

# Wildwood Park Master Plan

8100 Southeastern Ave.

December 2010



Prepared By:



## Wildwood Park Master Plan Indianapolis Parks & Recreation



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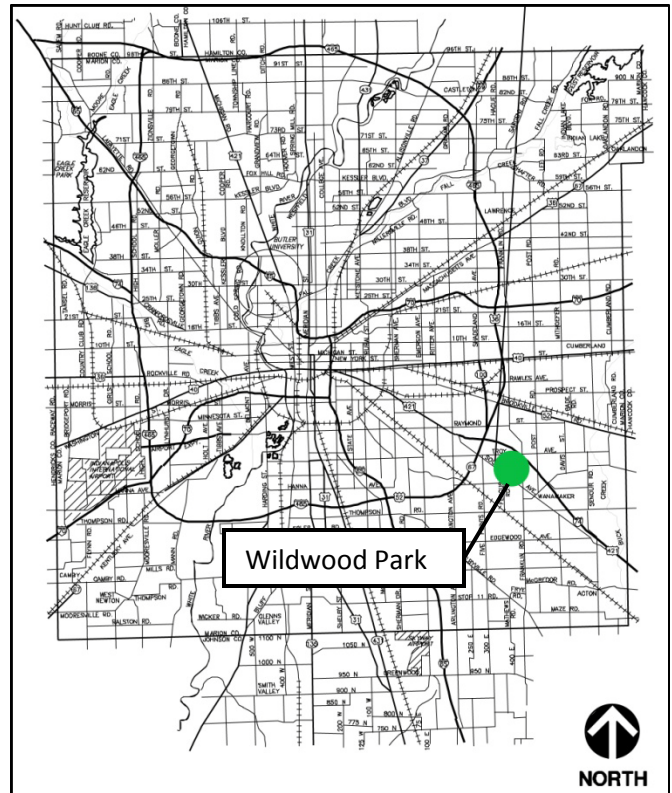


## Introduction

The addition of the Wildwood Park property to Indy Parks' inventory is a great benefit to the city, as well as Franklin Township. The property was donated in 2009 by Tom Grant, a local residential and commercial developer. In the spring of 2010, Indy Parks enlisted the services of Mader Design LLC to facilitate the development of this master plan for the property. Through the process, Mader Design worked with Indy Parks Staff as they researched the property history, completed a site assessment, reviewed infrastructure, facilitated two public meetings, engaged community members, developed design concepts, and honed the final master plan into this document.

The property is located at 8100 Southeastern Avenue in Franklin Township near Wanamaker. Surrounded by a core of residential neighborhoods, both new and old, the park will become a hub of activity and public jewel for nearby residents, Franklin Township, the Department, and the City.

This plan was developed with a clear intent to engage the public, hear their recreational needs, wants, and dreams, and create a plan that responded to the public input. The final direction for this Master Plan, presented at the second public meeting was embraced by those in attendance, including neighbors of the property and representatives from throughout the township. As this master plan becomes a reality, this is a park that the community will support and enjoy while finding numerous benefits as a recreational and educational destination.



*Indianapolis Thoroughfare Map w/ Park Location*



*Park Property – Looking North*



*Park Property - Looking South*

## History

Prominent people and places played key roles in the history of this property, including Wildwood, Franklin Township, the City of Indianapolis, and even the State. The Franklin Township Historical Society is an active group in the area, and provided some insights into the area both verbally and through their booklet, 'A Scrapbook, Fact, Fancy, and Photographs about Franklin Township', published in 2001. Some specific items that were discovered as part of the planning process include:

- The vicinity around the current park property was formerly known as Wildwood. The residential neighborhoods developed in the early 2000's around the park carry that name as a subtitle to the subdivisions.
- Developer Tom Grant donated the property to Indy Parks.
- "Moeller Pond" was a small lake just north of the park property, which was used for ice skating at least through the late 1950's.
- Emil and Herbert Moeller grew up on the farm that likely incorporated the park site, and they are the namesake for the surrounding neighborhoods, 'Moeller Estates'.
- The Wildwood area became a local connection point for the community through shops and retail stores that thrived in the vicinity of the park. Some of the early entrepreneurs of Wildwood included Harry Hause, who operated a garage, and John Hiller and then Walter Olsen operated a grocery store on Southeastern Ave.
- A Baseball Field and Tennis Court were on a corner lot in the vicinity of the park in Wildwood.
- Peony bushes were grown by the Burris family which were well known in the area, and sold to people to decorate nearby cemeteries.
- William 'Bill' Schilling is considered the Grandfather of Wildwood. He was the son of one of the Pioneer families of Marion County, and an inventor. Bill developed and patented High Walker Stilts which were used for detasseling corn. He also designed a propeller used on planes while in the Army Air Force. He was a sportsman, a musician, and involved in local and state organizations and committees. He served on the State Selective Service Board for 27 years, and received commendations from several Indiana Governors, as well as Presidents Roosevelt, Truman, Kennedy, Johnson, and Nixon.
- The InterUrban Railroad followed Southeastern Avenue and stopped in Wildwood daily at Hiller's Grocery Store to pick up 10 gallon containers of milk from local farmers to take into the city for sale. It was a popular stop along the route that connected Indianapolis to Shelbyville and Greensburg.
- Southeastern Avenue was one of the first roads build in Indianapolis as part of Michigan Road that connected the Ohio River in Cincinnati with Lake Michigan. A 100' right of way was designated by the Federal Government, and one section of each Township was given to the State to sell in order to raise money for the construction of the road.



*1937 Aerial Photograph*



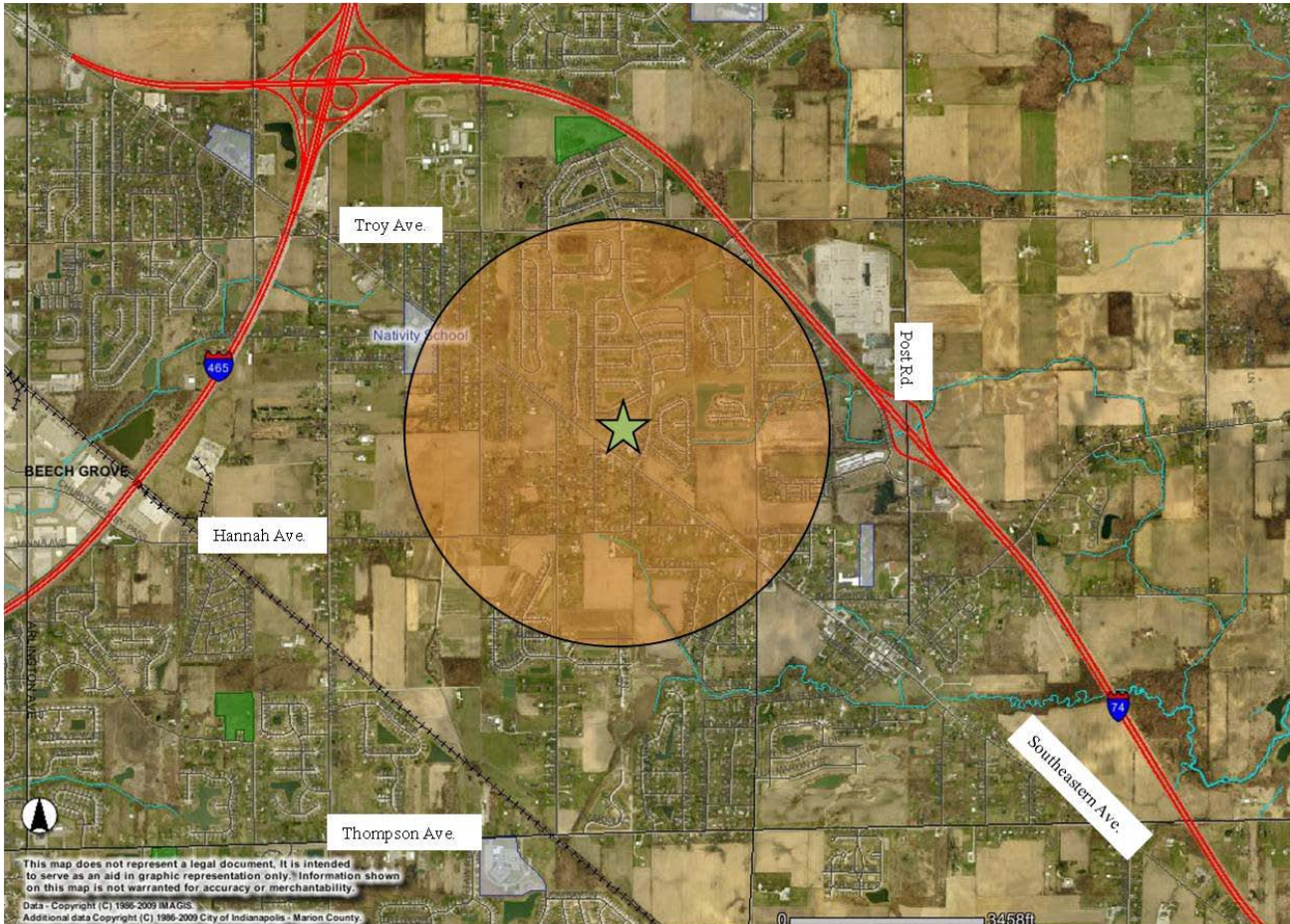
*Bill Schilling  
'Grandfather of Wildwood'*

These historical facts provide opportunities for education and interpretation within the park through signage, programs, and construction detailing.



