



TOLIN-AKEMAN PARK MASTER PLAN

City of Indianapolis, Stephen Goldsmith, Mayor



TOLIN-AKEMAN PARK MASTER PLAN

1993

MAYOR Stephen Goldsmith

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DEVELOPMENT**

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DEPARTMENT OF METROPOLITAN DEVELOPMENT

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DIVISION OF PLANNING

Jon Meeks, Administrator

PROJECT COORDINATION

Robert H. Wilch, Principal Planner
Keith Holdsworth, Senior Planner

**PARKS &
RECREATION**

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DEPARTMENT OF PARKS & RECREATION

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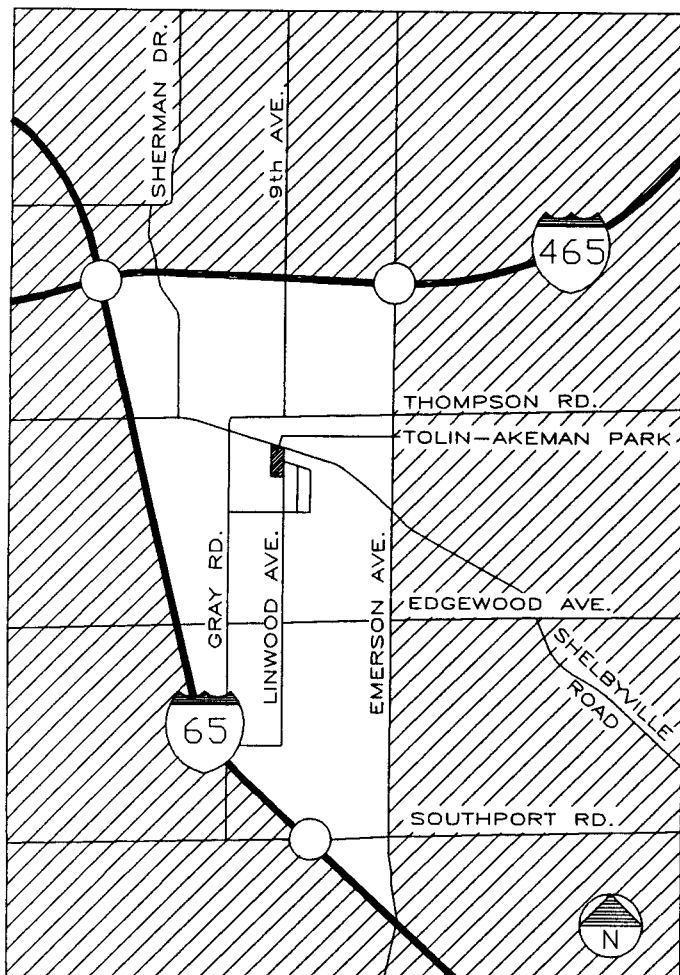
PROJECT COORDINATION

Julee A. Jacob, Natural Resources Administrator
Trent Rondot, Planner

Tolin-Akeman Park, located at the southwest corner of Shelbyville Road and Linwood Avenue, is a neighborhood park. Neighborhood parks are designed to provide the types of recreation a person would expect to walk to rather than be required to drive to. Typical facilities include playgrounds, basketball and tennis courts, ball diamonds or fields and small picnic areas.

The City of Indianapolis received the park as a gift in 1988 from Edward J. Akeman (see appendix). At the time of the gift, the five and one-quarter acre parcel was the site of two small homes with detached garages. The houses sat on large yards with a small field behind them to the south. The site is enclosed on the east, south and west by a fence that has grown up in trees and shrubs.

At the request of Mr. Akeman, the park is named for his grandfather, Earl J. Tolin, an Indianapolis area teacher and school principal, and for his father, Jerry Akeman, an Indianapolis police sergeant. Edward Akeman grew up on the property and attended Southport High School. He later became a founding partner in the game company that launched UNO, the popular card game.



SERVICE AREA

Most users of Tolin-Akeman Park are likely to live in the area bounded by Emerson Avenue to the east, I-65 to the west and I-465 to the north. The total population of this area is 6043, two-thirds of whom live north of Thompson Road. The user area is gaining population; between 1980 and 1990 the population grew by over 1100 persons. Developable land still exists in the area, so the population is likely to increase further.

