



Post Road Community Park Master Plan



DEPARTMENT OF METROPOLITAN DEVELOPMENT/DIVISION OF PLANNING

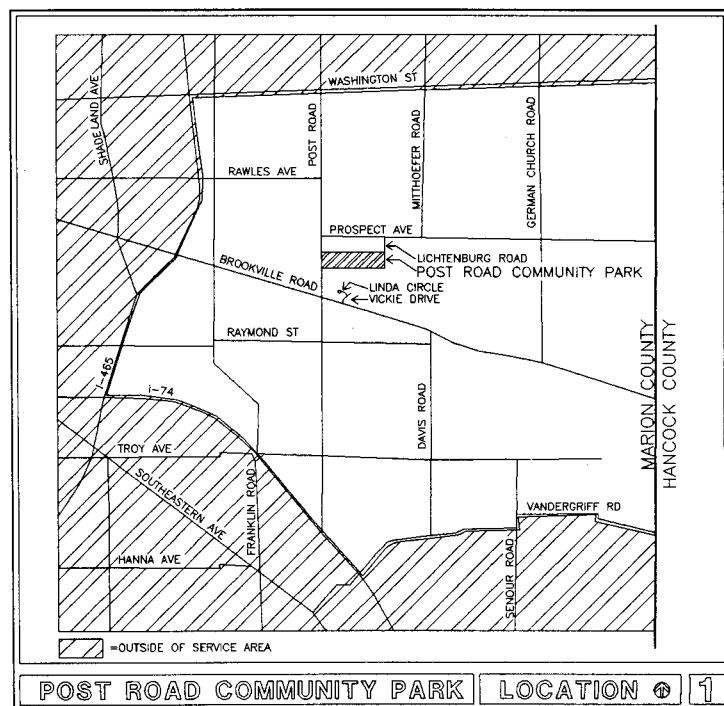
For: Department of Parks and Recreation

Post Road Community Park, 1313 South Post Road, is the city's most recently acquired park property. The forty-acre parcel has been the site of the Knights of Columbus, Our Lady of Fatima Council since 1960. The meeting hall and other facilities built by the Knights of Columbus will be important assets as the property is transformed into a park.

The purpose of this master plan is to guide the development of the park. The plan is divided into two major parts. The first part analyzes the site and its neighborhood including the current conditions, problems and opportunities. The second part provides recommendations for future development.

Post Road Community Park is designated as a community park because of its size and because it contains a building suitable for a community center. The parks of Marion County are divided into four categories - regional, community, neighborhood and sub-neighborhood. Each category serves different populations and performs different functions. Community parks typically range in size from 25 to 100 acres and serve several neighborhoods. They ideally support intensive recreation use and organized programs while also providing open space. Community parks typically contain picnic facilities and shelters, playgrounds, play courts, playfields, trails, water recreation and often a recreation center.

The service area from which Post Road Community Park is expected to draw most of its users is within Washington Street to the north, the county line to the east, I-465 to the west and I-74 and Vandergriff Road to the south. When this area is fully developed, its anticipated population is 27,000.



COMMUNITY CHARACTERISTICS

Until the mid-1950's, the site of Post Road Community Park and the immediate vicinity was farmland with a few wooded areas. In the mid-to late 1950's, homes were built along both Post Road and Prospect Street. Typically these homes range from 2,500 to 3,000 square feet and sit on half acre lots. Brentwood Street, Vickie Circle and Linda Drive were also developed at this time. In 1960 the Fatima building was constructed. After the burst of growth in the late 1950's, construction slowed considerably and the vicinity remains predominately agricultural. The Post Aire Airport was built in the 1960's. The area around the airport has seen some industrial and commercial development. The rate of residential development has recently picked up. Vacant areas along Prospect Street have filled in and a new subdivision, Warren Acres, has recently been platted north of Prospect Street. In 1984 a 4-diamond softball complex was developed directly south of the park site.

Outdoor recreation opportunities in the vicinity are mostly at schools. Hawthorne School has a playground, Grassy Creek School offers a playground and outdoor basketball court and Creston Junior High School has four outdoor basketball courts, two baseball diamonds, two softball diamonds, four tennis courts, a track and a football field. Other outdoor recreation opportunities include Haley's 11011 Lake and Gun Club, Whispering Hills Public Golf Course and Driving Range, Paul Ruster Memorial Park and Indy East Softball Park. The softball park is located immediately south of the park site.