## Service Area

Wildwood Park will primarily serve the surrounding neighborhoods. Older residential neighborhoods are located to the south, and new developments continue to be built-out north of Southeastern Avenue. This property is one of the few of park spaces in the vicinity, and the prominence of this site along a major thoroughfare will expand the likely service area of this park. It will likely be used by residents throughout Franklin Township, Beech Grove, and likely some of Warren Township. The graphic below indicates the park location and a 1 mile radius service area.



## Demographic Summary

Franklin Township is one of the fastest growing townships in Marion County. In 2000, the census indicates a population of approximately 32,000. The township still has a rural-agricultural feel, but new residential development has spread over the last 10 years as farmland has been sold for development purposes. The 2000 Census shows that the township is much less diverse than the city as a whole with over 97% of the population being white. However, anecdotally, there has been a slight increase in diversity over the last 5 years with efforts by the school corporation and other civic groups to improve this statistic. Household and Family Income is slightly higher than the City, State, and National averages.

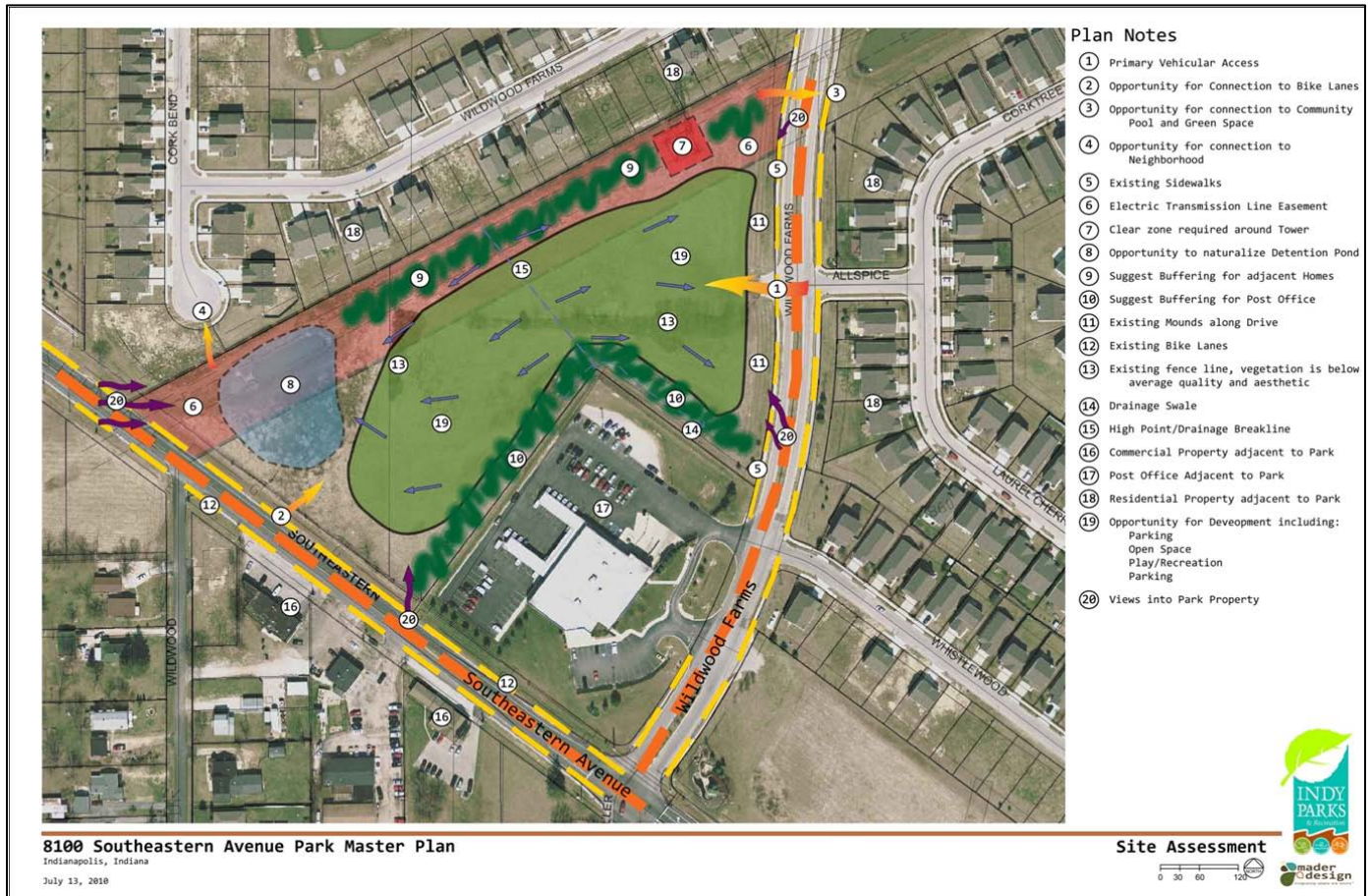
A detailed analysis of the 2000 US Census is attached in Appendix 3. Results from the 2010 US Census are expected to be released in mid 2011, and will be added to this report when data becomes available.





## Exiting Conditions/Site Assessment

The 10 acre park site is located at 8100 Southeastern Avenue, and is bordered by Wildwood Farms Boulevard, Southeastern Avenue, Residential Development, and a United States Post Office. The site is primarily an open fallow field with two small fencerows containing relatively undesirable vegetation. A high-tension power line runs along the northern property line, with a tower located toward the northeast corner of the site. A 100' easement surrounds the power lines, and is controlled by Indiana-Michigan Power, now AEP Ohio. The easement restricts significant topographic changes, structures, trees, and other significant development, and should be considered during the design phase of the Park.



The high point of the property is a ridge that extends northwest from the northern corner of the post office property. Drainage flows east and west from there, with low points at the western corner of the property and along Wildwood Farms Boulevard. An existing detention pond located at the west corner of the site serves a few houses in the neighborhood to the north, but could be considered for expansion to create habitat areas such as wetlands. Utilities are primarily located along Wildwood Farms, with water and gas. A sanitary sewer connection point is located at the north corner of the property.

An existing drive cut on Wildwood Farms should be used for the primary vehicular entrance to the park, as efforts to create a new driveway on Southeastern would likely mean significant infrastructure costs.



## Wildwood Park Master Plan Indianapolis Parks & Recreation



The best views into the site come as one drives southeast on Southeastern Avenue and park signage and any proposed landmark structures or park amenities should be considered along this corridor. Other minor views into the property come along Wildwood Farms.







### Public Participation Summary

Two public meetings were held during the master plan process. The first, held on July 21<sup>st</sup>, introduced the master plan process. The history of the site and the Wildwood area were discussed, as well as the Site Assessment. The attendees were given the opportunity to suggest potential names for the park, and unanimously supported the name 'Wildwood Park.' The attendees were also asked about the recreational needs of the community, and a list of desired site features, programs, and opportunities were developed. This list was then prioritized by the attendees, and served as the starting point for the master planning team to begin developing design options for the park. Additional written comments as well as emails and phone calls received by the master planning team were also included with the input from the public meeting to create the following list of park features:

#### 1) High Priority/Strong Community Support

- a) No sports fields
- b) Splash park
- c) Aesthetics along Southeastern Ave. - street trees, split rail fence, wildflower border
- d) Farmer's Market
- e) Playground with separate areas for big kids and little kids, and include alternative equipment like nets and Climbing boulder (like one at Southeastway Park) versus traditional play equipment
- f) Fitness stations/circuit
- g) Walking and biking trails
- h) More naturalized areas (as opposed to concrete and structural amenities)
- i) Picnic area (like one at Raymond Park)
- j) Restrooms/shelter
- k) Benches along trails
- l) Mile markers along trails
- m) Educational Opportunities for Nature and History, including historic marker commemorating the history of the area- interurban, grocery store, etc.

