



Arsenal Park Master Plan



DEPARTMENT OF METROPOLITAN DEVELOPMENT/DIVISION OF PLANNING

For: Department of Parks and Recreation

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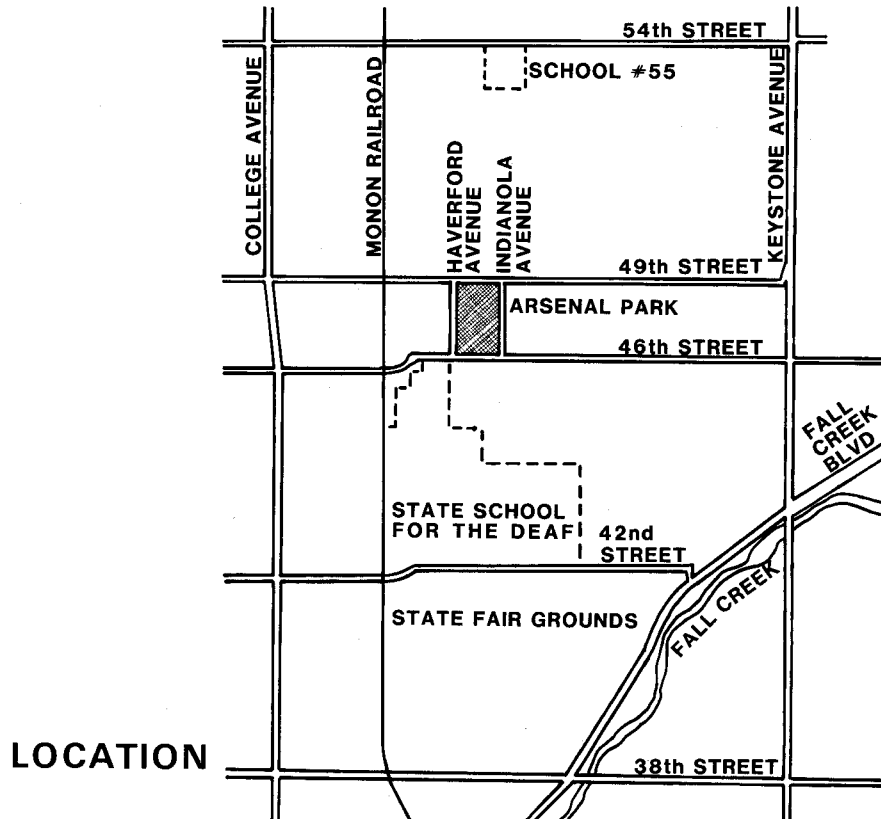
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Arsenal Park, 1400 E. 46th Street, is a well-used 13 acres of lawn, trees and recreation facilities. This master plan was developed to guide the future of the park, so that the park may continue to serve the public well.

The process for developing a master plan involves three main steps. The first step is analysis of the site's physical conditions and the character of the surrounding neighborhood, as well as observing how the park is used. Also at this time, the needs of the park and the neighborhood are investigated. This is done by meeting with the public and with Parks and Recreation staff. The second step is to use what has been learned to develop a preliminary plan for the park. The preliminary plan is reviewed by the public and by staff. In the third step, the plan is finalized and is presented for approval by the Board of Parks and Recreation and the Metropolitan Development Commission.

This document is divided into two parts. The first part is an analysis of the site and the neighborhood including history, current conditions, and specific problems and opportunities. The second part is recommendations for future development of the site.



ANALYSIS

HISTORY

Arsenal Park was purchased by the city in 1928 for \$19,915. A petition bearing one thousand signatures prompted its purchase. Early development of the park was done through Depression-era jobs programs such as the W.P.A. The spray pool was built in 1935 and a brick shelterhouse/comfort station (no longer standing) was constructed in 1941-42.

Arsenal Park was named for its location on Arsenal Avenue, although Arsenal Avenue is now called Indianola Avenue. In the past the park has also been known as Haverford Park because it is also located on Haverford Avenue.

