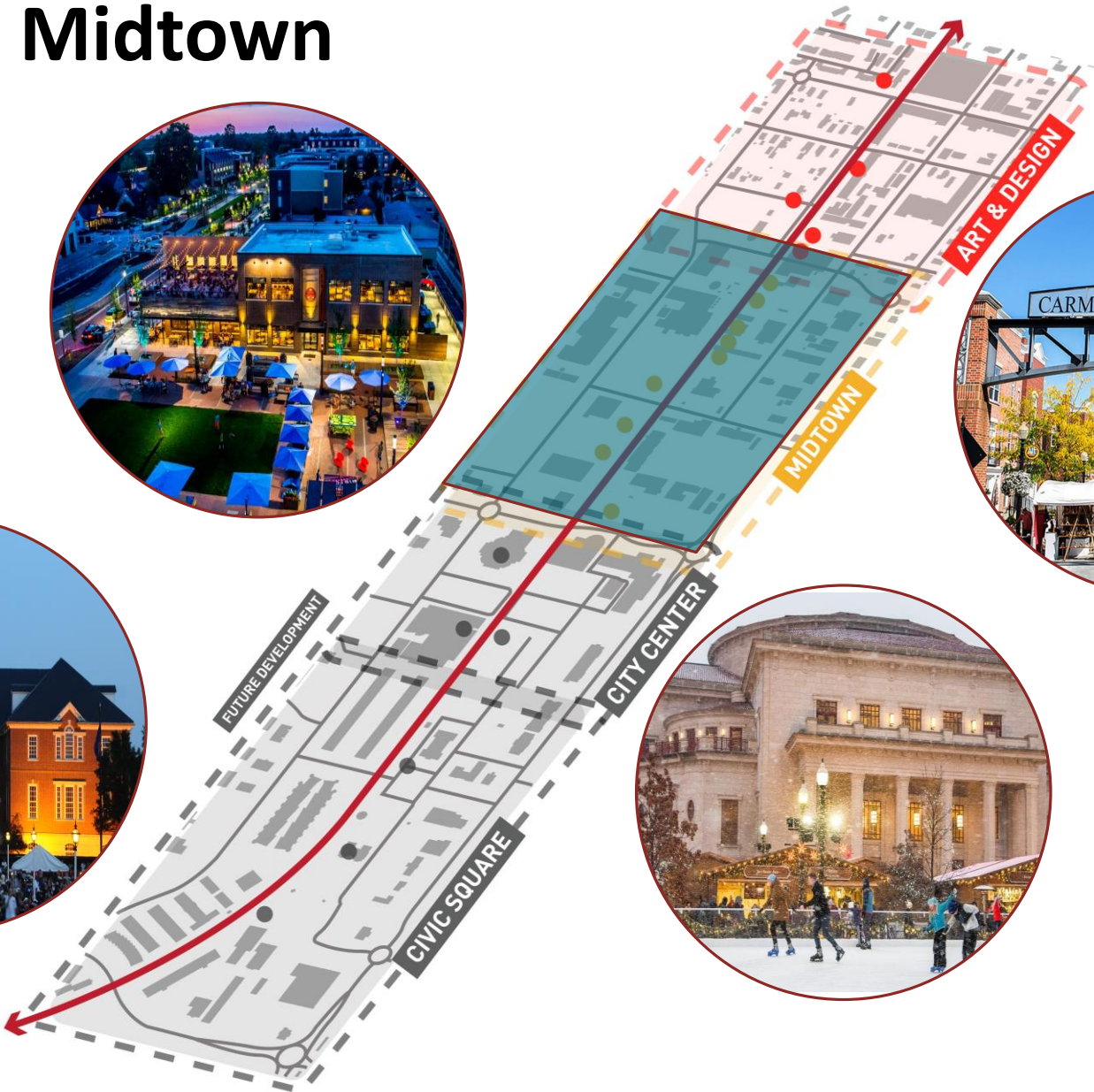
2022 PURDUE ROAD SCHOOL



Monon Greenway



Carmel Midtown



