



William S. Sahn Park / Master Plan



DEPARTMENT OF METROPOLITAN DEVELOPMENT / DIVISION OF PLANNING

For: Department of Parks and Recreation

SAHM PARK MASTER PLAN

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INTRODUCTION

The growth in commercial and residential development in the Castleton area has placed an increased demand on the existing recreational facilities. Since these facilities are not fully capable of providing the recreational opportunities required by the changing populations, new facilities need to be developed and existing facilities need to be upgraded. W.S. Sahm Park is an example of an existing recreational facility which is in need of upgrading.

To ensure that the upgrading of W.S. Sahm Park is responsive to the changing socio-demographic characteristics of the intended park uses, a park master plan is prepared. The planning process for this Master Plan brings together the socio-demographic characteristics mentioned above, the physical aspects of the park site, and the developmental policy of the Department of Parks and Recreation. The resulting plan is used to direct the development of the recreation facility.

Although the tasks necessary to prepare park master plans vary with each park, the typical plan includes the following:

- 1) Data Collection (socio-demographic, recreation resources, and site inventory),
- 2) Data Analysis, and
- 3) Plan Development (site design, public input, and report preparation).

PARK CLASSIFICATION

W.S. Sahm Park is designated in the 1981 UPARR Action Plan as a regional park. Regional parks are intended to attract visitors from throughout Marion County and to provide the urban dweller with the opportunity to experience a change of environment for a day or weekend. Such parks may contain major recreational facilities centered around a lake, a river, or some other natural feature. The large wooded area is the key "natural feature" at Sahm Park.

HISTORY OF PARK DEVELOPMENT

The property for W.S. Sahm Park was purchased in 1961 from Paul, Robert, and J. Melvin Masters. The park, then known as Northeastway, opened on July 8, 1963. Major facilities included the swimming pool and the golf course. In 1972, a major bond issue provided for improvements in the pool complex, the

installation of playground equipment and fencing, landscape work, and the construction of the tennis complex. In July of 1976, the pool concession center was remodeled. The park was renamed W.S. Sahn in 1978. The 1982 bond issue projects included complete renovations of the swimming pool concession building and golf course club house, the installation of a golf course irrigation system, parking lot and drive resurfacing, and the construction of the "Rampage" waterslide.

LOCATION

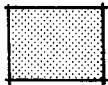
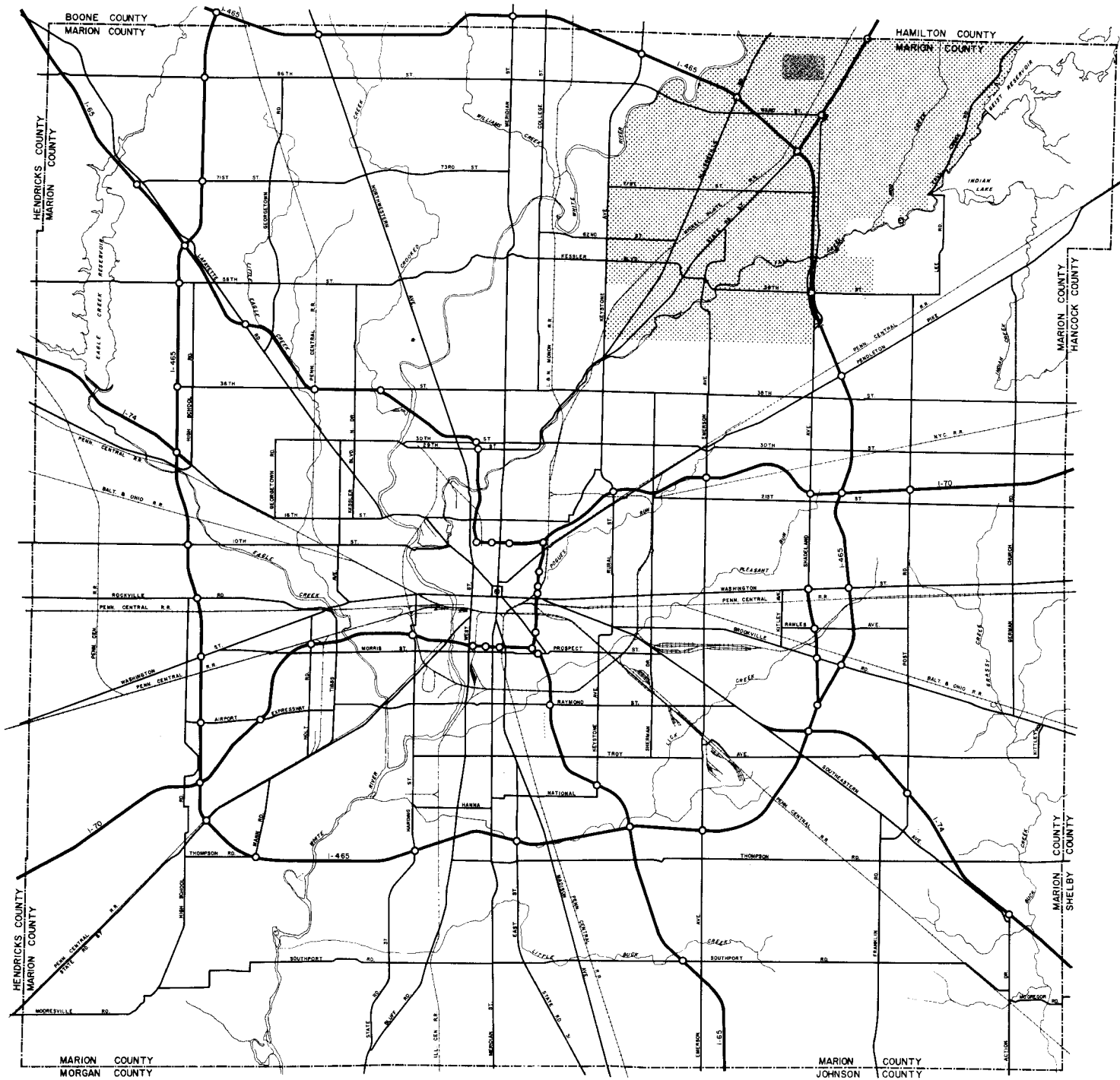
W.S. Sahn Park is located in the northeast corner of Marion County (Figure 1). The area surrounding the park is generally referred to as the "Castleton Area". This is perhaps the fastest growing area in Marion County.

