



Thomas Marcuccilli Nature Park Master Plan Frequently Asked Questions

Q: How did Carmel Clay Parks & Recreation (CCPR) become owner of this property?

A: Located above an aquifer, the property was identified and selected by Carmel Utilities as a viable location for two wellheads in 2007. The City of Carmel and the developer chose CCPR to manage/protect the wellhead area and as such receive the property via donation. CCPR stewards land where other Carmel wellheads are located, including [Founders Park](#). CCPR presented the potential donation to the Carmel/Clay Board of Parks and Recreation (the entity that governs CCPR), which adopted Resolution G-2021-004 accepting the donation.

Q: How was the property originally intended to be developed before it was donated to CCPR?

A: The property was originally planned to be a common area with trails and other community amenities maintained by the homeowner's association. The Legacy unit development plan approved by the City of Carmel Department of Community Services included trails on the current park site location. The amenities CCPR is planning to develop are substantially similar to what was already approved. Images of the approved plan are attached.

Q: Why is CCPR planning and developing another park in this area?

A: Adding this parkland to CCPR's portfolio fulfills several goals and recommendations outlined in the [2020-2024 Comprehensive Parks and Recreation Master Plan](#), which includes enhancing park and recreation opportunities within the community by expanding trails and environmental education near the White River. Since master plans created by CCPR are driven by community input, CCPR is working to fulfill a goal prioritized by Carmel and Clay Township residents.

Q: Who determined the specific locations of the wellheads?

A: Carmel Utilities studied the site and chose the placement of the wellheads. The well casings (existing large pipes sticking out of the ground) installed in 2008. CCPR was not involved in the placement of the wellheads. Questions regarding the wellhead project should be directed to Carmel Utilities Administration at 317-571-2443.

Q: Can only one wellhead be brought online?

A: Two wellheads are required to support Carmel's water needs. This has been part of the utility department's plans for over 10 years. Questions regarding the wellhead project should be directed to Carmel Utilities Administration at 317-571-2443.

Q: Who is the park named after and why?

A: The park is named for Thomas Marcuccilli (pronounced Mark-ă-sell-ē), a native Hoosier and one of the original founders of STAR Financial Bank. The park name was chosen by the donor in honor of his late father-in-law. A biography with more information is attached.

Carmel • Clay Parks & Recreation

Q: Was the site previously a nature preserve?

A: While the Legacy developers referred to the site as a nature preserve, the property is not a state-designated nature preserve. As such, any previous nomenclature used by the developers has no legal significance. To become a nature preserve under Indiana law (Indiana Code 14-31-1), a property must be identified within a registry of natural areas of unusual significance established by the Indiana Department of Natural Resources. Natural areas can become dedicated nature preserves only with the agreement of the landowner, the Department of Natural Resources, and the Natural Resources Commission.

Regardless of its name or status as a state registered nature preserve, Thomas Marcuccilli Nature Park is classified as a nature preserve within the CCPR park system. As defined in the [2020-2024 Comprehensive Parks and Recreation Master Plan](#), CCPR's nature preserves contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality, and endangered species. Nature preserves also can provide opportunities for nature-based, low-impact recreational opportunities such as walking on natural or paved trails, interpretive signage, and nature viewing.

Q: Will the land change ownership or use in the future?

A: When the land was conveyed to CCPR, the deed included special restrictive language that the site would be used “solely for public parks and recreation purposes in perpetuity.” This means that Thomas Marcuccilli Nature Park will always be a public park and will not be developed into more residential housing in the future. Without this park deed in place, a future City Council could have voted to build on this area at some point in the future. Having this area reserved as park land perpetuity protects homeowners against any future residential or commercial development.

Q: Why did CCPR call it a nature park?

A: CCPR chose to add “nature park” to the name to help indicate our intention to manage the site as a mostly natural area with minimum passive use development. Given the site limitations and unique soil conditions, the new park cannot support development of facilities like the pavilions in Founders or West Parks or amenities like a playground or splash pad.

Q: What is CCPR currently doing to maintain the land?

A: CCPR is mowing areas that were previously mowed by the HOA, inspecting existing trees for hazardous branches and dead wood, and emptying pre-existing dog pot stations. Ecologists have conducted a preliminary study of existing plant life and will continue to map target areas for restoration and invasive species management.

Carmel • Clay Parks & Recreation

Q: Based on other passive use parks in the Carmel area, how many people are expected to visit the park on a daily basis?

A: It is not feasible to make visitation projections until a master plan is prepared. The largest drivers of park visitation are amenities like playgrounds, splash pads, and pavilions, which are not suitable for this park. As a nature-oriented park with only passive uses like trails, enhanced natural areas, and interpretive signage, attendance is likely to be significantly less than parks with more active amenities.

Q: Will park users be required to leash their dogs?