Indoor recreation programs cosponsored by Warren Township Schools and the Department of Parks and Recreation are available at Hawthorne School. The programs are typically geared toward children and include acrobatics, tumbling and judo.

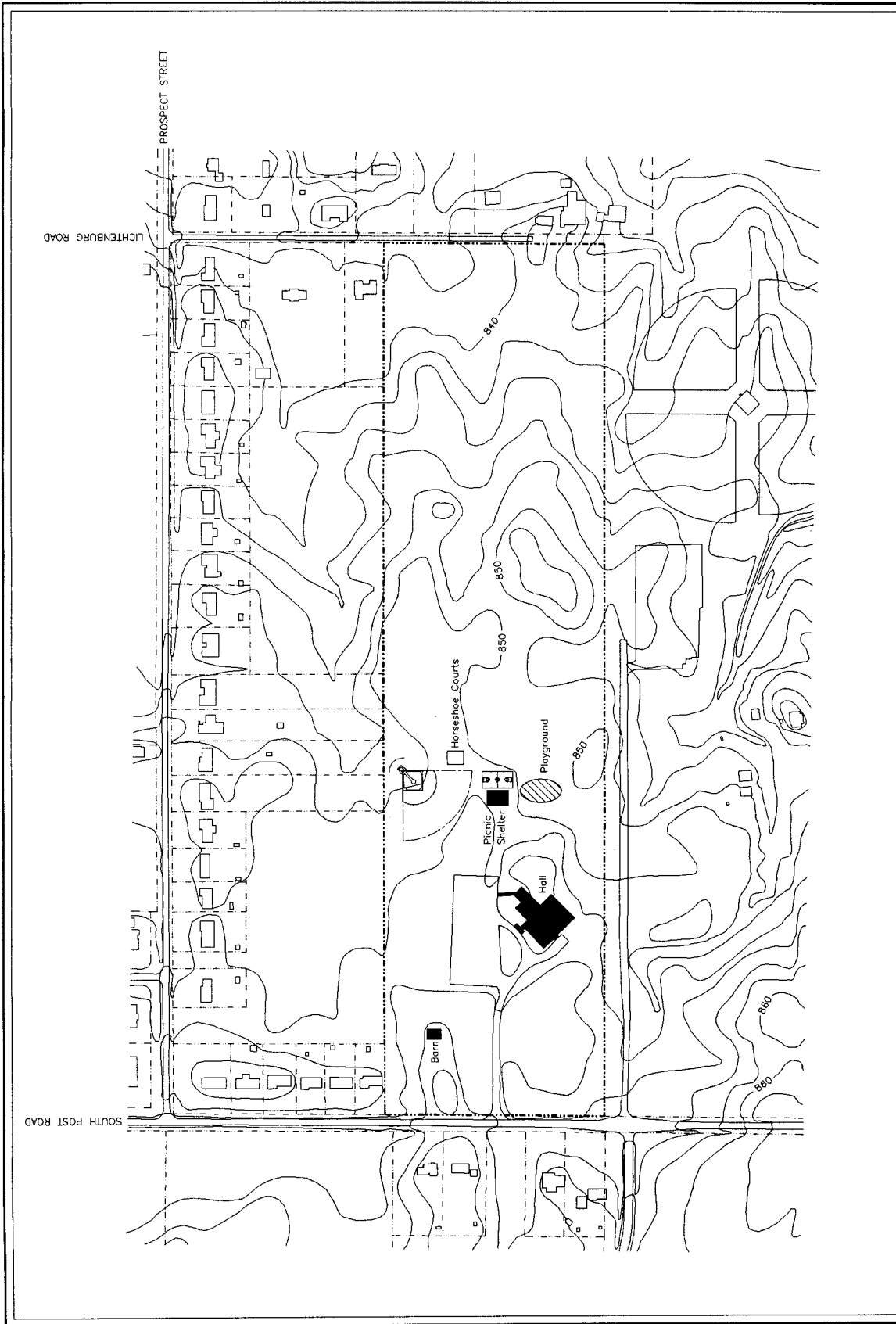
SITE ANALYSIS

Access

Access to the park is from Post Road. In this section Post Road is narrow (21 feet) and heavily traveled (10,098 vehicles per day in 1988). Visibility at the Post Road entrance is diminished by a low hill to the north of the entrance. The site also has street frontage on Lichtenburg Road. Lichtenburg Road is a short, narrow dead end road with very little traffic.

