



BROAD RIPPLE PARK

MASTER PLAN

Adopted by the
Metropolitan Development
Commission as an element
of the Comprehensive
Plan for Indianapolis and
Marion County.

August 15, 2018
2018-CPS-R-001







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BROAD RIPPLE PARK MASTER PLAN

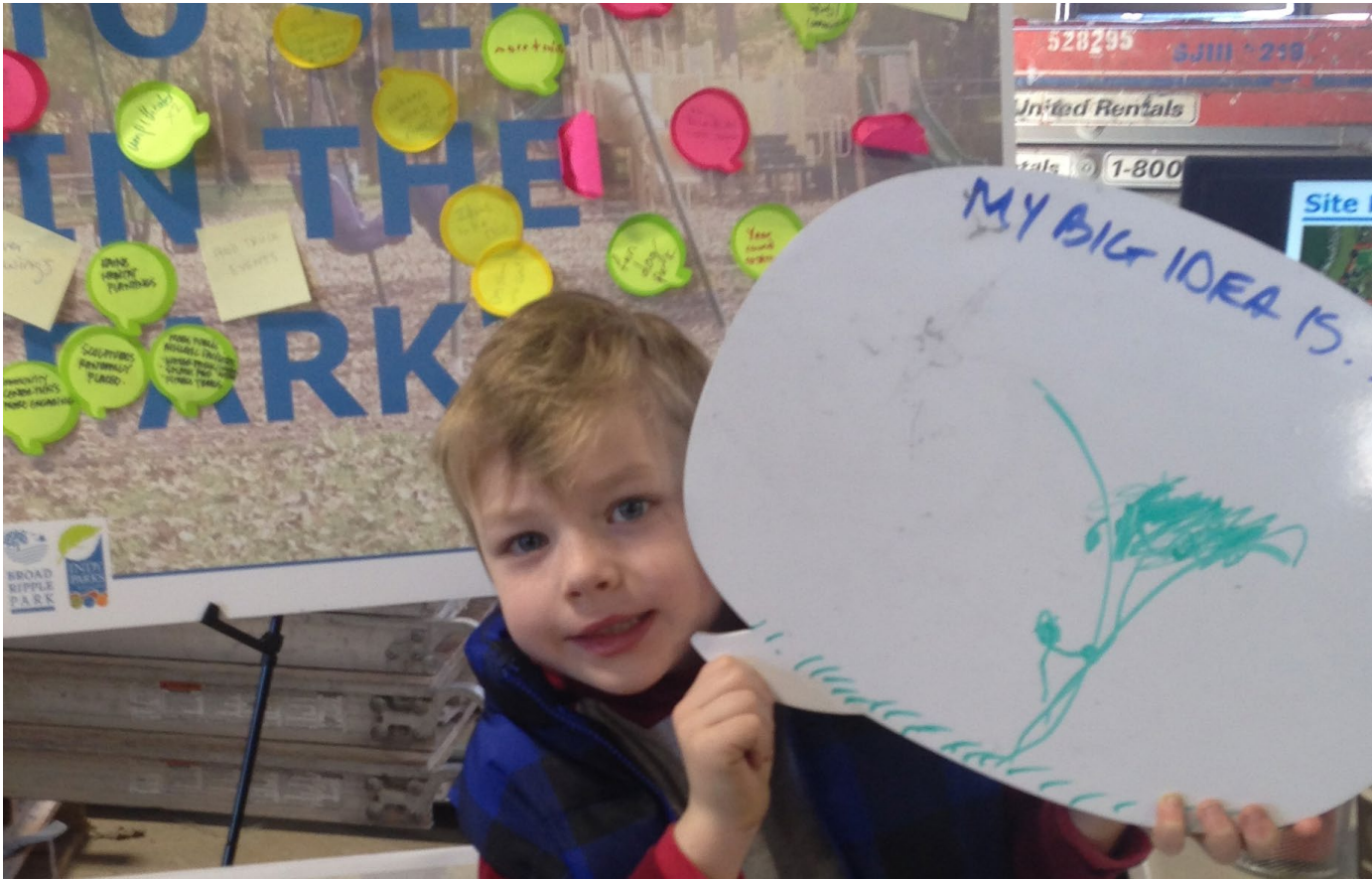
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SUMMARY



“The most difficult thing is the decision to act, the rest is merely tenacity.”

~ Amelia Earhart



ACKNOWLEDGMENTS

City of Indianapolis

Joe Hogsett Mayor, City of Indianapolis

City-County Councilors and District

Leroy Robinson.....1	La Keisha Jackson.....14
Colleen Fanning.....2	Marilyn Pfisterer.....15
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Michael J. McQuillen.....4	Zach Adamson.....17
Jeff Coats.....5	Susie Cordi.....18
Janice McHenry.....6	David Ray.....19
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Vop Osili.....11	John Wesseler.....24
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Stephen J. Clay.....13	

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Susie Cordi	Janice McHenry
Colleen Fanning	Joseph Simpson
Monroe Gray, Jr.	

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Lena Hackett	Jefferson Shreve
Karina Bruns	

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Linda Broadfoot, Chair
Joshua Bowling
Kristen Moreland
Andrea Scott
Joseph Wynns

Indy Parks and Recreation

Linda Broadfoot, Director
Don Colvin, Deputy Director
Ronetta Spalding, Chief Communications Officer
Andre Denman, Greenways Manager Principal Park Planner
Julee Jacob, Senior Manager
Ben Jackson, Senior Planner
Ellery Manuel, Regional Park Manager
Kathy Fitzgerald, Broad Ripple Park Manager

Steering Committee

Barbara Wilder.....	Broad Ripple Farmers Market/BRVA
Michael McKillip.....	Midtown Indy Inc
Lori Hazlett.....	Indianapolis Parks Foundation
Jenny Burrough.....	Indianapolis Parks Foundation
Julia Mune Moore.....	Arts Council of Indianapolis
Patrick Flaherty.....	Indianapolis Arts Center
Aletha Dunston.....	Dawnbury Neighbor
Barbara Mihal.....	St. Paul's Episcopal Church
Tom McCain.....	Friends of Broad Ripple Park
Brad Warnecke.....	Broad Ripple Riverwalk Task Force
Kevin Hardie.....	Friends of White River
Joel Smith.....	Mayor's Neighborhood Advocate
LeRoy Lewis.....	Broad Ripple High School Alum
Mary Dorney.....	OASIS
Christy Downton.....	Program User/Instructor
Linda Phipps.....	Dawnbury Neighborhood
Chris Welsh.....	White River Yacht Club
David Gabovitch.....	Browning Investments
Will Carlson.....	Warfleigh Neighborhood
Michael Kosene.....	Kosene & Kosene
Colleen Fanning.....	BRVA/City-County Councilor
Liz Tate	Central Indiana Community Foundation
Joshua John.....	BRVA - President
Brad Beaubien.....	DMD Planning
Brent Kintner.....	IMPD Sergeant – Ranger Unit

Stakeholders

Bob BronsonIN Department of Natural Resources
Bruce BuchananFlanner Buchanan Funeral Center
David HillmanNina Mason Pulliam Charitable Trust
John PantzerCircle City Athletics
Mark DoughertyN3 Boatworks
Ashley ParkerBuckingham Companies
Tom HealyIndy Midtown Magazine
Kevin MontgomeryDawnbury Neighborhood
Keeanna WarrenPurdue Polytechnic High School
Todd MorrisNewpoint Services
J. Phil ShultsBroad Ripple High School Principal
Barbara WilderBroad Ripple Farmers Market
Teen Focus GroupBroad Ripple High School
Lisa Ripley/Dan RipleyRoc & Row Fest
Brian PayneCentral Indiana Community Foundation
Greg HargerReconnecting Our Waterways
Kent SpringerBRVA-Past President
Dan RipleyRoc & Row Fest
Suze StammRavenswood Neighborhood
Focus GroupWhite River Yacht Club Members
Kevin Jones/Ed Taylor.....Indianapolis Fire Department

Design Team

CONTEXT DESIGN: Lead Firm, Landscape Architect
Fred Prazeau, Partner in Charge
Joe Mayes, Project Manager
Derrek Fields, Project Manager Support
Joshua Schmackers
Jing Tang
Liz Mooney
Marc Ancel

Williams Architects/Aquatics: Architectural Support & Aquatics
Tom Poulos, Lead Architect
Frank Parisi, Architect

PROs Consulting Inc.: Demographics, Operations, and Management
Leon Younger, Operations, and Management
Will Younger, Demographics
Nick Deardorf, Support

Engaging Solutions: Public Engagement
Debra Simmons Wilson, Engagement Leader
Gwen Simmons, Engagement Support

Ash Robinson: Multidisciplinary Artist

Infrastructure Engineering Inc.: Civil Engineering, Utilities, and Floodway
Dustin Quincy, Lead Engineer

J.C. Ripberger Construction Corporation: Cost Estimating and Phasing
Cory Biddle, Lead Estimator

Ace Tree Service: Tree Report and Ecological Survey
Andrew Mertz, Master Arborist

Special Thanks To

Bazbeaux Pizza for their generous contributions of discounted pizza.

Luciana’s Mexican Restaurant for the generous contributions of food.

Indianapolis Public Schools and Broad Ripple High School for allowing the use of their facilities at no cost.

The Indianapolis Public Library and their Glendale Branch for allowing the use of their facilities at no cost.

The Broad Ripple Farmers Market and Winter Farmers Market for their support and the use of booth space at no cost.

EXECUTIVE SUMMARY

This master plan and corresponding summary booklet communicates thousands of hours of research, community engagement, and design visioning for the next 20 years of Broad Ripple Park. As one of Indy Park’s designated “signature parks,” an estimated reinvestment of \$65 million is targeted to stabilize and sustain existing park assets, create new program opportunities and features within the park, and to build a more resilient, durable park that the citizens of Indianapolis can enjoy for generations to come.

What is a Master Plan?

A master plan casts a long-term vision—a roadmap of sorts—that aids in design, management, maintenance, and implementation decisions. Master plans capture “big ideas” and suggest how preferences and desires voiced by patrons can be combined into an elegant design solution. In some ways, master plans are philosophical tools that outline a park’s priorities rather than final, engineered solutions. As an example, this master plan informs how the park might look and function if all program elements were funded by the City, local philanthropists, and private development partners. However, no specific construction project is included with this plan, nor is a first build-out funded.