A: Carmel City Code §6-99(b)(10) requires dog owners to leash their animals when off their private property. Under this ordinance, off-leash use was already prohibited. Furthermore, §5-3(b)(5)(b) of the City Code requires any pet or domestic animal to be continuously restrained by a firmly held or attached non-retractable leash when visiting a park, except within a designated dog park. Since a dog park is not anticipated for this property based on site conditions, leashes will still be required. If you have concerns about unauthorized use of the park, please notify the Carmel Police Department, who is responsible for enforcing City Code.

Q: Will having this park close by decrease my property value?

A: No, in fact studies show that living close to a park increases property values! Here's more information from the [National Recreation and Park Association](#), the [Trust for Public Land](#), and the [American Planning Association](#).

Q: How can I give feedback on the Thomas Marcuccilli Nature Park Master Plan?

A: During the master planning process, CCPR will host focus groups and public open houses to identify community needs and discuss park concepts. There will also be a community input survey posted online. Stay tuned to our social media (@CarmelClayparks on Facebook and Instagram) and website (carmelclayparks.com) for announcements. You can also join our Thomas Marcuccilli Nature Park mailing list to receive email newsletters and park updates at <https://www.carmelclayparks.com/parks/thomas-marcuccilli-nature-park/>.

Q: Who can I talk to if I have questions about Thomas Marcuccilli Nature Park?

A: Questions about Thomas Marcuccilli Nature Park should be directed to CCPR's Administration & Planning division, which can be reached by phone at 317-573-4022 or email at ncarson@carmelclaypark.com.

This Master Plan is Subject to Change.

Village Core:
Retail, Office, Lofts,
Live/Work

Corner Retail Use:
Fuel and Convenience

146th St.

Office

146th St.

Attached For Sale,
For Rent, and
Office/Retail

Multifamily for Rent

Future Residential
(Mostly Attached)

Custom
Homesites

Village Residential:
Single Family

Future Residential
(Mostly Attached)

Custom
Homesites

CCRC—Retirement

Lake Front Homes
by John McKenzie

River Rd.

Prairie Trace Elem.

This Master Plan is Subject to
Change.

