



2005 Alice Carter
Place Park
Master Plan



Administration:

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Jane Henegar, Deputy Mayor for Community Affairs

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Sherron Franklin	12	Joanne Sanders	AL
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City-County Council Parks Committee:

Monroe Gray Jr., Chair	Bob Cockrum
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2005 Alice Carter Place Park Master Plan

INTRODUCTION

Alice Carter Place, a park of approximately 1.36 acres, is classified as a Monument-Memorial Park within the Indy Parks classification system. The property, 5700 North Meridian Street, is located at the intersection of North Meridian Street and Westfield Boulevard in Washington Township. The park offers a good visual experience and potential for passive recreational activity with improvements and better access. The most significant feature on the site is a small brick building that serves as a Department of Public Works (DPW) sanitary lift station. In the recent past, the property was used as a staging area for road improvements done by DPW. Aside from the frequent access of the lift station by Indianapolis Power & Light Company and DPW, the site sees very little activity.

Indy Parks' 2004 Comprehensive Plan states that Monument-Memorial Parks can vary widely in their size, character, service area and facilities. In the case of Alice Carter Place Park, the property itself is the memorial, rather than a facility or structure. The efforts to bring the public into the space and engage the user are in harmony with the original intent of the Park's donation.

HISTORY

The park was first established in 1922, with additional property acquired in 1929 and again in 1999. In the spring of 2003, a survey was conducted by the Marion County Surveyor's Office, and monuments were placed at the corners of the property. The initial piece of property was donated by Albert Carter and the park is named for his wife Alice "Polly" Carter. A second piece of property, which comprises the southern parcel, was donated by the Winters' family in 1999.

MASTER PLAN PURPOSE

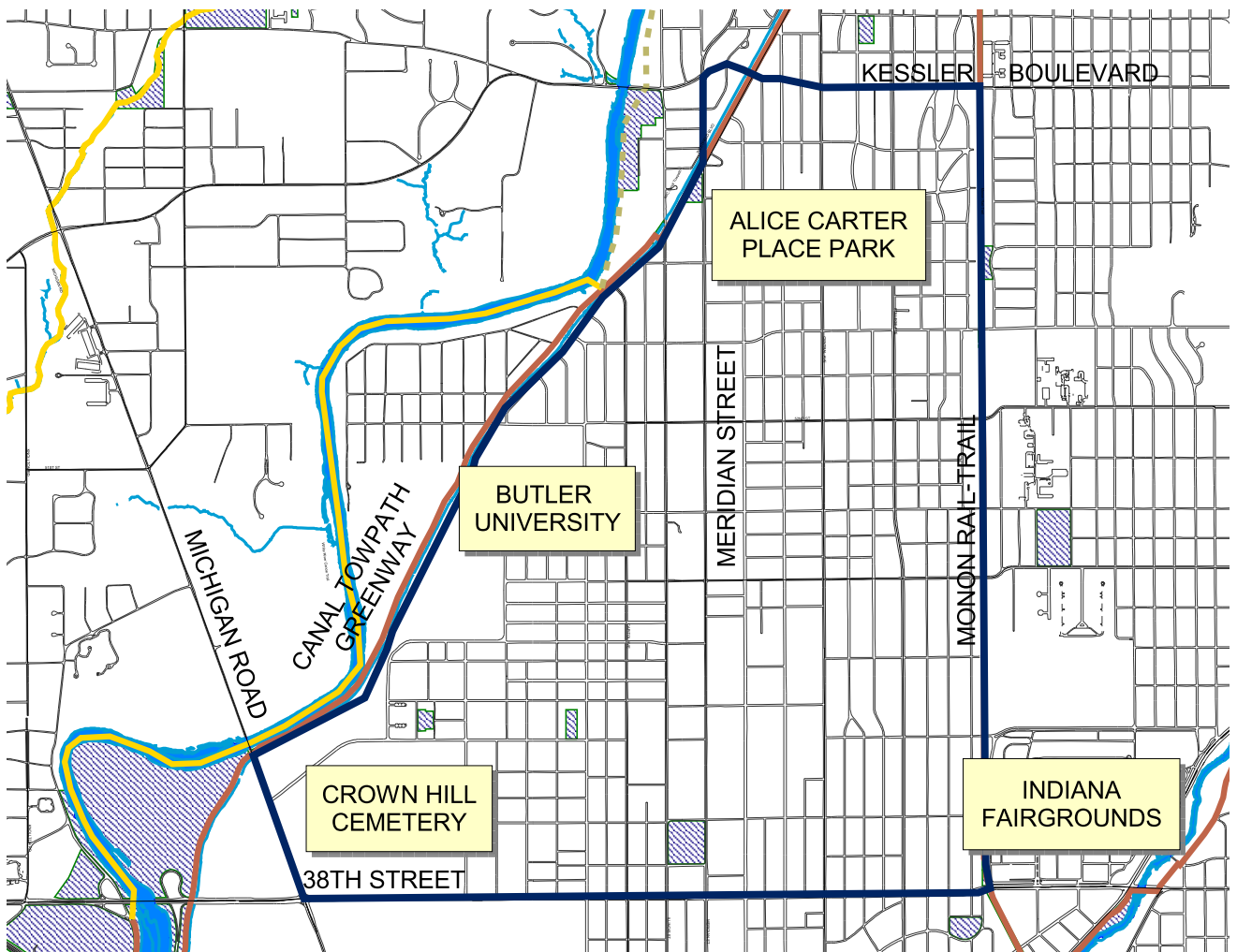
The purpose of this Master Plan is to provide direction for the development of this park as a gateway into the North Meridian Street Historic District and as a trail-head for users of the Indy Parks Greenways' Canal Towpath. The plan has been developed with the input of numerous individuals and neighborhood associations. The plan development of Alice Carter Place reflects the current needs and desires of the neighborhood and is in keeping with the overall city-wide initiative to introduce art into our everyday lives.

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SERVICE AREA

For the purposes of this Master Plan, the Park's service area is defined as illustrated below. Bounded by Kessler Boulevard on the North, the Central Canal on the west, 38th Street on the south and the Monon Rail-Trail on the east, this area encompasses three neighborhood groups. These organized groups are the Butler-Tarkington Neighborhood Association, the Meridian-Kessler Neighborhood Association and the Meridian Street Foundation.

This Memorial Park is one that serves three user groups. In a purely visual sense, it is used by more than 26,000 drivers each day. This high profile location at the corner of Meridian Street and Westfield Boulevard, forms the gateway of the North Meridian Street Historic District. Neighborhood residents have few quiet greenspaces for passive activities. This park can provide such an opportunity. The third group of users to be served are Canal Towpath users. There is no trailhead in this area for one to park a vehicle in while using the trail. Alice Carter Place Park can offer such an opportunity.



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DEMOGRAPHICS

The demographics of Alice Carter Place Park's service area are similar in many ways to the larger areas of Washington Township and Marion County. The Park's service area is more racially diverse than either the Township or County as a whole. This area of Indianapolis is also much more dense than the County as a whole, at 7.3 persons per acre as compared to 3.34 persons per acre countywide, placing added importance on providing recreation facilities. Lastly, the housing stock within the service area boundary is more than 93% occupied, a healthier rate than in the Township or Countywide areas.

