



CARMEL CLAY PARKS & RECREATION

WEST PARK MASTER PLAN

DECEMBER 13, 2016

Carmel • Clay
Parks & Recreation
NATIONAL GOLD MEDAL WINNER
AND ACCREDITED AGENCY



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INTRODUCTION

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Photo 1-1. Existing west Park Boardwalk

Carmel and Clay Township are well known for their high quality of life and excellent park and recreation system. Founded in 1991, Carmel Clay Parks & Recreation (CCPR) was established through an Interlocal Cooperation Agreement between the City of Carmel and Clay Township in Indiana. CCPR was created to serve the nature and fitness needs of the community, manage and develop existing spaces and resources, and create a sustainable future for parks and recreation programs through a financially viable and environmentally conscious parks system. CCPR manages and maintains more than 500 acres of park land and numerous recreation facilities, with 71% of all Carmel Clay households using CCPR's parks or services at least once per year. CCPR contributes to the community's outstanding quality of life by providing enriching, enjoyable escapes through recreation, fitness, and nature.

West Park is CCPR's only park west of U.S. 31/ Meridian Street, making this a highly popular destination and important asset for the community. The original 75 acres for West Park was purchased in 1997 and developed in three phases between 2000 and 2002 based on the 1999 West Park Site Master Plan. Some of the original amenities, such as the playground and spray pad, are nearing the end of their anticipated life and will soon need to be replaced. The park was expanded through the acquisition of adjacent property in 2003 (5 acres) and 2005 (40 acres), accounting for its current 120 acres.

In light of the aging infrastructure and expansion of the park due to acquisitions, the time is right for CCPR to develop a new West Park Master Plan that will help guide the park's development over the next several years. To accomplish this task, a project team was compiled to assist CCPR with recognizing the desired path forward. This process incorporated public engagement, background research, data analysis, conceptual plans, and a final Master Plan that includes an action plan to assist with implementation. This report is the product of an open and transparent process highlighted by an intense, three-day schematic design charrette that engaged a wide range of community residents and project stakeholders.



Figure 1-1. 1998 Aerial of West Park Property



Figure 1-2. 2014 Aerial of Existing West Park

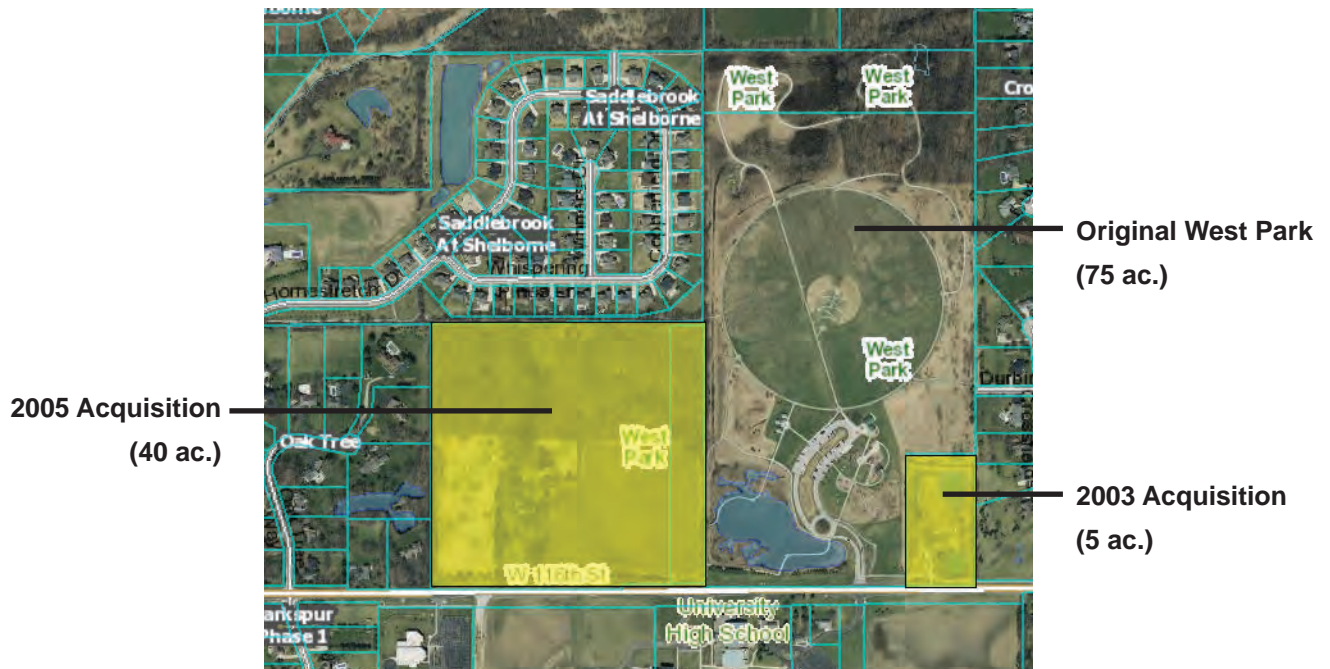


Figure 1-3. Aerial Showing Expansions

PROJECT OVERVIEW

West Park Master Plan kicked off in August 2015 with a stakeholder meeting and site tours with the project team and CCPR staff. The team outlined the project delivery process and public engagement that would be rolled out in 2016, headlined by a three-day design charrette in Carmel.

The design team met with CCPR staff and stakeholders and reviewed various ecological, hydraulic, cultural and historic documents to develop a better understanding of the site's characteristics and potential for development. To engage community feedback, the project team developed an Educational Series, consisting of three public presentations to engage the community on early childhood development, ecology and park programming.

The information gathered helped influence and structure the three-day design charrette that took place May 2 through May 4, 2016, in Carmel near West Park. Throughout the three days, the project team developed, refined and gathered consensus on park programming, goals and guiding principles, framework plans and a draft master plan, through an inclusive and transparent process.

Following the charrette, the project team refined the designs based on input at the last charrette meeting along with additional input gathered from CCPR staff and on-site interviews of West Park users. An implementation strategy was also developed and is included within Chapter 5 of this report.



INVENTORY & ANALYSIS

2

Photo 2-1. Historic 1987 Image of southeast West Park site

SITE CONDITIONS

Historically agricultural lands since settlement of the area, the original 75 acres for West Park was purchased in 1997 and developed in three phases between 2000 and 2002 based on the 1999 West Park Site Master Plan. The park was expanded through the acquisition of adjacent property in 2003 (5 acres) and 2005 (40 acres), accounting for its current 120 acres. The original park and west 40 acre parcel expansion contained covenants restricting certain types of development, which are summarized to the right.

Understanding the project area, its natural features and built systems, along with its cultural history is an important initial step in maximizing potential and respecting limitations and constraints, critical for sustainable development and reasonable planning goals. The design team focused the inventory and analysis of the project area on transportation, land use, culture, environment and infrastructure. The findings were reviewed with CCPR staff and key stakeholders, along with the general public for additional input, feedback and refinements.

DEED RESTRICTIONS

Original Park

1. The property shall be used solely for park and recreational facilities and activities.
2. No roadway for the purpose of vehicular traffic shall be constructed to adjoin the property to the adjacent school property.
3. For so long as Mrs. Perelman makes her residence on any part of the adjacent property, there shall be no swimming pool or lighting of any facilities on the property without the consent of Mrs. Perelman.**
4. To the extent that it is reasonable to do so, CCPR may consider input from those landowners whose property is adjacent to the property for the planning of the facilities to be constructed on the property.

** *No longer occupied*

West 40 acres

1. The development of the property for residential and/or commercial development is prohibited.
2. The property shall be used solely for park and recreational facilities and activities.

South 5 acres

- No restrictions



Photo 2-2. View from top of Jill's Hill, looking southwest

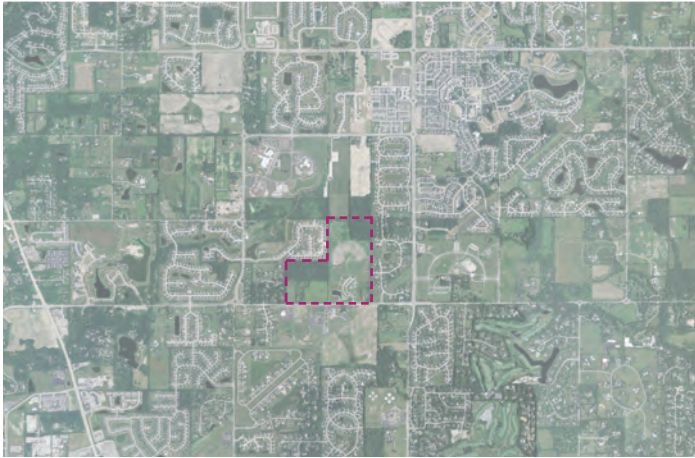


Figure 2-1. Regional Aerial

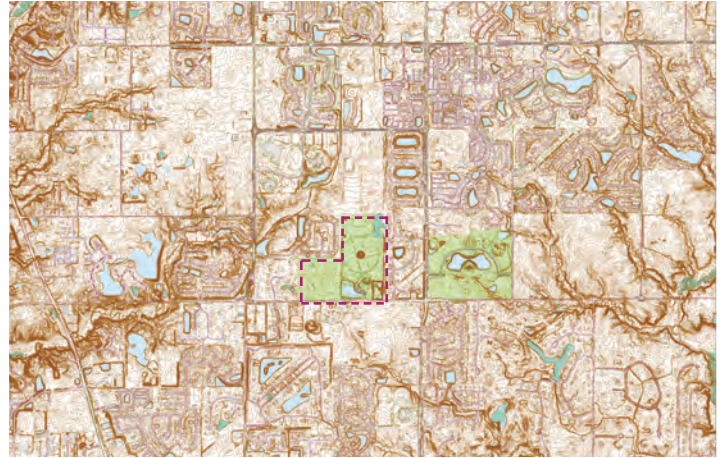


Figure 2-2. Regional Topography

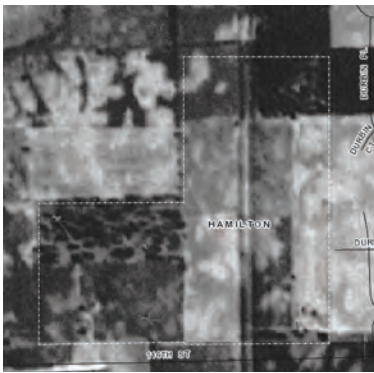


Figure 2-3. 1936 Aerial

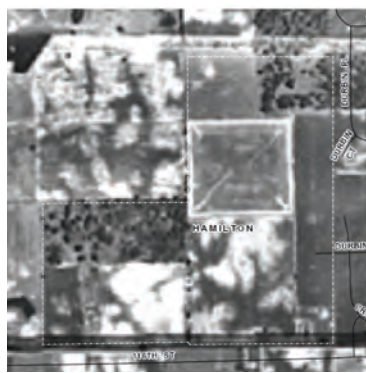


Figure 2-4. 1962 Aerial

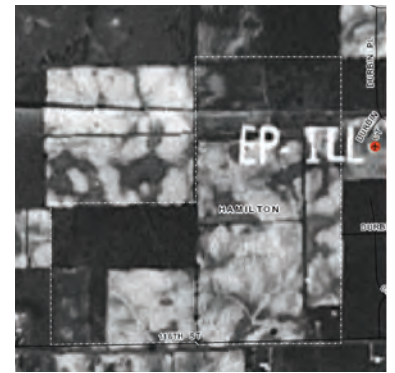


Figure 2-5. 1971 Aerial

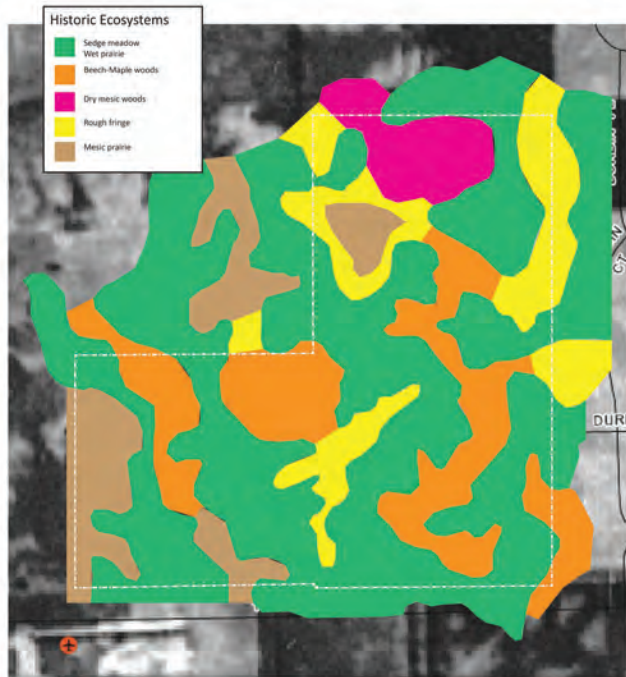


Figure 2-6. Historic Ecosystems

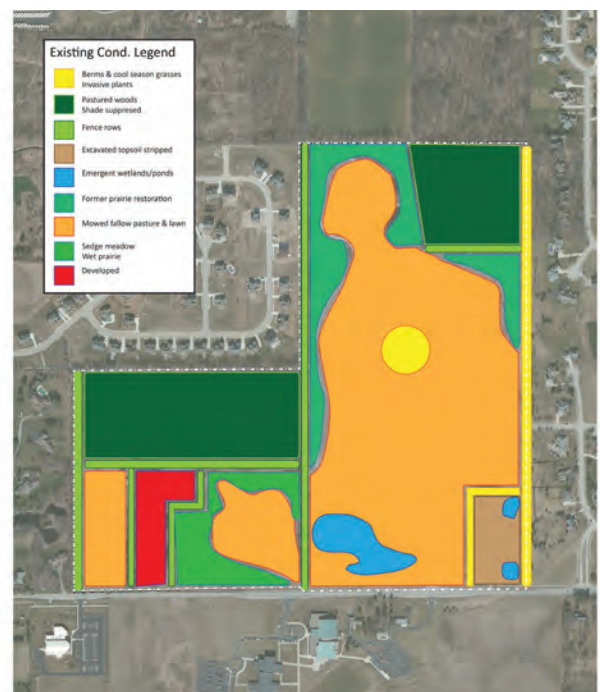


Figure 2-7. Existing Ecosystems

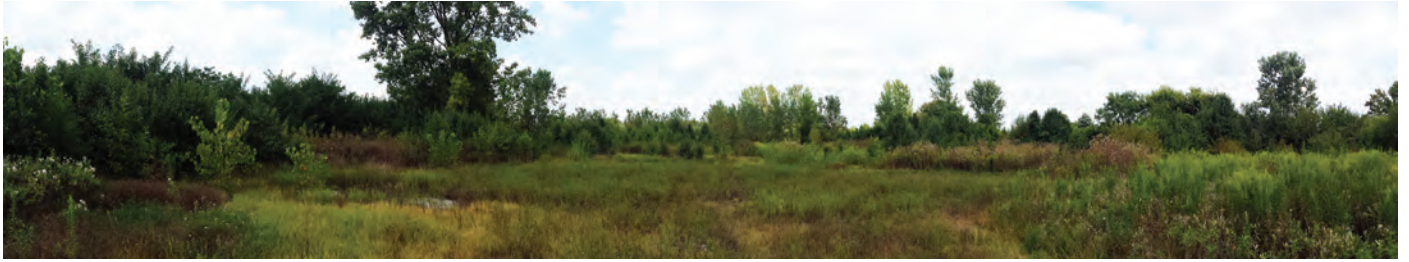


Photo 2-3. Riley Parcel



Photo 2-4. North Woodlands



Photo 2-5. View of Shelter and Toilet Buildings



Photo 2-6. Drop-off and Rain Gardens



Photo 2-7. Existing Playground and Water Playground



Photo 2-8. Jill's Hill and adjacent meadows

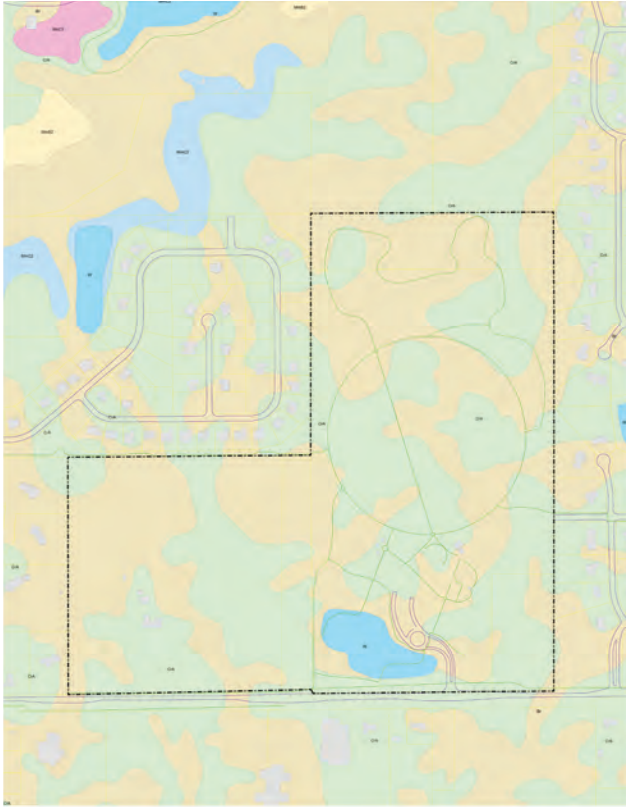


Figure 2-8. Soil Data

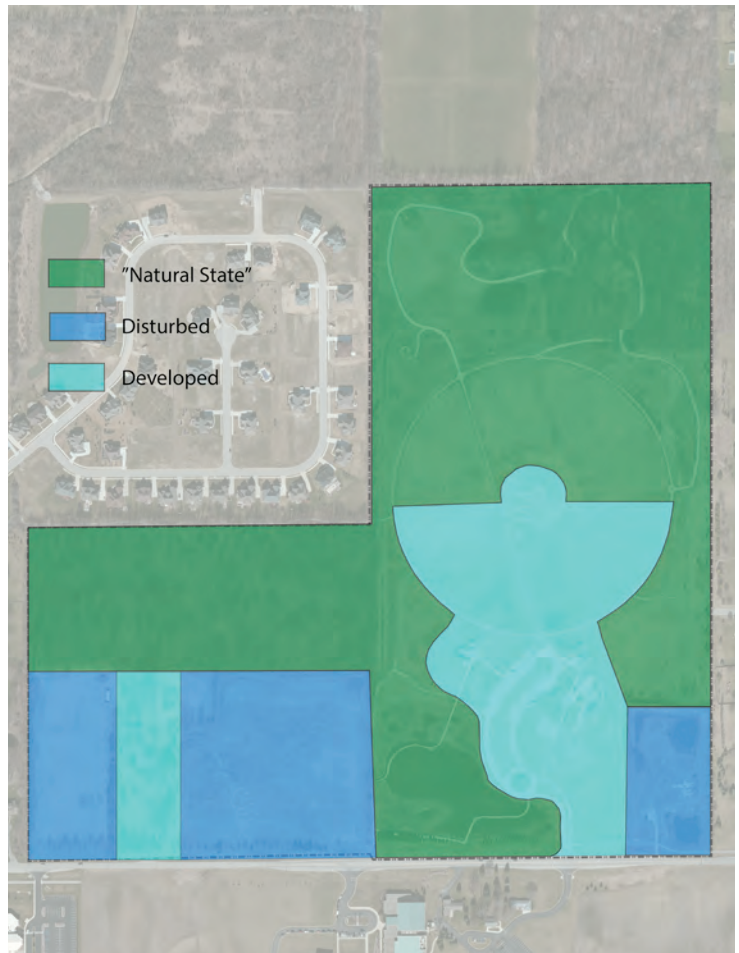


Figure 2-9. Existing Land use



Figure 2-10. Site Topography



Photo 2-9. View North from top of Jill's Hill

The project team evaluated a series of existing environmental, infrastructure and social conditions of the project site, including hydrology, topography, soils, historic and current vegetation, circulation, parking, utilities, park programming and facilities, to better understand the site's role as a community park and ecosystem. These system maps are shown on Figures 2-1 through Figure 2-9. Existing site photos have been included in Photo 2-1 through Photo 2-11, to convey the existing character and quality of West Park.

TOPOGRAPHY & HYDROLOGY

West Park serves as a headwaters for regional drainage for the West Carmel area. The site is generally flat, with the exception of the man-made Jill's Hill in the center of the existing park. Due to the flatness of the site, hydrology is impacted in some areas creating new wetlands on-site, where surface runoff is impeded by lack of slope or by man-made impacts, such as the northern wooded trails. It is anticipated that additional wetlands may exist on the newly acquired west 40 acres and constructed ponds are within the new 5 acre parcel to the southeast. The role of topography and drainage on the overall master plan will be a primary driver for the design.



Photo 2-10. Park View

ECOLOGY

West Park was evaluated for existing vegetation (Figure 2-7), along with educated theories on the historic vegetation patterns through the site (Figure 2-6). Remnants of historic ecosystems can still be found in the northern woodland within both the original park and west 40 acre expansion. While both of these areas have seen some degradation due to past development and/or farming, large trees still remain and the areas can be managed to restore the quality of these ecosystems. The historic ecosystem types and patterns will help influence and guide the master plan designs. Below are the assumptions of pre-settlement ecosystems on site (Figure 2-6).

- Sedge Meadow/Wet Prairie
- Beech-Maple Woods
- Dry mesic woods
- Rough fringe
- Mesic Prairie

LAND USE

An assessment of the existing site development was used to develop an existing land use plan (Figure 2-9).

- Natural State = 70 acres (58%)
- Disturbed = 20.4 acres (17%)
- Developed = 29.6 acres (25%)



Photo 2-11. Existing Wetland Boardwalk



Photo 2-12. Existing Shelter



Photo 2-13. Existing Restroom Building



Photo 2-14. Existing Silo Shelters



Photo 2-15. Existing House, The Groves



Photo 2-16. Existing Barn, The Groves



Photo 2-17. Existing Structure, The Groves

EXISTING FACILITIES

The existing facilities at West Park include a restroom building, a large shelter, and smaller picnic shelters clustered throughout the Park. These structures were designed in an agrarian style to represent the farming history of the site. They were built approximately in 1998. The structures appear in fair to good condition, and with regular maintenance, the structures could continue to provide support amenities for the Park for a number of years.

Most recently, the CCPR acquired the 40 acre property immediately to the west of the original park. Originally a homestead for a farm, this addition currently contains a house, a barn, and a storage shelter. Over the years, the structures have fallen in disrepair and are in poor condition. While currently serving as needed storage space for CCPR, extensive renovation to these facilities is required. Due to their residential nature, the structures are not compatible to the programmatic objectives of CCPR.

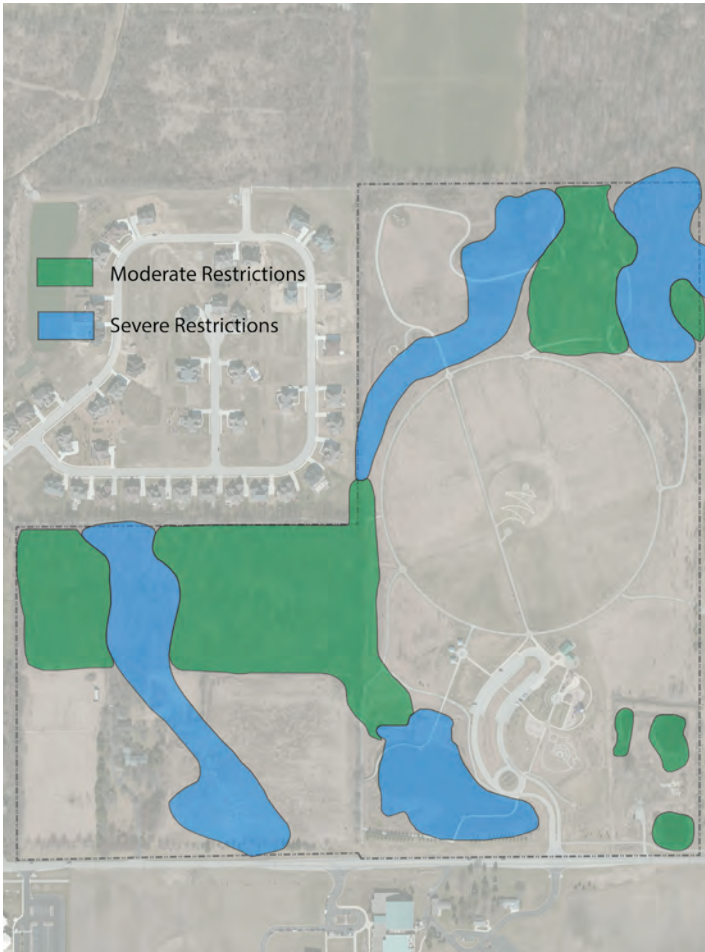


Figure 2-11. Development Suitability

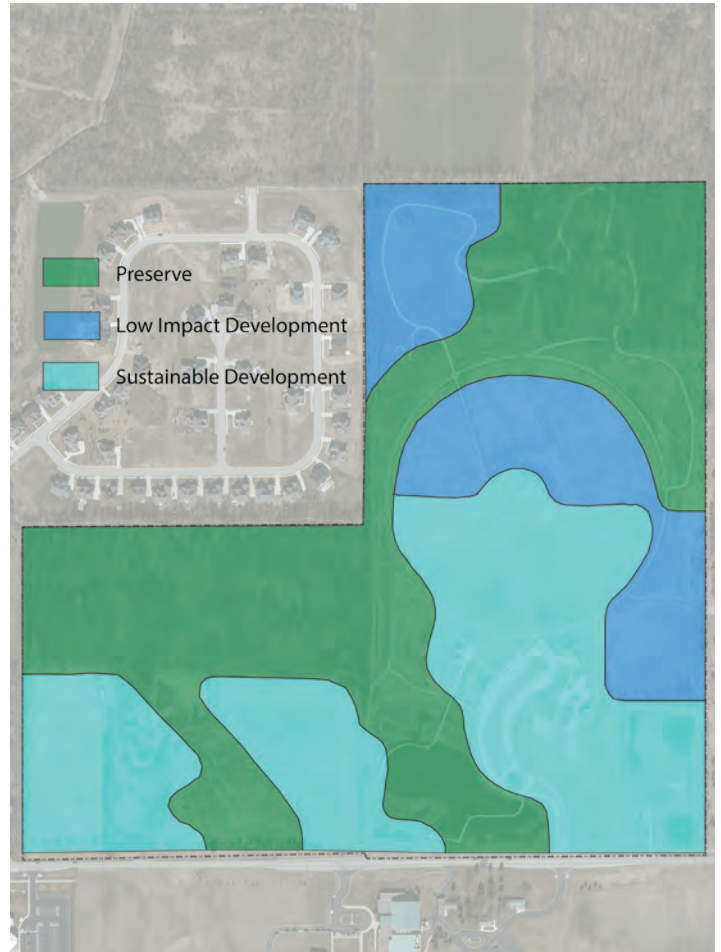


Figure 2-12. Facility Development Suitability

DEVELOPMENT SUITABILITY

Following confirmation of the site inventory and analysis of the site with CCPR staff and the general public, the project team prepared development suitability maps as shown in Figure 2-11 and Figure 2-12. The project team considered the development potential based on the existing topography, hydrology, soils and vegetation to understand potential for new construction within the park, with respects to moderate and severe restrictions for development (Figure 2-12).

The suitability restrictions influenced the suitability plan which identifies areas that should be:

- Preserved (little to no development) = 55.2 acres
- Low-impact development (trails, open space areas, landscape restoration) = 21.6 acres
- Sustainable development (facilities, pavements and park programming spaces) = 43.2 acres



Photo 2-18. Existing Activity Core



Photo 2-19. Woodlands



Photo 2-20. Pond and Wetlands



COMMUNITY INPUT

3

Photo 3-1. Day One of Charrette

To provide an inclusive and transparent master planning process for West Park, the project team developed a series of touch points with CCPR staff, key stakeholders and the general public to solicit feedback on the project.

The project included a series of public Educational Sessions which served as an opportunity for outreach and education on critical project elements. This series of three applicable topics informed and educated potential participants regarding technical issues that were to be addressed in the upcoming charrette, including:

- January 26, 2016 - Early Childhood Development in Parks, Play and Spray (Melissa Guffey of Recreation inSites)
- February 23, 2016 - Ecology in Recreation and Education (Steve Apfelbaum of Applied Ecological Services)
- March 22, 2016 - International Recreation Trends (Neelay Bhatt of PROS Consulting)

During the Education Sessions, audience members were polled on their interests on the topics presented. Valuable feedback was received regarding preferences for types of playground equipment, recreational facilities and programs, plus the level of support for ecological restorations.

Following the Educational Sessions, the project team met with local schools to engage input from school-aged children on program opportunities for West Park.

The public was heavily engaged in the three-day design charrette that occurred May 2-4, 2016. The entire three-day charrette was open to the public and nightly presentations were held to review progress and solicit feedback.

The team additionally utilized a project website (YourWestPark.com) and park intercepts to solicit input. Summaries are provided in the Appendix.



Photo 3-2. Public Education Meetings



Photo 3-3. Stakeholder/ Focus Group Meetings



Photo 3-4. Three Day Community Charrette

PRE-CHARRETTE

EDUCATIONAL SESSIONS “WHAT WE HEARD”

Childhood Development in Parks, Play & Spray

Melissa Guffey of Recreation inSites

January 26, 2016

- Deep ties to existing play/spray
- Potentially more inclusive
- Potentially diversified and expanded
- Integrate into nature
- Improved support amenities and facilities
- Retain flex play spaces

Ecology in Recreation and Education

Steve Apfelbaum of Applied Ecological Services

February 23, 2016

- Deep connection to nature and water features
- Historic patterns guide restoration and habitat
- Support pollinators
- Manage invasives
- Potential to broaden access and education
- Potential for new management strategies
- Enhance winter experience
- Support for some level of indoor facilities
- Improve trail access to West Park
- Address 116th St.
- Manage dog activity
- Proactively manage special events & parking
- Respect neighbors

International Recreation Trends

Neelay Bhatt of PROS Consulting

March 22, 2016

- Multi-generational Recreation
- Innovative water features
- Outdoor fitness activities/amenities
- Adventure play
- Space for year-round activities
- Technology in the park



Photo 3-5. Education Session (1/26/2016)



See Appendix for polling results at public meetings.

Photo 3-6. Polling Response Card

STAKEHOLDER INPUT

A variety of stakeholders were engaged for input and feedback throughout the entire master planning process for West Park. The stakeholder groups are listed below, minutes from the meetings can be found in the appendix of this report.

Stakeholder Groups

- Neighbors/HOA representatives
- Carmel Clay Schools
- University High School
- Carmel Clay Library
- Carmel Dad's Club
- City & Township Officials
- Environmental Groups & Regulatory Agencies
- One Zone Chamber of Commerce
- Area Parks & Rec Departments
- Parents of Children with Disabilities
- CCPR staff
- Carmel Moms Focus Group
- College Wood & West Clay ESE students
- Residents/Neighbors



Photo 3-7. College Wood ESE Focus Group



Photo 3-8. Carmel Moms Focus Group



Photo 3-9. Public tour of West Park

CHARRETTE

The National Charrette Institute (NCI) is a nonprofit educational institution that developed the NCI Charrette System™, a holistic, collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible plan. The NCI Charrette System features an accelerated period within the overall planning process — typically between three and ten days — where community members, project officials and a multidisciplinary team of technical professionals work closely together in groups to discuss options and work through design challenges. At key stages, community input is collected by facilitators and is transformed into a working plan. As the process continues, it builds synergy from the constant and continuous collaboration of community, officials and facilitators. At the end of the final day, you have an implementable plan that is backed by citizens and officials.

The Carmel West Park design charrette was a three-day workshop that occurred May 2-4, 2016. The schedule of events and activities for the charrette are shown in Figure 3-1.

The charrette venue selection was an important part of the process to ensure maximum participation for the residents of Carmel and provide close proximity to West Park. The charrette location was held at the Meeting House in the Village of West Clay subdivision, approximately 1.5 miles from West Park.

Over the three-day period, over 100 people participated in the charrette process, either through site tours, attending the evening presentations or popping in throughout the day to engage the design team.



Photo 3-10. Interactive Public Exercise, Day One



Photo 3-11. Site Tour, Day One of Charrette



Photo 3-12. Charrette, Day Three

West Park Master Plan

Three Day Design Charrette - Detailed Working Schedule

	DAY One	DAY Two	DAY Three	
Time	2-May	3-May	4-May	
8:00 AM		7:00 - 8:00am Design Team/CCPR Team Breakfast Debrief		
9:00 AM	Guided Public Site Tours on the Hour: 8, 9, 10 AM	8:00 - 9:00 AM Project Team Coordination Meeting	8:00-9:00 AM Breakfast Debrief w/ CCPR Team	
10:00 AM		9:00 - 11:30 AM Develop Alternative Design Concepts	Production Design	
11:00 AM		11:30-1:30 PM Review Alternative Concepts with Steering Committee Working Lunch		Working Lunch
NOON				
1:00 PM	Organize Program and Alternative Design Options	Develop Preferred Alternative(s)	Production Design	
2:00 PM				1:00-2:00 PM Technical Meeting #1
3:00 PM				2:00-3:00 PM Technical Meeting #2
4:00 PM				3:00-4:00 PM Technical Meeting #3
5:00 PM		4:00-5:00 PM Technical Meeting #4		
6:00 PM	<i>Meeting Set Up</i>	<i>Meeting Set Up and Team Dinner</i>	<i>Meeting Set Up</i>	
7:00 PM	6:30 - 8:00 PM Community Meeting #1, Issues/Ideas & Programming Workshop	6:30 - 8:00 PM Community Meeting #2, Alternatives Pin-Up	6:30 - 8:00 PM Community Meeting #3, Open House Review of Preliminary Master Plan	
8:00 PM				
9:00 PM	Team Dinner/Debrief	Studio Closed Continue Design Work/Production	Studio Breakdown	

Key

Charrette Technical Meetings - Input From CCPR Staff, et. al.	Consultants Prepare Concept Alternatives	Production Design by Consultants	Public Meetings- Community Input w/CCPR Team & Steering Committee Participating at Workshop Activities / Discussions, Design Review, and Open House Discussions
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Figure 3-1. Charrette Schedule

DAY One	
Time	2-May
8:00 AM	Guided Public Site Tours on the Hour: 8, 9, 10 AM
9:00 AM	
10:00 AM	
11:00 AM	11:30-1:30 PM Design Team/CCPR Team/Steering Committee Working Lunch: Review Goals, Opportunities, Issues, Guiding Principles, Program
NOON	
1:00 PM	Organize Program and Alternative Design Options
2:00 PM	
3:00 PM	
4:00 PM	
5:00 PM	Meeting Set Up
6:00 PM	6:30 - 8:00 PM Community Meeting #1, Issues/Ideas & Programming Workshop
7:00 PM	
8:00 PM	Team Dinner/Debrief
9:00 PM	

DAY ONE

On the first day of the charrette, the team conducted site tours and pre-public Steering Committee meeting briefings in order to prepare primary stakeholders for the public meetings and to elicit any last minute information. Community Meeting #1 established an understanding of the project purpose, process, roles, and opportunities for community involvement and to gather public input on key project topics.

The public meeting concluded with a community interactive design exercise (Sim Park) in which participants were asked to place the identified park programs on site plans. All the potential park programs were converted into playing cards. Participants were broken into groups and the groups discussed and developed consensus on the programs they wanted to see in the park and generally where they determined would be preferably located. Three separate groups and design scenarios were generated from this simulation, as shown in Figure 3-2.



Photo 3-13. Day One Public Site Tour



Photo 3-14. Day One Public Site Tour



Photo 3-15. Day One Sim Park



Photo 3-16. Day One Sim Park



Photo 3-17. Day One



Photo 3-18. Sim Park Results

DAY Two	
3-May	
7:00 - 8:00am Design Team/CCPR Team Breakfast Debrief	
8:00 - 9:00 AM Project Team Coordination Meeting	
9:00 - 11:30 AM Develop Alternative Design Concepts	
11:30-1:PM Review Alternative Concepts with Steering Committee Working Lunch	
Develop Preferred Alternative(s)	1:00-2:00 PM Technical Meeting #1
	2:00-3:00 PM Technical Meeting #2
	3:00-4:00 PM Technical Meeting #3
	4:00-5:00 PM Technical Meeting #4
	<i>Meeting Set Up and Team Dinner</i>
6:30 - 8:00 PM Community Meeting #2, Alternatives Pin-Up	
Studio Closed Continue Design Work/Production	

DAY TWO

Following day one of the charrette, the project team spent the second day developing distinctly different framework alternatives for West Park, based on community input, project goals and principles. Community Meeting #2 was held in the evening and provided direction on a preferred framework plan. Framework alternatives are shown on Figure 3-2.



Photo 3-19. Day Two



Photo 3-20. Day Two



Photo 3-21. Day Two



Photo 3-22. Day Two



Figure 3-2. Framework Alternatives



Photo 3-23. Day Two



Photo 3-24. Day Two

DAY Three	
4-May	
Breakfast Debrief	
Coordination Meeting	8:00-9:00 AM Breakfast Debrief w/ CCPR Team
AM Design Concepts	Production Design
Alternative Concepts with Committee Lunch	Working Lunch
1:00-2:00 PM Technical Meeting #1	Production Design
2:00-3:00 PM Technical Meeting #2	
3:00-4:00 PM Technical Meeting #3	
4:00-5:00 PM Technical Meeting #4	
Team Dinner	Meeting Set Up
PM Alternatives Pin-Up	6:30 - 8:00 PM Community Meeting #3, Open House Review of Preliminary Master Plan
Studio Break/Production	Studio Breakdown

DAY THREE

The final day of the charrette included development of the preferred master plan, along with sketches, sections, enlargements and calculations, based off the preferred framework plan developed at Community Meeting #2. The third day was primarily a closed studio for design team production, however some stakeholders and members of the public were engaged by the design team throughout the day.

The charrette closed with Community Meeting #3, in which the overall master plan was presented, along with the sketches, sections, enlargements and other data generated throughout the charrette. Comments received at this final meeting were utilized to refine and update the master plan as shown within this report.



Photo 3-25. Day Three



Photo 3-26. Day Three



Photo 3-27. Day Three

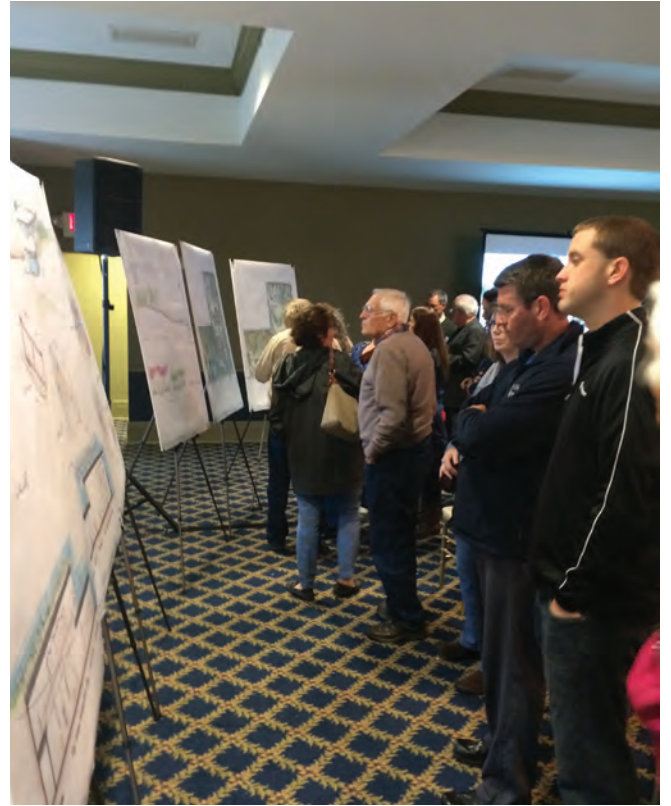


Photo 3-28. Day Three

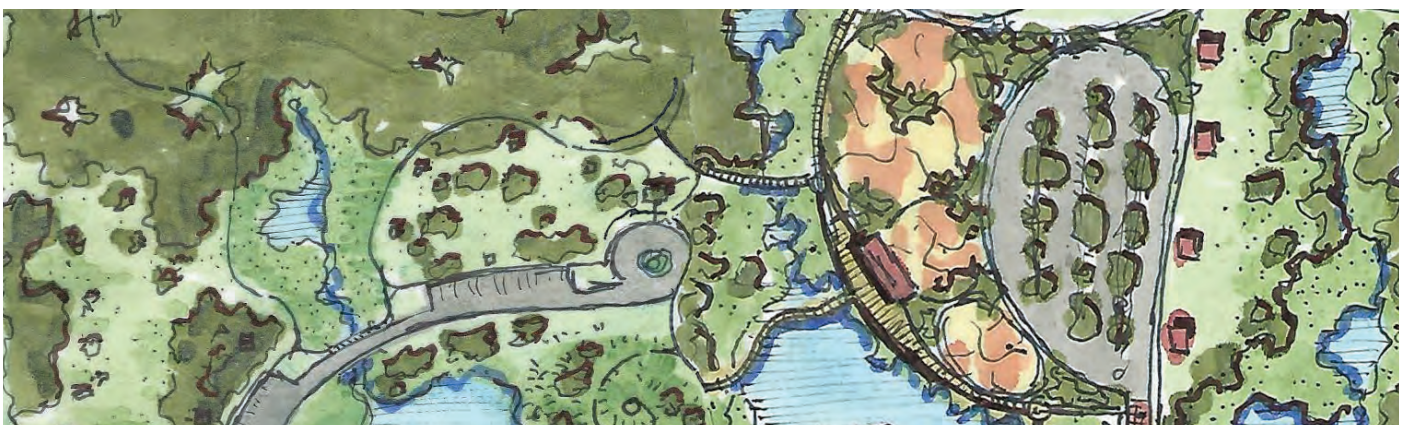


Photo 3-29. Day Three



Photo 3-30. Day Three

POST CHARRETTE



Following the completion of the design charrette and the preferred plan, the team worked on setting the stage for implementation of the plan. Master plan refinements took into account comments received from CCPR staff and the general public. The design team also took a closer look at the implementation of the project by organizing the master plan into logical phases or bundles, based on similar construction activities and proximities, as shown in Chapter 5 of this report.

This report will be provided to the Carmel/Clay Board of Parks and Recreation (Park Board) for their review and comments, along with that of the general public. Once any appropriate revisions are made to the plan based on direction from the Park Board or public input, the master plan will be formally adopted by the Park Board to guide future development of West Park.



MASTER PLAN

4

Figure 4-1. Site Plan

INTRODUCTION

In order to guide the development of the master plan, a series of Guiding Principles and Programs (listed below) were created with CCPR staff, stakeholder and general public input prior to any designs of the park. These provide the framework of the park's future,

along with being defensible and measurable aspects for evaluating master plan design alternatives.

The following pages of this Chapter present the preferred master plan as developed through the public charrette process and refinement.

GUIDING PRINCIPLES

A Community-Driven Plan

West Park should be a reflection of Carmel Clay Park & Recreation's mission and community values, with a focus on core programs within the authority of the Park Board.

A Park for All User Groups

West Park should offer a range of user experiences for each age group, inclusive of cultural backgrounds, recreation preferences and desired length of stay and reflective of system-wide and regional-specific themes.

A Model of Connectivity

West Park should facilitate the broadest definition of connectivity and ease of access, recognizing multiple transportation modes, cross promotions with other regional attractions or other elements of the system and partnership compatibility.

A Demonstration of Sustainability

West Park should establish a new standard for park sustainability through its operational standards, maintenance and landscape approaches, financial sustainability and cost recovery commitments and protection of the park's high quality natural areas, leaving a minimum of 60% of the property in a natural state.

PROGRAM

Below are a list of programs that were developed by CCPR staff, stakeholders and general public, for incorporation into the West Park Master Plan.

Play structures / Picnicking

- Covered, wider age appeal play structures with adventure themed amenities (universally accessible)
- Outdoor fitness equipment
- Multigenerational equipment for joint parent / child recreation activities (adult swings, adult slides etc.)
- More picnicking opportunities through additional shelter / pavilion space

Connectivity

- Fitness trails – Heart healthy
- Connection to existing spine trail in Carmel
- Nature walk area and discovery trail through new western park property.
- 116th Access/Crossing
- Aquatics
- Updated water features (e.g. splash pad) with safety incorporated in design

Outdoor Activities

- Outdoor fitness courses
- Increased camping opportunities
- Fishing pond

Programs

- Interpretive education programs
- Additional special events / cultural events
- Environmental stewardship/community service

Ecological

- Restoration/expansion/management (forest, prairie, savanna, wetlands, etc.)
- Pollinator plots
- Enhanced habitat transitions
- Demonstration site

Year Round Activity Space

- Multi-use Community Pavilion (including elements of Nature and Adventure in year round programming space)

Add-Ons

- Technology in the park (Wi-Fi, Agents of Nature – Outdoor nature gaming experiences)
- Facilities, restrooms and adequate parking
- Increased seating throughout the park & shaded areas



Figure 4-2. Master Plan

SUB AREAS

The West Park Master Plan is comprised of four distinct character districts, each with its own aesthetic character, programming and use. These districts are illustrated and labeled below with an enlarged plan and description of each on the following pages.

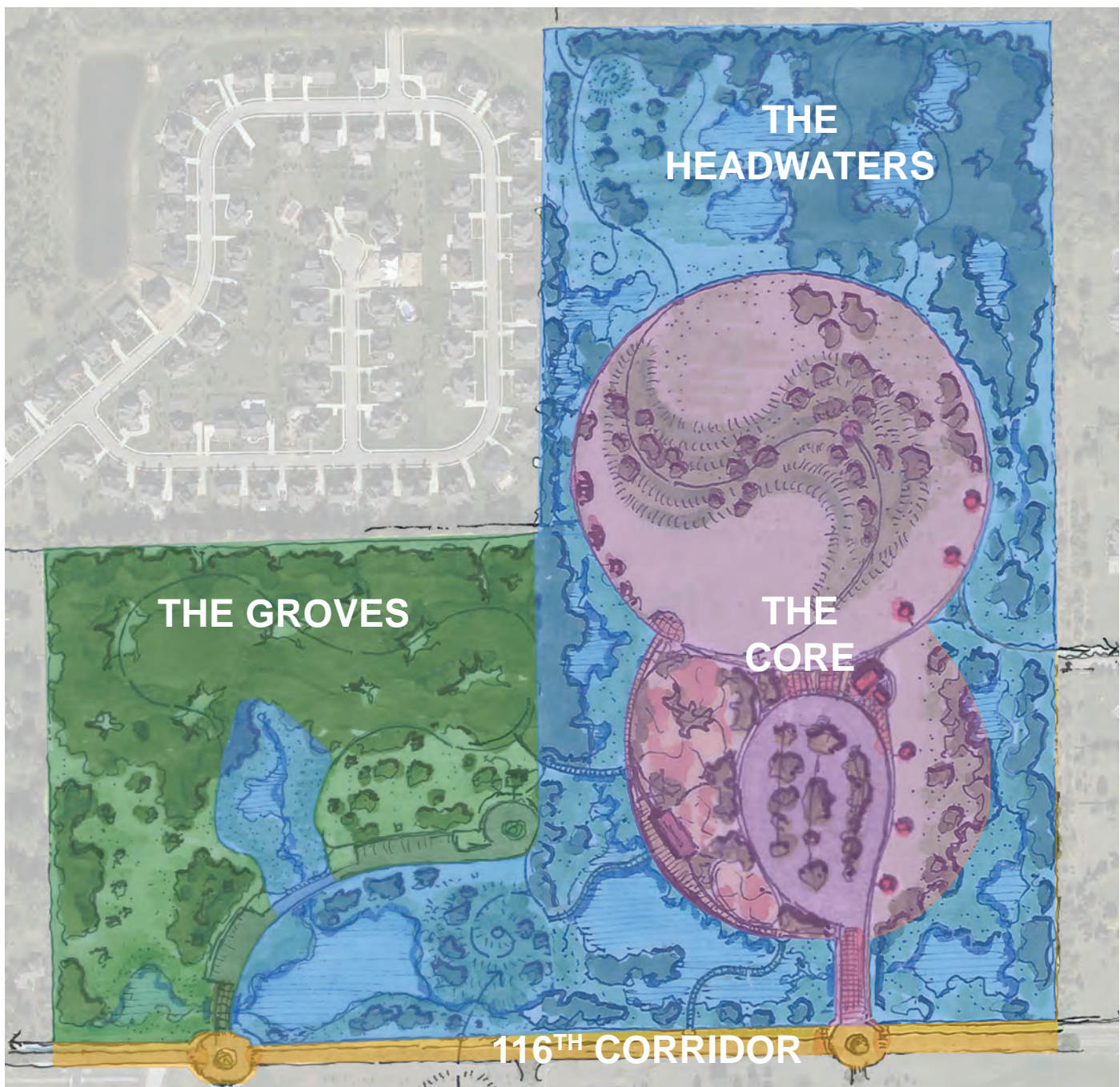


Figure 4-3. Sub Areas

CORE AREA



- 1. Expanded Hill
- 2. Multi-Use Pavilion Hillside Concept
- 3. Activity Core
- 4. Parking (300 cars)
- 5. Multi-Use Pavilion Waterside Concept
- 6. Woonerf Special Use Area
- 7. Restroom Building/Shelter
- 8. Picnic/Shelters
- 9. Skating Ribbon



KEY PLAN

Figure 4-4. The Core

THE CORE

West Park's Core serves as the active recreation zone of the park by featuring an Activity Core with spray and play zones along with an expanded and enhanced Jill's Hill. A new multi-use program pavilion, restroom facility, and accessory shade structures are also included throughout the zone.

An improved vehicular entrance from 116th Street with a 300 car parking lot and drop-off areas are included, along with an expanded series of trails and walkways. The Woonerf is a "plaza street" that could be used for vehicles or pedestrian activities, as programmed by CCPR.

The Core is buffered on all sides by the Headwaters sub area of the project, which serve as the natural stormwater treatment system for area runoff. This buffer also serves the neighboring residents by keeping the more active and noisy zones away from residential properties and serving as a natural visual backdrop.