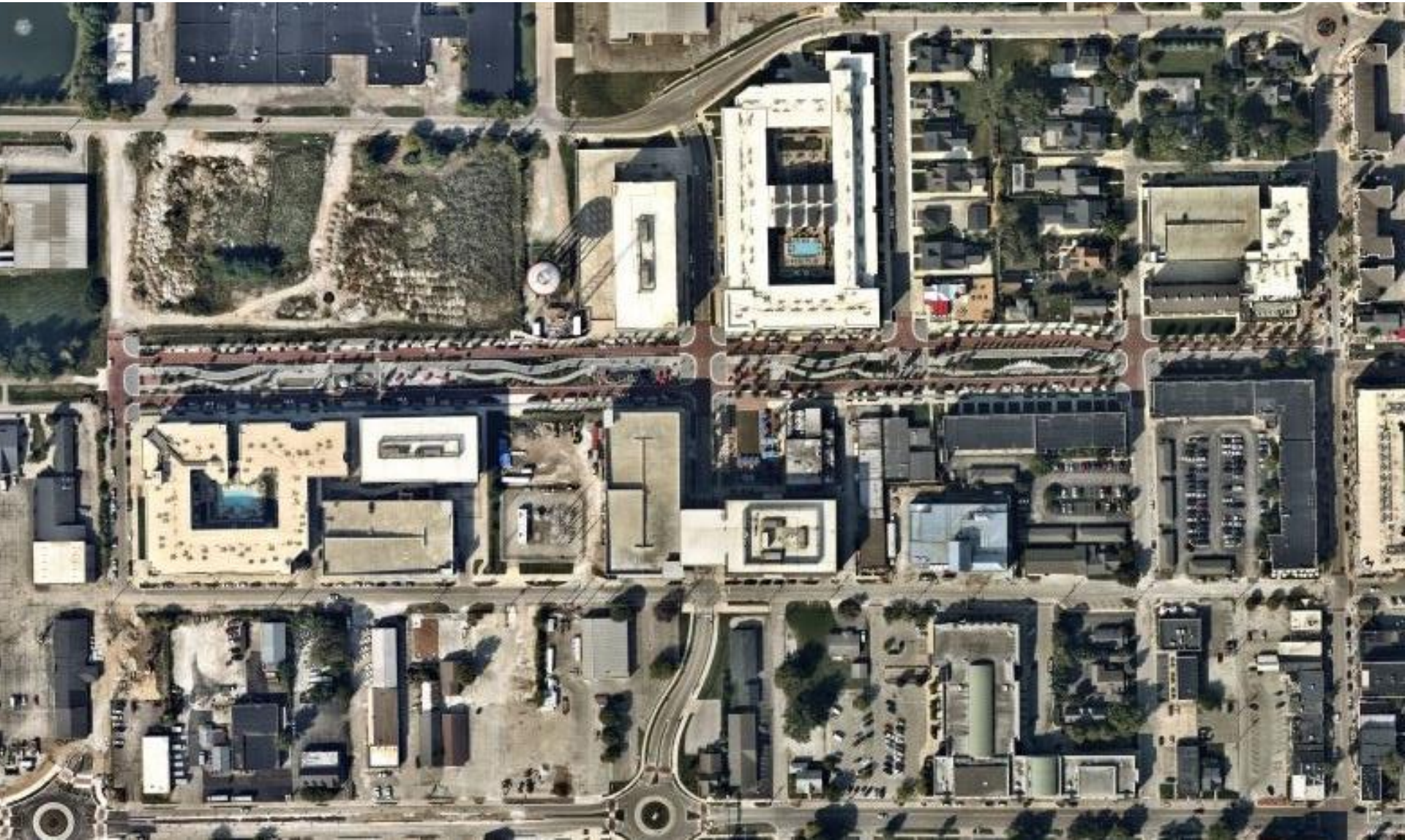
Carmel Midtown

Before (June 2015)



Carmel Midtown

After (September 2021)