2000 Census Data		Service Area	Washington Township	County	Service Area	Washington Township	County
Race	Total	24,414	132,927	860,454	100.00%	100.00%	100.00%
	White	15,537	90,627	606,502	63.64%	68.18%	70.49%
	Black	8,148	35,840	207,964	33.37%	26.96%	24.17%
	Hispanic	287	4,183	33,290	1.18%	3.15%	3.87%
	Ai Alask	37	741	2,181	0.15%	0.56%	0.25%
	Asian	178	1,913	12,325	0.73%	1.44%	1.43%
	HawaPi	2	45	365	0.01%	0.03%	0.04%
Age	Total	24,414	132,927	860,454	100.00%	100.00%	100.00%
	Under Age 5	1,439	7,873	63,640	7.17%	5.92%	7.40%
	Age 5-19	3,665	23,429	181,069	17.34%	17.63%	21.04%
	Age 20-59	8,725	78,519	490,785	59.58%	59.07%	57.04%
	Age 60-84	5,271	20,748	113,447	14.34%	15.61%	13.18%
	Age 85 and above	2,517	2,358	11,513	1.56%	1.77%	1.34%
Housing Units	Total	10,180	65,117	387,183	100.00%	100.00%	100.00%
	Occupied	9,481	59,606	352,164	93.13%	91.54%	90.96%
	Vacant	700	5,511	35,019	6.88%	8.46%	9.04%
Gender	Total	24,414	132,927	860,454	100.00%	100.00%	100.00%
	Males	11,423	63,138	415,998	46.79%	47.50%	48.35%
	Females	12,992	69,789	444,456	53.22%	52.50%	51.65%
Population Density	Persons per Acre	7.30	4.18	3.34			

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EXISTING CONDITIONS

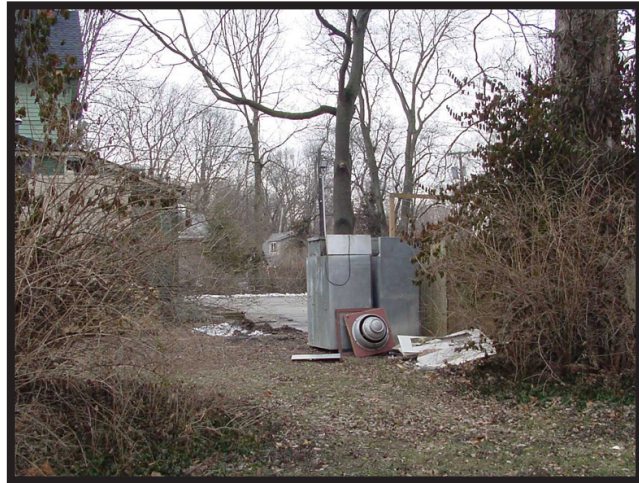
Alice Carter Park, prominently located at the intersection of Meridian Street and Westfield Boulevard, serves as the northern gateway to the North Meridian Street Historic District.

Pictured below, the southern boundary of the park, adjacent to Dodd's Townhouse Restaurant, is a wooded tree line. The western portion of the park boundary is devoid of trees and contains poor soils, a remnant from use as a staging area for street projects. Trash pictured below has been largely cleaned up since the photos were taken but has not been eliminated.

A lone bench was placed in the park to remember the Winters family in 2002.



View to South of Southern Treeline



Trash and Discarded Coolers
on Southern Boundary



'Winters' Memorial Bench in Southeast Corner

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A planting bed and stone sign anchor the northernmost tip of the Park. In the past these plantings have been maintained by local volunteers.

The center of the park is dominated by a DPW sanitary lift station. This structure is rather nondescript and utilitarian. It is surrounded by large evergreens which have lost their lower branches and provide little visual screening.

The following page include a drawing prepared by the Marion County Surveyor, confirming locations of property boundaries, trees and other improvements.



Stone Marker at Meridian and Westfield



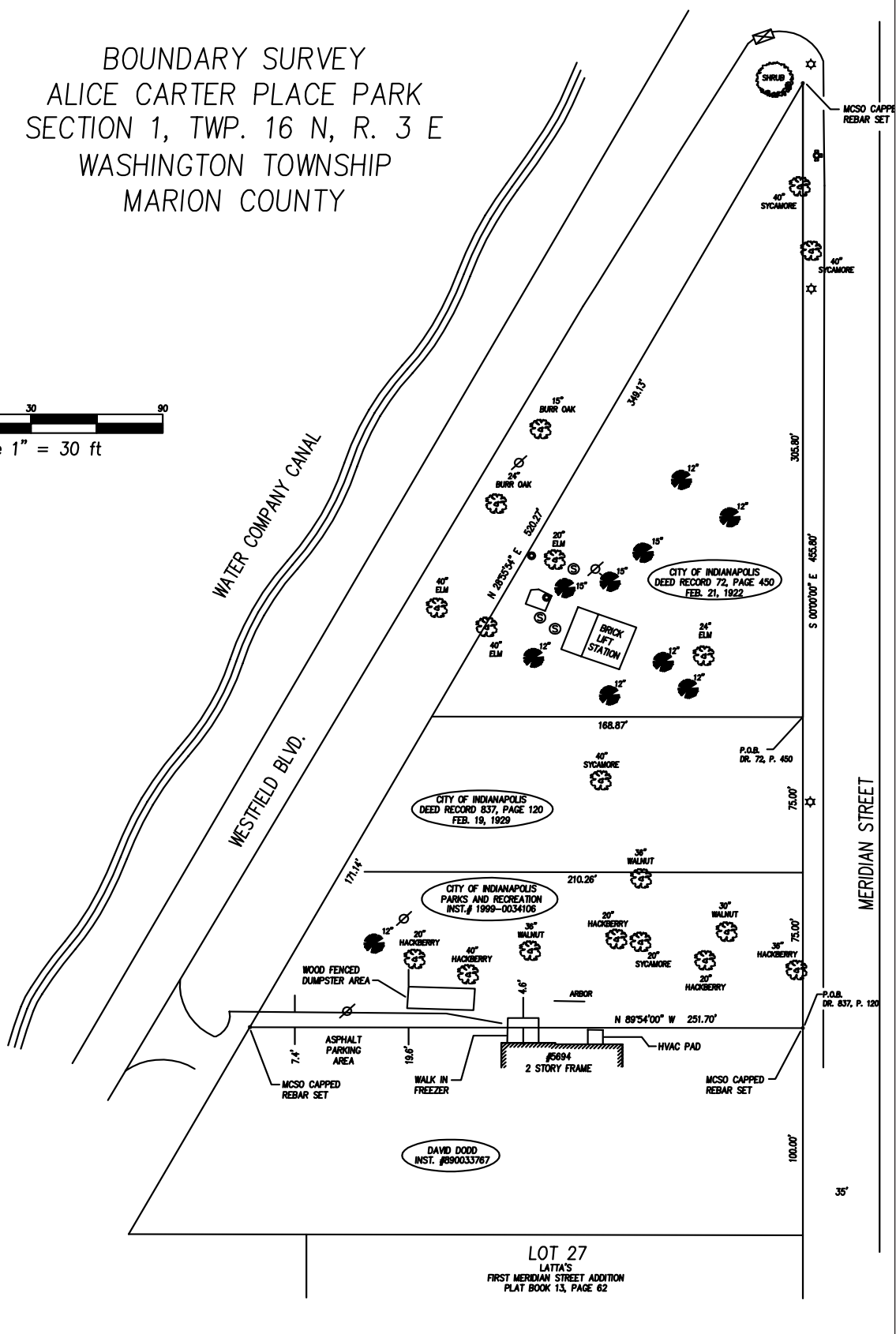
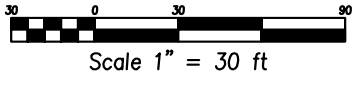
Lift Station and Associated Manholes



View to North of Lift Station and Access Drive

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BOUNDARY SURVEY
 ALICE CARTER PLACE PARK
 SECTION 1, TWP. 16 N, R. 3 E
 WASHINGTON TOWNSHIP
 MARION COUNTY



LOT 27
 LATTI'S
 FIRST MERIDIAN STREET ADDITION
 PLAT BOOK 13, PAGE 62

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PUBLIC PARTICIPATION

The design of the neighborhoods and communities that make up Marion County wouldn't be successful without good communication. An integral part of the Park Master Planning process is the public meetings held with the DPR staff, neighbors, neighborhood organization leaders and special interest groups. Without this critical external communication, Indy Parks would not be successful in serving park users.