The Core master plan contains two different alternative locations for the multi-use pavilion and restroom facility, as described in more detail within the multi-use pavilion section of this Chapter.

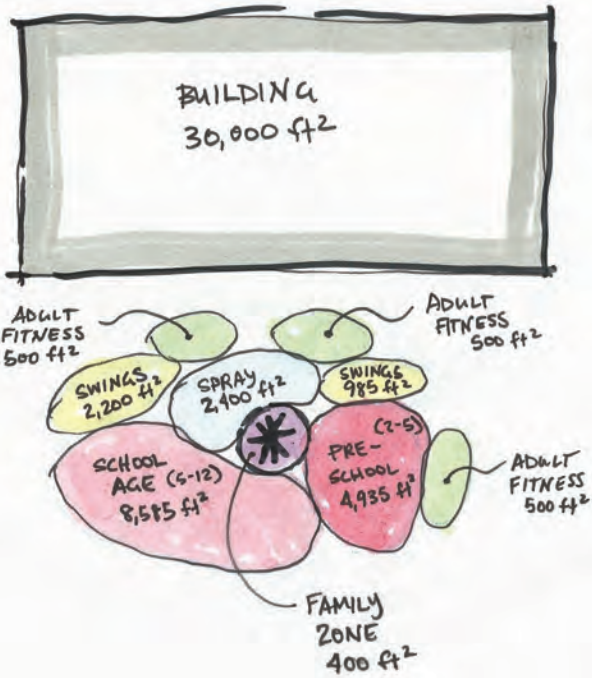


Figure 4-5. Framework Diagram

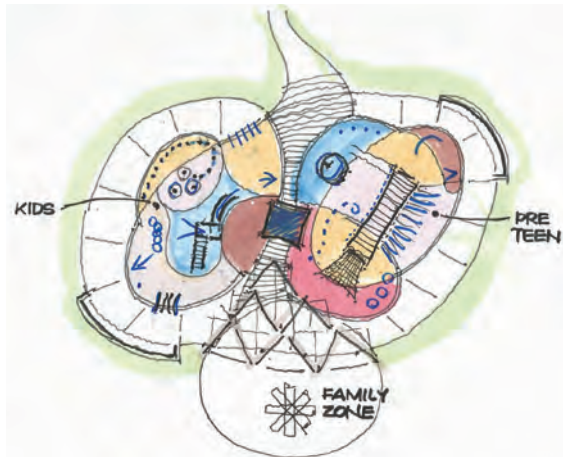
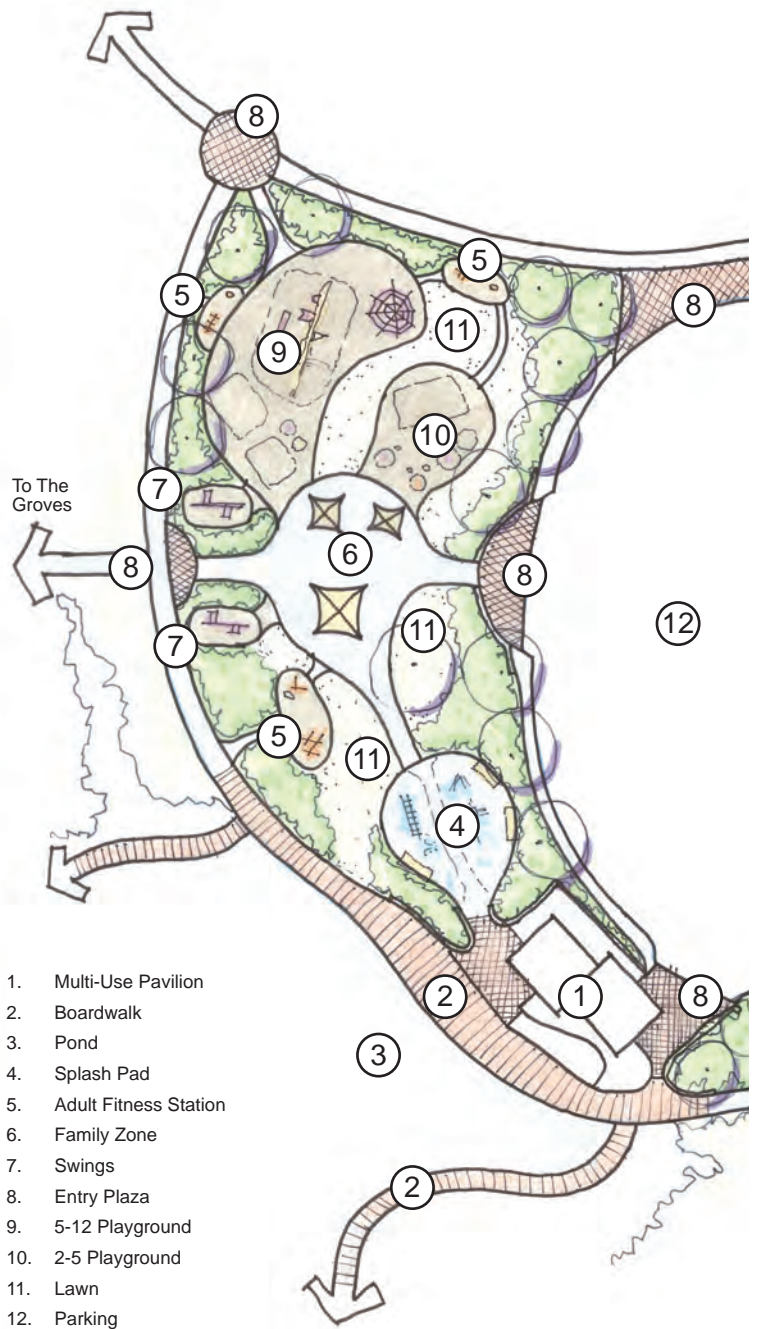


Figure 4-6. Conceptual Sprayground Plan



1. Multi-Use Pavilion
2. Boardwalk
3. Pond
4. Splash Pad
5. Adult Fitness Station
6. Family Zone
7. Swings
8. Entry Plaza
9. 5-12 Playground
10. 2-5 Playground
11. Lawn
12. Parking

Figure 4-7. Activity Core Plan

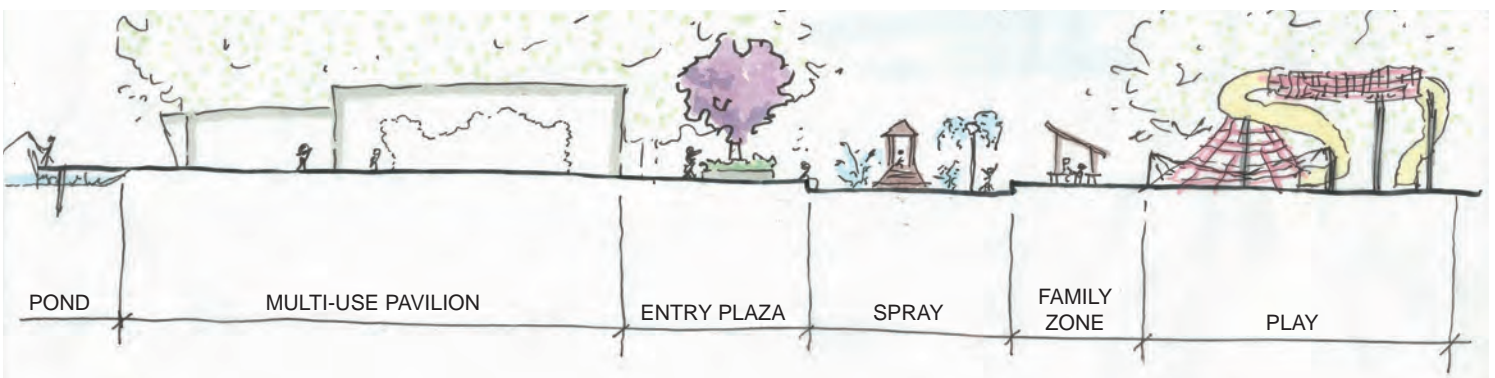


Figure 4-8. Prototypical Concept Section

ACTIVITY CORE

The Activity Core of West Park is a centrally located feature that would include spray, play and family zones for active recreation within the park. During the design charrette, a framework plan (Figure 4-5) was developed to organize the active recreation zones of the park around the proposed multi-use pavilion. The splash pad was placed nearest the pavilion and the traditional ages 2-5 and 5-12 playgrounds further to the north. A central Family Zone was designed to provide seating and shade opportunities for families to gather and for parents to have a centralized vantage point for good visibility throughout the Activity Core.

In addition to the traditional playgrounds and splash pad, areas dedicated for swings and adult fitness equipment stations have also been included in the Activity Core. The location of the swings allows for vista views of the ponds, while the adult fitness stations were located around the perimeter of the area to allow for oversight in the play and spray areas while exercising.

Entry plazas and drop-off zones have been included in the design to allow for a well-connected and easily accessible Activity Core. Seat walls should be considered at the entry plaza locations for meeting and gathering spaces, while also providing a gateway feature.

Landscape beds have been shown around the perimeter of the Activity Core to provide a buffer, and lawn zones have been included within to provide flexible open spaces. Canopy and ornamental trees are recommended throughout the area.

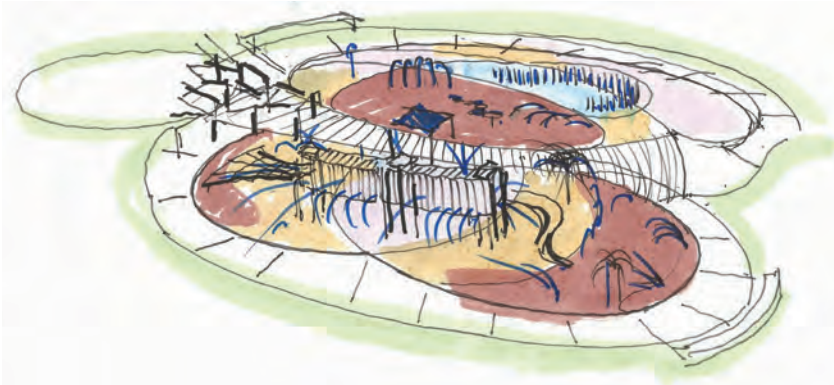


Figure 4-9. Conceptual Sprayground Perspective



KEY PLAN



Figure 4-10. Jill's Hill Expansion Plan

HILL

Jill's Hill is an iconic element of West Park used for passive and active uses throughout all seasons, most popularly as a sledding hill in the winter. The current layout and topography of the hill does not conform to the existing landscape of the park and has challenges in properly programming winter activities.

The master plan expands Jill's Hill to create a more natural landform that would allow multiple programming zones and a well-connected ADA accessible route. The sledding season could be enhanced with the addition of a snow machine, opening opportunities for tube rentals and programming. The master plan identified the potential to expand the hill horizontally without raising the overall height, as shown in Figure 4-11.

The circular loop trail around the hill would be preserved, with minor modifications to improve drainage. The existing commemorative stone marker dedicating hill to Jill Perelman will be retained and placed prominently at the entrance to the primary trail to the top of Jill's Hill. Accessory structures have been shown around the southern edge of the circle to accommodate picnicking and general shade throughout the park. A combination of flexible lawn and prairie restorations would occur within the circle.

An ice-skating ribbon could potentially be incorporated around the flexible lawn areas to provide additional winter activities. This would be a linear paved surface that could be frozen during the winter and integrated into the landscape.

One design alternative location for the multi-use pavilion was identified as an earthen structure within the hill. This facility is described in more detail within the multi-use pavilion section of this Chapter.



Figure 4-11. Jill's Hill Commemorative Stone Marker

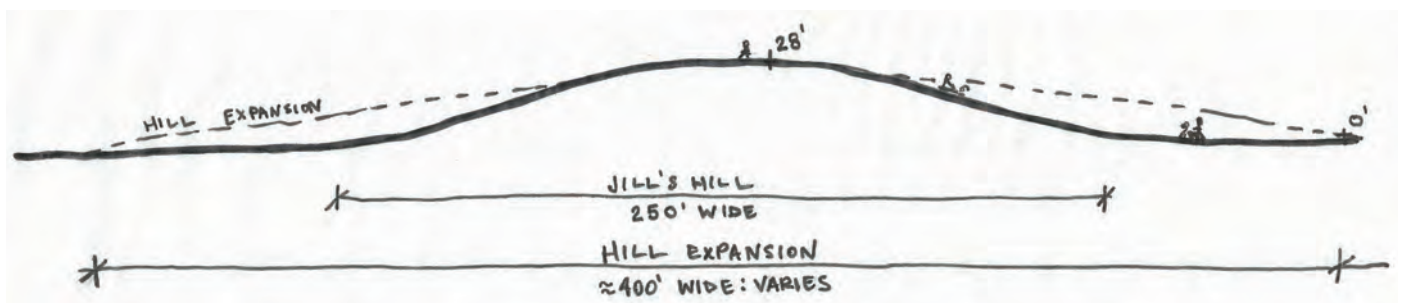


Figure 4-12. Jill's Hill Expansion Section



Figure 4-13. "Waterside" Concept



Figure 4-14. "Hillside" Concept

-  Multi-Use Pavilion
-  Restroom Facility

MUTLI-USE PAVILIONS CONCEPTS

At the conclusion of the design charrette, the master plan identified two locations for the multi-use pavilion, as shown on Figures 4-13 & 4-14. These two options were termed the “Waterside” and “Hillside” concepts, in relation to the landscapes of their physical locations in the park. Both options received equal support through the charrette and were deemed viable to continue for further evaluation within the schematic design phase of the project.

In addition to the multi-use pavilion, the need for an additional restroom facility was deemed necessary within the park core to allow for good coverage of services. The Waterside concept looks to preserve the existing restroom facility on site, while the Hillside option would provide new restrooms south near the Activity Core.

'WATERSIDE' CONCEPT MULTI-USE PAVILION

This design for Multi-Use Pavilion Concept A celebrates that the defining features of the West Park are both land and water formations. The Multi-Use Pavilion is located on land, at the confluence of the park's drainage and an existing pond. The building engages the water's edge with a generous boardwalk which transitions to the Park's trails system.



Figure 4-15. Screened areas remain the same in both central pavilion concept options

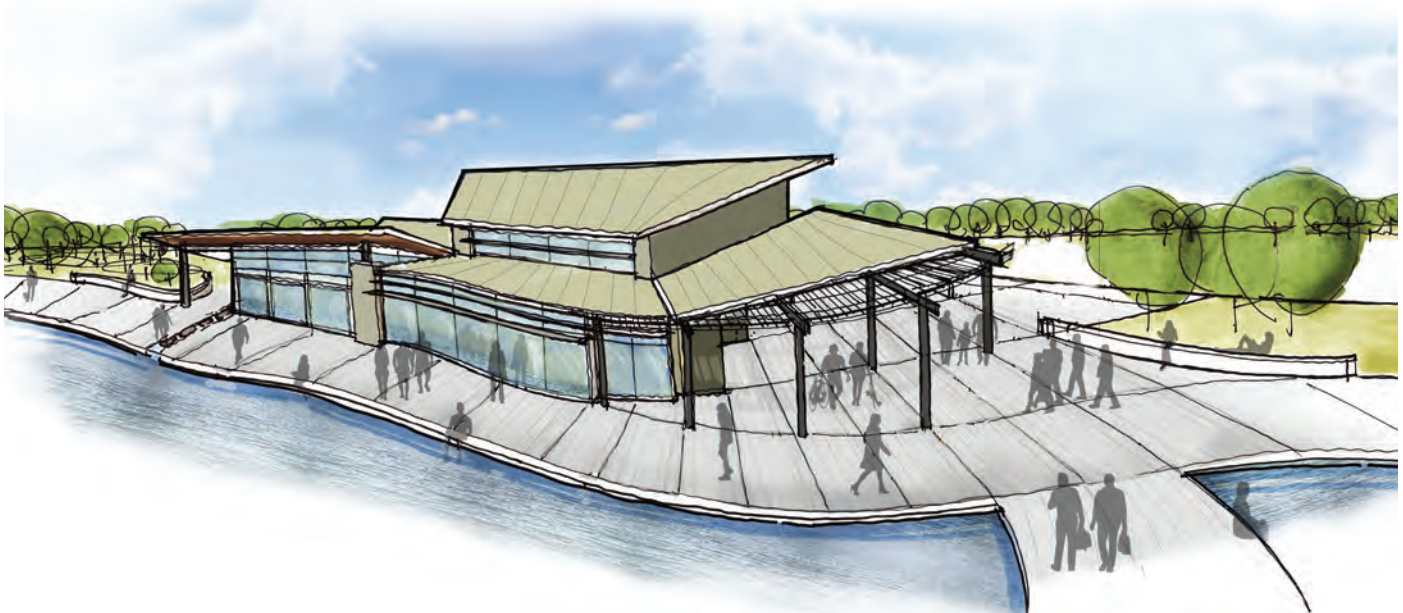


Figure 4-16. Waterside concept Multi-use pavilion

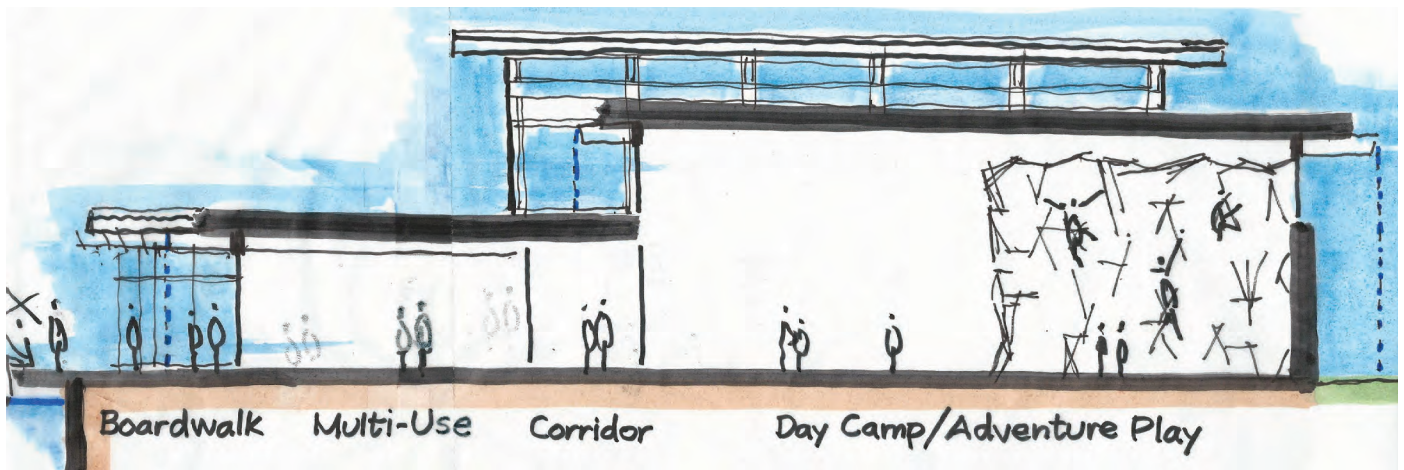


Figure 4-18. Waterside Concept Pavilion Section A-A

The building's architecture, via the use of natural materials, sloped roofs, and extensive glazing is reflective of the site's agrarian history while keeping an eye to the future. The building's architecture and placement create an identity and an entrance marker for the remainder of the site.

The building could house multi use rooms, multi activity gymnasium, adventure play course and support amenities. Through the generous use of glass, the interior spaces are well lit by natural light,

and feel inviting. Furthermore, the guests in the building are always able to view with the beautiful water and landscape environments of the park.

The Waterside Concept for the Multi-Use Pavilion could be built in phases based on available funding and/or demand for specific types of programs in West Park.

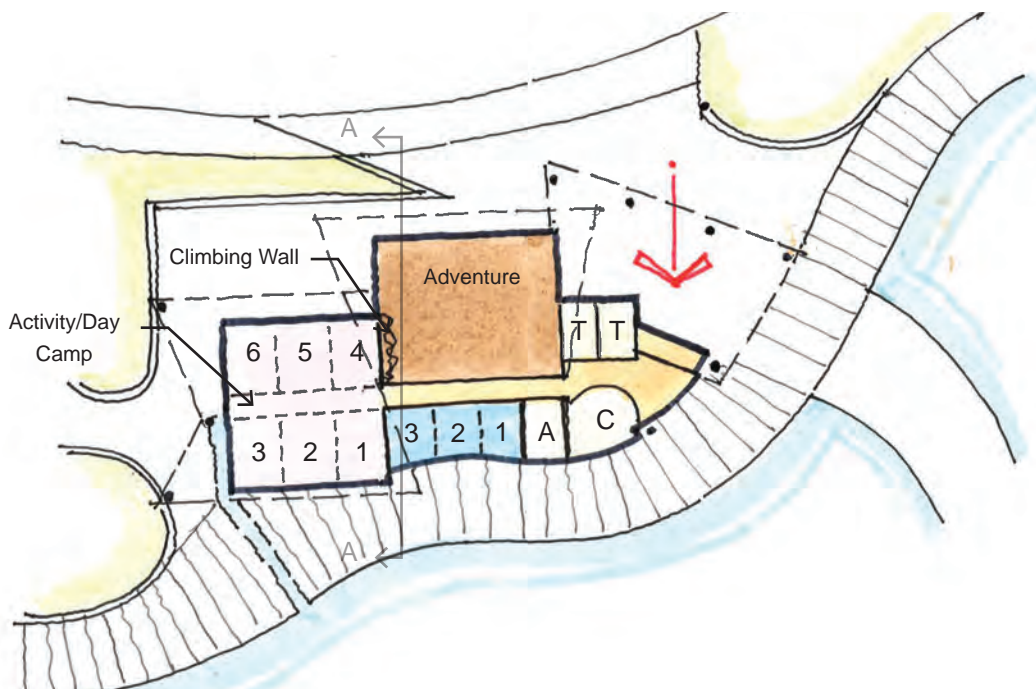


Figure 4-17. Floor Plan, Waterside Concept

‘HILLSIDE’ CONCEPT MULTI-USE PAVILION

This design celebrates Jill’s Hill and enhances its designation as the signature feature in West Park. The building gently nestles itself into the hillside and emerges from the landscape with stepped green roofs, outdoor plazas, and tall glass walls. The building is understated in the surrounding landscape, while retaining a transparent, and inviting quality. The potential spaces inside the building, including multi use rooms, multi activity gymnasium, adventure play course, climbing wall, an elevated walking track, outdoor roof garden terrace and support amenities, all access the natural light and look onto the plazas and the park. The building’s clean form and architectural aesthetic is reflective of Carmel’s forward thinking approach to recreation while retaining environmental stewardship.

The adjacent outdoor plaza, for which the building is the backdrop and support, further energizes the experience of the building, and engages the building with the landscape.



Figure 4-20. Screened areas remain the same in both central pavilion concept options



Figure 4-19. Hillside Concept Multi-use Pavilion

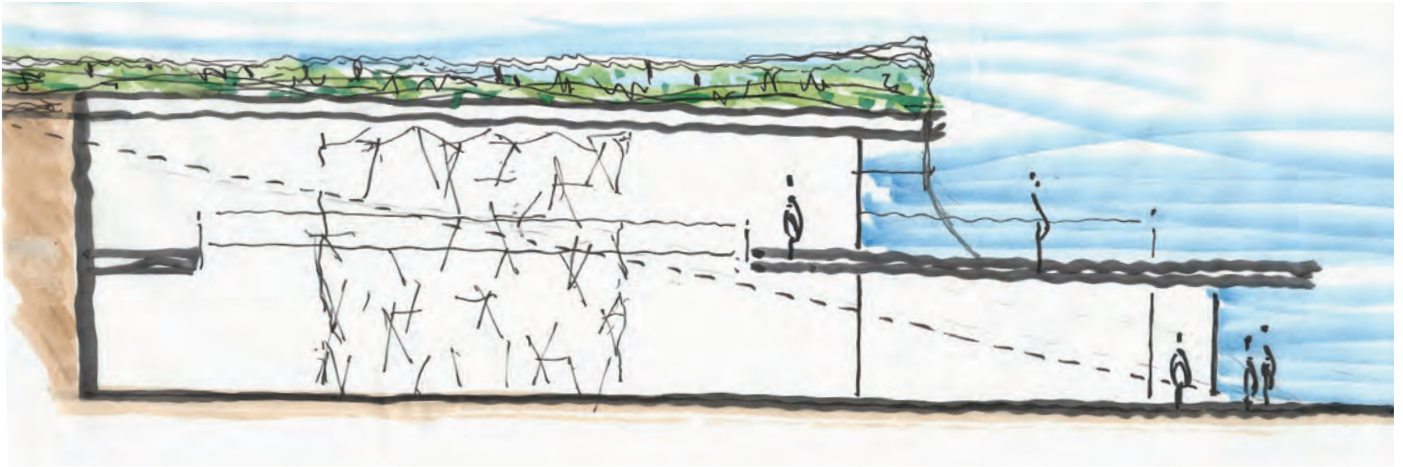


Figure 4-22. Hillside Concept Pavilion Section

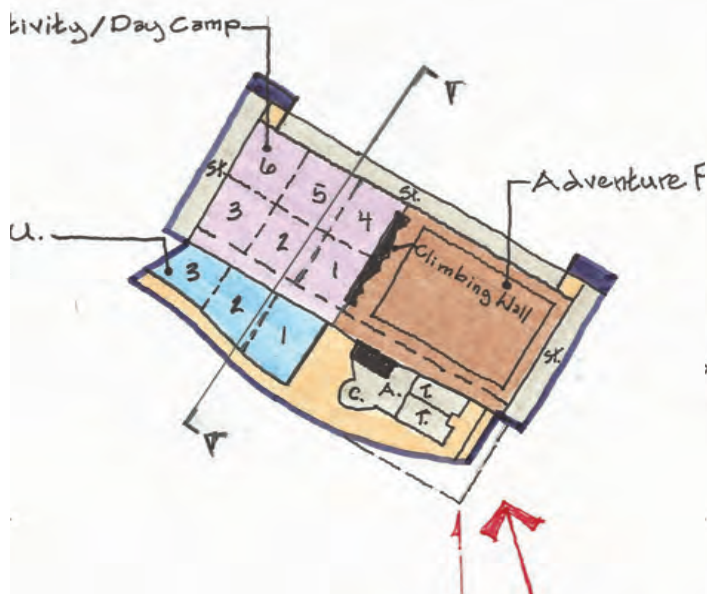


Figure 4-21. Floor Plan, Hillside Concept

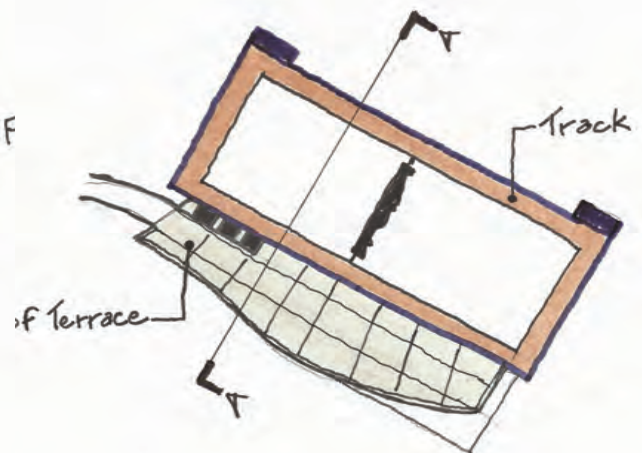


Figure 4-23. Floor Plan, Hillside Concept

THE GROVES

The Groves is the activation of the 40 acre western expansion of West Park. This area of the park is primarily for the use of park programs and groups, while providing a restored landscape for trails and passive park uses. Development within the The Groves was kept to a minimum with a program pavilion, entry drive with drop-off and two small parking lots. Adventure play would be scattered throughout the native landscape within the The Groves to provide a discovery experience.

Trails are shown through the different landscape types of the The Groves to provide multiple education opportunities. A flexible open space is shown on the west edge of the area. The inclusion of a dog park within The Groves was brought up during the design charrette, and CCPR is currently evaluating other sites on the west side of Carmel to provide a community dog park.



- 1. Neighborhood Connection
- 2. Trail Link
- 3. Ecological Restoration & Management
- 4. Interpretive Trails
- 5. Program Pavilion & Adventure Play
- 6. Picnic/Day Camp
- 7. Drop-Off
- 8. Parking (20 cars each)
- 9. Flex Meadow

Figure 4-24. The Groves Bundle

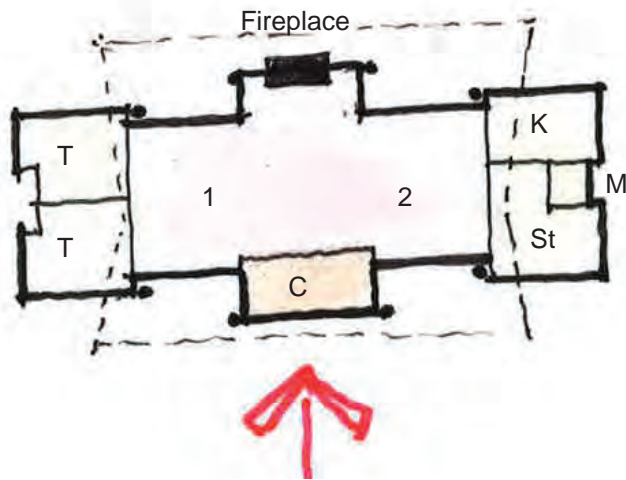


Figure 4-25. Program Pavilion floor plan

PROGRAM PAVILION

The Program Pavilion serves as an ancillary facility on the West campus. The structure houses basic amenities as well as multi-use spaces to support various program opportunities, such as camps, recreation or environmental programs, rentals for small events, etc.

Consistent with the designs for the Multi-Purpose building, the ancillary building's architecture celebrates the surrounding natural environment. Specifically, the pavilion's natural material pallet, generous windows, and its adjacent deck connect patrons with the surrounding landscape while giving the pavilion an inviting quality.



Figure 4-26. Pavilion perspective



Figure 4-27. KOMPAN Double Somersault



Figure 4-29. KOMPAN Water See-saw with 2 Splash Tables



Figure 4-28. KOMPAN Forest Bug Springer



Figure 4-30. KOMPAN Robina Play Structures



ADVENTURE PLAY

The Adventure Play element of the The Groves provides active play opportunities while fitting into the native landscape. The play equipment uses environmentally friendly and rot-resistant hardwoods that blend into the landscape. The elements can be scattered throughout the The Groves, allowing users to explore the area in order to find all the pieces.

Examples of Adventure Play are shown on this page and can provide a variety of physical and social recreation opportunities.



Figure 4-31. KOMPAN Parkour

THE HEADWATERS



Figure 4-32. The Headwaters Sub Area Plan

THE HEADWATERS

The Headwaters refers to the site's relation in the overall stormwater drainage patterns for the project vicinity. A guiding principle for West Park is to provide sustainability through operational and maintenance landscape standards along with leaving a minimum of 60% of the park in a natural state. The Headwaters zone accomplishes both of these principles while also serving as the natural stormwater treatment system for the entire park.

The landscapes and ecosystems throughout the headwaters will vary and transition from woodlands at the higher elevations to savanna, prairie, wet mesic prairie and open water, as the site elevation slopes down towards the south. These ecosystems reflect historic patterns of the site and provide a wide range of habitat opportunities. Existing landscapes that are thriving within the park should be preserved, while new landscapes and transitions should be designed in conjunction with any site grading. Each of these ecosystem types are further developed within the Green Infrastructure section of this Chapter.

Activities and programs within the Headwaters include pedestrian trails along with educational and interpretative opportunities. Physical signage and interactive smart phone applications were identified as potential strategies for interpretative outreach within the park. Seating and shade should be strategically placed throughout the Headwaters (along pedestrian pathways) to provide park user amenities in locations remote from the Core and The Groves development areas of West Park.

116TH CORRIDOR



Figure 4-33. 116th Corridor Plan

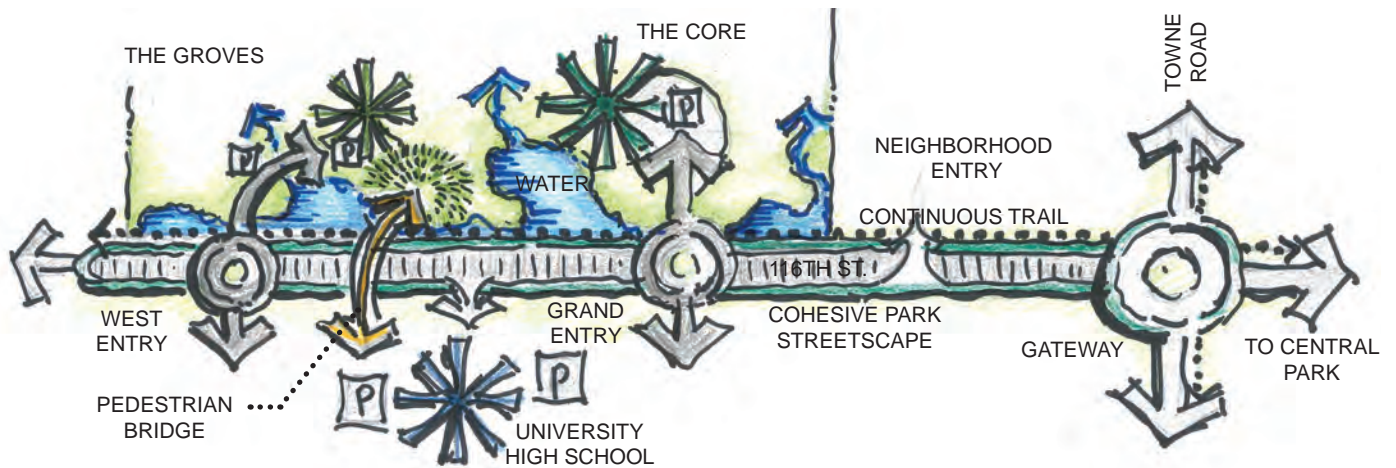


Figure 4-34. 116th Corridor Sketch

116TH CORRIDOR

116th Street is an important east to west connector road for the City of Carmel and adjacent communities, along with serving as the only public roadway to provide vehicular access into West Park. Due to existing site lines, landforms and roadway speeds, West Park currently does not have a strong presence on 116th Street and is often passed by motorists without recognizing the park exists. Additionally, pedestrian and bicycle traffic is not well served along 116th and connectivity to the school to the south is challenged without a signalized intersection crossing into the park.

The master plan identified a need to enhance 116th Street to better engage West Park and all modes of transportation. The plan identified two improved intersection/access locations into the park, with the recommendation of roundabouts to be installed. Roundabouts are prevalent throughout Carmel and serve to both slow traffic and provide pedestrians easier locations to cross 116th Street. In addition to the intersection improvements, pedestrian and bicycle routes should be accommodated through this corridor, with the preference to locate the major facilities north of 116th Street to better serve park connectivity.

Gateways and wayfinding for the park should not only be considered directly at the property lines, but also at major intersections to the east and west of the park. Throughout the project, we heard the visibility and awareness of the park could be improved. By engaging visitors and passers-by prior to getting to the park will help promote the visibility of West Park and attract additional visitors that may not be aware of the park.

MASTER PLAN SYSTEMS

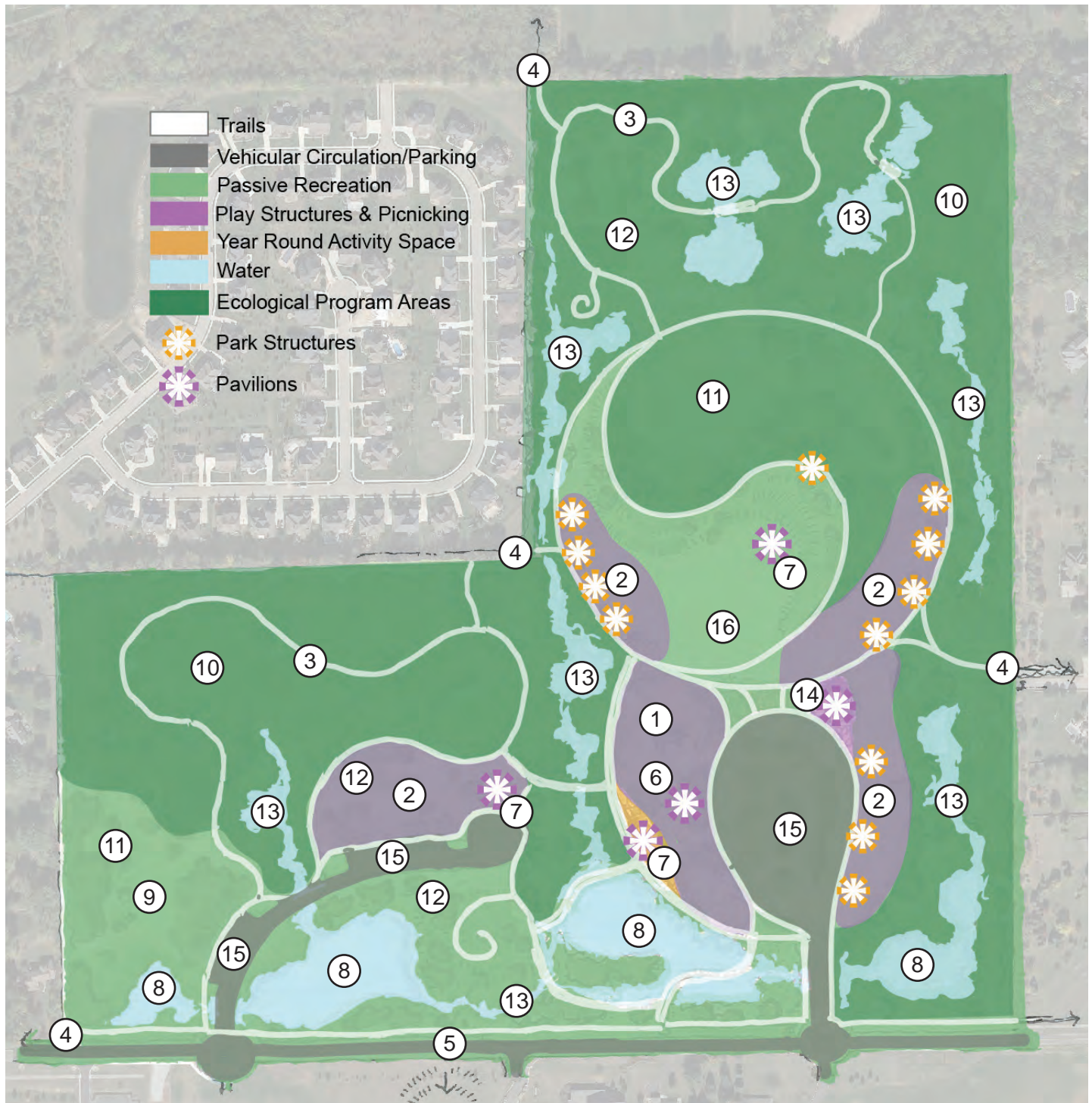


Figure 4-35. Green/Grey Infrastructure

- | | | | |
|-------------------------------|---|-------------------------|-------------------------|
| 1. Activity Core | 5. 116 th Street Pedestrian Bridge | 9. Flexible Meadow | 13. Wetland Restoration |
| 2. Picnic | 6. Aquatic/Splash Play | 10. Forest Restoration | 14. Restrooms |
| 3. Trails | 7. Multi-Use Pavilion | 11. Prairie Restoration | 15. Parking |
| 4. Perimeter Trail Connection | 8. Ponds | 12. Savanna Restoration | 16. Skating Ribbon |

LAND USE & PROGRAMMING

The land use and programming framework plan was developed to better illustrate the locations of activities and programs for West Park. In broad terms, the park was divided into four zones including active recreation, passive recreation, ecological program areas and open water.

Active recreation areas were identified in the Core area along with the The Groves. A series of park structures and shelters would be placed throughout these zones to provide seating, shade and additional programming opportunities.

Passive recreation zones are shown near Jill's Hill and directly north of 116th Street. These areas would generally consist of lawn or flexible open space that could be program areas for CCPR.

Ecological program areas and open water were developed to treat the park's drainage and provide native landscape ecosystems for interpretative and habitat opportunities. These areas are further described within the Green Infrastructure section of this Chapter.

Vehicular and pedestrian circulation is shown in grey, and are further described within the Circulation and Parking section of this Chapter.

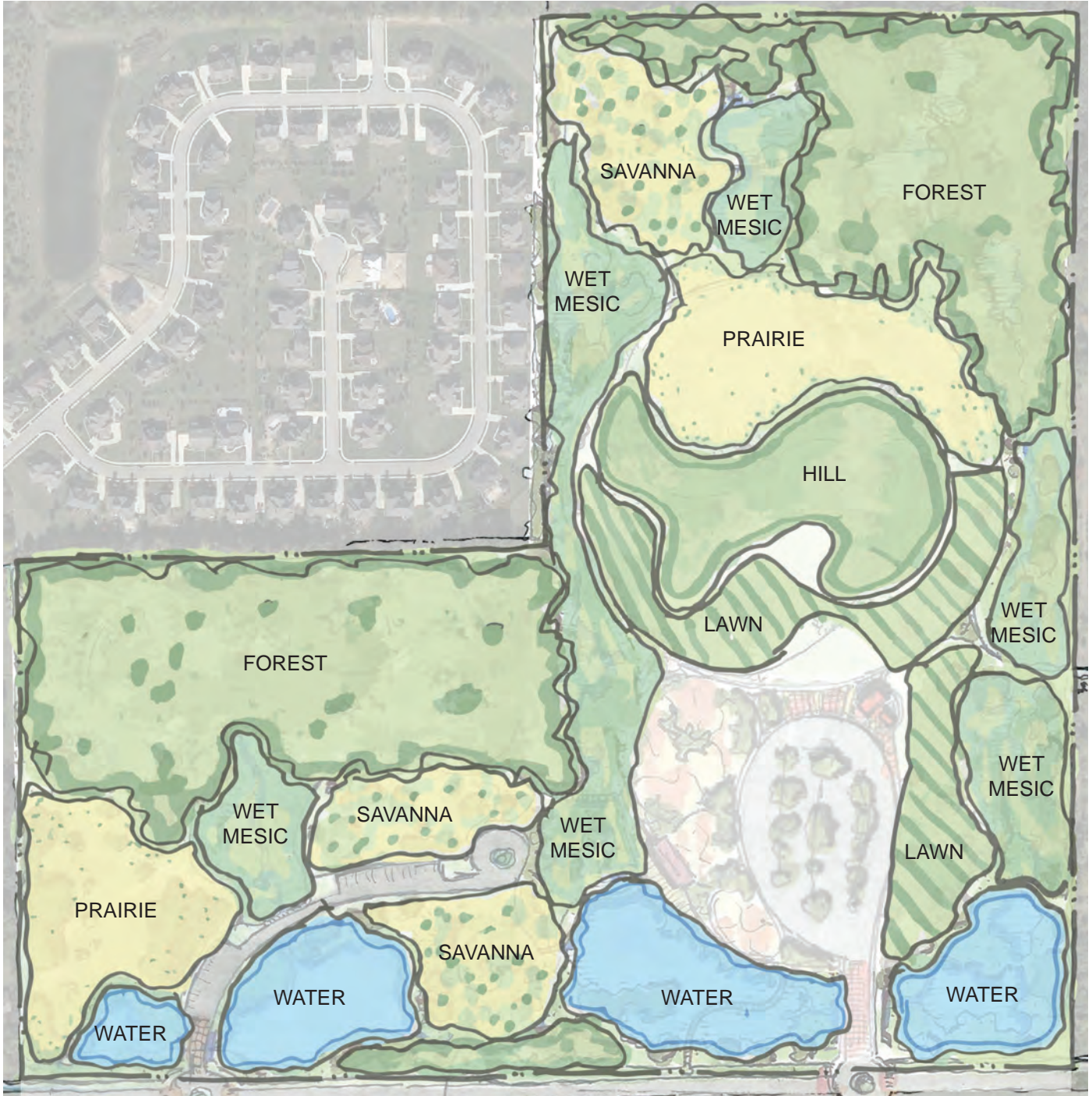


Figure 4-36. Green Infrastructure Framework Plan

GREEN INFRASTRUCTURE

The Green Infrastructure plan was developed with the park's master plan to create a holistic approach for landscapes and ecosystems throughout the park. During the initial construction of the park, several native landscapes (prairie, wetland, etc.) were developed, however they have suffered a series of challenges from soil compaction to impeded drainage. The design team received strong community and stakeholder input that West Park should be a place not only for active recreation, but additionally provide educational opportunities for a variety of ecosystems and the associated habitat diversity that would ensue.

As shown on the Green Infrastructure Framework Plan (Figure 4-36) the park's landscapes are primarily native ecosystems, with the exception of lawn and paved areas near the Core. As described in the Headwaters section of this report, the site generally drains from the north to the south, creating the opportunity for linear, natural stormwater treatment systems to accommodate runoff from the park. Large wooded areas to the north on both the east and west sides of the park will be preserved, with only minor vegetation management to enhance these features. Savannas and prairie are located to serve as transition from the woodlands into more open spaces. Wet mesic areas will capture the park's stormwater for treatment prior to entering the open water spaces.

Formal and maintained landscape is confined to the Core area of the park to ease CCPR maintenance efforts. As West Park enters schematic design, the limits of these ecosystem zones shall be further evaluated with refined site grading and drainage.

Existing soils should also be further evaluated for selecting appropriate species within the park. Soil compaction from the initial park construction has stunted the growth of trees within the park, therefore treatments below should be considered when planting new trees within the park.

Tree Planting Details

1. **Properly Cultivate the Soil:** By turning or cultivating your soil below the rootball, you will provide your tree with the necessary aeration and drainage that it needs in compacted soil.
2. **Drain the Water:** After you have dug out the planting pit, fill the hole with water. It is crucial to make sure that the water drains from the hole. Standing water indicates a poor planting area and the need for a different site selection or additional steps will be needed for tree survival.
3. **Use High Quality Mulch:** Mulch is important. Using high quality mulch with a weed protection mat will prevent the natural decomposing of the mulch from reaching the root zone. An optimal type of mulch to use is a double shredded hardwood.
4. **Install Root Aeration Tubes:** Placing Rootwell aeration tubes around your trees in compacted soil will strengthen your trees ability to live. The Rootwell provides nutrients, water and oxygen to the root zone allowing roots the best chance of survival.



Figure 4-37. Ecosystem and Water Cycle Conceptual Section



Photo 4-1. Close-up of Shagbark Hickory from site tour



Photo 4-2. Oak Savannah



Photo 4-3. Prairie



Photo 4-4. Image of existing wetlands/open water at West Park

GREEN INFRASTRUCTURE

The section developed in Figure 4-37, was developed to conceptually show the hydrologic cycle of the park and it's relation to ecosystems. The following are a list of recommended plant species within each of the ecosystem types identified on the Green Infrastructure plan.

FOREST

Quercus stellata (Post Oak)
Quercus alba (White Oak)
Carya ovata (Shagbark Hickory)
Aquilegia canadensis (Columbine)
Iris virginica (Blue flag Iris)
Podophyllum peltatum (Mayapple)
Polygonatum biflorum (Solomon's seal)
Polemonium reptans (Jacob's ladder)
Elymus hystrix (Bottlebrush grass)
Chasmanthium latifolium (Northern sea oats)
Osmunda cinnamomea (Cinnamon fern)
Adiantum pedatum (Maidenhair fern)
Lindera benzoin (Spicebush)

OAK SAVANNA

Quercus velutina (Black Oak)
Carya ovata (Shagbark Hickory)
Quercus macrocarpa (Bur Oak)
Andropogon gerardii (Big Bluestem)
Bouteloua curtipendula (Side Oats Grama)
Calamagrostis canadensis (Canada Blue Joint)
Carex pennsylvanica (Pennsylvania sedge)
Carex bebbi (Bebb's sedge)
Baptisia leucantha (White wild indigo)
Baptisia leucophaea (Cream wild indigo)
Camassia scilloides (Wild hyacinth)
Ceanothus americana (New Jersey tea)
Desmodium canadense (Showy tick-trefoil)

Elymus virginicus (Virginia wild rye)
Eupatorium sessilifolium (Boneset)
Veronicastrum virginicum (Culver's root)
Solidago hispida (Hairy Goldenrod)

PRAIRIE

Coreopsis tripteris (Tall coreopsis)
Dodecatheon meadia (Shooting star)
Echinacea pallida (Pale- purple coneflower)
Eutrochium fistulosus (Hollow joe-pye weed)
Liatris spicata (Dense blazing star)
Monarda fistulosa (Wild bergamot)
Physostegia virginia (Obedient plant)
Rudbeckia fulgida (Showy Black-eyed Susan)
Silphium laciniatum (Compass plant)
Panicum virgatum (Switchgrass)
Sporobolus heterolepis (Prairie dropseed)

WET MESIC PRAIRIE & WETLANDS

Allium cernuum (Nodding onion)
Andropogon gerardii (Big bluestem)
Anemone canadensis (Meadow anemone)
Apocynum sibiricum (Indian hemp)
Asclepias incarnata (Swamp milkweed)
Symphyotrichum novae-angliae (New England Aster)
Carex granularis (sedge)
Carex gravida (sedge)
Helenium autumnale (Sneezeweed)
Spartina pectinata (Prairie cord grass)



Figure 4-38. Circulation & Parking Framework Plan

CIRCULATION & PARKING

The master plan considered a variety of trail typologies to provide pedestrian and bicycle circulation throughout the park. The trail types considered a range of landscape treatments in order to provide an ecologically sensitive circulation network. The master plan identified a minimum of three trail types (paved trails, soft trails and boardwalks), as shown on Figure 4-38 and the sections below.

The park is accessible by vehicle at two entry locations along 116th Street, accessing the The Groves and Core areas. No connection was made between the two access locations, in order to preserve the site's drainage and provide zones that can be isolated as needed for park programming.

Paved parking has been minimized within the park to serve daily needs of the park. A 300 car parking lot is provided near the Activity Core and two scattered

lots of 20 cars each are included in the The Groves. Vehicular drop-offs should be provided throughout to ease visitor access to the site.

Consistent with current practices, overflow parking for large events is available at University High School with proper coordination. A designated pedestrian crossing at minimum should be identified to enhance access between the park and school.