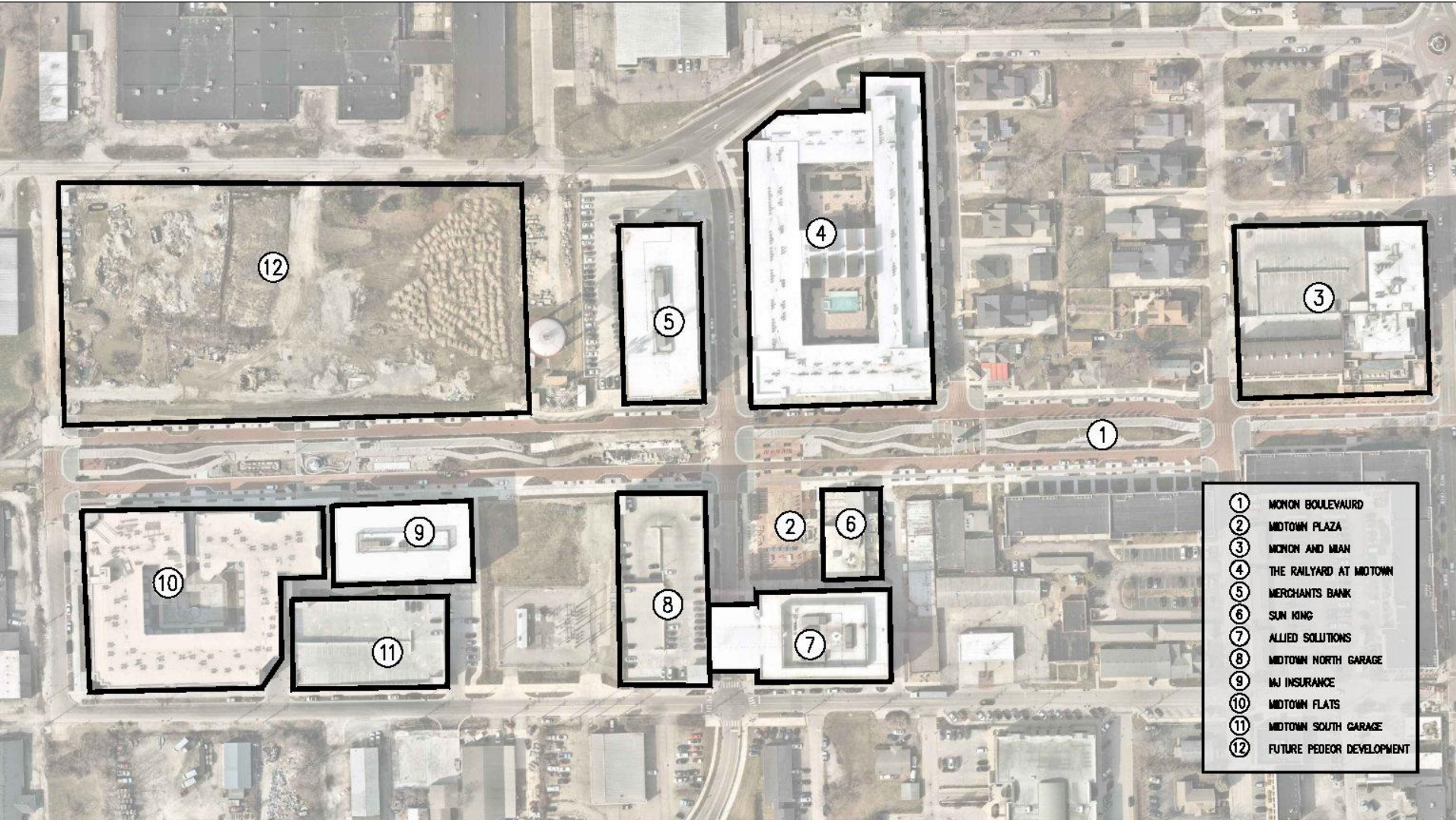
Key Project Objectives

- Transform Midtown and Become Catalyst for Development
- Connect Arts & Design District to City Center Performing Arts District
- Create Unique Experience for Visitors
- Continue Investment in Infrastructure

Were the Objectives Met?