The neighborhood around Arsenal Park began to develop in the 1920's. Prior to that time, development had been discouraged by the area's separation from the developed part of the city. This separation was caused by the presence of the State Fairgrounds (established 1892), the State School for the Deaf (1907) and the Monon Railroad (1881). Residential development continued through the 1920's but halted during the Great Depression. Housing construction resumed following World War II. Apartment development in the area began in 1939 with the Marcy Court Apartments just south of the park.

NEIGHBORHOOD ANALYSIS

In 1985, the Department of Metropolitan Development developed a neighborhood plan for the Keystone-Kessler Neighborhood. The plan covered the area between the Monon Railroad and Keystone Avenue running from 38th Street north to Kessler Boulevard. The neighborhood plan contains physical and demographic analysis of four subareas within the neighborhood. The neighborhood plan describes the subarea to the south of the park (38th Street to 46th Street) as follows:

The residential area consists of small workers cottages containing single-family and duplex units. Duplexes are most numerous in the subarea and account for 14% of the total detached residential units in the subarea. The housing is older, and shows signs of deferred maintenance. The Marcy Court apartments along 46th Street is the largest apartment complex in the subarea, and is fairly well maintained.

The population of the area is generally older (13% of the people are age 60 and over) and has the lowest income (\$13,005.00) per household of the neighborhood, (the neighborhood average is \$17,364.00). The population is 58% White, 41% Black. The subarea has lost population

over the past twenty years, yet still is a rather densely populated subarea with 2.20 people per household. (Based on 1980 census data)

The subarea to the east, west, and north of the park (46th Street to 52nd Street) is described in the neighborhood plan as follows:

This subarea is over 85% residential, and forms a "transitional zone" between the smaller, older homes to the south and the larger, more suburban homes to the north. The homes in the subarea, though still smaller, are in better condition. Homes in the subarea are also somewhat newer. Duplexes are fairly common in the southern portion of the subarea and account for 5.2% of the total detached residential units in the subarea. Vacant buildings, only 37 units or 2.8%, are less than in subarea one. Deteriorated housing units are somewhat concentrated around Arsenal Park. Apartment complexes concentrate in an area between 49th to 52nd Street east of Carvel. These apartments are well maintained and somewhat isolated from the rest of the subarea.

This population of the subarea illustrates a transitional, integrated neighborhood in terms of race and age. The population of the subarea is somewhat older, (14% of the people are age 60 or above) and exhibits a higher income per household (\$17,643.000). The population density of 2.22 persons per household show it to be the second most densely inhabited subarea of the neighborhood. The subarea is 36% Black, a figure that has increased substantially since 1960. The area population, however, remains stable. The area has both large elderly and young populations, showing that new families have been locating in the subarea. The subarea population has declined 122 people or 3.0% since 1960.

Arsenal Park is surrounded on all four sides by single-family and multi-family residences. However commercial, institutional and industrial land uses are located nearby, mostly along 46th Street.

The busiest street in the vicinity of the park is 46th Street, which carries 11,095 vehicles a day (1984 data). As it passes the park, 46th Street is an undivided four-lane route and will likely remain so into the future. No long-range plans have been made to widen the street.

Nearby recreation opportunities include Canterbury Park and Fall Creek Parkway. Canterbury Park is a two-acre playground at 5600 North Carvel Avenue. Fall Creek Parkway is a linear greenway along Fall Creek. Facilities for fishing, canoeing and bicycling are provided along the parkway. The nearest large, community parks are Broad Ripple Park to the north and Douglass Park to the south. Both of these parks have swimming pools and community centers.

School #55 (1349 East 54th Street) and the Moravian Church next to the school provide three ball diamonds for Little League use, as well as playground equipment and a basketball court. Several of the nearby apartment complexes provide pools for the use of their tenants. The Indiana State School for Deaf has a variety of recreation facilities for its students.

The facilities that a person would expect to drive to, such as a pool or community center, are provided within driving distance of the neighborhood. Thus the priorities for Arsenal Park should be facilities that a person would expect to be able to walk or bicycle to, such as a playground.

