



# **Gustafson Park Master Plan**

**INTEGRATED  
PARKS**

**1993**

Recreation

**GUSTAFSON PARK MASTER PLAN**

**1993**

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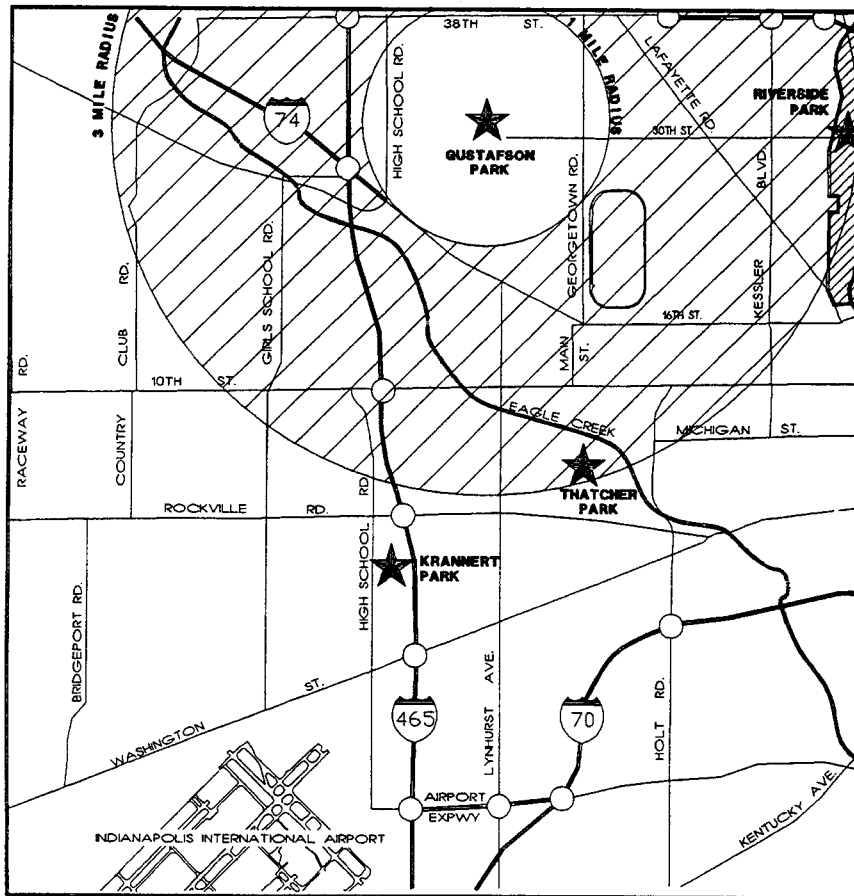
# GUSTAFSON PARK

Gustafson Park provides a variety of recreation opportunities from a swimming pool to ball diamonds and football fields; from basketball and tennis courts to a stream to enjoy walking, picnicking and playing near.

The 30-acre site at 3110 Moller Road is bounded by Northwest High School to the north, St. John's Episcopal Church and Speedway Baptist Church to the south and residential areas to the east, west and north.

As the only community park in the northern one-third of Wayne Township, Gustafson Park serves a wide area. A 1990 Survey of swimming pool users showed that 17% of the users lived three miles or more from the park and 40% lived from one to three miles away.

Gustafson Park was purchased in 1961 and originally named Northwest Park. On July 7, 1967 it was dedicated to the memory of Howard F. Gustafson. Gustafson, a social worker and executive director of the Community Service Council of Metropolitan Indianapolis, had been instrumental in the 1953 *Recreation For All* study. This study urged establishing a metropolitan park department, developing parks adjacent to schools and developing parks to meet future needs. His namesake park was an excellent example of the goals of *Recreation For All*. It was built adjoining the proposed Eagledale High School, later constructed as Northwest High School.