Interstates 465 and 69 provide easy access to the park from most areas of the county. In fact, the growth in the Castleton area can probably be attributed to this accessibility. This easy access enhances the park's ability to attract visitors on a "regional" scale (typically within an hour's drive).

Presently, the only local access to the park is via 91st Street, which runs along its northern border. (The only park entrance is on 91st Street.) Ninety-first Street extends from Allisonville Road on the west to Masters Road on the east. Allisonville Road is a major north-south thoroughfare with an interchange at I-465. Masters Road is a small two-lane road which runs along the eastern border of the park site. It links 96th Street (Marion-Hamilton Counties line) to 82nd Street. There are I-69 interchanges at 96th Street and 82nd Street.

PARK SERVICE AREA

W.S. Sahn Park is located in Park Service District Four (Figure 2). Each of the fifteen Park Service Districts in Marion County were established around a "community park." The community park for District Four is the Skiles Test Estate, an almost undeveloped park property. Skiles Test is presently being studied for further development but is not expected to receive major new facilities due to budget restraints. Due to it being undeveloped, W.S. Sahn Park is currently functioning as the community park for the service district. This places an unusual demand on the park, since it is intended to function primarily as a regional park. Also, it is the intent that Skiles Test will not be developed as a typical community park because the property contains soils and vegetation that are unable to handle the facilities that are commonly associated with community parks. Consequently, W.S. Sahn Park will continue to provide the recreational



W.S. SAHM PARK SERVICE AREA



PARK LOCATION



Figure 1

opportunities, typically expected at a community park.

Determining the service area for W.S. Sahm Park is thus a matter of combining the community park Service District Four and the regional park service area (typically the entire county). And the challenge in preparing the Master Plan is to be sensitive to the preservation of the regional park character while providing for the development of facilities that will allow it to continue to function as a community park.

EXISTING RECREATIONAL FACILITIES

In order to sufficiently determine the need for additional recreational facilities development in an area, a basic understanding of the existing supply is prerequisite. The two major sources of recreation facilities are public parks and schools. A third source which should be considered are the privately owned major recreational facilities such as tennis courts and swimming pools. Figure 2 locates the public parks and the schools within the service district. Tables 1 and 2 list the public park and school recreation facilities respectively.

| PARK | CLASSIFICATION | SIZE(ACRES) | Basketball Courts | Ball Diamonds | Tennis Courts | Playgrounds | Playfields(Acres) | Swimming Pools | Picnicking(Acres) | Parking(Spaces) | Picnic Shelters |
|--------------------|------------------|--------------|-------------------|---------------|---------------|-------------|-------------------|----------------|-------------------|-----------------|-----------------|
| DEVELOPED | | | | | | | | | | | |
| W.S. SAHM | Regional | 240 | 1 | | 6 | 1 | 5.2 | 1 | 10 | 324 | 2 |
| IVY HILLS | Sub-Neighborhood | 2 | | 1 | | 1 | | | | | |
| SUB-TOTAL | | 242 | | | | | | | | | |
| UNDEVELOPED | | | | | | | | | | | |
| SKILES TEST ESTATE | Community | 80.8 | | | | | | | | | |
| WOLLENS GARDENS | Special | 48.6 | | | | | | | | | |
| 71ST AND HAGUE RD. | Neighborhood | 14.3 | | | | | | | | | |
| SUB-TOTAL | | 143.7 | | | | | | | | | |
| TOTALS | | 385.7 | 1 | 1 | 6 | 2 | 5.2 | 1 | 10 | 324 | 2 |

Table 1 - Public Park Facility Inventory for Service Area



At the present time, there are only two developed parks in the service area: W.S. Sahm and Ivy Hills. The Skiles Test Estate, Wollens Gardens, and 71st and Hague Road are municipally owned properties. It is anticipated that Wollens Gardens will not be used for active recreation. The unique physical character of the Skiles Test property suggests that although some traditional active and passive recreation facilities may be built, it will most likely be developed as a special recreation area. Because of this intended development, those two properties will not play a significant role in fulfilling the typical active and passive recreation needs for the service area.