PARK ANALYSIS

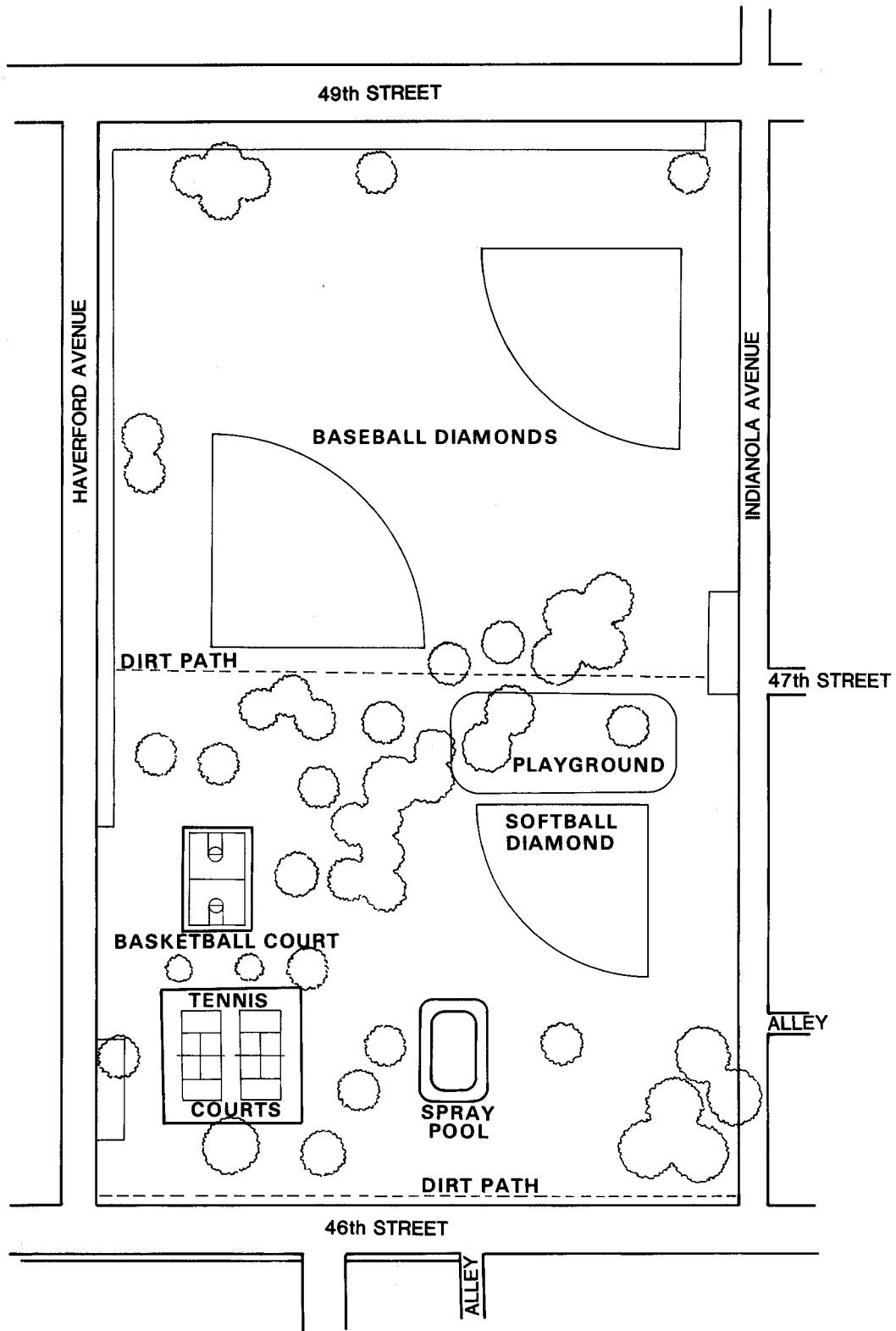
The parks of Marion County are divided into four categories -- regional, community, neighborhood and sub-neighborhood parks -- each serving different populations and performing different functions. Arsenal Park is designated as a neighborhood park. Neighborhood parks are generally characterized by intensive use of a small area (5 to 25 acres). Typical facilities are playgrounds, play courts, play fields and picnic areas. The population served by neighborhood parks are usually those people within walking and bicycling distance.