Use of park facilities is affected by the age of the users. Persons under 18 years old use parks more frequently than the general population. Retirement age persons are less likely to use parks than is the general population. The population of the area around Tolin-Akeman Park is 24.5% under the age of 18, which is very close to the overall county rate 25%. However the area differs from the county in percentage of

retirement age persons. The county rate is 12% over the age of 65, while the area around the park has a 7.2% rate. Because there is a lower percentage of people who are less likely to use a park, the need for park facilities in this area is higher than in the county in general.

The user area for Tolin-Akeman Park does not contain any other parks. However, several apartment complexes and a gymnastics studio do provide some recreation opportunities in the area. The apartments offer eight tennis courts, five outdoor swimming pools, three playgrounds and two outdoor basketball courts. Use of these facilities is generally restricted to the apartment residents. Although apartment dwellers make up a significant proportion of the population, a large number of non-apartment dwellers are without nearby recreation facilities.

The National Recreation and Parks Association (NRPA) suggests standards for numbers of recreation facilities based on population. These standards are recommendations that should be modified to accommodate the conditions of the city. For the service area population of 6000 persons, the following facilities are recommended by the NRPA:

1 Basketball Court	1 Picnic Shelter
2 Tennis Courts	2 Playgrounds
1 Volleyball Court	1/2 Soccer Field
1 Ball Diamond	

Tolin-Akeman Park is a large enough parcel to fulfill most of these needs.