Transform	Transform Midtown and Become Catalyst for Development
Connect	Connect Arts & Design District to City Center Performing Arts District
Placemaking	Create Unique Experience for Visitors
Infrastructure	Continue Investment in Infrastructure

Transformation of Midtown



Transformation of Midtown

- Led by \$34 million Public Investment -

- 10 New Private Development Projects
 - 200,000 SF of Retail/Commercial Space
 - 375,000 SF of Office Space
 - 400 Residential Units (nearly 100% occupancy)
 - 1,700 Structured Parking Spaces
 - 1,500 New Jobs
- Over \$250 million in Private Investment
- \$145 million Increase in Total Assessed Value
- 185% Increase in Real Estate Values
 - 2018 - \$400,000/acre // 2021 - \$1,140,000/acre

Were the Objectives Met?



Transform

Transform Midtown and Become Catalyst for Development

Connect

Connect Arts & Design District to City Center Performing Arts District

Placemaking

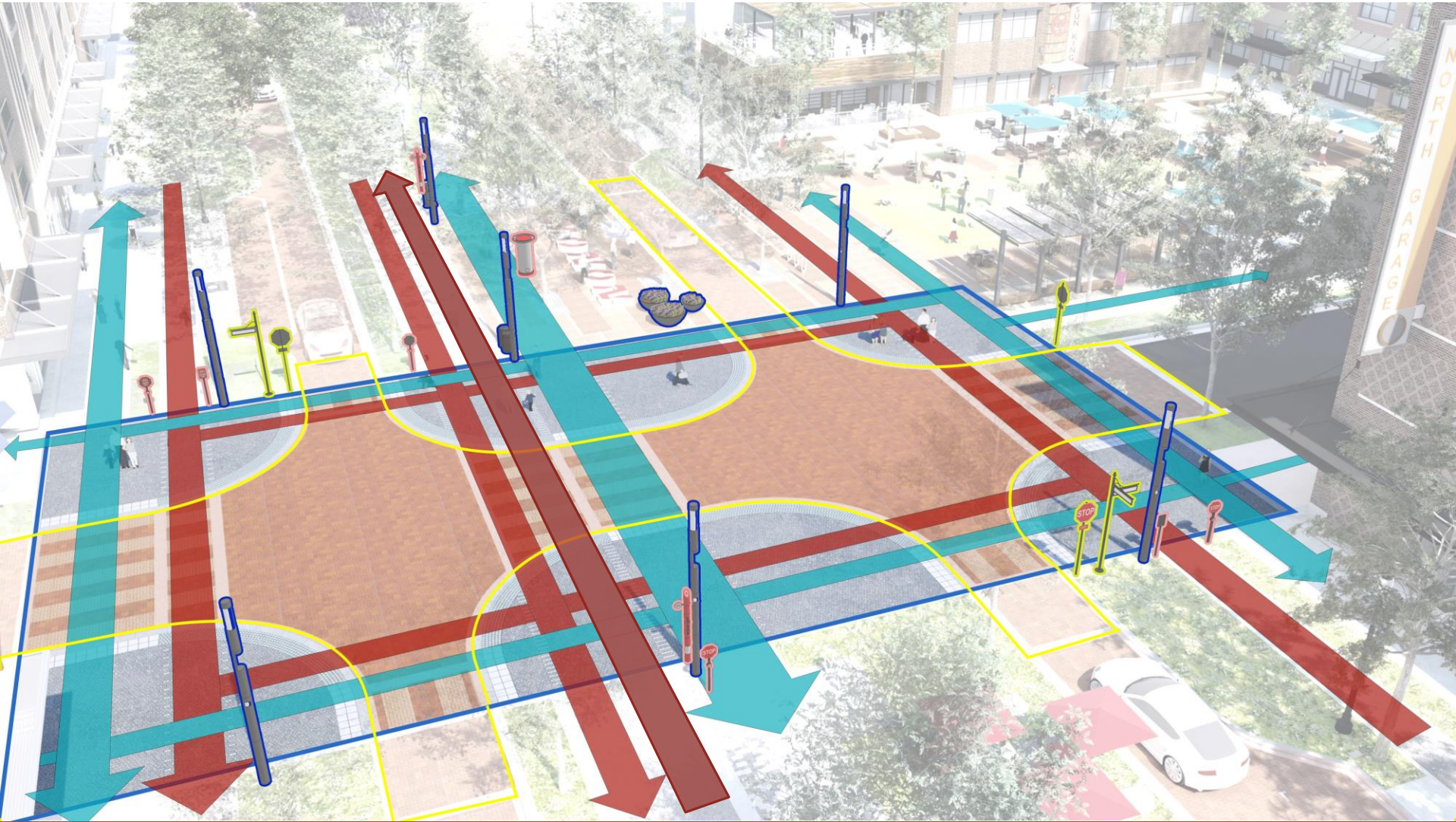
Create Unique Experience for Visitors

Infrastructure

Continue Investment in Infrastructure

Connecting Arts & Design to City Center

- Safely introducing vehicles while prioritizing bicycle and pedestrian connectivity



Connecting Arts & Design to City Center

- Traffic Calmed Complete Street Approach -

- Street Design:
 - Narrow Boulevard Roadways with Raised Intersections and Grade Separated Bicycle and Pedestrian Facilities
 - 0 Reported Bike/Vehicle Collisions in Midtown Since Completion
 - 0 Reported Pedestrian/Vehicle Collisions in Midtown Since Completion
- Bicycle and Pedestrian Facility Design:
 - Replace Existing 12 ft. Monon Trail with 13 ft. Monon Trail // 2 – 6 ft. One-Way Cycle Tracks // 8 ft. Walking Path // Exterior Sidewalks
 - 2011 – 2014 (48 months): 1,797,390 users / 450,000 annual average
 - June 2019 – Dec. 2021 (32 months**): 1,866,628 users / **810,000 in 2021**

** Temporarily closed from March 2020 – May 2020

Were the Objectives Met?