WAYNE TOWNSHIP

## SITE ANALYSIS

### Soils

Gustafson Park is underlaid with six different soil types: Urban Brookston, Urban Crosby, Urban Genessee, Urban Miami, Urban Westland and an unnamed type of soil that is so disturbed by construction that its characteristics cannot be predicted. Of these soil types, three are unsuitable for construction - Urban Brookston, Urban Genessee and Urban Westland.

Construction in these areas would require special design, intensive maintenance or limited use. The Urban Brookston and Urban Westland soil are unsuitable due to wetness. Urban Genessee is a floodplain soil type, so its major limitation to construction is flooding. Urban Miami is the best soil type in the park for construction and recreation facilities. However, this type is found under only a small portion of the site.

### Streams, Flooding and Bridges

Dry Run flows diagonally across Gustafson Park from northwest to southeast. Dry Run has its source in a pond near 46th Street. It flows past Gateway Park and Faculty Drive Park, through Gustafson Park and then into Little Eagle Creek and eventually into White River.

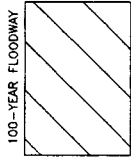
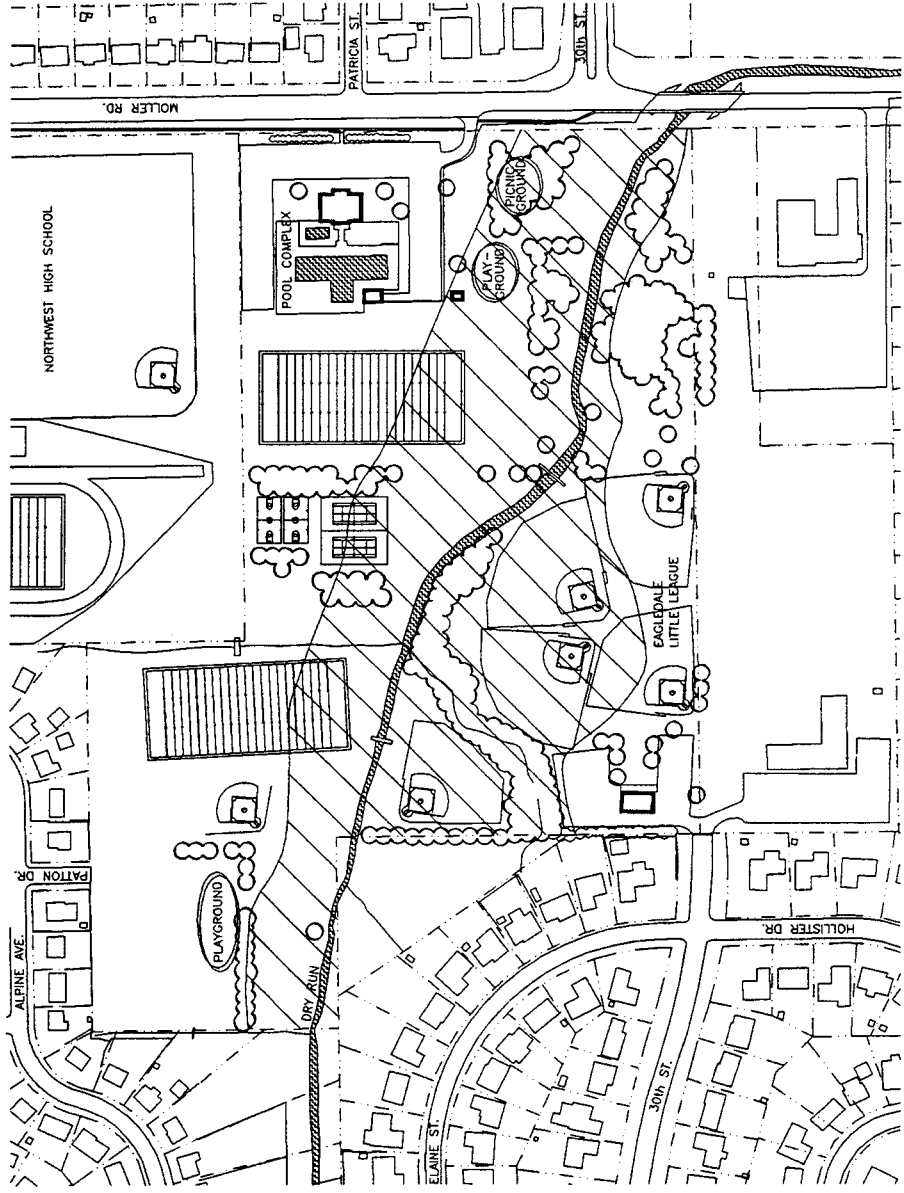
Water quality in Dry Run is generally good. However, occasional problems occur. A private lift station south of 38th Street has a history of malfunctions that cause it to dump sewage into Dry Run. Likewise a sewer crossing north of 38th Street may sometimes leak into the stream. Algae blooms in the pond at the creek's origin can turn Dry Run green. Despite these problems, Dry Run is relatively clean.