Many master planning efforts utilize a 4-step process similar to the Broad Ripple Park plan.

- Step 1: Document the current conditions and needs within the existing park, facilities, and community.
- Step 2: Listen to and record the community’s ideas, needs, concerns, and desires for the park.
- Step 3: Propose a future vision for the park and establish priorities for what areas should be preserved, protected, redesigned, renovated, re-imagined, and/or programmed.
- Step 4: Provide implementation guidance as to funding opportunities, maintenance forecasts, operational budgets, and a timeline to achieve the vision established.

Following this 4-step process, the City, its patrons, and elected officials can determine what next steps are feasible and fund-able to begin reinvestment into this important public space.

Why a Master Plan?

In 2015, Indy Parks undertook a Comprehensive Park and Recreation Master Plan that evaluated all park and recreation facilities throughout Indianapolis. This year-long process included significant public engagement and generated a statistically-valid survey as part of gathering input. During this process, the public identified Broad Ripple Park as an under-utilized asset worthy of becoming a “Signature Park” for Indianapolis.

Indy Parks utilizes master plans to inform short and long-term decisions for maintenance, natural resource stewardship, capital improvements, and land acquisition needs. Likewise, the plans identify grant and partnership opportunities that Indy Parks can pursue to most efficiently leverage tax money. The previous master plan for Broad Ripple Park was adopted in 1981. Over the past 37 years, park and recreation trends, program demands, the local population, and overall community desires have evolved significantly.

What is a Signature Park?

A Signature Park helps establish a ‘brand’ for a city, defining an area or community, typically with one or more “Signature features” that create a greater draw than a typical neighborhood or community park. As such, this crowning gem within a local parks system acts as a regional and multi-generational attraction. A Signature Park adds to quality of life and increases local pride and interest in the community.

The Process

This master planning process relied heavily on public engagement to drive the establishment of Guiding Principles for design. Those principles became the foundation by which all program elements, key features, and design direction for the park were shaped. The public engagement plan reached out to the community through a variety of in-person and on-line forums, offering park users a voice to submit concerns, share ideas, inform the design team, and understand the concepts and ideas being evaluated. Public engagement included the following:

1. Four steering committee meetings that included twenty-five members
2. Twenty-one stakeholder interviews
3. A two-day charrette/brainstorming work session
4. Four public meetings held in Broad Ripple High School
5. Four pop-up events at prominent community locations
6. A project studio at the Family Center in the park
7. A project website and online survey

PROPOSED MASTER PLAN



LEGEND

- 1. Community Center
- 2. Outdoor Aquatics
- 3. Dog Park
- 4. Riverwalk Experience
- 5. Woodland with Trails
- 6. Wooded Knoll
- 7. Lawn
- 8. Main Parking Lot
- 9. Festival Street (Thru Connection)
- 10. Event Lawn / Sports Fields
- 11. Event Hub
- 12. Tennis / Pickleball
- 13. Sand Volleyball
- 14. Baseball / Multi-purpose
- 15. Wetland
- 16. Boat Launch

GENERAL PROCESS & PLAN OVERVIEW

The seven Guiding Principles articulated by the public identified these priorities:

- 1. Create a **signature** and **sustainable park**
- 2. Connect to the river and **enhance river access**
- 3. **Connect** to Broad Ripple Village and adjacent communities
- 4. Establish a balance between **passive** and **active recreation**
- 5. Engage with **nature** and incorporate **environmental education**
- 6. Design and promote **art** for **community, culture, and commerce**
- 7. Expand, enhance and build upon existing park **programming**

The Proposed Vision

The Broad Ripple Park Master Plan casts a year-round, multi-generational vision that contemplates important levels of sustainability—financial, environmental, maintainability. Signature Parks that thrive have a strong vision for both design and upkeep.

The design team evaluated numerous concept alternatives during the early phases of design. These alternatives varied in their degree of change and alteration to the park, some transforming Broad Ripple Park into a more urbanized, developed space while others focused on preservation of park assets and more simple refinement of uses and program. As each of these plan concepts were vetted with the public, momentum rallied around the notion of refinement rather than transformation. As such, the final master plan respects that voice and avoids significant changes to land use and program. Among the advantages of this direction are the ability to utilize some existing buildings, preserve and enhance the majority of existing flora and fauna zones, and phase the park in a logical manner that reduces overall cost of implementation.

The highlights of the proposed master plan vision can be summarized into four unique experiences or general 'land use zones' within the park:

MASTER PLAN LAND USE DIAGRAM



Community Center

- A new community center that accommodates greater engagement with the river, indoor athletic opportunities, potential indoor pool, and space for a public/private partner.
- A new aquatics experience that provides both traditional opportunities for learning and playing in a water environment, as well as the potential to utilize water as an entertainment activity. This better serves the community’s evolving demographics, interests, and needs while offering year-round amenities.

River Engagement

- The promenade along the White River incorporates greater visual and physical connections to the water, as well as providing opportunities for learning about the importance of this natural system.
- The promenade accommodates future connections to the Broad Ripple Riverwalk along Broad Ripple Avenue.
- Bank improvements protects the river’s edge from erosion with the restoration of native vegetation.

Play and Woodland

- A unique and diverse play experience that mingles traditional play with nature play experiences, hillside play, and interpretive opportunities to learn about natural systems.
- Expansion of the existing woodland area and restoration of the park’s northern edge creates different biomes that support wider diversity of flora and fauna than the park currently supports.

Athletics and Events

- Enhancements to the recreational sports and events spaces provide a more flexible, durable facility capable of accommodating a wider range of athletic and community events.
- Adding a multi-purpose ‘hub’ building provides much needed restrooms, seasonal office, and support functions within the center of the park.
- A festival street that connects both current entrances to the park. This allows for greater accessibility and proximity to rental shelters, as well as providing easily manageable space for farmer’s markets, fairs, and festivals to occur without detrimental impacts to the park.

Conclusion

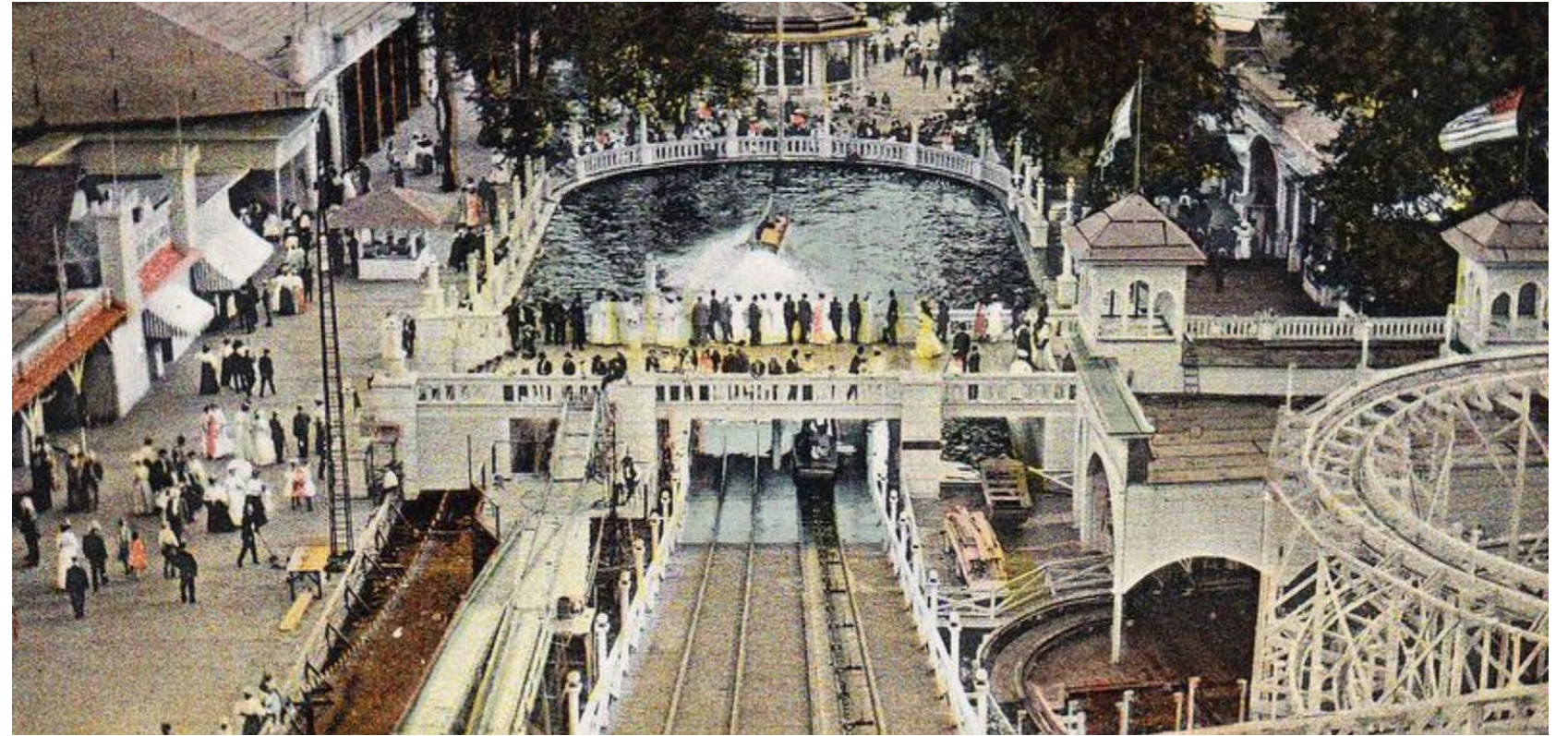
This is an extraordinary time for major parks in America. Cities across the nation are increasingly looking to public open space as the means to create stronger and more livable communities, drive economic development, stabilize neighborhoods, improve public health, and enhance the natural environment.

With the completion of the Indy Parks Comprehensive Parks Master Plan and Greenway Plan, Indianapolis has taken a key step towards excellence in its municipal park system. The Broad Ripple Park Master Plan complements the city-wide vision and creates a new Signature Park for Indianapolis.

