A stylized, black-and-white line drawing of a park's boundary, featuring a winding path or stream on the left side. The text is overlaid on this map.

Raymond Park Master Plan

**INDY
PARKS**

Recreo

1997

**RAYMOND PARK MASTER PLAN
FEBRUARY 1997**

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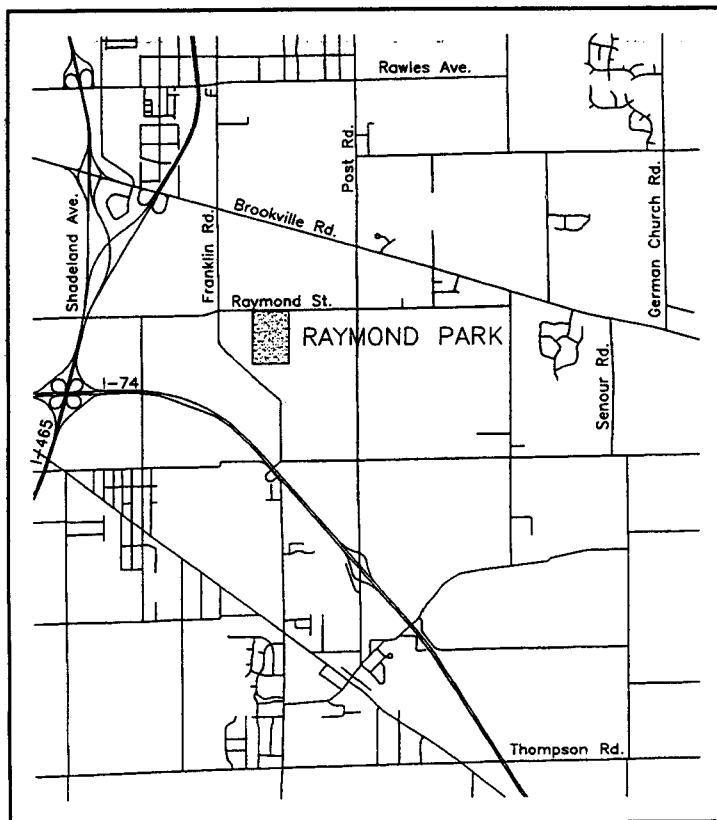
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Raymond Park, located at 8300 Raymond Street, is a 99 acre school/park site. The park, currently undeveloped, occupies the western half of the site and is approximately half wooded and half cultivated.

This master plan will guide the future development of the park. The master plan is divided into two sections. The first section will look at the current conditions of the site and neighborhood, and the surrounding community's concerns. The second part will present the master plan and its features.

Indianapolis Parks and Recreation acquired the 83-acre Kenneth and Ruby Pedigo farm in 1971 for \$150,000. Warren Township Metropolitan School District owned 16 acres adjacent to the east. In 1992 Warren Township Schools, needing additional acreage to build a middle school, worked with Indy Parks to merge the neighboring properties to the benefit of each entity. Raymond Park Middle School was built in 1993 through 1994. The west wing of the school houses Indy Island, Indy Parks' first indoor aquatic park.

Raymond Park has been classified as a Magnet Park. Magnet parks are designed as major public gathering places for positive recreation experiences for people of all ages and various interests. The magnet parks typically feature a major facility such as a recreation center, swimming pool or ice rink. They also include active recreation facilities such as play courts and fields, passive recreation facilities such as trails and picnic areas, and natural features such as woodlands and streams. Together the park and the school will feature a major facility, active recreation, passive recreation and a natural area.



User Area Analysis.

The service area for any park is the area in which most of its users can be expected to live. As a magnet park, Raymond Park will be expected to draw users from more than just the adjacent neighborhood. Persons from other nearby neighborhoods will also be frequent users. The approximate service area for Raymond Park is the area bounded by Shadeland Avenue to the west, Thompson Road to the south, Senour Road and German Church Road to the east, and Rawles Avenue to the north.

The service area for Indy Island is larger than the service area for the park itself. Indy Island, being the only facility of its type on the east or south sides of the city, draws users from an uncommonly wide area. Although the rest of Raymond Park will serve the visitors using Indy Island, the park's primary constituency will be the immediately surrounding community.

The service area for Raymond Park has a population of approximately 39,500 according to the 1990 Census. In survey work done for the 1992 Indianapolis-Marion County Comprehensive Parks, Recreation, and Open Space Plan, three demographic factors were shown to have an affect on park and recreation usage. These factors are age, income, and home owner vs. renter status.

The age breakdown for the service area population is 24% under 18 years, 62% aged 18 to 64 years and 14% over 64 years. These figures do not vary greatly from the county averages of 25% under 18 years, 63% aged 18 to 64 years and 12% over 64 years. The comprehensive plan found that teens and children were the most likely park users while retirement age persons were the least likely park users.