To aid with stormwater runoff and treatment, rain gardens and bioswales should be associated with paved surfaces. Permeable pavement may not be the ideal treatment for stormwater treatment due to the clayey soils of the site. However, further evaluation should occur in the schematic design phases of the park.

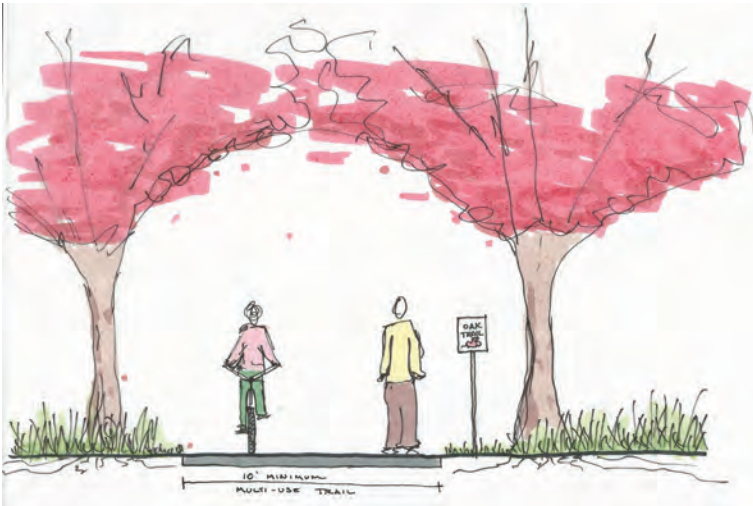


Figure 4-39. Multi-Use Paved Trail



Figure 4-40. Soft Trail



Figure 4-41. Boardwalk (Open Water)

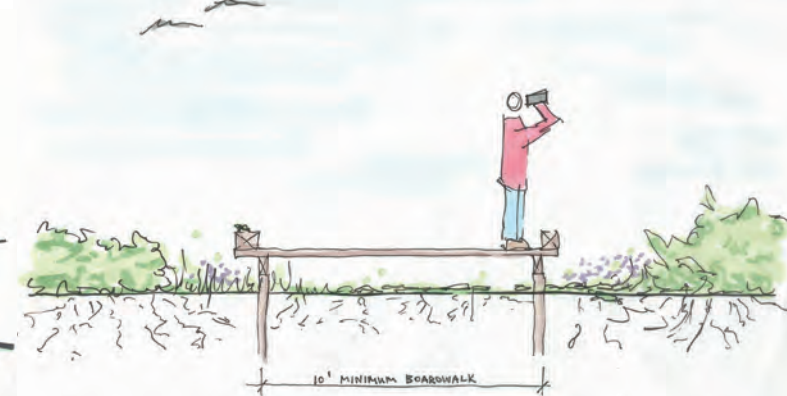


Figure 4-42. Boardwalk (Wetlands)



Figure 4-43. Park Structures

PARK STRUCTURES

The West Park plan is served by a multitude of structures: Year Round Programmable Structures with Amenities, Year Round Support Structures with Support Amenities, Restroom and Shelter and Season Support Structures. The Programmable Structures are strategically located in the park to celebrate a particular land or water formation. The ancillary structures provide amenities at various other locations on the campus including toilets and shelters supporting passive activities throughout the park.

The architecture of the support structure is reflective of the surrounding natural setting and complimentary to the primary programmable structure. The overall design intent links all buildings together in their form and function, while allowing the patrons to experience the beautiful landscape of the park.



IMPLEMENTATION

5

Photo 5-1. Existing West Park

This Chapter of the report takes a comprehensive look at the entire West Park master plan to determine logical project bundles that CCPR may wish to implement over the following years as funding becomes available. Since West Park is an existing resource within CCPR's park system, a variety of funding sources will need to be carefully identified depending on the type of park development or program intended for construction. Items that are new additions to the park may have one funding source while replacements of existing structures or programs may require another.

While the report has bundled projects based on their proximity to each other and similarities of construction activities, specific elements of each bundle could be phased as funding becomes available.



Figure 5-1. Product Bundles

PROJECT BUNDLES OVERVIEW

The project team identified four potential project bundles for the master plan implementation of West Park, which align with the zones described in the Master Plan Chapter 4 and further described within the following pages of this Chapter.

1. The Groves
2. The Headwaters
3. The Core
4. 116th Street Corridor

These bundles could be phased or sequenced as determined by CCPR and stakeholders, or as funds are available. During the project charrette, initial phasing of the project was discussed to potentially be the The Groves and/or the Headwaters, as the cost of implementation are lower and the land is not currently developed for park use. The Core zone may be a secondary phase to replace the existing facilities along with the spray and play areas. As the 116th Street Corridor is not controlled by CCPR, partnerships with City departments and potentially INDOT will need to occur for development of this zone, thereby making it a likely last phase of implementation.



Figure 5-2. "The Groves" bundle

BUNDLE I

THE GROVES

The Groves is the activation of the 40 acre western expansion of West Park, and may serve as a first phase of the master plan implementation since the area is currently undeveloped for park use. Development within the The Groves was kept to a minimum with a program pavilion, entry drive with drop-off and two small parking lots. Adventure play would be scattered throughout the native landscape within the The Groves to provide a discovery experience.

Trails are shown through the different landscape types of the The Groves, to provide multiple education opportunities. Boardwalks and soft trails were designed through the woodlands and drainage areas to reduce impacts on these area. Paved trails should be considered in high-use areas adjacent to the pavilion, parking areas and flexible lawns and meadows.

Design, engineering and construction costs for The Groves are estimated between \$2.5M and \$4.0M. Schematic design for The Groves will provide refinement of the Program Pavilion, which is approximately 30% of the budget for this bundle.

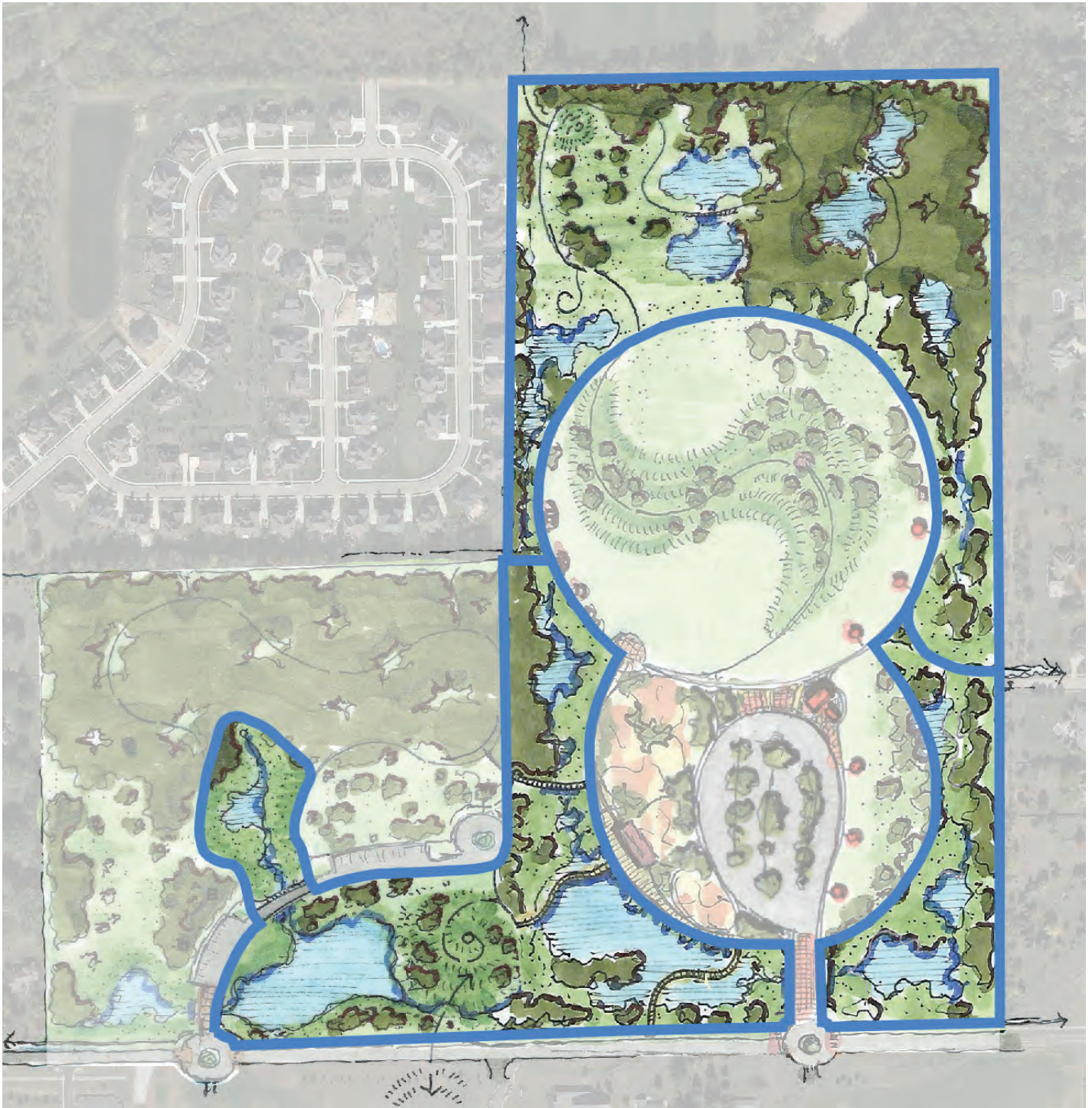


Figure 5-3. "The Headwaters" bundle

BUNDLE II

THE HEADWATERS

The Headwaters bundle focuses on the landscape and drainage improvements around the edges of West Park, along with a variety of trail types to best accommodate the landscapes they traverse (i.e. paved, soft, boardwalk). This bundle also includes the excavation and construction of a secondary open water body on the The Groves, north of 116th Street. Mass grading of the entire Headwaters is not recommended due to the potential of additional soil compaction along with the high quality landscape and operational drainage throughout a majority of this area.

Design, engineering and construction costs for The Headwaters are estimated between \$2.0M and \$3.5M. Schematic design for The Headwaters will provide further detailed investigations on elements of this area that can be preserved, reducing construction costs and impacts throughout the park.



Figure 5-4. "The Core" bundle

BUNDLE III

THE CORE

The highest intensity development within the master plan is in The Core area, including a multi-use pavilion, accessory structures, new playground and splash pad, an expanded Jill's Hill, parking, circulation, lighting and landscaping. The new Core will replace the similar existing elements within the park that are nearing the end of their operational life cycle.

As described in Chapter 4, the multi-use pavilion is identified in two potential locations of The Core and should be further studied through schematic design. Either option may have additional impacts on potential construction schedules along with the identifying need to remove or preserve the existing restroom facility. The design team felt it was appropriate to preserve and upgrade the existing restroom facility in the Waterside pavilion concept, but recommended removing it and building a new restroom facility in the Hillside pavilion concept, due to the proximity between new and existing facilities and providing larger service areas for these amenities.

Design, engineering and construction costs for The Core are estimated between \$18M and \$24M, largely depending on the location of the multi-use pavilion, along with existing park items that may be demolished, relocated or preserved. Construction estimate ranges will refine greatly within the schematic design phase of this area.



Figure 5-5. "116th Corridor" bundle

BUNDLE IV

116TH CORRIDOR

The plan identified two improved intersection/access locations into the park, with the recommendation of roundabouts to be installed. Roundabouts are prevalent throughout Carmel and serve to both slow traffic and provide pedestrians easier locations to cross 116th Street. The construction of roundabouts may result in temporary lane closures, in order to maintain through traffic on 116th Street and access to all adjacent properties.

In addition to the intersection improvements, pedestrian and bicycle routes should be accommodated through this corridor, with the preference to locate the major facilities north of 116th Street to better serve park connectivity. This northern trail would connect to the existing trail on the east end of the park. Right-of-way challenges exist to the west of the park that may complicate the future connection of this trail to Shelborne Road. The potential for a pedestrian bridge or underpass spanning 116th Street has also been shown and included within the construction cost estimates for further consideration. Coordination and cooperation throughout all City departments will need to occur to continue this linkage further west.

Gateways and wayfinding for the park should be considered at the intersection of 116th and Towne Road (east) along with 116th and Shelborne Road (west), in addition to signage at the West Park boundaries and access points. These elements could be developed with a specific West Park aesthetic vernacular, or integrated into existing standards of CCPR and/or the City of Carmel.

Design, engineering and construction costs for The 116th Corridor are estimated between \$10M and \$13M. As this portion of the master plan falls outside of the lands and jurisdiction of CCPR, a cooperative team effort with City of Carmel departments and INDOT should be developed to ensure the implementation of this aspect of the master plan. Costs for individual elements of this bundle (i.e. road reconstruction, signage, trails) could be shared through multiple departments and funding sources.



Figure 5-6. Master Plan

NEXT STEPS

While this report represents the culmination of the master planning process, in reality it serves as a launching pad for the future of West Park. Grounded on public input and a better understanding of the park's ecological history, the plan presents a vision for enhancing an already popular and treasured park for current and future generations to enjoy.

Upon presentation of the draft master plan to the Park Board on October 11, 2016, this report will be made available to the public for further review and comment on YourWestPark.com. Based on the input received and any direction provided by the Park Board, appropriate revisions will be made to the plan for consideration by the Park Board. It is anticipated that the final master plan will be presented to the Park Board before the end of 2016 for formal adoption. Once adopted, this master plan will be used to help guide the future development of West Park as funding permits.

With total projected costs ranging from \$32.5M to \$44.5M, implementation of this master plan can only occur through a phased approach, likely beginning with some features in the West Campus. The phasing will also need to take into consideration the life cycles of existing park infrastructure, with amenities like the playground and splash pad likely requiring replacement sooner than later. As one of only two public parks on the west side of Carmel, construction should be staged in a manner to keep as much as the park open to the public as is safely feasible.

Multiple funding sources, both existing and new, will be required to fully develop West Park as envisioned in this plan. Based on the current Zone Improvement Plan, Park Impact Fees may be used for development of new features in the park, such as the proposed Multi-Purpose Pavilion or everything within the West Campus. County Option Income Tax received from Clay Township may be used for both new development and capital replacements, but this dedicated funding source will cease once the Central Park Bond is retired. Currently CCPR receives approximately \$3M annually in COIT and Park Impact Fees. Recognizing a portion of these funds must support other capital projects within the park system, proposed items like the Multi-Purpose Pavilion may require issuance of a new bond to become a reality.

Schematic design plans will be developed for each development phase as funding becomes available. These plans will make any necessary refinements to the site and facility plans envisioned within this report, taking into consideration the budget, surveys, soil conditions, regulations, and other factors that were not part of the scope of this master plan.

APPENDIX

A

- WEST PARK ACQUISITION HISTORY
- PRELIMINARY PRO FORMA
- OPINION OF PROBABLE CONSTRUCTION COST
- POLLING RESULTS
- PUBLIC & STAKEHOLDER INPUT

WEST PARK ACQUISITION HISTORY



WEST PARK ACQUISITION HISTORY

1997 – Original Park

Original Owner: Jill Perelman

Purchased: 65.4523 acres
Purchase Price: \$1,395,690.45

Donated: 10 acres
Donation Value: \$213,333.30

Restrictive Covenants:

1. The Property shall be used solely for park and recreation facilities and activities
2. No roadway for the purpose of vehicular traffic shall be constructed to adjoin the Property to the adjacent school property, prepared by Weihe Engineers, Inc., as job number 97-1203, dated 11/25/97.
3. For so long as Jill Louise Perelman makes her residence on any part of the Adjacent Property, as shown on Exhibit C attached hereto and made a part hereof, there shall be no swimming pool or light of any facilities on the Property without the consent of the Jill Louise Perelman.
4. To the extent it is reasonable to do so, the Grantee may consider input from those landowners whose property is adjacent to the Property for the planning of the facilities to be constructed on the Property.

2003 –Southeast Addition

Original Owner: Charles and Tina Riley

Purchased: 5.010 acres
Purchase Price: \$173,020.00

Restrictive Covenants: N/A

2005 – Southwest Addition

Original Owner: Jill Perelman

Purchased: 35.14 acres (through lease-purchase agreement)
Purchase Price: \$2,142,282.51
Interest Paid: \$131,295.27
Total Cost: \$2,273,577.78

Donated: 5 acres
Donation Value: \$250,850.00

Restrictive Covenants:

1. The development of the Real Estate for residential and/or commercial development is prohibited.
2. The Real Estate shall be used solely for park and recreation facilities and activities.

Notable Terms from Lease Agreement

- Lease Premises may be used by the Tenant for any and all government purposes, for purposes of locating a park and other improvement thereon and for any other purpose lawful for the Tenant to undertake, including the sublease of all or any portion of the Leased Premises to private third parties
- The Tenant shall be permitted, at its own expense, to make any alterations, additions, repairs or improvement to the Leased Premises
- Lessor hereby agrees that Tenant may demolish the residence, barns and other outbuildings and otherwise improve and alter the Leased Premises for use by the Carmel-Clay community as an extension of West Park

Acquisition Summary

Total Acres: 120.6023

Purchased

	Jill Perelman	Charles & Tina Riley	TOTAL
Acres	100.5923	5.010	105.6023
Purchase Price	\$3,537,927.96	\$173,020.00	\$3,710,947.96
Interest Paid	\$131,295.27	N/A	\$131,295.27
Total Cost	\$3,669,223.23	\$173,020.00	\$3,842,243.23

Donated

	Jill Perelman
Acres	15.000
Donation Value	\$464,183.30

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PRELIMINARY PRO FORMA



West Park Master Plan

Carmel, IN

Pro Forma

REVENUES	Y1	Y2	Y3	Y4	Y5
Shelters	-	-	-	-	-
Program Pavilion	3,600	3,708	3,819	3,934	4,052
Multi-use Pavilion	-	-	-	-	-
TOTAL REVENUES	\$ 3,600	\$ 3,708	\$ 3,819	\$ 3,934	\$ 4,052
EXPENSES					
Grounds & Trails Mx	\$ 120,000	\$ 123,600	\$ 127,308	\$ 131,127	\$ 135,061
Facility Mx	9,000	9,270	9,548	9,835	10,130
Sprayground	-	-	-	-	-
Shelters	-	-	-	-	-
TOTAL EXPENSES	\$ 129,000	\$ 132,870	\$ 136,856	\$ 140,962	\$ 145,191
OVERALL NET REVENUE / (LOSS)	\$ (125,400)	\$ (129,162)	\$ (133,037)	\$ (137,028)	\$ (141,139)
OVERALL Cost Recovery	2.8%	2.8%	2.8%	2.8%	2.8%

REVENUES	Y6	Y7	Y8	Y9	Y10
Shelters	34,778	35,822	36,896	38,003	39,143
Program Pavilion	4,173	4,299	4,428	4,560	4,697
Multi-use Pavilion	6,260	6,448	6,641	6,841	7,046
TOTAL REVENUES	\$ 45,212	\$ 46,568	\$ 47,965	\$ 49,404	\$ 50,886
EXPENSES					
Grounds & Trails Mx	\$ 139,113	\$ 143,286	\$ 147,585	\$ 152,012	\$ 156,573
Facility Mx	239,970	247,169	254,584	262,221	270,088
Sprayground	8,695	8,955	9,224	9,501	9,786
Shelters	3,768	3,881	3,997	4,117	4,241
TOTAL EXPENSES	\$ 391,545	\$ 403,291	\$ 415,390	\$ 427,852	\$ 440,687
OVERALL NET REVENUE / (LOSS)	\$ (346,333)	\$ (356,723)	\$ (367,425)	\$ (378,448)	\$ (389,801)
OVERALL Cost Recovery	11.5%	11.5%	11.5%	11.5%	11.5%

OPINION OF PROBABLE CONSTRUCTION COST

Date: 8/22/2016
SEH: CCPAR - 133691

WEST PARK MASTER PLAN
CARMEL, INDIANA
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
THE CORE				
CONTRACTOR MOBILIZATION	LS	1	\$500,000.00	\$500,000.00
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$40,000.00
GRADING / EARTHWORK	LS	1	\$100,000.00	\$100,000.00
HILL EXPANSION	LS	1	\$50,000.00	\$50,000.00
MULTI-USE PAVILION	SFT	33000	\$350.00	\$11,550,000.00
SHELTER	EACH	10	\$75,000.00	\$750,000.00
SPRAY GROUND	LS	1	\$750,000.00	\$750,000.00
PLAYGROUND, 2-5 YR. OLD	LS	1	\$180,000.00	\$180,000.00
PLAYGROUND, 5-12 YR. OLD	LS	1	\$1,100,000.00	\$1,100,000.00
PLAYGROUND, ADULT FITNESS	LS	1	\$240,000.00	\$240,000.00
ADVENTURE PLAY AREA	LS	1	\$50,000.00	\$50,000.00
CENTRAL PLAZA	LS	1	\$100,000.00	\$100,000.00
TRAILS, PAVED	LFT	3300	\$100.00	\$330,000.00
TRAILS, BOARDWALK	LFT	980	\$600.00	\$588,000.00
INTERIOR PARK ROADS	LFT	900	\$220.00	\$198,000.00
PARKING, EAST LOT	LS	1	\$350,000.00	\$350,000.00
FURNISHINGS, FIXTURE & EQUIPMENT (INDOOR & OUTDOOR)	LS	1	\$350,000.00	\$350,000.00
LANDSCAPE, RESTORATION	LS	1	\$35,000.00	\$35,000.00
LANDSCAPE, PLANT BEDS	LS	1	\$100,000.00	\$100,000.00
STORMWATER / DRAINAGE	LS	1	\$75,000.00	\$75,000.00
UTILITIES	LS	1	\$75,000.00	\$75,000.00
SUBTOTAL				\$17,511,000.00
<i>Design Fees + Soft Costs (15%)</i>				<i>\$2,626,650.00</i>
<i>Construction Contingency (20%)</i>				<i>\$3,502,200.00</i>
THE CORE BUNDLE TOTAL				\$23,639,850.00

THE HEADWATERS				
CONTRACTOR MOBILIZATION	LS	1	\$150,000.00	\$150,000.00
DEMO & EROSION CONTROL	LS	1	\$25,000.00	\$25,000.00
GRADING / EARTHWORK	LS	1	\$50,000.00	\$50,000.00
POND EXPANSION	LS	1	\$600,000.00	\$600,000.00
TRAILS, PAVED	LFT	350	\$100.00	\$35,000.00
TRAILS, UNPAVED	LFT	500	\$40.00	\$20,000.00
TRAILS, BOARDWALK	LFT	1700	\$600.00	\$1,020,000.00
FURNISHINGS, FIXTURE & EQUIPMENT (OUTDOOR)	LS	1	\$50,000.00	\$50,000.00
LANDSCAPE, RESTORATION	LS	1	\$300,000.00	\$300,000.00
LANDSCAPE, PLANT BEDS	LS	1	\$25,000.00	\$25,000.00
STORMWATER / DRAINAGE	LS	1	\$40,000.00	\$40,000.00
SUBTOTAL				\$2,315,000.00
<i>Design Fees + Soft Costs (15%)</i>				<i>\$347,250.00</i>
<i>Construction Contingency (20%)</i>				<i>\$463,000.00</i>
HEADWATERS BUNDLE TOTAL				\$3,125,250.00

<p>WEST PARK MASTER PLAN CARMEL, INDIANA PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST</p>				Date: 8/22/2016 SEH: CCPAR - 133691
Item	Unit	Total Quantity	Unit Cost	Total Cost

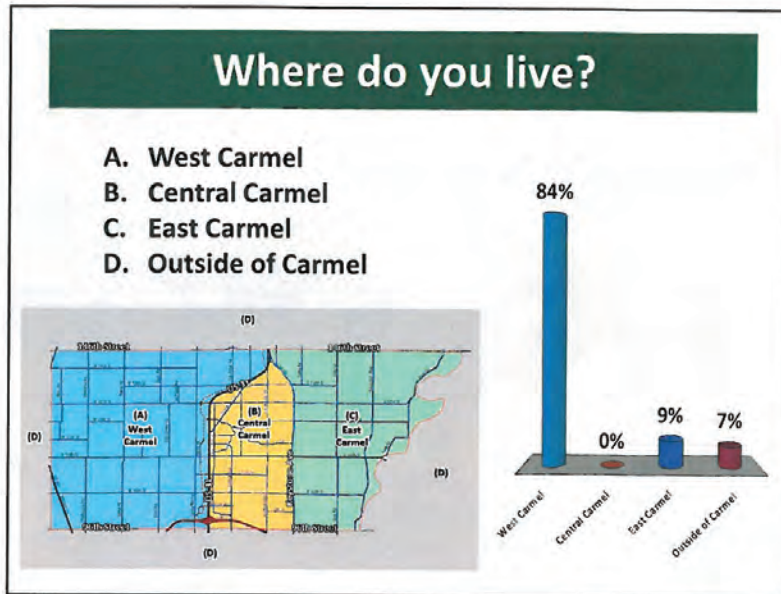
THE GROVES				
CONTRACTOR MOBILIZATION	LS	1	\$150,000.00	\$150,000.00
DEMO & EROSION CONTROL	LS	1	\$40,000.00	\$40,000.00
GRADING / EARTHWORK	LS	1	\$75,000.00	\$75,000.00
PROGRAM PAVILION	SFT	5000	\$420.00	\$2,100,000.00
TRAILS, PAVED	LFT	3050	\$100.00	\$305,000.00
TRAILS, UNPAVED	LFT	2200	\$40.00	\$88,000.00
TRAILS, BOARDWALK	LFT	150	\$600.00	\$90,000.00
INTERIOR PARK ROADS	LFT	1300	\$220.00	\$286,000.00
PARKING, WEST LOT	LS	1	\$80,000.00	\$80,000.00
FURNISHINGS, FIXTURE & EQUIPMENT (OUTDOOR)	LS	1	\$100,000.00	\$100,000.00
LANDSCAPE, RESTORATION	LS	1	\$150,000.00	\$150,000.00
LANDSCAPE, PLANT BEDS	LS	1	\$50,000.00	\$50,000.00
STORMWATER / DRAINAGE	LS	1	\$75,000.00	\$75,000.00
UTILITIES	LS	1	\$50,000.00	\$50,000.00
SUBTOTAL				\$3,639,000.00
<i>Design Fees + Soft Costs (15%)</i>				<i>\$545,850.00</i>
<i>Construction Contingency (20%)</i>				<i>\$727,800.00</i>
WEST CAMPUS BUNDLE TOTAL				\$4,912,650.00

116TH STREET CORRIDOR				
CONTRACTOR MOBILIZATION	LS	1	\$450,000.00	\$450,000.00
DEMO & EROSION CONTROL	LS	1	\$75,000.00	\$75,000.00
116TH STREET COMPLETE STREET RECONSTRUCTION (TOWNE ROAD TO SHELBORNE)	LS	1	\$4,000,000.00	\$4,000,000.00
ROUNDBOUT	EACH	2	\$1,000,000.00	\$2,000,000.00
PEDESTRIAN BRIDGE OVER 116TH	LS	1	\$3,000,000.00	\$3,000,000.00
LANDSCAPE, RESTORATION	LS	1	\$75,000.00	\$75,000.00
STORMWATER / DRAINAGE	LS	1	\$50,000.00	\$50,000.00
SUBTOTAL				\$9,650,000.00
<i>Design Fees - Soft Costs (15%)</i>				<i>\$1,447,500.00</i>
<i>Construction Contingency (20%)</i>				<i>\$1,930,000.00</i>
116TH STREET CORRIDOR BUNDLE TOTAL				\$13,027,500.00

1. This engineer's opinion of probable construction cost has been prepared based upon designs prepared by SEH.
2. This engineer's opinion of probable construction cost has been prepared based upon the engineer's experience as a design professional and is furnished for information only. It does not constitute a guarantee of actual construction costs.
3. This engineer's opinion of probable construction cost does not include any professional design fees or permit fees.
4. This engineer's opinion of probable construction cost does not include construction supervision or inspection costs.
5. Construction Mobilization assumed to be 5-8% of total project cost.

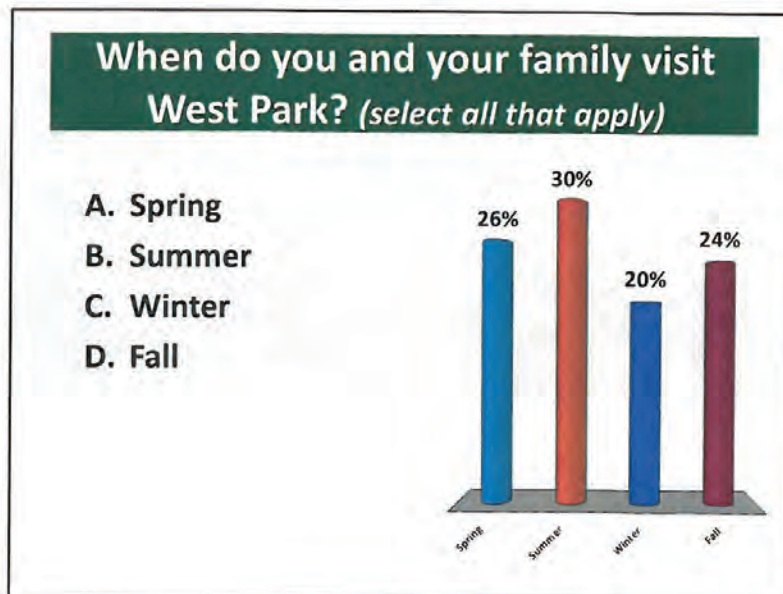
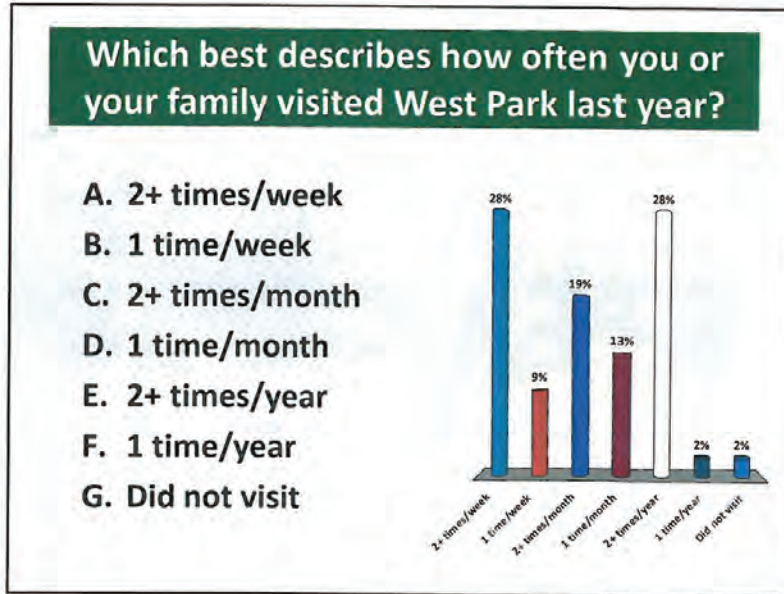
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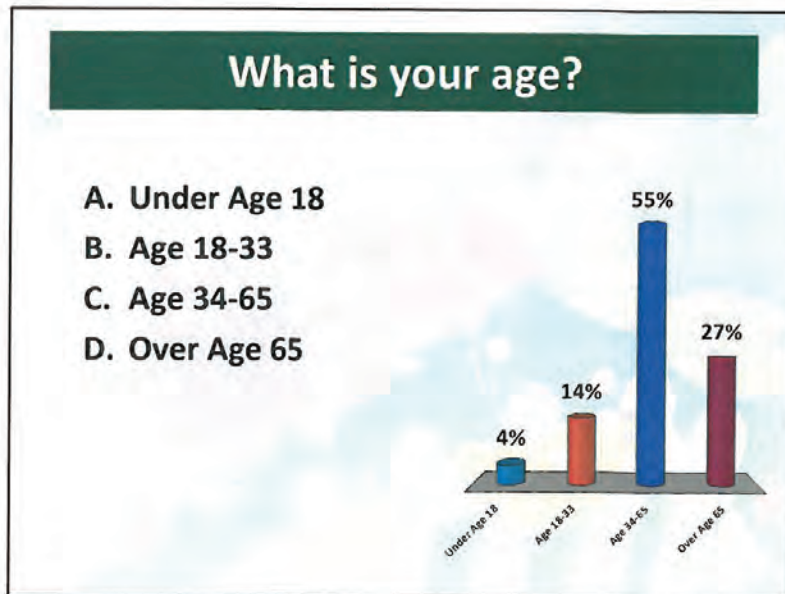
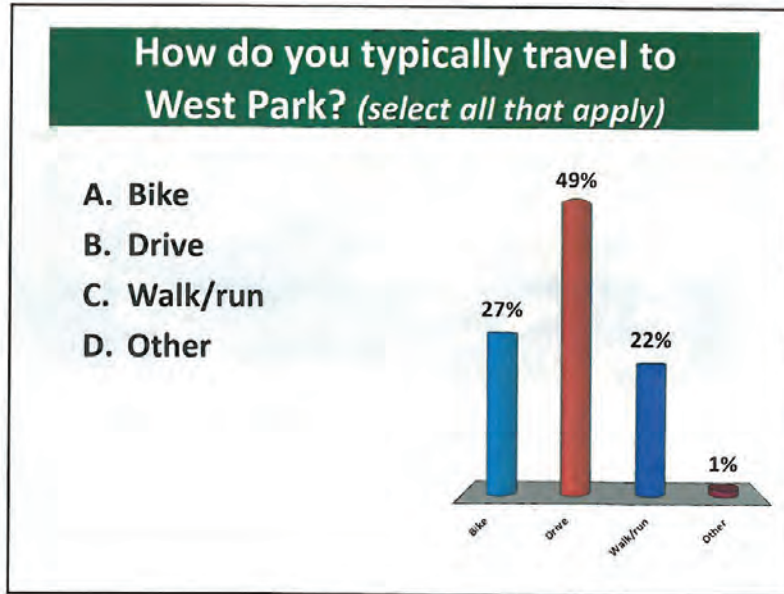
POLLING RESULTS



Community Meeting #1

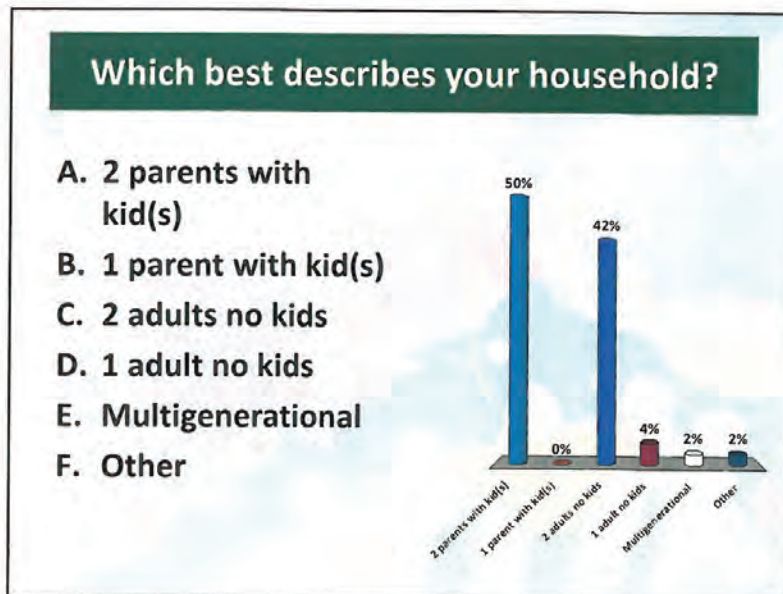
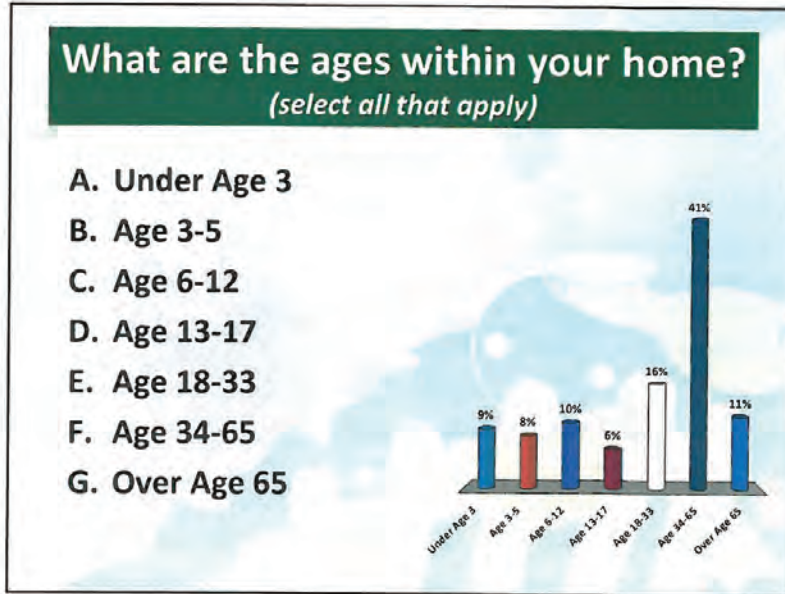
1/26/2016

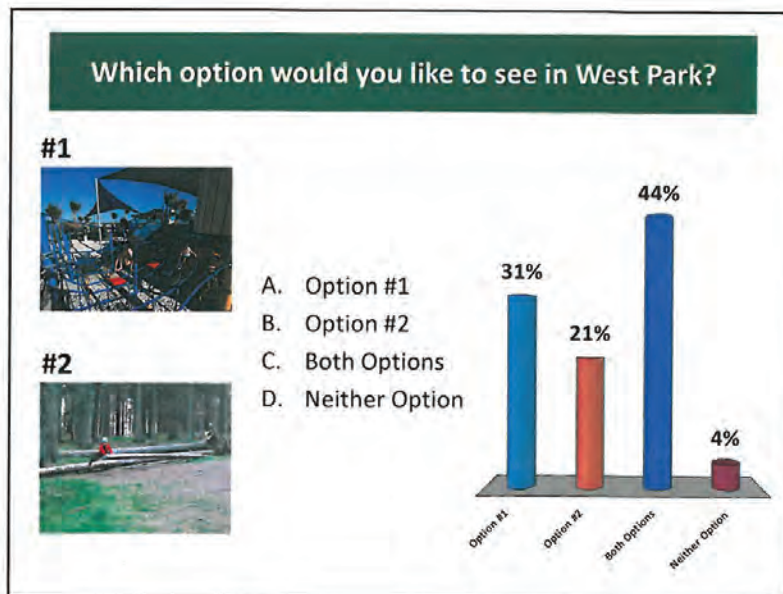
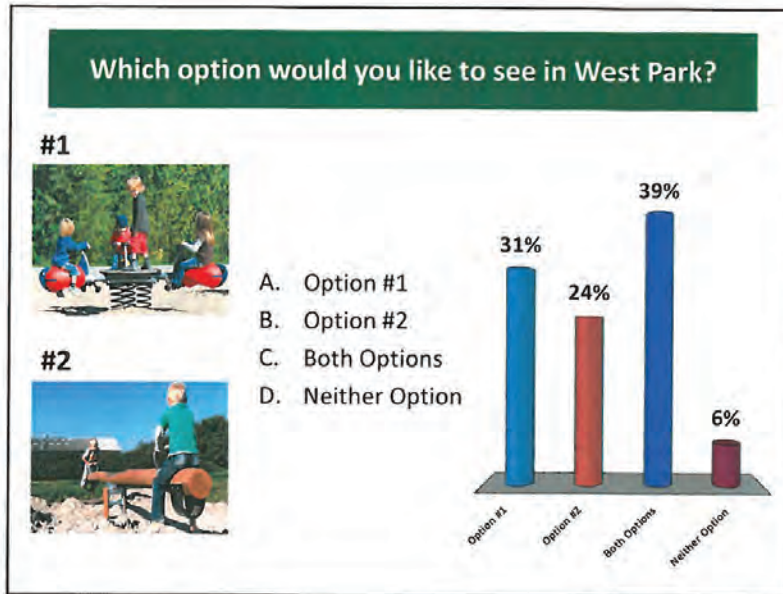




Community Meeting #1

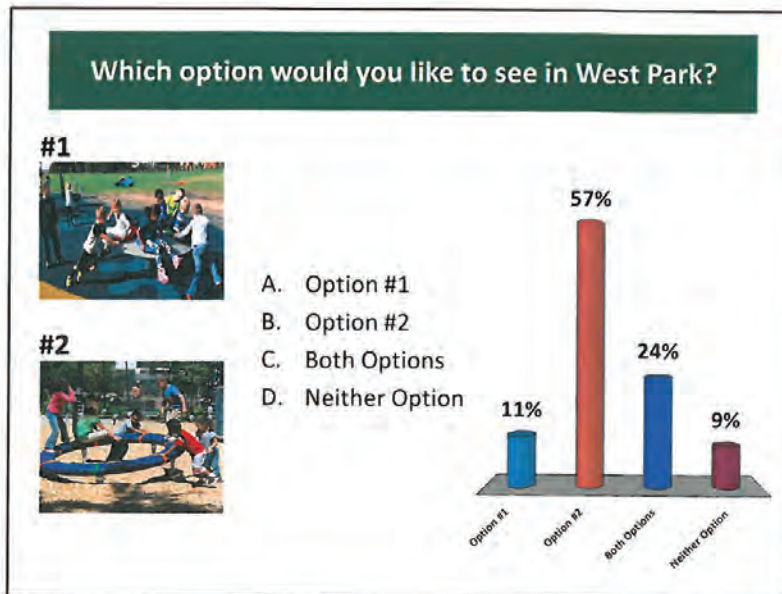
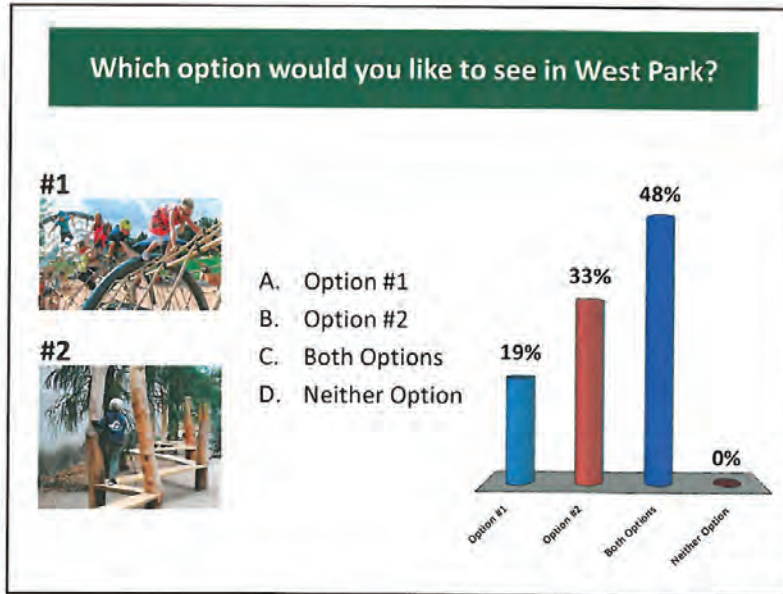
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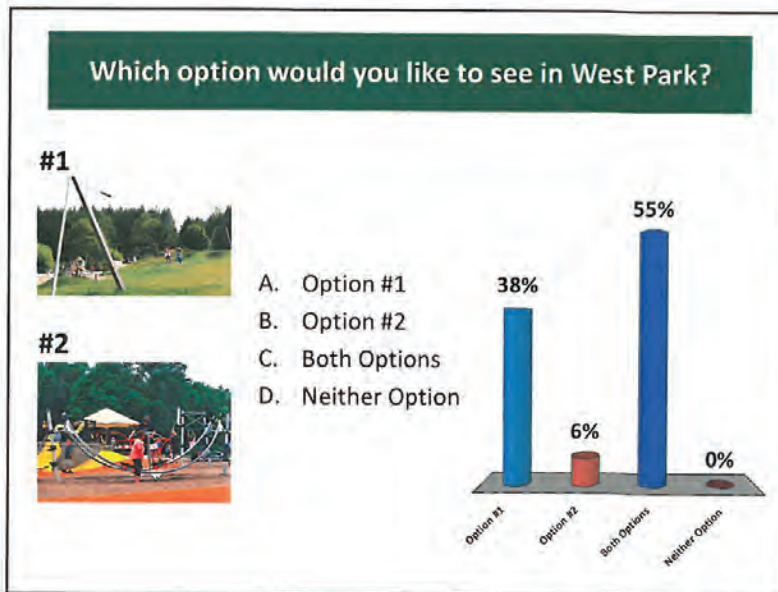
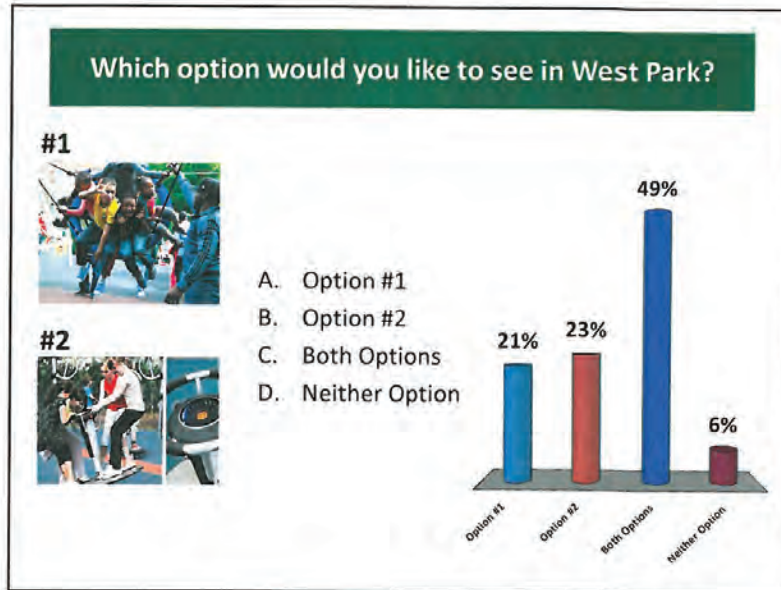


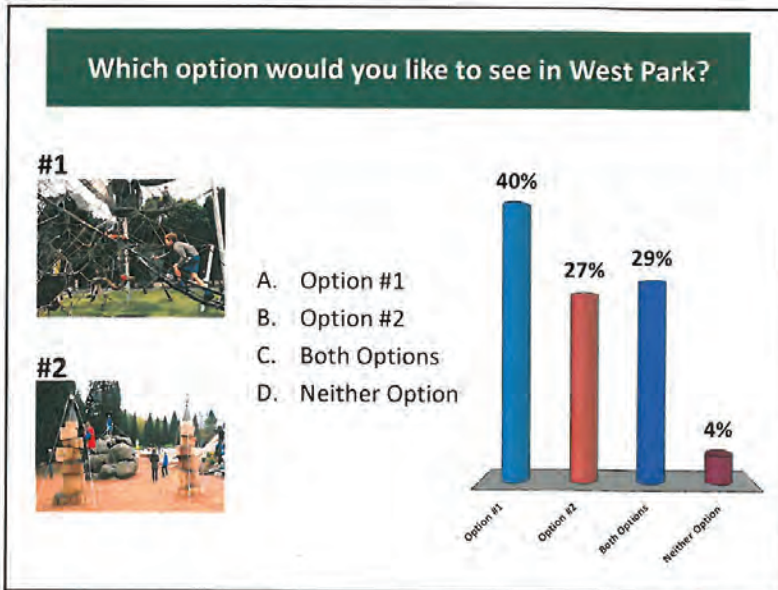
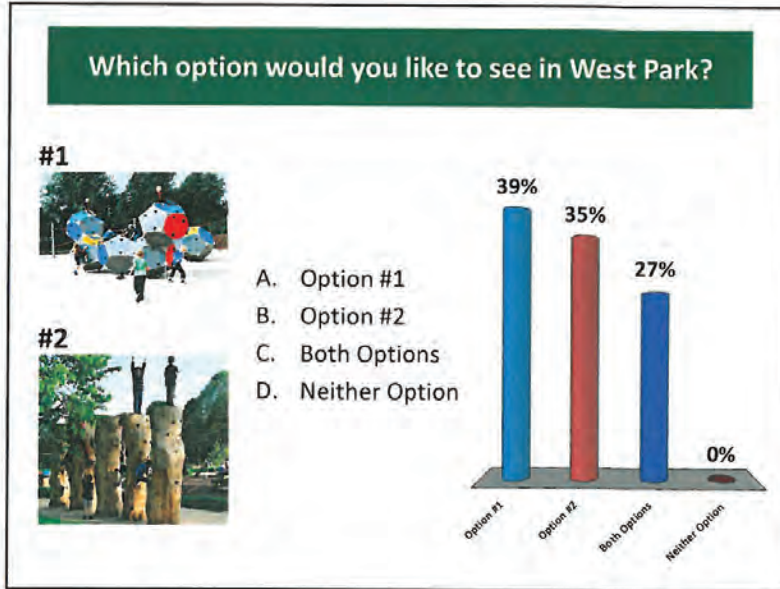


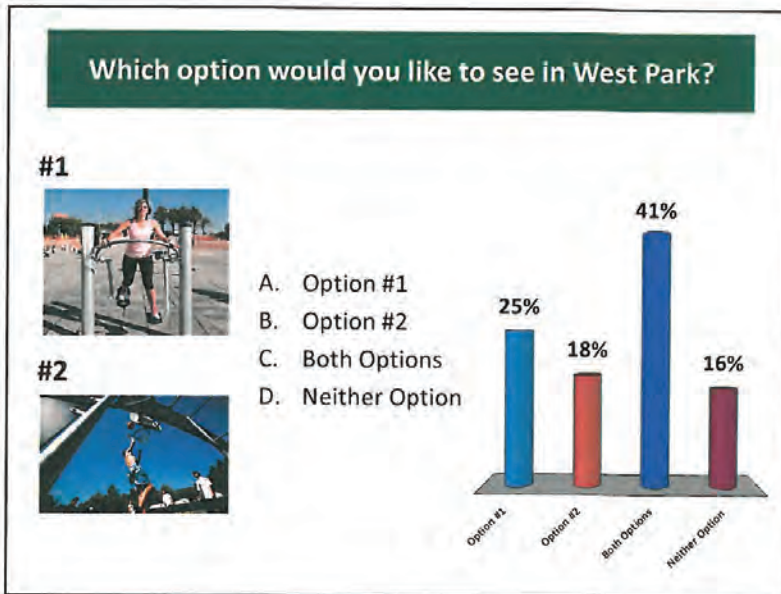
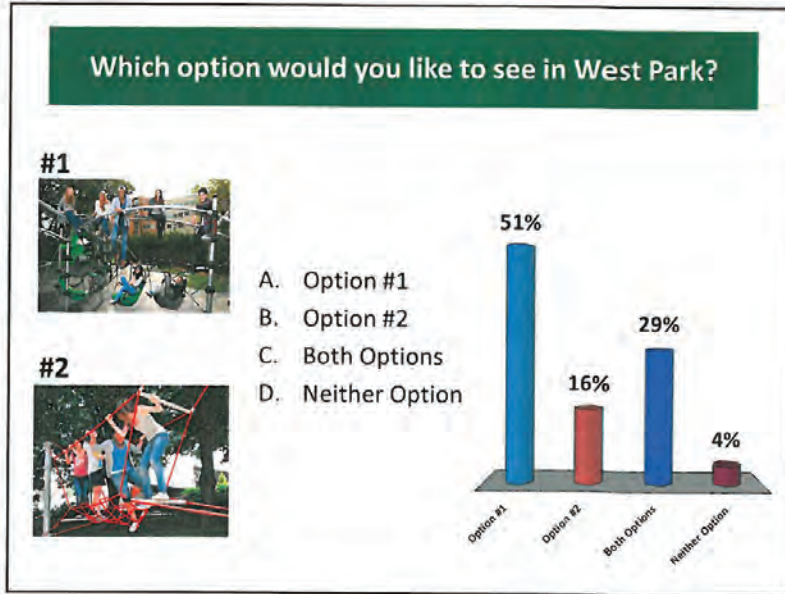
Community Meeting #1

1/26/2016



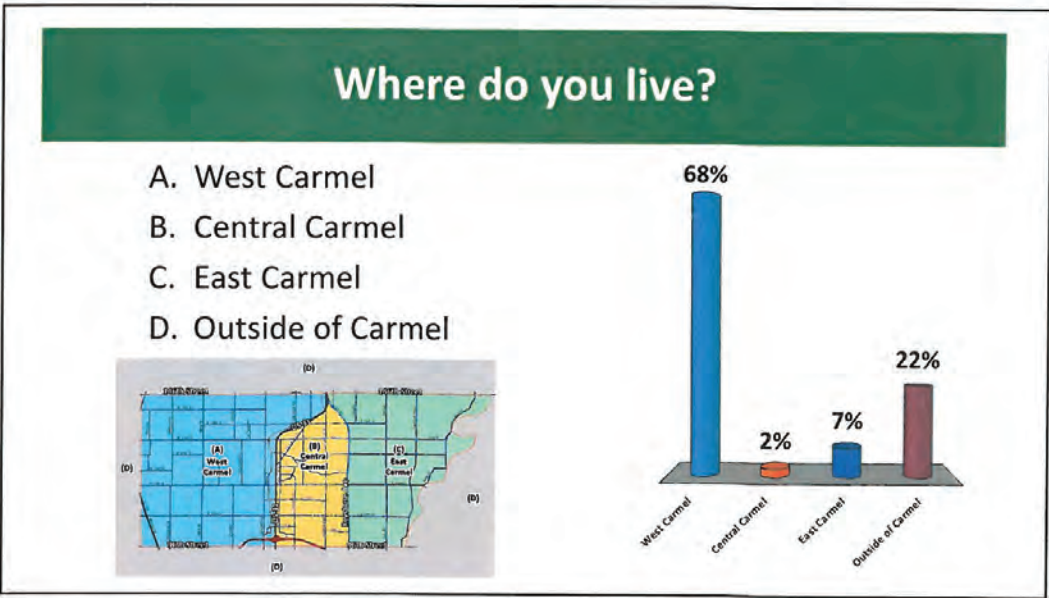






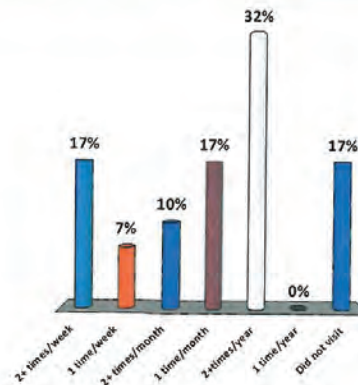
Community Meeting #3

3/22/2016



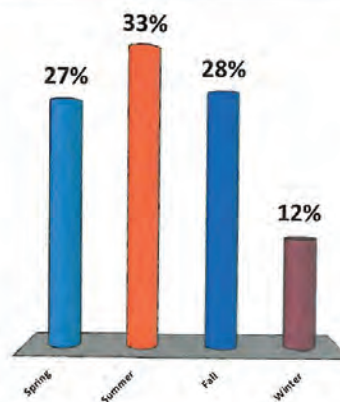
Which best describes how often you and/or your family visited West Park last year?