#### 2) Moderate Priority/Minimal Community Support

- a) Horse Shoe Pits
- b) Pool- existing pool across the street is only for homeowners
- c) Batting cage
- d) Dog park
- e) Nature center
- f) Basketball court- half court?

#### 3) Low Priority/Low Community Support

- a) Skate park for the older kids





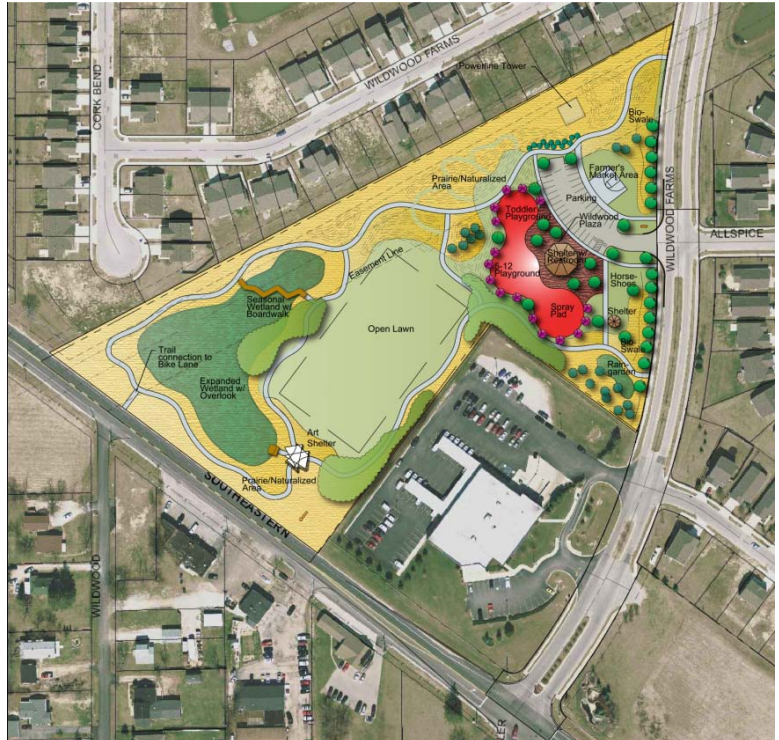
The Second public meeting was held on October 7<sup>th</sup>, and began with a brief review of the first meeting and the list of desired park features. Those in attendance generally agreed with the content and priorities. The master planning team then presented two conceptual park plans along with precedent images to gauge the character of the proposed design elements and park facilities. Given the site assessment, both plans focused on creating an active recreation area on the eastern half of the site adjacent to the main entrance from Wildwood Farms Boulevard. The western half of the site focused on habitat restoration in the form of prairie plantings, reforestation, and wetland development, open field for informal play, and passive recreation such as trails and boardwalks. The differences between the plans revolved around formal/informal geometries, functionality of a farmer's market, orientation and adjacencies of parking, the location of a tensile shelter structure, and the amount of public gathering space in the forms of an open plaza and walkways. The attendees showed great enthusiasm for the amenities provided in both concepts. The consensus of the group was that they liked the design and layout of the second option with the parking lot oriented similarly to option one.



Art Shelter – Precedent Image



Wildwood Park Option 1



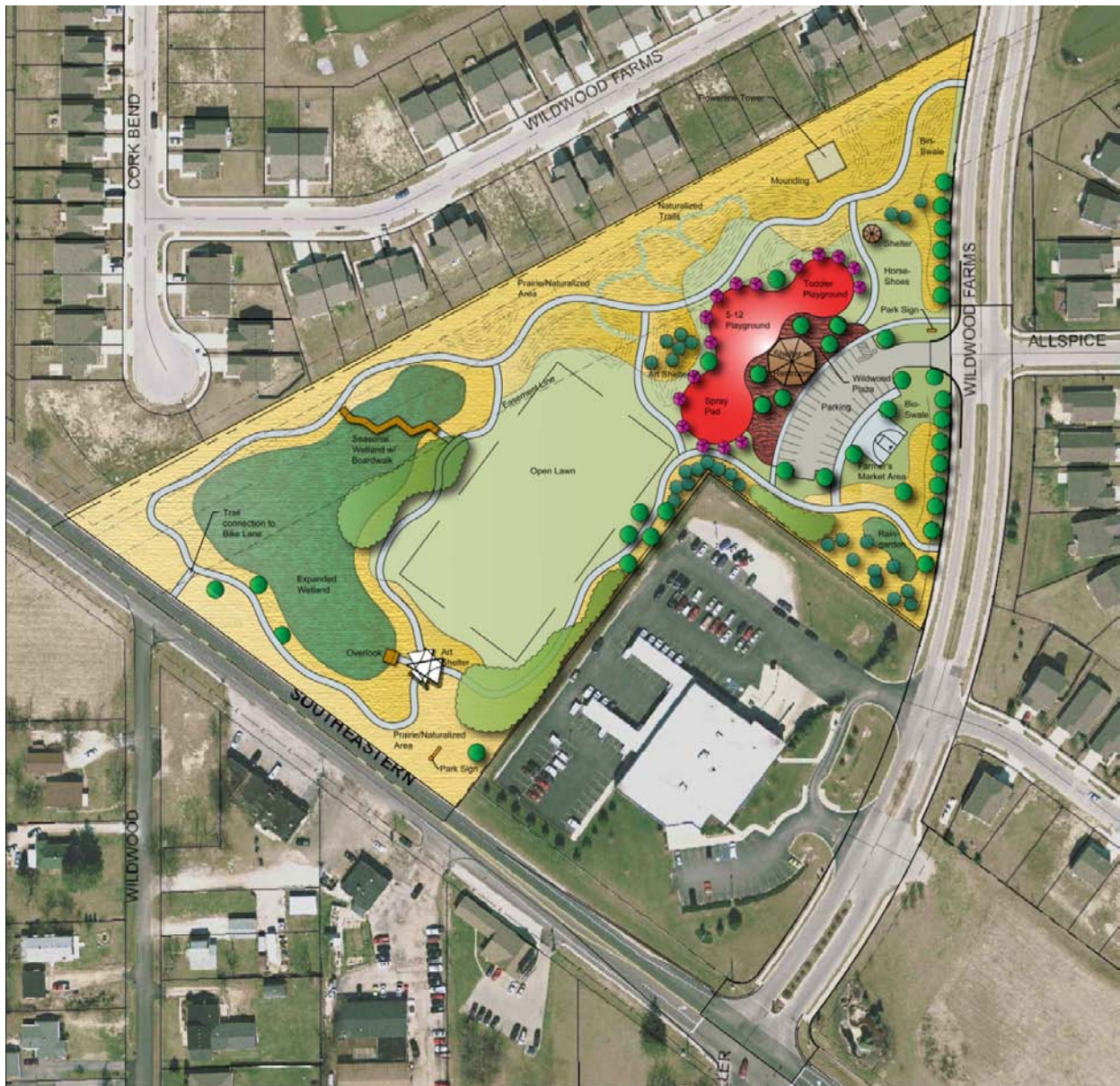
Wildwood Park Option 2



## Master Plan Recommendations

### Park Design

The Wildwood Park Master Plan is focused on a large community gathering space and plaza area. The plaza includes a large octagonal shelter, decorative paving, benches, tables, and trees. The shelter is intended to house a small restroom facility, and become the hub of activity in the park. The plaza can be used in conjunction with the parking lot and the half-court basketball court as a hub for Framer's Market activities. Wrapping around the plaza are three playground pods, one for Spray Play, one for play structures designed for 5-12 year olds, and one for toddlers. This arrangement will help zone play activities and allow for easy parental observation. Just north of the playgrounds is a small octagon shelter that could have a grill and 6-8 horseshoe pits. Additional trees will line Wildwood Farms Blvd. and naturalized plantings will embrace the active core.







The core will be surrounded by paved walkways connecting to public walks. Landscaping will be casual throughout the active area, but will follow the more geometric aesthetic created by the hardscape in this area. North of the playgrounds, naturalized mowed pathways through the low stature prairie give kids the opportunity to explore, engage with nature, and play while still being within view of the playgrounds, plaza, and shelters.