Arsenal is a typical neighborhood park in size and intensity of use. On 13 acres, it provides three ball diamonds, a basketball court, two tennis courts, volleyball court, a spray pool, playground and picnicking.

Playfields. The park provides two full size baseball diamonds on its northern half. The two diamonds are not fully used. One diamond would probably be sufficient for the level of play in the park. A third diamond is an undersized softball diamond wedged between the playground and the spray pool. This diamond receives a fair amount of use but its location causes that portion of the park to seem crowded. At one time a soccer field was located on the northern half of the park, but it no longer exists.

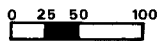
Courts. The basketball court is probably the most heavily used facility in the park. The court draws people from beyond the neighborhood to use it. The basketball court is primarily used by older teens and young adults, fulfilling a major recreation need for this age group. Unfortunately, this age group's domination of the court preempts its use by younger groups. The court itself is in good condition, having been resurfaced in 1986.

The tennis courts are adjacent to the basketball court and are moderately used. They are also in good condition, having been resurfaced in 1983. A light dimly illuminates the courts at night. Poles for a turf surfaced volleyball court have been erected next to the tennis courts.



ARSENAL PARK

EXISTING CONDITIONS



Spray pool. The spray pool is popular when it is operating, unfortunately it is rarely in operating condition. Major renovation or replacement is needed. Although the spray pool serves the same users as the playground, the two facilities are separated by the softball diamond.

Playground. The playground is quite heavily used. The nine pieces of equipment are well-worn and could use replacement. The playground has both sunny and shady spots. Parents can watch their children from the nearby parking lot, however there is no seating in the playground.

Picnicking. Picnic tables are provided throughout the central part of the park. No picnic shelter exists in the park.

Parking. Parking surrounds much of the park's perimeter. All parking for the park is unpaved. Locations for parking are controlled by bollards which ring the park. The entire 49th Street frontage is head-in parking. Forty cars can easily park in this space. This parking area is rough and drains poorly. Along Indianola Avenue, a 7-car, head-in lot is located where it can serve the playground. On Haverford Avenue, a 5-car, head-in lot serves the tennis court. Also on Haverford, parallel parking extends from the basketball court to 49th Street. The parking nearest the basketball court becomes a congregating spot on warm evenings. Also the parking spaces near the basketball court fill up quickly, so latecomers park on the residential side of Haverford Avenue. This causes the area to become congested. No parking occurs along 46th Street.

Overall character of the park. The turf and trees in the park are generally healthy and well-maintained. However few young, replacement trees have been planted in the park recently. Paths have been worn into the turf in two locations: along 46th Street, and from 47th Street across the middle of the park. Arsenal Park is one of the few places on the north side of 46th Street that does not have a sidewalk. Trash, especially broken glass, is a problem in the park. The most littered areas are around the edges and around the basketball court. Overturning by dogs is a problem with the existing trash containers.

Soils in the park are conducive to recreation facilities. Urban Miami soil is found on the northern one-third and the southern one-third of the park. Urban Fox soil is found in the central one-third of the site. Both types of soil have only slight limitations for use as recreation areas. Topography of the site is nearly flat. Although there is a slight roll to the ground, there are no drainageways or damp depressions to constrain development of the site.

Neighborhood Needs. As part of the master planning process, public input was gathered. The public was asked what was positive and what was negative about the park, as well as what visions they had for the park's future. The most valued aspect of the park is its existence; having a green, open space available for public use was considered a major asset to the community. Park problems mentioned by the public were the

amount of broken glass and vandalism in the park, the poor condition of the spray pool, and the domination of the basketball court by 17-24 year-olds to the exclusion of younger children. Dreams of the park's future included improving the appearance of the park, especially by planting more trees; installing sidewalks and trails, and improving the facilities aimed at children's use.