In the Master Planning Process most Park Master Plans are developed through two to three public meetings. In the development of Alice Carter Place Park's, this process included two public meetings. Public meetings were held at North Meridian United Methodist Church in February and April of 2003. An additional presentation was made to the Meridian Street Foundation upon their request to share the finalized Master Plan with their Board members.

The February 20, 2003 meeting was structured as an information gathering meeting. Numerous ideas were offered by the attending community members and these ideas and concerns are listed below.

- Create "Gateway" into Historic Area
- Create "Gateway" into the City of Indianapolis
- Needs to be showpiece
- Needs to make a bold statement
- Desire for art and/or fountains in the park
- Provide connections via sidewalks to rest of neighborhood
- Install screening in front of lift station
- Increase plantings and replace dead trees
- Provide connection to Canal Towpath
- Provide bike rack and drinking fountain
- Create arch across Meridian Street
- Install decorative façade onto lift station
- Connect "Winters' Bench" to balance of park
- Create "Historic Walkway" within park
- Provide for significant "Monumental" focal point
- Create a hedge maze
- Provide for temporary art display areas
- Provide seating within the park
- Provide adequate lighting within park & illuminate focal point

All of these concerns and/or ideas were considered when creating the Master Plan for Alice Carter Place. Although not all of the ideas were incorporated in the final plans, each one was weighed and given attention for its merit and whether it can be accomplished within the scope of services that is provided by Indy Parks.

The accompanying Master Plan illustrates that many of the above mentioned ideas or concerns were incorporated in a Master Plan drawings, which was presented, refined and critiqued at the April 10, 2003 meeting.

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A follow-up presentation was made to the entire Board of the Meridian Street Foundation at their meeting August 13, 2003.

Due to the positive response from both public meetings and from the Meridian Street Foundation Board, it was decided by all in attendance that an additional public meeting was not necessary. It was agreed that the plan would be taken to its final form by Indy Parks staff to expedite the next steps of Park Board and Metropolitan Development Commission approval.

This Master Plan should be frequently reviewed and periodically updated, so that Indy Parks can continue to be responsive to the community surrounding Alice Carter Place Park.

MASTER PLAN RECOMMENDATIONS

Situated in the midst of a residential area, adjacent to a greenway trail and at the gateway to the North Meridian Street Historic District, Alice Carter Place Park has the opportunity to serve several purposes. The park can serve as a green oasis in this densely populated neighborhood. It also has the opportunity to serve as a symbolic gateway, by way of a high profile art installation or the suggestion of an arch. Lastly, the park provides an ideal trailhead for users of the Canal Towpath Greenway Trail.

These ideas are depicted in drawings and described in the following pages. It should be noted that as the individual elements within the plan are finalized and refined, changes may occur to the overall design.

Monumental Art Feature

- Large scale art installation w/foundation
- Accent lighting
- Bollards & landscape plantings

“Winter’s Bench” Area

- Paving stone
- Landscape plantings

Gathering Circle

- Seat wall & decorative paving
- Garden benches
- Art / fountain feature
- Entry Columns & Arch Feature