This bold vision for Broad Ripple Park was crafted through vigorous public engagement and the passionate work of many Indy Parks staff members and design team partners. The vision has been tested, cost estimated, and validated to reach its adoption. As a testament to the broad base of support, the plan has garnered eight letters of support from local community members and organizations, which can be found on page 118.

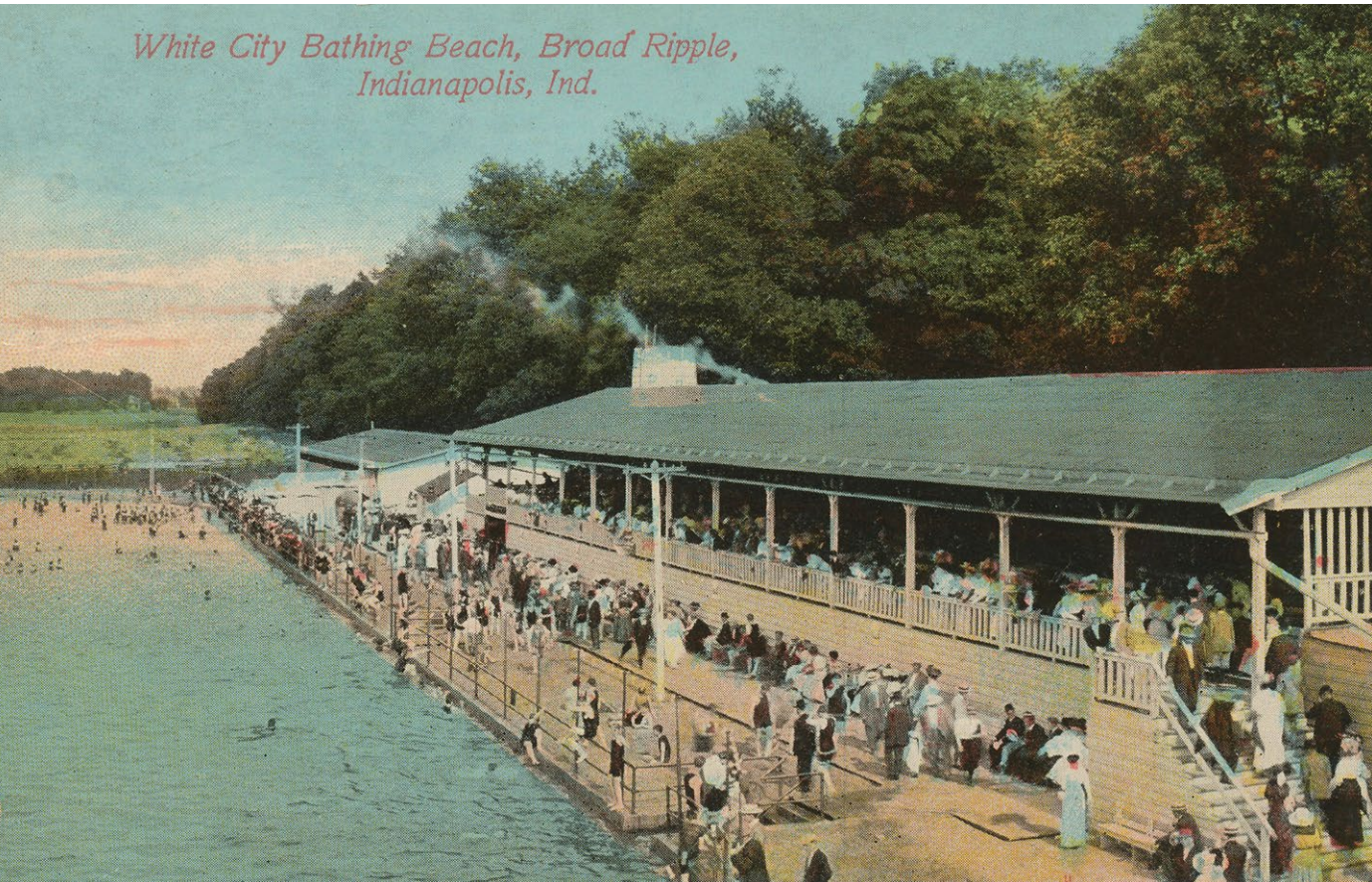
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HISTORY



“If you don’t know history, then you don’t know anything. You are a leaf that doesn’t know it is part of a tree.”

~ Michael Crichton



EARLY DEVELOPMENT

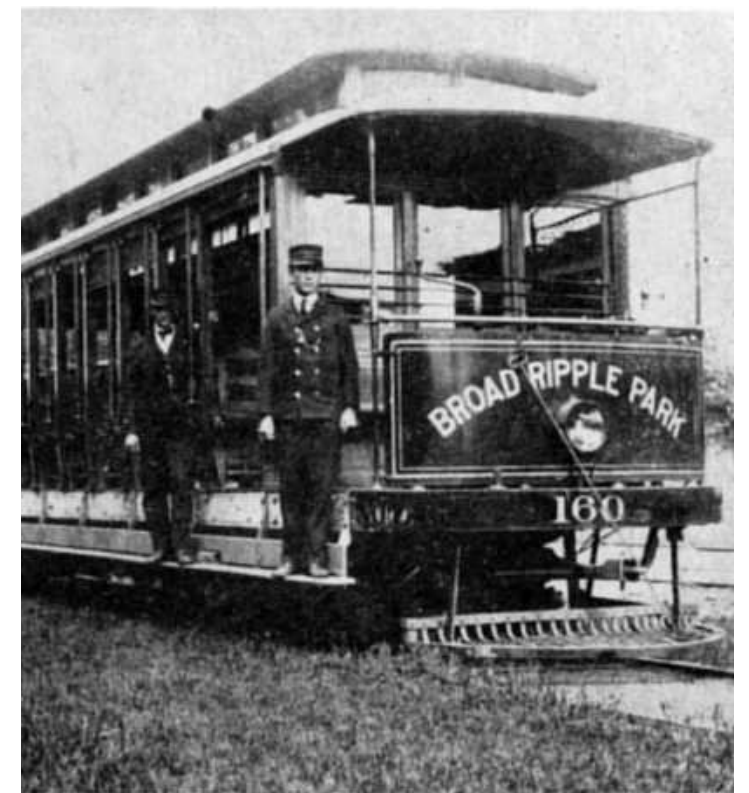
What is known today as Broad Ripple Park began simply as a farm, frequently visited by picnickers. The original 60-acre farm, then north of Indianapolis, was established by Jonas Huffman in 1822. In the 1860s, during the ownership by his son, James Huffman, and business partner, Charles Dawson, the riverside parcel became a favorite picnic spot for people from the surrounding area. The 1890s brought electrified streetcars to Indianapolis and Broad Ripple, making transportation between the two easier than ever. This newfound access to the countryside of Broad Ripple attracted Indianapolis residents to utilize it as a summer retreat. Dr. Robert C. Light not only helped create this opportunity, but also capitalized on it by creating an amusement park on the former Huffman-Dawson farm parcel.

WHITE CITY AMUSEMENT PARK

Dr. Light aided in the development of Broad Ripple in the late 1880s and early 1900s through his entrepreneurial endeavors. Dr. Light, along with William Bosson, created the Broad Ripple Transit Company in 1894. "Its line had the distinction of being the first electric interurban railway to be constructed and placed in operation in the United States" (History of Greater Indianapolis). He also formed the Broad Ripple Gas Company in 1896. In the fall of 1905, Light, along with Raymond P. Van Camp, Milton S. Huey, John W. Bowles and Leon O. Bailey created the White City of Indianapolis company. White City of Indianapolis was created with the singular goal of creating an amusement park at the end of the Broad Ripple Transit Company's College Line, benefiting both companies, both in which Dr. Light had stake.

Named "White City Amusement Park" in homage to Chicago's 1893 Columbian Exposition, the park formally opened on May 26, 1906. It was the last to open of three amusement parks in the Indianapolis area at the time. Inspired by the success of Coney Island in New York (and often duplicating attractions from it) the three local amusement parks, Riverside, Wonderland, and White City, competed for the business of the community and the surrounding area between 1906-1908. Regular inter-urban and streetcar schedules on College Avenue between Broad Ripple and Indianapolis meant visitors could reliably get from the north side of city to the White City Amusement Park in about five minutes.

All three parks duplicated not only Coney Island's attractions and shows but also each other's. However, there were a few things that made White City stand out from the others. One, the first park manager, W.C. Tabb, had a boardwalk installed (meant to be reminiscent of Coney Island's). The boardwalk took visitors on a walk "around its sea of tall trees" (Indianapolis Amusement Parks 1903-1911). Two, though all the parks had a





“Shoot-the-Chutes” amusement ride (think Disney’s Splash Mountain), White City had a bridge crossing over it, allowing onlookers to watch from above as the boats splashed into the artificial lake. Three, again inspired by Coney Island, the White City had on display “Baby Incubators” – incubators meant to warm premature infants to help aid in their survival. German physician Martin Couney first encountered a preemie baby exhibit in 1896 at the Berlin Exposition and recreated the successful attraction in the U.S. at Coney Island in the early 1900s. The predecessor to the baby incubators we know today were tested and popularized by amusement parks, like White City, before being utilized in hospitals!

White City, like Riverside, also emphasized their proximity to the White River. Visitors were enticed by access to water leisure activities such as boating (including on river steamers), canoeing, and swimming. Banking on that appeal, White City invested heavily in building up those aspects, first with a “concrete lined bathing beach along the river” and then, in 1907, with a plan for a four-acre swimming pool area, which the Park was claiming as “the largest affair of the kind in the country” (Broad Ripple). The pool was scheduled to open on June 27, 1908. However, the day before this grand opening, nearly the entire White City Amusement Park burned to the ground. The catastrophic (though not fatal) fire took less than 10 minutes to engulf the park. Only the pool and its structures remained unscathed. Damages were estimated around \$160,000 (nearly \$4.5 million in today’s money), of which there was only \$1,000 worth insured.