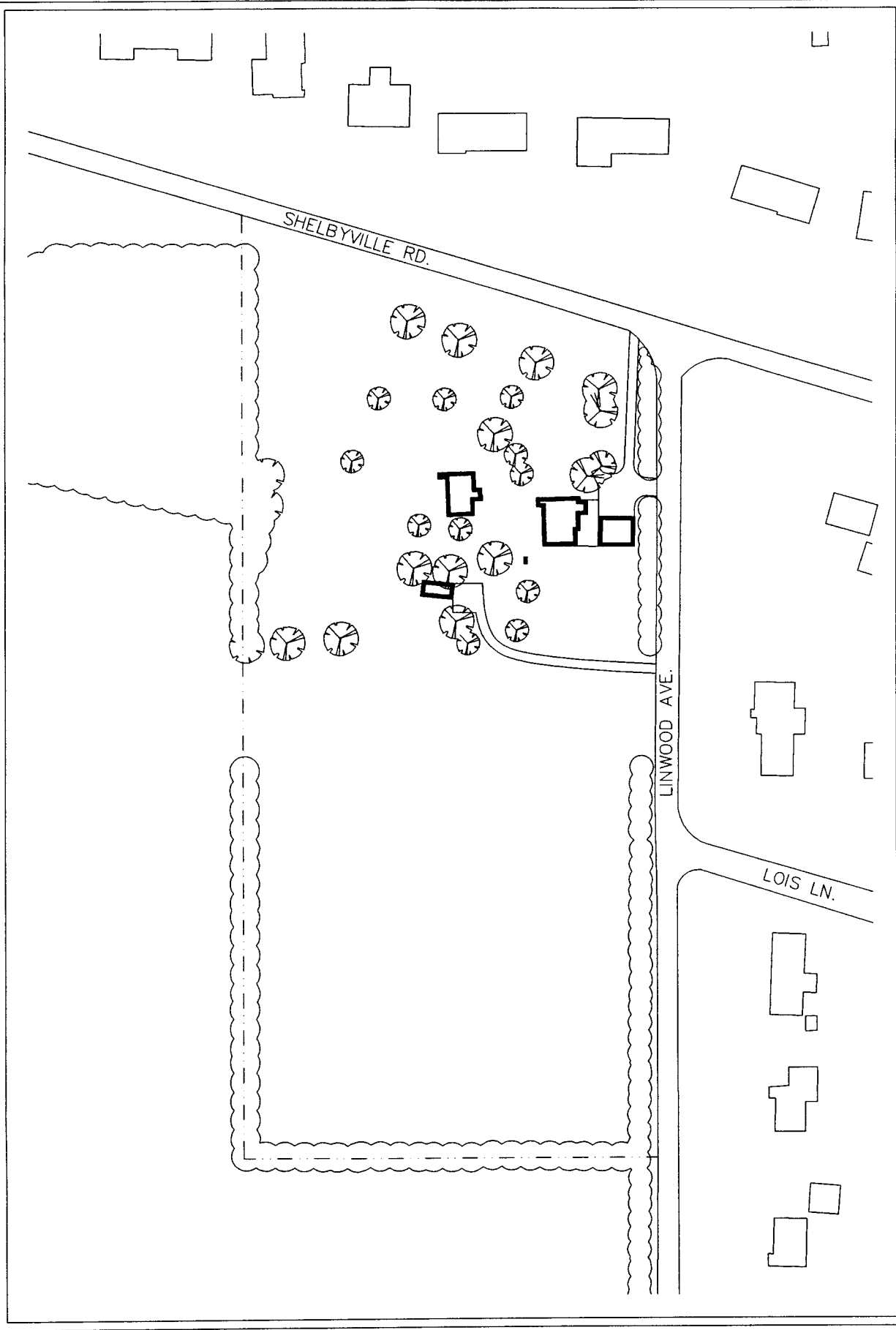
SITE CONDITIONS

Topographic change on the site is slight. Two low hills are separated by a swale that drains northwest to a wetland on an adjacent property.

The higher areas of the park generally have Crosby soils. The lower areas generally have Brookston soils. This Crosby-Brookston association is very common in Marion County. These soils frequently have moderate to severe limitations for recreation development due to wetness.

Vegetation on the site includes typical landscape and orchard trees and shrubs near the two homes and typical fencerow trees and shrubs on the east, south and west boundaries of the site. Trees and shrubs near the homes are sugar maple, catalpa, ash, golden raintree, silver maple, hackberry, apple, lilac, forsythia and bridalwreath spirea. In the fencerows are silver maple, gray dogwood, amur honeysuckle, Russian olive, multiflora rose, black locust, red cedar, box elder, catalpa and one large hickory.

The buildings on the site are in poor condition and have little potential value for the park. The gravel driveway entering the site from Shelbyville Road is quite narrow (about 8' wide) and intersects the road dangerously close to the Linwood Avenue/Shelbyville Road



SHELBYVILLE RD.

LINWOOD AVE.

LOIS LN.

CITY OF INDIANAPOLIS
DEPARTMENT OF LAND AND RECREATION DEVELOPMENT
DEPARTMENT OF PARKS AND RECREATION

0 50'
SEPTEMBER 1993



1

TOLIN-AKEMAN PARK EXISTING CONDITIONS

intersection. The two driveways entering the site from Linwood Avenue are wider and are a safe distance from the Linwood Avenue/Shelbyville Road intersection. However, vegetation blocks the sight lines required for safely turning onto Linwood Avenue. Linwood Avenue is a local street that carries a low amount of traffic. Shelbyville Road is a collector street that carries 3448 vehicles per day (1989 count). The right-of-way for Shelbyville is currently 50 feet. One hundred-forty feet of right-of-way should be protected to accommodate potential intersection improvements and roadway widenings. The site is served by city sewers and a private well. City water lines end two to three blocks away from the site.

The land uses surrounding the site are residential across the street to the north and east and agricultural to the south and west. Future development of the adjacent farmland could have a strong impact on the park. The Marion County Comprehensive Plan for Perry Township recommends that this area be joined to Tolin-Akeman to create a much larger park. The plan lists a secondary land use recommendation: if the land cannot be used for a park, it should be developed as low density housing.

NEIGHBORHOOD CONCERNS

As part of the master planning process, a public workshop was held to gather information from the park's neighbors and other concerned persons. Participants were asked for their views on the site'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 installing a playground, picnic tables, a walking/jogging track and landscaping.

MASTER PLAN RECOMMENDATIONS

Following the public workshop, preliminary plans were drawn up. These plans were reviewed by the public and then finalized into master plan recommendations.

The buildings on site should be razed. The Shelbyville Road entrance and the northern Linwood Avenue entrance should be closed, the drives removed and the area returned to turf. The southern Linwood Avenue entrance should be widened and paved to provide access to a small 10-15 car parking lot. The parking lot is located in this area to provide easy access to the active area to the south and the passive area to the north. It takes advantage of the existing drive, as well as existing vegetation to buffer it from the neighbor's view. The drive should be gated during the hours that the park is closed. Security lighting should be provided as needed.

A picnic area and small picnic shelter are proposed among trees on the northern portion of the site. The shelter's location as shown on the master plan drawing was selected for three primary reasons: the surrounding trees, its proximity to the parking lot, and its position on top of a low rise. The playground is positioned in an area of both sun and shade and in view of both the picnic shelter and parking lot. The playground should provide equipment for both toddlers and grade school age children.

A proposed walking/jogging trail loops around the picnic area with an extension around the southern end of the park to bring the length to approximately one-third of a mile.