In terms of park land supply, the service area is underserved by comparison with the county as a whole. The service area has 4.8 acres of developed park land per 1000 population, while the county has 8.0 acres per 1000 population. The comparative figures for total park land (developed and undeveloped) per 1000 population are 7.9 acres for the service area and 9.4 acres for the County. The major shortcomings in the service area are at the neighborhood and sub-neighborhood park levels. The implication for the development of Sahm Park is that the facilities typically found in a neighborhood or sub-neighborhood park may be included in the Master Plan. This will alleviate some of the service area's shortcomings, but it must be remembered that the location of Sahm Park is only going to provide access to those living within the neighborhood. Consequently, several neighborhoods throughout the service area will still lack recreational opportunities at the neighborhood level. Furthermore, the development of any neighborhood park type facilities will have to be sensitive to the park's classification as a regional park, especially since it has already taken on the role of a community park.

As can be seen in Table 2, school owned recreation facilities in the service area are more plentiful than park facilities. Obviously, most of these facilities can be used by the public. But there are potential conflicts (e.g., school football practices) that may limit access. Because of this, school facilities should not be considered a recreational facility supplement to the park system. The park system should adequately serve the population without having to rely on additional support.

The privately owned recreation facilities that have significant implications for the development of Sahm Park primarily include swimming pools and tennis courts. In the area surrounded by White River, I-465, I-69, and the county line (see Figure 3 - Neighborhood Land Use), there are seventeen tennis courts and seven swimming pools not including those in Sahm Park. These facilities are located in seven apartment complexes and are thus serving those residents. Additional sources include privately owned residential facilities, such as basketball goals. It

| SCHOOL | SIZE(ACRES) | Gymnasium | Basketball Courts | Ball Diamonds | Tennis Courts | Playgrounds | Playfields | Swimming Pools | Soccer Fields | Football Fields | Tracks |
|--------------------------|-------------|-----------|-------------------|---------------|---------------|-------------|------------|----------------|---------------|-----------------|----------|
| ALLISONVILLE | 16 | 1 | 1 | 3 | | X | | | | | |
| ARLINGTON H.S. | 30 | 1 | | 2 | 4 | X | | | | 1 | |
| BELZER J.H.S. | 18 | 2 | 1 | 4 | | | X | | | | |
| BROOK PARK ELEM. | 15 | 1 | 1 | 2 | | X | | | | | |
| MARY EVELYN CASTLE ELEM. | 17 | 1 | | 2 | | X | | | | | |
| CATHEDRAL H.S. | 180 | | | 1 | | | X | | | | |
| CRESTVIEW ELEM. | 12 | 1 | 1 | 2 | | X | | | | | |
| EASTWOOD J.H.S. | 28 | 2 | 2 | 4 | 6 | | X | | | | |
| FALL CREEK ELEM. | 27 | 1 | 1 | 2 | | X | | | | | |
| HERITAGE CHRISTIAN | 30 | 1 | | 1 | | X | | | | | |
| LAWRENCE CENTRAL H.S. | 30 | 1 | | 5 | 8 | | X | 1 | | 1 | 1 |
| LAWRENCE NORTH H.S. | 73 | 1 | 4 | 6 | 8 | | X | 1 | | 1 | 1 |
| ST. LAWRENCE | 12 | | 2 | 1 | | X | X | | | | |
| ST. PIUS X | 6 | 1 | 1 | 1 | | X | X | | 1 | | |
| SCHOOL #59 | 10 | 1 | 1 | 1 | | X | | | | | |
| SCHOOL #106 | 10 | 1 | 1 | 1 | | | | | | | |
| SKILES TEST ELEM. | 16 | 1 | | 4 | | X | | | | | |
| JOHN STRANGE ELEM. | 7 | 1 | 2 | 2 | | X | | | | | |
| WYANDOTTE ELEM. | 28 | 1 | 1 | 3 | | X | | | | | |
| TOTALS | 565 | 19 | 19 | 47 | 26 | 13 | 7 | 2 | 1 | 3 | 2 |

X - DENOTES AT LEAST ONE

Table 2 - School Recreation Facility Inventory for Service Area

should also be mentioned that the housing density (lot size) or available open space influences the demand for recreational opportunities. This area of the county has a greater number of large lots than the inner city areas. But the area also has a considerable number of apartment complexes, especially in the area immediately surrounding Sahm Park, which are densely developed.