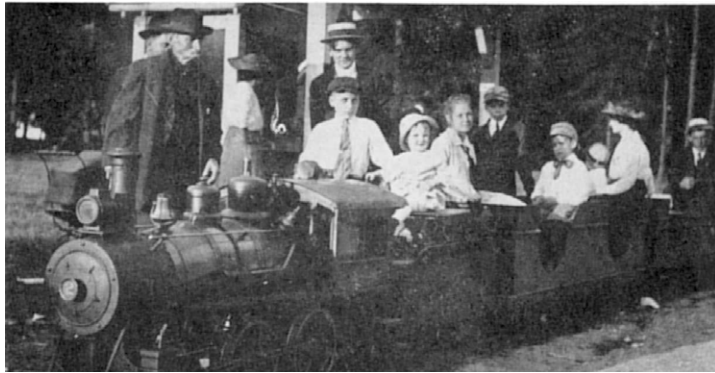


The Pool

White City had been correct that the pool would become a major attraction, they just didn't know it would become the only one for several years. Despite the loss of the rest of the park, the 250' by 500' pool still had its opening, just a couple weeks later on July 4, 1908. The pool continued to operate, but a replacement amusement park didn't come to fruition until 1911. Under new ownership by the Union Traction Company, the renovated park boasted a new boathouse and 10,000 square foot dance hall, in addition to the standard rides, attractions, and, of course, the remaining pool.

The pool continued to be the chief attraction. In 1922, Broad Ripple Amusement Park hosted the National Swimming Event. The pool (and park), had its brush with fame when it had the honor of hosting the Olympic tryouts in 1924. Johnny Weissmuller, who would go on to play Tarzan, won the qualifier for the 100m freestyle and also went on to win Gold at the Olympics in the same year. The pool again hosted the Olympic tryouts in 1952, and this time, the city got to send one of its own. Broad Ripple High School graduate Judy Roberts traveled to Helsinki as a member of the U.S. Olympic Swim Team.





AMUSEMENT PARK TO CITY PARK

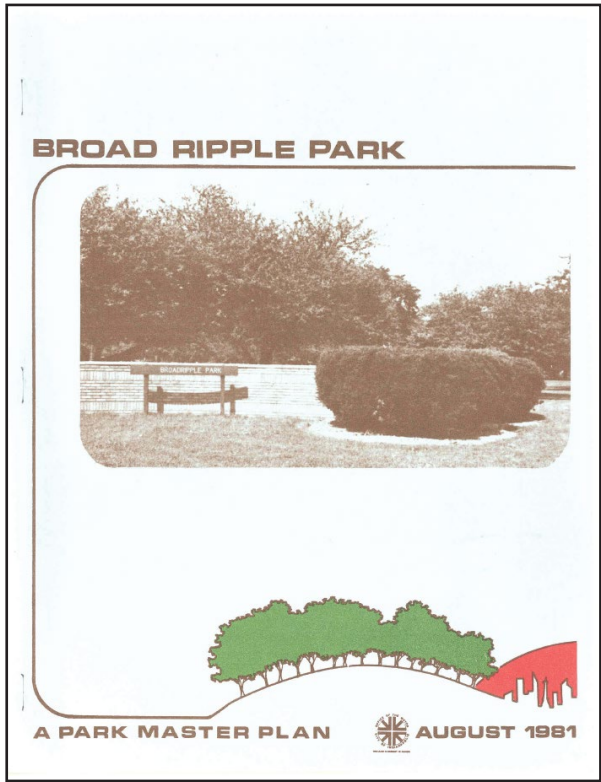
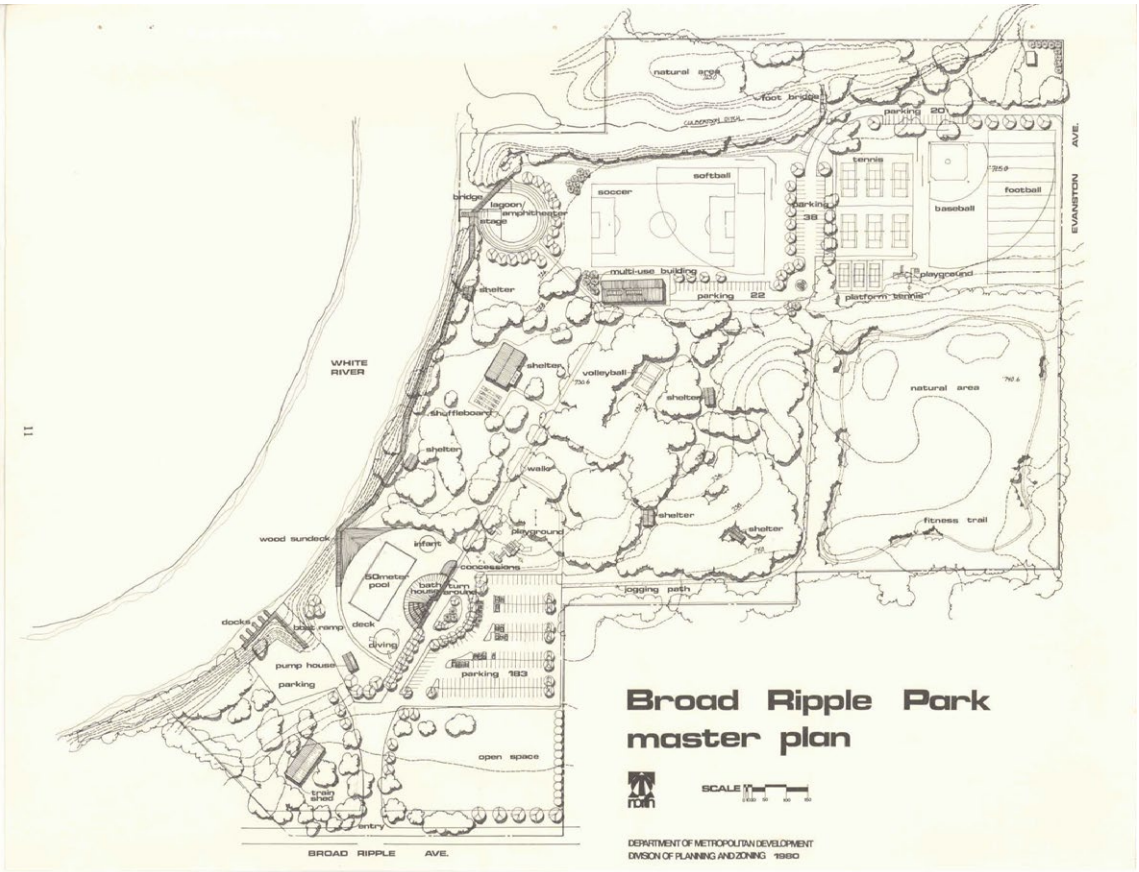
From farm to amusement park to city park, Broad Ripple Park has changed hands many times. Each new ownership brought additional enhancements. The Union Traction Company sold the park in 1922 to the "Broad Ripple Amusement Company" (BRAC). It was then that the park became known as Broad Ripple Amusement Park. During BRAC's ownership, athletic fields, additional bath houses, and a giant roller coaster were added. However, BRAC sold the park only five years after purchasing it to Oscar Baur, an executive of the Terre Haute Brewing Company. He was interested in modernization and removed many of the rides rebuilt after the 1908 fire. Baur also added the "Huffman's Auto Speedway" and had the pool remodeled. The pool remodel included a well to fill it with fresh water rather than river water.

The City of Indianapolis purchased the park in 1945 and went to quick work dismantling and/or selling the remaining rides. Historically speaking, no original remnants from any of the iterations of the park prior to the city purchase remain. However, a 1917 carousel, which had been in the park during the Union Traction Company's ownership, has been painstakingly restored (and updated) and currently resides in the Children's Museum of Indianapolis. In 1955, several years after the City took ownership, Broad Ripple Park had the steam locomotive, Nickel Plate #587, put on display within the park. It remained in the park until 1986 when it was removed to make way for the new Public Library. The locomotive was taken to be restored and then became a part of the Indiana Transportation Museum. It is currently under another restoration and is expected to return to operation in 2018 or 2019.

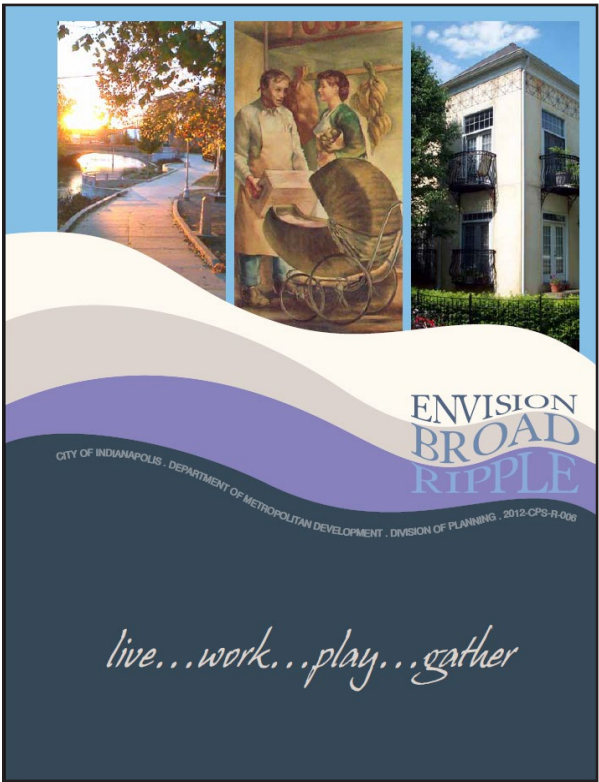
PAST AND PRESENT PARK PLANS

Over the years, a number of plans have been implemented that were designed to address Broad Ripple Park and its surrounding community. The first of these plans was the most recent Broad Ripple Park Master Plan. In August of 1981, the Indianapolis Department of Metropolitan Development, Division of Planning and Zoning, in conjunction with Indy Parks, completed “Broad Ripple Park, A Master Plan”. The plan sought to insure the coordinated development of the park and was guided by the physical resources existing in the park, as well as the needs identified for the community and the surrounding neighborhoods.