Moving to the west, the park transitions into a more naturalized setting focused on habitat restoration and passive recreation. An open lawn provides an opportunity for creative play, and could be used for football, soccer, Frisbee, flying kites, rugby or other unstructured sports requiring open space. It could also be used for a picnic on the lawn or as a gathering space for movies in the park, Fourth of July fireworks, or other community gatherings. An tensile fabric art shelter at the west end of the lawn can serve as an amphitheater backdrop, picnic shelter, or gathering space as it provides a strong aesthetic element identifying the park along Southeastern Avenue. This structure could be constructed from material salvaged from the RCA Dome roof.



Casual aggregate or paved paths encircle the passive area. At 8' wide they can allow for walking, running, and biking throughout the park and connect the bike lanes on Southeastern to the active core of the park and the trail within the adjacent neighborhoods. The trails also offer

opportunities for education and interpretation as they meander through prairies, reforestation areas, and connect to boardwalks and an overlook at the wetland areas.



The natural plantings around the perimeter of the park provide buffering between adjacent properties, including residential areas to the north and the post office to the south, and the park. The proposed prairie throughout the park is proposed as a low stature prairie, with native grasses and forbs ranging in height from 2-5' tall. Reforestation areas and trees planted within the park are proposed as species native to Indiana. Wetland areas should also be developed with native species and could possibly serve as a mitigation opportunity.



Signage is proposed along Southeastern Avenue, possibly connected to a large historic concrete fence/corner post that could serve as a theme for future park construction detailing. This sign would be a park identification sign addressing the majority of traffic and views into the park. Another sign at the park entrance along Wildwood Boulevard is also proposed, and should be at a scale similar to the Department's standard park entry signs. Throughout the park, and especially around Wildwood Plaza, there is an opportunity to include interpretive signs that depict the history of the area and environmental education.



### Infrastructure

The parking lot is proposed to be constructed with pervious materials, concrete or pavers, to minimize runoff and aid in meeting drainage requirements. A series of Bioswales and raingardens will assist with water quality treatment, maintaining a low-cost natural method of meeting City Drainage Requirements. The expanded wetland pond to the west will be more than sufficient to serve the southwestern 2/3's of the site. With the proposed pond being quite large, we should be able to "overdetain" the southwestern 2/3 of the site to allow a higher discharge for the northeastern third, thus keeping the bioswale areas to a minimum sized for water quality treatment only assuming pervious pavement is used for the parking lot.



The existing sanitary sewer is located at the northeast corner of the site. It is approximately 15' deep. It would appear an 8" sewer main will be required to extend into the site for about 200 feet and terminate with a manhole. The 8" sewer extension will need to be encompassed within a 20-foot easement. From that point, 6" laterals can be used to connect to the various structures that will need sewer service, including the proposed restroom and spray park.



There is a 16" public water main on the east side of Wildwood Farms Blvd. An existing fire hydrant is located at the northeast corner of Allspice Drive and Wildwood Farms Blvd. Domestic water service and supply for the spray park will need to be supplied under Wildwood Farms Blvd. to access the water main. It is assumed that none of the proposed buildings will be required to have automatic sprinkler systems for fire protection and that water service will be for domestic use only. All structures that would require coverage by a fire hydrant appear to be within 300 feet of the existing hydrant on the east side of Wildwood Farms Blvd. Thus, unless onsite fire protection is required for any of the buildings, it would not appear that a new fire hydrant would need to be located on the site.



### Action Plan

The Action Plan was written to serve as a guideline for improvements within the park. It is not meant as a strict schedule, but should help guide Indy Parks in developing its Capital Improvements Program. The timeline portion of the Action Plan is meant to help prioritize actions.

For each element of this plan to be successful, it must first meet administrative approval within Indy Parks. It must also prove feasible in terms of site constraints and availability of funds. For this reason, the proposed timeline and estimated cost of each action plan element is subject to change.

<b>Improvement</b>	<b><u>Estimated</u> Cost</b>	<b><u>Year 1-3</u></b>	<b><u>Year 4-6</u></b>	<b><u>Year 7-10</u></b>
Parking Lot (pervious pavement)	\$140,000			
Wildwood Plaza (decorative pavement)	\$120,000			
Plaza Furnishings	\$25,000			
Large Octagon Shelter in Wildwood Plaza	\$200,000			
Restroom in Shelter	\$125,000			
Utility Connections for Restroom & Spray Play	\$35,000			
Playground - 5-12	\$250,000			
Playground - Toddler	\$150,000			
Playground - Spray Play	\$300,000			
Small Octagon Shelter	\$35,000			
Hard Surface Walks at Active Core	\$50,000			
Gravel Paved Trails in Passive Areas	\$25,000			
Art Shelter	\$100,000			
Mass Earthwork, Wetland, Open Field, Mounds	\$75,000			
Prairie/Naturalized Areas Seeding	\$25,000			
Reforestation	\$20,000			
Wetland Plantings	\$40,000			
Landscaping in Active Core	\$50,000			
Trees & Landscaping in Passive Areas	\$40,000			
Overlook at Wetland	\$10,000			
Boardwalk at Wetland	\$35,000			
Bioswales & Raingarden Plantings	\$25,000			
Park Signs (Entry, Interpretive, Regulatory)	\$50,000			
Basketball Half Court	\$15,000			
Benches & Park Furnishings	\$20,000			
Storm Water Management Infrastructure	\$35,000			
Design/Engineering Fees (10% of Total)	\$199,500			
<b>Total Anticipated Budget</b>	<b>\$2,194,500</b>	<b>\$940,500</b>	<b>\$1,122,000</b>	<b>\$132,000</b>



## Conclusion

As the Master Planning process is completed, the community begins to look ahead to implementing specific park improvements spelled out in the plan. Indy Parks and Recreation is committed to bringing these plans into reality, and fortunately there is local and national funding available for our parks and open spaces. The opportunities listed in the Appendix are just a few examples of resources available for park development. It is important to remember to coordinate all requests to the groups listed on the following pages with Indy Parks Planning, Partnership & Grant staff members. Any parks question should be addressed to 327-PARK.

The processes undertaken to develop this master plan involved a variety of people with diverse interests and concerns. Their involvement in the process has helped to insure that the recreational needs of the neighboring community are satisfied.

This master plan should be frequently reviewed and periodically updated, so that Indy Parks can continue to be responsive to the community surrounding Wildwood Park.





## **Appendix 1 - Funding Opportunities**

### Park Advisory Councils - “Friends Of” Groups

Park advisory councils represent one opportunity for participation by community members. These are volunteer citizens who come together to assist the Department of Parks and Recreation (DPR) with managing a park’s development. The Northwestway Park Advisory Council has assisted DPR in recent years with input about a disc golf course, a playground and trail improvements. Advisory Councils who wish to fund raise to advance park improvements can utilize the Indianapolis Parks Foundation to administer these funds.

Some Advisory Councils have taken the step of registering as 501(c)(3), non-profit organizations, whose mission is to benefit the park. These “Friends Of” groups have been instrumental in raising awareness, funds and the standards for their parks. The Friends of Holliday Park has recently raised \$3.8 million to construct the Holliday Park Nature Center. The Eagle Creek Park Foundation is in the midst of an ambitious \$10 million program to improve Eagle Creek Park. The Friends of Garfield Park have raised more than \$1 million to fund a maintenance endowment for the sunken gardens.

From Public Meetings, and recent work at Acton Park, there appears to be some interest on behalf of Franklin Township residents to further develop a “Friends Of” group, or work with the Parks Foundation to develop a more robust fund dedicated to parks in Franklin Township.

### Granting Opportunities

DPR in 2000 assigned a staff person as Grants Coordinator for the Department. These duties include identifying, researching, applying for and administering grants for capital improvements and programs in Indianapolis Parks. Recent grants have funded the Summer Lunch Program and improvements to Talbott & 29th Street Park. DPR is happy to assist community members who wish to apply for a grant to benefit a park. There are a great number of grants available to make parks better places to recreate. If you have a project you wish to seek a grant for, or know of a grant that could benefit a particular park, call 327-7050 and ask for information about grants.

### Indianapolis Parks Foundation

The Indianapolis Park Foundation is a charitable organization that was created in 1991 to increase recreational opportunities in Indianapolis through contributions from our community. The Parks Foundation has been a vocal advocate for DPR and has provided more than \$4 million in capital improvements, and nearly \$1 million for parks programs. The Parks Foundation’s vision is that parks in Indianapolis will be quality spaces for all citizens to enjoy and that adequate financial resources will be available to support park projects, programs, maintenance and capital needs. To fulfill this vision, the Indianapolis Parks Foundation is currently initiating an aggressive fund raising campaign to strengthen its support of DPR. More information can be found at [www.indyparksfoundation.org](http://www.indyparksfoundation.org).