The condition of Dry Run's banks as it flows through the park is variable. Much of the bank appears stable however minor erosion is frequently evident and slumping is occurring in several areas. Vegetation along the banks ranges from maintained lawn through weeds to brush, predominately willow. Although the brush and particularly the weeds are unsightly, these are generally the areas with the least erosion. The side streams that drain in to Dry Run within or adjacent to the park are all quite brushy.

Two footbridges cross Dry Run. The downstream bridge appears to be in fair condition. The upstream bridge has no handrails and appears in need of replacement. Other bridges in the park appear to be in good condition.

### Access

Access to Gustafson Park is from Moller Road to the east, 30th Street to the west and Patton Drive to the north. Moller Road carries 12,364 vehicles a day according to a 1987 traffic count. Thirtieth Street, east of the park, carries 7,947 vehicles a day according to a 1989 traffic count. Traffic on Patton Drive and on 30th Street to the west has not been counted. However, these are primarily residential streets and would have relatively low traffic counts. Nearby 34th Street carries 14,249 vehicles per day according to a 1990 count.



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CITY OF INDIANAPOLIS  
 DEPARTMENT OF METROPOLITAN DEVELOPMENT  
 DIVISION OF PLANNING AND DESIGN

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EXISTING CONDITIONS

GUSTAFSON PARK

The Official Thoroughfare Plan for Marion County recommends long-term transportation improvement projects. Two projects listed in this plan would affect Gustafson Park. The first is the widening of Moller Road from two lanes to four lanes. This project has been given an "A" priority which means it can be expected to occur before "B", "C" or "D" priority projects. The other project is the connection of 30th Street west of the park to 30th Street east of the park. This project has been given a "C" priority, thus it is unlikely to occur until well into the next century. However, this project would have a serious impact on the park. It would eliminate at least two ball diamonds and cut a 90' to 102' swath through the wooded area in the southeast corner of the park.

Pedestrian access to the park is available by sidewalk from Patton Drive and from 30th Street to the west. Sidewalks also run on both sides of Moller Road. Neither side of 30th Street to the east has sidewalks. The park is served by the West 16th Street/Speedway bus line.

## Facility Conditions

### Pool

The pool complex at Gustafson park includes the T-shaped main pool, a wading pool, bathhouse, pumphouse and parking lot. Built in 1968, the main pool has been recently renovated with a vinyl liner. The 9,330 square foot pool is one of the smallest outdoor pools in the park system. It has two diving boards and six 50-meter swimming lanes. The bathhouse exterior is in fair condition. The interior is in fair to poor condition. Years of deferred maintenance have left the building in a degraded state. No greenspace has been provided for pool users. The parking lot wraps around the north, east and south sides of the pool and bathhouse. The south leg of the parking lot and the entry drive are fenced. The fence is in disrepair and detracts from the visual quality of the park. However, some form of traffic control is needed. As evidenced by the unfenced north leg of the parking lot, vehicles will sometimes drive on the turf and cause damage. The parking lot is screened from Moller Road and the neighborhood to the east by large shrubs, but no trees are provided to shade the lot. A row of street trees along Moller Road to the north of the park does not continue across the park's street frontage.