The average income for the service area in 1989 was \$39,439. This compares to \$36,135 for the county. The Comprehensive plan found that the higher the income the more likely a household was to use park and recreation facilities.

The Comprehensive Plan found that households of homeowners were more likely to use park and recreation facilities than renter households. The ratio of owners to renters in the service area is 86% owners to 14% renters. The county average is 57% to 43%.

By looking at these three demographic factors, it could be concluded that the population of this service area has an average to higher than average desire to use park and recreation facilities.

Until a few years ago the area surrounding Raymond Park was predominately agricultural. Some housing existed in the immediate area and commercial establishments were found along Brookville Road. Recently the area has begun to develop at an increased rate. Housing developments have been built to the east and northeast and a large parcel directly north of the park was recently zoned for industrial development. The Comprehensive Land Use Plan for Warren Township recommends very low density residential development for the properties to the east, south and west of the site.

Site analysis.

Soils on the site are typical Marion County soils: Brookston, Crosby and Miami. Brookston soils drain very poorly. Crosby soils drain somewhat poorly and Miami soils drain well. The site is nearly level so drainage across the site is slow. The schoolground drains to a retention pool in the southeast corner of the school site. The rest of the park sheet drains to the northwest. Water tends to stand in the southwest corner after heavy

rains. As development takes place at Raymond Park, good drainage procedures will be necessary, particularly on the Brookston and Crosby soils.

The 18 to 20 acre wooded portion of the site is home to at least 23 species of trees plus dozens of shrub and herbaceous species. Large beeches, hickories and sycamores are among the woods most noticeable specimens.

A trail has already been built through the wooded portion of the park. The construction of this woodchip surfaced trail was done by classes at the Middle School, neighbors, a local Boy Scout and Indy Parks.

In 1996 prairie plants were seeded in the area between the woods and the entry drive. This is a project of Raymond Park Middle School science classes, the U.S. Fish and Wildlife Service and Indy Parks. It will take several years to become fully established.

Indy Island, in the west wing of Raymond School, is an indoor water park with three pools: a therapy pool, a 3-lane lap pool that can be used for water basketball and volleyball and a zero-depth edge leisure pool that includes a 150-foot spiral waterslide, water playground, lazy river, and a vortex. The facility also has locker rooms, family changing rooms, concessions and a lobby viewing area.

Community Concerns.

The planning process for this master plan involved meetings with the Raymond Park Advisory Committee, the Raymond Park Neighborhood Association and the surrounding community. These various groups had very similar ideas concerning the park. This is not surprising because membership in these groups tends to be overlapping.

The major concerns of the various groups are:

1. Conservation of the existing woodland.
2. Accommodation of passive recreation (picnicking, playground, trails) rather than active recreation activities (soccer fields, ball diamonds, basketball courts) on the site.
3. Joint use by community members and Raymond Park School students and teachers.
4. Development of demonstration plots of various natural communities.

Many other detail level concerns were also expressed.

MASTER PLAN.

The master plan for Raymond Park proposes development of a picnic grounds with picnic shelters of various sizes, a playground, trails, practice space for middle school football, and habitat demonstration areas.

The area sandwiched between Raymond Street and the prairie planting is proposed as a demonstration area for native Indiana wetland plants. This demonstration plot was conceived of prior to the development of master plan. Installation is imminent. The wetland planting is a joint project of Raymond Park Middle School, Indy Parks and the U.S. Fish and Wildlife Service.

An all-weather, handicapped-accessible trail to the south of the wetland is proposed. This trail would link Raymond Park Middle School with the more northerly entrance to the woodland trail. The trail currently starts at the forest edge. A spur off this trail is proposed to bring trail users into the wetland area. A portion of this spur may need to be built as a boardwalk.