MASTER PLAN RECOMMENDATIONS

The following master plan recommendations were developed through design work based on the analysis of the park site and the needs of the neighborhood. The recommendations include the addition of new facilities and the upgrading of existing facilities and character of the park.

Under the master plan, the park is divided into three sections. The northern half will be reserved for playfields, the southeast corner for children's facilities and the southwest portion for teenager and adult facilities. Separating the three sections will be a tree-filled picnic grounds.

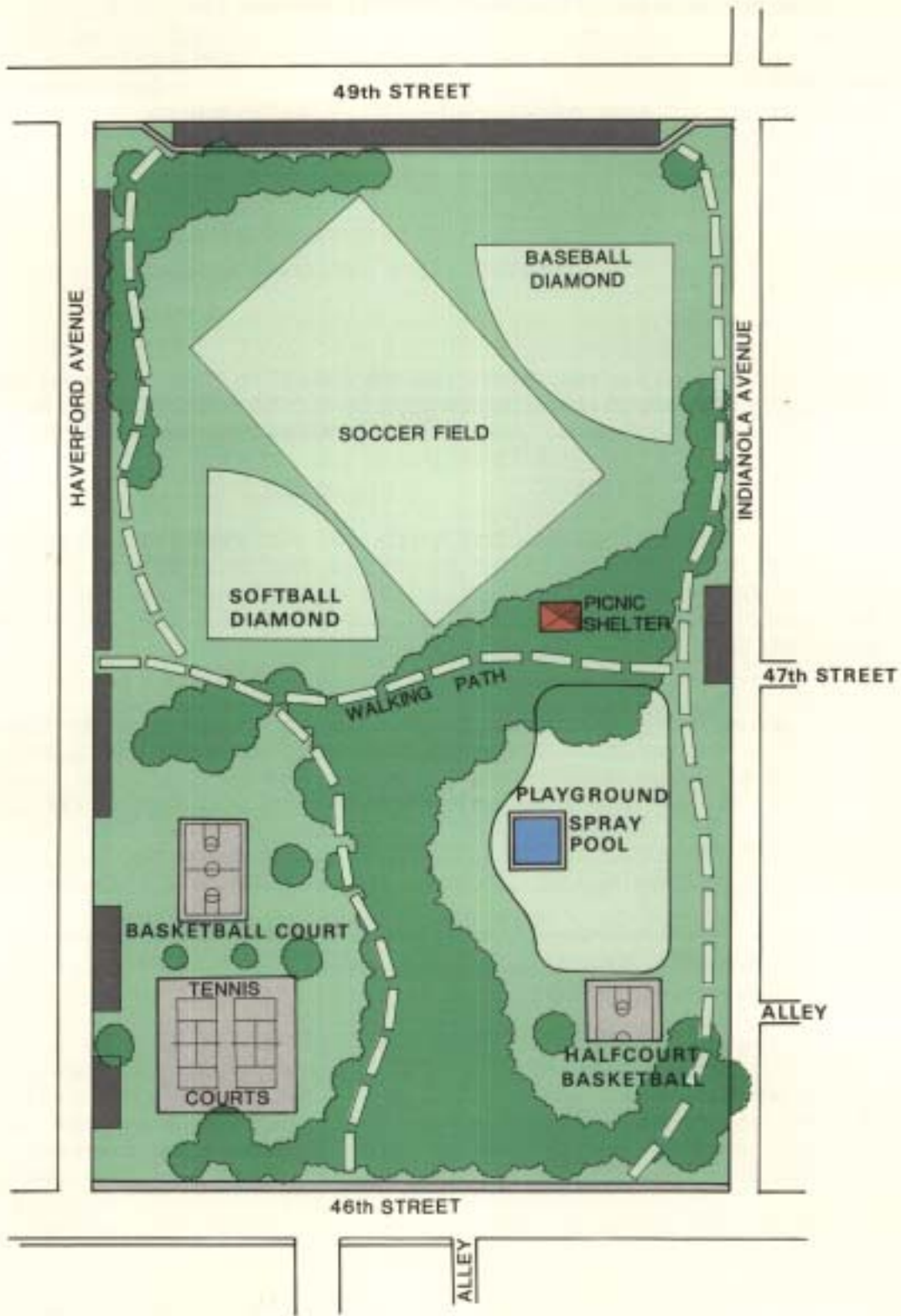
Playfields

The number of ball diamonds should be reduced from three to two. One of the hardball diamonds can be converted to a softball diamond and the existing softball diamond removed. Thus the playfields are grouped together and an underutilized facility is removed. The soccer field should be reinstated on the northern half of the park. Although it will overlap the ball diamonds, it will provide an additional recreation opportunity.

Courts. The basketball, tennis, and volleyball courts will remain as they are now. This corner of the park will be basically unchanged.

Childrens facilities. With the removal of the softball diamond, the playground can be enlarged. In addition to new play equipment, a half basketball court is proposed. Half courts are not as attractive to older players, but do suit the needs of younger players. The old spraypool should be replaced with a new spraypool in a new location. Placing the new spraypool on the existing pool site near the street is not recommended. A location actually in the playground, away from the street, is suggested.

Overall Recommendations. Extensive tree planting is suggested for Arsenal Park. New plantings can provide a buffer between the site's three sections as well as providing a good setting for picnicking.



ARSENAL PARK

MASTER PLAN



A picnic shelter is proposed for the area just north of the playground. This location provides parents a place to watch children on the playground and is also close to the parking area for picnickers' convenience. The shelter is distant from the basketball court, so it is unlikely to turn into a congregating area. In addition to it's use for picnicking, the shelter will provide space for the playground program's activities.