### Keep Indianapolis Beautiful

Keep Indianapolis Beautiful (KIB) is a local non-profit organization that works to secure private donations for the benefit of local organizations, such as DPR. Founded in 1976 and renamed in 1997, KIB has been especially effective in establishing volunteer tree plantings in many Indianapolis Parks. KIB’s organizational abilities have helped both private companies and neighborhood organizations to hold successful volunteer planting events, building a sense of ownership and unity with in a community. More information can be found at [www.kibi.org](http://www.kibi.org).





#### Land and Water Conservation Fund (LWCF)

The LWCF was established by Congress in 1965 to promote quality outdoor recreation opportunities in the United States. In the 30 years since its creation, LWCF has been responsible for the acquisition of nearly seven million acres of parkland and open space and the development of more than 37,000 parks and recreation projects. This grant must be applied for by a governmental agency, such as DPR and it requires a 50% percent funding match. Specific grant award levels vary by year. For more information visit [www.ncrc.nps.gov/PROGRAMS/LWCF/index.html](http://www.ncrc.nps.gov/PROGRAMS/LWCF/index.html)

#### UPARR Program

The Urban Park and Recreation Recovery (UPARR) program was established in November 1978 by to provide matching grants and technical assistance to economically distressed urban communities. The purpose of the program is to provide direct Federal assistance to urban localities for rehabilitation of critically needed recreation facilities. The law also encourages systematic local planning and commitment to continuing operation and maintenance of recreation programs, sites, and facilities. DPR has recently completed improvements at Willard Park, assisted in part by a \$500,000 UPARR grant, and is now implementing a grant for Martin Luther King Park pool renovations. More information can be found at [www.nps.gov/pub\\_aff/uparr/grants/index.html](http://www.nps.gov/pub_aff/uparr/grants/index.html).

#### Wetland Mitigation

Often, when new construction occurs and existing wetlands are disturbed, a new wetland is required to be created elsewhere. IDEM requires specific ratios of acreage to be provided based on the type and quality of wetland disturbed. The 1 acre wetland pond proposed for the site could be an opportunity to use wetland mitigation money from other entities to build a natural park amenity. While dollars could be available for this construction, it is important to note that ongoing maintenance will be required, and the Department should be sure to weigh the current and future benefits with the potential costs.



## Appendix 2 - Public Meeting Notes



# Meeting Notes

Date: July 21, 2010

Attendees: Public meeting, see attached for attendees

Project: 8100 Southeastern Avenue Park Master Plan  
First Public Input Meeting



8880 s. franklin rd., indianapolis, in 46259  
p: 317.750.8017 f: 317.862.5521  
www.maderdesignllc.com

The purpose of the meeting was to introduce the master planning process for this park site to the public and gather input related to programs, activities, and facilities to include in the plan.

- 1) Welcome and Introductions were conducted by Andre Denman, Indy Parks.
- 2) Description of the Master Planning Process was provided by Jeff Mader, Mader Design LLC.
  - a) A general guide
  - b) Table of Contents of future master plan package
- 3) Site introduction for 8100 Southeastern Ave.
  - a) Property was donated to the parks department in 2009 by Tom Grant
  - b) Commercial properties are located across Southeastern Avenue, the Post office is to the east, and newer residential neighborhoods surround the park.
  - c) A small retention pond and minor tree lines are the only few identifiable features of the site
  - d) HOA member from the adjacent neighborhood raised a question about the property ownership of the retention pond. Per the survey available to the parks, Indy Parks owns the land containing the detention pond, but there may be covenants or agreements for the HOA to maintain the pond. Andre Denman stated that the County Surveyor's Office would survey the property and mark property lines and corners.
  - e) Another resident expressed concerned about power line easement, the required restrictions, and the impact to the adjacent homeowners' properties. Jeff explained some of the known restrictions and that the area would likely be best developed as a buffer area between the park and neighborhood.
- 4) Service Area
  - a) Most park users live within a 1-mile radius of the park, the primary service area
  - b) Given the prominent location and visibility of the property, this site has potential to draw park users from Beech Grove and the rest of Franklin Township
- 5) History of the site
  - a) Historical aerial images- remained farmland until approximately 2001 when residential development began
  - b) The property has rolling topography but no standing water other than the retention pond
  - c) Area formerly known as "Wildwood"
  - d) Area north of the site was once known as "Moeller Pond"
  - e) Interurban once ran along Southeastern Ave. – major stop at grocery store in the area
  - f) Peony bushes famous here and historically grown for sale.
  - g) William "Bill" Schilling is known as the grandfather of Wildwood- inventor with several important patents, and received commendations from numerous governors and presidents.
  - h) Southeastern Ave. was one of the first roads in Indiana as part of Michigan Road connecting Cincinnati and the Ohio River with Lake Michigan.

- 6) Context – some of the surrounding features that may contribute to the park include:
  - a) Wanamaker Elementary school
  - b) Thompson Crossing Elementary school
  - c) Nativity Catholic school
  - d) St. John's Lutheran Elementary school
  - e) Post office
  - f) Suburban development – significant housing since 2000, many older homes and commercial development dating back to the 1950's.
- 7) Site Assessment
  - a) Power line easement has strict requirements concerning what one can build beneath power lines; points toward a solution involving buffering/naturalization between the site and the neighborhood.
  - b) Wetland remediation at the current retention pond provides an opportunity for expansion and naturalization of the pond into an attractive and educational wetland area.
  - c) Buffer around post office to maintain serene character of the park.
  - d) Potential connection of trails within the park to bike lanes along of Southeastern Ave.
  - e) Vehicular access is most likely from the existing drive cut on the eastern edge of the site.
  - f) Many opportunities exist for pedestrian connections through existing trails in the neighborhood; however, some concern was expressed about creating a connection through an un-built lot in neighborhood to the west.
  - g) The existing tree lines don't have a lot of value in appearance or species quality; however there may be an opportunity to maintain a portion of the existing tree line at the north end of the property, possibly for shading the parking lot. The remainder of the trees may be removed to provide more cohesive recreational opportunities. However, new trees will be recommended throughout the property.
  - h) View-sheds into the site are available at all corners of the property with the best one looking southeast into the site from Southeastern Ave.
  - i) Questions posed by community members:
    - i) Are there any known wildlife limitations - falcons possibly nesting nearby or on the site, and other wildlife has been noticed in the property.
      - (1) Possible help from the Land Stewardship division of Indy Parks to confirm that no endangered or threatened species will be impacted by the park.
      - (2) The intention of the development of the park would be to provide more and better habitat areas for a variety of animals and plants.
    - ii) How to maintain safety around the detention pond? Education is important by parents and the community. Indy Parks does not install fencing around any of the ponds, lakes, or streams within their parks.
    - iii) How to keep geese out of the pond? Native Vegetation around a pond or wetland naturally deters geese from using a pond.
    - iv) Are there educational opportunities for a wetland? This could be accomplished with a possible boardwalk or trail through it and signage or programs about wetlands, native plants, water quality, and history of the park site.
    - v) The county surveyor is planning to complete a survey of the site to determine the final property lines.
    - vi) Concerns were raised about vandalism, weapons, drugs and other negative elements that may be attracted to the park. Andre and Jeff explained that the more the park is used, and the more elements that can be built that will attract more park visitors, the more that drives the negative element out of the park.



- vii) Concern was raised about the proximity of lighting within the park adjacent to houses. Jeff explained that this type of park would be open from dawn until dusk and would not include lighting, as that only encourages use after hours.
- 8) Brainstorm Ideas from the Community for activities and features for the park:
  - a) High Priority/Strong Community Support
    - i) No sports fields
    - ii) Splash park
    - iii) Aesthetics along Southeastern Ave.- street trees, split rail fence, wildflower border
    - iv) Farmer's Market
    - v) Playground with separate areas for big kids and little kids, and include alternative equipment like nets and Climbing boulder (like one at Southeastway Park) versus traditional play equipment
    - vi) Fitness stations/circuit
    - vii) Walking and biking trails
    - viii) More naturalized areas (as opposed to concrete and structural amenities)
    - ix) Picnic area (like one at Raymond Park)
    - x) Benches along trails
    - xi) Mile markers along trails
    - xii) Educational Opportunities for Nature and History, including historic marker commemorating the history of the area- interurban, grocery store, etc.
  - b) Moderate Priority/Minimal Community Support
    - i) Pool- existing pool across the street is only for homeowners
    - ii) Batting cage
    - iii) Dog park
    - iv) Nature center/restrooms/shelter
    - v) Basketball court- half court?
  - c) Low Priority/Low Community Support
    - i) Skate park for the older kids
- 9) Park Name Suggestions
  - a) "Wildwood Park" was the first and only suggestion made, and was supported by those in attendance.
- 10) Miscellaneous
  - a) Rick Freeman, the president of the Lion's Club, has approached the park department about opportunities to get involved with this property.
    - i) Possible partnership as a service project
    - ii) Indy Parks will continue conversations with the Lion's Club to find the best fit for the benefit of all parties.
- 11) Conclusion
  - a) Next community meeting in September or early October 2010
  - b) Master plan is scheduled to be complete and adopted by the Park Board by the end of the year.