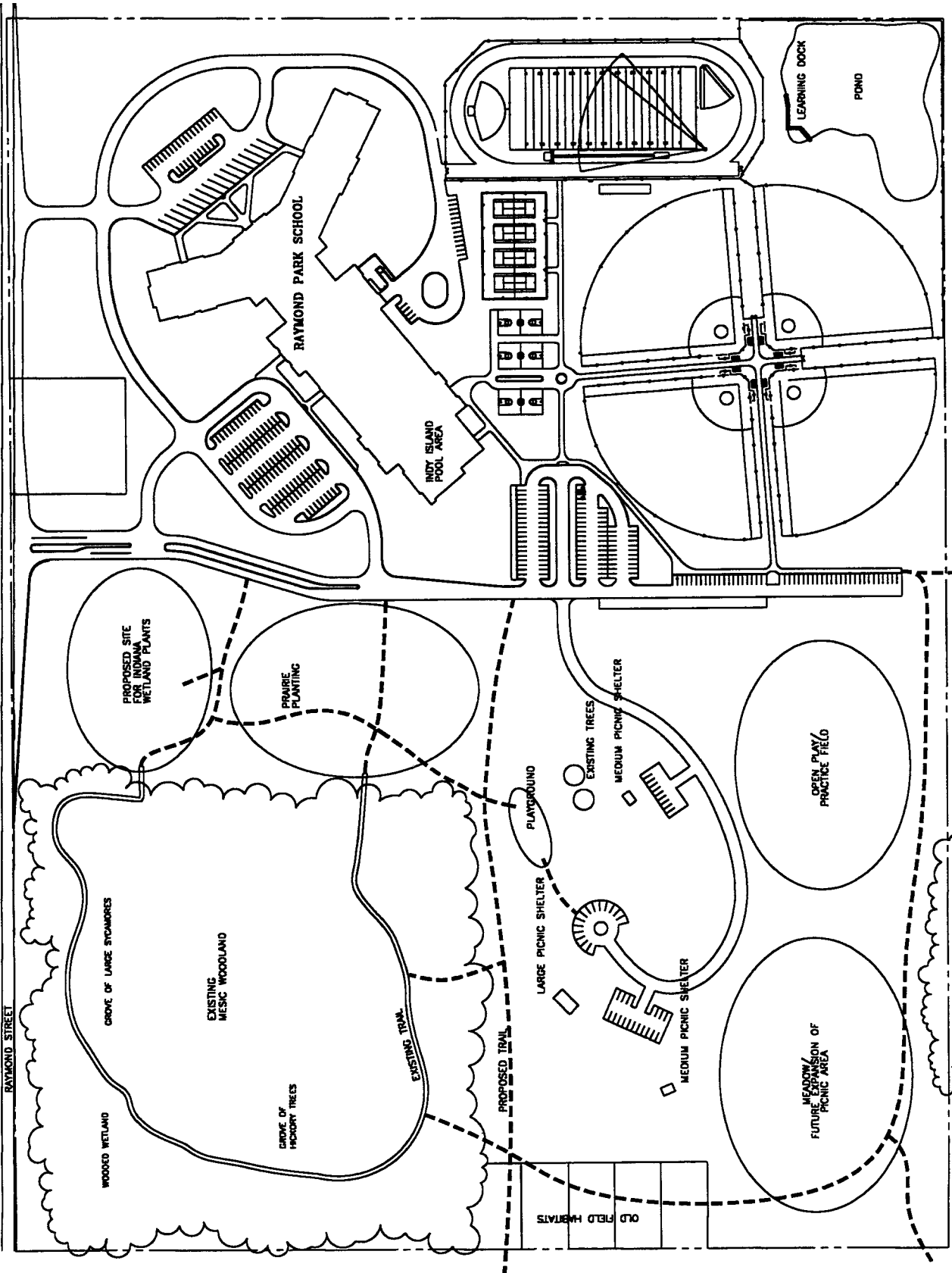
The prairie planting should continue to be nurtured as a demonstration area. An all-weather, handicapped accessible trail is proposed through the prairie to connect Raymond Park Middle School with the more southerly entrance to the woodland trail. A north-south trail through the prairie would complete the loop of the woodland trail and would provide passage between the demonstration areas and the playground/picnic grounds to the south.

The woods should be managed as a healthy example of a native Indiana mesic woodland. The trail through the woods should be upgraded to improve its all-weather accessibility and its handicapped accessibility. In some places culverts are needed to ford wet areas.

South of the woods along the west property line a series of old field habitat demonstration plots are proposed. These plots will show the stages of succession that occur as an old field develops into a woods.

A playground is proposed near the southeast corner of the woods. This location was chosen because of its proximity to the picnic grounds, its visibility from the entrance drive and its visual and physical accessibility to Indy Island. The playground should be of a size to handle a large number of children without being so extensive that it becomes a regional draw, such as the playground at Holliday Park.

Three picnic shelters are proposed in the picnic grounds. Two medium size shelters and one shelter able to accommodate large company picnics or family reunions are recommended. A driveway into the picnic grounds will be needed. The alignment shown in the master plan drawing provides for simple, direct walking access to the playground from all parts of the picnic ground without crossing the drive. During construction in the picnic area all existing trees should be protected.