Legacy

C A R M E L , I N D I A N A

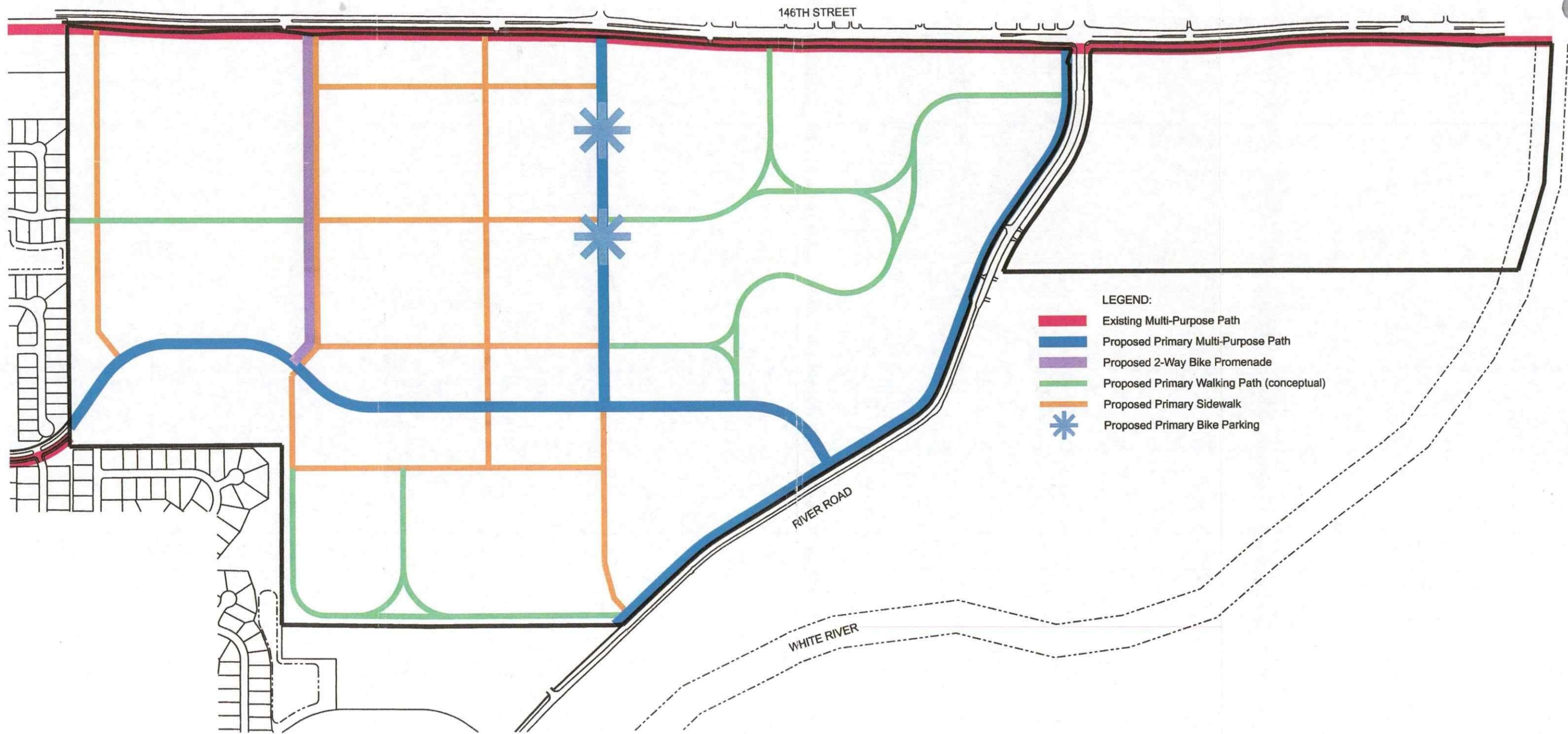
Pittman Partners



Z-501-07

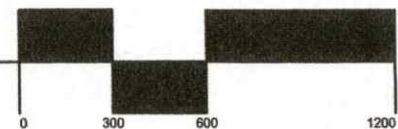


KEVIN K. PARSONS & ASSOCIATES, INC. © 2008
LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN

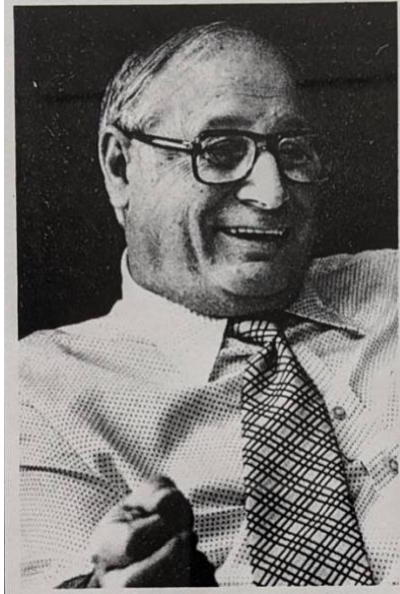


THE LEGACY

Exhibit 3: Bicycle and Pedestrian Plan



Thomas Marcuccilli Biographical Information



Thomas (Tom) Marcuccilli was born on June 9, 1918 to Luigi and Onoria (Bove) Marcuccilli in Marion, Indiana. Tom was the youngest of three sons in the Italian immigrant family, the oldest being Ralph, and Bernard being the middle child.

Tom's lists of achievements and responsibilities were endless, and his entrepreneurial and innovative spirit were woven throughout many milestones of his lifetime. In the '30s, he hauled catsup out of the Midwest Catsup Co. plant in Fowlerton. At the time, the only driving qualification for a truck was being big enough to see over the steering wheel. By 1935, brothers Ralph, Bernard and Tom had formed Marion Trucking Co. in partnership with Selah G. Wright. The trucking company hauled glass for Foster-Forbes Glass Co. in Marion for several years. After the outbreak of World War II in 1939, the Marcuccillis and Wrights operated Wright Canvas Co., manufacturing gas masks for the War. Tom Marcuccilli, who had taken up flying in

1938, also served as an Air Force flight instructor in both Indianapolis and Texas.

Tom married Mary Louise (Snyder) Marcuccilli on December 1, 1945. They had seven children – Thomas, Bernadine, Bernard, James, Jean Ann, Kathy and Ralph. Through their upbringing, the interests of the Marcuccilli-Bove-Wright partnership expanded into many other fields, including development of a shopping center, ready mix and stone quarries, an amusement park, a drive-in movie theater, mobile home parks and sales, real estate investments and transportation.

The Marcuccilli-Wright partnership moved into banking in 1943, when it purchased a failing bank branch in Upland, IN. The Marcuccillis and Wrights later acquired banks in Gaston, Elwood, Gas City, Columbia City, Anderson, Shirley and Van Buren. Today, STAR Financial Bank remains privately held, has grown to \$2.7 billion in assets and is celebrating 78 years in business with second, third and fourth generation Marcuccilli and Wright family members still actively involved. The Wright and Marcuccilli families still try and emulate Tom Marcuccilli's approach to getting things done. "I've always treated my work as a vacation. If you like your work, you're on vacation."

Tom Marcuccilli passed away on October 21, 1981, at the age of 63. The plaque that for many years hung on the wall besides his office desk is etched in the memories of his family, friends, and colleagues as inspiration even today. It reads, "I Do Not Choose To Be A Common Man."

Thomas Marcuccilli was anything but common. His patience, generosity, and positive influence in Indiana's economy will forever be remembered.