PLANNING DATA

Table 3 represents a compilation of demographic data for the park's service area, and similar data for Marion County, to facilitate an assessment of the character of the park's service population. This data has been collected for both 1970 and 1980 in order to illustrate changing trends. Following is a summary of the major demographic characteristics and trends:

- The population for the service area has grown 25.5% (10,297 persons) between 1970 and 1980, while the population for Marion County decreased by 3.4% during that same period.
- Compared with Marion County, the park service area has a population that is skewed slightly toward the older age groups. This statistic is further demonstrated by the trend which is taking place at both the Marion County and park service area levels. That is, the population is steadily growing older. In the service area, for example, the 0-17 age group dropped by 34.3% as a proportion of all age groups, and the 65+ age group increased by 77.8% as a proportion of all age groups.
- The total number of households in the service area increased by 65.4% between 1970 and 1980, and increased 13.3% in Marion County during the same period.
- Between 1970 and 1980, the total number of housing units in the service area increased by 72.8% or 9,209 units. Additionally, between 1980 and 1984, the total number of housing units increased by 31.9% or 6,105 units. This additional increase could mean there are almost 14,000 more people living in the service area than in 1980.
- The mean income in 1980 for the service area was \$36,827, which is \$13,178 or 56% more than the entire county.
- The population in the service district is better educated than the county as a whole. While both the service area and the county experienced increases in the educational levels of their respective population, the service area experienced much more significant increases in college educated persons - 40.2% versus 16.4%.
- The number of divorced persons in the service area is about 3% lower than in the entire county. But the number has increased at a greater rate in the service area than in the county.

PLANNING DATA IMPLICATIONS FOR LEISURE SERVICES

Because of the service area's population growth in recent years, its demand for leisure services should have also grown. Many of the characteristics highlighted above provide some indication of the types of recreation activities most likely to be sought by

Table 3 - Demographic Data

| Population Characteristics | MARION COUNTY | | | PARK SERVICE DISTRICT | | |
|--|---------------|---------|----------|-----------------------|--------|----------|
| | 1970 | 1980 | % Change | 1970 | 1980 | % Change |
| Total Population: | 792,299 | 765,233 | -3.4 | 40,369 | 50,666 | 25.5 |
| Males | 379,655 | 364,199 | -4.1 | 19,654 | 24,211 | 23.2 |