RAYMOND PARK MASTER PLAN

CITY OF INDIANAPOLIS
 DEPARTMENT OF PARKS AND RECREATION
 • PREPARED USING IMAGIS DATA
 • PREPARED BY THE RESOURCE DEVELOPMENT DIVISION

0' 30' 60' 100' 150' 200'
 FEBRUARY 1997



An open play area is proposed for the southeast corner of the park. This area is recommended to be a level, grassy playing surface that can serve as a football practice field in the late summer and fall and as a soccer practice field in the spring. This area is not dedicated to active sports. Permanent goal posts should not be erected and the area should be available for open play during non-practice hours.

To the west of the practice field is an area that can serve as future expansion of the picnic area. Until the area is needed for picnicking or some other passive recreation facility, it should be maintained as a meadow.

Extensive tree planting will be needed to turn this old soybean field into a green and pleasant park. Trees should be planted throughout the picnic grounds and along the site's property lines as a light screen from neighboring properties. The junction of the picnic grounds drive and the main entrance drive should be landscaped as an entry way to the park. Due to the educational thrust of the native habitat demonstration plots, the other landscaping in the park should also use primarily native plants.

The proposed trail system in the park will feature two main loops: a north loop through the woods and a south loop through the grassy area. The two loops should be connected with short sections of trail. Short trail spurs should also connect the park to neighboring residential communities as they are built. Coordination with the developers of the neighboring sites should occur to ensure that these connections are made.

A retention pond was built in the southeast corner of the school site. A dock is proposed for the northwest corner of the pond. The dock would function as a place for teaching and learning about the natural processes that occur in ponds.

The process undertaken to develop this master plan involved neighborhood residents, Raymond Park Middle School staff and park professionals. These persons worked together to ensure that Raymond Park will satisfy many of the recreation needs of the community while protecting the site's natural resources.

So that Raymond Park may continue to be responsive to the needs of its users, this master plan should be frequently reviewed and periodically updated.

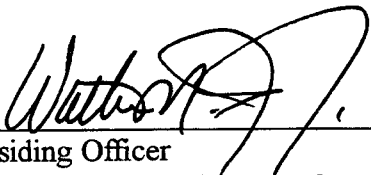
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 97-CPS-R-002

RESOLUTION 97-CPS-R-002 amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, Raymond 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 Raymond 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 97-CPS-R-002, Amending the Comprehensive or Master Plan of Marion County, Indiana, Raymond 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 97-CPS-R-002, 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

MAR 05 1997

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 27
DAY OF FEBRUARY, 1997.



Stephen Neff
Assistant Corporation Counsel

GENERAL RESOLUTION NO. 25, 1997

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:

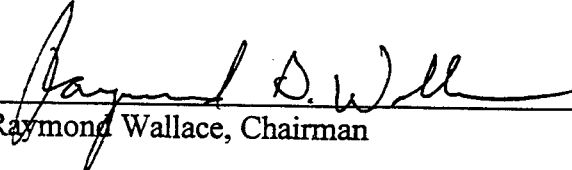
calling for **APPROVAL OF MASTER PLAN**

**THE DEPARTMENT OF PARKS AND RECREATION HEREBY APPROVES OF
THE PROPOSED MASTER PLAN FOR RAYMOND PARK WHICH INCLUDES
PASSIVE PARK FACILITIES SUCH AS PICNIC AREAS, SHELTERS,
PLAYGROUNDS, TRAIL AND HABITAT DEMONSTRATION AREAS.**

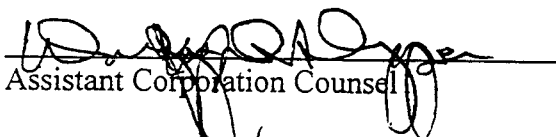
The form of which is to be approved by the Department Attorney, be and is hereby
APPROVED.

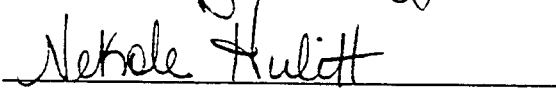
FURTHER, RESOLVED, that the Director of the Department of Parks and Recreation is
hereby authorized and directed to execute such agreement for and in behalf of the Department.

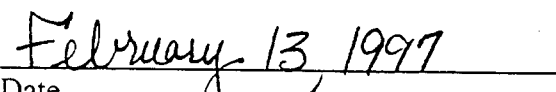
BOARD OF PARKS AND RECREATION
CONSOLIDATED CITY OF INDIANAPOLIS


Raymond Wallace, Chairman

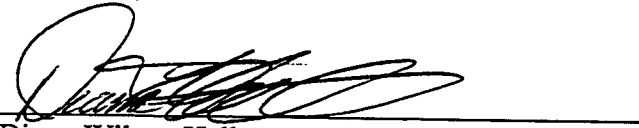
Sally E. Lanham



Assistant Corporation Counsel


Nekole Hulitt, Secretary


Date February 13, 1997

R. Anthony Prather


Diana Wilson Hall


Charles Kendall