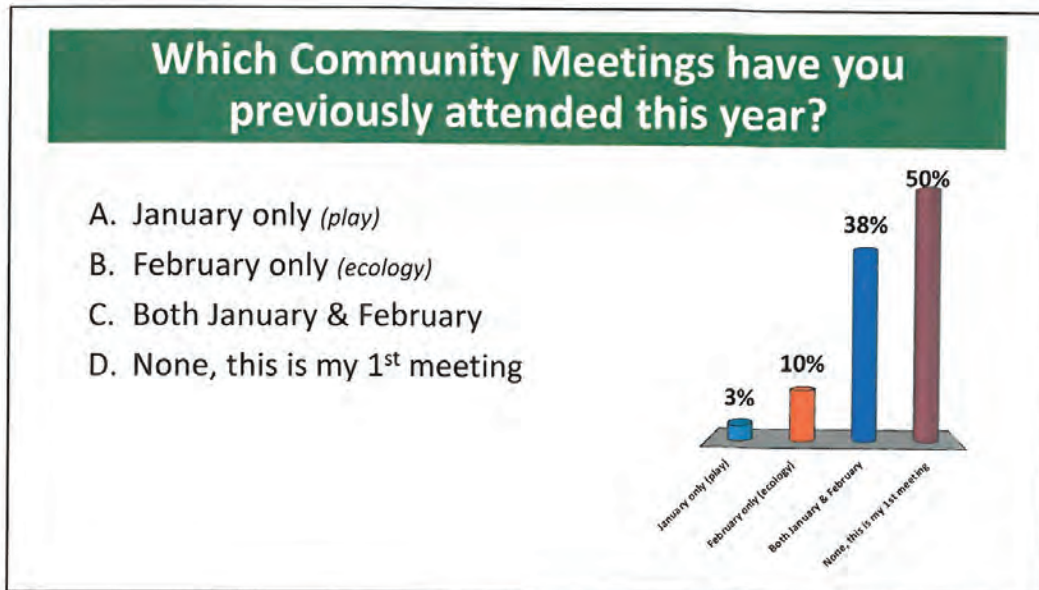
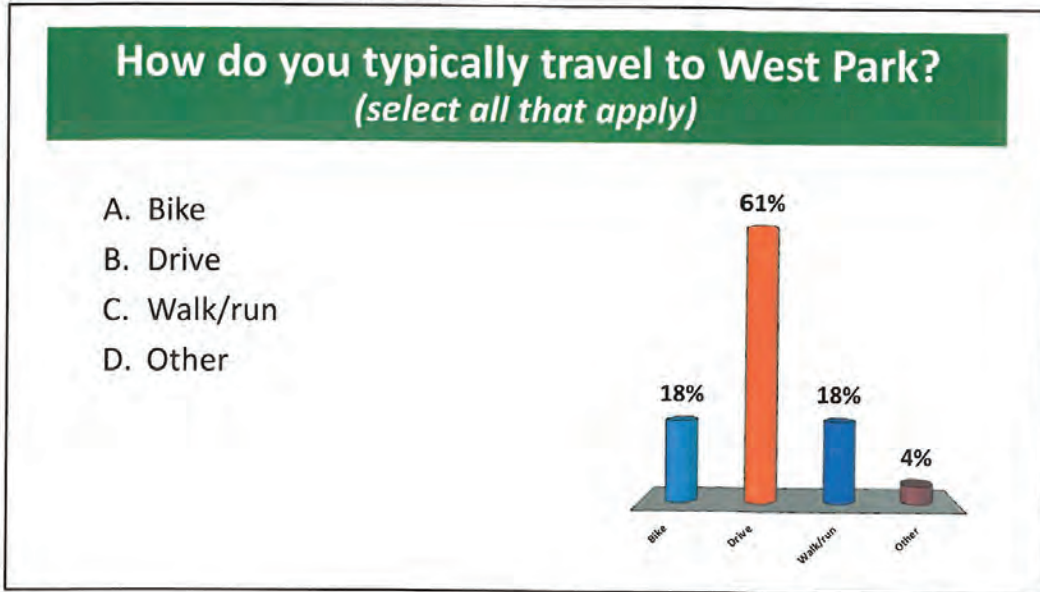
- A. 2+ times/week
- B. 1 time/week
- C. 2+ times/month
- D. 1 time/month
- E. 2+times/year
- F. 1 time/year
- G. Did not visit

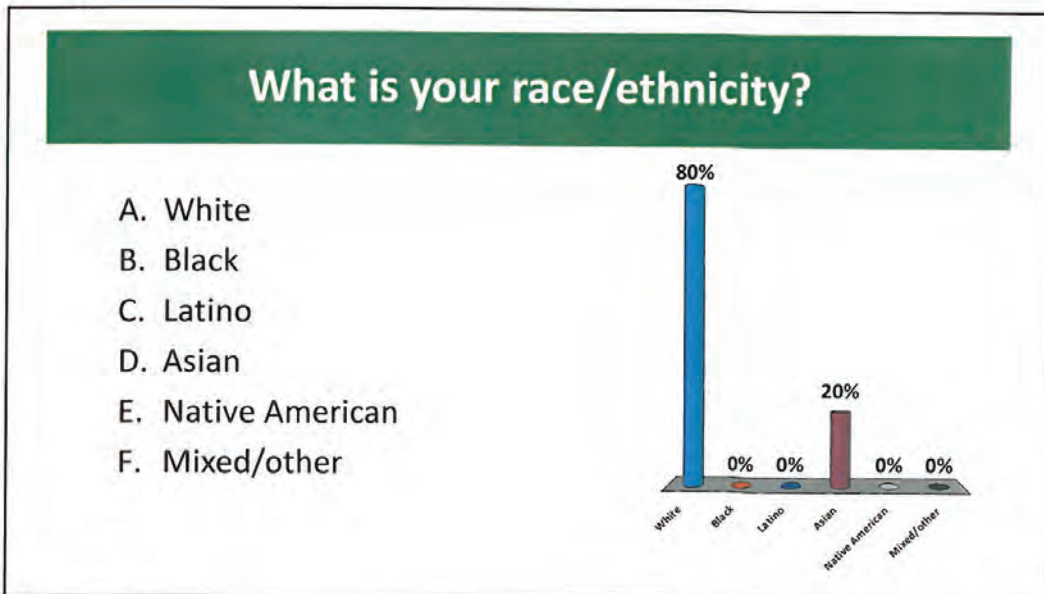
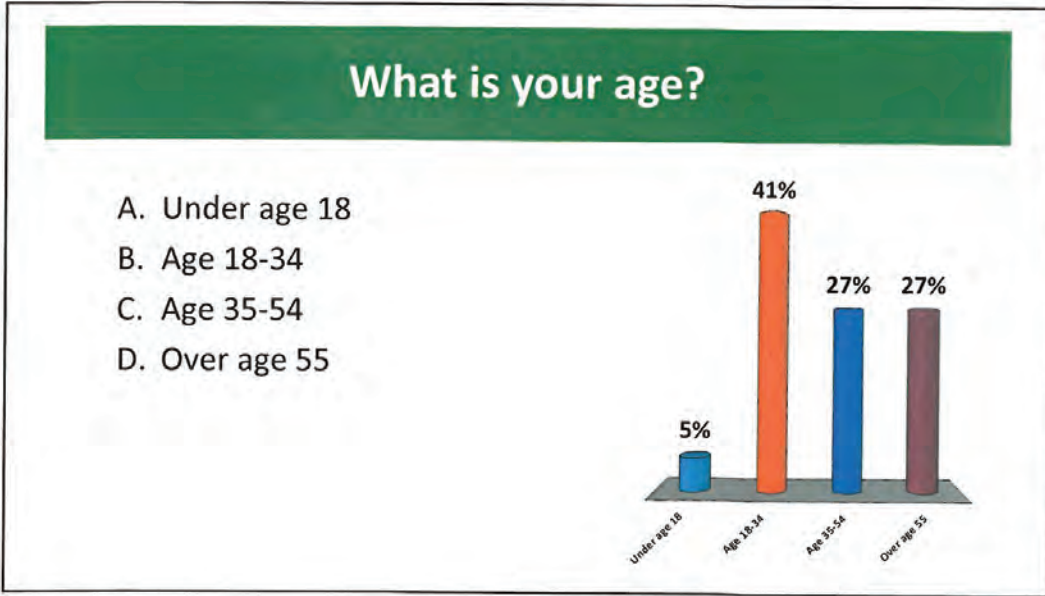


When do you or your family visit West Park? (select all that apply)

- A. Spring
- B. Summer
- C. Fall
- D. Winter

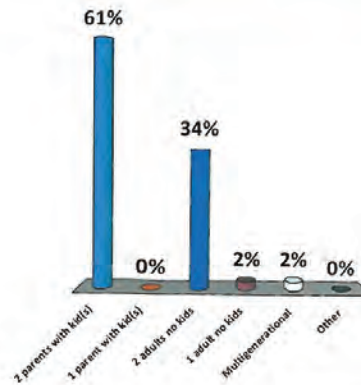






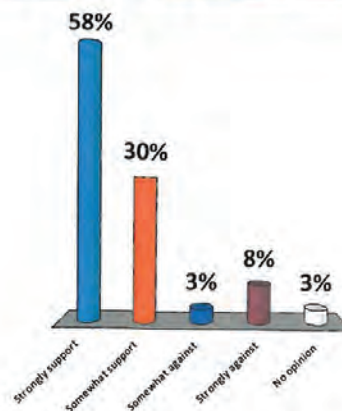
Which best describes your household?

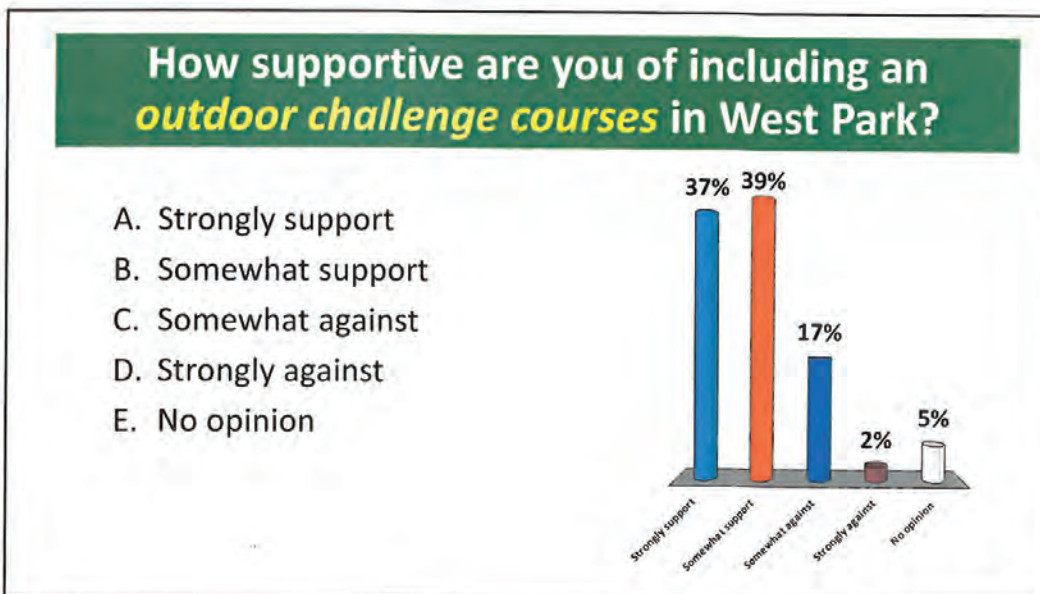
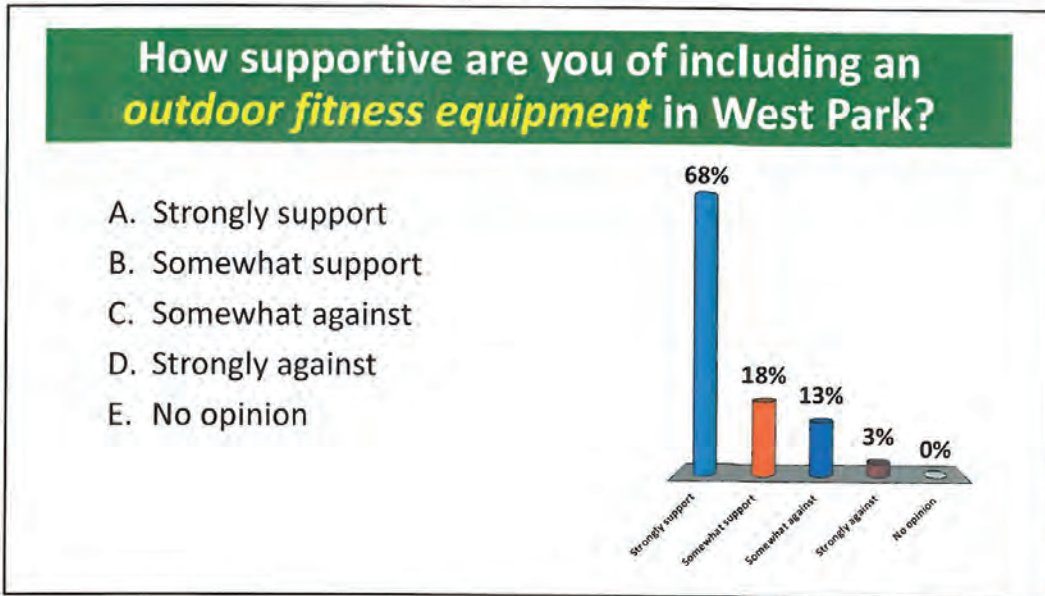
- A. 2 parents with kid(s)
- B. 1 parent with kid(s)
- C. 2 adults no kids
- D. 1 adult no kids
- E. Multigenerational
- F. Other



How supportive are you of including an *outdoor adventure park* in West Park?

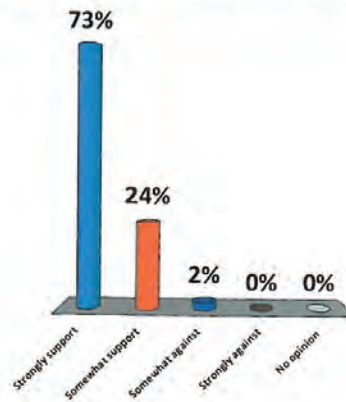
- A. Strongly support
- B. Somewhat support
- C. Somewhat against
- D. Strongly against
- E. No opinion





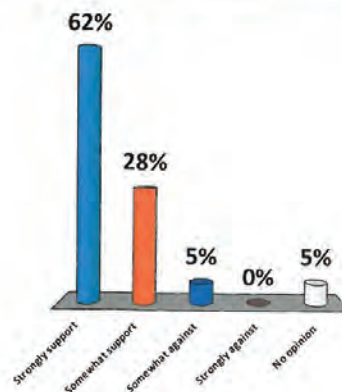
How supportive are you of including an *universally accessible playground* in West Park?

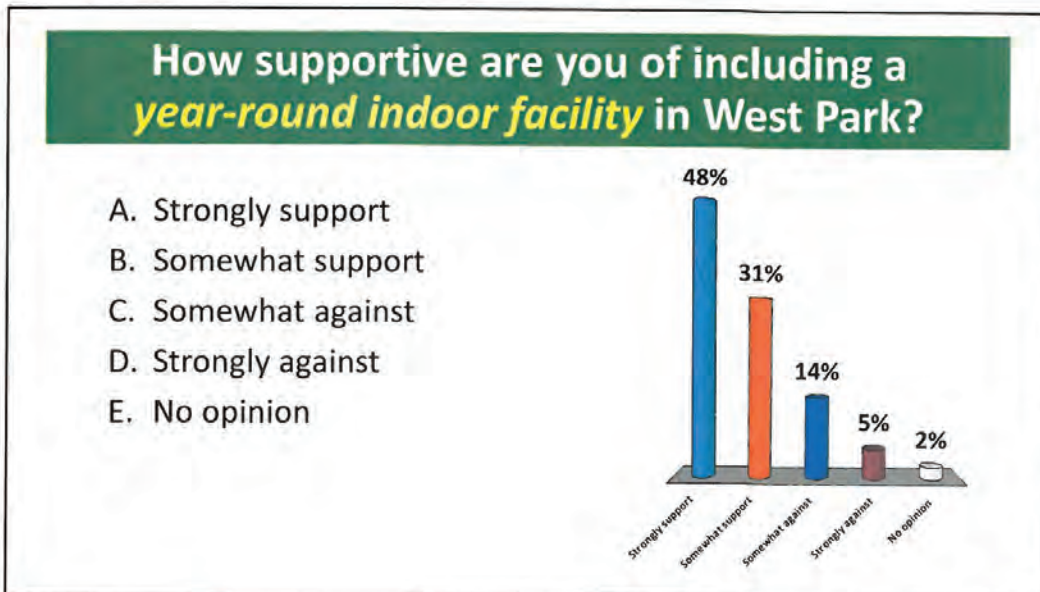
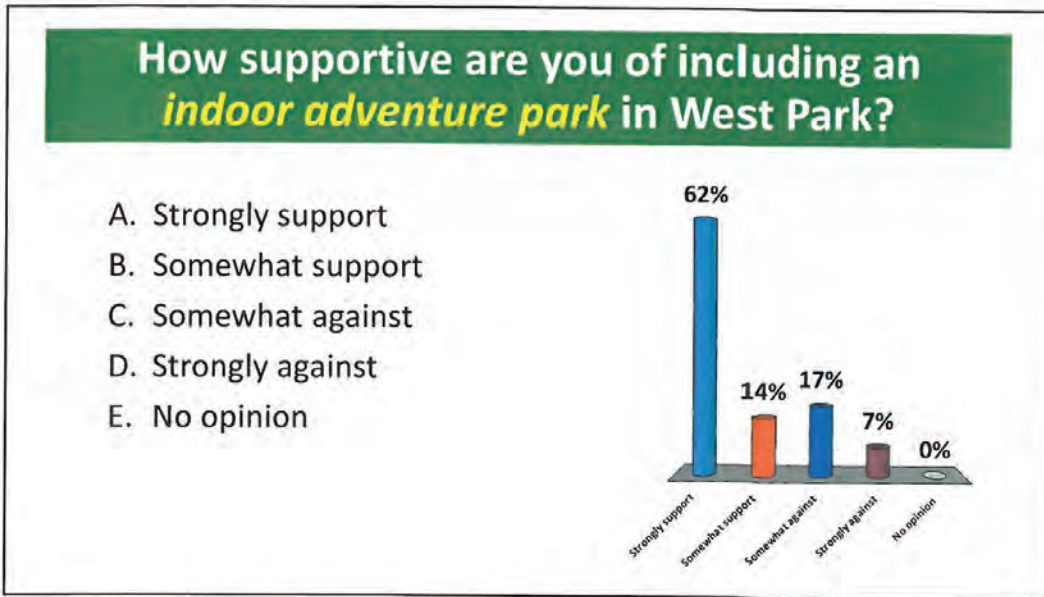
- A. Strongly support
- B. Somewhat support
- C. Somewhat against
- D. Strongly against
- E. No opinion

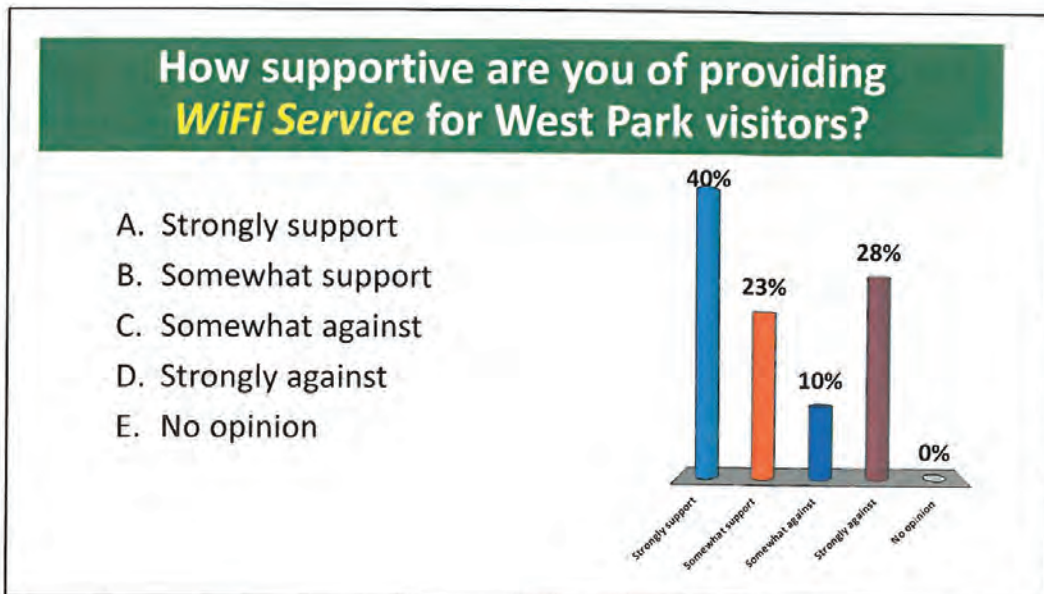
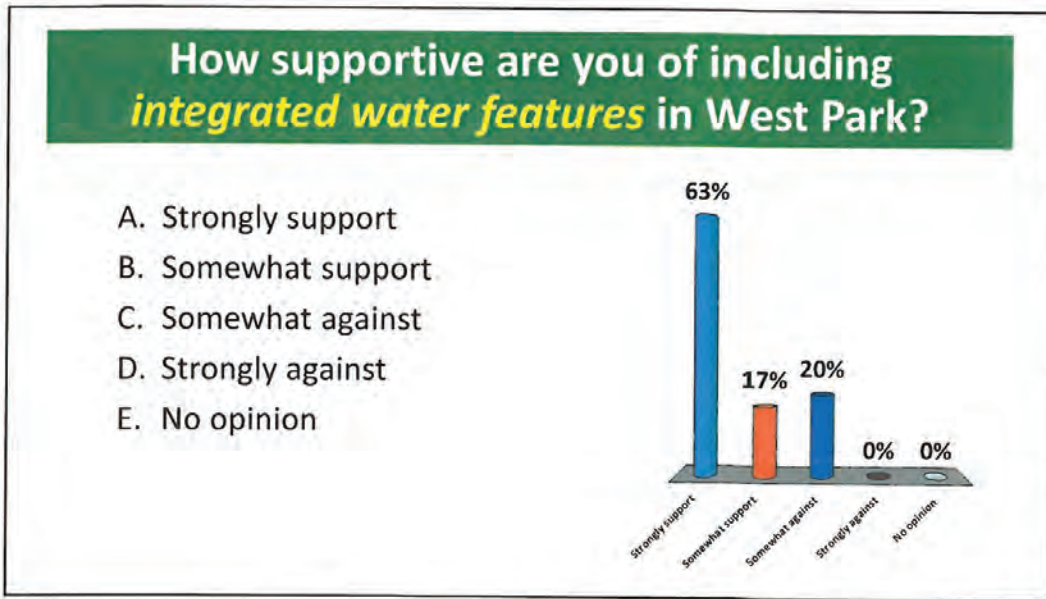


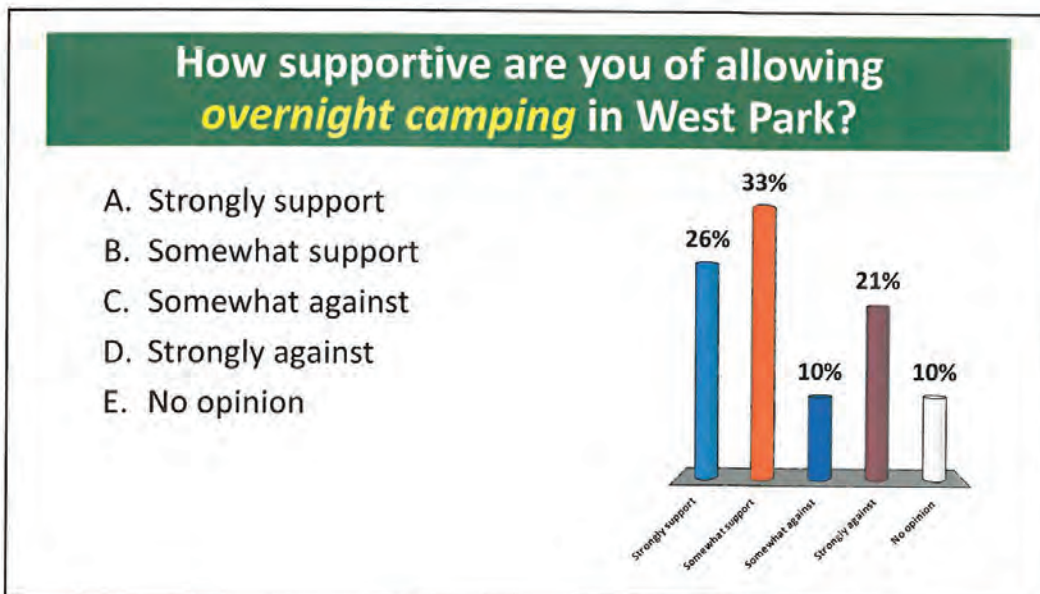
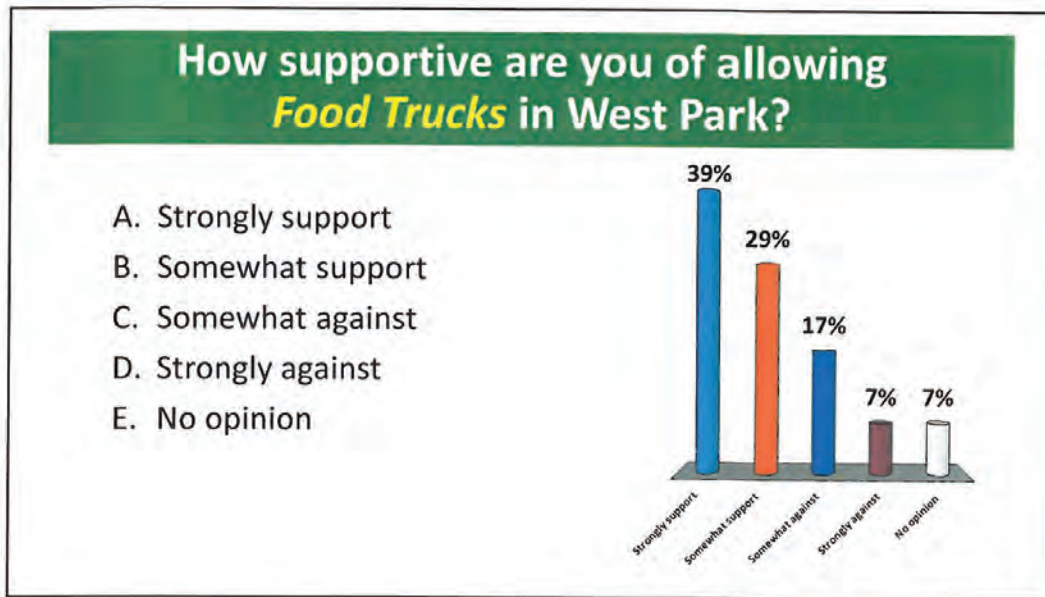
How supportive are you of including *outdoor games* in West Park?

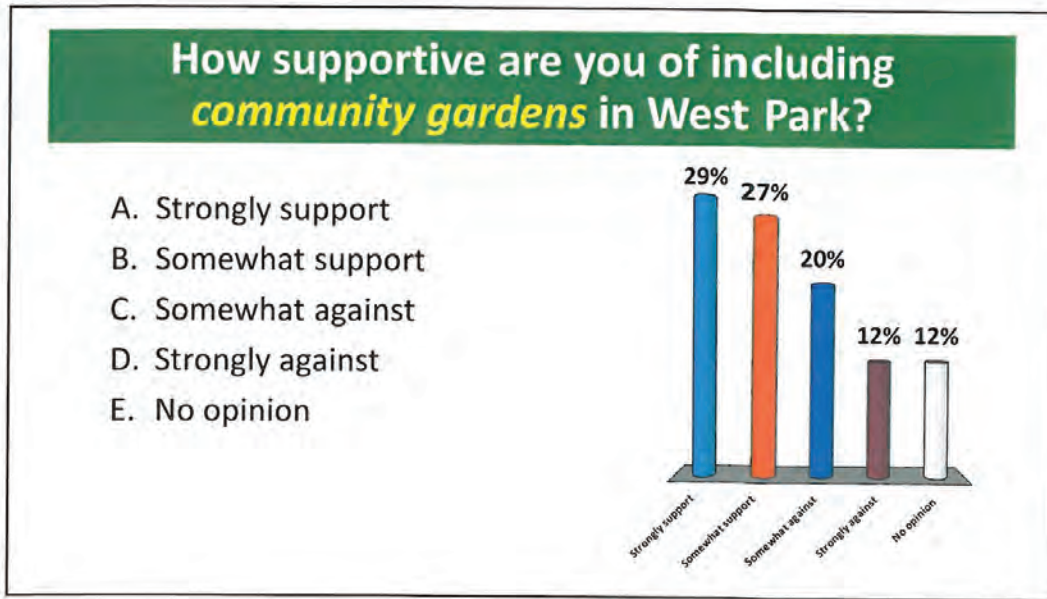
- A. Strongly support
- B. Somewhat support
- C. Somewhat against
- D. Strongly against
- E. No opinion

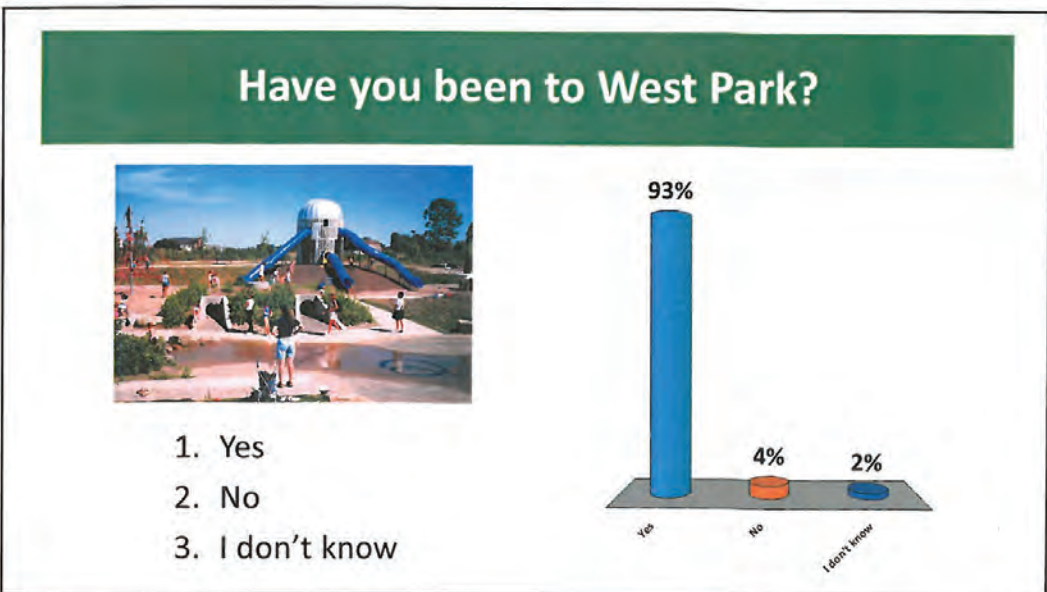


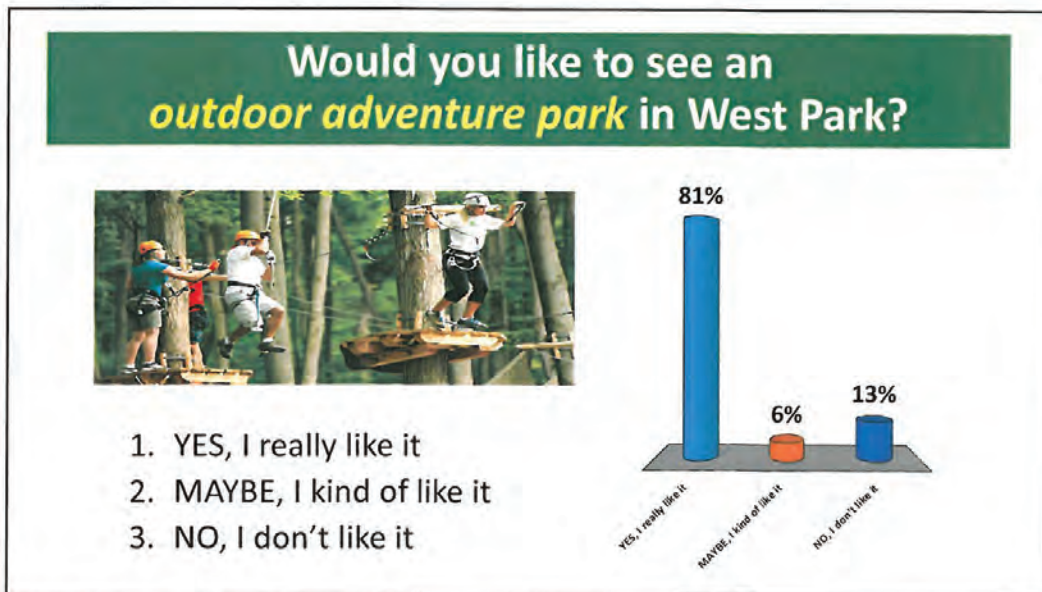
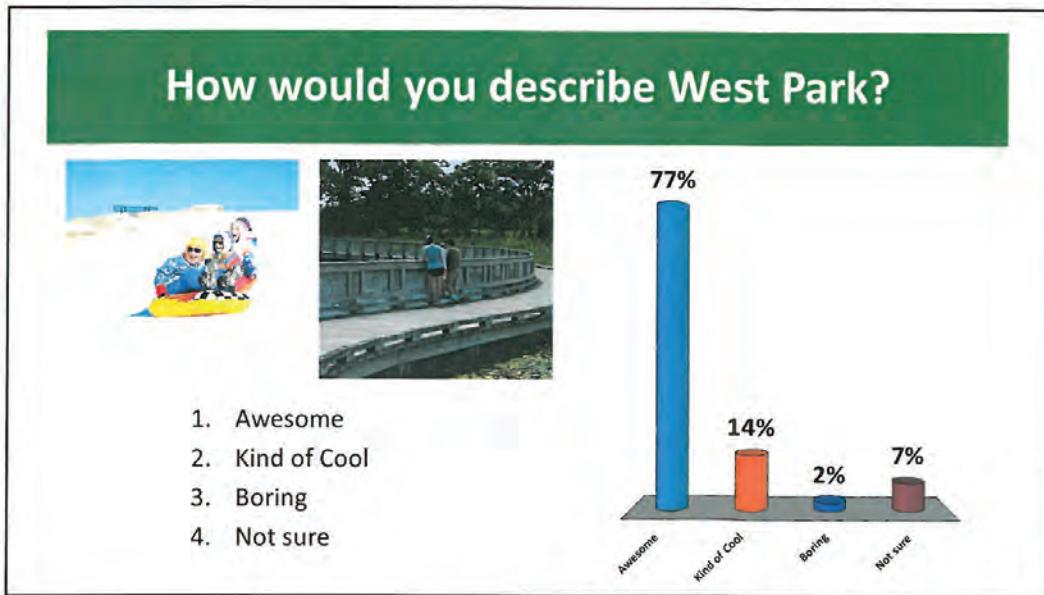


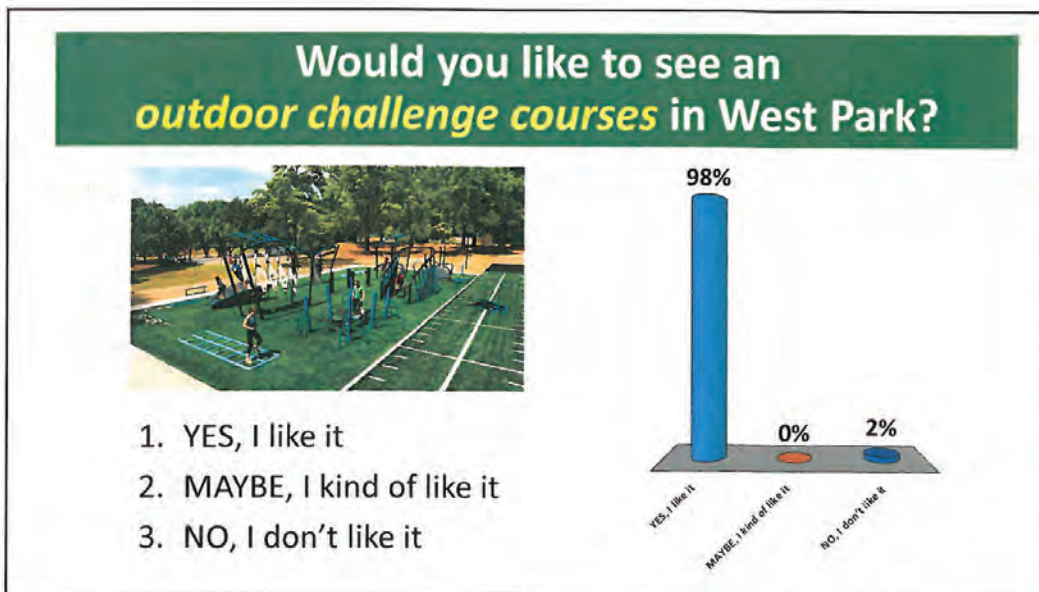
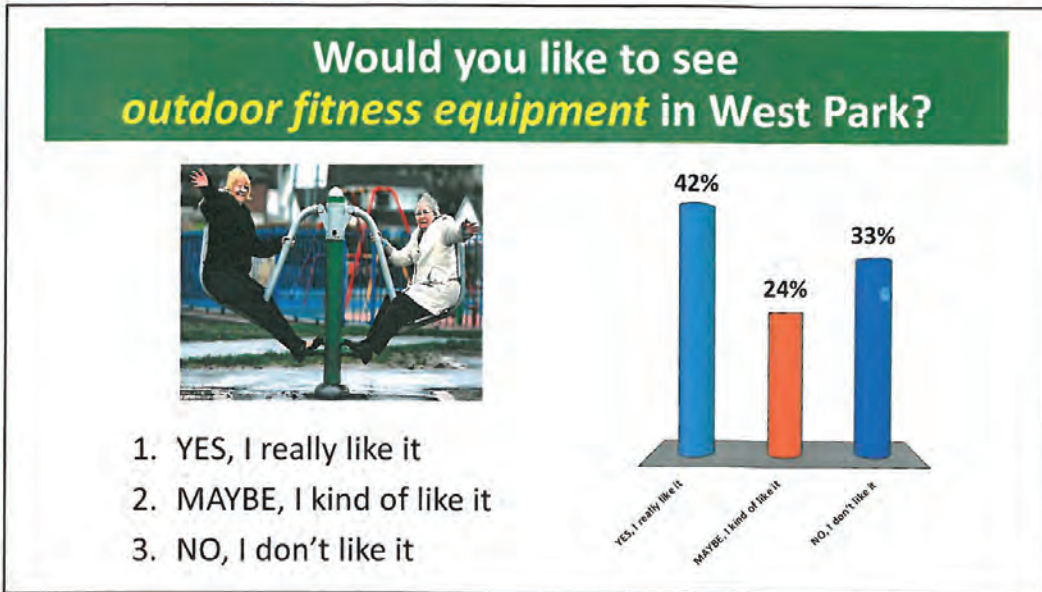


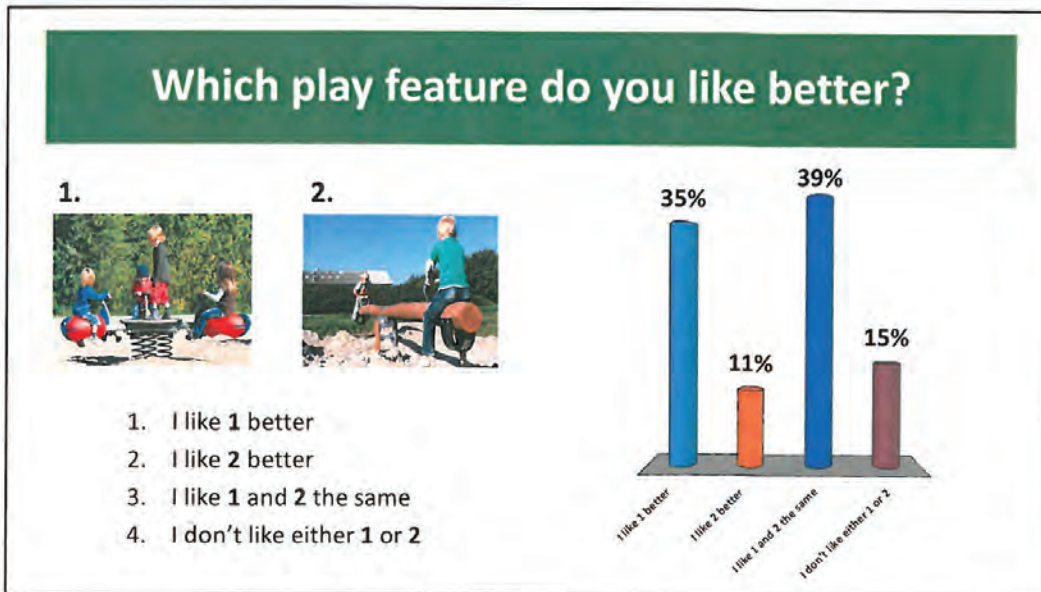


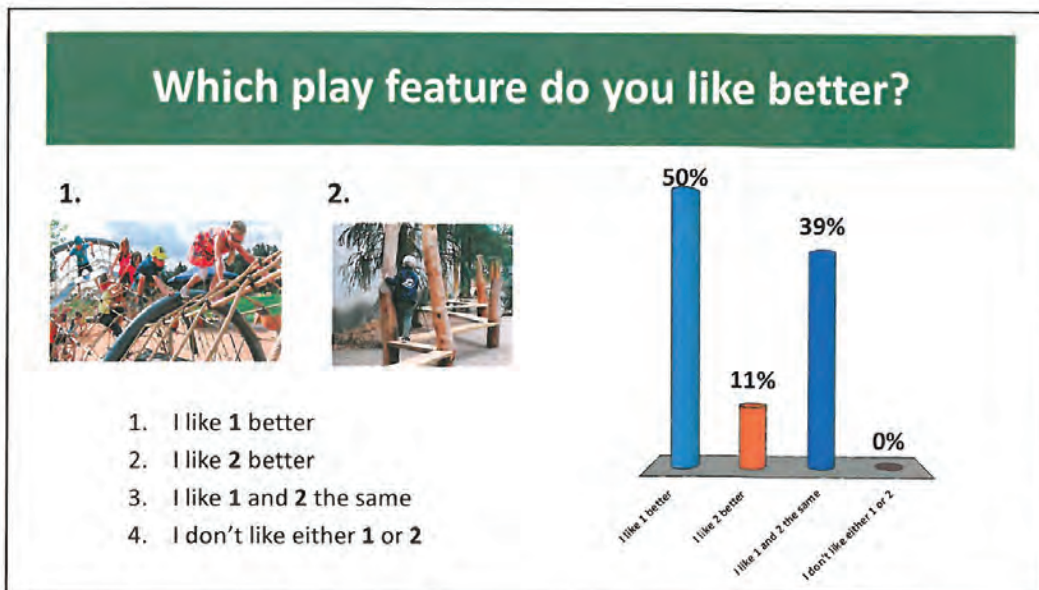
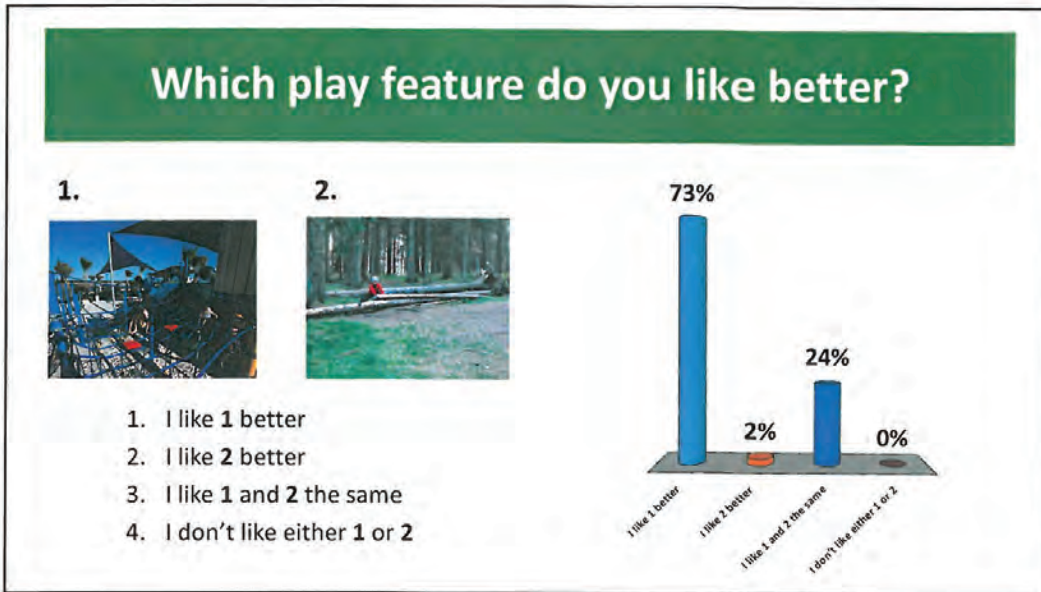