The plan goals were to “1) re-establish Broad Ripple Park as a viable community nucleus; 2) maintain its use as a safe, family-oriented district park; and 3) create opportunities for the development of access links to the county wide park/parkway/river system.” The plan organized the park with a passive picnic and natural area located between two large activity areas, the pool and field and the court sports. It also proposed a new 50-meter pool which would sit near the river and beside an existing parking lot. Vehicular access, parking and circulation were kept in two sections of the park, but through traffic was eliminated. The plan also included increased development along the river’s edge, including bank stabilization, boardwalks, overlooks and a picnic shelter. Proposed playgrounds were located near the active use areas to provide easy supervision, security, and access for the park users.



1981



2012



2014



2016



In 2012, the Indianapolis Department of Metropolitan Development and its Division of Planning completed the Envision Broad Ripple Plan. This plan was intended to be used for the enhancement of the village experience and to serve as the basis for development for form based zoning in the Broad Ripple Village. The creation of the Plan incorporated a four-year long public planning process and an analysis of the community assets, which were identified as Broad Ripple Park, the Central Canal, and the White River.

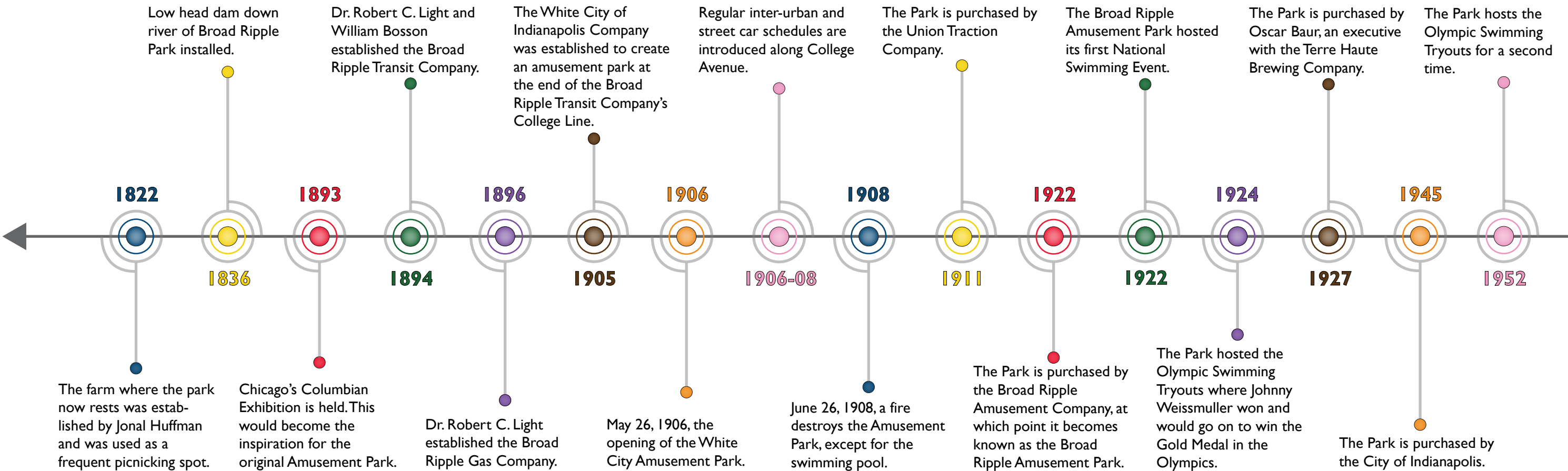
The Plan recommendations included nine major elements: “1) Improve transportation and infrastructure; 2) Foster and improve sustainability; 3) Improve the image of the Village; 4) Honor the historic aspects of the Broad Ripple Village; 5) Increase trees and open space; 6) Respect and protect the White River, the Central Canal and the Monon Trail; 7) Maintain the mixed-income diversity and provide housing opportunities for all age groups; 8) Seek to develop key projects; and 9) Increase density.” One key aspect of the plan was its recommendation for the connection of Broad Ripple Park, the Broad Ripple Village and the Monon Trail with an off-street bicycle and pedestrian trail.

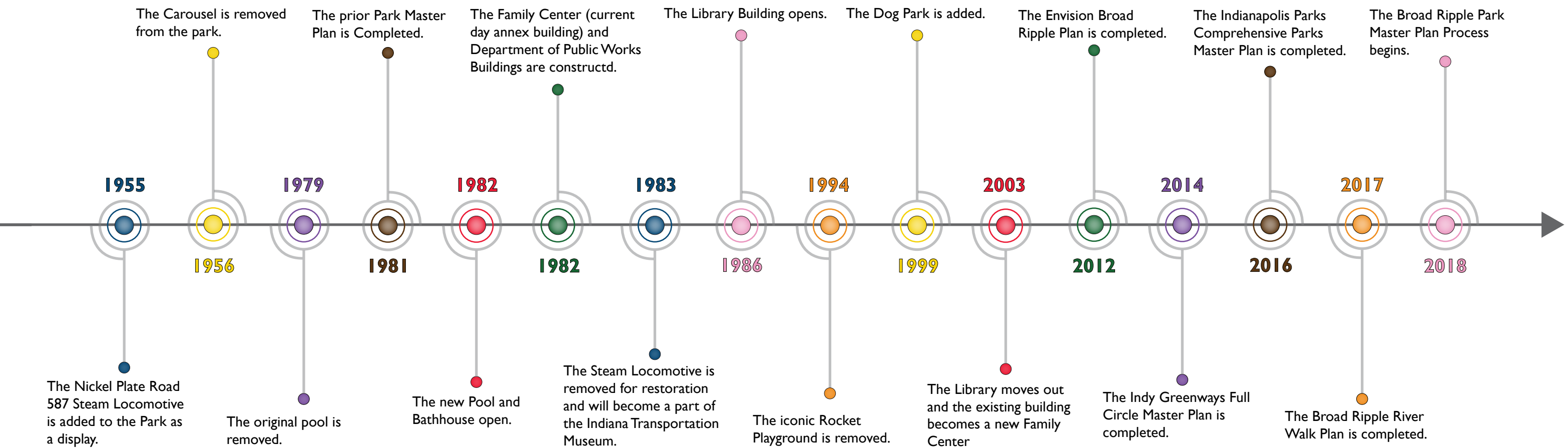
Next, the Indy Greenways Full Circle Master Plan was completed in 2014 and was an update of the 2002 Indianapolis Greenways Master Plan. This plan is a guiding document to outline a comprehensive community vision for the expansion and development of the Indianapolis greenways network. Aspects of this plan directly related to Broad Ripple Park were its recommendations to the establish a Riverwalk connection to the Park and the addition of a trail running across the Park and exiting at its northern boundary before continuing northward to connect with Riverwood Park.

Most recently, the Indy Parks Department completed its 2016 Comprehensive Master Plan. This plan was developed to provide a clear vision for how the Indy Parks Department should manage the needs and resources of the city residents over the next five to ten-year period. One strategy the plan recommends is to create 10 signature parks, through multiple funding sources, to demonstrate the value of parks and ensure that all age groups are represented in the park with appropriate levels of amenities. Additionally, as part of the planning process, Indy Parks utilized a statistically valid needs assessment survey to gain community input on a variety of issues. A highlight gleaned from this survey is that of all parks, Broad Ripple Park received the most support for conversion to signature park status. Focus groups of key stakeholders were asked what do users of the park system value, what are their concerns, and what are the unmet needs. One of the identified concerns was a desire for a greater emphasis on park waterways. They pointed specifically to a section of White River along Broad Ripple Park as having limited visibility and few points of access.

Each of these plans has helped to further an understanding of Broad Ripple Park in its current form and how to best address its needs moving into the future.

BROAD RIPPLE PARK HISTORICAL TIMELINE





3

EXISTING CONDITIONS



“Research is creating new knowledge.”

~ Neil Armstrong



EXISTING PARK

Broad Ripple Park is a 62-acre park on the northeast side of Indianapolis, bordering the White River. It offers a wide variety of programs and activities for all ages, and it welcomes an estimated 150,000 visitors annually. The Family Center schedules scores of classes throughout the year in dance, safety, sports, fitness, arts, crafts, health, self-defense and other subjects for all age groups. Programs are generally fee-based, and registration is usually required.

In addition to the Family Center, Broad Ripple Park facilities include an outdoor swimming pool, tennis courts, baseball diamond, multi-use athletic fields, playground, picnic shelters and areas, a viewing platform over the White River, a dog park, a wooded preserve, a walking/jogging/running/bicycling/fitness path, and a boat ramp to the White River

LEGEND:

1

Family Center

2

Pool and Bath House

3

Main Entrance

4

Dog Park

5

Overflow Dog Park

6

Boat Ramp

7

Boat Ramp Parking

8

Main Parking Lot

9

Annex/Office Building

10

Playground

11

Picnic Grove

12

Tree Lawn

13

Picnic Shelter

14

Large Shelter

15

Sand Volleyball

16

Trail & Fitness Nodes

17

White River Overlook

18

Wetland

19

Tree Grove

20

Sports Fields

21

Culbertson Ditch

22

North Parking

23

Tennis Courts

24

North Access Drive

25

Pump House

26

Baseball Diamond

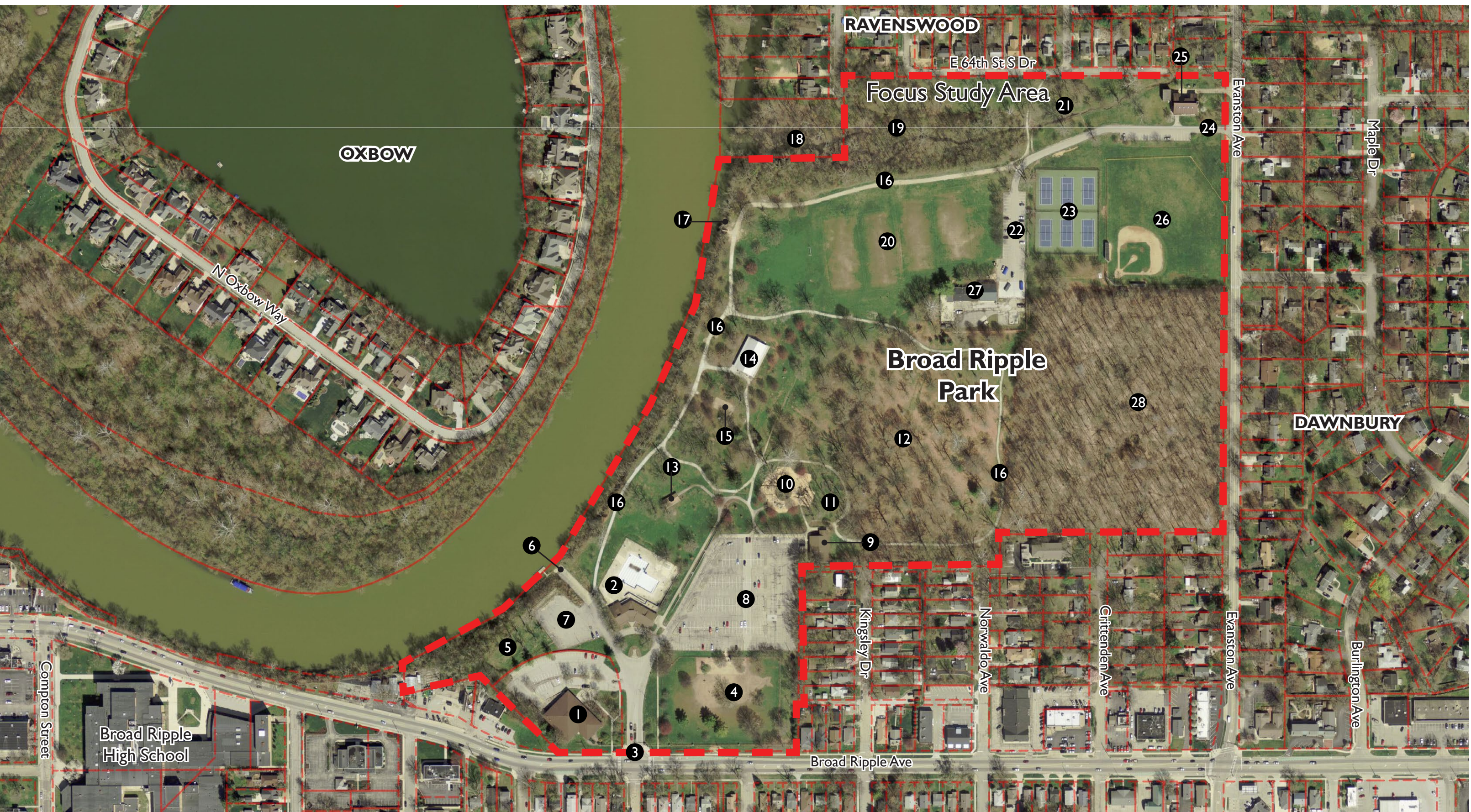
27

Maintenance Building

28

Natural Area & Trails





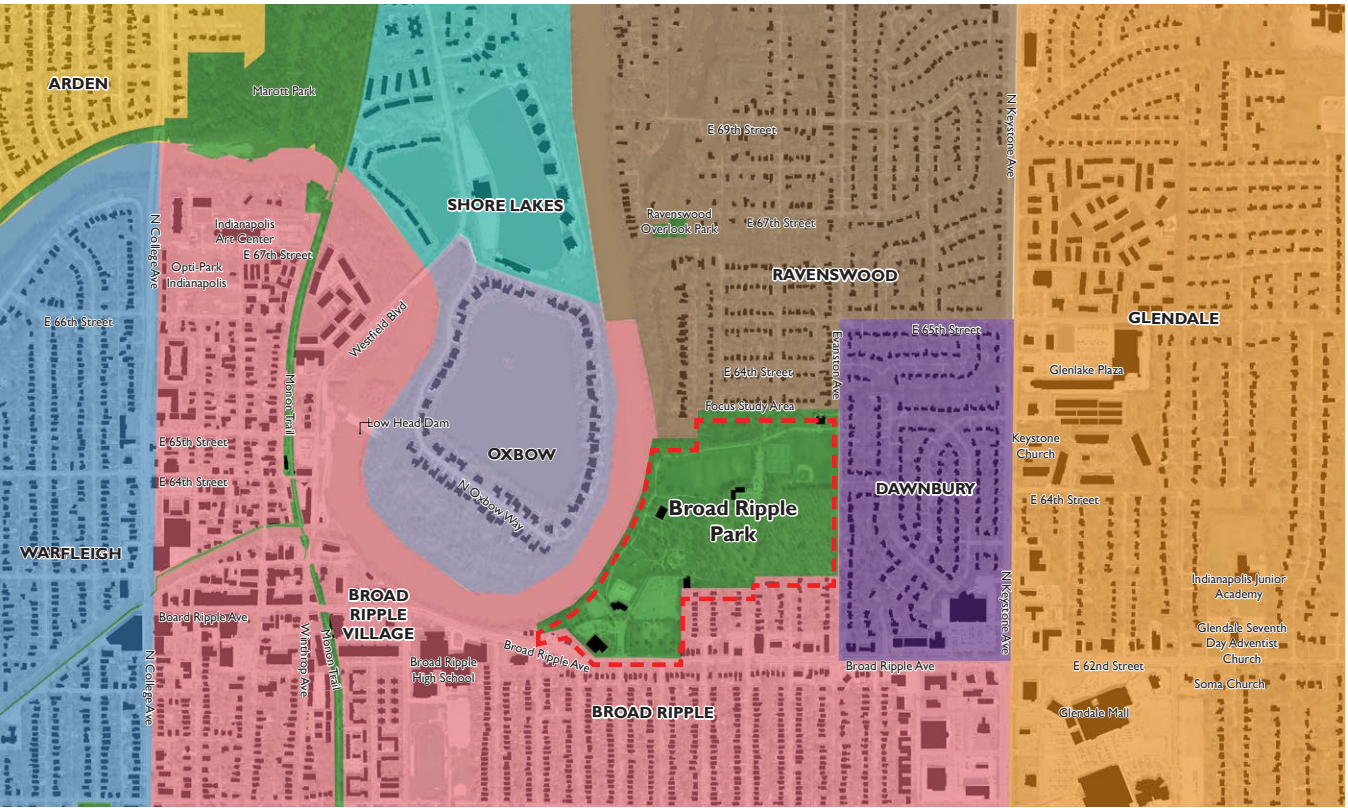
ZONING



LAND USE



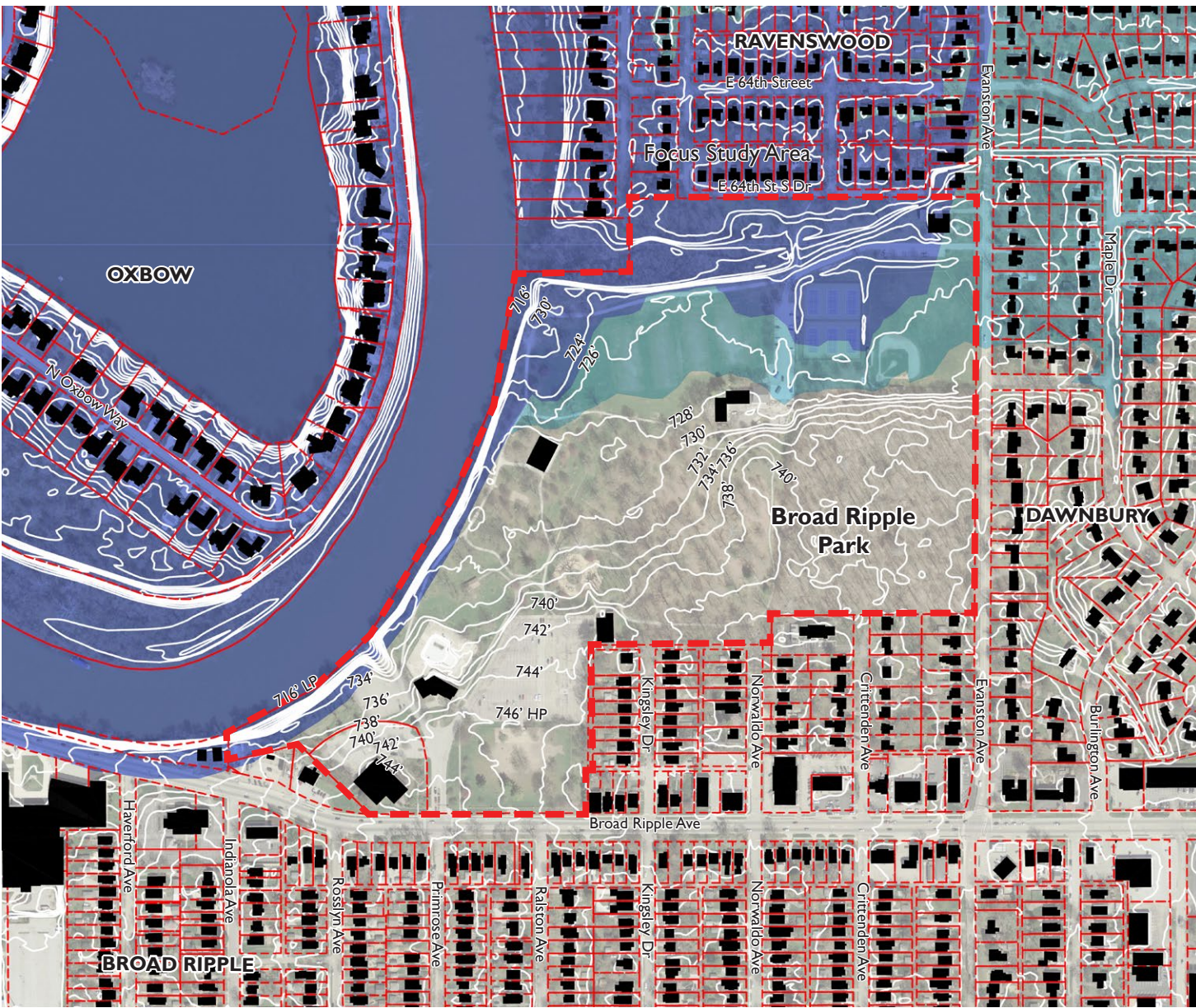
DISTRICTS/ NEIGHBORHOODS



TRANSPORTATION



FLOODWAY AND TOPOGRAPHY



TOPOGRAPHY

The park sits on top of a low bluff overlooking the White River. Within the park, there is on average 16 feet of elevation change. The high point is on the north side of the dog park (located on the south edge of the park) and it slopes down to the low point along Culbertson Ditch (along the north edge of the park). In general, the natural topography and grades fall in a north and northwest direction.