### Picnic Area/Playground

Sandwiched between Dry Run and the swimming pool complex is the picnic area and playground. Picnic tables are scattered underneath the mature trees near the street. No picnic shelter is provided. The playground is in the sunny area to the west of the picnic area. This playground contains a modest amount of equipment: two swingsets, two slides and a merry-go-round. The equipment is in fair condition. The surface of the playground is dirt; no soft surface is provided. The mix of open spaces, mature trees and the nearby stream makes this one of the most pleasant portions of the park. Detracting from the pleasantness of this area are the chain link perimeter fence, which is in disrepair, and a defunct drainage structure on the streambank.

## Football Fields

Two football fields have been constructed in the park. They are used primarily by the Northwest Football Club, a youth football league. Extensive grading and drainage work has been done on the east field to ensure a proper playing surface. Bleachers have been placed around the field. The west field is a secondary field and is not as highly developed. It is overlaid by a ball diamond. Parking for the east field is in the pool parking lot and is adequate for the number of vehicles. Parking for the west field can be a problem. Vehicles parked in the residential areas along Patton Drive and Alpine Avenue are often a nuisance to the neighbors. The football league runs a small concession stand at the southwest corner of the parking lot.

## Playcourts

Near the center of the park are a pair of basketball courts and a pair of tennis courts. They are flanked by rows of trees on the east and west. The tennis courts are in fair to poor condition and need sealing and repaving. Likewise, the basketball courts are in fair condition. Cracks and poor drainage should be corrected. The courts appear to be well-used despite being distant from any parking area. No drinking fountain is provided at the courts.

## Northwest Quadrant

The northwest quadrant of the park is predominately an open field with two rows of trees dividing the area. The few pieces of playground equipment have little variety and are in poor shape (a buck-about, horizontal ladder and three swingsets). A pair of volleyball standards show no evidence of use. Access to this area is mostly by foot from the surrounding neighborhood. This portion of the park does not live up to its potential.

One heavily used facility in this quadrant is a Little League baseball diamond. This diamond is removed from the other Little League diamonds. The outfield is unfenced and overlays the west football field. The infield has a chain link back stop and fences paralleling the baselines. Stray balls from this diamond have been known to land in neighboring yards and even strike the homes.

## Ball Diamonds

The Eagledale Little League operates the six ball diamonds in the park. Five of the diamonds are densely packed in the area south of Dry Run. The sixth diamond is in the northwest quadrant of the park, distant from the other diamonds. Condition of the fields are fair to good with some minor drainage problems. The parking area for the diamonds is not hard surface, and inadequate for the amount of use. Parking on the streets of the adjacent neighborhood has become a problem. The Little League uses a large concession/restroom/storage building. The level of activity during the League's season is too great for the amount of space.

## Neighborhood Concerns

As part of the master planning process, a public workshop was held to gather information from the park's neighbors and other users. Participants in the workshop were primarily persons who lived within a few blocks but also included representatives of major user groups such as the Eagledale Little League and the Northwest Youth Athletic Association.

The workshop participants are heavy users of Gustafson Park. The following list shows the percentage of participants in a various activities that use Gustafson Park for that activity.

Using a playground	79%
Swimming	62%
Walking/Hiking	56%
Picnicking	55%
Softball/Baseball	46%

Participants were asked for their views on the park's strengths and weaknesses and for their vision of the park's future. They were then asked to prioritize these items. Items that received high priorities include the need for better maintenance, traffic control, and public awareness of park rules. High priority additions to the park included picnic shelters, more play equipment and restroom facilities. Conflicts between the leagues and the neighbors are evident, particularly over the issue of parking.