The nearest east-west road is Prospect Street. Like Post Road, it is narrow (20 feet) but it handles much less traffic (2294 vehicles per day in 1989).

Directly north of the site are two small undeveloped parcels of approximately seven acres each. These parcels may become available in the future and would provide a good buffer between the park and neighboring backyards. Their use as part of Post Road Community Park will be considered by this plan.



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DATE: SEPTEMBER 1990

CITY OF INDIANAPOLIS

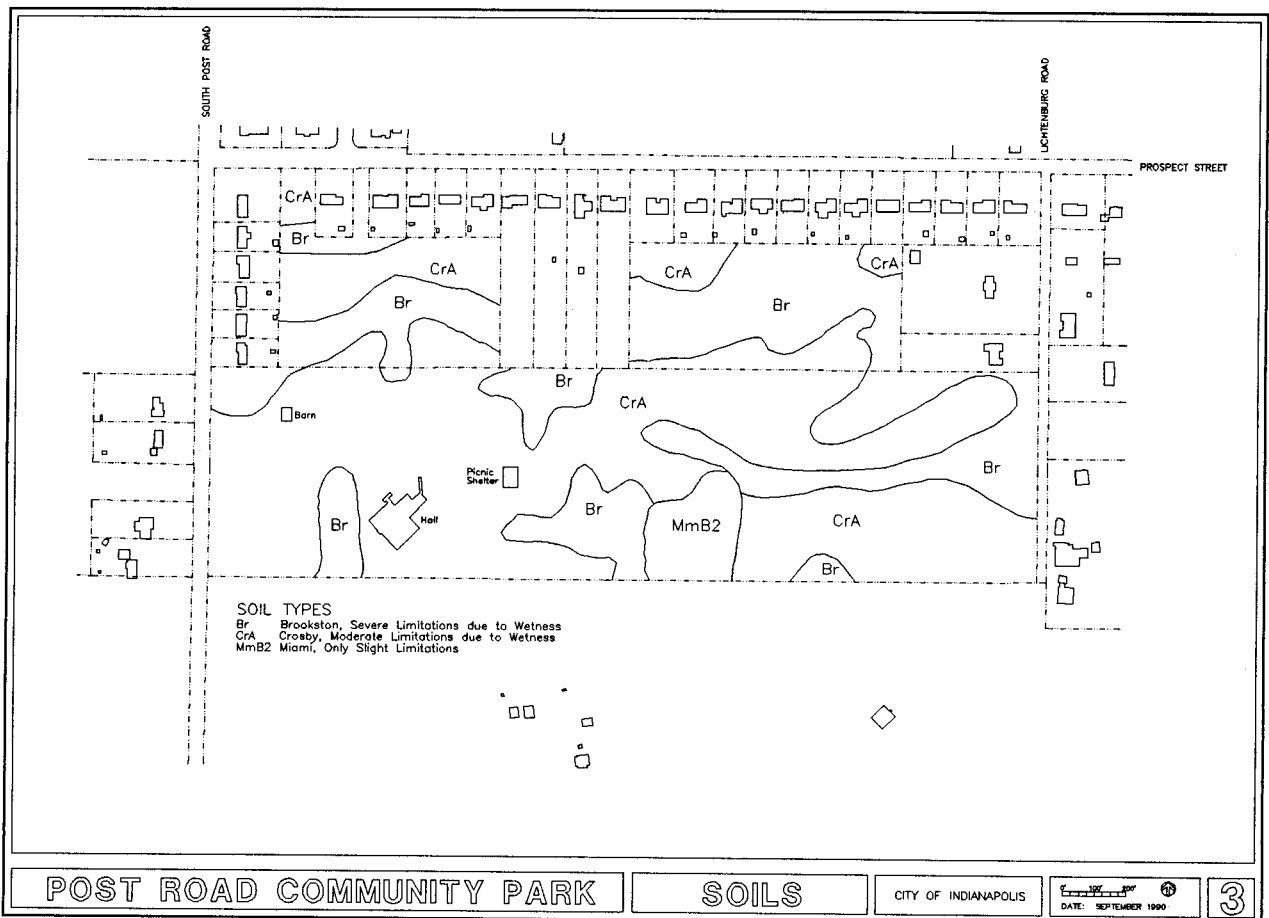
EXISTING CONDITIONS

POST ROAD COMMUNITY PARK

Topography, Drainage and Soils

The new park site has very low topography. It rises about 21 feet from east to west. The main topographic feature on the site is a low hill in the south central portion of the site.