Along the river, the grade difference from the normal water level to top of the bank varies from approximately 18 feet on the southwest corner of the park to approximately 14 feet on the northwest corner of the park.

FLOODWAY AND FLOOD PLAIN

The high banks of the White River protect much of Broad Ripple Park from the threat of flood. However, most of the existing athletic fields are within the FEMA 100-year and 500-year flood zones. The White River fluctuates 8 feet in elevation during a typical season. Culbertson Ditch can overflow its bank and backup up to Evanston Avenue during significant storm events, but no other evidence was found or stories from the community were discovered about significant flooding in the park.

Due to the White River's natural oxbow and fluctuating levels, any proposed design that impact's the water's edge will need to be designed to withstand the flooding and hydraulic forces of the White River, as well as meet the requirements of the Indiana Department of Natural Resources and Army Corps of Engineers.

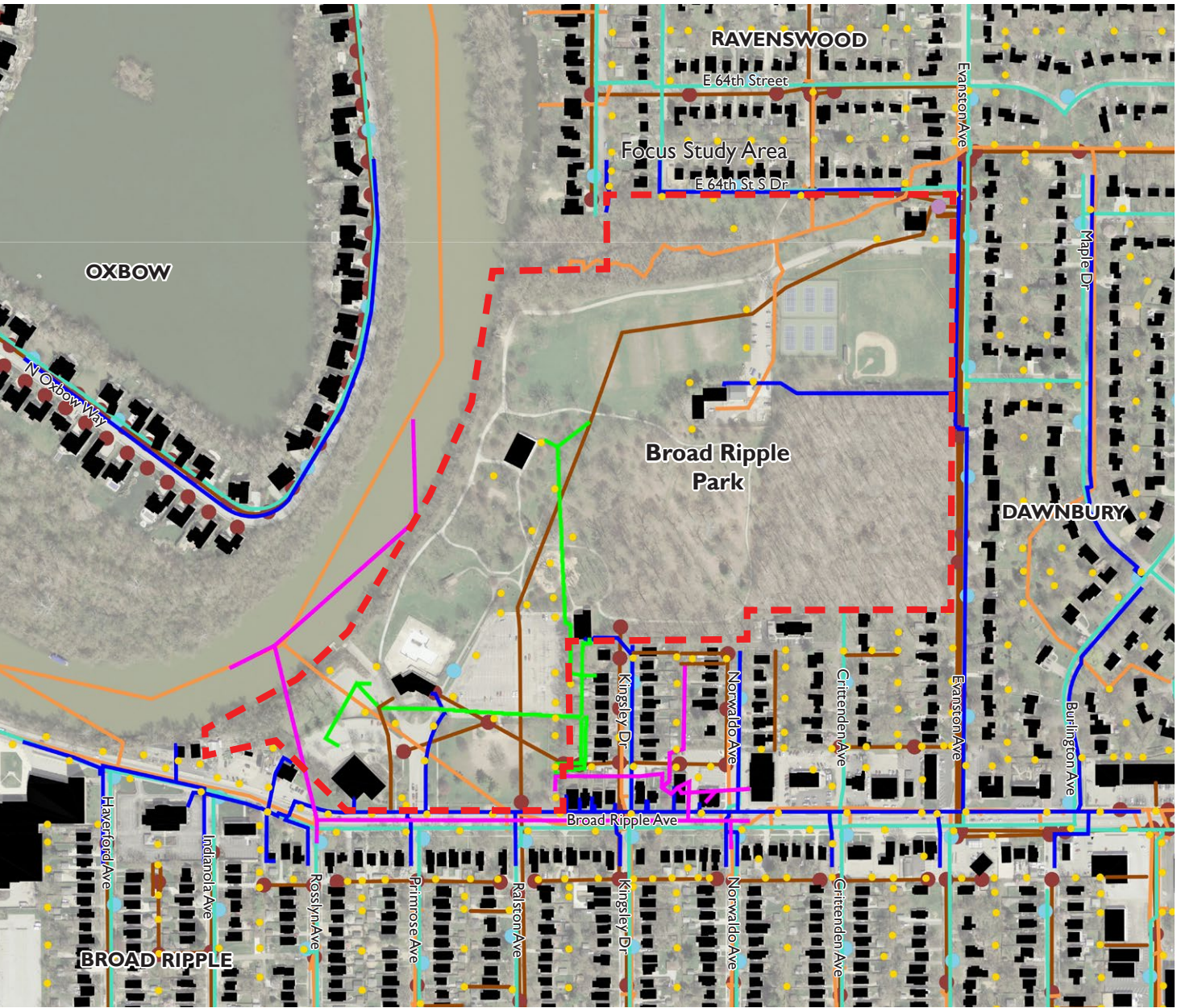
EXISTING UTILITIES

There are utilities present throughout the park, servicing existing amenities, as well as passing through the park area. There is a 42-inch sanitary sewer that bisects the park to a lift station located in the far northeast corner of the park, near the intersection of Evanston Ave. and E. 64th St. S. Dr. There is conflicting information provided by Citizens Energy Group about the sanitary sewer easement, which is approximately 20-30 feet wide. It is estimated that the sewer is between 5 and 10 feet deep to the top of the pipe. The lift station also has associated easements with conflicting documentation, one as approximately 195 feet by 30 feet and the other as 100 feet by 75 feet. These sanitary sewer easements will need to be confirmed during preliminary design. There are other sanitary sewer and water supply facilities in the southern portion of the park for the buildings.

Indianapolis Power & Light (IPL) maintains a 15-foot easement along the west side of the park entrance drive for an overhead power line that services the pool facility. IPL maintains poles and street lights throughout the park, as well. AT&T maintains an easement for overhead facilities on the southern and eastern edges of the main parking lot. Evidence also suggests that there are underground copper lines along this easement as well. Underground gas lines serve the buildings in the southern region of the park, in addition to the maintenance building in the northern region of the park.

There is an existing 66-inch reinforced concrete pipe storm sewer in the southern portion of the park that drains the neighborhoods south and east of Broad Ripple Park. This existing pipe enters the park near the southeast corner of the park, adjacent to Broad Ripple Avenue, and drains northwest to the outlet along the White River, just south of the existing boat ramp.

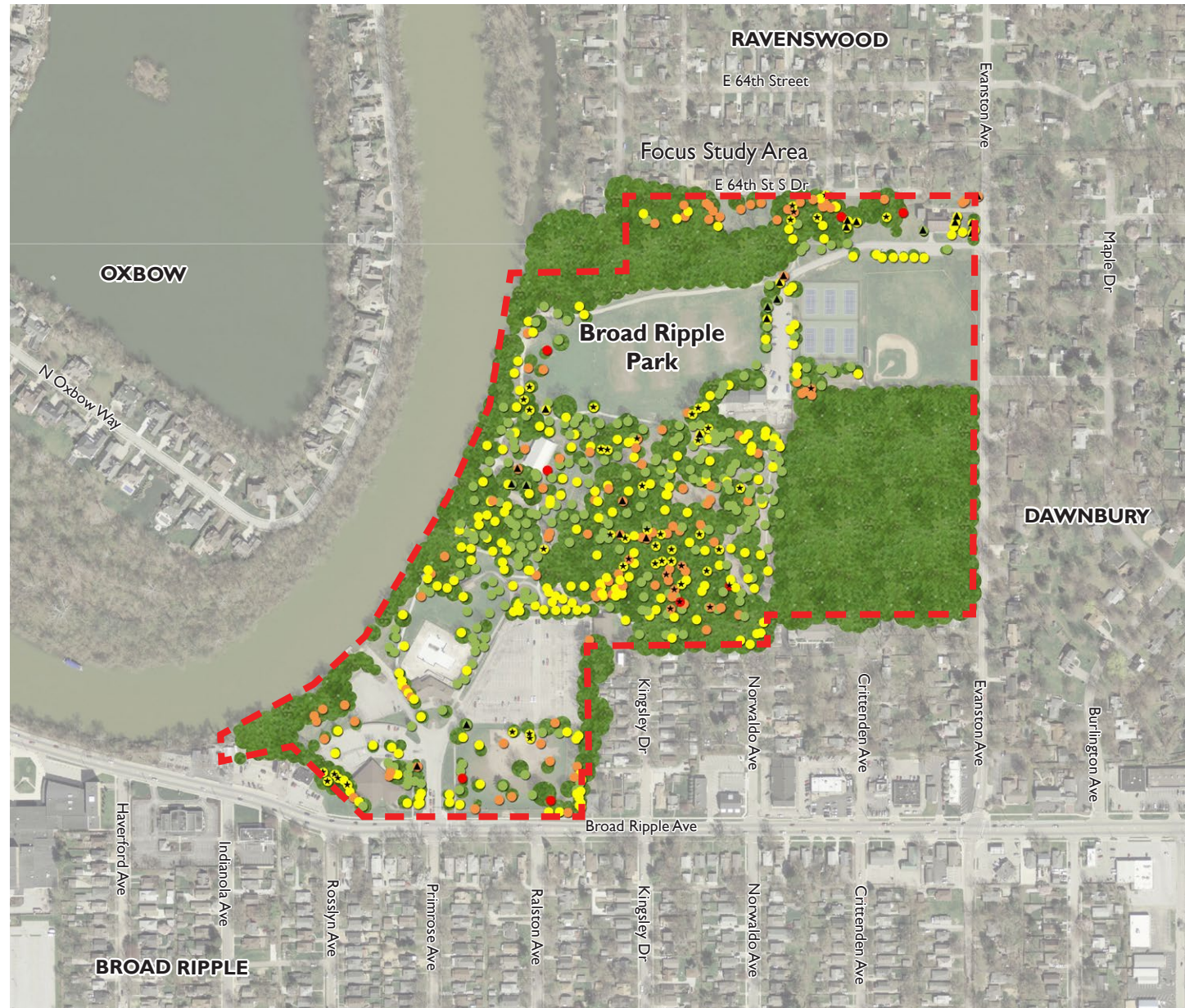
EXISTING UTILITIES



LEGEND:

Gas Line	Water Lines
Buried Copper	Levees
Aerial Copper	Water Hydrants
Storm Sewers	Sewer Lift Station
Sanitary Sewers	Sanitary Sewer Structures
IPL Poles	

EXISTING TREES



LEGEND:

- Good
- Fair
- Dying
- Dead
- ▲ White or Green Ash
- ★ Invasive Species

EXISTING TREES

As part of this project, 660 trees were inventoried. An additional 140 trees documented during a previous effort were added to the inventory, bringing the total to 800 trees. Efforts were made to not “double count” any of the trees previously inventoried.