Gateway Arch

- Columns w/ arch
- Plantings & Lighting

Pull-off Parking

- 4 Total , 1 ADA accessible
- Landscape planting island

Lift Station Enhancement

- Turfstone Access Drive
- Landscape screening

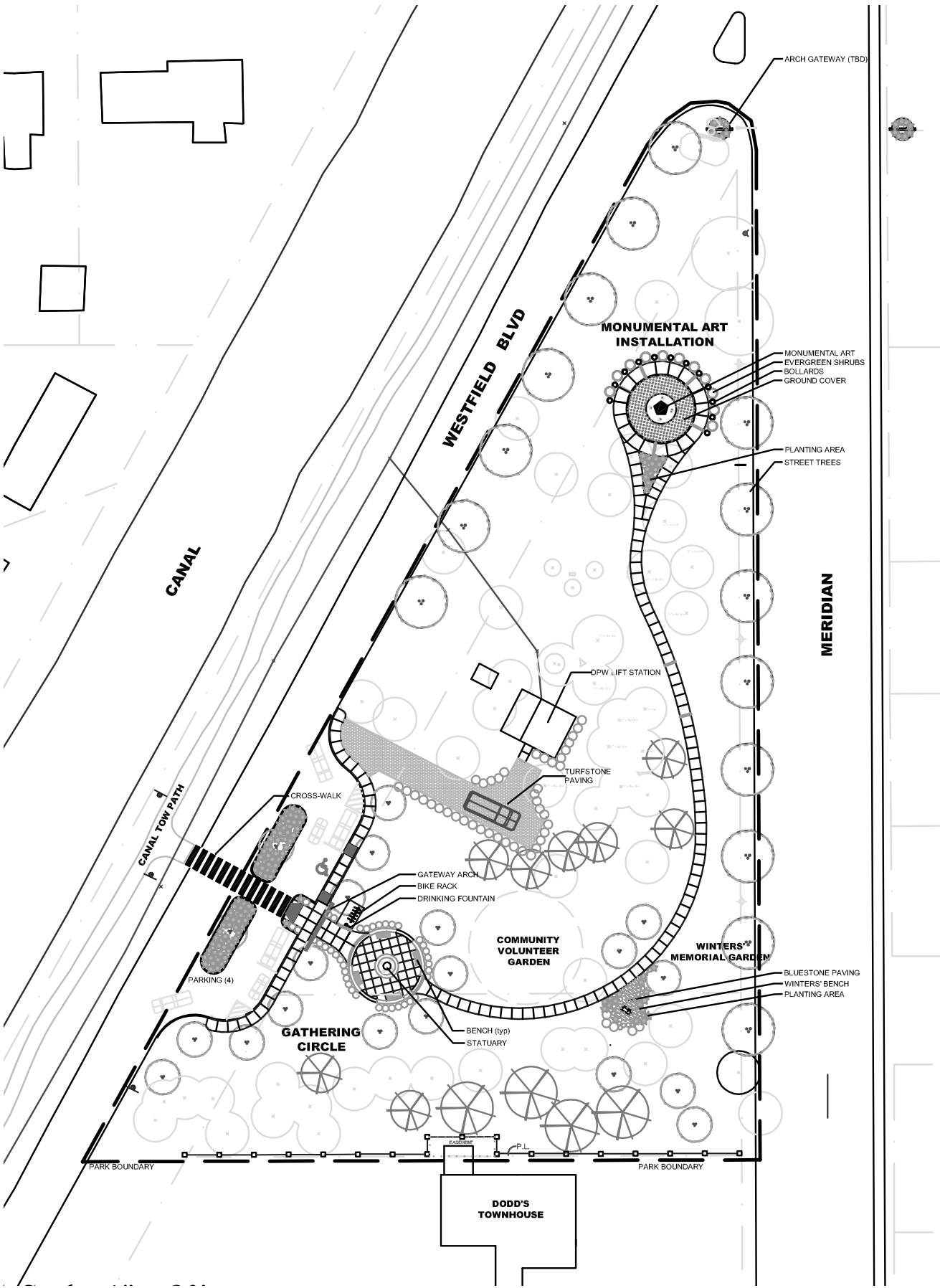
Walkway

- Concrete sidewalk
- Temporary art display areas

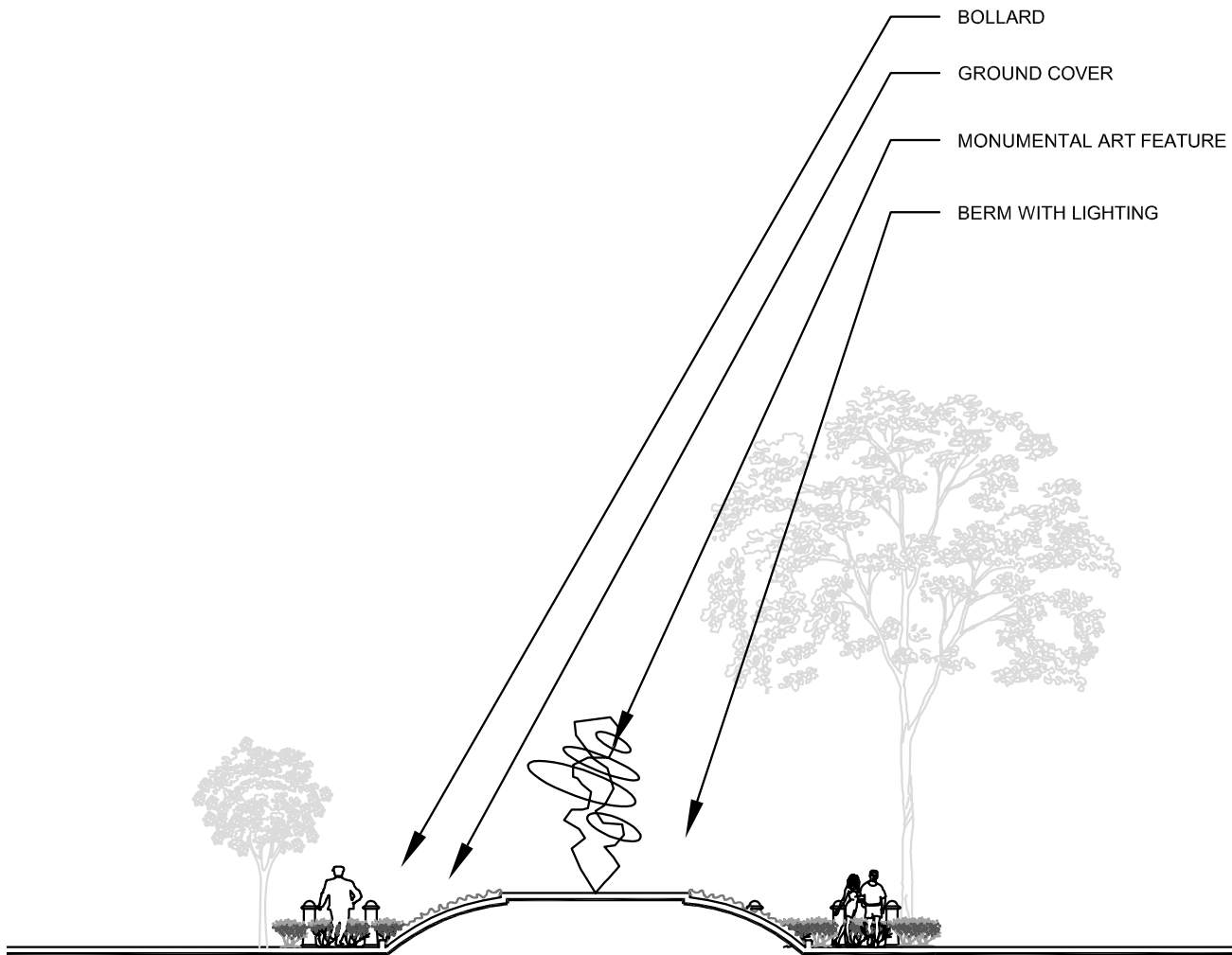
Fence

- Selective clearing within tree line
- Decorative fence along southern boundary

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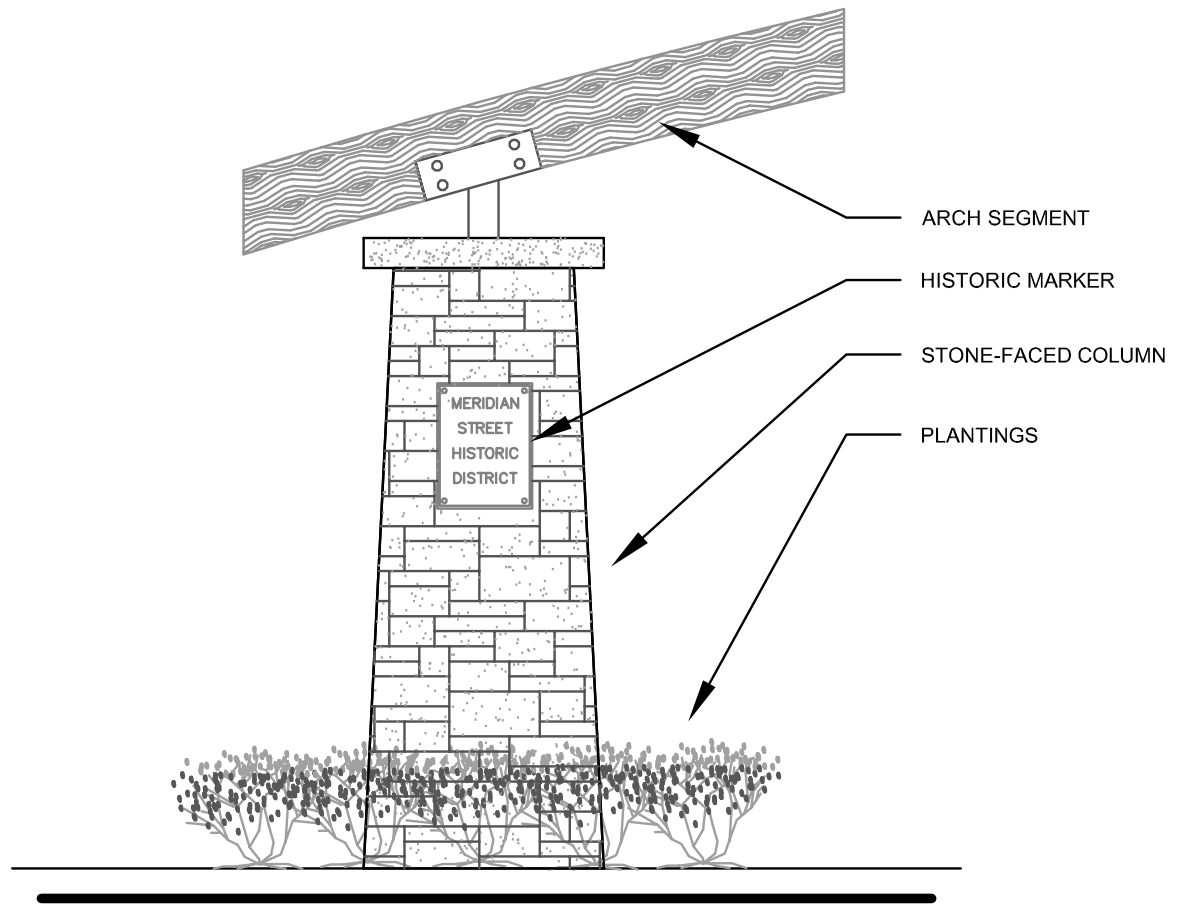
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MONUMENTAL ART FEATURE

Located near the intersection of Meridian Street and Westfield Boulevard, this park provides a great opportunity for a large, eye-catching art installation. This piece would be of visual interest to drivers entering and leaving the North Meridian Street Historic District. The design of the piece should be site specific, respecting the historic character of its setting, and be substantial enough to serve as a landmark.

The art installation should be accessible to pedestrians from the proposed parking at the south end of the park. The setting for it should include a simple landscape planting, a small, paved plaza and bollards to protect it from stray traffic.