Transform

Transform Midtown and Become Catalyst for Development



Connect

Connect Arts & Design District to City Center Performing Arts District

Placemaking

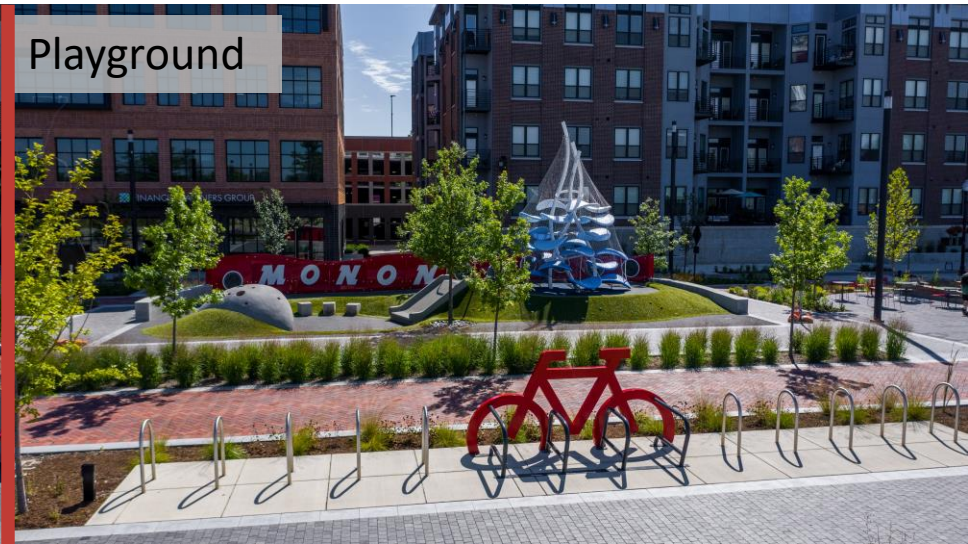
Create Unique Experience for Visitors

Infrastructure

Continue Investment in Infrastructure

Placemaking

- Creating Unique Experiences for Visitors Along the Monon Boulevard



Placemaking

- Creating Unique Experiences for Visitors at the Midtown Plaza



Performance
Stage

Video Screen Wall

Shade/Swing
Structure

Fire Pit

Placemaking

- Creating Unique Experience for Visitors -

- **Monon Boulevard Amenities:**
 - Spray Plaza, Playground Area, Interactive Public Art, Bocce Ball and Shuffleboard Courts, Ping-Pong Tables, Green Spaces, Community Tables and Other Gathering Places
- **Midtown Plaza Amenities:**
 - Monumental Video Screen Wall, Performance Stage, Large Lawn Area, Shade / Swing Structures, Fire Pit and Heaters, Ping-Pong and Billiard Tables, Outdoor Furniture and Other Gathering Places
- **124 Programmed Events at Midtown Plaza in 2021**
 - 50% Increase from 82 Events in 2020
 - Over 27,500 Attended Events in 2021

Were the Objectives Met?