If any of the notes herein do not correspond with your understanding, please respond in writing within seven days of receipt. Otherwise, notes shall stand as written.

Copy: Andre Denman, Indy Parks  
 Master Plan Document  
 File



# Southeastern Avenue Park

July 21, 2010 Master Planning Meeting



## Sign in Sheet

Name	Mailing Address	E-mail address
Fran + Estella Storms	3826 Ferguson Rd. 46239	
Sean Lucas + Nancy Casiff	7905 Wildwood Farms Ln 46239	Sean@nacrossroads.com
<del>Dad member</del>	4813 Carroll St 46239	d-meador@sbccglobal.net
Jules + Jennifer	8747 Maple Hill Dr 46239	jdukmay@pronto.mail.com
Richard Nye	7114 Dickerson Ln 46259	renye1@sbccglobal.net
Cothy Quintal	5822 Southeastern Ave. 46239	cbt801@aol.com
<del>Tom + Sandy</del>	7944 Cork Bend Lane 46239	
Cheryl Viedt	3624 Cork Bend Drive 46239	bvicedli@sbccglobal.net
Stephoni Ashton	3613 Cork Bend Dr 46239	Stephoni Ashton@att.net
Dina Stevenson	P.O. Box 39474 46239	kingad2004@yahoo.com
Karen Lee	3348 Spring Wind Ln. 46239	easybake7575@gmail.com
Kelly Fowlk	6045 Simien Rd 46237	Kellyfowlk@comcast.net
Crystal Fulton	8306 Weathersvane Ct. 46239	rycayse@sbccglobal.net
Shirley A. Hawk	3552 August Dr. 46239	
<del>Paul + Bob</del>	4316 Keefer Dr 46239	770lan14@comcast.net
Chase Huotari	7222 Woodington Place 46259	chase.huotari@fesc.ku.in.us



# Meeting Notes

Date: October 7, 2010

Attendees: Public meeting, see attached for attendees

Project: Wildwood Park - 8100 Southeastern Avenue Park Master Plan  
Second Public Input Meeting

Location: Franklin Township Civic League Building  
8822 Southeastern Avenue  
Indianapolis, IN 46239



8880 s. franklin rd., indianapolis, in 46259  
p: 317.750.8017 f: 317.862.5521  
www.maderdesignllc.com

The purpose of the meeting was to review the master planning process for Wildwood Park and present two design concepts for public input prior to finalizing the master plan.

1. Meeting started at 7:02 PM by Principal Park Planner, Andre T Denman
2. Introductions made about meeting agenda and turned meeting over to design consultant, Jeff Mader of Mader Design, LLC at 7:04 PM
3. Jeff reviewed what was discussed in 1<sup>st</sup> Meeting.
  - What Master Plan is
  - Master Planning process
  - Master Plan contents
  - Service area aerial (1-mile)
  - Context aerial
  - Site aerial & pictures of the site
  - History (Wildwood)
  - Site assessment maps
  - Wish list (High, Moderate, Low Priority)
  - Preferences
4. Jeff presented Concept A and B along with photographs and imagery to solicit public input on the design, theme, and layout of the park.
5. Concept A- public liked the parking and basketball court location on this concept
6. Concept B-public liked the elongated playground layout, shelter, and plaza on this concept as well as the Southeastern Ave location of the Art Shelter.
  - a. Open field area could be smaller if needed.
  - b. Generally liked the walking trails, berms, and native planting to buffer homes from park.
  - c. There was a general preference for the wetland and boardwalk on Concept B which included a larger wetland area with a boardwalk at the north end and an overlook deck near the Art Shelter.
7. Jeff discussed that the final plan can include elements from both concepts, and confirmed that the preferences stated above could be merged into the final design.
8. Several general comments or requests were made for the benefit of the final master plan or in reference to the images proposed for the park amenities.
  - a. A request was made to see if space can be found for even number of horse shoe pits (10, 8, or 6). Principal Planner stated that if space could not be found at this site Parks would work to find them an area in another park in or near Franklin Township.

- b. General request was made to have grills at the shelter away from path of playground
  - c. During images of playgrounds public preferred more modern playground (similar to the Landscape Structures EVOS systems and Climbing Rocks/Boulders) to typical playground structure.
  - d. Regarding the proposed images of spraygrounds, the public preferred vertical arches and visible amenities to just ground jets.
9. The public was notified of next steps in planning process, including the anticipated presentation of the final master plan document at the November Park Board Meeting.
  10. Cathy Burton stated that this was one of the best master plans she has ever seen.
  11. Parks will post changes to website and make plans available to Ms. Burton to show at Civic League and in the Franklin Twp paper.
  12. Meeting was adjourned at 8:20pm

If any of the notes herein do not correspond with your understanding, please respond in writing within seven days of receipt. Otherwise, notes shall stand as written.

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Master Plan Document  
File



## October 7, 2010 Master Planning Meeting

## Name

Randy Stevens

Rachael Donaldson

Rick Freeman

Cheryl Vieceli

Stephen Ashten

John M. Huddleston

Shirley D. Kovack

Cathy Burns

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### Appendix 3 - Demographic Detail



**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: Franklin township, Marion County, Indiana

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population</b> .....	<b>32,080</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b> .....	<b>32,080</b>	<b>100.0</b>
Male.....	15,806	49.3	Hispanic or Latino (of any race).....	403	1.3
Female.....	16,274	50.7	Mexican.....	216	0.7
Under 5 years.....	2,642	8.2	Puerto Rican.....	48	0.1
5 to 9 years.....	2,620	8.2	Cuban.....	7	-
10 to 14 years.....	2,524	7.9	Other Hispanic or Latino.....	132	0.4
15 to 19 years.....	2,241	7.0	Not Hispanic or Latino.....	31,677	98.7
20 to 24 years.....	1,835	5.7	White alone.....	30,651	95.5
25 to 34 years.....	5,191	16.2	<b>RELATIONSHIP</b>		
35 to 44 years.....	5,791	18.1	<b>Total population</b> .....	<b>32,080</b>	<b>100.0</b>
45 to 54 years.....	4,409	13.7	In households.....	32,069	100.0
55 to 59 years.....	1,326	4.1	Householder.....	11,897	37.1
60 to 64 years.....	1,005	3.1	Spouse.....	7,445	23.2
65 to 74 years.....	1,506	4.7	Child.....	10,627	33.1
75 to 84 years.....	827	2.6	Own child under 18 years.....	8,775	27.4
85 years and over.....	163	0.5	Other relatives.....	896	2.8
Median age (years).....	33.2	(X)	Under 18 years.....	351	1.1
18 years and over.....	22,787	71.0	Nonrelatives.....	1,204	3.8
Male.....	11,021	34.4	Unmarried partner.....	573	1.8
Female.....	11,766	36.7	In group quarters.....	11	-
21 years and over.....	21,716	67.7	Institutionalized population.....	-	-
62 years and over.....	3,052	9.5	Noninstitutionalized population.....	11	-
65 years and over.....	2,496	7.8	<b>HOUSEHOLD BY TYPE</b>		
Male.....	1,014	3.2	<b>Total households</b> .....	<b>11,897</b>	<b>100.0</b>
Female.....	1,482	4.6	Family households (families).....	8,906	74.9
<b>RACE</b>			With own children under 18 years.....	4,720	39.7
One race.....	31,776	99.1	Married-couple family.....	7,445	62.6
White.....	30,888	96.3	With own children under 18 years.....	3,790	31.9
Black or African American.....	236	0.7	Female householder, no husband present.....	1,047	8.8
American Indian and Alaska Native.....	59	0.2	With own children under 18 years.....	674	5.7
Asian.....	453	1.4	Nonfamily households.....	2,991	25.1
Asian Indian.....	146	0.5	Householder living alone.....	2,390	20.1
Chinese.....	50	0.2	Householder 65 years and over.....	691	5.8
Filipino.....	114	0.4	Households with individuals under 18 years.....	4,997	42.0
Japanese.....	23	0.1	Households with individuals 65 years and over.....	1,844	15.5
Korean.....	37	0.1	Average household size.....	2.70	(X)
Vietnamese.....	43	0.1	Average family size.....	3.13	(X)
Other Asian <sup>1</sup> .....	40	0.1	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	20	0.1	<b>Total housing units</b> .....	<b>12,535</b>	<b>100.0</b>
Native Hawaiian.....	11	-	Occupied housing units.....	11,897	94.9
Guamanian or Chamorro.....	3	-	Vacant housing units.....	638	5.1
Samoan.....	1	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	5	-	occasional use.....	41	0.3
Some other race.....	120	0.4	Homeowner vacancy rate (percent).....	1.9	(X)
Two or more races.....	304	0.9	Rental vacancy rate (percent).....	10.9	(X)
<b>Race alone or in combination with one</b>			<b>HOUSING TENURE</b>		
<b>or more other races:</b> <sup>3</sup>			<b>Occupied housing units</b> .....	<b>11,897</b>	<b>100.0</b>
White.....	31,165	97.1	Owner-occupied housing units.....	9,536	80.2
Black or African American.....	326	1.0	Renter-occupied housing units.....	2,361	19.8
American Indian and Alaska Native.....	151	0.5	Average household size of owner-occupied units.....	2.85	(X)
Asian.....	536	1.7	Average household size of renter-occupied units.....	2.08	(X)
Native Hawaiian and Other Pacific Islander.....	31	0.1			
Some other race.....	190	0.6			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Franklin township, Marion County, Indiana