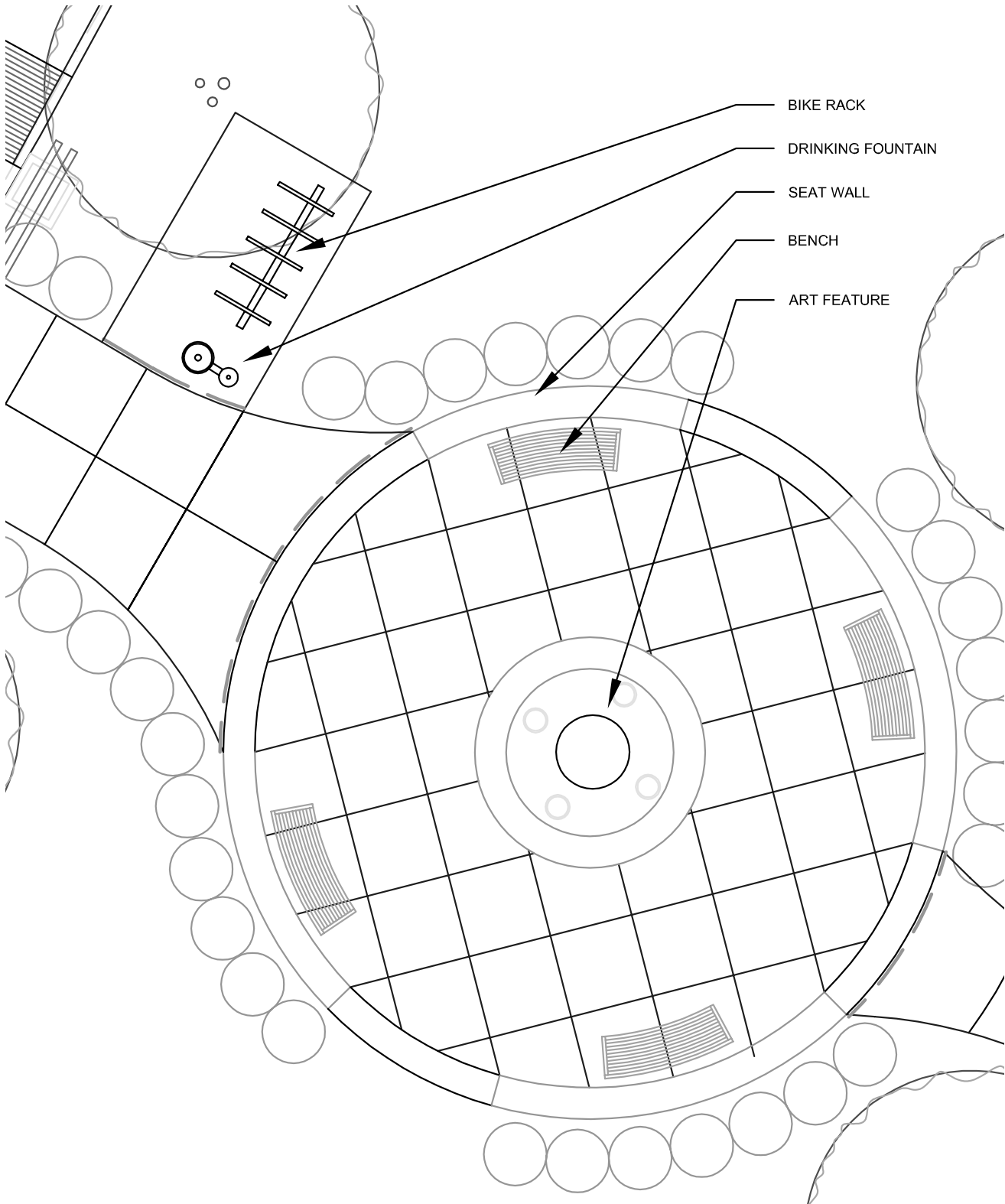


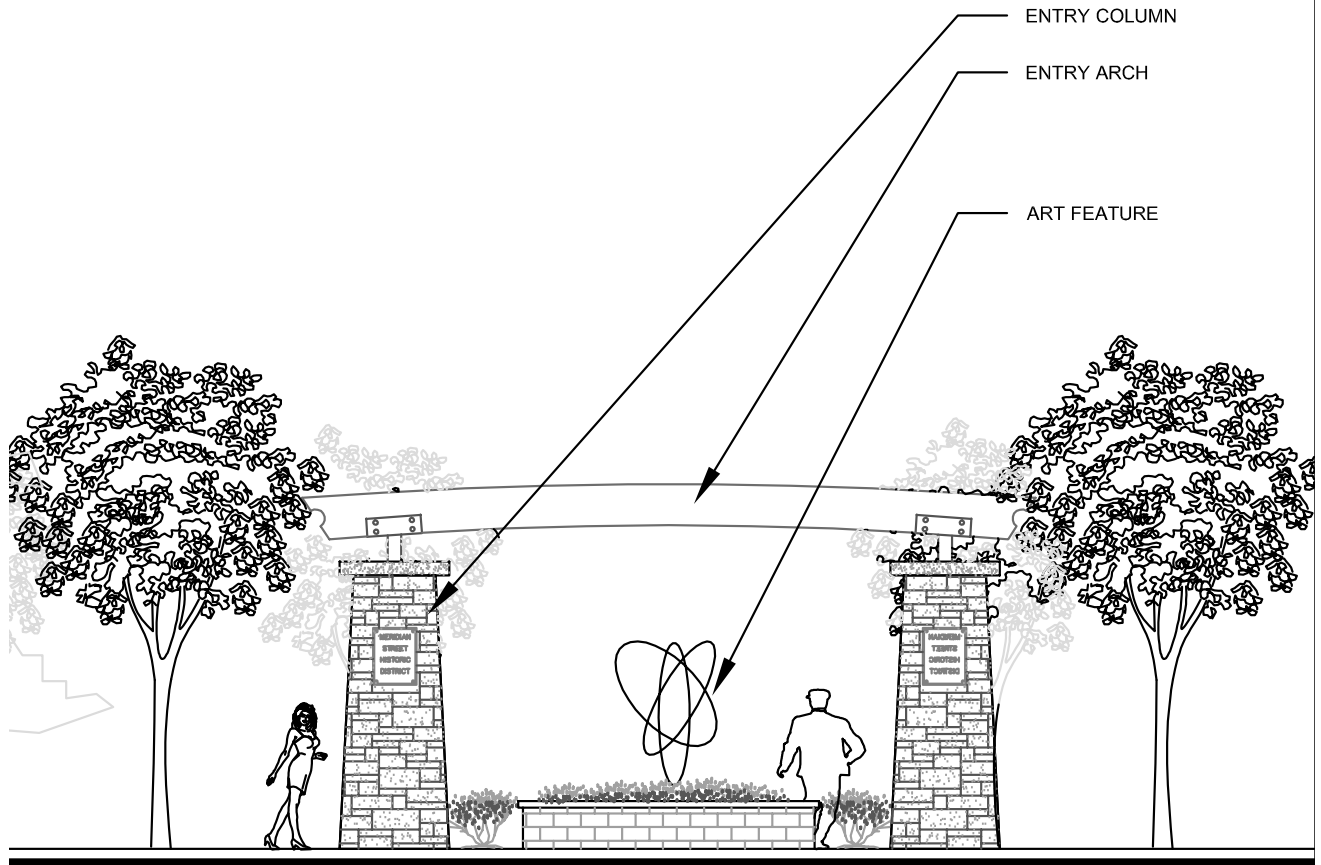
ARCH GATEWAY

Through the master plan process several ideas were explored for an archway over Meridian Street, to establish a more formal gateway to the Historic District. It was agreed that an arch of this span would be very costly and may invite as much opposition as support. The sketch above represents an installation that could be made at much less expense and liability. It would consist of two of the columns, capped with segments of an arch. When placed on opposite sides of the street, the alignment of the segments can suggest a complete arch.

Installation of this feature would require acquisition of additional property on the east side of Meridian.