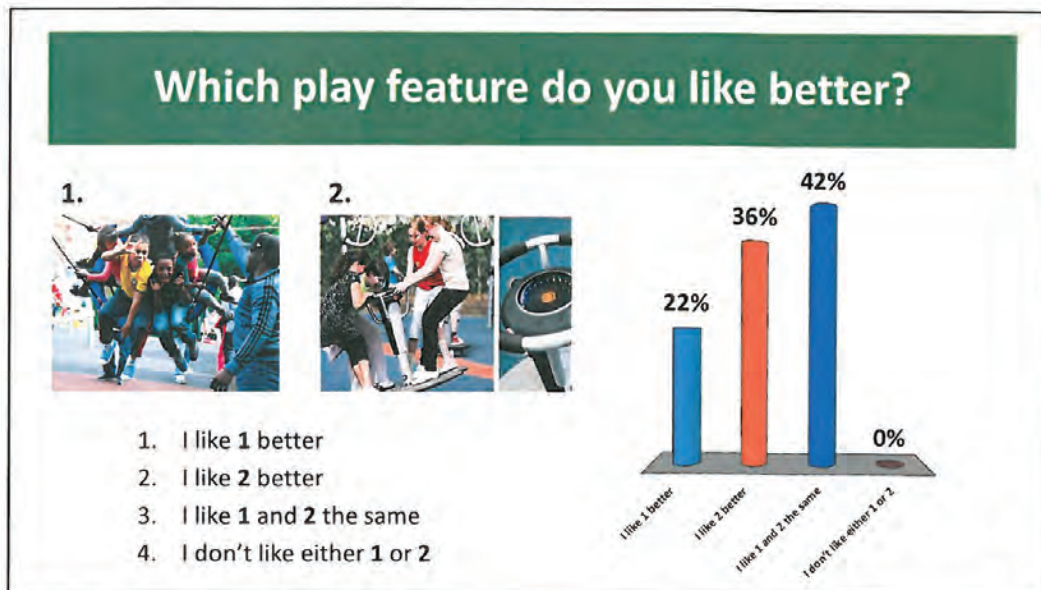
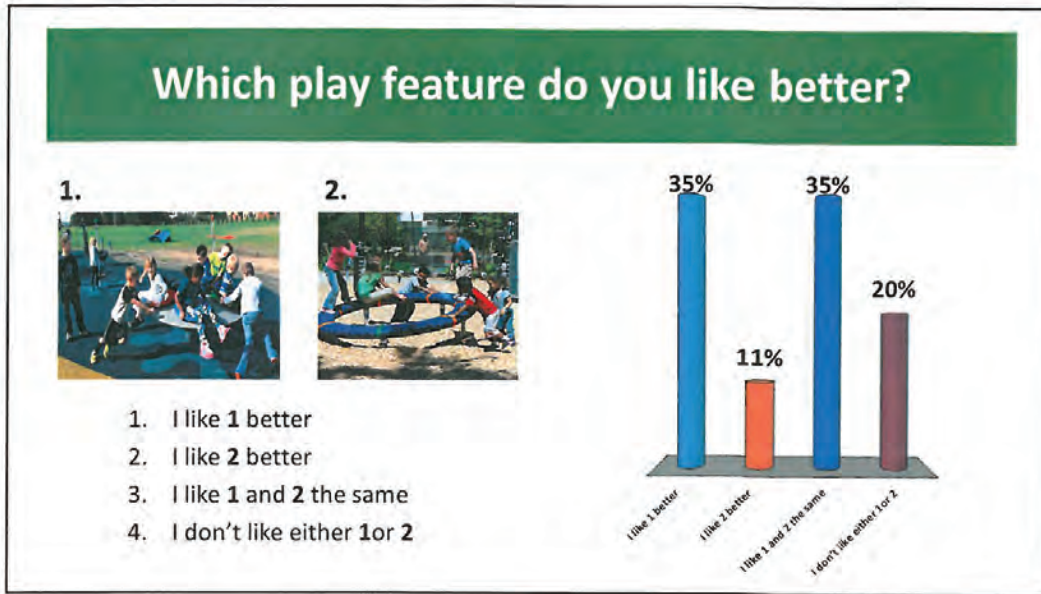


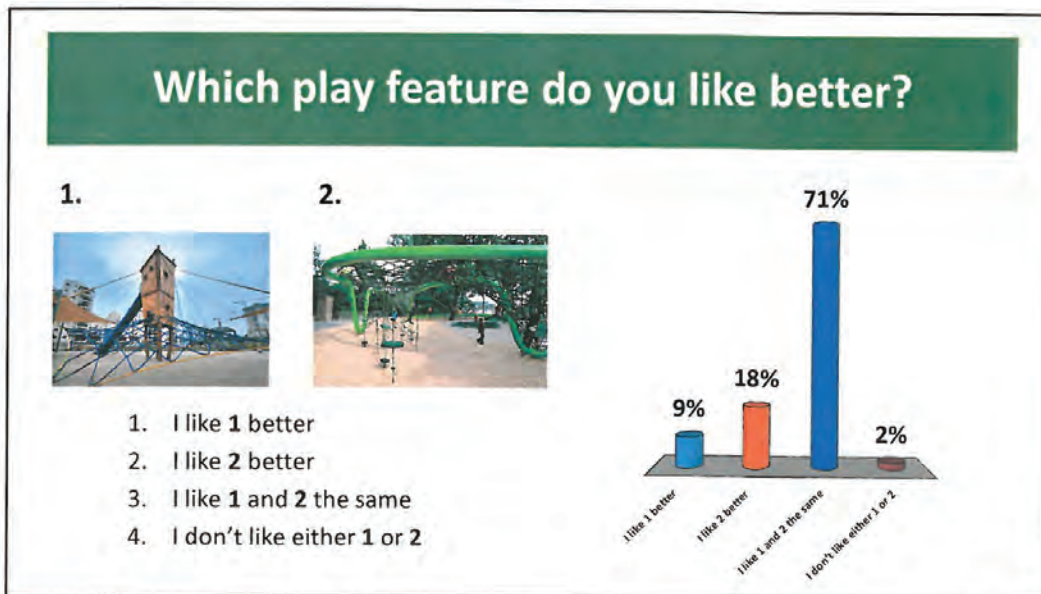
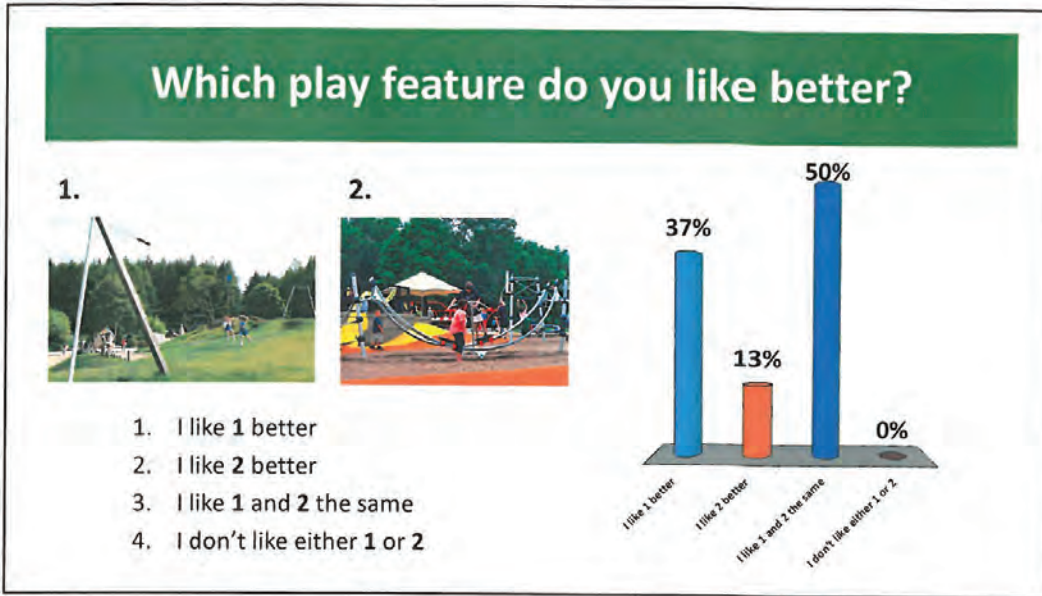


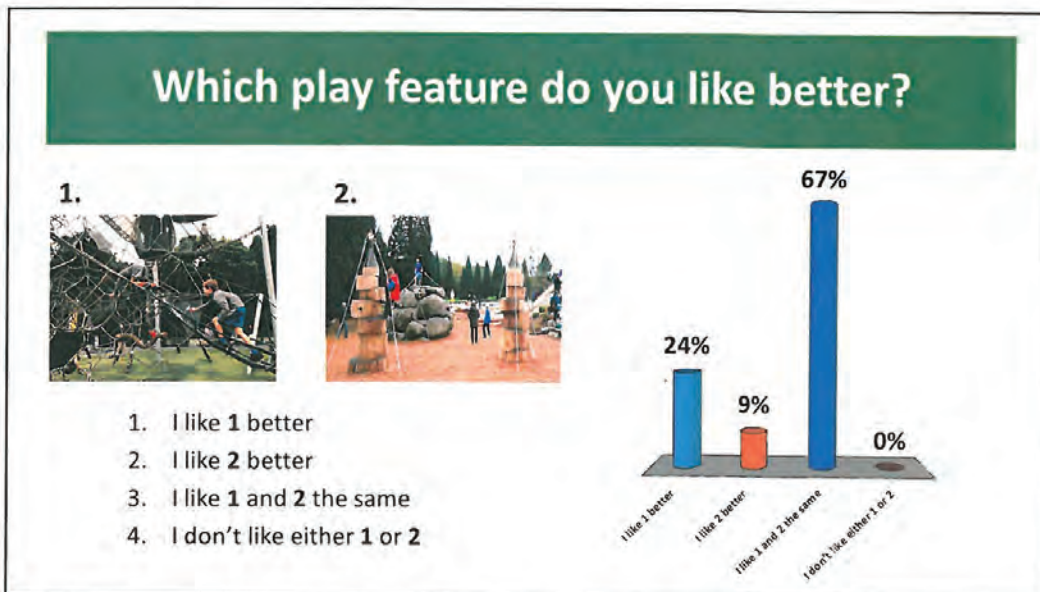
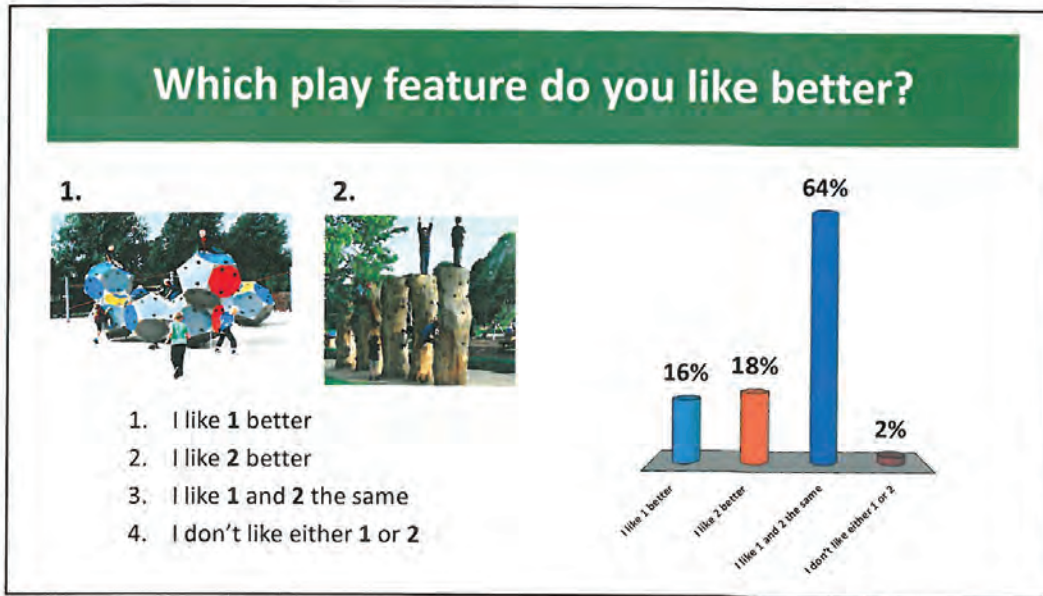


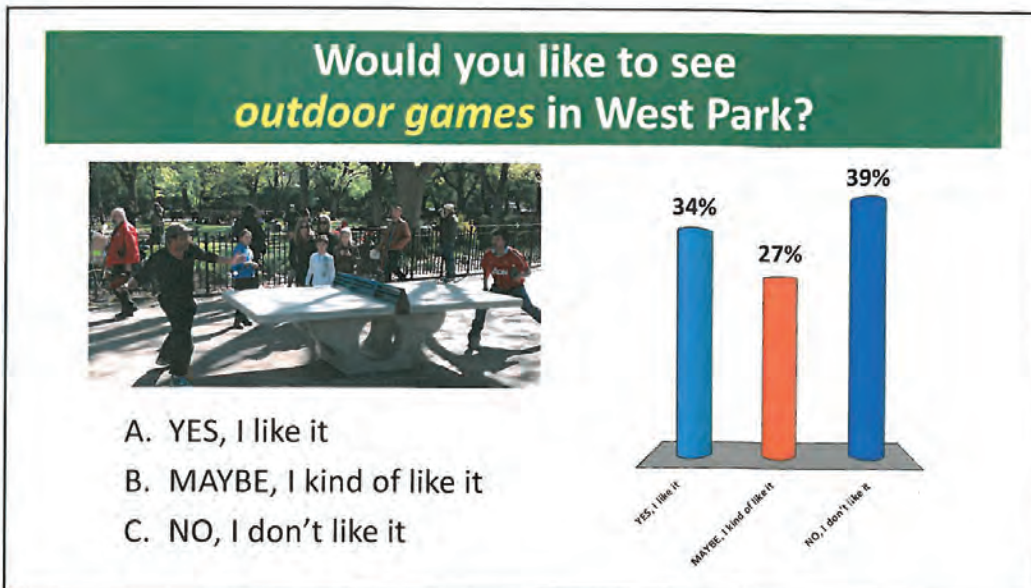
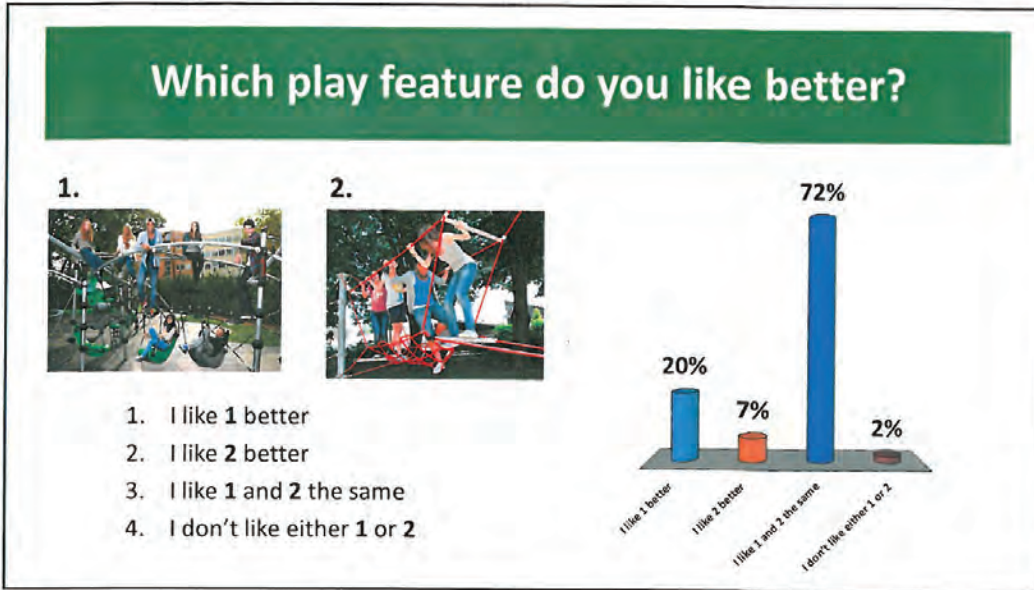


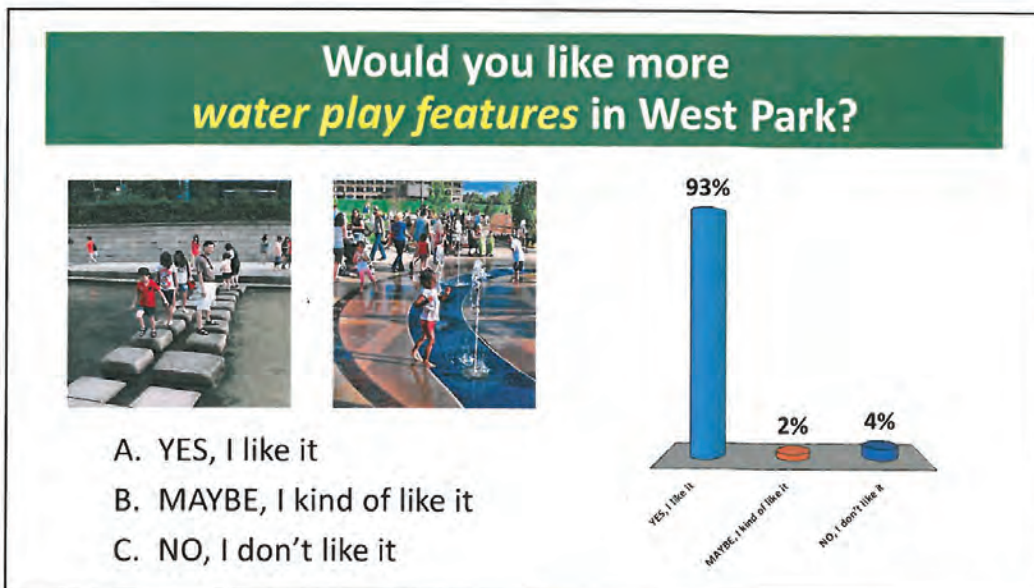
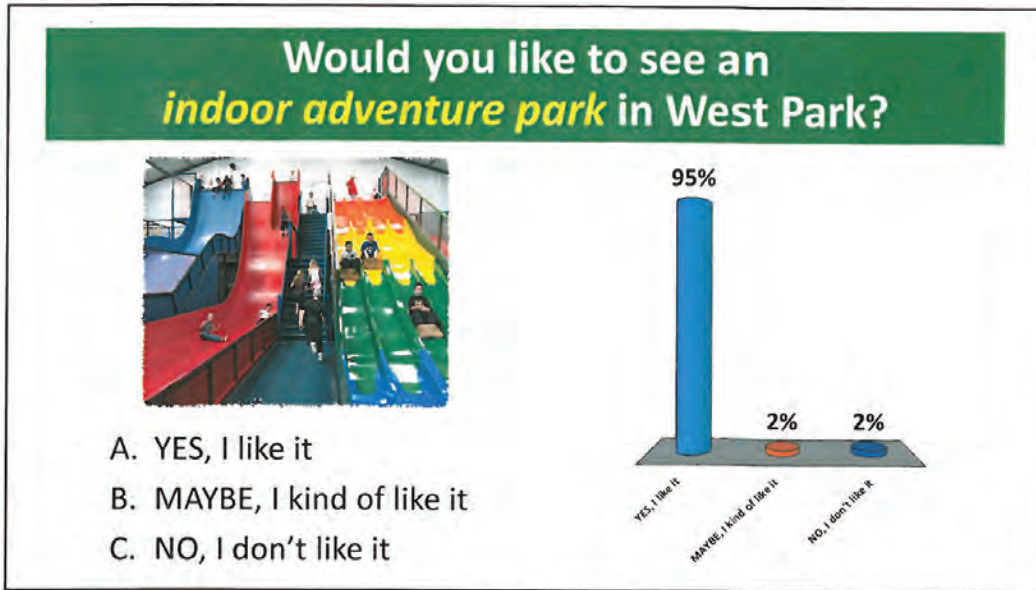


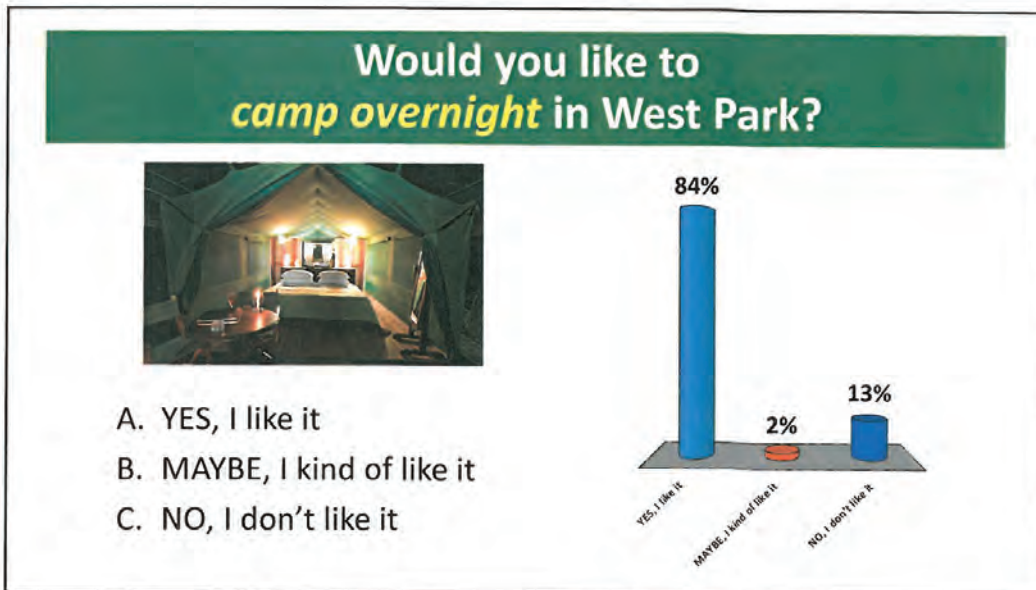
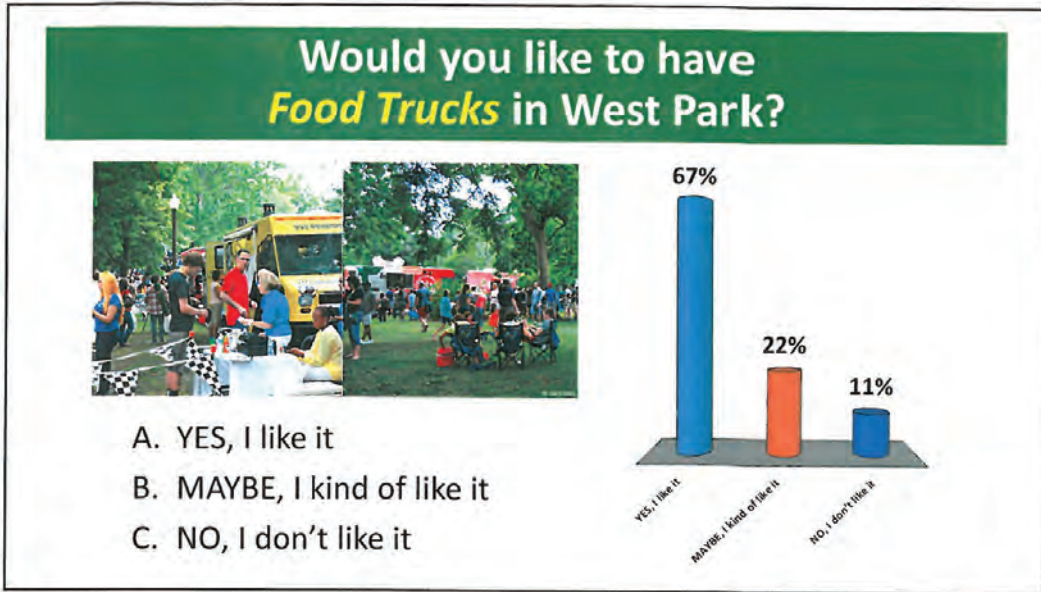


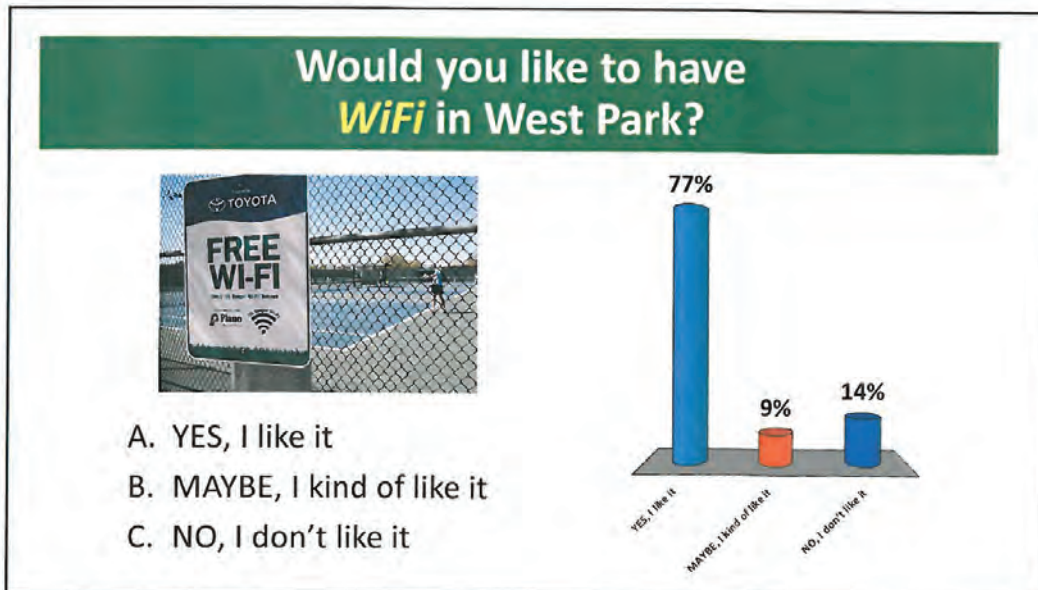
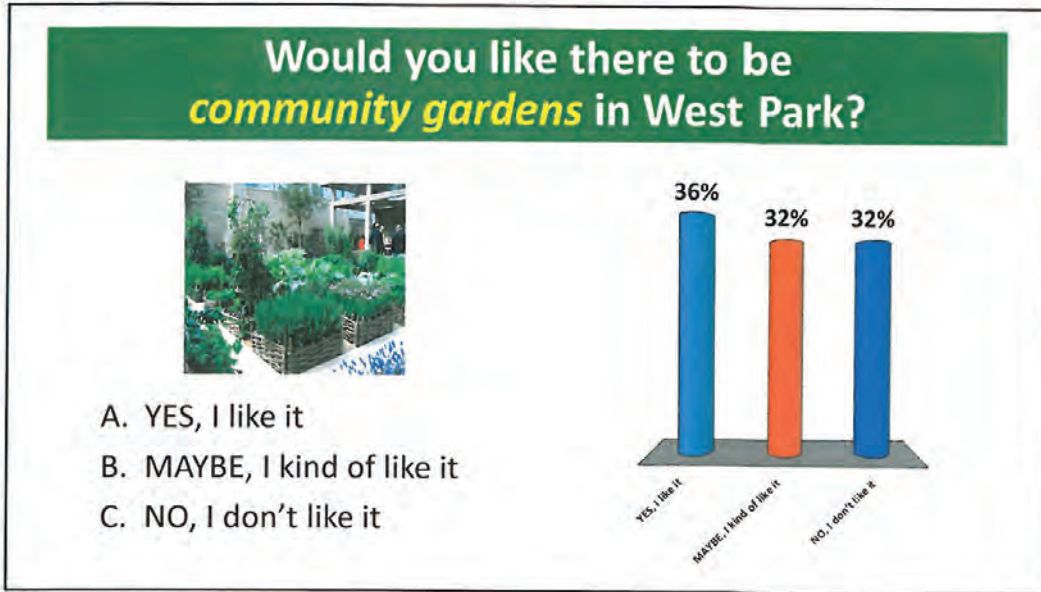


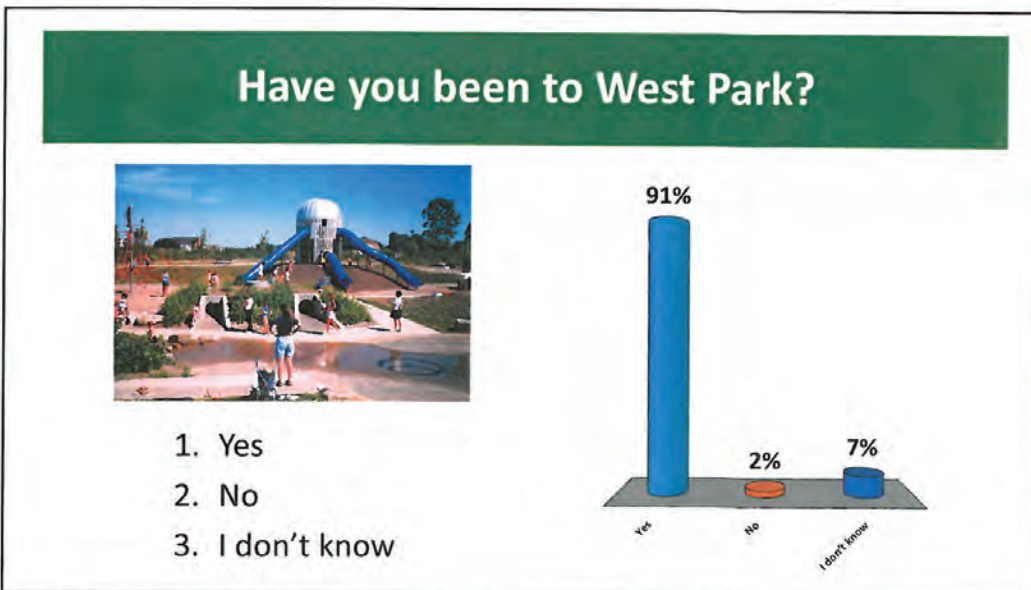


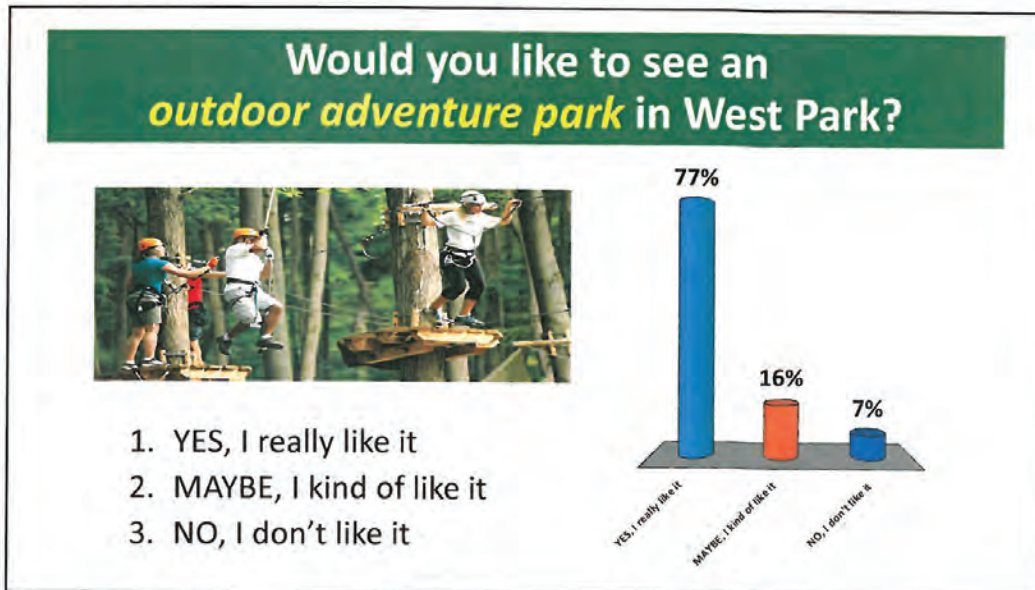
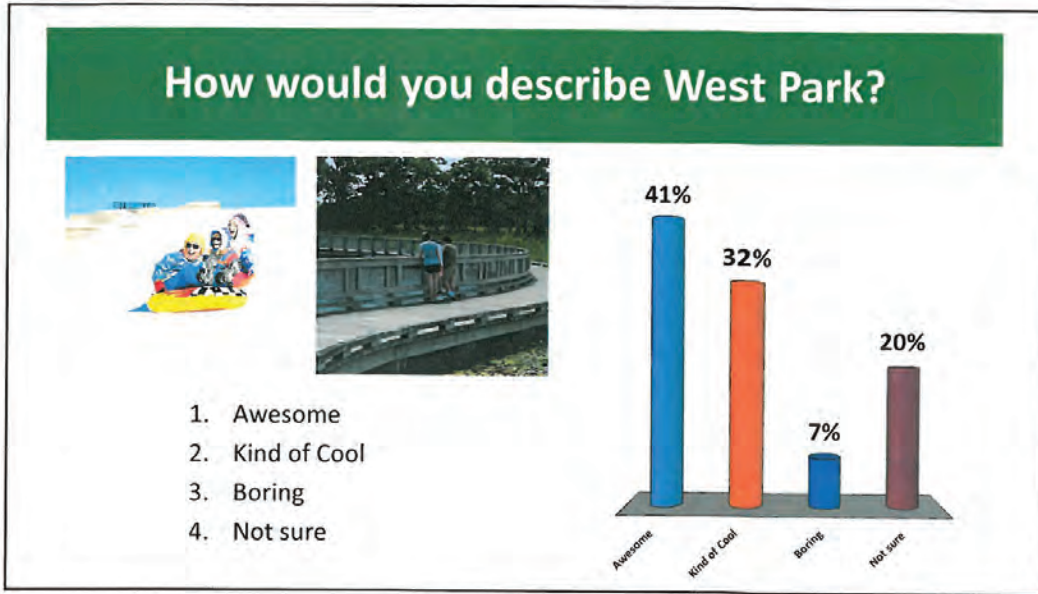


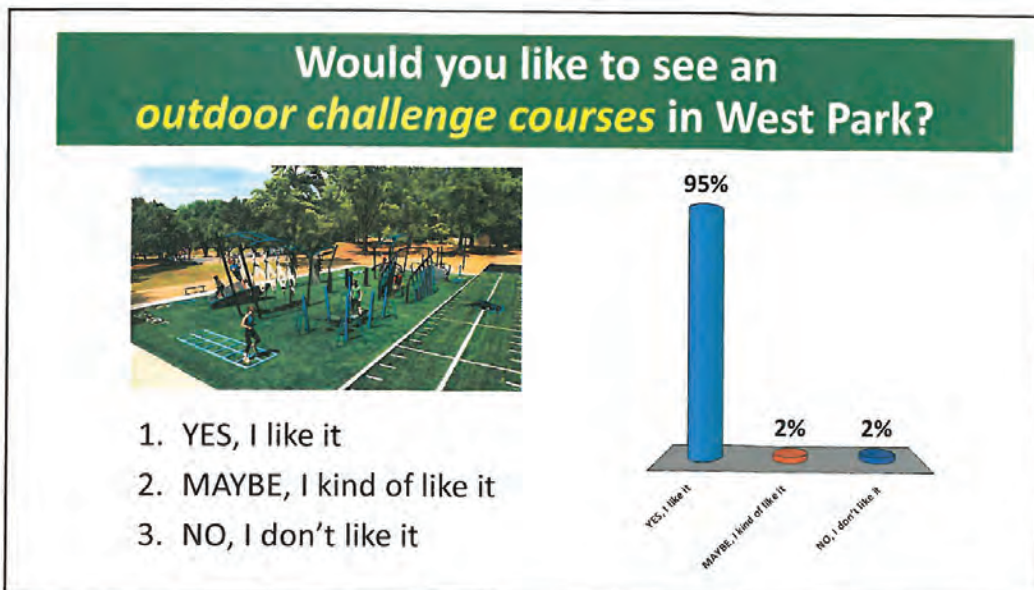
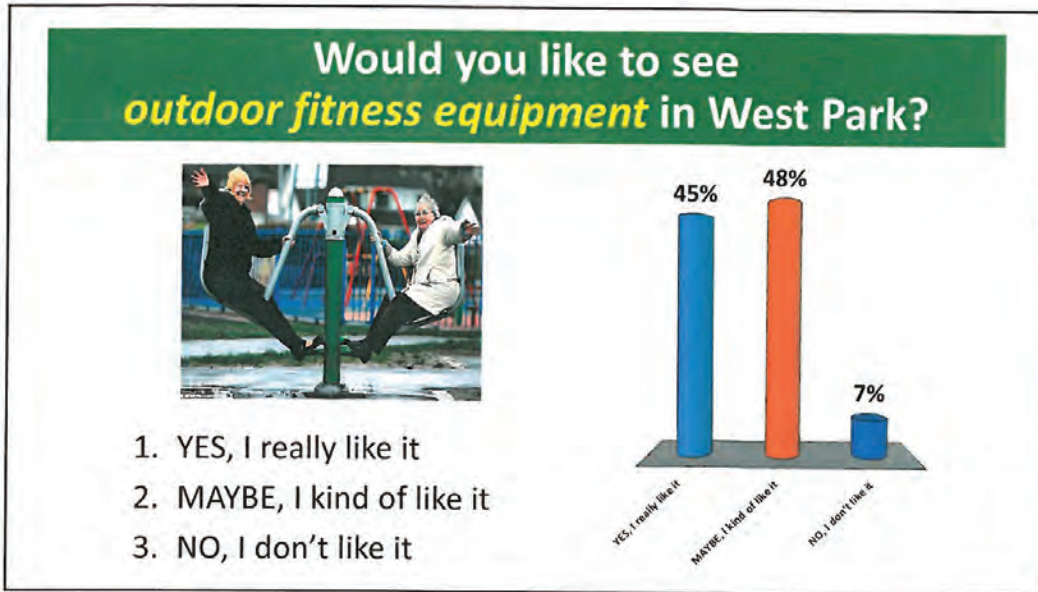


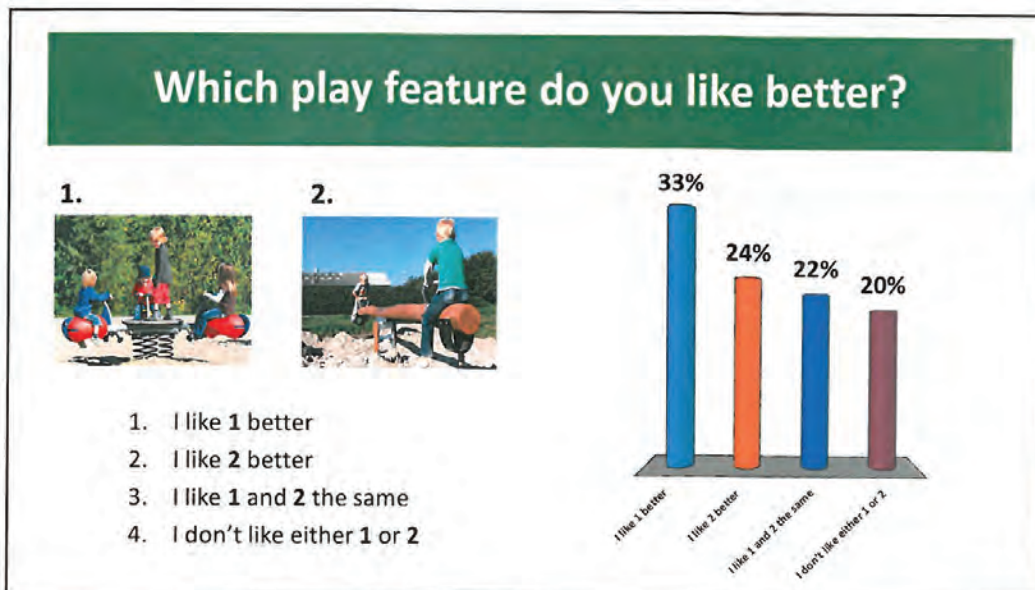
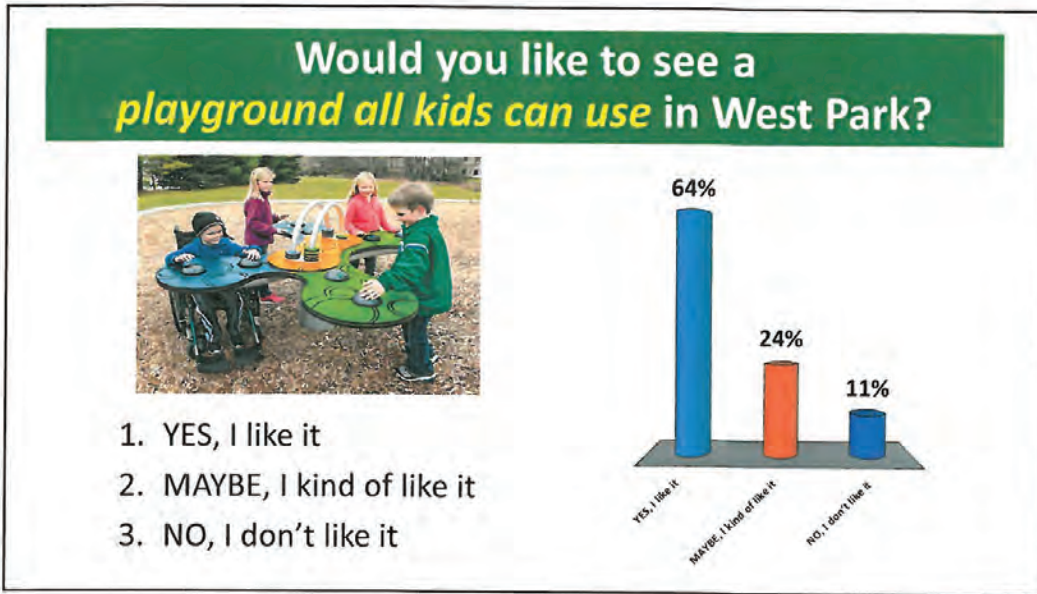


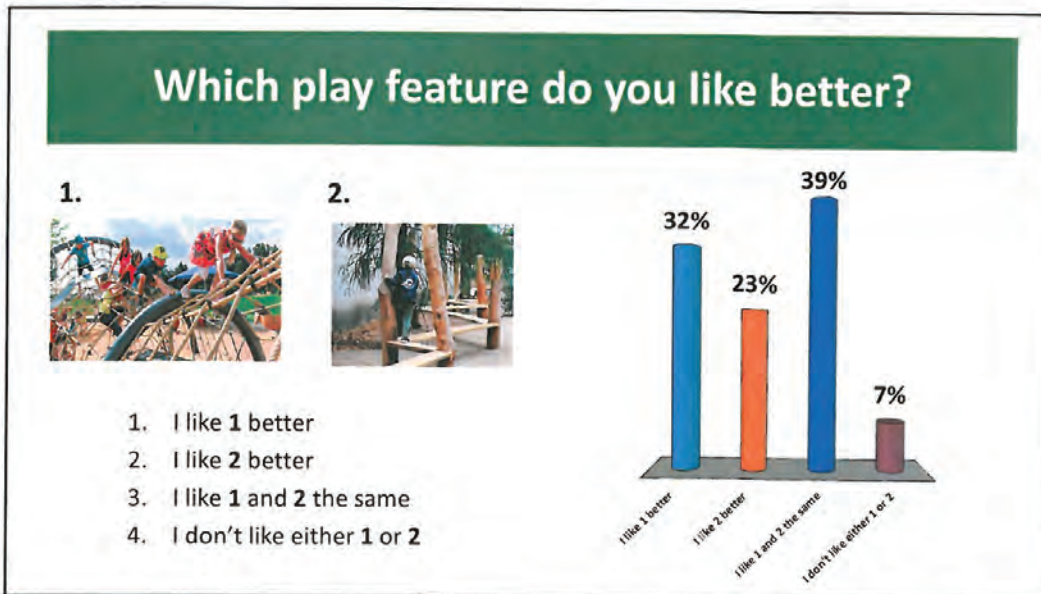
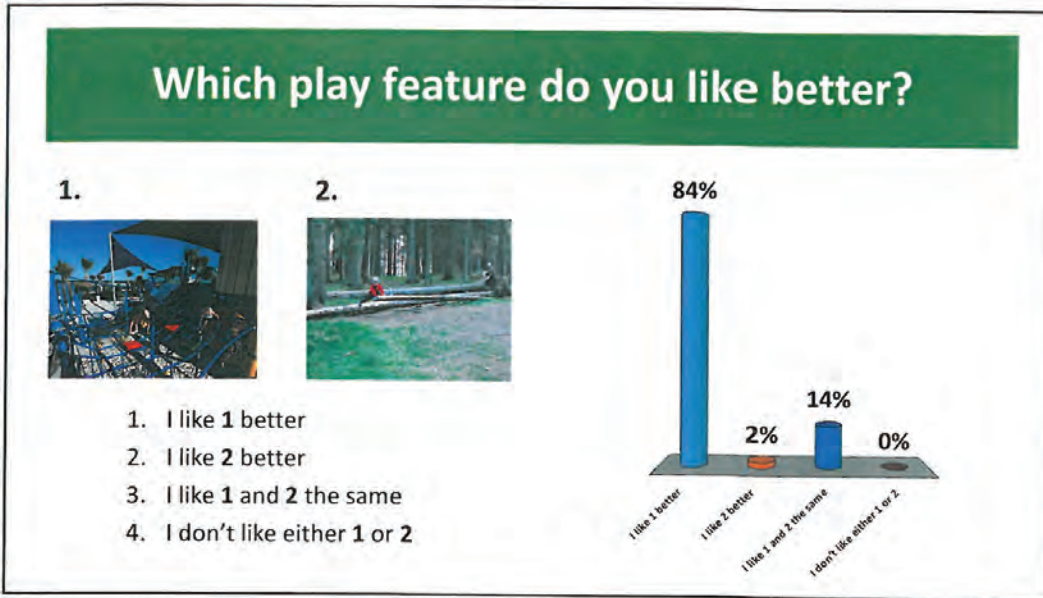


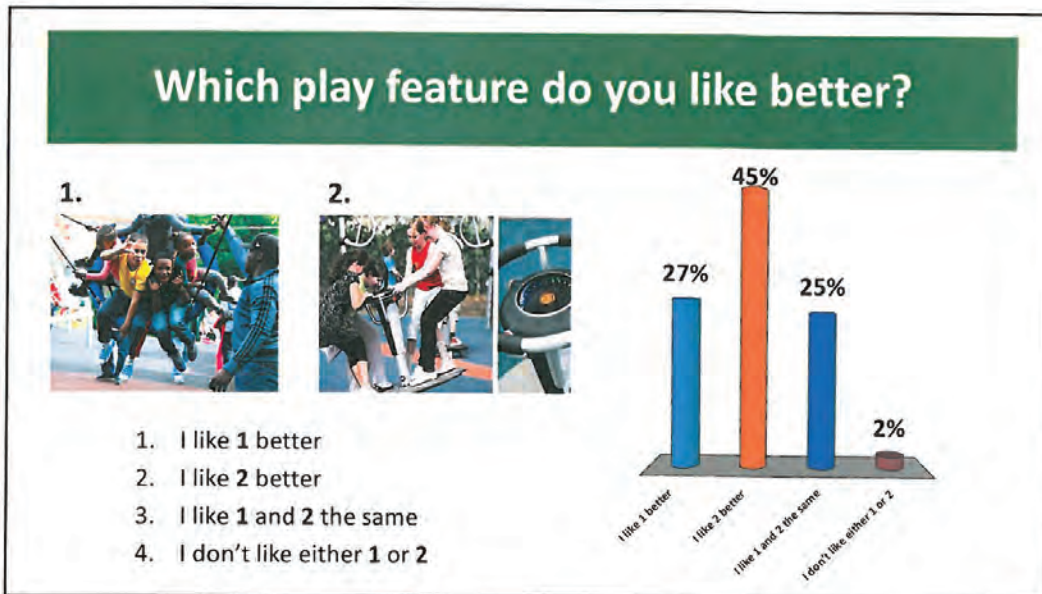
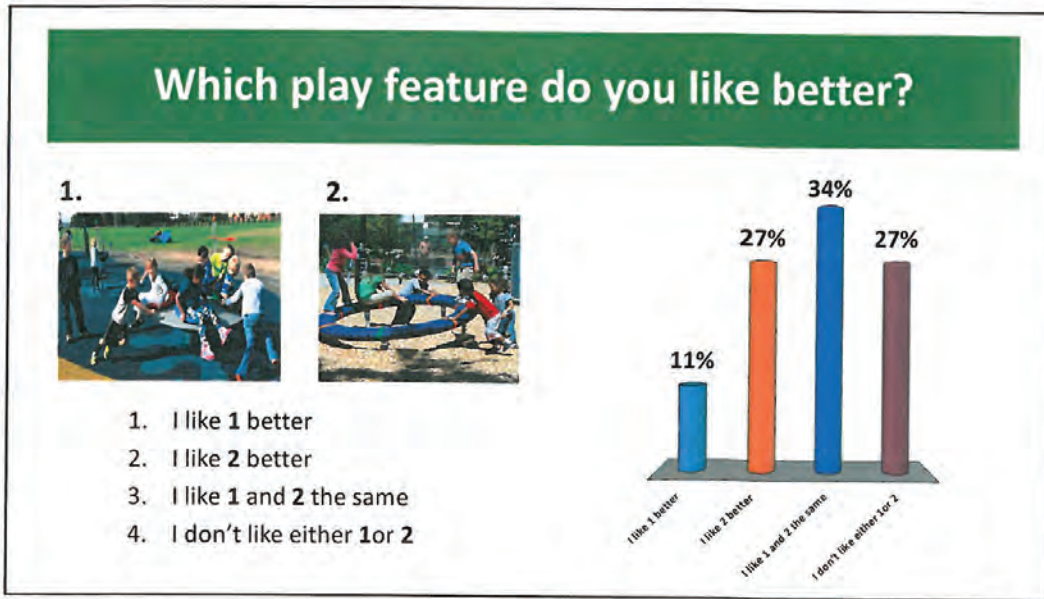