More trash containers are needed throughout the park.

Paving the parking areas is another recommendation. Parking near the basketball court is proposed to be expanded to discouragage on-street parking. Sidewalks are proposed for both 46th Street and 49th Street frontages. In addition to the sidewalks, a soft surface walking path is proposed.

CONCLUSION

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

This master plan should be frequently reviewed and periodically updated, so that Arsenal Park may continue to be responsive to the needs of its users.

GENERAL RESOLUTION NO. 72, 1988

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 APPROVAL OF ARSENAL PARK MASTER PLAN

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

By:

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Assistant Corporation Counsel

Deborah S. Hamilton
Deborah S. Hamilton,
Board Secretary

August 11, 1988
Date

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

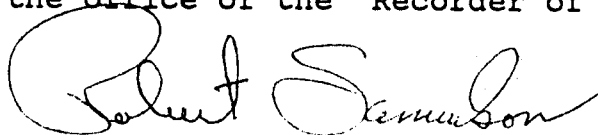
DOCKET NO. 88-CPS-R-8

RESOLUTION 88-CPS-R-8, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, ARSENAL PARK MASTER PLAN.

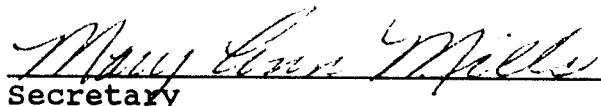
BE IT RESOLVED by the Metropolitan Development Commission of Marion County, Indiana, that, pursuant to I. C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the COMPREHENSIVE OR MASTER PLAN FOR MARION COUNTY, INDIANA, by the adoption of the ARSENAL PARK MASTER PLAN, which is attached hereto, incorporated herein by reference and made a part hereof and by hereinafter designating 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 88-CPS-R-8, AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, ARSENAL 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 this RESOLUTION 88-CPS-R-8, 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.

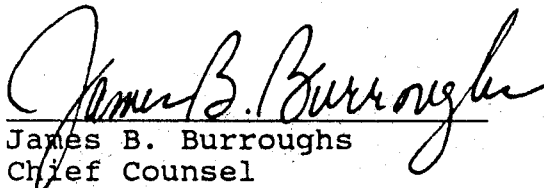


Presiding Officer
Metropolitan Development Commission



Secretary
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 15th
DAY OF SEPTEMBER, 1988.



James B. Burroughs
Chief Counsel



ARSENAL PARK MASTER PLAN

1988

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