## MASTER PLAN RECOMMENDATIONS

Following the public workshop, preliminary plans were drawn up. These plans were reviewed by the public and then finalized into the master plan recommendations. Not all recommendations will be realized by DPR, some are more appropriately the responsibility of the leagues that use the park.

### *Throughout Park*

- \* Plant trees.
- \* Control weeds along Dry Run.
- \* Install pathways system including an additional bridge. Pathway should be handicapped accessible. Connect path to Moller Road sidewalk.
- \* Provide restroom facilities in a central location.
- \* Install disc (Frisbee) golf course and fitness trail in southeast corner.
- \* No night lighting of facilities.

### *Pool*

- \* Repair bathhouse
- \* Relocate pool fence to include the greenspace to the immediate north and south of the bathhouse entry drive.
- \* Remove fence around parking lot and replace with bollards and landscaping.
- \* Add bollards and landscaping around the north leg of the parking lot.
- \* Add street trees along Moller Road.

### *Picnic Area/Playground*

- \* Add a picnic shelter of an appropriate size for large gatherings.
- \* Provide handicapped accessibility to the picnic shelter and playground.
- \* Provide a water fountain.
- \* Expand playground with new equipment.
- \* Add a safe surface under the play equipment.
- \* Remove fence around parking lot and entry drive. Replace with bollards and landscaping.
- \* Remove defunct drainage structure.

### *Football Field*

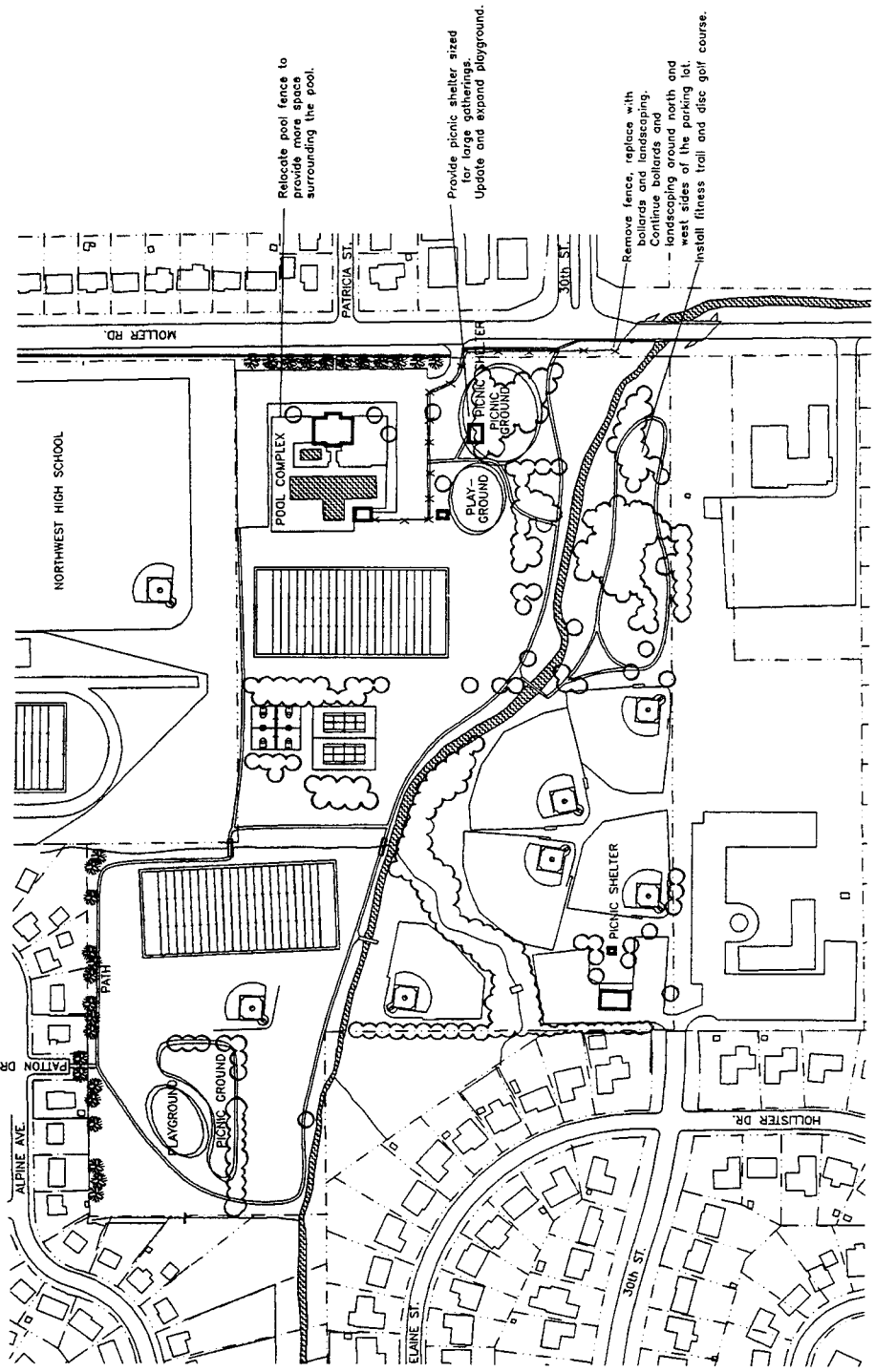
- \* Improve bleachers.
- \* Provide handicapped accessibility.
- \* Provide a water fountain.