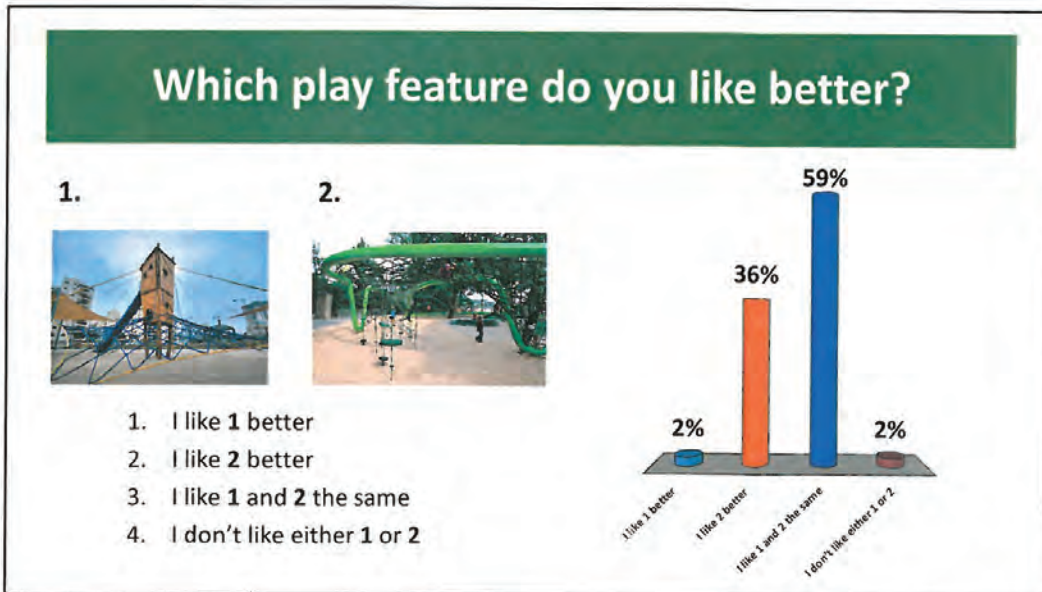
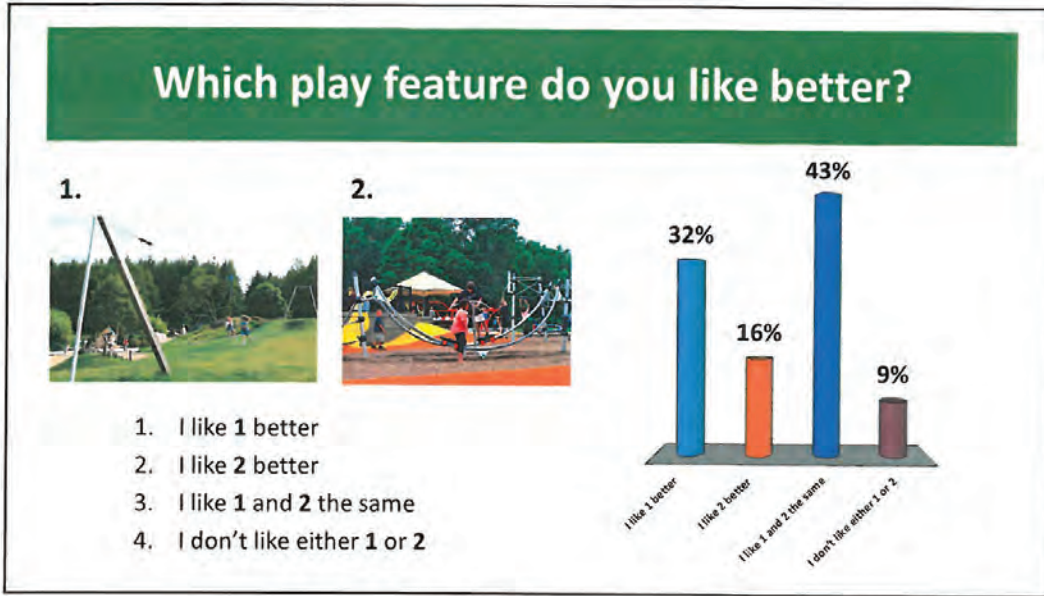


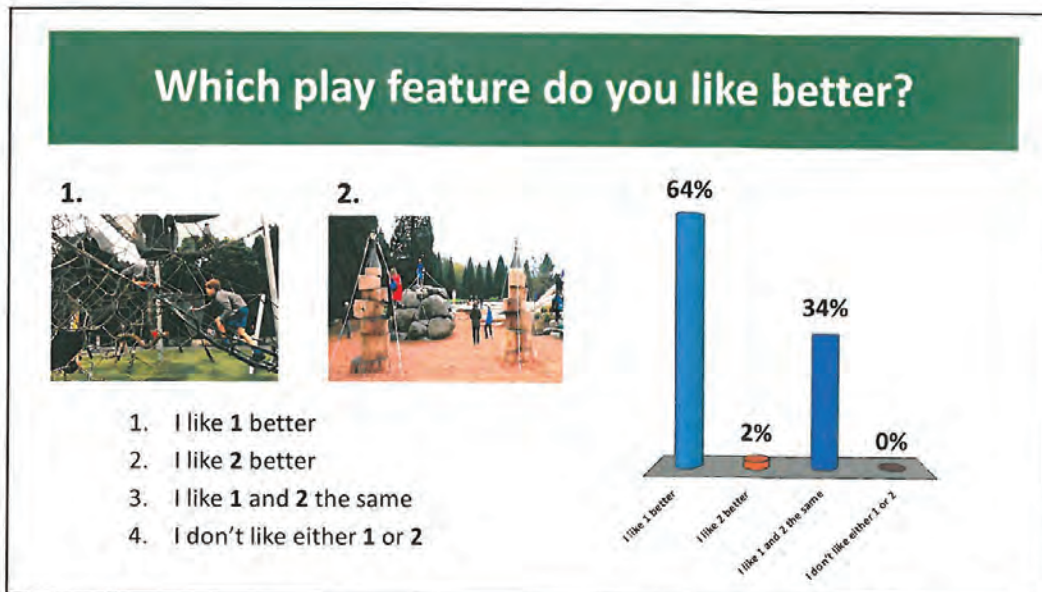
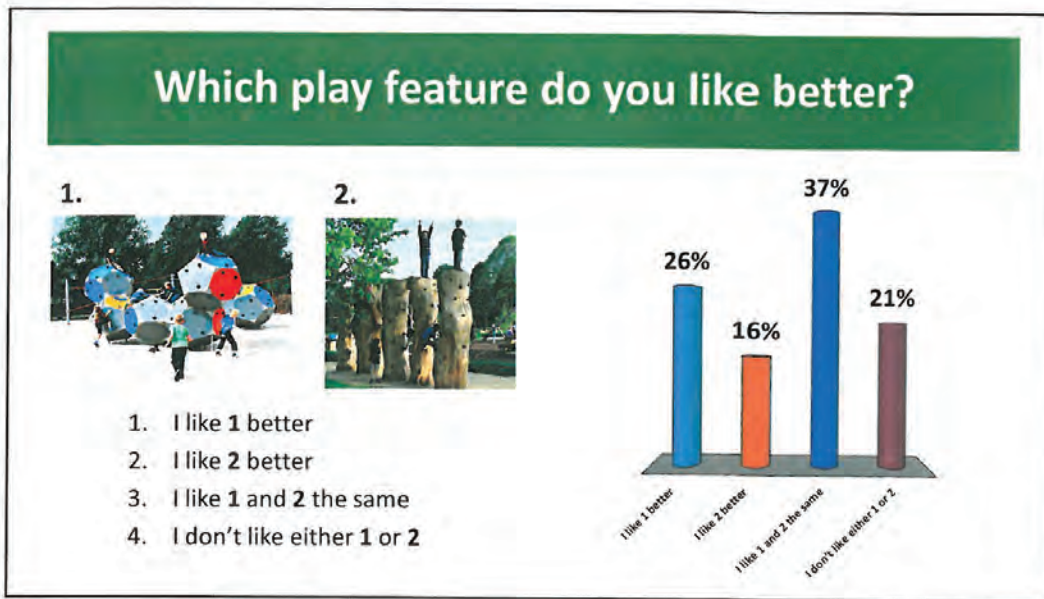


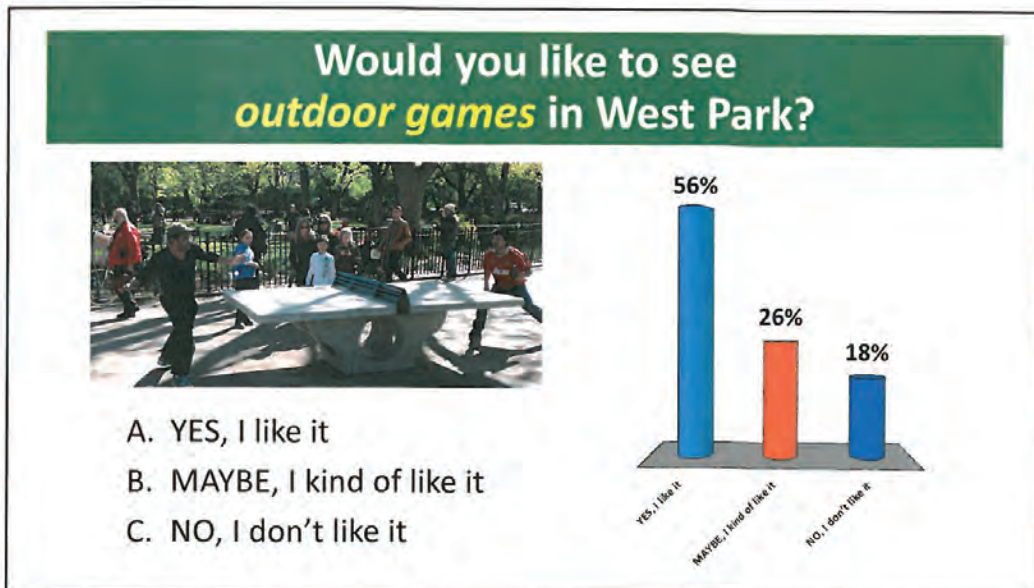
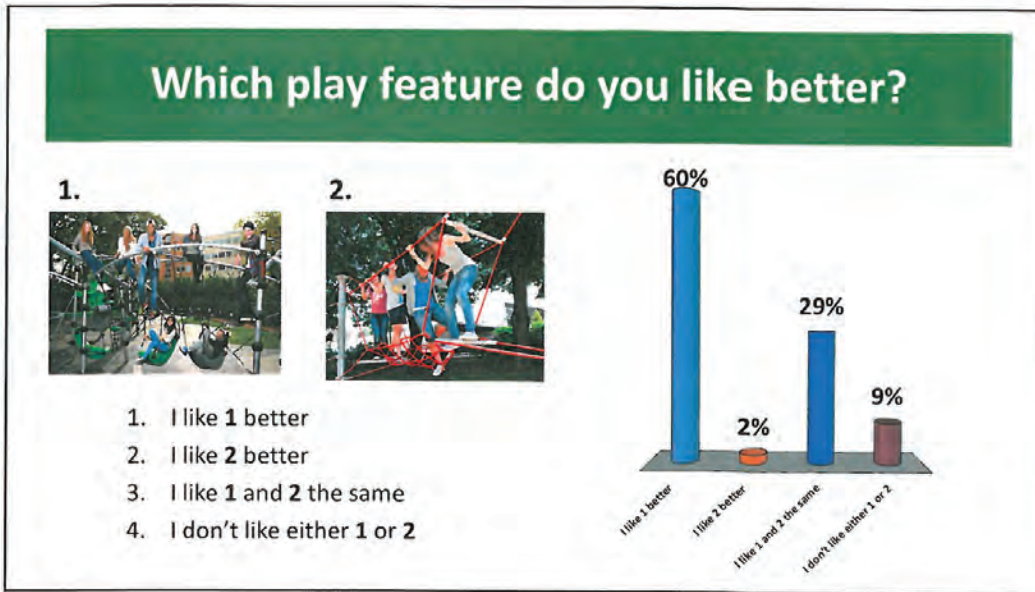









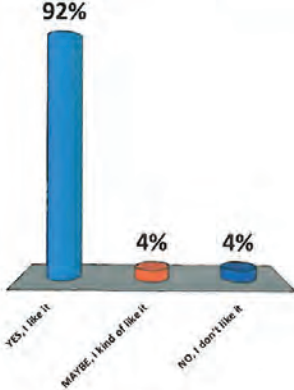




Would you like to see an *indoor adventure park* in West Park?




- A. YES, I like it
- B. MAYBE, I kind of like it
- C. NO, I don't like it

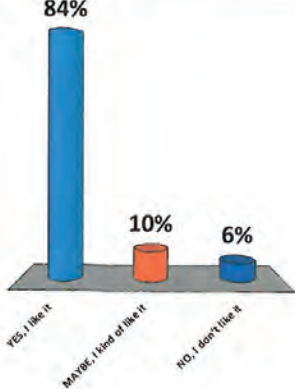


Response	Percentage
YES, I like it	92%
MAYBE, I kind of like it	4%
NO, I don't like it	4%

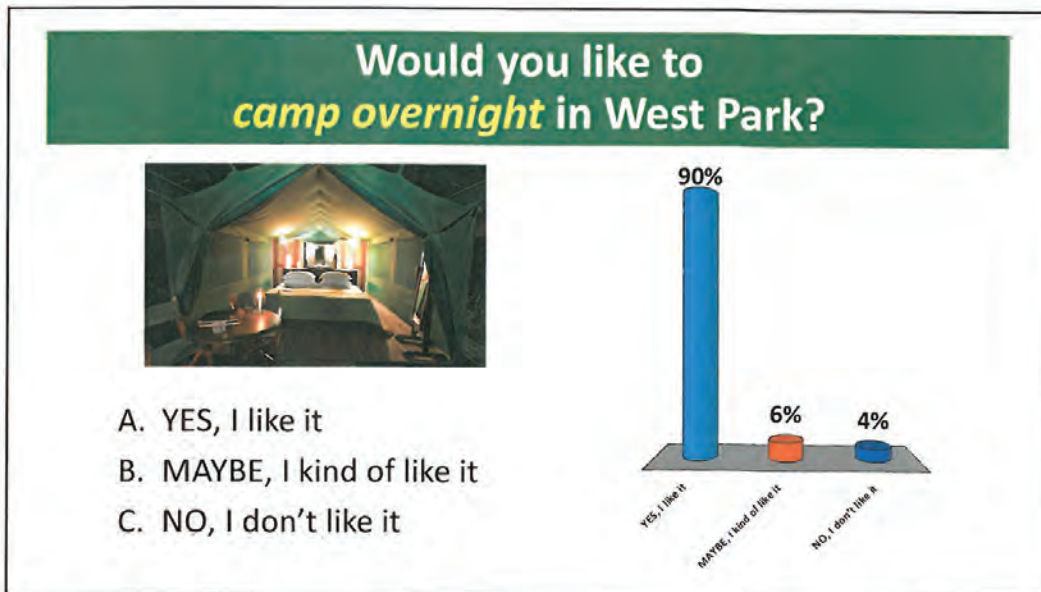
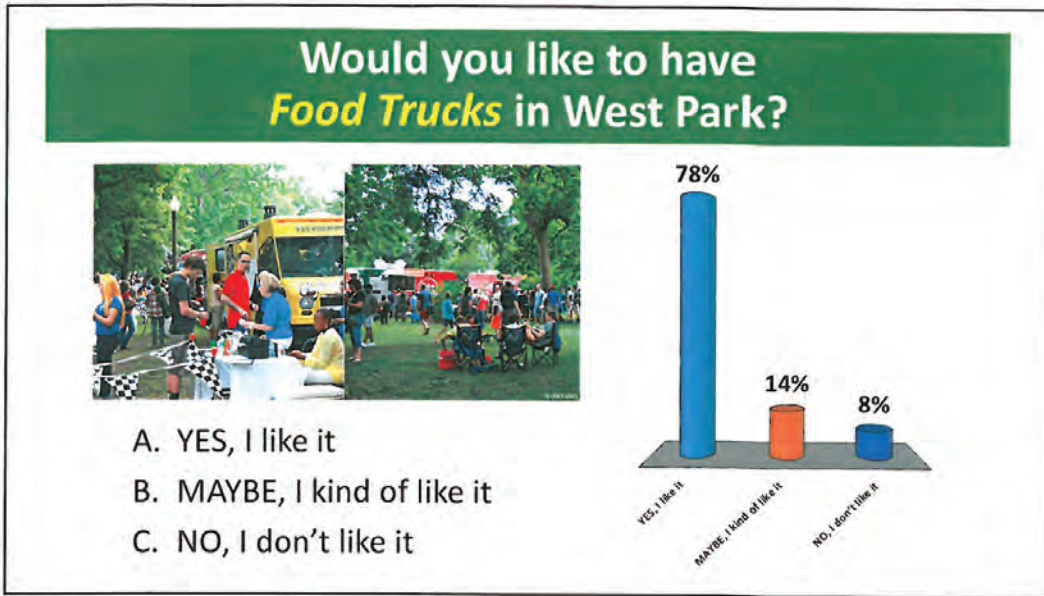
Would you like more *water play features* in West Park?

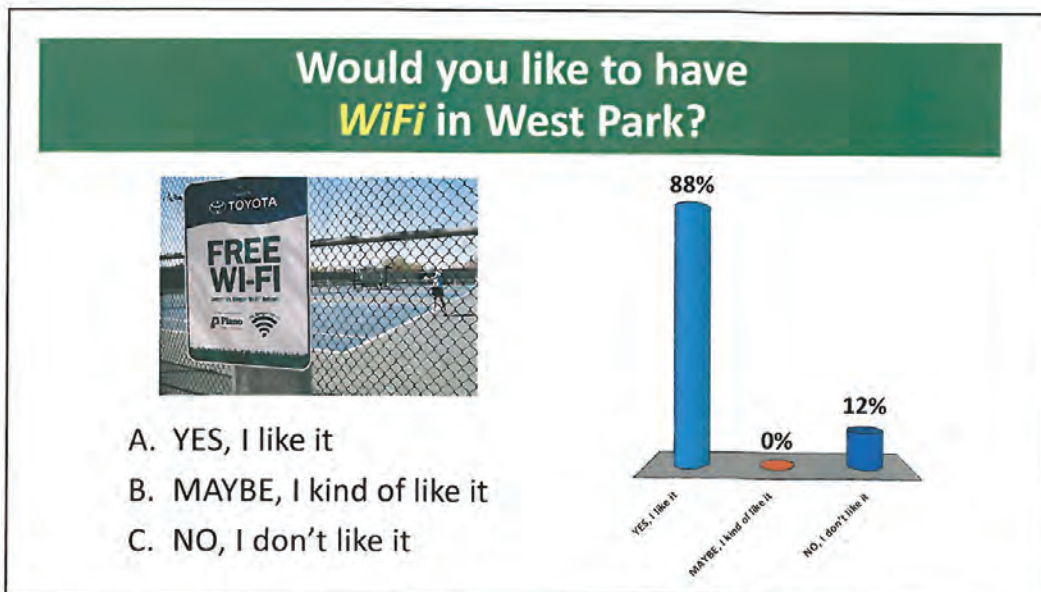
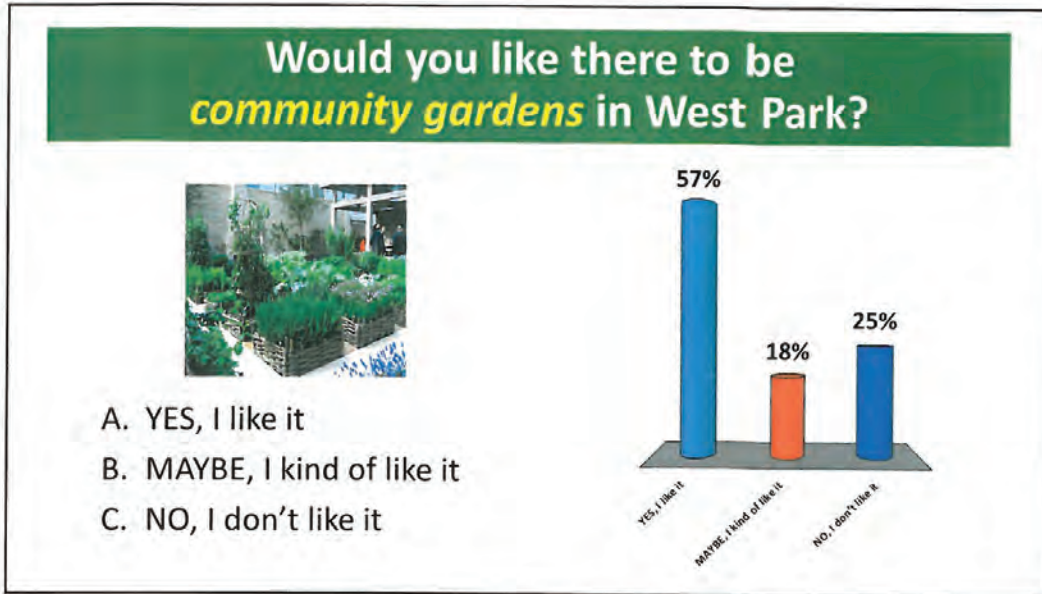


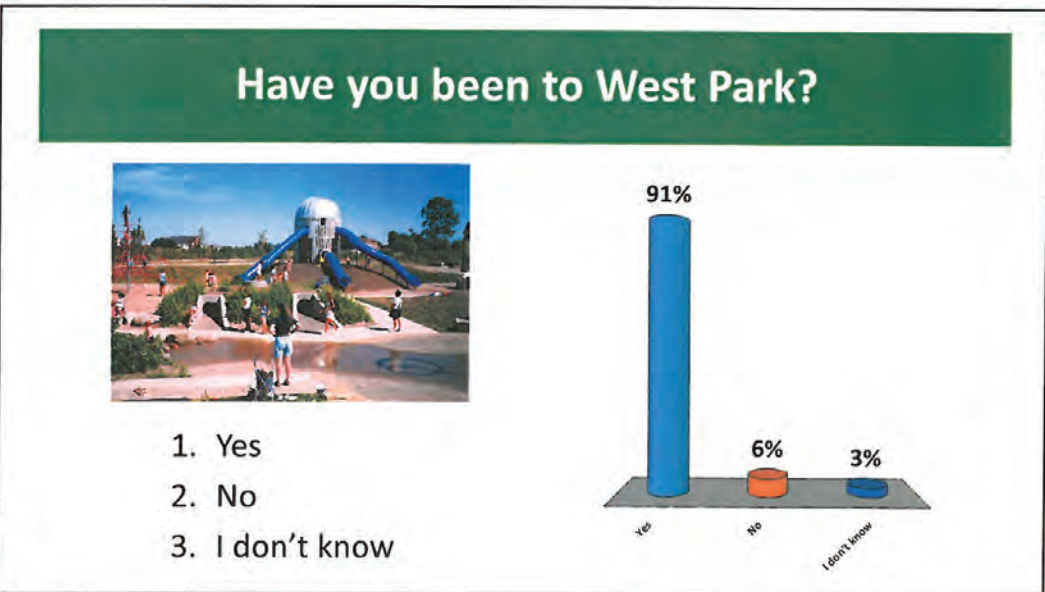
- A. YES, I like it
- B. MAYBE, I kind of like it
- C. NO, I don't like it

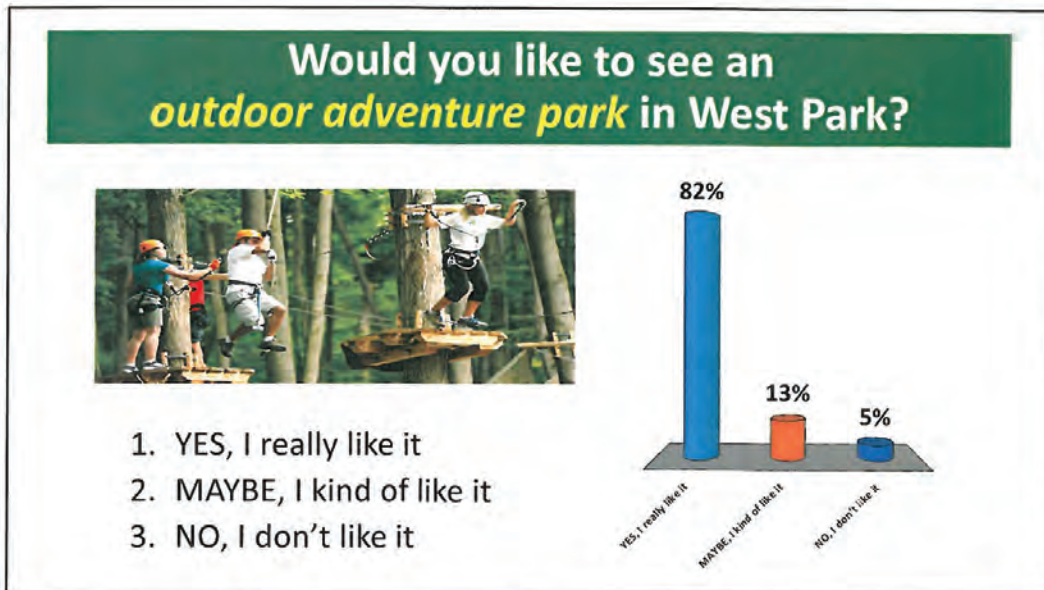
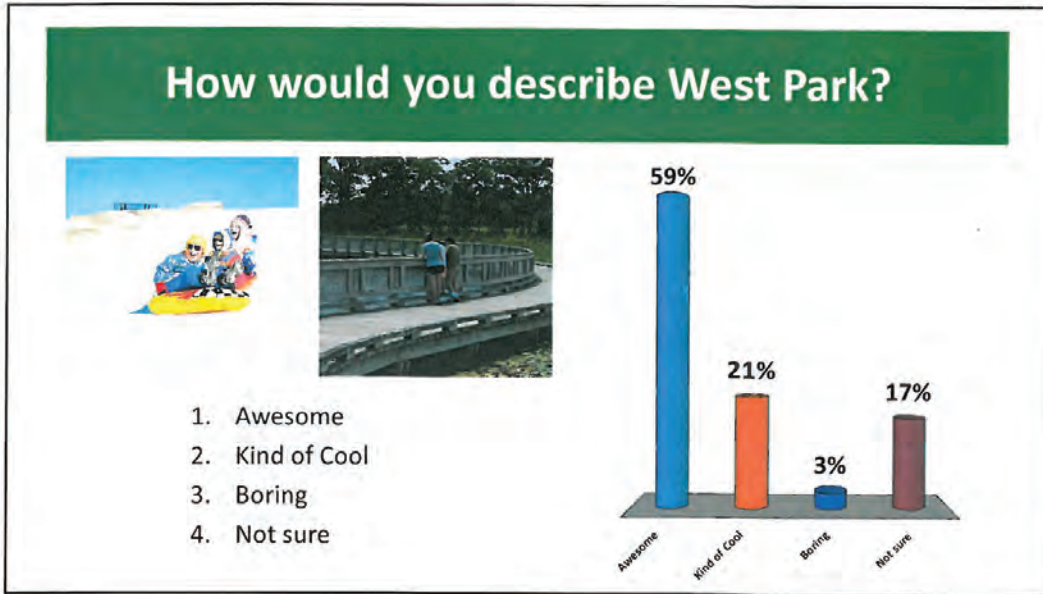


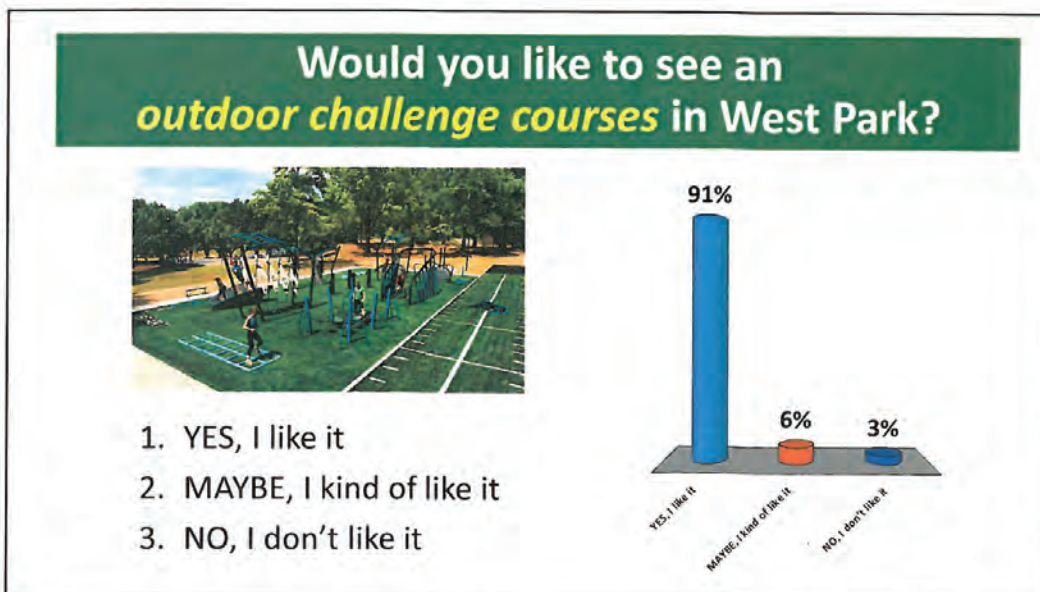
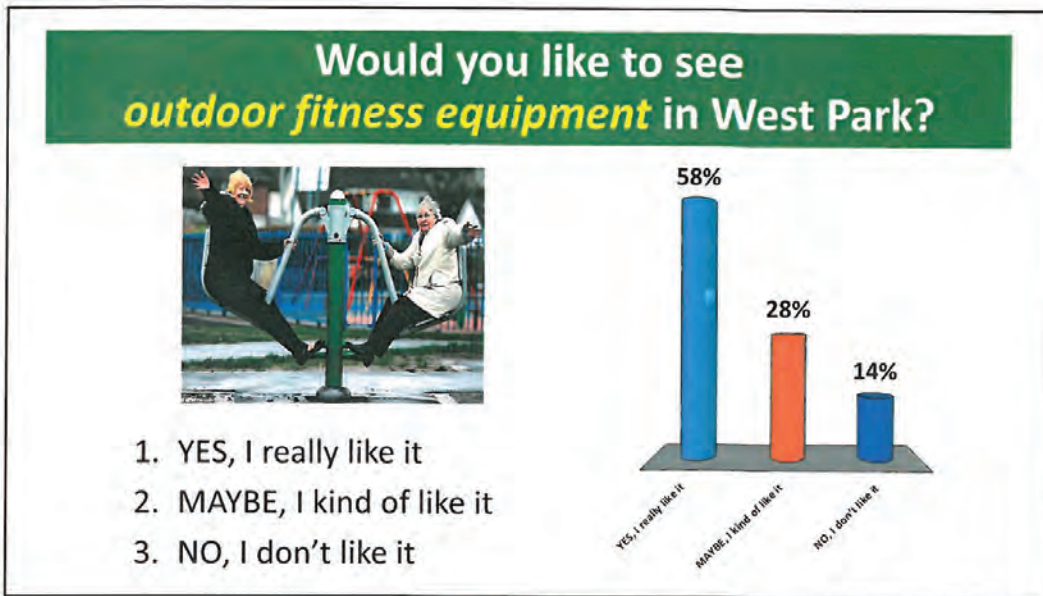
Response	Percentage
YES, I like it	84%
MAYBE, I kind of like it	10%
NO, I don't like it	6%

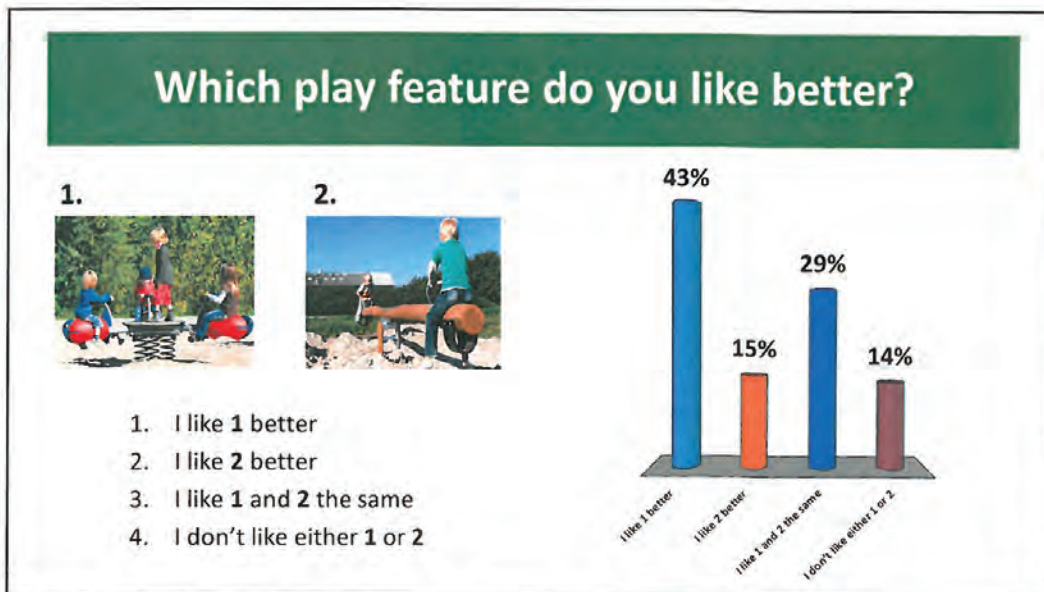
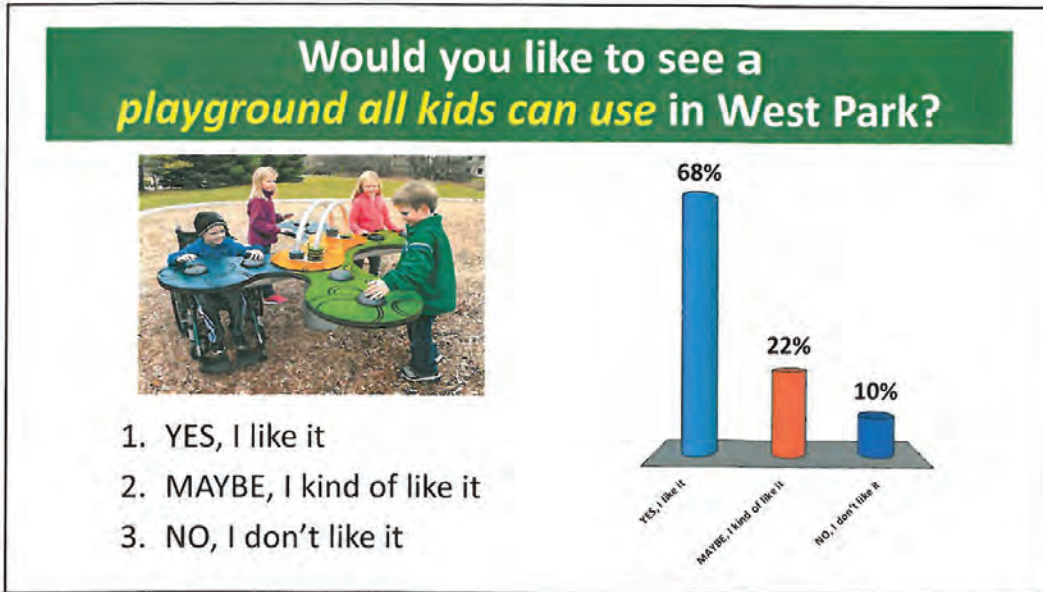


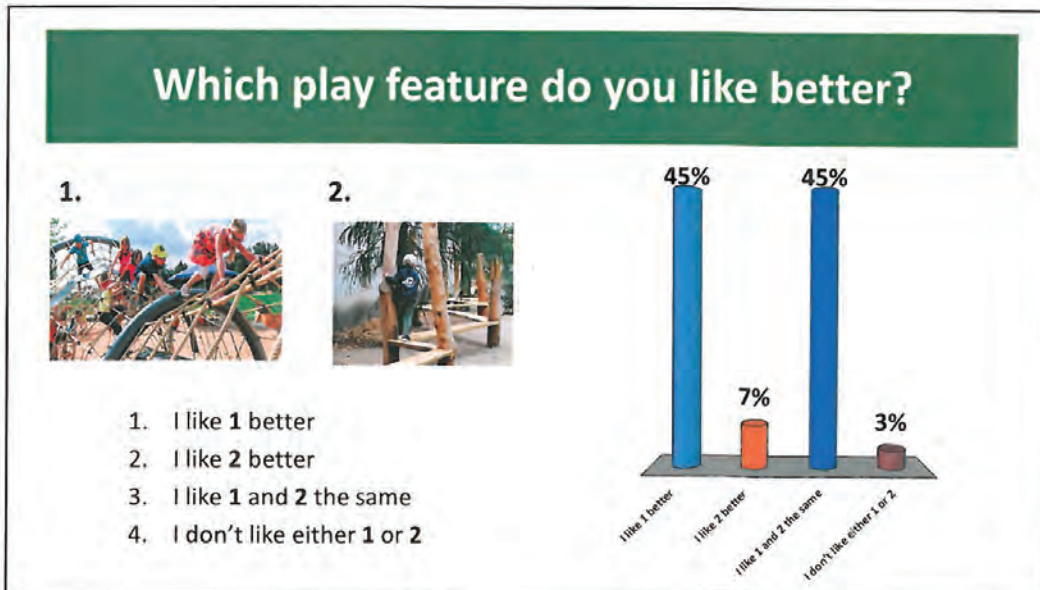
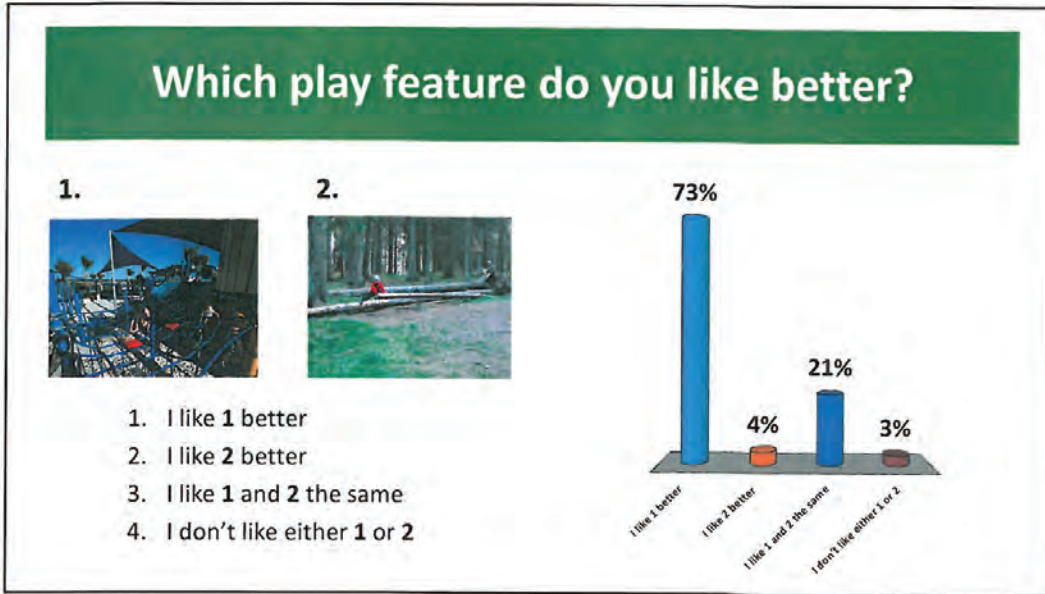


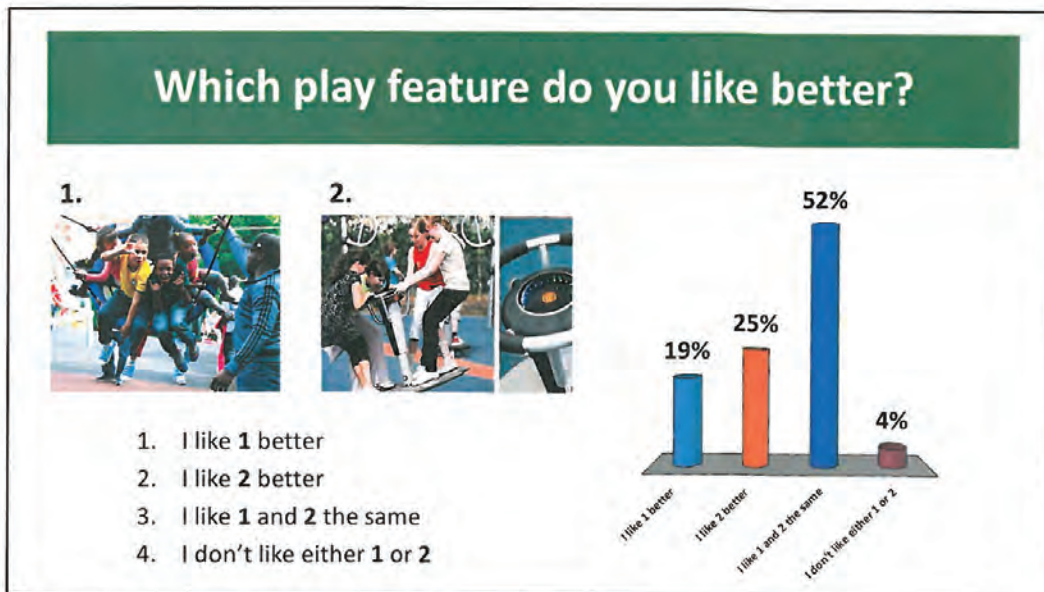
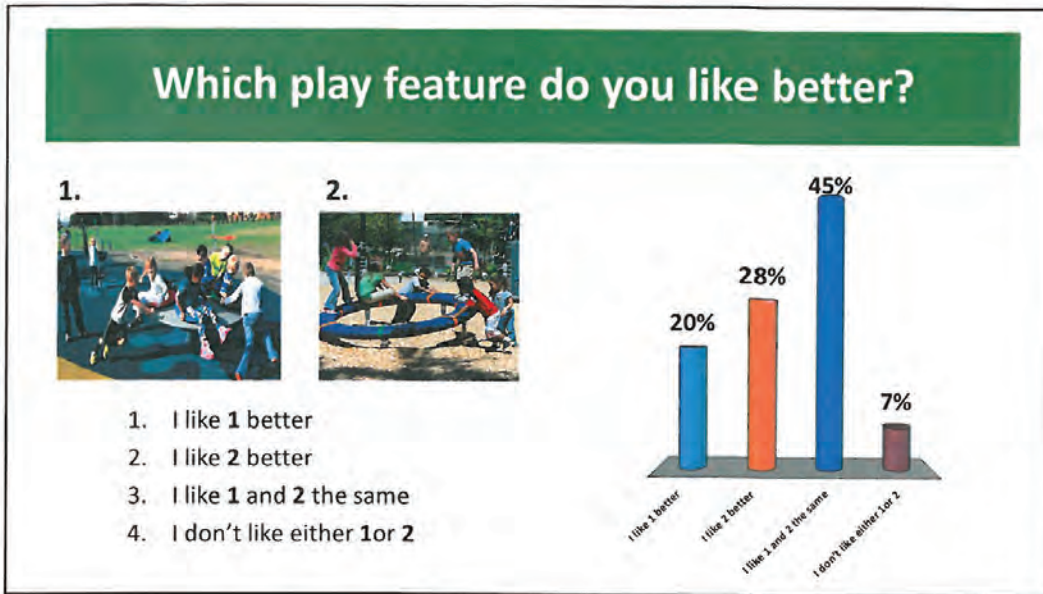


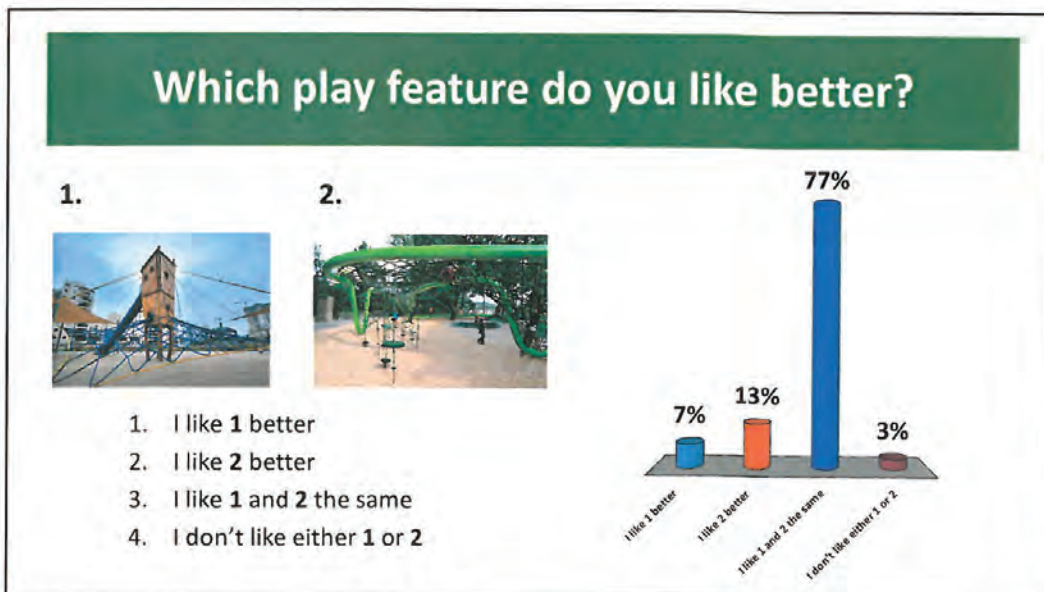
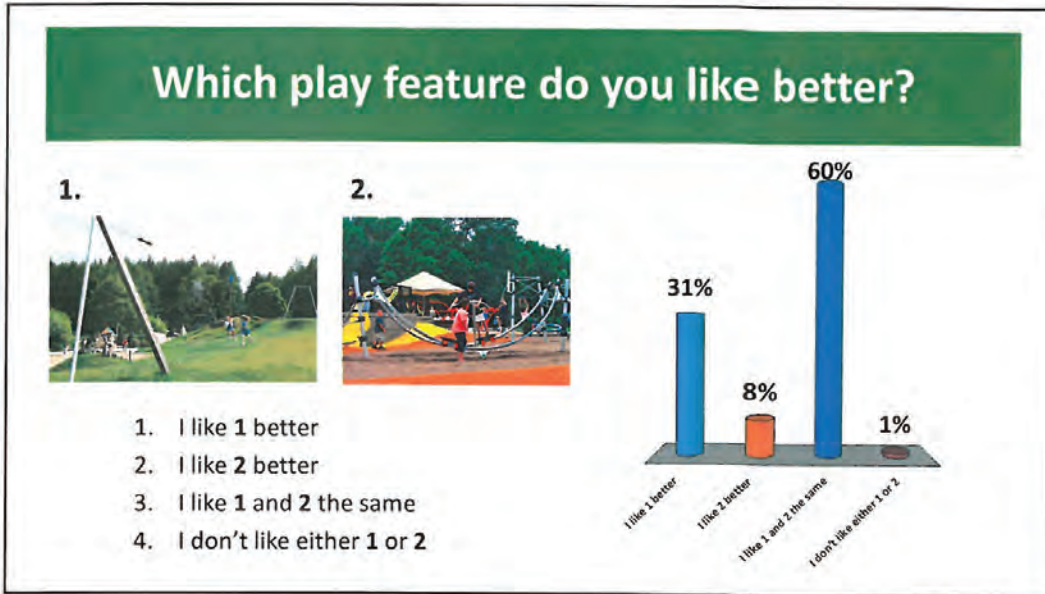


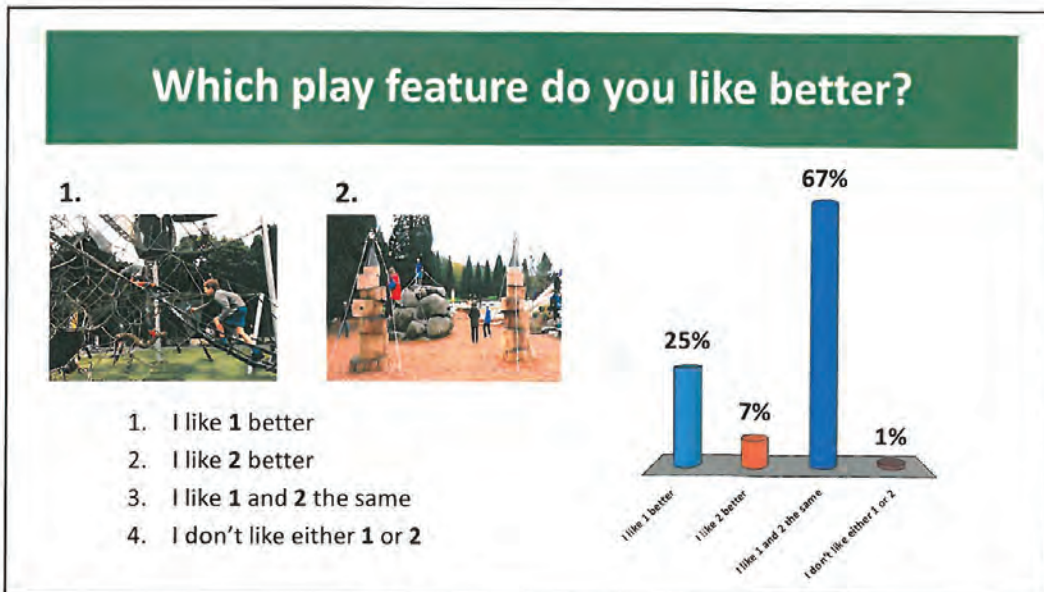
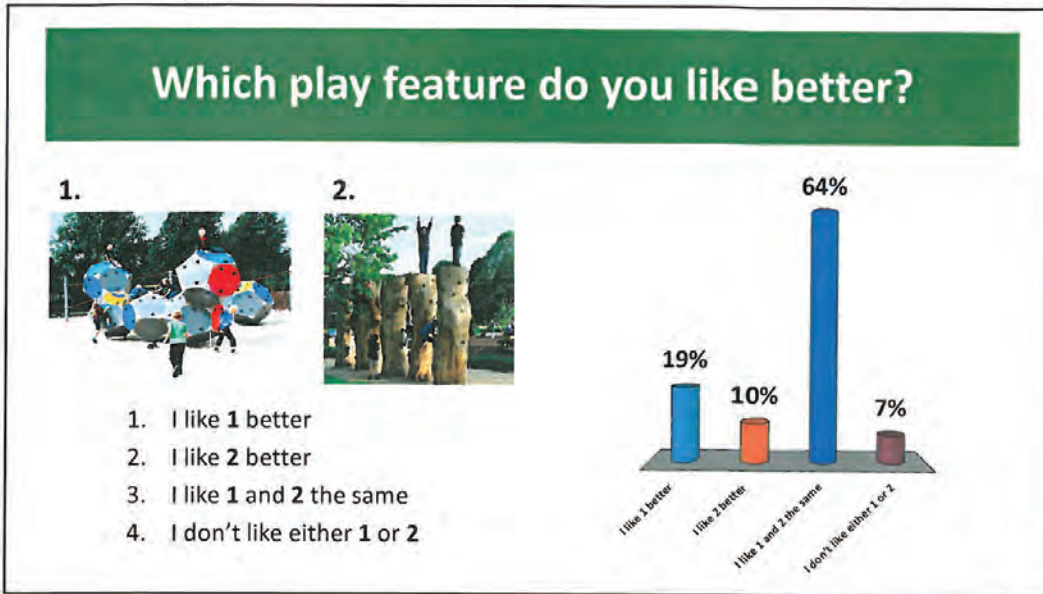