Transform

Transform Midtown and Become Catalyst for Development



Connect

Connect Arts & Design District to City Center Performing Arts District



Placemaking

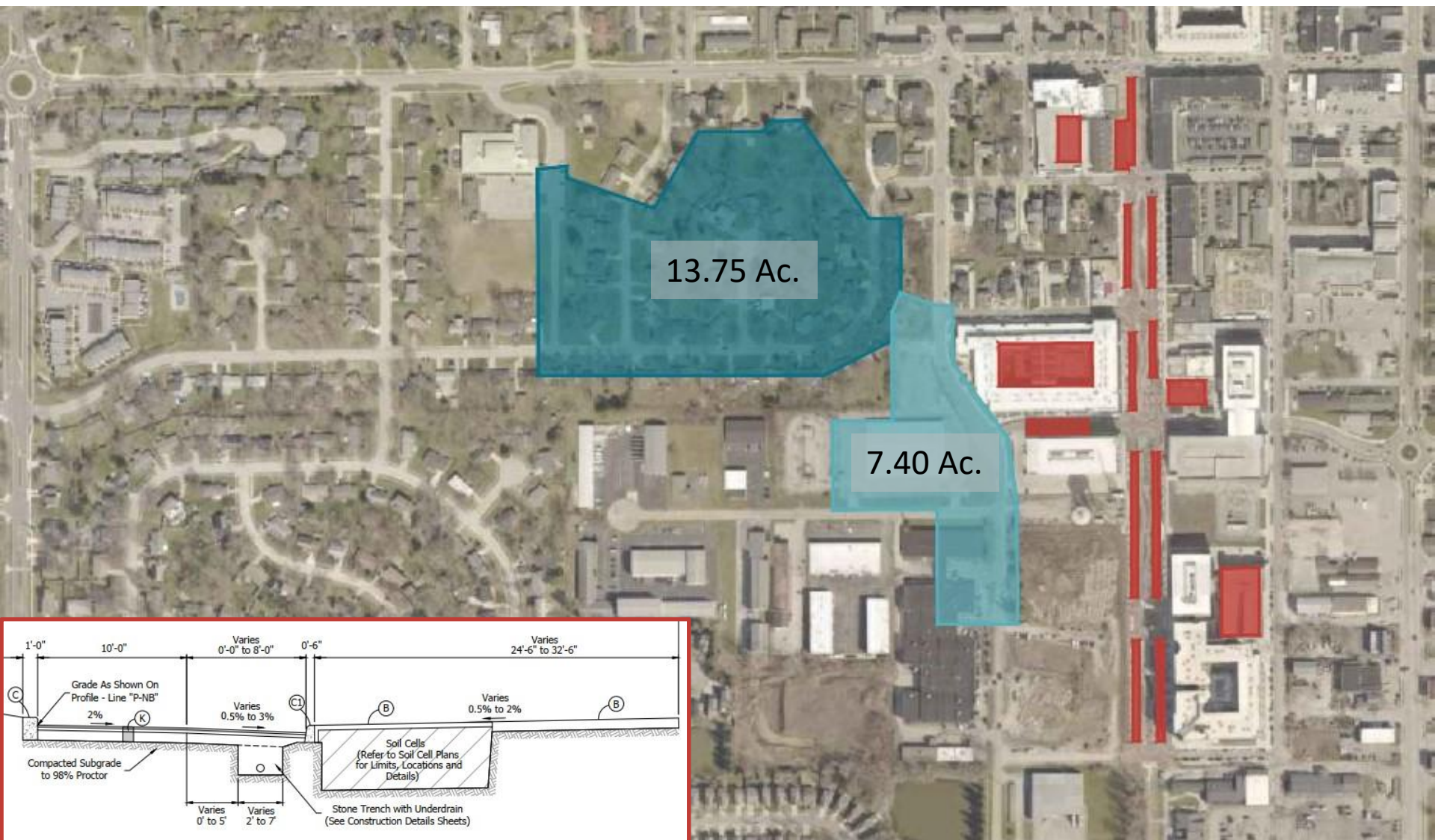
Create Unique Experience for Visitors

Infrastructure

Continue Investment in Infrastructure

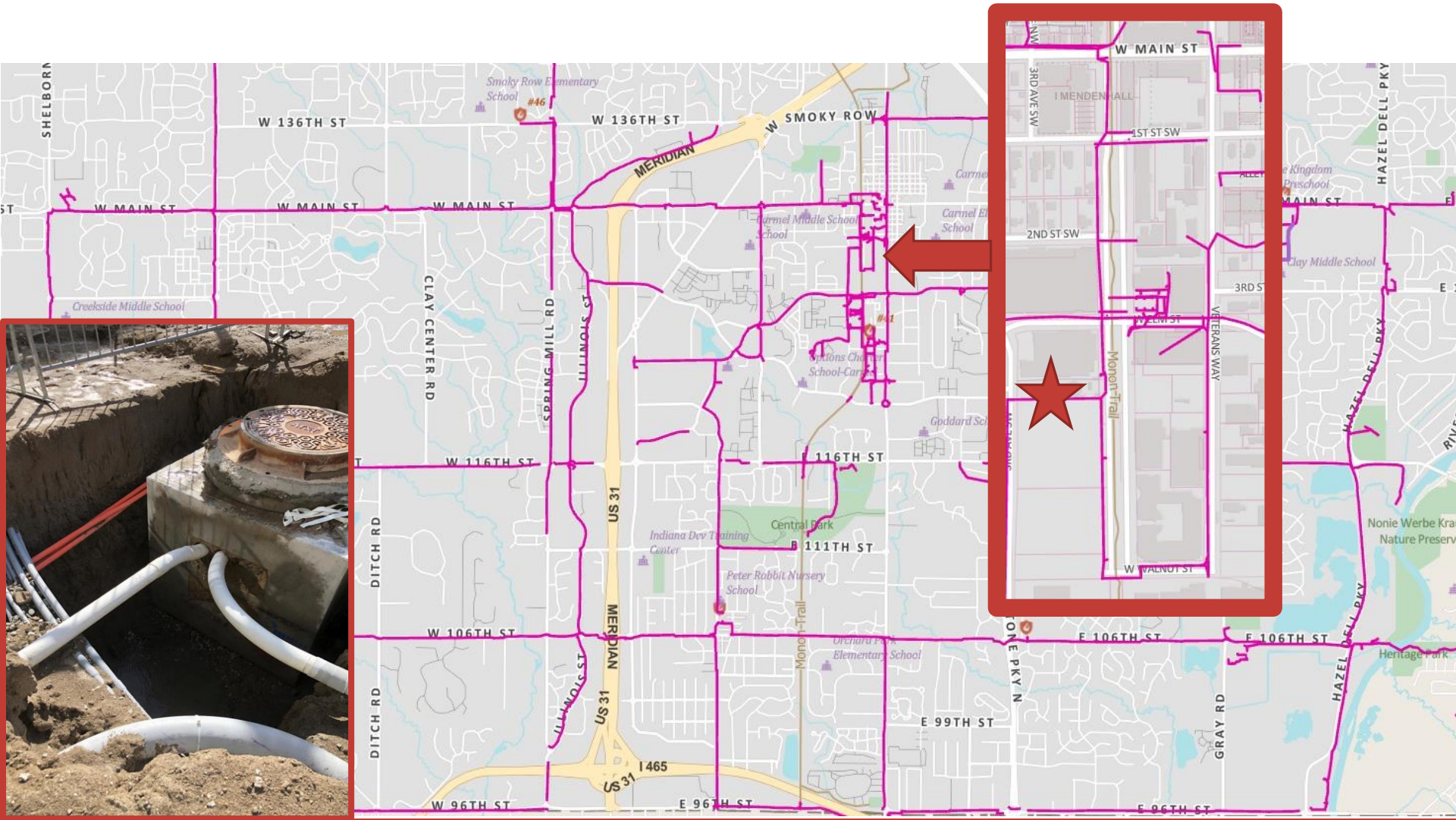
Infrastructure Investment

- Sustainable Stormwater Solutions that Benefit Development & Improve Regional Drainage Issues



Infrastructure Investment

- Installation of 12.5 mi. of Conduit to Support Project and Carmel IT Backbone



Infrastructure Investment

- Stormwater Detention and Water Quality:
 - 50,000 CFT of Storage w/ Permeable Roadway Stormwater Trench System / 50,000 CFT StormTrap System in Midtown Plaza
 - Improved Flooding Concerns in Adjacent Neighborhood and HCSO Regulated Drain
 - 3 Drainage Complaints Since Construction (in 2019). All Related to Localized Rear-yard Swale Drainage Issues.