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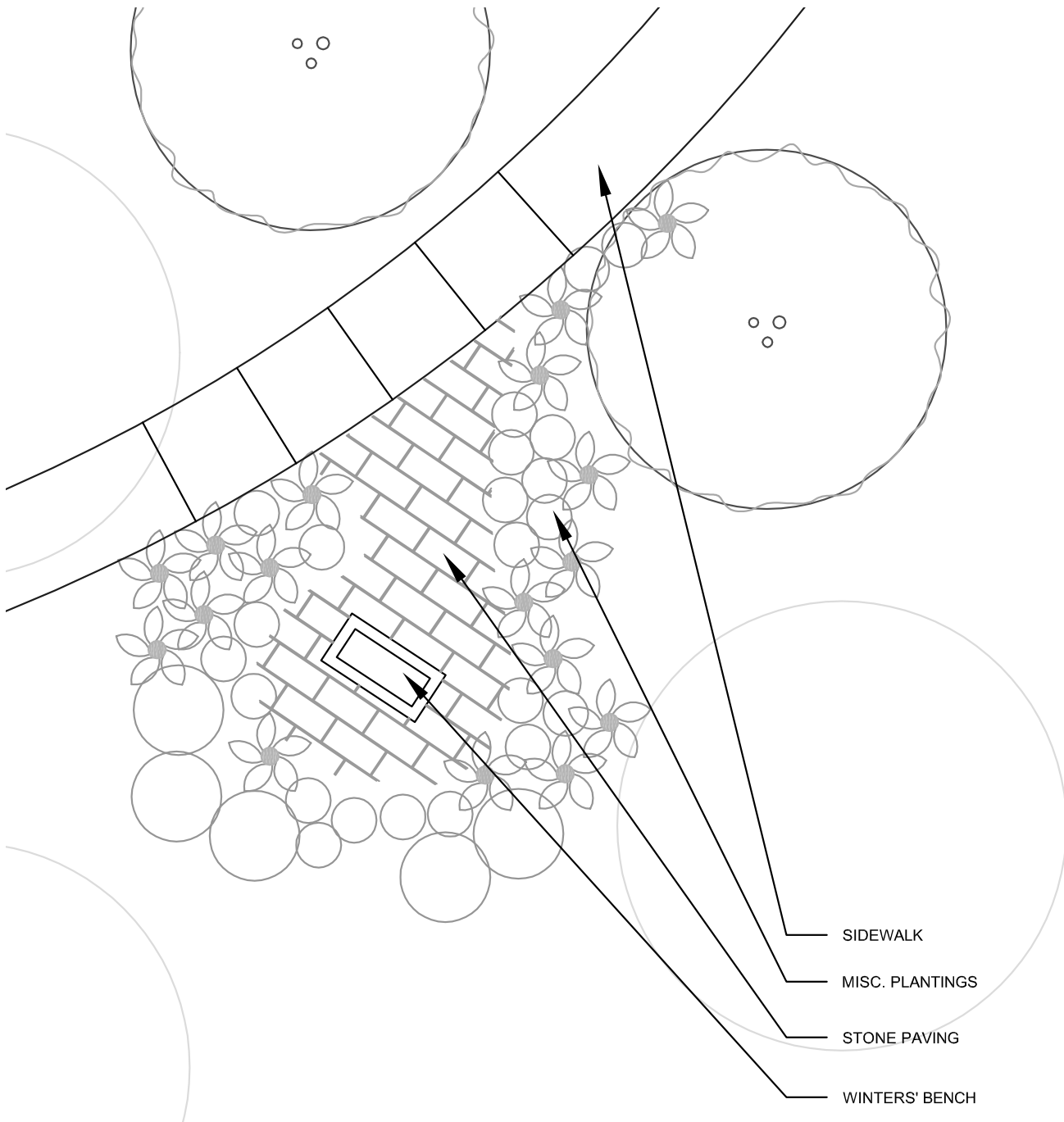
GATHERING CIRCLE

As discussed earlier, the location of this park adjacent to the Canal Towpath Greenway presents an opportunity to provide a trailhead for trail users. The overall Master Plan drawing depicts a small parking pull-off with space for 4 vehicles. This would serve a small, paved gathering area with an entry arch, benches and a focal point art installation.

Complemented with a bike rack and drinking fountain, this trailhead would serve as a trail access point for residents, resting area for users and an attraction in and of itself.

The parking area would also serve to provide visitors an entry point to visit the others features of the park.

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WINTERS MEMORIAL GARDEN

In 2002, the Meridian Street Foundation installed a bench in the park in remembrance of the gift made by the Winters Family.

Today, this bench is located in the middle of a large lawn, with no accessible route or apparent reason for its specific location. In laying out the path from the park entrance to the monumental art installation, planners identified an opportunity to include this bench, in its current location, into the larger design of the park. This small bluestone paver area and planting bed will provide a place for park users to sit for a short time and view the park and neighborhood.

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ALICE CARTER PLACE PARK COST ESTIMATES					
Lump Sum Costs	Item Description				
\$200,000	Monumental Art Installation				
		Structural Foundation			
		Art Piece			
		Bollards			
		Plantings			
		Lighting			
\$7,500	Winters' Bench Area				
		Bluestone Paving			
		Plantings			
\$45,000	Gathering Circle				
		Seat Walls		150 LF	
		Benches		4 +/-	
		Pavers		745 sqft	
		Statuary Piece			
		Plantings			
		Lighting			
\$25,000	Gathering Circle Arch				
		Columns			
		Arch			
		Plantings			
		Lighting			
\$20,000	Gateway Arch				
		Columns			
		Arch			
		Plantings			
		Lighting			
		Easement			
\$20,000	Parking Lot				
		4 spaces / 1 ADA accessible			
		Crosswalk			
		Rumble Strips			
		Bike Rack			
		Drinking Fountain			
		Signage			
\$18,000	Lift Station Screening				
		Plantings			
		Turf Stone		1800 sqft	
\$20,000	Walkways				
		Sidewalks		800 LF +/-	
		Historic Markers / Pictorial Markers			
		Fence			
		Pillars			
\$27,500		Metal fence		275 LF +/-	
\$383,000		Grand Total			

PARK MASTER PLAN COST ESTIMATES

Cost estimates have been applied to the above list of park features, detailed in the Master Plan Recommendations. These are rough estimates, in 2003 dollars, intended to place projects within a frame of reference for budgeting and fund-raising purposes. As individual pieces are taken on and as details are refined, more accurate cost estimates should be developed.

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ACTION PLAN

The action plan is written to serve as a guideline for improvements within the park. It is not meant as a strict schedule, but should help guide Indy Parks and partner groups in developing their capital improvements plans. The timeline portion of the Action Plan is meant to help prioritize actions.

This Master Plan represents ideas that are above and beyond what Indy Parks considers its “Core Services.” The reasons for this are numerous, but perhaps the most compelling is the historic nature of this area of Indianapolis and the desire to provide a “gateway” into the city. This coupled with the city’s current desire to emphasize public art were the driving forces behind this plan.

Indy Parks often forms partnerships with local community groups in order to provide better and/or more services. Because of the enduring nature of our city parks and the amenities that we put into them, we also seek enduring partnerships to ensure that there is long-term care of special features.

For each element of this plan to be successful, it must first meet administrative approval within Indy Parks. It must also prove feasible in terms of site constraints and availability of funds. For this reason, the proposed timeline and estimated cost of each Action Plan element is subject to change.