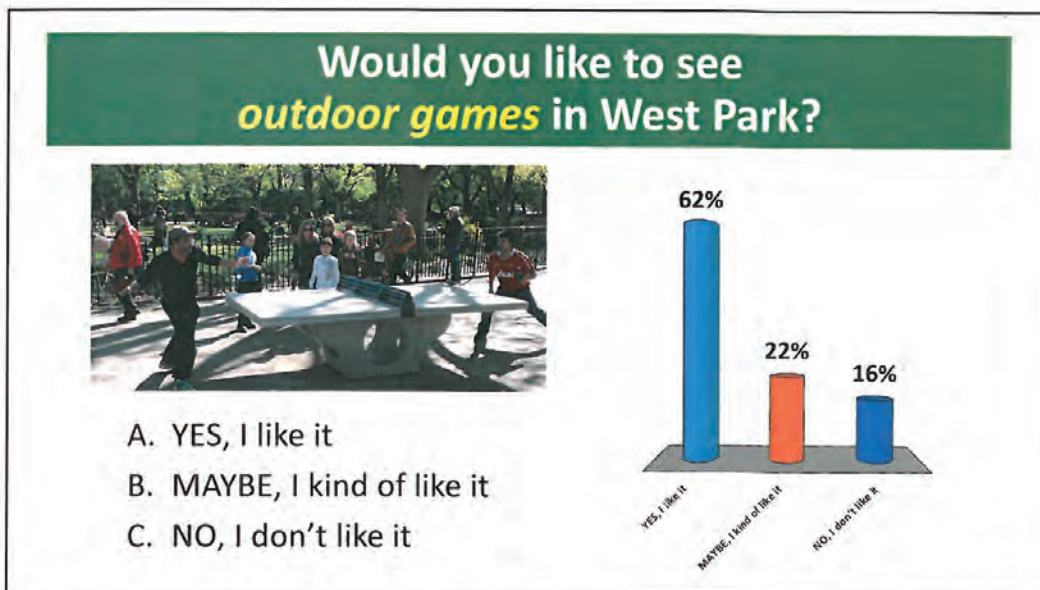
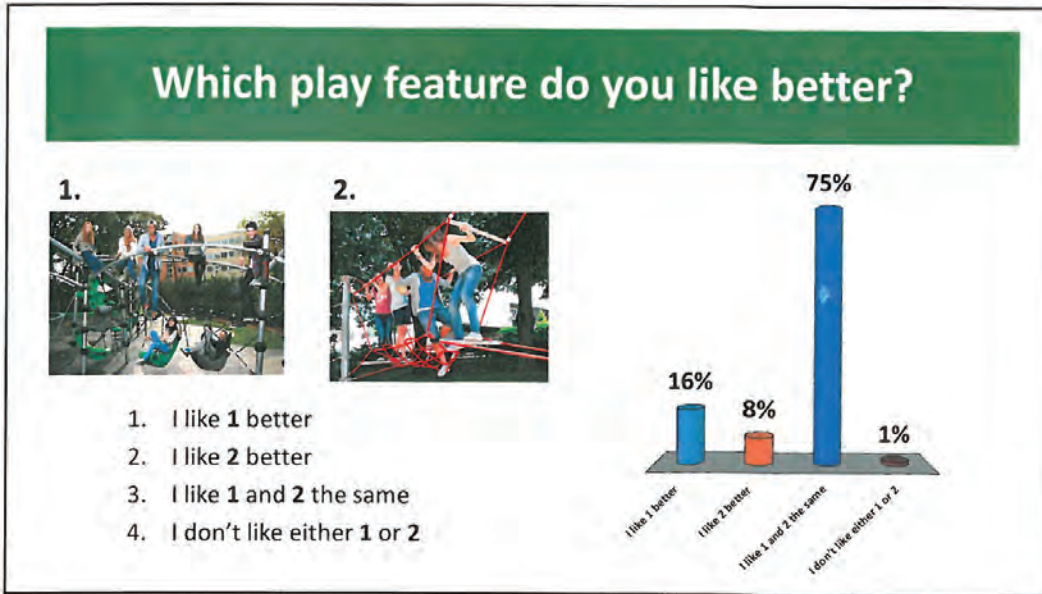


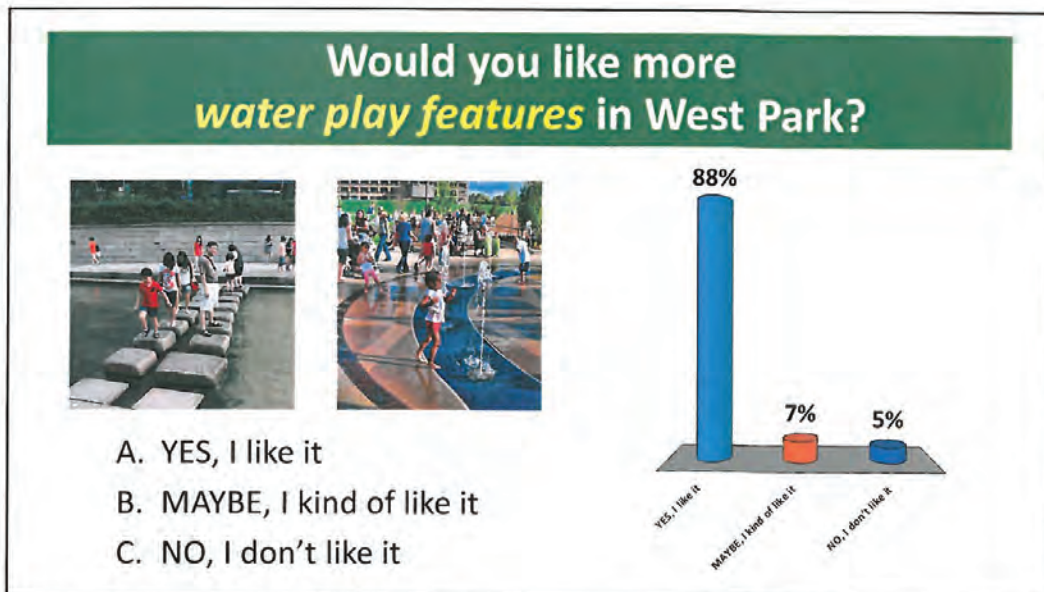
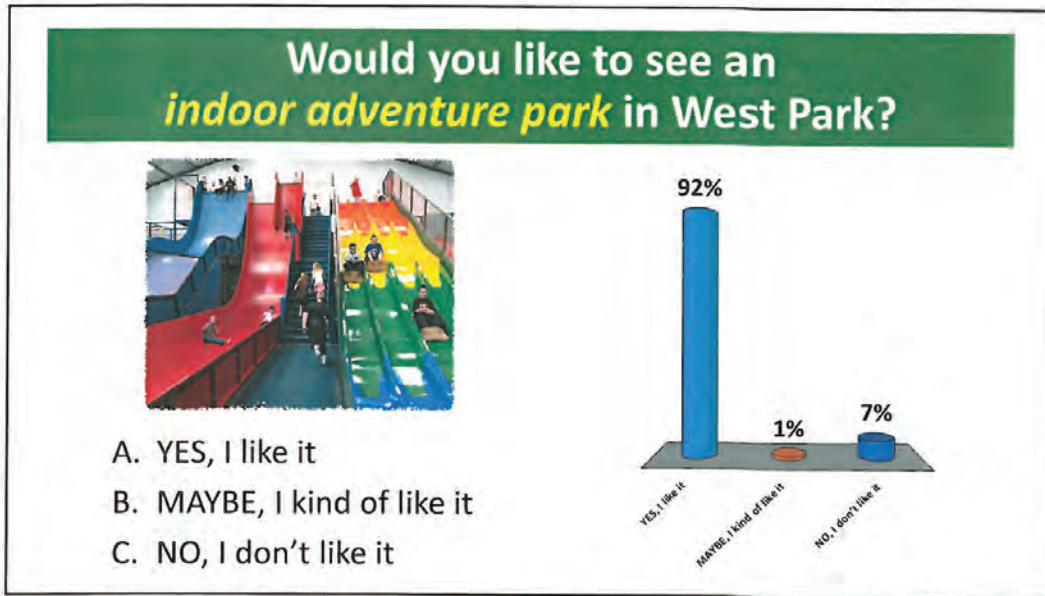


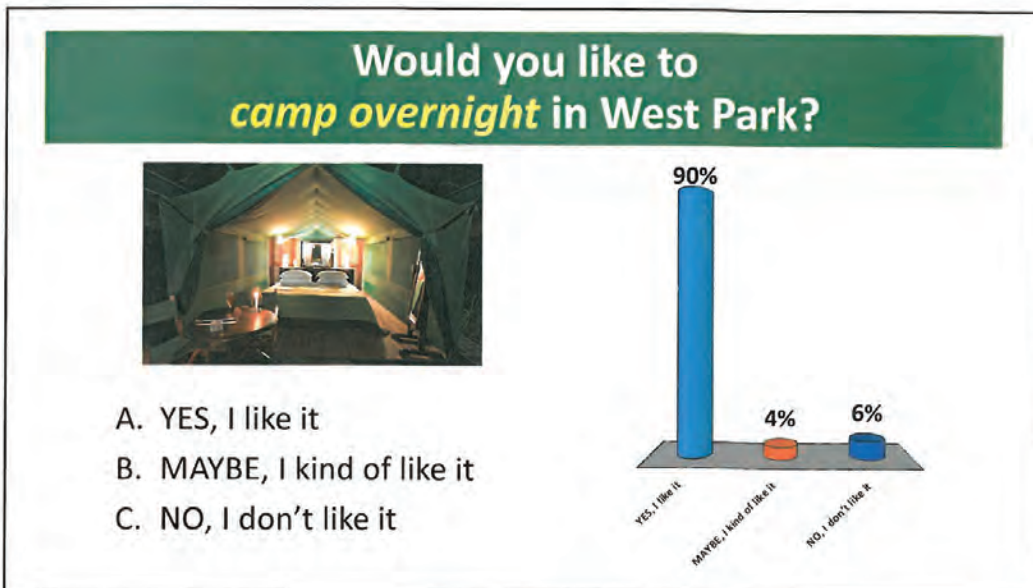
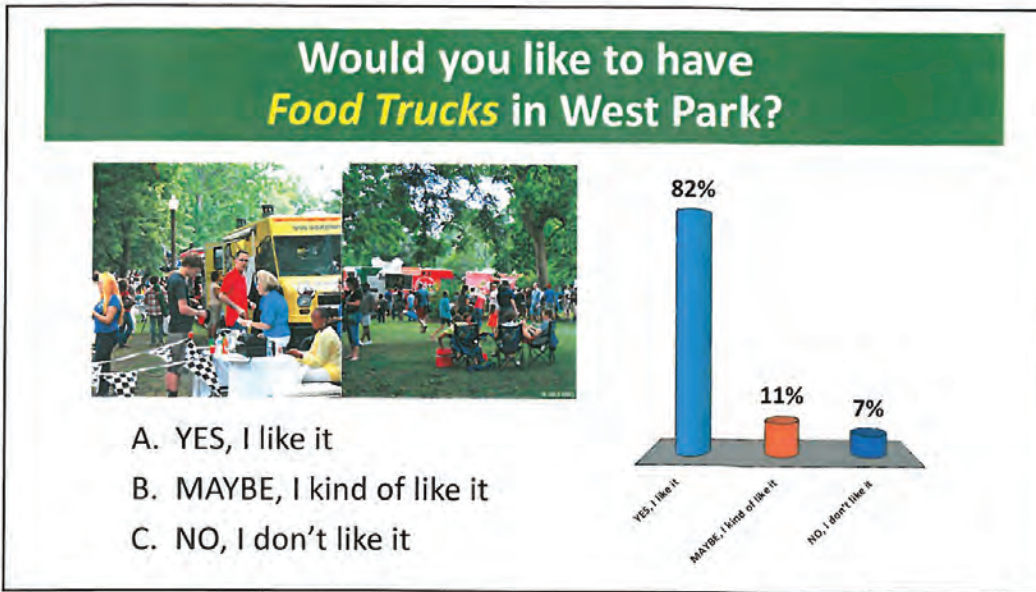


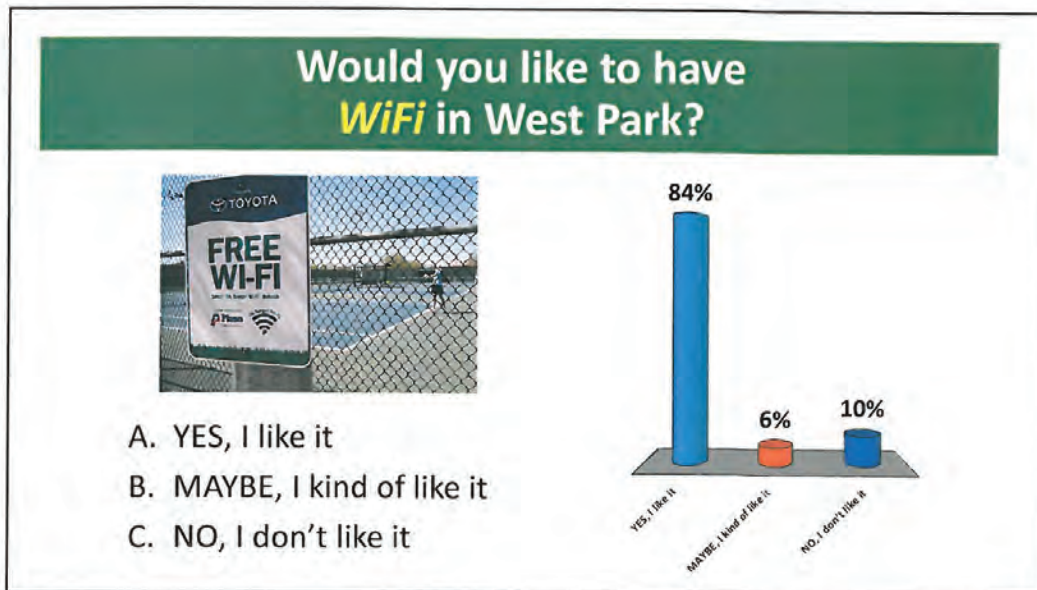
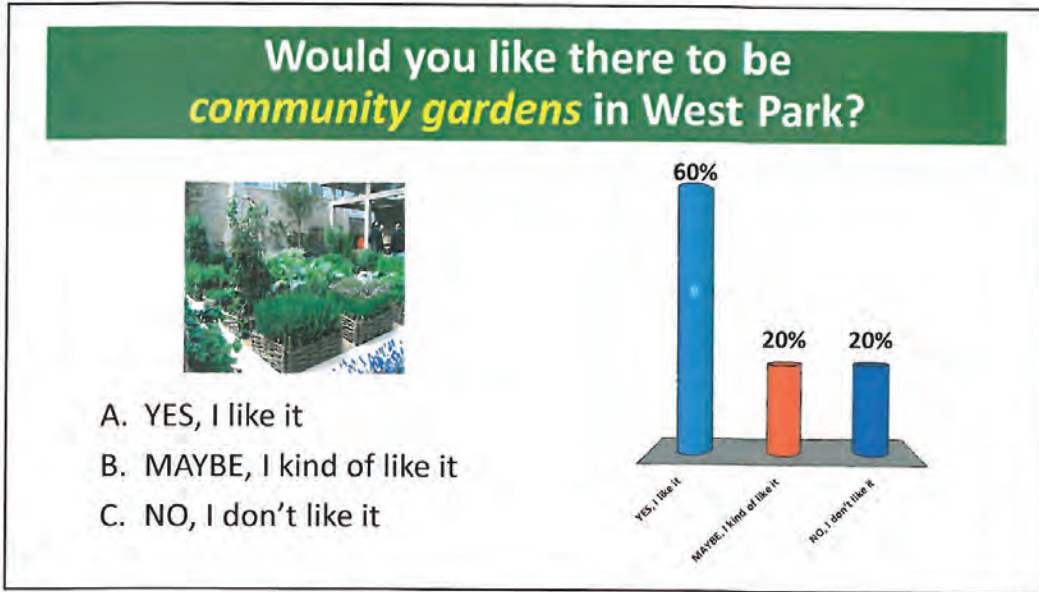












Following are comments received through YourWestPark.com or emailed directly to staff. Comments were edited only to remove the identity of the sender.

Date/Time	Comment
1/1/2016 6:48 pm	<p>I'm writing to ask (based on the notice in the newsletter below), if the property that we back onto is effected by the proposal of developing additional land for West Park? I've copied my neighbors who would also be interested - so if you would please "reply all". Thanks so much!</p>
1/2/2016 10:03 am	<p>We seem to have very few community amenities west of US 31, yet sooo many neighborhoods contributing to the tax base. I am delighted to hear that, though we must commute to 161st St. for a Proximity Kroger and to Rangeline for many other needs, we at least have a park to develop & improve.</p> <p>The only close bark park to us is at Clay Terrace and is not safe for small dogs since it has the black wrought iron rod fencing spaced 4 inches apart. All breeds of dogs with a head width less than that can easily escape when distracted.</p> <p>It would fill a great need for our western population to have a bark park with a chain link fence, possibly two such areas. I'm in the small 57 home neighborhood of Shelbourne Park, and there are a dozen dog owners here who would take advantage of the freedom a dog can have at a park. Multiply that by the much higher population of the area neighborhoods around us, and you could easily see two bark parks constantly at capacity at peak times at West Park.</p>
1/4/2016 3:58 pm	<p>We are interested in participating in the development of a new West Park Master Plan. In that regard, it would be helpful to review the historic master plans. Are these accessible? I have not been able to locate them in online searches.</p>
1/7/2016 1:25 pm	<p>It's been such a blessing to have some of the very few remaining undeveloped acres of land in Carmel as part of West Park. In fact, before we purchased our home 7 years ago, we researched that land to find that a kind woman had given the land to the park to protect it... which gave us confidence it wouldn't be changed. The wildlife, trees and plants in those woods are a gift to West Park and those who value this precious resource.</p> <p>So while we understand the cost recovery mandate, our hope and our prayer is that the woods remain undeveloped to allow the wildlife, trees, and plants to remain... while perhaps the open field along 116th street be the area to develop.</p> <p>Saddlebrook Subdivision has an incredible group of people who've volunteered their time and talents... and been elected to our HOA - two of whom are copied on this email. I will allow them to represent our subdivision from here. But, again, I wanted to thank you for your response and to share my heart with you on the development for consideration.</p> <p>Thank you for your service to our Park System.</p>

<p>1/18/2016 1:05 pm</p>	<p>I write to supply input regarding the West Park redesign. I understand that an initial meeting is set in a few days but unfortunately I will be out of town for work and will miss that meeting.</p> <p>I and my wife are parents of 3 young children and frequent park users, ages 3, 6, and 9 respectively. We live fairly close to the park, always biking to it when we visit, except on soccer practice nights when we drive. As a coach and commissioner in the Carmel Dad's Club recreational soccer leagues of each of my two daughters (6, 9), I have made use of the West Park open space to conduct their team practices. Carmel Dad's Club had over 2,000 soccer players as of last season, with <i>hundreds</i> of teams across the various age groups and two genders. Only travel teams are permitted to practice at the Shelborne or Badger Park soccer fields, leaving a few hundred recreational teams (including the ones I coach) to find other open space in Carmel to practice on. In addition, Coxhall Gardens green space has been designated by CDC as off limits for practices. As a visit to West Park on a few week nights during Spring (after Spring Break) or during the Fall season will show, the open space at West Park is highly used by multiple soccer teams for practice all week long each season. Finding open space in the West side of Carmel, particularly for a soccer practice hoping to recreate, to some extent, playing field size, particularly with the high number of teams competing for space, is a tremendous challenge. West Park has served as one useful location for many coaches.</p> <p>Consequently, with respect to the redesign, my request would be that you maintain this open space as open space, to allow continued use in this fashion for the hundreds of kids and dozens of coaches that use it for this purpose. If possible, mowing the back side of the mound to create open space in that area would be useful as well, as the front semi-circle can become overused.</p> <p>Thanks again for considering my input. If interested, I'd direct you to coordinate with Carmel Dad's Club for their input as well.</p>
<p>1/25/2016 3:50 pm</p>	<p>As a parent of a child with special needs, specifically mobility issues, I'd love to help provide input on how this park can be enjoyed by all kids!</p>
<p>1/27/2016 4:46 pm</p>	<p>What is the website or web address to watch videos of the community meetings? Thanks.</p>
<p>1/28/2016 11:00 am</p>	<p>I was wondering if you would mind forwarding me the minutes of the meeting or any highlights of interest. I would certainly like to share this information with other board members at our upcoming Feb 4th board meeting. I will seek input from other board members as well and share it in your future scheduled meetings.</p>
<p>1/28/2016 1:28 pm</p>	<p>Walking trails connected across 116th street to the trails on Shelbourne and Towne should be added so people can walk, bike, rollerblade safely to West Park. There isn't enough parking on busy days as it is, so safe access without a car to more walkable neighborhoods is essential. More trails, paved and unpaved as</p>

	well as fields for sports, a pool, and a basketball court (or more than one) would be great!
1/28/2016 4:25 pm	Would love to see a frisbee golf course at West Park.
1/28/2016 4:27 pm	I would play frisbee golf more if I didn't have to drive to the east side of Carmel. Would love a course at West Park.
1/28/2016 5:11 pm	I was given your information concerning the upcoming focus groups to discuss the updates to West Park, particularly relating to accessibility for the special needs community. I recently worked with Smoky Row elementary and Carmel school corp to install a new and accessible playground for the kindergarten and early childhood (developmental preschool) classes. I would love to learn more about the West Park renovation and help in anyway that I can.
1/28/2016 10:31 pm	Please leave the wetlands acreage on the north side of the park untouched. These wetlands are vital for the lifecycles of many amphibians and insects. Birds abound in the wetlands/prairie area. I hope to attend the next meeting with my input regarding this plan.
1/31/2016 8:58 pm	I'd like to stay informed on the plans for West Park
2/5/2016 4:04 pm	Thank you for providing a forum for public input. We live in the area of West Park and are excited about the future of West Park. I have heard suggestions of creating a dog park. While a dog lover myself, I strongly oppose using any portion of West Park land exclusively for dogs. Public parks should promote inclusive use rather than exclusive use. Restricting limited and valuable park area for dogs excludes the availability of park land for people. I highly encourage the decision makers to consider making all of West Park land open to all people for a variety of uses and to not section off and restrict any portion of land for dogs only. Additionally, Carmel already created a dog park in the Central Park area. Thank you very much for considering my input.
2/14/2016 9:46 am	<p>I am a Carmel resident living in the villages of west clay and learned about the upcoming renovation of west park. We love the close proximity of the park to our neighborhood, but have been disappointed by the lack of safe playground equipment for our 21 month old twin daughters. This seems to be a common issue at many of the public parks. There are very few with play equipment suitable for toddlers and "new" walkers and climbers.</p> <p>I would love to see some play equipment or an enclosed area designed with younger ones in mind. The other problem I run into is not being able to chase two toddlers at once! An enclosed area with safe equipment would allow me and other parents of young kids to be able to bring their children to the park without extra help.</p> <p>We are so grateful for the wonderful amenities provided in our area and can't wait to see what is developed at west park.</p>

I thought I would also pass along a website to a fantastic, inclusive park in California. Something like this would probably be a dream for many families.

<http://www.magicalbridge.org/index.html>

Thanks again for your consideration. I look forward to hearing about the plan as it is developed.

**2/15/2016
9:18 pm**

My husband and I moved to Carmel in May of this year. We love this area and have found the quality of life here to be truly wonderful. We are empty nesters but enjoy staying fit and spending time outdoors having fun to stay young.

One of our greatest pleasures is West Park. We go every day and so we took notice when we read you are seeking input for possible development ideas. Our idea comes from one of our many trips to Europe. A few years ago we were on a bike trip from Prague to Vienna and during that trip we happened upon a fabulous park that was geared toward teens and adults having as much fun as young children. It seemed to be a blend of a pars course and a playground and it not only challenged us, it was also tremendously fun. I am including a few photos to show you some of the features. Happy planning and all the best



This standing swing has a maze and the game becomes trying to work together to get the ball into the center of the maze by co-operative effort of those on the 'swing'.



This section challenged balance as each of the steps had stepping stone type tops that moved and required great concentration.



This piece was like a multifaceted see-saw that could rotate in a circle as well as seats going up and down... It truly kept everyone laughing.



The suspended platforms in the picture below were suspended so that they moved when you hopped to them and required balance nimble movement.



The one below was clearly the most challenging... One used the rope to 'walk' up the face of the board and then dismount as you saw fit by dropping off or doing a

somersault type maneuver. In the background you can see the curly balance beam design.



There were many other features in the park and we tried all of them...and during our time playing we all felt like kids again. It was nice to know that being an adult does not mean you have to stop playing and having fun.

2/16/2016
9:27 am

I read in the "Current" that you are developing 45 acres of West Park. I would like to suggest you put in a Pickle ball Court. Pickleball is currently the fastest growing sport in the nation. We play at the Monon Center inside, but I don't know of any public outdoor courts in Carmel.

If you are unfamiliar with the sport of Pickleball, please see website for more information:

What is Pickleball? <http://pickleball.com/pages/about-what-is-pickle-ball>

Court dimensions: <http://pickleball.com/pages/rules-court>

2/19/2016
9:43 pm

Playground equipment designed for special needs kids would be an awesome addition to the park. It would also make so many children feel included in the fun of being at the park.

I understand that at least one of the parks in Carmel-Clay has some type of inclusive playground equipment.

I hope when planning the new and improved West Park, my suggestion will be considered.

2/21/2016 6:22 pm	I don't know if this is the right place to submit this, but I think a second dog park in Carmel would be a fabulous idea.
2/23/2016 1:17 pm	I would like to have a sidewalk from West Park heading west to provide a safe connection to the neighborhoods near the Shelbourne round-about.
2/23/2016 7:25 pm	<p>I read the article in Current in Carmel concerning the development of West Park. I am unable to attend the meeting this evening, Feb 23, but wanted to offer input. Your email was listed in the article.</p> <p>This past Saturday when the weather was so delightful, we went to West Park at about 4PM to walk the trails. However, we had to pass on those plans as there was no place to park in the designated spaces. This had led many people to parallel park along the drive, filling in every possible space and creating tight driving conditions and poor visibility for spotting pedestrians. It is encouraging to see the park being utilized to such an extent. However, as the westernmost areas of Carmel are being filled in with more residential developments, this city park, the only one west of US 31, is going to experience even more crowding on a routine basis with the current very limited supply of parking on site.</p> <p>I would like to suggest that the smaller piece of land on the southeast corner of West Park be utilized for parking. I see that there are 2-3 private homes in Crossfields adjacent to that piece of land. A buffer of trees and land running at the property line should be left in place to shield those homeowners from the parking lot. Given that this portion of land appears (from the image in the Current article) to be about 1/8 to 1/10 the larger tract, it still leaves the bulk of the additional land available for nature/recreational purposes and could add multiple times the number of current designated parking spaces.</p> <p>I am happy to see plans being put in place to expand West Park. However, planners need to keep in mind that it is important for the expanding west side population to be able to continue to utilize West Park without frustration due to inadequate parking.</p>
2/24/2016 10:10 am	<p>I attended the West Park "Ecology" meeting last evening. This morning as I walked around my property observing the water backing up at the drains on my property I thought of two questions I was surprised no one asked last night.</p> <p>1) Assuming West Park makes a decision to proceed with the restoration project and disables the drain tile system at West Park, how will that affect properties immediately adjacent to West Park? Will our drainage systems become overwhelmed in the event of heavy rains?</p> <p>2) How will "wetlands" affect the mosquito populations in the area? In the event those populations increase, how will they be controlled?</p> <p>Do not construe these as negative comments, I am in favor of restoration projects, but I believe these are important questions to ask.</p>

2/27/2016 2:16 pm	I would like to receive emails regarding this project. Thank you
3/1/2016 6:13 pm	<p>I'm a University High School sophomore, and I'm very interested in the upcoming development of West Park. Would you consider adding electronics recycling facilities at the park?</p> <p>Over the past few years I've become very concerned about the the environmental effects of disposing electronic waste in landfills. Families keep accumulating electronic devices, but don't know how or where to dispose of their old electronics properly. Often, they simply toss them in the trash, which, as you know, leads to dangerous chemicals leaching into our soil and ecosystem.</p> <p>I would very much like to be involved in any efforts to implement electronic recycling programs/facilities at West Park. I've worked on the following projects in connection with electronic waste:</p> <ol style="list-style-type: none"> 1. Currently, I am researching the effects of methyl mercury (a component of much electronic waste) on animals with a professor at Marian University. 2. In September 2015 I made a 20 minute presentation to our entire student body and faculty about the dangers of electronic waste. 3. In October 2015 I ran a two-day community recycling drive based at University High School (in conjunction with TechRecyclers) during which 200 people dropped off their old electronics for proper disposal. A 24-foot truck was completely filled with old TVs, monitors, computers, cables, etc. <p>Given the large number of "patrons" during my October drive, I believe that it would be extremely beneficial to have a regular, West Park-based, electronics recycling program to keep electronics out of landfills. Please let me know if and how I could assist in developing such a program!</p>
3/19/2016 1:43 pm	Members of the Indiana Astronomical Society use, with permission, West Park for astronomical observing at night. We sincerely hope that park plans do not include lighting.
3/22/2016 5:20 pm	Thank you once again for inviting me for the focus group this afternoon. I appreciate all the work that you're doing to make our community great. Also, I appreciate you connecting me with the appropriate person for the Boy Scouts in my church to have potential Eagle service projects in West Park building benches.
3/23/2016 1:12 pm	I would like to propose more usage of West Park - indoor facility - health wise - with aqua exercise for seniors, yoga for all, Zumba, pilates extra...
3/23/2016 9:33 pm	Hopefully the playground and water feature doesn't change too much; it's uniqueness with the rock stream feature and silo/slide area makes it different from the other parks. We are on the very east side of Carmel so we don't make a lot of trips over to West Park but it is fun every time we visit!
3/27/2016 12:48 pm	We are frequent users of West Park and enjoy its natural beauty and walking paths immensely. We attended the meeting at the Village of West Clay and

	<p>wanted to let you know that It is our strong desire to keep West Park and the new addition a nature park. The current amenities are fine but the balance of West Park should remain in its natural state (save pathways) without further amenity expansion. Amenities are available at other locations including tennis courts, basketball courts and athletic facilities at the nearby schools and almost all neighborhoods in the area have pools and the Monon center is always available. With all the development in Carmel, we strongly feel the need that there should be some remanence of nature preserved which would be West Park. Thank you for the consideration.</p>
<p>3/29/2016 9:36 am</p>	<p>I wanted to reach out and say hello and thank you again for including me in the focus group to talk about how to accommodate kids with disabilities. I'm just so proud and blessed to live here where you all take ALL kids into consideration when you're building play spaces. Thank you!</p> <p>My family and I had a chance to visit a park this past weekend and I thought I'd share some of the pictures because it was an awesome experience for my son who uses a walker. It was Brooks School Road Park in Fishers - not sure if any of you are familiar with it - and it was touted as ADA accessible so we thought we'd try it out. All in all, it had a lot of features that I think could be incorporated into the new West Park playground and I'd encourage you to visit it if you can!</p> <p>Some of the features that were really nice for our family were the ramps to access the playground features from all entrances, the solid surface playground, ramps to get into the playspace itself, lots of ground level play features, and the ADA swings that support low trunk control. I've attached a few pictures and as you can see, kids of all abilities are enjoying the playground. In fact, it was one of the largest we've ever seen and I think it was really neat how it included some aspects that would appeal to older children as well (such as a third level on the playspace and a pretty big tube slide).</p> <p>A few other aspects that we really enjoyed were the creek (my son loved throwing rocks and watching the splash), the easy sight lines from all areas of the park, benches along on the edge of the playspace, and how flat the entire play area was (unlike the current hilly nature of West Park playground).</p> <p>Feel free to use and share these pictures for the purposes of the planning of West Park :) Sorry, some of them have a filter that I didn't realize I had selected.</p> <p>Also, I plan on attending the design days scheduled in May - is there a best day/time for me to attend and give input to help plan ADA aspects of the playground?</p>
<p>4/1/2016 11:11 pm</p>	<p>I am a west Carmel resident with five young children. Thank you for your time and effort to make our already-wonderful West Park an even better place for our children and our community! My only personal request is that you make the splash area safer. My four-year-old slipped on the cement last summer and ended up with 9 stitches in his head. I have seen other splash parks that have</p>

	material that is softer and also gives more traction than cement. I think this would be a safer alternative for our children. Thank you.
4/7/2016 3:31 pm	I'd love to see a dog park on the west side!
4/19/2016 12:13 pm	I would love more benches and more walking trails. Would love an updated splash pad, like mulberry fields or better. I don't like that huge climbing thing! Would be nice to have more diverse playground structures geared towards a range of ages. It would be cool to have something new and different, like a skating rink or something else unique to Carmel. I would also love a lot more shade trees. Thank you!!!
4/20/2016 10:28 pm	One of the major attractions of West Park, is that is IS natural, and unimproved. I am very concerned that you folks are trying to turn it into a carmel disneyland. I am also concerned, that certain interests will try to bring in that "DNA" testing malarky just to allow dogs to walk in that park. That is self serving to certain special interests. My opinion? Improve existing facilities, keep the natural facilities, and for the most part, leave it alone. Thats what makes it as attractive as it is.
4/22/2016 5:21 pm	Pickleball please...growing fast...family fun...thx
4/24/2016 4:03 pm	Outdoor dedicated pickleball courts. Many communities across the U.S. are adding courts to meet the growing demand for pickleball.
4/24/2016 8:09 pm	<p>I just wanted to reach out again and say hello. I'm very excited to see the team next week and see what develops for the new park! As a mom whose son wants to explore and play just like any other three year old, but often can't because of his mobility restrictions, having a park that allows him to explore and experience being a kid is something that I can't wait to see. I read a blog written by a mom whose son also has spina bifida and I felt like it was so well timed for this upcoming park design project. It's a short blog and I promise it won't take more than five minutes to read - but I think it really captures how much an accessible playground means to us.</p> <p>http://www.whatdoyoudodear.com/if-you-give-a-mouse-an-accessible-playground/</p> <p>Thank you for taking the time to consider all kids :)</p>
4/30/2016 1:02 pm	I would love some sort of indoor play facility for year round play! Thank you!
4/30/2016 6:59 pm	<p>I have appreciated your outreach to Carmel neighbors for input on a redesign for West Park.</p> <p>I have talked to many neighbors near West Park and throughout Carmel and will share some of our suggestions for West Park. We feel strongly that we would like to maintain the natural green space in West Park. Once West Park has been</p>

developed it will be very difficult to take it back to its natural state. We are concerned about overdevelopment leading to loss of green space. There are a limited number of natural green spaces in our community and much of our remaining green space is being gobbled up by developers.

Neighbors have made the following suggestions: A bridge or underpass between University School and West Park would help provide a safe crossing across 116th Street. There should be clear posted rules for bringing dogs into the West Park. Consider an intergenerational playground, where families can play together. Have mile markers along the paths.

I believe that my suggestions below will have minimal impact on the natural state of West Park. I attended the first 2 community meetings. I watched the video of the third community meeting. I also participated in one of your focus groups and shared with you some information about designs for playgrounds and exercise equipment for older community members.

I look forward to seeing the design for the new playground and water play area. I often take my grandchildren to play at the playground and water play area at West Park. *I think that it is important to include areas with shade and benches for the caregivers who are bringing children to play at the park.
*I encourage you to include playground equipment at West Park that will be handicapped accessible.

I want to share my feelings about some of the additions to the park that were presented at the third public meeting. (I was not able to attend that meeting.

I am strongly in favor of having outdoor fitness equipment (outdoor gym or adult playground) at West Park, and ask that it includes equipment that could be easily utilized by older Carmel residents. This would be the first location in Indiana to provide outdoor exercise equipment for our older citizens.

I am 68 years old. I have had back and knee surgery, and have some current foot problems that limit me from walking long distances. Many Carmel residents have similar issues. I know it is for me to be outside and to do aerobic exercise that will also give me strength and flexibility and endurance and balance. For the past ten years and for the first time in my life I have been working out regularly at a fitness center (at the Monon Center). I think that exercising with family and meeting friends at West Park to walk and exercise will provide an increased motivation to keep my body functioning at its best. I would value combining soaking up the peace of nature with an expanded opportunity for exercise.
*I ask that this fitness equipment be near parking and that there be some benches and shade in this area.
*Because of my walking limitations, but also to encourage me to do more walking I suggest that equipment for older citizens be grouped in one area, and also some equipment spaced out on a trail leading from that area to encourage walking and more exercise.

	<p>*This area could also be connected to an outdoor challenge course.</p> <p>I am interested in having a year around Nature Center in Carmel. I think that is an option worth considering for West Park. I often take my grandchildren to the Cool Creek Nature Center in Westfield. I encourage you to have interpretive labels and signs throughout West Park. I would encourage you to have some public art and/or sculpture built out of natural materials.</p> <p>I am opposed to having WI-FI in West Park. I feel that it is healthy for people to get away from electronics and provide an oasis for focusing on nature, rather than have yet another venue for electronics.</p> <p>I am opposed to an Indoor Adventure Park. I believe that there are several commercial options that people could use.</p> <p>I am opposed to a large year around indoor facility. There are many places in our community where people or groups can meet.</p> <p>I feel neutral about the below options. *I would want to know more about them and how much of the green space they would use and how they would impact the park experience. Outdoor games in park (ex. chess, checkers, ping pong) Green space integrated water features/spray parks Food Trucks in the park Camping or Glamping (glamour camping) Community Gardens</p> <p>I look forward to attending much of the 3-day design workshop as you develop the preliminary draft of a new master plan for West Park.</p>
<p>5/1/2016 11:11 pm</p>	<p>We have participated in all three West Park Community Meetings, a focus group, and have read the website postings. The first two Community Meetings left us feeling hopeful and thinking about what we would like to see for the park. However, the third meeting left us feeling alarmed and thinking about what we absolutely would not want to see done to this park. Rather than just putting options on the table, that presentation felt like a marketing pitch of why we ought to want the biggest, best, preferably totally unique entertainment developments (especially Indoor Adventure Parks), similar to and beyond what big cities in other countries have done. We actually do not want that, nor the crowds it would entail.</p> <p>The surest way to ruin West Park is to convert it into just another noisy, crowded, entertainment venue. West Park is a neighborhood park and respite, beloved as a place to unwind, explore nature, exercise, and engage in imaginative play surrounded by natural beauty and wildlife. Commercial and technological entertainment is available all around us these days, in the belief that we all must be constantly entertained. West Park is a gem in that few nature escapes of any</p>

size have survived the development push by Carmel, as mature trees are cut down, wildlife corridors are disrupted, and residential yard sizes shrink/disappear.

We strongly believe that West Park should remain focused on being a functioning, educational ecosystem with open spaces, and with play elements that blend in and do not disrupt the natural look and feel. Not overdeveloped, over programmed, or over lit.

WE WOULD SUPPORT:

- 1) Improve/Restore the Park's Ecology: Include education about how it functions, the wildlife, and the plants (label them). Restore/create amphibian habitat.
- 2) Preserve the Woods (shade, windbreak, wildlife cover): Add more benches within, and reconnect the two woods along the park edges.
- 3) Keep as Natural Looking as Possible: With minimal and discreet signage, and no advertising. Do need to add signage near parking lots regarding bicycle and dog regulations. Enforce them.
- 4) Pollinator/Butterfly, Herb, and Sunflower Gardens: And related education (covered box of brochures).
- 5) Expand trail system, provide natural and/or built shade, and maybe some additional water features. Porch-type, two-person swings/glidern, some covered, would be enjoyable.
- 6) Another large shelter with restrooms in the new section. Maybe hang a large chalkboard on the protected side of both shelters, where people can record what mammals, insects, birds, amphibians, and reptiles they have seen in the park and the date seen.
- 7) Encourage recycling, and have an herbicide/pesticide-free compost area available to West Carmel residents.
- 8) Place suggestion boxes near parking lots and shelters.
- 9) Public Art: Only if nature/animal related, not overdone, and only by local artists/students. No big, bright abstract modern art sculptures, or Main Street-type statues. Maybe a bird house trail, with imaginative birdhouses designed, built, decorated, and maintained by area school kids.
- 10) Pedestrian Bridge over 116th St. to connect the park with University High School: Better than a crosswalk, and could possibly have local artists/students paint nature-themed murals on both side walls of a simple bridge. This could be the signature piece for the park that some desire. Ask for donations. We would contribute.
- 11) Improve and Expand Playground and Splash Pad to serve all ages/abilities. Add more tire swings. Keep noisy activities in one area, so people can choose to avoid it. Maybe the playground area could expand farther to the south, an area that's only very lightly used.
- 12) Outdoor Ice Skating (convertible to roller skating?) with fire pits, seating, warming/hot chocolate shed, and minimal lighting. No hockey or competitions.
- 13) Outdoor Fitness Equipment clusters or circuits for older adults.

- 14) Outdoor Games: Tetherball, corn hole, ping pong, badminton, croquet, adjustable high-jump course, gathering spot of varied height stools that twirl. (How would it be possible to prevent theft?)
- 15) Outdoor movies night at the park on an occasional basis, with some films for ages besides very young children.
- 16) Food Trucks: Two nights a week only.
- 17) Possibly a SMALL Outdoor Challenge Course.
- 18) Snow machine for Jill's Hill.
- 19) Would only support an indoor year-round building if it was a Nature Center with areas for educational classes/programs/workshops. This would honor Jill Perelman's desired legacy to preserve the park as a natural place and to provide a Nature Center. Make it look natural, maybe like a cabin. And not huge.
- 20) SPECIAL EVENTS: The following could be Special Events, with a small fee charged (except for Astronomy nights and Nature walks).

- ** Easter Egg Hunt.
- ** Camping.
- ** Astronomy Nights Program.
- ** Dog Parade.
- ** Educational Nature Walks led by conservationists.
- ** Displayed, Lit, Jack-O-Lanterns: Multiple nights. (A fee, except for those who contribute Jack-O-Lanterns to the show.)
- ** Luminary Walks: Multiple nights.
- ** Live Animal Programs.

WE WOULD STRONGLY OPPOSE IN THIS LOCATION: (Not in character with this park, available elsewhere, and/or disruptive to other park users/neighbors.)

1. Swimming Pool.
2. Frequent Camping.
3. Dog Park: Some of our dog-walking neighbors have switched to Coxhall Gardens because, at least for now, it is a less crowded and more peaceful place to relax in nature.
4. Ziplines and Outdoor Adventure Park.
5. Stages and Outdoor Concerts.
6. Ball Courts and Tennis Courts.
7. Private "community garden" plots, separate drone areas, or other such ventures that use up space, but mainly benefit a comparatively small number of park users.
8. Advertising of any kind, and anything themed or designed based on marketed, licensed characters.
9. Cluttering the top of Jill's Hill. Need room for people. No big rocks. Need a couple more benches.
10. Overly prominent and/or too numerous signs, especially commercial sponsorship. The existing sponsorship signs suggesting how we should play are not necessary, and would be better used to convey environmental information.

11. Any Large Year-Round Buildings, especially Indoor Challenge Course or Indoor Adventure Park Buildings:

These were encouraged, probably as a way to address the 80% cost recovery mandate via user fees. Besides that mandate being unreasonable, West Park is not a resort, nor does it need to be a destination for team building, birthday parties, and large meetings. Commercial-type entertainment is not a park's purpose, and there are plenty of commercial options already available (e.g., Chuck E. Cheese's, Incrediplax, Recreation Unlimited, etc.), as well as plenty of places with large meeting spaces. This type of development is out of character, too big, would add to already existing crowding and parking issues, and should remain a commercial venture.

12. Free WiFi: Virtually everyone is aware that people spend too much time on their technology devices. We should be encouraging people to disconnect from those for a little while, and go play, interact with the people around them, and become aware of their surroundings. Free WiFi would attract those who just want the free WiFi. Nothing ruins a park experience more than everyone staring into their phones, or having to listen to lengthy, unimportant, loud conversations all around you directed at people who are not present. This topic was accurately titled, "Nature Deficit Disorders and Technology Addictions". It is not the function of a park to accommodate that addiction any more than it would be to bring in a casino, cigarette machines, drugs, or alcohol to accommodate those addictions. Those who choose technology over the park would not really be using the park anyway.

FUND RAISING OPTIONS INSTEAD OF BIG INDOOR RECREATION FACILITY:

- * Fees for Special Events and shelter rentals.
- * Donation boxes at Nature Center building and near parking areas.
- * Memorial trees, benches, swings, bricks (with low-key labels).
- * Drink/Snack vending machines at the two large shelters. Low-key, retro look, and not covered in marketing images, and not lit.
- * Hot chocolate shack.
- * Sell herbs and sunflower heads from gardens, and native plant seeds.
- * Fee to participate in nature photo contest.
- * Build a wishing well or fountain that people will throw coins in.
- * Restoring the ecology will result in less maintenance costs and water demand. That would be unique and profitable.
- * Since the Monon Center is at capacity, charge somewhat more for those users who don't live in Carmel. We pay extra to enter Eagle Creek Park because we are out-of-county.

We sincerely thank the Park's Department for its time and outreach to gather and consider public input about what the public wants for West Park. That is unusual these days, and is much appreciated. We look forward to attending as much of the upcoming 3-day design workshops as possible. Please forward this email to any others on the team who are still accepting public input.

5/4/2016 1:22 pm	I would suggest use for future land a small to mid-sized dog park. We take our dogs there often and see many others doing the same.
5/8/2016 4:23 pm	Unfortunately, we were unable to attend the planning sessions last week. We are in favor of leaving West Park in its natural state as much as possible. As a result, if we had to pick a plan it would be Concept Plan A1 although I don't think you need 300 parking spots in the east parking lot and some of the shelters to the north can be eliminated. Thank you
5/17/2016 7:59 pm	I like the activity core design. It seems to provide a lot of options for caregivers as little ones are playing.
5/26/2016 10:33 am	<p>appreciate being able to participate in the process of redesigning West Park. I have enjoyed attending a focus group, the tour of West Park and the various community meetings.</p> <p>I would like to share 2 concerns that I hope you will address in the redesign of West Park.</p> <p>I understand that you are thinking about having a linear nature center at West Park. I urge you to include in the Indoor Adventure Park a room/one or areas with more extensive and varied resources related to the nature of West Park including books, puzzles, puppets, models of animals and plants and other interactive hands on materials. I feel that this area would be used by visitors to the park and also by programs being planned for camps and other group activities.</p> <p>I am also eager to see and hear about your plans for a playground/exercise area for seniors. I will be bringing by your office a group of articles I googled about playground and seniors.</p> <p>1 in 5 Americans will be over 65 by 2039. Every 8 seconds a Boomer turns 62. The Baby Boom generation is almost 80 million strong. 54% of Boomers expect to exercise regularly into retirement.</p> <p>I'll bring several articles about playgrounds for seniors: Playgrounds for Senior Citizens are Becoming Popular in America A Brief History of Wellness Playgrounds for Elders Why Playgrounds for Elders Programs for Elders Among Top Fitness Trends for 2013 Physical Exercise Social Engagement Our Process Balance Paths and More New Playground Design</p>

Following are comments received through YourWestPark.com or emailed directly to staff. Comments were edited only to remove the identity of the sender.

Date/Time	Comment
9/5/2016 6:26 pm	<p>I'm a University High School junior, and I'm very interested in the upcoming development of West Park. Would you consider adding electronics recycling facilities at the park? Over the past few years I've become very concerned about the the environmental effects of disposing electronic waste in landfills. Families keep accumulating electronic devices, but don't know how or where to dispose of their old electronics properly. Often, they simply toss them in the trash, which, as you know, leads to dangerous chemicals leaching into our soil and ecosystem. I would very much like to be involved in any efforts to implement electronic recycling programs/facilities at West Park. I've worked on the following projects in connection with electronic waste: 1. Currently, I am researching the effects of methyl mercury (a component of much electronic waste) on animals with a professor at Marian University. 2. In September 2015 I made a 20 minute presentation to our entire student body and faculty about the dangers of electronic waste. 3. In October 2015 I ran a two-day community recycling drive based at University High School (in conjunction with TechRecyclers) during which 200 people dropped off their old electronics for proper disposal. A 24-foot truck was completely filled with old TVs, monitors, computers, cables, etc. Given the large number of "patrons" during my October drive, I believe that it would be extremely beneficial to have a regular, West Park-based, electronics recycling program to keep electronics out of landfills. Please let me know if and how I could assist in developing such a program!</p>
9/25/2016 8:47 pm	<p>Need dog park right away...</p>
9/30/2016 1:17 pm	<p>I live in the Larkspur sub-division and would like to have an easier/safer access to the park.</p>

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PUBLIC & STAKEHOLDER INPUT



MINUTES

West Park Master Plan Stakeholder Meeting #1

January 26, 2016

1:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Michael Klitzing (CCPR), Douglas Callahan (Clay Township Trustee), Rich Taylor (CCPR Board and Clay Township Trustee)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and an overview of team roles, project history and planning process. The following meeting schedule and expectations were discussed:
 - A. Monthly meetings will occur with the consultant team for the three months of charrette preparation. Future dates will be 2/23/16 and 3/22/16. These will include daytime stakeholder meetings and an evening public education and input meeting focusing on key project topics such as creative play facilities, ecology and recreation programming and operations.
 - B. There will be a three-day charrette, date TBD but likely April/May 2016.
 - C. There will be a review meeting 4-6 weeks after three-day charrette, after which the draft plan would be forwarded to the Park Board for review and approval.
 - D. It is anticipated that a first phase of construction will occur shortly after the master plan is approved, using available COIT and Impact Fees.
 - E. The following items discussed:
 1. The plan will focus on the entire 125 acres, not just the new 45 acres, in order to have a holistic design for the entire park.
 2. The existing boardwalk is in good condition for its age and a very popular park feature but will be looked at if there are ways to improve or even expand it in the new design as part of a broader trail and environmental network. It is conceivable that existing ponds/water features could be augmented.
 3. Pedestrian/trail links to adjacent neighborhoods and Dad's Club/School properties to the north have been discussed in the past and will need further discussion with appropriate parties in this plan.
 4. Programming and physical connectivity with adjacent University HS will be explored. Furthermore, it was discussed that a holistic approach with University as well as the school and Dad's Club properties to the north could create a much larger, fully functioning open space network that fulfills a wide range of programming needs and trail linkages through partnerships.
 5. There is a lot of interest in a west side dog park and heavy dog activity currently in the park. The public will likely request this for consideration at West Park.