| % Total | 47.9 | 47.6 | -0.6 | 48.7 | 47.8 | -1.8 |
| Females | 412,644 | 401,034 | -2.8 | 20,715 | 26,452 | 27.7 |
| % Total | 52.1 | 52.4 | 0.6 | 51.3 | 52.2 | 1.8 |
| Age Groups: | | | | | | |
| 0-17 | 283,546 | 216,403 | -23.7 | 14,916 | 12,307 | -17.5 |
| % Total | 35.8 | 28.3 | -20.9 | 37.0 | 24.3 | -34.3 |
| 18-21 | 49,930 | 56,328 | 12.8 | 1,585 | 2,563 | 61.7 |
| % Total | 6.3 | 7.3 | 15.9 | 3.9 | 5.0 | 28.2 |
| 22-34 | 140,462 | 180,899 | 28.8 | 5,618 | 11,859 | 111 |
| % Total | 17.7 | 23.6 | 33.3 | 13.9 | 23.4 | 68.3 |
| 35-44 | 91,238 | 80,862 | -11.4 | 6,098 | 6,385 | 4.7 |
| % Total | 11.5 | 10.6 | - 7.8 | 15.1 | 12.6 | -16.6 |
| 45-64 | 158,985 | 151,443 | - 4.7 | 9,961 | 12,696 | 27.5 |
| % Total | 20.1 | 19.8 | - 1.5 | 24.7 | 25.0 | 1.2 |
| 65+ | 68,138 | 79,298 | 16.4 | 2,189 | 4,853 | 121.7 |
| % Total | 8.6 | 10.4 | 20.9 | 5.4 | 9.6 | 77.8 |
| Households: | | | | | | |
| Total | 251,522 | 285,092 | 13.3 | 12,278 | 20,307 | 65.4 |
| Family (2 or more persons) | 199,616 | 198,463 | -0.5 | 10,766 | 15,183 | 41.0 |
| % Total | 79.4 | 69.6 | -12.3 | 87.7 | 74.8 | -14.7 |
| One Person | 51,906 | 73,136 | 40.9 | 1,512 | 5,124 | 239 |
| % Total | 20.6 | 25.6 | 24.3 | 12.3 | 25.2 | 104.9 |
| H.H. with Children under 18 | 112,848 | 110,525 | - 2.1 | 6,454 | 6,631 | 2.7 |
| % Total | 44.9 | 38.8 | -13.6 | 52.6 | 32.6 | -38.0 |
| H.H. with One or More Persons > 65 | NA | 57,814 | NA | NA | 3,582 | NA |
| % Total H.H. | | 22.9 | | | | |
| One Person H.H., Persons > 65 | NA | 23,938 | NA | NA | 1,298 | NA |
| % H.H. with one person > 65 | | 41.4 | | | 6.4 | |
| Persons Per Household | 3.09 | 2.63 | -14.9 | 3.23 | 2.28 | -29.4 |
| Households without Autos | 40,345 | 33,563 | -16.8 | 169 | 478 | 182.8 |
| % Total | 15.0 | 10.8 | -28.0 | 1.3 | 2.2 | 69.2 |
| Housing Units: | | | | | | |
| Total | 268,969 | 309,557 | 15.1 | 12,642 | 21,851 | 72.8 |
| Vacant Units | 17,344 | 24,301 | 40.1 | 360 | 1,527 | 324 |
| % Total | 6.4 | 7.8 | 21.9 | 2.8 | 7.0 | 150 |
| Mean Family Income: | 12,264 | 23,649 | NA | 19,008 | 36,827 | NA |
| Education (25 yrs & older): | | | | | | |
| Elementary | 52,850 | 65,588 | 24.1 | 596 | 1,026 | 72.1 |
| % Total | 12.6 | 14.8 | 17.5 | 2.6 | 3.1 | 19.2 |
| High School | 139,866 | 163,470 | 16.9 | 7,059 | 9,985 | 41.4 |
| % Total | 33.4 | 37.0 | 10.8 | 30.9 | 30.3 | - 1.9 |
| College | 47,931 | 72,588 | 51.4 | 8,178 | 13,249 | 62.0 |
| % Total | 11.4 | 16.4 | 43.9 | 35.8 | 40.2 | 12.3 |
| Marital Status (14/15 yrs and older): | | | | | | |
| Single | 131,572 | 154,600 | 17.5 | 6,767 | 9,886 | NA |
| % Total | 23.0 | 26.1 | 13.5 | 23.8 | 22.1 | - 7.1 |
| Married: | 365,119 | 319,655 | -12.5 | 19,613 | 25,707 | NA |
| % Total | 63.9 | 54.0 | -15.5 | 69.0 | 57.5 | -16.7 |
| Divorced | 31,194 | 58,453 | 87.4 | 733 | 2,884 | NA |
| % Total | 5.5 | 9.9 | 80.0 | 2.6 | 6.4 | 146 |