 - Modified Midtown Release Rate Req. – 0.5 / 1.0 cfs/acre
- Conduit Installation:
 - 12.5 mi. of Conduit for Fiber Optic Connectivity, Power, Public Safety, Wi-Fi Access, and A/V
 - New Data Center Connects 25 mi. Fiber Loop
 - 12 New Security Cameras (more proposed)
 - 7 New WAP's for Increased Free Wi-Fi in Midtown
 - 2 Proposed AED's

Were the Objectives Met?



Transform

Transform Midtown and Become Catalyst for Development



Connect

Connect Arts & Design District to City Center Performing Arts District



Placemaking

Create Unique Experience for Visitors



Infrastructure

Continue Investment in Infrastructure

Awards

- 2019 – Congress for New Urbanism International Charter Award
- 2019 – AIM Indiana Placemaking Award
- 2020 – Indy Chamber Monumental Award
 - Real Estate Development Honor Award
 - Landscape Architecture Honor Award
 - Engineering Merit Award
 - Neighborhood Revitalization Merit Award
 - Public Art Achievement Award
- 2021 – Indiana Chapter of the American Planning Association Outstanding Urban Design Award

Keys to Success

- Extensive Project Planning
- Key Stakeholder and Community Involvement
- Active Programming and Operations & Maintenance
 - 2022 Operations and Maintenance Budget - \$591,765
 - Carmel Information Systems
 - Carmel Clay Parks & Recreation
 - Carmel Street Department
 - Carmel Community Relations & Economic Development

Lessons Learned

- Expand Scope for Master Planning Redeveloping Areas
- Who goes first? - Setting Expectations w/ Developers
 - Construction Sequencing with Adjacent Development
 - Emergency Services Considerations
 - Vehicular and Pedestrian Safety as Businesses Open
- Protecting LID Improvements Adjacent to Redeveloping Areas
- Grass vs. Turf in Heavy Traffic Area

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THANK YOU!!