Drainage on the site is mostly to the east. However, drainage is not well developed on much of the site so use is often limited due to wetness. The lack of drainage is reflected in the site's soil types. The majority of the site is either Crosby or Brookston soil. Crosby soil is generally found on broad slightly undulating plains. It is classified as having moderate limitations for recreation development due to wetness. Brookston soil is generally found in depressions, on flats, and in narrow drainageways. It is classified as having severe limitations for recreation development due to wetness.



Our Lady of Fatima Hall

The original Fatima Hall was 10,430 square feet in size, a 1967 addition brought it to a total of 15,500 square feet. The exterior of the building is facing brick and insulated structural panels over concrete block on the original section and over a steel frame on the addition. The building has a flat roof. The hall has a bar and dining room with a dance floor, a kitchen, a main hall with a stage, three party rooms, offices, two sets of restrooms and a storage room. A 1989 appraisal rated the overall condition of the building to be of good quality.

Other Improvements

The oldest structure on the site is a 25' x 40' barn. The barn is located on a slight rise in a stand of mature trees to the northwest of the Fatima building. Although it is trash-filled and has a broken door, the barn appears to be in good structural condition.

Recreation facilities have been built behind the hall. These include a 42' x 62' picnic shelter, an adjacent basketball court, a baseball diamond with backstop, four horseshoe courts and a playground.

The picnic shelter appears to be in good condition. The basketball court needs new goals but otherwise is in good condition. The baseball diamond and horseshoe courts do not appear to have been used in some time and are in a neglected condition. The condition of the playground equipment is poor. The playground is also in a poor location. It sits in an area that does not drain well, so the playground is often wet.

Other site improvements include a paved, 150-car parking lot, an adjacent gravel, 120-car parking lot and a landscaped stone shrine.

Utilities

Water supply for the site is from a private well. However a 16" city water line extends to the corner of Post Road and Prospect Street. A 16" water line should be large enough to serve any future water need.

Sewage is handled by a septic field.

MASTER PLAN RECOMMENDATIONS

The master plan recommendations are the result of a planning process that included site analysis, community and neighborhood needs analysis, and public participation. Public participation involved two meetings with people from the immediate neighborhood, the wider community and the soccer interests.

Soccer Fields

To accommodate eastside soccer leagues, eight soccer fields with four alternate soccer fields are proposed for the eastern half of the site. The fields will be laid out in four sizes to accommodate various levels of play. To serve the needs of the soccer players, a nearby concession and restroom building is proposed.

Eight soccer fields may draw a significant number of people to the park. Measures must be taken to minimize the effect on the neighbors. A 100-foot setback is proposed where homes are adjacent to the soccer fields. A 70-foot setback is proposed where backyards are adjacent or where homes face the fields across a street. The setback will also include a landscape buffer of trees and shrubs. The Lichtenburg Road frontage will be fenced and will not have a vehicle entrance. This should limit park-related traffic on Lichtenburg Road. However, a pedestrian entrance is proposed for this frontage to provide access for the neighbors. The fields should be unlit.