the area's residents. Traditionally, age, income and education have been used as the primary indicators of recreation preference, and have performed fairly well in their descriptive role.

The area's above average income indicates that its residents are not as constrained from participating in recreation activities requiring an outlay of money as those of lower income. Particularly, a national recreation survey has shown that participation in outdoor tennis and golf tend to increase as income increases.

The area's age structure indicates that the new facilities programmed for the park should be more strongly oriented to adults than those found in parks with younger service populations. It also indicates that the golf and tennis facilities in the park should continue to receive a high level of use if properly maintained.

Education and income are very closely related. Studies have shown that at least up to a bachelors degree, participation in recreation tends to increase as education increases. Furthermore, the variety of experiences an individual may have been exposed to, or seeks, tends to increase with education. Thus, one would expect the service population in the Sahn Park area to be above average in the amount of time it devotes to recreation, suggesting that the variety of recreation facilities in the park should be increased.

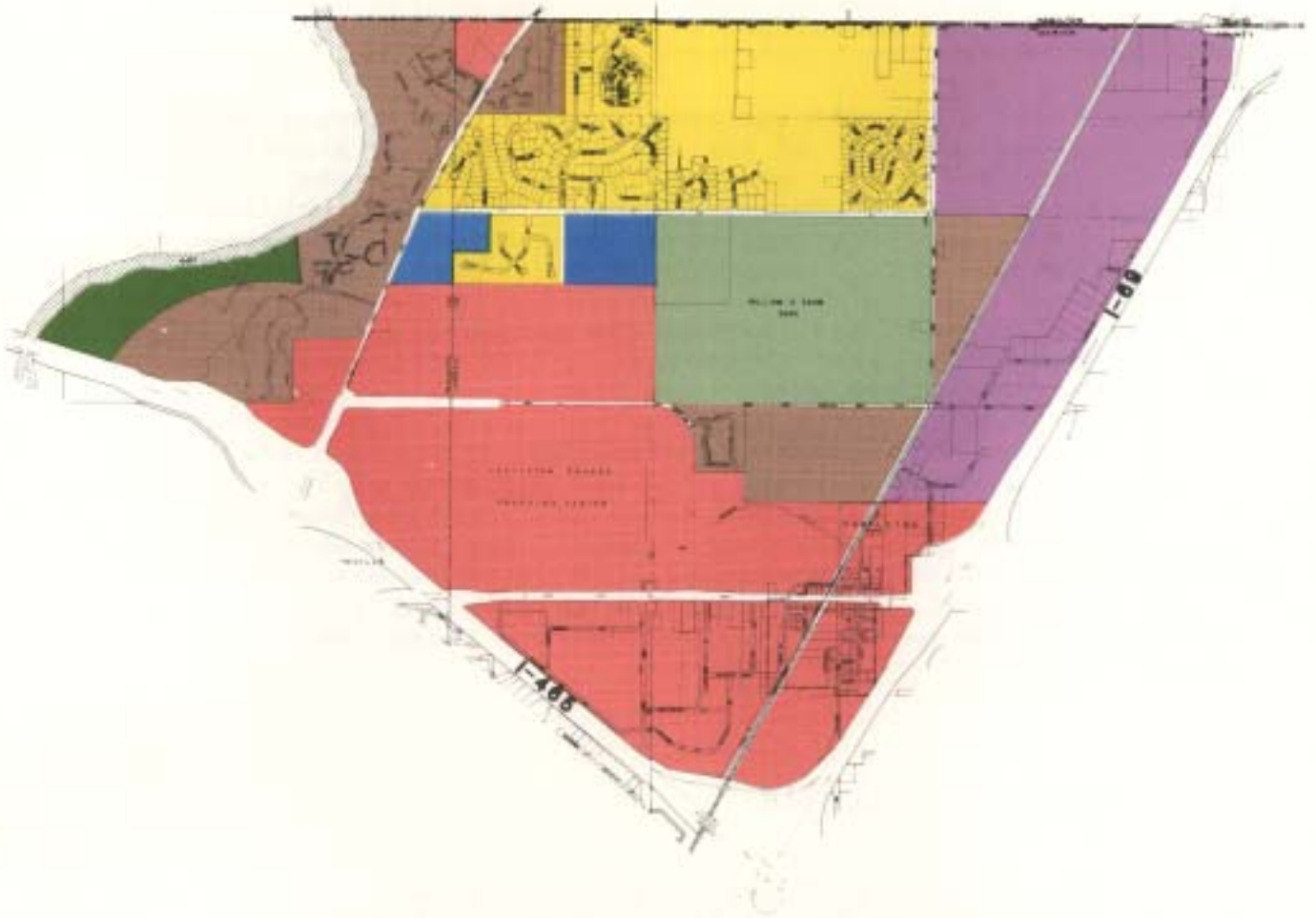
NEIGHBORHOOD LAND USE

W.S. Sahn Park is located in an area with a high degree of land use diversity (Figure 3). The park is presently surrounded on three sides by existing or proposed residential development. As can be seen, the properties north of the park are single-family or low density residential, and the properties east and south are multi-family or high density residential.

Even though the land south and to the west is shown to be commercial, it is not yet completely developed. The last portion of this commercial development north of 86th Street (the southern border of the park) is presently in the process of being developed.

1

U.S. Heritage Conservation and Recreation Service, 1977 National Outdoor Recreation Survey, as presented in Dennis Howard and John Crompton, Financing, Managing and Marketing Recreation and Park Resources, Dubuque, Iowa: William C. Brown, 1980) p. 348, table 17-1.



1984 COMPREHENSIVE PLAN






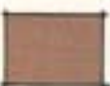

-  **PARK LAND**
-  **URBAN CONSERVATION**
-  **PUBLIC/QUASI-PUBLIC**
-  **COMMERCIAL**
-  **INDUSTRIAL**
-  **MULTI-FAMILY RESIDENTIAL**
-  **SINGLE-FAMILY RESIDENTIAL**

Figure 3

There are two quasi-public land uses west of the park. Both contain church and school properties. The schools are not yet developed.