A non-league ball diamond and a basketball court are proposed for the open, southern portion of the site. In the southwestern portion of the site, meadow plantings are proposed. This provides an additional type of environment for park users, particularly the path users, to experience.

Additional trees should be planted to augment the existing landscape.

A park identification sign is proposed near the intersection of Linwood Avenue and Shelbyville Road.

The neighboring farmland might be developed as a low density residential area. If so, the new development should respect the drainage patterns of the park, preserve the vegetation lining the park boundaries and should provide a link into one of the park's paths.



TOLIN-AKEMAN PARK

MASTER PLAN

CITY OF INDIANAPOLIS
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF PARKS AND RECREATION



APPENDIX

Following is a portion of the deed granting the site to the City of Indianapolis.

THIS INDENTURE WITNESSETH, That EDWARD J. AKEMAN, also known as EDWIN J. AKEMAN ("Grantor") of Joliet in the State of Illinois, QUITCLAIMS to Board of Parks and Recreation of the City of Indianapolis of Marion County in the State of Indiana, in consideration of the mutual covenants set out herein:

The "Grantor" quitclaims all his right, title and interest in the following described real estate and improvements thereon in Marion County, Indiana:

"Part of the East half (1/2) of the Northwest quarter of Section 4, Township 14, North of Range 4 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows: Beginning on the East line of said East half of said quarter section at a point 14 1/2 chains North of the Southeast corner of said half of quarter section, thence running West four and eighty-five hundredth chains to a point; thence North and parallel with the East line of said half-quarter section eleven and sixty-four hundredth chains to the center of the gravel road; thence south-eastwardly along the center of said half-quarter section; thence South ten chains to the place of beginning, containing five and one-quarter acres, more or less, excepting all legal highways"

Commonly known as 4459 Shelbyville Rd., Indianapolis, Marion County, Indiana and subject to a Life Estate in Charles T. Merrick with no right of alienation or appointment.

Grantor certifies no gross income tax is due as a result of this transaction. "Grantee", the Board of Parks and Recreation of the City of Indianapolis, upon the death of Charles T. Merrick, shall use and maintain such real estate as a public park. In the event the Grantee, The Board of Parks and Recreation of the City of Indianapolis, fails to operate and maintain the above described real estate as a park open to the public, then in that event, all of such real estate described and set out herein shall revert to the Tolin and Akeman family, ancestors of the Grantor, Edward J. Akeman, also know as Edwin J. Akeman. Such park shall be known as THE TOLIN-AKEMAN PARK.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 8th day of September, 1988.

GENERAL RESOLUTION NO. 132, 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:

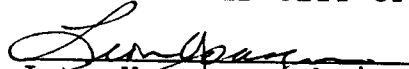
The agreement by and between the Department of Parks and
Recreation of the City of Indianapolis and

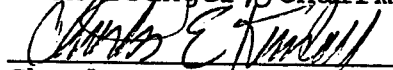
TOLIN - AKEMAN PARK MASTER PLAN

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

Max L. Siegel


Diana Wilson Hall


Assistant Corporation Counsel


Kathryn Kritsch, Secretary

12/9/93
Date

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

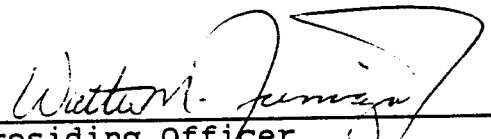
DOCKET NO. 94-CPS-R-1

RESOLUTION 94-CPS-R-1, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, TOLIN-AKEMAN PARK MASTER PLAN.

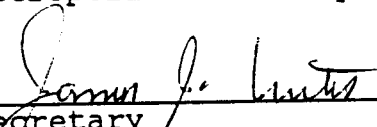
BE IT RESOLVED that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the COMPREHENSIVE OR MASTER PLAN FOR MARION COUNTY, INDIANA, by the adoption of the TOLIN-AKEMAN PARK MASTER PLAN, which is attached hereto and incorporated herein by reference 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 94-CPS-R-1, AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, TOLIN-AKEMAN 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 94-CPS-R-1, 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.

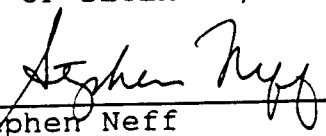


Presiding Officer
Metropolitan Development Commission



Secretary
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS _____
DAY OF DECEMBER, 1993



Stephen Neff
Assistant Corporation Counsel