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school .....	<b>8,425</b>	<b>100.0</b>	Total population .....	<b>32,080</b>	<b>100.0</b>
Nursery school, preschool .....	619	7.3	Native .....	31,287	97.5
Kindergarten .....	565	6.7	Born in United States .....	31,139	97.1
Elementary school (grades 1-8) .....	4,069	48.3	State of residence .....	23,587	73.5
High school (grades 9-12) .....	1,858	22.1	Different state .....	7,552	23.5
College or graduate school .....	1,314	15.6	Born outside United States .....	148	0.5
			Foreign born .....	793	2.5
			Entered 1990 to March 2000 .....	273	0.9
			Naturalized citizen .....	533	1.7
			Not a citizen .....	260	0.8
<b>EDUCATIONAL ATTAINMENT</b>			<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Population 25 years and over .....	<b>20,261</b>	<b>100.0</b>	Total (excluding born at sea) .....	<b>793</b>	<b>100.0</b>
Less than 9th grade .....	347	1.7	Europe .....	135	17.0
9th to 12th grade, no diploma .....	1,732	8.5	Asia .....	462	58.3
High school graduate (includes equivalency) .....	6,836	33.7	Africa .....	36	4.5
Some college, no degree .....	5,093	25.1	Oceania .....	-	-
Associate degree .....	1,438	7.1	Latin America .....	120	15.1
Bachelor's degree .....	3,284	16.2	Northern America .....	40	5.0
Graduate or professional degree .....	1,531	7.6			
Percent high school graduate or higher .....	89.7	(X)	<b>LANGUAGE SPOKEN AT HOME</b>		
Percent bachelor's degree or higher .....	23.8	(X)	Population 5 years and over .....	<b>29,373</b>	<b>100.0</b>
			English only .....	28,121	95.7
<b>MARITAL STATUS</b>			Language other than English .....	1,252	4.3
Population 15 years and over .....	<b>24,310</b>	<b>100.0</b>	Speak English less than "very well" .....	408	1.4
Never married .....	5,123	21.1	Spanish .....	616	2.1
Now married, except separated .....	15,550	64.0	Speak English less than "very well" .....	236	0.8
Separated .....	186	0.8	Other Indo-European languages .....	429	1.5
Widowed .....	1,072	4.4	Speak English less than "very well" .....	114	0.4
Female .....	955	3.9	Asian and Pacific Island languages .....	207	0.7
Divorced .....	2,379	9.8	Speak English less than "very well" .....	58	0.2
Female .....	1,247	5.1			
<b>GRANDPARENTS AS CAREGIVERS</b>			<b>ANCESTRY (single or multiple)</b>		
Grandparent living in household with one or more own grandchildren under 18 years .....	<b>306</b>	<b>100.0</b>	Total population .....	<b>32,080</b>	<b>100.0</b>
Grandparent responsible for grandchildren .....	171	55.9	Total ancestries reported .....	30,758	95.9
<b>VETERAN STATUS</b>			Arab .....	50	0.2
Civilian population 18 years and over ..	<b>22,816</b>	<b>100.0</b>	Czech <sup>1</sup> .....	105	0.3
Civilian veterans .....	2,945	12.9	Danish .....	73	0.2
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Dutch .....	682	2.1
Population 5 to 20 years .....	<b>7,599</b>	<b>100.0</b>	English .....	3,363	10.5
With a disability .....	469	6.2	French (except Basque) <sup>1</sup> .....	775	2.4
Population 21 to 64 years .....	<b>19,279</b>	<b>100.0</b>	French Canadian <sup>1</sup> .....	47	0.1
With a disability .....	2,242	11.6	German .....	8,004	25.0
Percent employed .....	67.5	(X)	Greek .....	81	0.3
No disability .....	17,037	88.4	Hungarian .....	66	0.2
Percent employed .....	86.0	(X)	Irish <sup>1</sup> .....	4,174	13.0
Population 65 years and over .....	<b>2,476</b>	<b>100.0</b>	Italian .....	1,218	3.8
With a disability .....	1,086	43.9	Lithuanian .....	29	0.1
<b>RESIDENCE IN 1995</b>			Norwegian .....	331	1.0
Population 5 years and over .....	<b>29,373</b>	<b>100.0</b>	Polish .....	399	1.2
Same house in 1995 .....	13,937	47.4	Portuguese .....	34	0.1
Different house in the U.S. in 1995 .....	15,268	52.0	Russian .....	13	-
Same county .....	10,446	35.6	Scotch-Irish .....	566	1.8
Different county .....	4,822	16.4	Scottish .....	772	2.4
Same state .....	2,874	9.8	Slovak .....	46	0.1
Different state .....	1,948	6.6	Subsaharan African .....	36	0.1
Elsewhere in 1995 .....	168	0.6	Swedish .....	308	1.0
			Swiss .....	133	0.4
			Ukrainian .....	50	0.2
			United States or American .....	4,770	14.9
			Welsh .....	246	0.8
			West Indian (excluding Hispanic groups) .....	-	-
			Other ancestries .....	4,387	13.7

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Franklin township, Marion County, Indiana