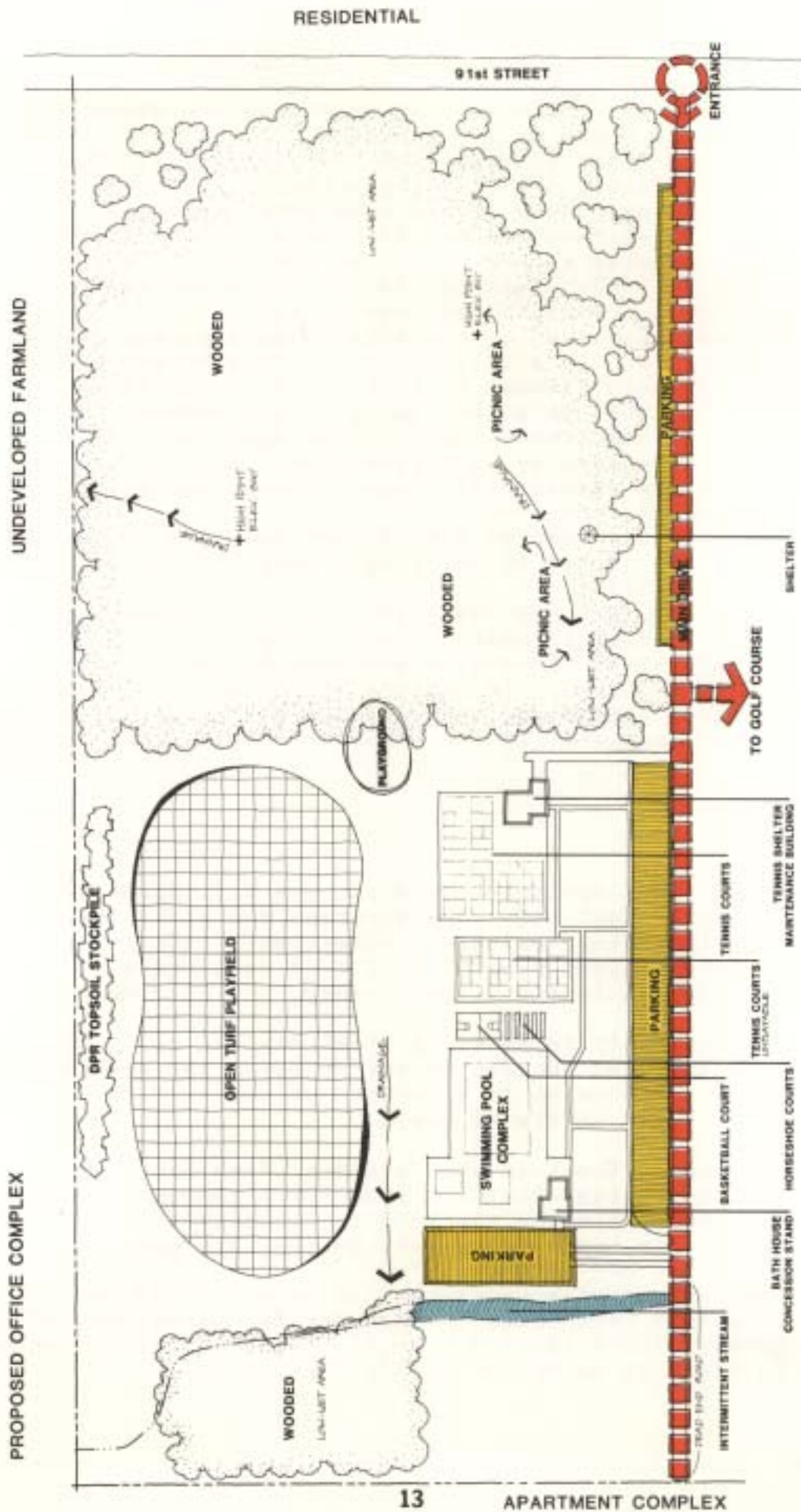
The industrial land east and northeast is not heavily developed. The section west of the railroad track is presently zoned agricultural (A-2), but the proposed land use in the Comprehensive Plan for Marion County (1984) is "light industrial". It is possible that this section could be rezoned to "residential".

Perhaps the greatest implication the surrounding neighborhood land use has on the park is that it cannot efficiently function as a neighborhood type park. The high concentration of commercial development combined with the volumes of traffic that are generated limit the amount of pedestrian or bicycle traffic reaching the park from south of I-465 and east of I-69. Further, the apartment complexes along Allisonville Road and adjacent to the park have recreational amenities which provide at least some of the opportunity that would be expected at a neighborhood park. This leaves the single-family residential development just north of the park as the prime "neighborhood" users.

SITE INVENTORY AND ANALYSIS

Following is a summary of the major site factors to be considered in preparing the Master Plan. Most of these factors are illustrated in Figure 4.

- The park, excluding the golf course (155 acres) is approximately 85 acres in size.
- The park land is primarily flat, with two small hills in the larger wooded area.
- The soils consist of Brookstone silty clay loam, Crosby silty loam and Miami silt loam.
- Most of the park has a high water table. This has caused maintenance problems for the tennis courts, basketball court, and horseshoe pits. The set of four unplayable courts is in the process of being removed. Other areas of the park have continuous poorly drained wet soil conditions and are prone to flooding. This is especially true in certain parts of the larger wooded area.
- A small stand of native hardwood trees exists adjacent to the southern boundary of the park. The soil in this area remains wet most of the year.
- An intermittent stream runs west to east along the southern edge of the south parking lot.



SCALE: 1" = 100'

SAHM PARK

SITE CONDITIONS

Figure 4

- A fairly large stand of mature hardwood trees with sparse understory vegetation occupies the northern half of the park. Between this stand and the above mentioned stand on the southern boundary lines a large open turf playfield. East of this playfield are the tennis courts, swimming pool, and parking. Much of the road which separates the park from the golf course has 90 degree pull in parking. There is also a parking lot on the south side of the swimming pool. None of the parking areas are marked (striped), resulting in inefficient use.
- The existing road on the site extends to the southern boundary of the site. Since the 86th Street right-of-way has been vacated at this point, there is no need for this road to extend south of the parking area.
- The land immediately west of the open turf playfield is to be developed as an office park. Such development may create undesirable visual affect, and should thus be properly screened.
- The entrance road at 91st Street does not adequately serve the park. An additional entrance should improve this condition.
- Indianapolis Power and Light has two transmission easements running through the park property. The first extends along the entire southern border of the park and golf course. It extends approximately 25 feet into the golf course and is approximately 5 feet wide. These easements are both shown on the Master Plan map.

DESIGN PROGRAM

The development of a design program for the W.S. Sahn Park Master Plan should take into consideration the above mentioned planning data (location, existing recreational facilities, demographic information, neighborhood land use, and site conditions), current levels of park usage, and citizen opinion.

Sahn Park is currently receiving a great deal of use. The active sports oriented facilities are enjoying the greatest level of usage. Following is a summary of the various facilities and their levels of usage.