Community Building/Pool Complex

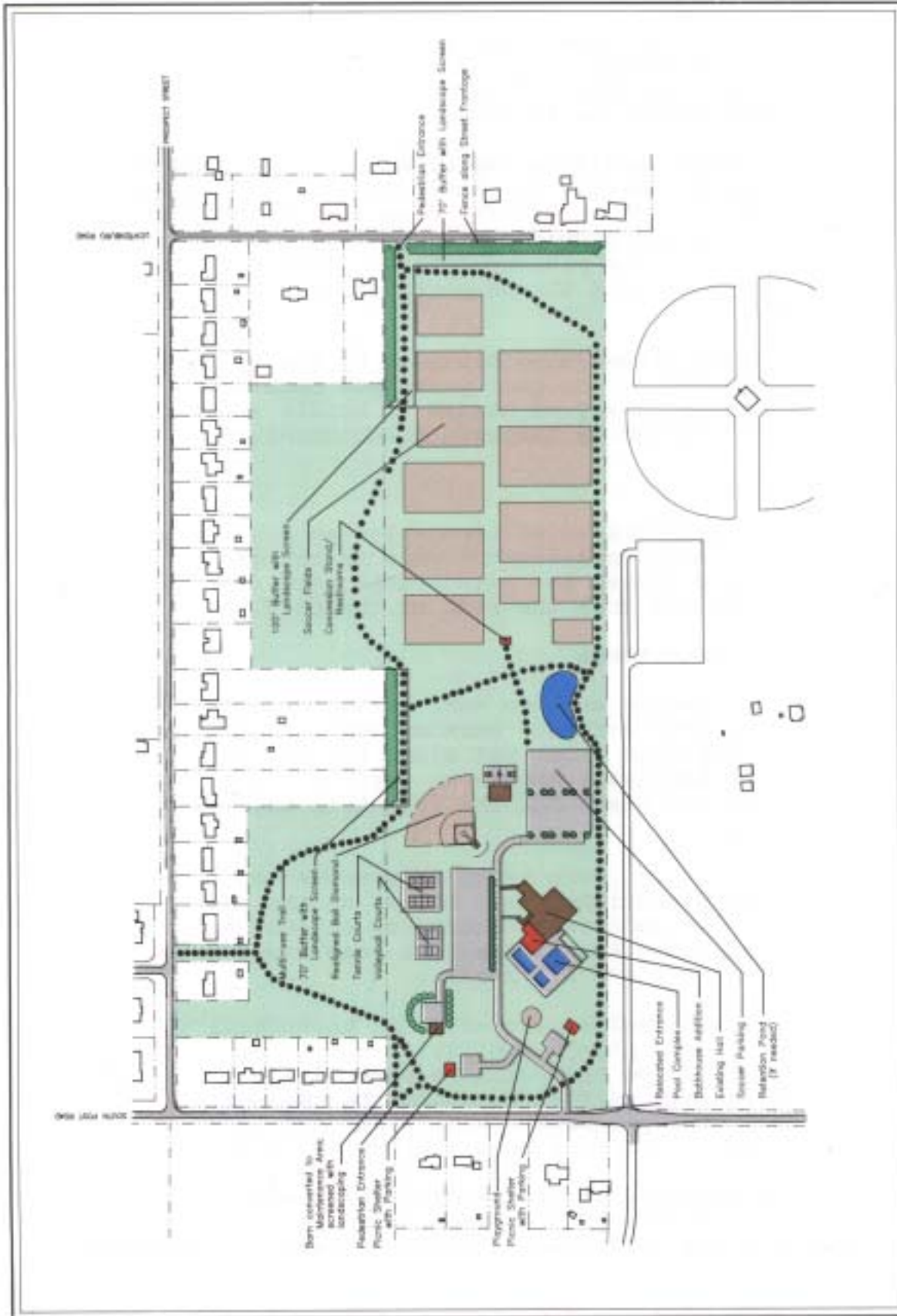
The existing hall should be updated into a community building. This should not require major structural changes. It will entail cosmetic changes and maintenance work.

A pool and bathhouse complex is proposed. The bathhouse is proposed as an annex to the existing building. In this location, it could double as a locker room for activities in the center. It would concentrate the intensive uses on the site and could possibly reduce duplication of staff. The pool or pools should be located to the west and south of the building to make optimum use of the sun.

Access and Parking

The existing entrance should be relocated to provide improved sightlines for those leaving the park. Exact location of the new entry should be determined using DOT guidelines. Only one vehicle entrance should be provided for reasons of security and reduction of traffic.

The soccer fields will require a substantial amount of parking; probably between 120 and 170 spaces. Drawing 4 shows the



parking lot and its access drive entirely within the park. This configuration requires a driving lane across the existing parking lot. A landscape island should be installed to define the driving lane. By defining the driving lane, pedestrian and vehicular safety should be improved.

An alternative that should be explored is access from the softball complex driveway. The benefits of this arrangement are that it removes the soccer traffic from the vicinity of the community building and provides less walking distance between the parking area and the playing fields. This alternative will require an agreement with the property owner for an easement or for joint use.