### *Playcourts*

- \* Resurface courts.
- \* Provide handicapped accessibility.
- \* Provide a drinking fountain

**GENERAL RECOMMENDATIONS**  
 Install walking/jogging/fitness path  
 Plant new trees throughout the park.

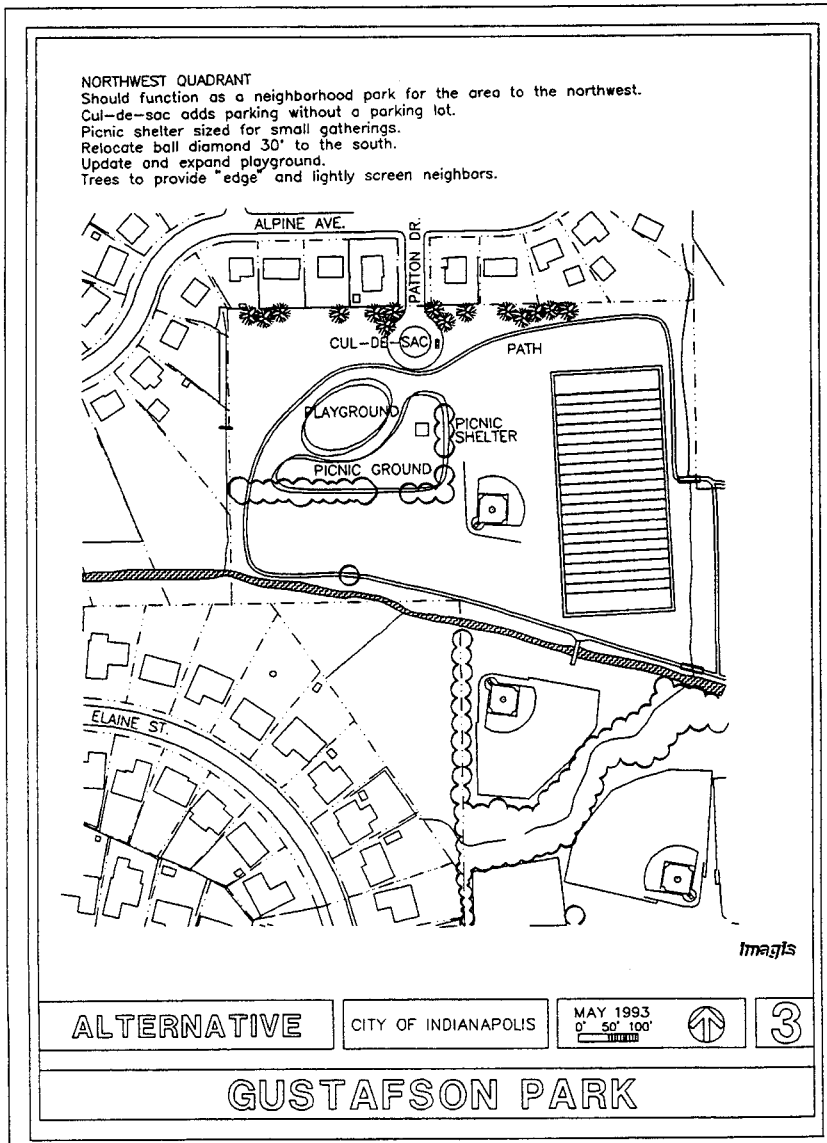
**NORTHWEST QUADRANT**  
 Should function as a neighborhood park for the area to the northwest.  
 Update and expand playground.  
 Update picnic shelter and slightly screen neighbors.  
 Retrace ball diamond 30' to the south.