- Washington Township and Cathedral High School both have soccer programs that run from March through November. They are utilizing the golf course driving range (it keeps them hopping) as well as the open playfield for practices and games.
- The Indianapolis Lacrosse Club uses a field on Saturdays from March through May for practices and games. There is also a rugby club that has expressed interest in using the park's facilities.

-- The swimming pool is used for open swim, diving, the waterslide, and DPR sponsored lessons. In 1984, there were 32,878 swimmers, not including those taking lessons. Assuming a 95 day season, this averages out to 346 persons per day. Following is a breakdown of those swimmers by age:

| | |
|--------------|-------|
| 12 and under | 46.4% |
| 13 - 17 | 20.9% |
| 18 - 54 | 31.6% |
| 54+ | 1.1% |

-- The tennis courts are used for both open play and for lessons. In 1984, approximately 200 persons enrolled in DPR classes at Sahn Park. In addition, the park's tennis courts were used for a portion of the NJTL (National Junior Tennis League)/DPR sponsored youth tennis program. Last year approximately 2500 children were put through the program. The courts are available for open play on a first come-first served basis or by reservation. Last year an estimated 5 - 15 persons used the courts for open play each day.

-- The golf course ranks first among the ten municipal courses in the total rounds played. In 1984, 49,601 rounds were played. It is assumed that the driving range experiences similar levels of usage.

Input was gathered from the citizens who use Sahn Park through three public meetings. Two of the meetings, each having fourteen citizens present, were held at the church adjacent to the park. A third meeting, consisting of the representatives of the Soccer League, was held on the site of Sahn Park. The citizens expressed interest in soccer fields, exercise trails, additional picnic shelters and playground equipment.

The design program which resulted from the above information is presented below.

1. Picnicking
 - a. Wooded, shaded areas
 - b. Open play areas
 - c. Shelters
 - d. Parking
 - e. Athletic fields
 - f. Water features, pond and stream
2. Swimming Pool
 - a. Easy drop off and pick up
 - b. Parking, vehicular and bike
3. Jogging Trail
 - a. Site topography
 - b. Exercise stations
 - c. Access from parking area

4. Sport Fields
 - a. Softball and baseball fields
 - b. Football and soccer fields
 - c. Tennis courts
 - d. Basketball courts
 - e. Parking
 - f. Open play and practice areas

5. General Design Objectives
 - a. Improve access to park
 - b. Improve general image of the park--should appear less sterile--and landscaping and other site development amenities to enhance appearance of park grounds.

THE MASTER PLAN

The final plan map is shown on the following page. The plan represents the City's intentions for the ultimate development of the park, based on the information presented in this report. Since most of the capital improvements to the City's parks are financed by bond issues, the development of the park will be phased over a period of several years.

An explanation of the Master Plan's features is presented below.

- A second park entrance is planned at the southwest corner of the park, from 86th Street. This should replace the 91st Street entrance as the main access to the park and reduce some of the park-related traffic on 91st Street. A stop gate will operate.
- A retention pond has been proposed just inside the 86th Street entrance. This pond will receive drainage from the proposed sports fields and adjacent parking. It will also enhance the environmental variety in the park. Since the pond may attract water fowl, the pond may become another attraction for park users through the feeding and observation of the birds.
- As noted above, sports fields have been proposed for the large open field in the park. Three (3) softball fields and four (4) soccer fields are initially proposed, though the types of fields actually constructed may vary from those specified here as the needs and preferences of the area's residents become more clear.
- The basketball court will be relocated to a site with more suitable soil. The resulting empty area between the tennis courts and swimming pool will be landscaped in some manner to create a buffer between the two activities.



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- The number of parking areas has been increased to accommodate the facility relocations and additions.
- The large stand of trees will remain. Some additional picnicking facilities will be added. A one-half mile bark chip jogging trail traversing the perimeter of this wooded area is proposed. This is an established, popular activity and will provide a safe, pleasing, off-street course as well as increasing the variety of activities in the park.
- It is proposed that the existing playground equipment be replaced with newer "adventure" apparatus that encourages greater use and creativity by children. The relocation of the basketball courts to this vicinity should also lessen the functional isolation of the playground and create a more active area.

CONCLUSIONS

The process undertaken to develop this Master Plan has involved a wide variety of people with a wide variety of interest and concerns. Their involvement in this process has helped to insure that the recreational needs of the citizens of Indianapolis and Marion County were satisfied.

This final Master Plan document is representative of this involvement. The proposals contained herein were derived through a series of public meetings. These resulting proposals should benefit the interests of those concerned, the City of Indianapolis, and the public in general.

As the Castleton area grows and land uses surrounding the park change, additional pressures, both in terms of recreational demand and compatibility of land uses, will be added to the park's present facilities and those facilities that are proposed in this plan. In order to insure the continued success and integrity of W.S. Sahm Park, this Master Plan should be continuously monitored and should be updated at regular intervals.

SAHM PARK - RESOLUTION 86-CPS-R-1



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