In either location, subsurface drainage of the parking lot will be important because of the poorly-drained soil types present. Also, a retention pond may be needed to handle any excess rainfall runoff created by the site development.

Maintenance Area

The old barn is proposed to be remodelled as a maintenance building with a fenced maintenance yard to the east. Landscaping should screen the maintenance yard from the neighboring homes and from the rest of the park.

Additional Recommendations

A pair of tennis courts and two turf volleyball courts are proposed for the area north of parking lot. In this location, the courts are separate from, yet close to, the picnic area and pool. They also have easy access to parking. Subsurface drainage will be important for the long-term stability of the courts.

A multipurpose, soft surface trail is proposed to loop through the park. Fitness stations could be put on the path. The trail should connect with pedestrian entrances on Post Road, Prospect Street and Lichtenburg Road. The full loop would probably measure between 1 1/4 and 1 1/2 miles.

The existing picnic shelter and adjacent basketball court should remain. However, new picnic facilities should be located at the front of the site where they will be more visually and physically accessible to Post Road and the community building. Two picnic shelters approximately 30'x 40' are proposed. Small parking areas for 10-12 cars should be provided at the shelters.

The existing playground should be dismantled and a new playground installed in the picnic area toward the front of the site. The existing ball diamond should remain for non-league play.

The site is currently zoned SU-34, which is the appropriate zoning for a club room or public ballroom. The site should be rezoned to PK 1, the proper zoning for public parks.

GENERAL RESOLUTION NO. 123, 1990

BOARD OF PARKS AND RECREATION

CONSOLIDATED CITY OF INDIANAPOLIS, INDIANA

BE IT RESOLVED BY THE BOARD OF PARKS AND RECREATION OF THE CONSOLIDATED CITY OF INDIANAPOLIS THAT:

The agreement by and between the Department of Parks and Recreation of the City of Indianapolis and. . .

DEPARTMENT OF METROPOLITAN DEVELOPMENT

in the amount of N/A

calling for MASTER PLAN FOR POST ROAD COMMUNITY

PARK

The form of which is to be approved by the Department Attorney, be and is hereby APPROVED.

FURTHER, RESOLVED, that the Director of the Department of Parks and Recreation is hereby authorized and directed to execute such agreement for and in behalf of the Department.

BOARD OF PARKS AND RECREATION
CONSOLIDATED CITY OF INDIANAPOLIS

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10/35/90
Date

Milton Booth
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OF MARION COUNTY, INDIANA

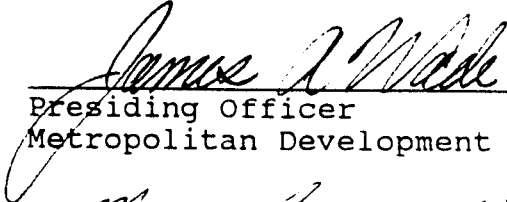
DOCKET NO. 90-CPS-R-15

RESOLUTION 90-CPS-R-15, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, POST ROAD COMMUNITY PLAN.

BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the COMPREHENSIVE OR MASTER PLAN FOR MARION COUNTY, INDIANA, by the adoption of the POST ROAD COMMUNITY PARK MASTER PLAN, which is attached hereto, incorporated herein by same as an AMENDMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA.

BE IT FURTHER RESOLVED that the Secretary of the Metropolitan Development Commission certify copies of this RESOLUTION 90-CPS-R-15, AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, POST ROAD COMMUNITY PARK MASTER PLAN.

BE IT FURTHER RESOLVED that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of the RESOLUTION 90-CPS-R-15, upon final adoption, as an AMENDMENT TO THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, to the legislative authorities of all incorporated cities and towns in Marion County, Indiana, the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of Commissioners of Marion County, Indiana. The Director shall also file one (1) copy of the Resolution in the office of the Recorder of Marion County.

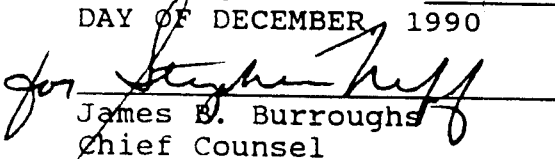

Presiding Officer

Metropolitan Development Commission


Secretary

Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 19
DAY OF DECEMBER, 1990


James E. Burroughs
Chief Counsel



POST ROAD COMMUNITY PARK MASTER PLAN

1990

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