#	IMPROVEMENT	ESTIMATED COST	1st-4th Year	5th-8th Year	9th-10th Year
1	Pull-Off Parking	\$ 20,000			
2	Gathering Circle	\$ 45,000			
3	Gathering Circle Arch	\$ 25,000			
4	Monumental Art Feature	\$ 200,000			
5	Walkways	\$ 20,000			
6	Lift Station Screening	\$ 18,000			
7	Fence	\$ 27,500			
8	Winters' Bench Area	\$ 7,500			
9	Gateway Arch	\$ 20,000			

CONCLUSION

As the master planning process is completed, the community begins to look ahead to implementing specific park improvements spelled out in the plan. Indy Parks and Recreation is committed to bringing these plans into reality, and fortunately there is local and national support available for our parks and open spaces. The opportunities listed in the Appendix are just a few examples of potential park resources. These are tools which may be used to advance the action plan toward completion. It is important to remember to coordinate all requests to the groups listed on the following pages with Indy Parks Planning, Partnership & Grant staff members. Any parks question should be addressed to 327-PARK.

The processes undertaken to develop this master plan involved a variety of people with diverse interests and concerns. Their involvement in the process has helped to insure that the recreational needs of the neighborhood are satisfied.

This master plan should be frequently reviewed and periodically updated, so that Indy Parks can continue to be responsive to the community surrounding Alice Carter Place Park.

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APPENDIX

Funding Opportunities
Park Board Approval (2005)
Conceptual Sketch
Park Board Approval (2006)

Appendix II-III
Appendix IV
Appendix V-VI
Appendix VII

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MASTER PLAN FUNDING OPPORTUNITIES

Park Advisory Councils - “Friends Of” groups

Park advisory councils represent one opportunity for participation by community members. These are volunteer citizens who come together to assist the Department of Parks and Recreation (DPR) with managing a park's development. The Northwestway Park Advisory Council has assisted DPR in recent years with input about a disc golf course, a playground and trail improvements. Advisory Councils who wish to fund raise to advance park improvements can utilize the Indianapolis Parks Foundation to administer these funds.

Some Advisory Councils have taken the step of registering as 501(c)(3), non-profit organizations, whose mission is to benefit the park. These “Friends Of” groups have been instrumental in raising awareness, funds and the standards for their parks. The Friends of Holliday Park has recently raised \$3.8 million to construct the Holliday Park Nature Center. The Eagle Creek Park Foundation is in the midst of an ambitious \$10 million program to improve Eagle Creek Park. The Friends of Garfield Park have raised more than \$1 million to fund a maintenance endowment for the sunken gardens.

Granting Opportunities

DPR in 2000 assigned a staff person as Grants Coordinator for the Department. These duties include identifying, researching, applying for and administering grants for capitol improvements and programs in Indianapolis Parks. Recent grants have funded the Summer Lunch Program and improvements to Talbott & 29th Street Park. DPR is happy to assist community members who wish to apply for a grant to benefit a park. There are a great number of grants available to make parks better places to recreate. If you have a project you wish to seek a grant for, or know of a grant that could benefit a particular park, call 327-7050 and ask for information about grants.

Indianapolis Parks Foundation

The Indianapolis Park Foundation is a charitable organization that was created in 1991 to increase recreational opportunities in Indianapolis through contributions from our community. The Parks Foundation has been a vocal advocate for DPR and has provided more than \$4 million in capital improvements, and nearly \$1 million for parks programs. The Parks Foundation's vision is that parks in Indianapolis will be quality spaces for all citizens to enjoy and that adequate financial resources will be available to support park projects, programs, maintenance and capital needs. To fulfill this vision, the Indianapolis Parks Foundation is currently initiating an aggressive fund raising campaign to strengthen its support of DPR. More information can be found at www.indyparksfoundation.org.

Keep Indianapolis Beautiful

Keep Indianapolis Beautiful (KIB) is a local non-profit organization that works to secure private donations for the benefit of local organizations, such as DPR. Founded in 1976 and renamed in 1997, KIB has been especially effective in establishing volunteer tree plantings in many Indianapolis Parks. KIB's organizational abilities have helped both private companies and neighborhood organizations to hold successful volunteer planting events, building a sense of ownership and unity with in a community. More information can be found at www.kibi.org

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MASTER PLAN FUNDING OPPORTUNITIES

Land and Water Conservation Fund (LWCF)

The LWCF was established by Congress in 1965 to promote quality outdoor recreation opportunities in the United States. In the 30 years since its creation, LWCF has been responsible for the acquisition of nearly seven million acres of parkland and open space and the development of more than 37,000 parks and recreation projects. This grant must be applied for by a governmental agency, such as DPR and it requires a 50% percent funding match. Specific grant award levels vary by year. For more information visit www.ncrc.nps.gov/PROGRAMS/LWCF/index.html

UPARR Program

The Urban Park and Recreation Recovery (UPARR) program was established in November 1978 by to provide matching grants and technical assistance to economically distressed urban communities. The purpose of the program is to provide direct Federal assistance to urban localities for rehabilitation of critically needed recreation facilities. The law also encourages systematic local planning and commitment to continuing operation and maintenance of recreation programs, sites, and facilities. DPR has recently completed improvements at Willard Park, assisted in part by a \$500,000 UPARR grant, and is now implementing a grant for Martin Luther King Park pool renovations. More information can be found at www.nps.gov/pub_aff/uparr/grants/index.html.

2005 Alice Carter Place Park Master Plan

General Resolution No. 16, 2005

Board of Parks and Recreation Consolidated City of Indianapolis, Indiana

Be It Resolved That The Board Hereby Approves:

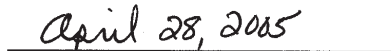
the adoption of the 2005 Master Plan for Alice Carter Place Park, 5700 North Meridian Street.

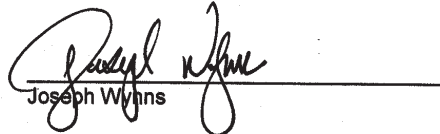
FURTHER, RESOLVED, that the Director of the Department of Parks and Recreation is hereby authorized to implement such master plan for and in behalf of the Department.