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**Northwest Quadrant**

- \* Expand playground with new equipment.
  - \* Provide a safe surface under the play equipment.
  - \* Add picnic facilities.
  - \* Add a picnic shelter of appropriate size for small gatherings.
  - \* Provide electricity at shelter.
  - \* Add cul-de-sac to Patton Drive.
- or
- \* Fence off Patton Drive and provide a footpath into the park.
  - \* Add trees along the north boundary.
  - \* Move ball diamond 30' to the south.
  - \* Do not provide any additional improvements to ball diamond.
  - \* Provide seasonal fence along property line to halt baseballs from bouncing into neighbors yards.



**Ball Diamonds**

- \* Pave parking lot.
- \* Develop additional off-site parking.
- \* Install picnic shelter.
- \* Install scoreboard, dugouts and announcers stand.
- \* Install batters box.
- \* Regrade diamond #4.
- \* Improve handicapped accessibility.

SPECIAL RESOLUTION NO. 11, 1993

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

**GUSTAFSON PARK**


calling for

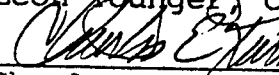
**A PARK MASTER PLAN**

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.

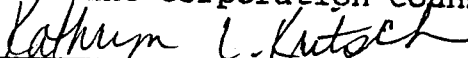
BOARD OF PARKS AND RECREATION  
CONSOLIDATED CITY OF INDIANAPOLIS

  
Leon Younger, Chairman

  
Charles Kendall

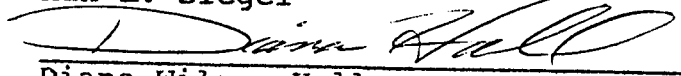
  
Sally E. Lanham

  
Assistant Corporation Counsel

  
Kathryn Kritsch, Secretary

10/7/93  
Date

Max L. Siegel

  
Diana Wilson Hall

METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA


DOCKET NO. 93-CPS-R-8

RESOLUTION 93-CPS-R-8, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, GUSTAFSON PARK MASTER PLAN.

BE IT RESOLVED 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 GUSTAFSON PARK MASTER PLAN, which is attached hereto and incorporated herein by reference as an AMENDMENT TO THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA.

BE IT FURTHER RESOLVED that the Secretary of the Metropolitan Development Commission is directed to certify copies of this RESOLUTION 93-CPS-R-8, AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, GUSTAFSON 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 93-CPS-R-8, 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 1  
DAY OF NOVEMBER, 1993

  
\_\_\_\_\_  
Assistant Corporation Counsel