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	23,848	100.0	Households .....	11,903	100.0
In labor force .....	18,424	77.3	Less than \$10,000 .....	342	2.9
Civilian labor force .....	18,405	77.2	\$10,000 to \$14,999 .....	372	3.1
Employed .....	17,911	75.1	\$15,000 to \$24,999 .....	759	6.4
Unemployed .....	494	2.1	\$25,000 to \$34,999 .....	1,142	9.6
Percent of civilian labor force .....	2.7	(X)	\$35,000 to \$49,999 .....	1,995	16.8
Armed Forces .....	19	0.1	\$50,000 to \$74,999 .....	3,612	30.3
Not in labor force .....	5,424	22.7	\$75,000 to \$99,999 .....	2,110	17.7
Females 16 years and over .....	12,247	100.0	\$100,000 to \$149,999 .....	1,187	10.0
In labor force .....	8,532	69.7	\$150,000 to \$199,999 .....	231	1.9
Civilian labor force .....	8,521	69.6	\$200,000 or more .....	153	1.3
Employed .....	8,271	67.5	Median household income (dollars) .....	58,482	(X)
Own children under 6 years .....	3,072	100.0	With earnings .....	10,551	88.6
All parents in family in labor force .....	2,162	70.4	Mean earnings (dollars) <sup>1</sup> .....	64,124	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	2,225	18.7
Workers 16 years and over .....	17,615	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	12,556	(X)
Car, truck, or van -- drove alone .....	15,385	87.3	With Supplemental Security Income .....	122	1.0
Car, truck, or van -- carpooled .....	1,579	9.0	Mean Supplemental Security Income (dollars) <sup>1</sup> .....	6,642	(X)
Public transportation (including taxicab) .....	34	0.2	With public assistance income .....	90	0.8
Walked .....	78	0.4	Mean public assistance income (dollars) <sup>1</sup> .....	2,748	(X)
Other means .....	70	0.4	With retirement income .....	1,820	15.3
Worked at home .....	469	2.7	Mean retirement income (dollars) <sup>1</sup> .....	17,657	(X)
Mean travel time to work (minutes) <sup>1</sup> .....	23.0	(X)	<b>Families</b> .....		
Employed civilian population				8,868	100.0
16 years and over .....	17,911	100.0	Less than \$10,000 .....	128	1.4
<b>OCCUPATION</b>			\$10,000 to \$14,999 .....	112	1.3
Management, professional, and related occupations .....	6,286	35.1	\$15,000 to \$24,999 .....	327	3.7
Service occupations .....	2,060	11.5	\$25,000 to \$34,999 .....	687	7.7
Sales and office occupations .....	5,221	29.1	\$35,000 to \$49,999 .....	1,395	15.7
Farming, fishing, and forestry occupations .....	15	0.1	\$50,000 to \$74,999 .....	3,013	34.0
Construction, extraction, and maintenance occupations .....	1,875	10.5	\$75,000 to \$99,999 .....	1,838	20.7
Production, transportation, and material moving occupations .....	2,454	13.7	\$100,000 to \$149,999 .....	1,041	11.7
<b>INDUSTRY</b>			\$150,000 to \$199,999 .....	221	2.5
Agriculture, forestry, fishing and hunting, and mining .....	50	0.3	\$200,000 or more .....	106	1.2
Construction .....	1,406	7.8	Median family income (dollars) .....	64,219	(X)
Manufacturing .....	2,706	15.1	Per capita income (dollars) <sup>1</sup> .....	23,848	(X)
Wholesale trade .....	1,022	5.7	<b>Median earnings (dollars):</b>		
Retail trade .....	2,109	11.8	Male full-time, year-round workers .....	42,458	(X)
Transportation and warehousing, and utilities .....	1,157	6.5	Female full-time, year-round workers .....	30,802	(X)
Information .....	570	3.2			
Finance, insurance, real estate, and rental and leasing .....	1,283	7.2		Number below poverty level	Percent below poverty level
Professional, scientific, management, administrative, and waste management services .....	1,426	8.0	<b>POVERTY STATUS IN 1999</b>		
Educational, health and social services .....	3,239	18.1	Families .....	204	2.3
Arts, entertainment, recreation, accommodation and food services .....	1,059	5.9	With related children under 18 years .....	169	3.5
Other services (except public administration) .....	789	4.4	With related children under 5 years .....	58	3.0
Public administration .....	1,095	6.1	Families with female householder, no husband present .....	103	11.1
<b>CLASS OF WORKER</b>			With related children under 18 years .....	95	14.2
Private wage and salary workers .....	14,807	82.7	With related children under 5 years .....	17	11.9
Government workers .....	2,240	12.5	Individuals .....	1,120	3.5
Self-employed workers in own not incorporated business .....	829	4.6	18 years and over .....	696	3.0
Unpaid family workers .....	35	0.2	65 years and over .....	50	2.0
			Related children under 18 years .....	362	4.0
			Related children 5 to 17 years .....	273	4.3
			Unrelated individuals 15 years and over .....	411	10.0

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Franklin township, Marion County, Indiana

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units</b> .....	<b>12,535</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b> .....	<b>11,897</b>	<b>100.0</b>
1-unit, detached .....	9,526	76.0	1.00 or less .....	11,763	98.9
1-unit, attached .....	422	3.4	1.01 to 1.50 .....	118	1.0
2 units .....	74	0.6	1.51 or more .....	16	0.1
3 or 4 units .....	180	1.4			
5 to 9 units .....	1,154	9.2	<b>Specified owner-occupied units</b> .....	<b>8,731</b>	<b>100.0</b>
10 to 19 units .....	520	4.1	<b>VALUE</b>		
20 or more units .....	330	2.6	Less than \$50,000 .....	114	1.3
Mobile home .....	329	2.6	\$50,000 to \$99,999 .....	2,299	26.3
Boat, RV, van, etc .....	-	-	\$100,000 to \$149,999 .....	4,552	52.1
			\$150,000 to \$199,999 .....	1,130	12.9
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	446	5.1
1999 to March 2000 .....	1,327	10.6	\$300,000 to \$499,999 .....	135	1.5
1995 to 1998 .....	2,513	20.0	\$500,000 to \$999,999 .....	28	0.3
1990 to 1994 .....	1,360	10.8	\$1,000,000 or more .....	27	0.3
1980 to 1989 .....	2,141	17.1	Median (dollars) .....	117,700	(X)
1970 to 1979 .....	2,458	19.6			
1960 to 1969 .....	975	7.8	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 .....	1,123	9.0	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier .....	638	5.1	With a mortgage .....	7,450	85.3
<b>ROOMS</b>			Less than \$300 .....	5	0.1
1 room .....	73	0.6	\$300 to \$499 .....	162	1.9
2 rooms .....	261	2.1	\$500 to \$699 .....	641	7.3
3 rooms .....	529	4.2	\$700 to \$999 .....	2,561	29.3
4 rooms .....	1,279	10.2	\$1,000 to \$1,499 .....	3,095	35.4
5 rooms .....	2,704	21.6	\$1,500 to \$1,999 .....	760	8.7
6 rooms .....	2,879	23.0	\$2,000 or more .....	226	2.6
7 rooms .....	2,326	18.6	Median (dollars) .....	1,046	(X)
8 rooms .....	1,416	11.3	Not mortgaged .....	1,281	14.7
9 or more rooms .....	1,068	8.5	Median (dollars) .....	296	(X)
Median (rooms) .....	6.0	(X)			
<b>Occupied housing units</b> .....	<b>11,897</b>	<b>100.0</b>	<b>SELECTED MONTHLY OWNER COSTS</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
1999 to March 2000 .....	2,952	24.8	<b>INCOME IN 1999</b>		
1995 to 1998 .....	3,914	32.9	Less than 15.0 percent .....	2,880	33.0
1990 to 1994 .....	2,108	17.7	15.0 to 19.9 percent .....	2,013	23.1
1980 to 1989 .....	1,322	11.1	20.0 to 24.9 percent .....	1,561	17.9
1970 to 1979 .....	1,025	8.6	25.0 to 29.9 percent .....	937	10.7
1969 or earlier .....	576	4.8	30.0 to 34.9 percent .....	497	5.7
			35.0 percent or more .....	821	9.4
<b>VEHICLES AVAILABLE</b>			Not computed .....	22	0.3
None .....	392	3.3			
1 .....	2,953	24.8	<b>Specified renter-occupied units</b> .....	<b>2,336</b>	<b>100.0</b>
2 .....	5,706	48.0	<b>GROSS RENT</b>		
3 or more .....	2,846	23.9	Less than \$200 .....	68	2.9
			\$200 to \$299 .....	58	2.5
<b>HOUSE HEATING FUEL</b>			\$300 to \$499 .....	287	12.3
Utility gas .....	6,354	53.4	\$500 to \$749 .....	1,171	50.1
Bottled, tank, or LP gas .....	143	1.2	\$750 to \$999 .....	570	24.4
Electricity .....	5,160	43.4	\$1,000 to \$1,499 .....	113	4.8
Fuel oil, kerosene, etc .....	136	1.1	\$1,500 or more .....	16	0.7
Coal or coke .....	-	-	No cash rent .....	53	2.3
Wood .....	16	0.1	Median (dollars) .....	659	(X)
Solar energy .....	-	-			
Other fuel .....	53	0.4	<b>GROSS RENT AS A PERCENTAGE OF</b>		
No fuel used .....	35	0.3	<b>HOUSEHOLD INCOME IN 1999</b>		
<b>SELECTED CHARACTERISTICS</b>			Less than 15.0 percent .....	513	22.0
Lacking complete plumbing facilities .....	8	0.1	15.0 to 19.9 percent .....	456	19.5
Lacking complete kitchen facilities .....	6	0.1	20.0 to 24.9 percent .....	376	16.1
No telephone service .....	68	0.6	25.0 to 29.9 percent .....	277	11.9
			30.0 to 34.9 percent .....	127	5.4
			35.0 percent or more .....	513	22.0
			Not computed .....	74	3.2

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.