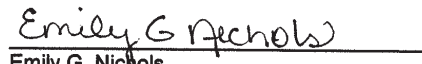
BOARD OF PARKS AND RECREATION CONSOLIDATED CITY OF INDIANAPOLIS



Assistant Corporation Counsel

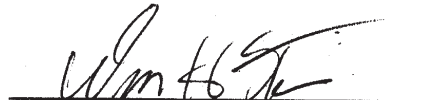

Sandra J. Young, Secretary

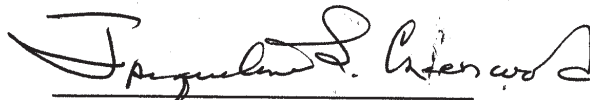

Date


Joseph Wynns


Emily G. Nichols


Richard L. Cockrum


William H. Stinson


Jacqueline S. Greenwood

4/28/05

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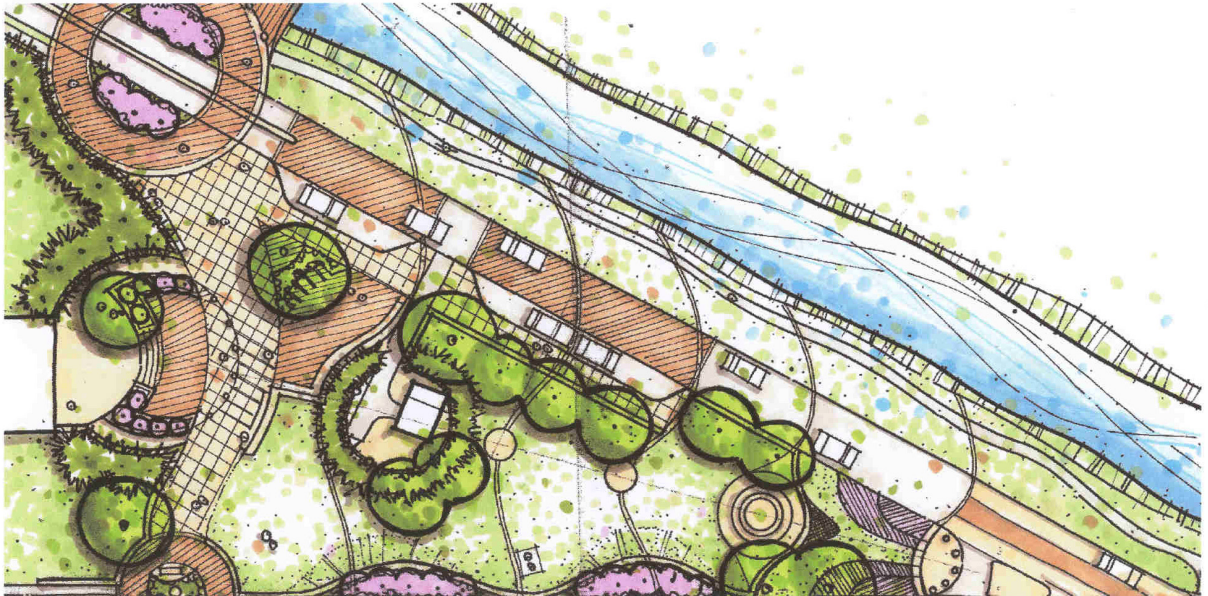
CONCEPTUAL SKETCH BY OUTSIDE AGENCY

In the fall of 2005, the Ball State University Department of Landscape Architecture fourth year Urban Design Studio developed conceptual sketches for Alice Carter Place Park to augment the Indy Parks Master Plan. The studio project included a charrette where students, landscape architecture practitioners, neighborhood stakeholders and Indy Parks worked together in a swift schedule to develop conceptual ideas and plans. The conceptual design project was overseen by the Meridian Street Foundation, a primary neighborhood stakeholder in the master plan process. Two products were a result of this effort.

1. The Alice Carter Place Ideas for Change document, a compendium of the student class work (Copies available upon request)

ALICE CARTER PLACE PARK

ideas for change



BALL STATE UNIVERSITY
department of landscape architecture
LA 403 urban design studio

INSTRUCTORS: Joseph Blalock & Carla Corbin

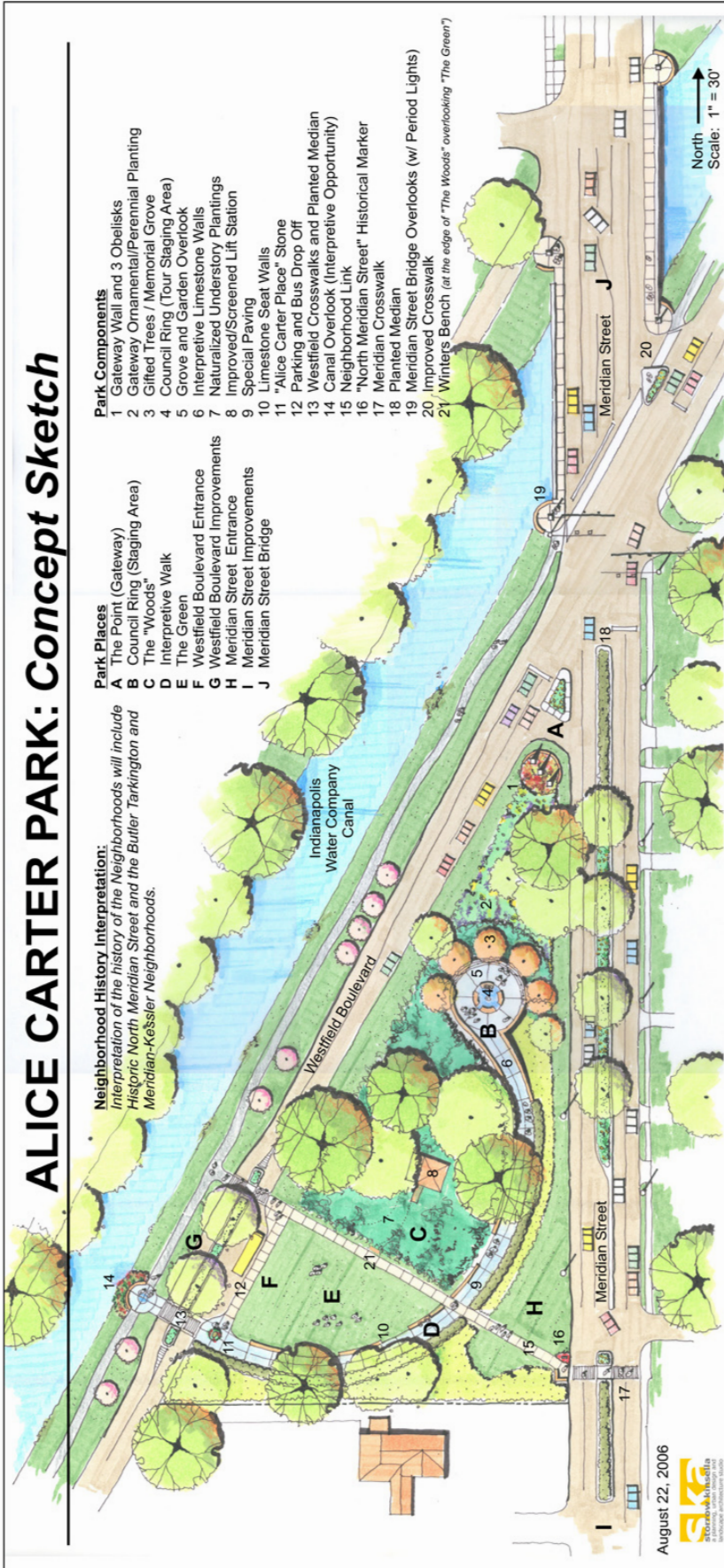
ALICE CARTER PLACE PARK
meridian street foundation

2. A preferred Concept Sketch produced by one of the professional practitioners involved in the charrette, Storrow Kinsella & Associates. (See Page VI of this Appendix.)

The preferred Conceptual Sketch is enclosed as a reference for selected details, amenities and design features that are beyond the scope of the Indy Parks Master Plan. While Indy Parks supports the development of this conceptual sketch via monetary gifts raised by neighborhood stakeholders, donors, or foundations, it can only approve development on land under its jurisdiction (parkland and/or greenways). It can however, comment on projects outside its boundaries, where projects affect parkland and/or greenways. The enclosed Conceptual Sketch is supported at this time and in this environment.

The preferred Concept Sketch is shown on Page VI of this Appendix.

2005 Alice Carter Place Park Master Plan



2005 Alice Carter Place Park Master Plan

General Resolution No. 16A, 2005

Board of Parks and Recreation Consolidated City of Indianapolis, Indiana

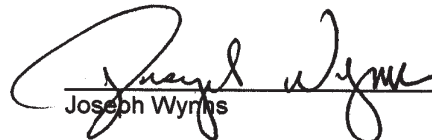
Be It Resolved That The Board Hereby Approves:

the amended 2005 Alice Carter Place Park Master Plan adopted by the Board of Parks and Recreation on April 28, 2005. The amended master plan contains additional information regarding a conceptual plan project by the Meridian Street Foundation and the Ball State University Department of Landscape Architecture Urban Design Studio.

FURTHER, RESOLVED, that the Director of the Department of Parks and Recreation is hereby authorized to implement the amended master plan for and in behalf of the Department.

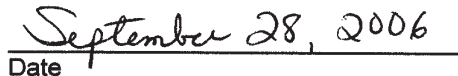
BOARD OF PARKS AND RECREATION CONSOLIDATED CITY OF INDIANAPOLIS


Assistant Corporation Counsel



Joseph Wyrns


Sandra J. Young, Secretary


Emily G. Nichols-Mitchell


Date

Richard J. Cockrum


William H. Stinson


Jacqueline S. Greenwood
9/28/06