West Park Master Plan Stakeholder Meeting #1
 January 26, 2016
 Page 2

6. Shelters and potential indoor programming space will be considered based on community need and capacity of facilities in other parks (Central and Founders).
7. It was suggested that the library has good data on how to serve the west side and should be contacted accordingly.
8. The approach that the new Central Park playground is taking for people with disabilities was cited as a model and minimum standard for the new West Park playground. Features for children with autism were specifically mentioned.
9. Large events have recently overwhelmed West Park and coordination with Cox Hall Gardens was encouraged to manage larger events.

II. Next Steps

- A. Additional stakeholder and community meetings will occur on 2/23 and 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #2

January 26, 2016

2:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier, Michael Klitzing (CCPR), Bruce Knott and Adam Harrington (Carmel Fire), John Thompson and Julia Litchford (Carmel Engineering), Carolyn Goolsby (Carmel Library), John Duffy (Carmel Utilities), Drew Williams (Clay Township Regional Waste), Chris Stice (Hamilton Co. Parks), Steve Engelking (Carmel Administration)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and an overview of team roles, project history and planning process. The following meeting schedule and expectations were discussed:
 - A. Monthly meetings will occur with the consultant team for the three months of charrette preparation. Future dates will be 2/23/16 and 3/22/16. These will include daytime stakeholder meetings and an evening public education and input meeting focusing on key project topics such as creative play facilities, ecology and recreation programming and operations.
 - B. There will be a three-day charrette, date TBD but likely April/May 2016.
 - C. There will be a review meeting 4-6 weeks after three-day charrette, after which the draft plan would be forwarded to the Park Board for review and approval.
 - D. It is anticipated that a first phase of construction will occur shortly after the master plan is approved, using available COIT and Impact Fees.
 - E. The following items discussed:
 1. There is adequate sanitary capacity in West Park but low/flat terrain will require a grinder pump.
 2. Water service is good via 6" main along 116th Street.
 3. Preliminary investigations suggest that a well dug on site could yield 300 gallons per minute (gpm).
 4. There are City plans for trail linkages along 116th that could improve West Park non-motorized access. Some ROW dedication is still needed. It was also noted that the park currently has three entrances from 116th and alignment with those on the south side would be preferable.
 5. There are opportunities to implement upgraded stormwater treatment train approaches in West Park, building on what was put in place in the original design. It was also suggested that green lots be considered to reduce potential stormwater fees. Same with the potential for green roofs and a potential net-zero approach to new facilities.

West Park Master Plan Stakeholder Meeting #2
 January 26, 2016
 Page 2

6. Cox Hall Gardens was discussed as it relates to larger functions currently housed in CCPR parks, West Park included. It was suggested that we review their master plan which may decrease the amount of lawn space currently used for large event parking. Based on this it was suggested that a proactive strategy be undertaken between appropriate City and County entities for large event planning.
7. The library has no current plans for additional facilities there could be some cross programming opportunities in a West Park CCPR facility. Further dialog was suggested during programming.
8. New structures would need to coordinate fire protection needs as the program and design advances. It was also noted that any new structures that may be considered on the far north end of West Park may require a secondary access for fire protection.
9. It was noted that the current pond flows south under 116th via a regulated drain.
10. The idea of trail fitness nodes were suggested as a potential program to consider.

II. Next Steps

- A. Plans will be reviewed with most of the above parties as the designs advance. This could potentially happen as part of the three-day charrette in April/May.

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MINUTES

West Park Master Plan Stakeholder Meeting #3

January 26, 2016

3:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier, Michael Klitzing (CCPR), Wendy Franklin (Carmel Mayoral Appointment) and Jim Garretson (Clay Township Trustee Appointee).

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and an overview of team roles, project history and planning process. The following meeting schedule and expectations were discussed:
 - A. Monthly meetings will occur with the consultant team for the three months of charrette preparation. Future dates will be 2/23/16 and 3/22/16. These will include daytime stakeholder meetings and an evening public education and input meeting focusing on key project topics such as creative play facilities, ecology and recreation programming and operations.
 - B. There will be a three-day charrette, date TBD but likely April/May 2016.
 - C. There will be a review meeting 4-6 weeks after three-day charrette, after which the draft plan would be forwarded to the Park Board for review and approval.
 - D. It is anticipated that a first phase of construction will occur shortly after the master plan is approved, using available COIT and Impact Fees.
 - E. The following items discussed:
 1. Demand for a west side pool was suggested, questioning whether West Park would be a candidate site. It was suggested that this would be explored with other suggestions during the programming stage and done in light of the comprehensive parks and recreation plan for CCPR that suggests a need for a future west side community facility.
 2. It was noted that hockey is popular in the community with limited available facilities in Carmel. It was noted that skating was suggested and eliminated in the original West Park plan but included in the 2003 plan for the 5 acre Riley Site. This plan was never implemented but some level of non-competitive skating could be considered in the plan in line with the park's heavy winter use.
 3. The idea of a West Park nature center was suggested to support the park's extensive natural areas. It was noted that the park may need additional water elements to support an extensive enough ecosystem to support such a center. However, nature interpretation would be a logical component in any design.
 4. It was noted that the current pond near 116th is stocked for fishing, a popular program from the boardwalk.

West Park Master Plan Stakeholder Meeting #3
January 26, 2016
Page 2

5. Destination plan was noted as a draw for past and current park users. The non-traditional design of the play and spray components with places for parental viewing and socialization and emphasis on “imagination” was specifically noted as positive.
6. The issue of large special events overwhelming the park was noted as a challenge in all of CCPR’s facilities and something not aligning with the department’s mission. It was also suggested that events that remain consider off-site parking strategies and temporary solutions to minimize over paving of the park.
7. It was suggested that signage be added to reinforce City ordinances pertaining to dog activities in the park, supported by greater enforcement.

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MINUTES

West Park Master Plan Stakeholder Meeting #4

January 26, 2016

4:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier, Michael Klitzing (CCPR), Jim Engledow (CCPR Park Board), Jeff Worrell (City Council), Kevin Rider (City Council), Carol Schleif (City Council),

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and an overview of team roles, project history and planning process. The following meeting schedule and expectations were discussed:
 - A. Monthly meetings will occur with the consultant team for the three months of charrette preparation. Future dates will be 2/23/16 and 3/22/16. These will include daytime stakeholder meetings and an evening public education and input meeting focusing on key project topics such as creative play facilities, ecology and recreation programming and operations.
 - B. There will be a three-day charrette, date TBD but likely April/May 2016.
 - C. There will be a review meeting 4-6 weeks after three-day charrette, after which the draft plan would be forwarded to the Park Board for review and approval.
 - D. It is anticipated that a first phase of construction will occur shortly after the master plan is approved, using available COIT and Impact Fees.
 - E. The following items discussed:
 1. It was suggested that there needs to be more to do in the park. More active, including trails. More use of the "circle", including Jill's Hill.
 2. Spray plan gets heavy use. Some operational challenges with kids blocking drains and creating standing pools. Unattended kids an issue. Future design will re-evaluate operations.
 3. Dog walking is very popular.
 4. Consider expanding the lagoon and adding more boardwalks.
 5. West Park will have some "legacy" issues due to long-term personal connections of residents and park users. It's well liked but "refreshing" will be viewed as positive, as will making it bigger and better.
 6. The park currently serves some University HS needs, including cross country.
 7. The park may benefit from a flexible facility like Founders Park. Possibly with a stage and ability to serve summer camps.
 8. West Park is a heavily used winter park due to Jill's Hill. There is opportunity to expand and improve this with things like a snow machine, toboggan run and skating ribbon.

West Park Master Plan Stakeholder Meeting #4
January 26, 2016
Page 2

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MINUTES

West Park Master Plan Steering Committee Meeting

January 26, 2016

12:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier, Michael Klitzing (CCPR), Dan Dutcher, Jim Engledow, Matt Snyder, Jeff Worrell (Steering Committee)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and an overview of team roles, project history and expectations of the Steering Committee. The following meeting schedule and expectations were discussed:
 - A. Monthly meetings with the consultant team for the three months of charrette preparation. Future dates will be 2/23/16 and 3/22/16.
 - B. Regular milestone reviews and briefings during the three-day charrette, date TBD but likely April/May 2016.
 - C. Review meeting 4-6 weeks after three-day charrette, after which the Committee would likely forward the draft plan to the Park Board for review and approval. At this point the Committee could sunset unless the Park Board desired to maintain the group for additional purposes.
 - D. It was also discussed that the Committee would be expected to assist the staff and team in gauging community input through their respective networks between meetings and assist with community engagement.
 - E. The following master plan considerations were discussed:
 1. There is a near-term need to replace the playground and water play features due to age/lifespan.
 2. The park is heavily used and cherished by the community, making it one of CCPR's first "legacy" projects where existing parks are updated. There are many personal connections and meaningful user engagement will be critical factor for success.
 3. Pedestrian/trail links to adjacent neighborhoods and Dad's Club/School properties to the north have been discussed in the past and will need further discussion with appropriate parties in this plan.
 4. The existing house and structures on the 40-acre Perelman property will be demolished as a first phase however utility services and the 116th curb cut will remain as opportunities.
 5. There is a lot of interest in a west side dog park and heavy dog activity currently in the park. The public will likely request this for consideration at West Park.
 6. Facilities at Central and Founders Park are at or near capacity and there is a need for some level of program facility space on the west side that may be a fit in West Park, mindful of site and access/parking limitations.
 7. Additional trail linkages will be a popular program for the park.

West Park Master Plan Steering Committee Meeting
 January 26, 2016
 Page 2

8. Large events have recently overwhelmed all CCPR facilities, including West Park. Access/parking challenges make larger events a challenge. Satellite parking is used at University HS but that poses potential challenges crossing 116th Street. A proactive planning and coordination strategy will be explored, as will physical solutions in the design.
9. Significant COIT and Impact Fee budgets have been identified for the first phase of implementation, which would likely begin late 2016/early 2017 based on direction in the master plan.

II. Next Steps

- A. Steering Committee, stakeholder and community meetings will occur on 2/23 and 3/22.
- B. Suggested follow-up stakeholder meetings include schools, Dad's Club, faith-based groups, ecology-focused groups and the business community/Chamber.

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MINUTES

West Park Master Plan Stakeholder Meeting #1- Carmel Clay Parks Foundation

February 23, 2016

1:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier (CCPR), David Hocutt, Mac Williams, Sue Dillon, Dan Dutcher, Mark Varnau

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. Need to be mindful of bees, monarchs and pollinators in general as the park plan progresses and operations and maintenance procedures are considered.
 - B. There were some strong ecological first steps in the original park including the pond and prairie maze. There are also some lessons learned from what didn't work or could have worked better.
 - C. The park serves blue bird populations.
 - D. The spray and play areas could be augmented to better serve older users than current design.
 - E. There is an opportunity to integrate and reconnect people with nature in a playful atmosphere.
 - F. The park could have larger swaths of nature, balanced by more programmed people spaces.
 - G. West Park could help raise environmental awareness with educational programs, including those for bees, monarchs and other pollinators. There are good models out there for tagging/tracking that could be deployed as well as milkweed and monarch weigh station programs.
 - H. The park was originally designed to accommodate 4 grid fields and 4 diamonds for sports but this is no longer a need due to adjacent Dad's Club and school facilities.
 - I. Jill's Hill could have something more dramatic on top (i.e. Stonehenge).
 - J. The eastern 5 acres are being overrun by Bradford Pear saplings and other invasives. A plan to address this should be part of the master plan, including staff education so right tools are used for the right conditions/locations.
 - K. A solution is needed for the heavy dog use that runs loose and doesn't always follow established laws. Give them a place to run the right way and enforce the laws.
 - L. Concern that burning as a management tool could impact pollinator habitat, especially the black locust in the eastern 5 acres.
 - M. There should be a proactive pollinator approach that aligns with funding (i.e. CP 42 mix that could align with federal programs and yield \$200-300/acre for next 10 yrs).
 - N. Blue bird viewing generates large numbers of visitors that need support amenities and need to be considered in proactive event management.

West Park Master Plan Stakeholder Meeting #1
February 23, 2016
Page 2

- O. West Park could better educate through nature programming and facilities.
- P. Public art would be a positive addition to West Park.
- Q. There are large groups of Hispanic families that use the park's turf areas for soccer. Similar for other west side ethnicities.

II. Next Steps

- A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #2- Environmental Agencies and Organizations

February 23, 2016

2:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier (CCPR), Erin Baird (Indiana Wildlife Federation), Carol Cavell (Trees Indiana), Julia Kemnitz (US Fish & Wildlife Service), Daren Mindham (City of Carmel), Michael Popa (Hoosier Environmental Council), Chris Roberts (Trees Indiana), John South (HCSWCD), Aaron Stump (Indiana Wildlife Federation), Tom Swinford (DNR, Nature Preserves), Leslie Webb (Carmel Green Initiative), Nichole Speth (City of Carmel DOCS), Steve Apfelbaum (AES), Neelay Bhatt (PROS)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. Steve Apfelbaum then presented preliminary ecological findings from data analysis and site tour on 2/22/16 and discussed with the group.
- II. The following items were discussed by the group:
 - A. It was confirmed that the entire park, not just the additional 45 acres is being planned.
 - B. It was confirmed that no pre-determined capital and O&M budget has been established for the plan. The budget will be established by the plan, which will likely be implemented in phases.
 - C. There was discussion about the potential impacts of future climate change on the park. The team acknowledged that the plan is mindful of such matters.
 - D. There was discussion about the level of use that the "circle" gets compared to other areas of the park, suggesting that more turf areas could be considered for natural areas if it wasn't heavily used.
 - E. The team confirmed a commitment to native plantings and strategies to combat invasive species, including the Bradford Pear that is proliferating the eastern 5 acres.
 - F. There was discussion about the potential to remove some agricultural tiles to restore wetland habitats in appropriate areas.
 - G. There was a stated desire to focus on drought tolerant species in light of potential climate change.
 - H. It was acknowledged that current soil conditions, including extensive compaction from excavation activities during the original park development has impeded new tree growth. Approach to address this, including cover crop strategies, were discussed.
 - I. It was acknowledged that the current soils would have likely supported mixed deciduous forests historically and that wet prairies would work well in much of the park. It was further suggested that future plans align with soil patterns and acknowledge the site'
 - J. It was suggested that a floristic inventory be developed to guide future restoration.

West Park Master Plan Stakeholder Meeting #2
February 23, 2016
Page 2

III. Next Steps

- A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #3- HOA Representatives and General Public

February 23, 2016

3:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier (CCPR), Dee Fox, Bob Kravitz, Judy Magnus, Tina Malone

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. The following items were discussed by the group:
 - A. The playground is very popular and heavily used.
 - B. The park needs more trails and more trails that link the park to adjacent neighborhoods and schools.
 - C. The park could use more shelters, which are popular with families. Potential revenue source if people aren't currently paying for them.
 - D. Kids like using the sledding hill and the water play is fantastic.
 - E. Add more nature-walking trails with a purpose, possibly with interpretative stations about Carmel and scavenger hunts.
 - F. Leverage 4H in the county for tree/forestry learning. Nearest location is Noblesville.
 - G. Take a close look at traffic patterns in the park:
 1. Parking is full
 2. A lot of dogs
 - H. Add more hike/bike trails with signage about user groups.
 - I. Elicit input from the BMW tournament about what would make Carmel attractive to return.
 - J. Tennis facilities are insufficient in the community.
 - K. There is nothing to do in the park in winter besides the hill.
 - L. Pickle ball is a growing activity to be considered.
 - M. Kids like the big playground slide.
 - N. Fish is very popular in the park.
 - O. Food trucks are very popular and crowded.
 - P. Keep the park nature-oriented as a place to unwind. Nature experience is rare today.
 - Q. Don't make the park and entertainment venue.
 - R. Don't be too prescriptive with programming and events.
 - S. Monon Center is not always popular with west side kids due to fees and conflicts with kids outside the community. Need a west side alternative.
 - T. Kids like climbing.
 - U. Park could use at least one more tire swing – current one is very popular.
 - V. Add more benches in existing woods along trails.
 - W. The new woods should have trails and stations like Eagle Creek.
 - X. There are too many off-leash dogs. Needs more signage to control behavior.

West Park Master Plan Stakeholder Meeting #3
 February 23, 2016
 Page 2

- Y. There are no signs about bikes (rules/regs, where to park).
- Z. There needs to be more to connect kids with outdoor interests like water and fishing.
- AA. Suggested ideas – bullfrog pond and footbridge at Idlewild Park in PA.
- BB. Consider a pedestrian bridge over 116th to University HS.
- CC. Consider archery in the park.
- DD. Maintain wide open spaces for casual recreation (kites, Frisbee) and sports practice.
- EE. Consider adding a maypole and tetherball.
- FF. Label the plants in the park like a botanic garden to educate park users.
- GG. Consider a year-round skating rink.
- HH. Add a sunflower garden for birds with birdhouses designed/built by schools.
- II. Add glider swings.

II. Next Steps

- A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #4- Parents of Children with Disabilities and CCPR Inclusion

Supervisors

February 23, 2016

4:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier, Aimee Rich (CCPR), Amanda Swearingen, Becca Wickman, Mike Gould (neighbor)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. The following items were discussed by the group regarding play environments in light of children with disabilities:
 - A. The playground needs space for younger, safe play. West Park is sometimes intimidating but Founders Park is much better. River Road also successful.
 - B. More open space for free-form play.
 - C. Incorporate ground-based features to augment taller ones. Things like tunnels and sensory panels.
 - D. Paved trails are good for mobility challenged kids. Hills and mulch are challenges.
 - E. Good models allow kids to get to the top of play features through careful grading. Allows kids to start at the top.
 - F. Glad to see CCPR so inclusive.
 - G. There are very few water parks with wheelchair access.
 - H. Shade is typically lacking in playgrounds.
 - I. Need to have equal high and low features.
 - J. Playgrounds have to have the appropriate level of easier and challenging features.
 - K. Boardwalk is very popular. Kids like the ducks and wetland/nature.
- II. The group discussed potential concerns from the neighbors immediately north of the new 40 acres:
 - A. There is interested in preserving the existing woods and natural character.
 - B. Interest in a dog park in the open land closest to 116th was expressed.
 - C. The neighbors would want to see details about any trails proposed for this parcel and would want to compare with City trail plans.
 - D. There were questions about existing standing water in the woods and the status of potential wetlands on the property. It was noted that National Inventory wetlands are present on current mapping and that the nature of park soils and observed hydrology and vegetation suggests additional wetlands may exist. These would be mapped once the park plan and related development is better defined.
- III. Next Steps
 - A. Additional stakeholder and community meetings will occur on 3/22.

West Park Master Plan Stakeholder Meeting #4
February 23, 2016
Page 2

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MINUTES

West Park Master Plan Stakeholder Meeting #5- HOA Representatives & General Public

February 23, 2016

1:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Neelay Bhatt

Minutes by: Neelay Bhatt

Present: Neelay Bhatt (PROS), Michael Klitzing (CCPR), Bill Gallihugh (Crooked Stick West), Nancy Harkness (HCMGA & DNR Tree Steward), David Hocutt, Jill Meisenheimer (Williams Mill & Citizens for Responsible Zoning), Chris Potts (Saddle Creek), Mike Rogers (Saddlebrook on Shelborne)

Copies to: Participants, Gregg Calpino, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. The following items were discussed by the group:
 - A. Infrastructure has to be upgraded and replaced
 - B. Incorporate and integrate the new purchased 45 (40 acres + 5 acres) into the remaining park plan.
 - C. First community meeting focused on PLAY / Second Meeting focused on Ecology / Third meeting will be on March 22nd
 - D. What elements need to left as-is versus what else can be updated / modified or added?
- II. Saddlebrook on Shelborne Community Member Feedback:
 - A. Strengths
 1. Love having movies at night
 2. Love the hill and using it during winter months
 3. Connectivity from Shelborne to the park is very much appreciated
 4. From the ecology, what areas can be preserved versus modified?
 - B. Concerns
 1. Wetlands and very old trees – safety concerns with people walking around there at night
 - a. Don't add in a path that would come too close to Saddlebrook on Shelborne that may bring in people too close to the homes
 2. Maintain the aesthetics as they are and keep the education component as is
 3. Have seen some invasive species in the wood area at the back and would be great to have nature trails at the back
 4. Keep a shield / buffer and develop the natural trail feel similar to Cool Creek Park
 5. Remove the ash from the dead beech trees to avoid safety concerns
 6. Parking situation is challenging and depending on what the new uses are there, additional parking will need to be evaluated
 - C. Potential Ideas
 1. Grow the snow hill / bring in a snow machine and maybe even evaluate sponsorship
 2. The play area in place is hard from a visibility standpoint for parents and result in safety / security concerns with teenagers indulging in troublesome activities

West Park Master Plan Stakeholder Meeting #5
 February 23, 2016
 Page 2

- a. Reduce closed slides to avoid vandalism / graffiti etc.
- b. Lions Park in Westfield has created a play area for older versus younger children and could be emulated
- c. Love the water feature but they are very outdated but could be updated similar to Zionville's park with man-made creek along with the splash pads as well
- d. Could evaluate potential for integrated climbing and slide opportunities etc.
3. West Park doesn't encourage kids and adults to do things together
4. Love the idea of a multi-generational playground / need to get adults active and outdoors too e.g. Dennis the Menace Playground in Monterrey and Boston has designed a park with brightly colored ping pong tables / corn holes etc.
5. Indianapolis (www.playgroundequipment.com) has a playground / fitness trail and equipment on it for older people and a place to bring in multi-generational audiences together
6. Grandparents take kids to the park and need more shade structure and benches to sit so they can stay in the park longer
7. New play scape at the Children's Museum where kids can't fall but are easily visible and no one is scared (\$75,000)
8. Camping spot for boy scouts / people for fairly easy but overnight camping would be great with the woods and the overall experience out there
9. Plays / Theater in the park could be brought back
10. More special events / summer programming in the park would be great to continue
 - a. Summer Camp is great on the West Side as well
11. Raze the house and build a physical facility (indoor space) to host summer camps etc.
 - a. Maintain the natural aspect of the park but build a facility (themed liked Indiana) that allows for 80% cost recovery overall as well
 - b. Indoor community recreation space with a large enough footprint that can have opportunities for year round recreation
12. Connor Prairie – steal the flags game that kids enjoy a lot in a natural setting
13. Leverage the height to create a suspension bridge and create a destination area within the park
14. Discrete labels to ensure interpretive education
15. Decide and establish a policy if this is a dog park / off leash or not
16. Naturalists in the park such as those at Cool Creek Park and add some nature programming at the park
17. Mile markers in the park to help people make their own route
18. Some art in the park and make it friendly and enticing to walk in the park with painted squares etc.
19. Bike racks

III. Next Steps

- A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #5- One Zone Chamber of Commerce

February 23, 2016

3:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Leon Younger

Minutes by: Leon Younger

Present: Leon Younger (PROS), Michael Klitzing (CCPR), Mo Merhoff (President), John Schuler (Business Issues Committee President)

Copies to: Participants, Gregg Calpino, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. The following items were discussed by the group:
- A. Have all of you been to the park?
 - 1. There is a sense of place here in Carmel
 - 2. Other communities are following Carmel's lead
 - 3. People want to live here and because
 - 4. Yes, I was included in the United Way group and it was naturally attractive
 - B. What do you like most about the park?
 - 1. It is a really gather place and needs to be enhances
 - 2. We need to incorporate some level of natural areas to go back to
 - 3. The demographics for the area are too close to Westfield and they don't get parks publications
 - 4. It is a very high level of diversity
 - 5. Different types of schools that are
 - 6. 700 acres of space loosely connect
 - 7. We need to have something to do beyond nature
 - 8. WE need to have some indoor elements that west siders to go to
 - 9. We need to have family space
 - 10. More than a nature space that needs to be 365 years a year
 - 11. We need to make it a destination park that everyone is proud
 - 12. We need to have a another park
 - 13. We have 8years left on Central Park left
 - 14. Do we keep the bond going after 8 years
 - 15. We are a class two city and we have a bond bank now
 - 16. 250 bond issue for infrastructure that is planned
 - 17. We need something under roof and we have need to have some level of indoor space
 - 18. We need to go beyond kids and include adults as well
 - 19. We need to have more adults activities as well
 - 20. They like a futsal court for pick-up games
 - 21. We could have a combination
 - 22. We have 120 acres instead of just adding on

West Park Master Plan Stakeholder Meeting #5
 February 23, 2016
 Page 2

- C. What do you think the needs of residents for this area of the community are that the benefit this area of the community?
1. The survey the chamber may have done some for apts are now developing apts. CJ Hart and John success is they own and operate. Steve Pittman. Justin Moffit is another one.
 2. The village of west clay just got passed
 3. We have to think that development is different now
 4. They are moving
 5. Boomers don't want large housing and that is not we have to focus on that
 6. Go look at the new design downtown is where everyone is going
 7. Brookshire are going to the tear down stage and people are looking for more options
 8. How many people can walk to West Park?
 9. The neighborhood to the south could walk to that area
 10. You can cut to Cox Hall on a trail
 11. The demographic is younger now
 12. The connectivity to the park is difficult to get to
 13. No place to sit at the playgrounds and no shade
 14. Lake Mendota in Madison Wisconsin and unique trails and meeting
 15. They have a nature preserve their and paddle boats
 16. The biggest park we need to discuss
 17. We need to go see a park that can ice skate and like a ribbon rink
 18. We have a small enterprise element and it is a park that supports Grand Park
 19. Business want a sense of place and will locate and it is allied
 20. The employment is below 4 % and it is difficult to get staff to fill jobs
 21. Show us a quality community
 22. Unique and a place for a meeting that has something else for them to do
 23. We have a favorable housing stock and price and great schools
 24. When you cross over 146 street the taxes are
 25. Grand Park
- D. What do you hear most about the park?
1. We need a place to gather and talk
 2. A cricket pitch
 3. We need great green space
 4. We have to lean of the city to provide the green space so Developers are so hit on
 5. Be bold!! Be outside of the world
 6. Repurposing the playground

II. Next Steps

- A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Steering Committee Meeting #2

February 23, 2016

12:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino, Jon Ruble (SEH) Mark Westermeier, Michael Klitzing (CCPR), Baljit Bhatt (Westside Resident), Dan Dutcher (Foundation President), Jim Engledow (Park Board President), Matt Snyder (Township Board Member), Jeff Worrell (City Councilor), Neelay Bhatt (PROS), Steve Apfelbaum (AES)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and recap of 1/26/16 public meeting and subsequent community input received by staff or on the project website. This included:
 - A. Desire for more inclusive play.
 - B. Minimize development and preserve the woods.
 - C. Encourage year 'round use.
 - D. Some program facilities but not as busy or elaborate as Monon Center.
 - E. Preserve water play program in the park but augment for multi-generational use including benches etc..
 - F. Include multi-generational play.
 - G. Maintain natural aesthetic.
- II. The following additional items were discussed:
 - A. The west side is very diverse with unique programming needs. There are many multi-generational families that fluctuate in size with 3-4 month seasonal visits.
 - B. Food is a connector and/or unifier that bridges linguistic barriers (i.e. Food Truck days). Unite with culinary experiences
 - C. West Park is viewed as a nature escape (woods, ponds, prairies, etc.)
 - D. There is heavy use of the lawn areas for unprogrammed uses such as kite flying.
 - E. There are some challenges connecting with all west side users due to postal code issues and other factors that necessitate creative outreach methods to maximize inclusivity. Outreach to churches in the area – Greek Orthodox Church / Jewish Congregation / other places of worship
 - F. Emphasize ecology theme - spirit of educating
 - G. Find the right balance between going to nature and being active
 - H. Playground at Central Park will be large enough to accommodate up to 200 kids simultaneously
 - o Will cater largely to 5-12 year olds and separate area for younger kids
 - o Some electronic component along with a splash pad as well
 - o Opening summer 2016

West Park Master Plan Steering Committee Meeting #2
February 23, 2016
Page 2

- III. Steve Apfelbaum presented preliminary ecological findings from data analysis and site tour on 2/22/16 and discussed with the group.
- IV. Next Steps
 - A. Additional stakeholder and community meetings will occur on 3/22.

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MINUTES

West Park Master Plan Stakeholder Meeting #1- Carmel Clay Schools, Carmel Dad's Club and Area Park
Agencies

March 22, 2016

1:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier (CCPR), Ron Farrand, Roger McMichael (Carmel Clay Schools), Jack Beery (Carmel Dad's Club), Matt Dickey (Zionsville Parks and Recreation), Melody Jones (Westfield Parks and Recreation)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. There are two adjacent middle school playgrounds that could complement West Park programming evenings and weekends or other times when school is out. Schools would be open to greater promotion of these resources.
 - B. There are some paths on school master plans but to date not a lot of walkers to/from school from immediate neighbors. Some "walking trains" existing in nice weather as alternative to buses.
 - C. Schools would support trail connectivity to West Park as long as fields/facilities are protected. Same with Dad's club.
 - D. Dad's Club fields are primarily for soccer, have been recently upgraded, are irrigated and focused on high quality competitive use. Roughly 2800 kids in spring with another 2700 in fall.
 - E. Dad's Club has experienced some conflicts with animals and snow mobiles, potentially addressed by a north gate. Golf cart damage to irrigation has also been experienced.
 - F. Westfield is focused on completing planned trails, possibly a dog park and a 17 acre primitive camping/adventure park this year. They are also focused on acquiring more passive open space to complement current active facilities.
 - G. Zionsville has been 90% focused on passive facilities through donations, augmented by some youth sports facilities such as Lions Club Park. They do have a sledding hill smaller than Jills Hill. Community demands has recently been for BMX/bike addition to skate park, integration of long boarding into skate park. They are working on a 55 acre mountain bike park and comprehensive trails plan. 116th and 106th Street connectivity important and waiting on Carmel to finish their links.
 - H. It was noted that Jill Perelman's father was a forester and that could be a nice tie to her legacy.
- II. Next Steps
 - A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

West Park Master Plan Stakeholder Meeting #1
March 22, 2016
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MINUTES

West Park Master Plan Stakeholder Meeting #2- Interest Groups, Neighbors and Users

March 22, 2016

1:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Neelay Bhatt

Minutes by: Gregg Calpino

Present: Neelay Bhatt (PROS), Michael Klitzing (CCPR), Naomi Bechtold (Parks Foundation), Emily Rulo (Huntington Chase HOA), Ann-Marie Rohe (Chaos is Bliss Blog)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. Strengths
 - Running paths
 - Exercise walks – liked the natural look of the park and having preserved the green space
 - Used the playground heavily – love it because the structures are spread out but within line of sight
 - Provides independent play and exploration opportunities for kids
 - Loved the visual effects of the water play features
 - Often walk over and bike over to the park as well
 - Went up the hill to watch fireworks the year there was a drought
 - Camped out over summer camp outs too and really love it – would love to see more of it
 - Food trucks are wonderful for all ages
 - B. Opportunities
 - Indoor facility space would be appealing – don't need to duplicate the MCC but could look at different types of indoor uses
 - Indoor adventure facility would be very appealing to the older youth, families, team building etc.
 - Rock climbing, trampoline etc.
 - Ice skating in winter would be awesome; cross country skiing
 - E.g. Elkhart, IN has a splash pad that converts to an ice rink in winter
 - Special events in the park for astronomy related programs during the year e.g. leverage
 - Opportunities for older children would be great
 - Movies for older kids – older kids night
 - Concerts for teens / tweens

West Park Master Plan Stakeholder Meeting #2
 March 22, 2016
 Page 2

- Playground equipment geared to very young kids – need to upgrade it to older kids as well
 - Outdoor challenge courses would be very appealing
 - Skate-less skate park in St. Louis could easily be replicated here indoors
 - Mile markers at the park would be very helpful
 - Build different loops for various distances as well
 - Being a female and jogging through the woods could be a concern – need to provide more safety measures e.g. panic buttons, real time app etc.
 - Build buffers from soccer field to the park as well to prevent unauthorized use and cross over
 - Parking can be an issue during special events, shelter rentals for big groups, days with food trucks etc.
 - Like the conservation aspect of the park and would like to keep that balance between active and passive recreation
 - Really like the pond and the interpretive education through signs etc.
 - Birds nest or on the trails etc.
 - More structural art in the park
 - Temporary rotating displays
 - Partners with kids for creating art displays as well
 - Build activities for kids to do in the park
 - Outdoor fitness equipment in Westfield is very helpful too
 - Make it easy to find information about the park and all parks in the system
- C. Top Priority
- Add outdoor winter time activities
 - Indoor / outdoor adventure activities for everybody
 - Mile markers
- II. Next Steps
- A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

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MINUTES

West Park Master Plan Stakeholder Meeting #3- Interest Groups, Neighbors and Users

March 22, 2016

2:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Mark Westermeier (CCPR), Michael and Deb Roccaforte (Larkspur HOA), Claire Lane (Hamilton Co. SWCD), Father Jarrod Russell (Holly Trinity Greek Orthodox Church), Megan Dillon (IDNR)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. From SWCD perspective, there are opportunities to enhance wildlife habitat and employ best practices that could be interpreted for resident/home application. Also opportunity to link kids with nature programs.
 1. Nature playgrounds
 2. Outdoor classroom spaces (up to 30 kids with shade/shelter).
 3. Immerse kids in nature
 4. Community gardens
 5. School field trips
 6. Potential winter programming.
 - B. From IDNR's perspective, there could be potential cost share programs pertaining to:
 1. Pollinators
 2. Educational programs
 3. Improved access
 4. Best practices for detention ponds to showcase applicability at neighborhood scale
 5. Eradication of invasive species
 6. Improved native seed mixes with IDNR input
 7. Assess health/quality of existing woods to guide appropriate restoration approach
 - C. Holy Trinity noted that the park could be great for youth ministry events focusing on outdoors
 - D. Neighbors see the park as a recreational complement to what already exists in the neighborhoods (play, basketball hoops, etc.) and not a place to replicate it.
 1. Want something better/higher standard
 2. Consider parking implications
 3. Explore partnerships with adjacent schools
 4. Improve bike/ped access, including 116th Street safety
 5. Food trucks are good
 6. Enhance winter experience with fire pits, winterized shelters, cross country skiing
 7. Potential community gardens in the west pasture.
 8. Potential dog park or more clear, consistent standards for all users.

West Park Master Plan Stakeholder Meeting #3
March 22, 2016
Page 2

II. Next Steps

- A. CCPR staff will conduct intercept surveys in West Park in April.
- B. The three day design charrette will occur 5/2-4.

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MINUTES

West Park Master Plan Stakeholder Meeting #4- University High School

March 22, 2016

3:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Michael Klitzing (CCPR), John Walls (Athletic Director), Chuck Webster (Head of School), Stacey Summitt-Mann

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. University HS bought 80 acres from Jill Perelman, received another 30 acre donation. Jill's mission important to the school.
 - B. Current West Park uses/interest in West Park include:
 1. Waterways and woodlands education programs
 2. Assistance maintaining the woodlands
 3. Year of Service – Partnerships through implementation
 4. Trail use – needs bike racks
 5. Environmental science classroom – 1 year, 16 kids, smaller projects
 - C. Would be ideal to have a shared design for park and school driveways on 116th, including a formal crosswalk or possible pedestrian bridge/underpass
 - D. School likes public use of their facilities with permission (i.e. tennis courts)
 - E. Big events in the park use the school's parking lot (i.e. reunions) – dangerous having masses crossing 116th w/out formal facilities
 - F. There was a question about future 116th Street plans by the city and potential to revisit school zone limits to engage more crossers, including bikes
 - G. Faculty would like to see their grounds and West Park as an outdoor laboratory with small outdoor classrooms.
 - H. Jill wanted a nature center as her legacy. Wetlands and amphibian focus, plus pollinators/insets of the prairie could be good focus. She also had passion for Native American culture.
 - I. Consider park drainage implications on adjacent school property as watershed is linked.
 - J. There is currently very little interpretive signage in the park pertaining to the environment.
 - K. School has long range plans for larger west side facility to fill service gaps. Could include additional gym and outdoor fields on the east end of the 30 acres. Not yet funded.
 - L. The school would like to be part of a larger linked trail network that includes the park and school/Dad's properties as well as Hamilton Co. open space to the north/east.
 - M. Support for enhanced winter amenities, including:
 1. Expanded sledding hill
 2. Skating ribbon

West Park Master Plan Stakeholder Meeting #4
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Page 2

- 3. Warming shelter/year-round indoor space
 - N. Consider environmental art creation/installation possibilities in the park.
 - O. There are summer camp opportunities shared between school and CCPR. ½ day workshops, multi-sport, Square One (smaller kids). Bridge/safer 116th crossing would help.
- II. Next Steps
- A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

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MINUTES

West Park Master Plan Stakeholder Meeting #5- Interest Groups, Neighbors and Users

March 22, 2016

3:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Neelay Bhatt

Minutes by: Gregg Calpino

Present: Neelay Bhatt (PROS), Michael Klitzing (CCPR), Kari Arens, Tim Kopp (Saddlebrook on Shelborne HOA), Mike Kostrzewa, Rade Lukic, Jasper

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

I. Meeting began with introductions and discussions of issues and opportunities facing West Park.

This included:

A. Strengths

- Bike to the park – enjoy the trails a lot
- Snow shoeing / cross country skiing has been a lot of fun as well
- Adult recreation opportunities
- Love the trails / playgrounds for our kids
- The pond and watching the fishermen is a very popular activity as well
- Love the natural feel of the park – its not too busy and love that we can wander and have a passive recreation experience
- Parking is up front and helps people get away from the noise
- Appreciate the diversity of offerings in the park – helps us disconnect and get engrossed in nature
- Trails heavily used for running and runners appreciate the shade as well

B. Opportunities

- Circular paths and walking paths get underwater quickly when it rains
 - Sheets of ice form during winter which is very dangerous
 - Like Cox Hall, West Park must clear their paths after the snow
- Not enough shade around the playgrounds as well
- Preservation of the park is important – have a good balance of offerings right now
- It's more active for the young kids but not much for older teens or adults for recreation activities
 - More challenging climbing – adventure activities
 - Fitness machines and equipment etc. would be very helpful especially if they are consolidated

West Park Master Plan Stakeholder Meeting #5
 March 22, 2016
 Page 2

- Group activities for kids to socialize e.g. pick up basketball or pick up soccer (add a goal post or two)
 - Ensure long term maintenance and longevity of the equipment
 - Pet management or incorporate an off-leash area at West Park if people want the dogs to walk around freely – with the pets etc. coming out there
 - Family driven events would be very helpful – easter egg hunt, summer movies in the park, camps etc.
 - Parking will become a concern with if additional structures are being developed
 - Allow opportunities and space for unstructured programming and recreation opportunities
 - Not a proponent of indoor recreation space at West Park
 - Conservatory at Cox Hall would be very helpful
- C. Single Most Important Priority
- Leave it as-is but maintain it
 - Incorporate additional natural trails
 - Identify more activities for adolescents
 - Need additional indoor recreation space at West Park or on the west side
 - Must be done reasonably and upsetting the integrity of what is there
- II. Next Steps
- A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

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MINUTES

West Park Master Plan Stakeholder Meeting #5- CCPR Staff

March 22, 2016

4:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Neelay Bhatt

Minutes by: Gregg Calpino

Present: Neelay Bhatt (PROS), Michael Klitzing (CCPR), Michael Allen (Park Maintenance Director), Kurtis Baumgartner (MCC Director), Eric Mehl (MCC Assistant Director), Shauna Lewallen (Recreation Manager)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
 - A. Strength
 - Biggest user groups are moms with young kids
 - Currently programmed for kids 10 and younger
 - B. Opportunities
 - Multi-use classroom for nature programming and close to nature
 - Focus on space, flooring and acoustics
 - Making the park useful year round including adding year round meeting space
 - Recreation Unlimited is very popular
 - Could build an indoor playground for all ages
 - Love the idea of the indoor adventure park
 - Individualized shade structures would be very helpful
 - Integrate art sculptures in the park too
 - Extra parking is necessary here as well
 - Dumpster enclosure required
 - Wi-Fi in the park / tie in with technology
 - Build multi generation playground amenities for parents with kids
 - Expression swing – parent / child playground
 - Expand playground footprint and not let it get boxed in by hills
 - No sand in the playgrounds
 - No mulch next to the splash pads
 - The fall line next to the sewer – bring the rest room closer to the sewers
 - Fitness equipment at the park and building a fitness course
 - Linear skate park with concrete picnic tables / green space around it etc.

West Park Master Plan Stakeholder Meeting #5
March 22, 2016
Page 2

- Intergenerational playground
 - Agents of Nature Gaming options in the park
 - Dedicated space for RC / Drone use
- C. Top Priority
- Indoor programming space
 - Indoor adventure center
 - Maintenance yard / compound
 - Splash pads
- II. Next Steps
- A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

SEH of Indiana believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Gregg Calpino at 219.513.2503.

GEC

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MINUTES

West Park Master Plan Stakeholder Meeting #7- Neighbors and Users

March 22, 2016

4:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH), Michael Klitzing (CCPR), J.D. Williams (LDS Church), Amy Magan (Westons), Vince Johnston (Crooked Stick West HOA)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and discussions of issues and opportunities facing West Park. This included:
- A. Current positive West Park uses/interest include:
 1. Pond and trails around it and the park
 2. Play and sprayground area
 3. Picnic areas
 4. Multi-use lawns
 5. Rustic areas in back, great for dogs
 6. Kite flying, rockets
 7. Pick-up soccer
 - B. Pond is great but water is stagnant and in need of aeration/movement
 - C. West Park is nice as is but could be spruced up to be nicer
 - D. Stone blocks on Jill's Hill are dangerous for winter use
 - E. Church is interested in youth groups
 1. Large groups with shelter
 2. Would be interested in park clean up – up to 30 kids
 3. Hosting church breakfast of 100+
 4. Generally looking for service opportunities
 - F. Interest in a model boat basin or areas for RC airplanes
 - G. West Park lacks shade, especially in playground area
 - H. Plant the right trees based on specific site conditions
 - I. Add sidewalks and trails to link 116th/Shelbourne to West Park
 - J. Make better use of trail along northwest side of new acreage
 - K. Add new playground that is different in what it offers and who it serves. Incorporate seniors. There are good European and Asian models.
 - L. Consider a simple, fenced dog park
 - M. Consider something like Holiday Park Nature Center
 1. Allows use in poor weather
 2. Could provide space for CCPR classes on west side
 - N. Consider west side facility with pool access – not necessarily in West Park
 - O. Consider west side library branch through collaboration

West Park Master Plan Stakeholder Meeting #7
March 22, 2016
Page 2

- P. Keep the park as natural as possible – it's the most appealing aspect of West Park
 - Q. Keep some primitive trails
 - 1. Aggregate
 - 2. Forest trails
 - R. Add benches to boardwalk nodes. Same for forest trails
 - S. Attract butterflies back
 - T. Have police on bikes to patrol the park
 - U. Add more toilets
- II. Next Steps
- A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

SEH of Indiana believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Gregg Calpino at 219.513.2503.

GEC

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MINUTES

West Park Master Plan Steering Committee Meeting #3

March 22, 2016

12:00 pm (Eastern)

The Meeting House - Village of West Clay

Meeting Chair: Gregg Calpino

Minutes by: Gregg Calpino

Present: Gregg Calpino (SEH) Mark Westermeier, Michael Klitzing (CCPR), Baljit Bhatt (Westside Resident), Dan Dutcher (Foundation President), Judy Hagan (Park Foundation), Neelay Bhatt (PROS)

Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Meeting began with introductions and recap of 2/22/16 public meeting and subsequent community input received by staff or on the project website.
- II. The following additional items were discussed:
 - A. Need to explain to the community what a charrette is and how specifically how and when they can contribute.
 - B. Important to stress how a balance will be achieved in the master plan.
 - C. Need to consider West Park in broader context of school properties, Dad's club, etc. so West Park can focus on what is there vs trying to do it all for all users.
- III. Gregg Calpino and Neelay Bhat previewed their public meeting presentations to the group and integrated suggested edits.
- IV. Next Steps
 - A. CCPR staff will conduct intercept surveys in West Park in April.
 - B. The three day design charrette will occur 5/2-4.

SEH of Indiana believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Gregg Calpino at 219.513.2503.

GEC

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NOTES

West Park Master Plan: Public Input following Park Board Presentation
 October 11, 2016
 6:00 pm (Eastern)
 Monon Center - Lobby

Meeting Chair: Jon Ruble
 Minutes by: Jon Ruble
 Present: Jon Ruble (SEH), Tom Poulos (Williams Architects), Neelay Bhatt (PROS Consultants), Gregg Calpino, Mark Westermeier (CCPR)
 Copies to: Participants, Tom Poulos, Leon Younger, file 133691

- I. Following the draft master plan report presentation to the Carmel/Clay Parks and Recreation Board (CCPR), the design team met in the lobby of the Monon Center for further input and feedback from the public. The following notes represent questions and comments received:
- Q: Will a trail connection be provided at the northern boundary of the parks to connect with the sports fields and schools? Also, would right-of-way be needed?
 - A: Yes, the master plan shows the potential for connection and the location of an existing “ad hoc” pathway that currently exists. Additional coordination will need to occur with adjacent northern property owners, not necessarily right-of-way or land acquisition.
 - Q: Can northern soccer fields be used for overflow parking?
 - A: Soccer fields to the north are outside of the CCPR managed properties, but further discussion could occur to utilize the fields for overflow parking during peak events.
 - Q: Will there be lots of open water to the north?
 - A: Likely no due to the elevation of this area in relation to the remainder of the site. The open water to the north will likely be intermittent.
 - Q: Can the multi-use pavilions accommodate a green roof?
 - A: Certainly, the hillside option is a large green roof and the waterside concept option does not preclude a green roof.
 - Q: Can buildings be designed to be “open air”?
 - A: The Program Pavilion in the Groves is designed with large overhead doors for an “open air” experience. Incorporating “open air” to the Multi-Use Pavilion options can be further assessed in schematic design.
 - Q: Would a snow machine be included with the hill redesign?
 - A: Either design option could accommodate a snow machine, to increase the sledding season on site. Additionally, the design team noted the skating ribbon and other winter use activities that can occur at West Park.
 - Q: What phase is the new playground and sprayground?
 - A: The master plan identified “bundles” of projects separate from phasing. The phasing would be determined by CCPR staff and board based on needs and

West Park Master Plan: Public Input following Park Board Presentation
October 11, 2016
Page 2

- available funds. Additionally, the playground and sprayground would need to be constructed while the existing facilities are in operation. Likely the new playground and sprayground would be within 5 years.
- General comment at the end of the discussion stated that all the program elements for the park were accommodated and not compromised through the process.

II. Next Steps

- A. Park Board approval of final master plan report at December board meeting.

SEH of Indiana believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Jon Ruble at 219.513.2508.

JRR

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FW: Mom's Focus Group - Meeting Notes
Neelay Bhatt to: Jon Ruble

11/11/2016 11:12 AM

From: Neelay Bhatt <neelay.bhatt@prosconsulting.com>
 To: Jon Ruble <jruble@sehinc.com>

Jon,
 FYI.

Neelay Bhatt
 PROS Consulting Inc.
Vice President
 P: 740.591.0225
www.prosconsulting.com

The difference between the ordinary and the extra-ordinary is just the little 'extra'

----- Forwarded message -----

From: **Kurtis Baumgartner** <kbaumgartner@carmelclayparks.com>
 Date: Thu, Nov 10, 2016 at 9:21 AM
 Subject: Mom's Focus Group - Meeting Notes
 To: Neelay Bhatt <neelay.bhatt@gmail.com>, Michael Klitzing <mklitzing@carmelclayparks.com>

Questions:

1. What will be the biggest determining factor on the larger building location, understanding that the construction of the facility is several years down the road?

Answer: Cost, and community needs

2. How will CCPR determine what the updated playground play structure will look like?

Answer: West Park will be a destination park so we anticipate the playground will have a "wow" factor to it much like West Commons. We will work with the playground manufacturer, and architects to ultimately come up with a final plan.

Comments:

- Would like outdoor fitness equipment sooner rather than later
- Would like to make sure that there is adequate shade throughout the park, along trails, etc.
- Jill's hill seems like an appropriate place to put a "lookout" gazebo so that you can really view the park

Most "pleased" by elements of the current plan:

- Addition of water bodies
- Making park more useful/activating trails
- Refreshing the splash pad
- Variety (multiple visits leading to different experiences each time)

Neelay – I think this captures a large portion of what was discussed. Please free to add anything that I missed. You did an outstanding job!

Thanks,

Kurtis Baumgartner, CPRP
Monon Community Center Director



Monon Community Center
1235 Central Park Drive East
Carmel, IN 46032

P [317.573.5238](tel:317.573.5238)

kbaumgartner@carmelclayparks.com

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It is the ONLY thing.



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