Data collected for each tree includes the following:

- Genus and species
- Diameter at breast height (DBH) which is a standard tree measurement technique
- Condition (Good, Fair, Poor, Dead/Dying)
- Primary Maintenance
- Secondary Maintenance (if necessary)
- Longitude and Latitude
- Overall Risk Rating

An in-depth report on the existing trees and recommendations can be found in the appendix.

WOODLAND, RIPARIAN CORRIDOR AND WETLANDS

The scope of work was to provide an assessment of natural areas within Broad Ripple Park, including the riparian corridor of the White River that borders the western edge, a large remnant flatwoods (referred to as Ten Acre Woods), and the Culbertson Woods/Wetland on the north side the of the park. The assessment identified notable attributes of the natural spaces, threats to these areas, current management practices, and recommendations for future management.

An in-depth report on the natural areas and recommendations can be found in the appendix.

EXISTING PARK STRUCTURES AND BUILDINGS

A review was conducted to identify the overall conditions of the park’s facilities, determine the anticipated life expectancies and suggest potential adaptive reuse in conjunction with the programmatic needs identified by the master plan findings. The reviews encompass the Family Center, the Swimming Pool and Bathhouse, the Annex program building, shelters and the maintenance building.

Recommendation for the structures are as follows:

- 1. The community programmatic needs are not being served by the Family Center. A replacement of the building is proposed to meet the community’s needs.
- 2. The Swimming Pool and Bathhouse have exceeded their life expectancy and replacement of the building, pool and associated systems is proposed. The program experience is also limited at those facilities.
- 3. The Annex Program Building infrastructure is in good condition. A proposed adaptive reuse of the building to support park programs.
- 4. The shelters in the park are in fair to good condition and require only aesthetic improvement. A proposed adaptive reuse to support park programs.
- 5. The maintenance buildings are, overall, in poor condition, but the structure is in good condition. A proposed adaptive reuse to support park programs.

FAMILY CENTER

The Family Center was originally constructed as a library and renovated in 2003. The building’s renovation incorporated multi-purpose program rooms, a dance room, and administration offices.

The building systems are nearing their life cycle expectancy, and require replacement in the next 3 to 5 years. Similarly, the building finishes are in fair to poor condition and should be replaced. The building exterior, excluding the roof, is in good condition with an anticipated life expectancy of 13 years with proper maintenance. The asphalt shingle roof appears to be in fair condition, but the wood fascia are in poor condition. The asphalt shingle roofing is nearing its life expectancy as related to the warranty (assuming a roof replacement occurred during the 2003 renovation). Replacement should be considered in the next 3 to 5 years.

Based on the needs assessment of the Broad Ripple community, the Family Center does not meet the programmatic needs identified. Therefore, an adaptive reuse of the building was not considered feasible.

SWIMMING POOL AND BATHHOUSE

The Broad Ripple Swimming Pool and Bathhouse were originally constructed in 1982. The amenities in the bathhouse include changing rooms, showers, toilet rooms and guard stations. The amenities in the pool include a shallow pool with an accessible ramp leading to an 8 lane lap pool, spray feature and surrounding leisure decks. The pool shells are constructed of stainless steel with PVC lining. The bathhouse building infrastructure and systems are in poor condition exceeding the life cycle expectancy and require replacement. Similarly, the pool filtration system has exceeded its life expectancy and is in poor condition requiring replacement. The pool shells are in fair condition. The spray feature is in poor condition, requiring replacement. The pool decks range from fair to poor condition due to the extensive exposure to weather.

An adaptive reuse of the swimming pool and bathhouse is not feasible due to the extensive renovation/ upgrades required for operations.

ANNEX PROGRAM BUILDING

The Annex Program Building was constructed as the original family center for Broad Ripple Park, offering programming to the community. The building contains two separate multi-purpose rooms, each with independent access from the exterior. A toilet room addition provides direct access from the exterior. The overall building is in fair to poor condition, exceeding its life cycle expectancy, and replacement of the building systems, roofing and fascia, and interior finishes due to the extensive usage is needed. The building masonry exterior appear in fair condition. The life expectancy of the exterior masonry could be extended with proper maintenance.

Based on the program requirements identified for Broad Ripple Park, an adaptive reuse to support the programming needs could be considered.

MAINTENANCE BUILDINGS

The Maintenance Buildings located on the north end of Broad Ripple Park are constructed of pre-engineered steel and wood. The pre-engineered metal buildings are in poor condition, excluding the steel infrastructure. The exterior metal building envelope and building systems have exceeded their life cycle expectancy, and require replacement. The metal building structure is in good condition. The life expectancy could exceed 12 to 15 years with proper maintenance. The pre-engineered wood building is in fair to good condition with a life expectancy between 8 to 10 years with proper maintenance.

Based on the program requirements identified for Broad Ripple Park, an adaptive reuse of the metal building structure to support programming needs could be considered.



MARKET ANALYSIS

This master plan will guide Indy Parks with key decisions, including programming, amenity offering, capital improvements, etc. A key component of the master plan is the Market Analysis, which helps provide a thorough understanding of the population residing within Broad Ripple Park's service area. The Market Analysis is comprised of a Demographic Overview, a Psychographic Assessment, and a Recreational Trend Analysis.

DEMOGRAPHICS ANALYSIS

The Demographic Analysis provides an understanding of the population surrounding Broad Ripple Park. Since Broad Ripple Park (BRP) is proposed to become a Signature Park, the draw for users is both local and regional; therefore, this analysis identified and assessed both a 20-minute walk time (from BRP) and a 20-minute drive (from BRP). This two-pronged approach is important to compare similarities and differences for residents living within immediate proximity (i.e. walking distance), as well as the greater Indianapolis area (i.e. drive time).

This analysis is reflective of both service areas' total populations. Other key characteristics, such as age segments, income levels, race, and ethnicity, are reflected throughout the Demographic Analysis. It is important to note that future projections are all based on historical patterns and unforeseen circumstances during or after the time of the projections could have a significant bearing on the validity of the final projections.

Key Demographic Findings

- Service Area #2's population annual growth rate (0.91%) is above the national (0.87%) growth rate.
- Service Area #1's average household size (1.89) is lower than the U.S.'s (2.59) average household size.
- When looking at age segments, Service Area #1's 18-34 segment (40%) is significantly greater than the national 18-34 segment (24%)
- Service Area #2's racial distribution is much more diverse than the national population, with 44.5% represented as minority races.
- Service Area #1's percentage of Hispanic/Latino population (3.7%) is significantly lower than the national average (18.1%).
- Service Area #1's per capita income (\$39,802) and median house income (\$59,400) are both above the national average (\$30,820 & \$56,124).

The full demographic research, including a detailed break down of ethnicity, race, income, age, and population growth, can be found in the detailed report located in the appendix.

20-Minute Walk Time



2017 Total Population
6,986



2017 Total Households
3,681



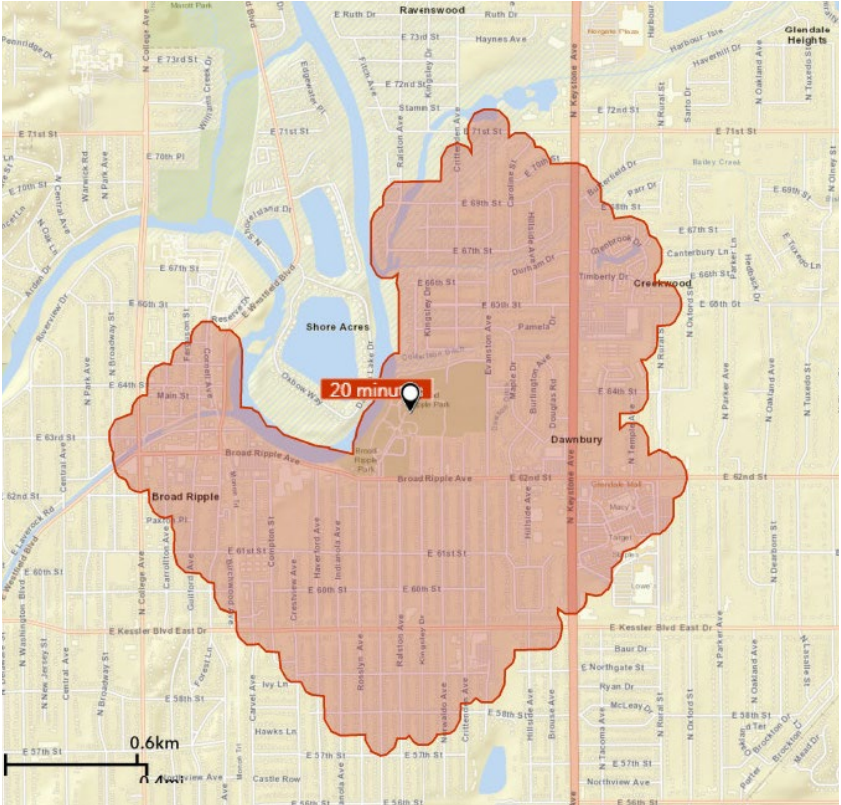
2017 Median Age
33.3



2017 White Alone Percentage
87%



2017 Median Household Income
\$59,400



20-Minute Drive Time



2017 Total Population
627,261



2017 Total Households
259,165



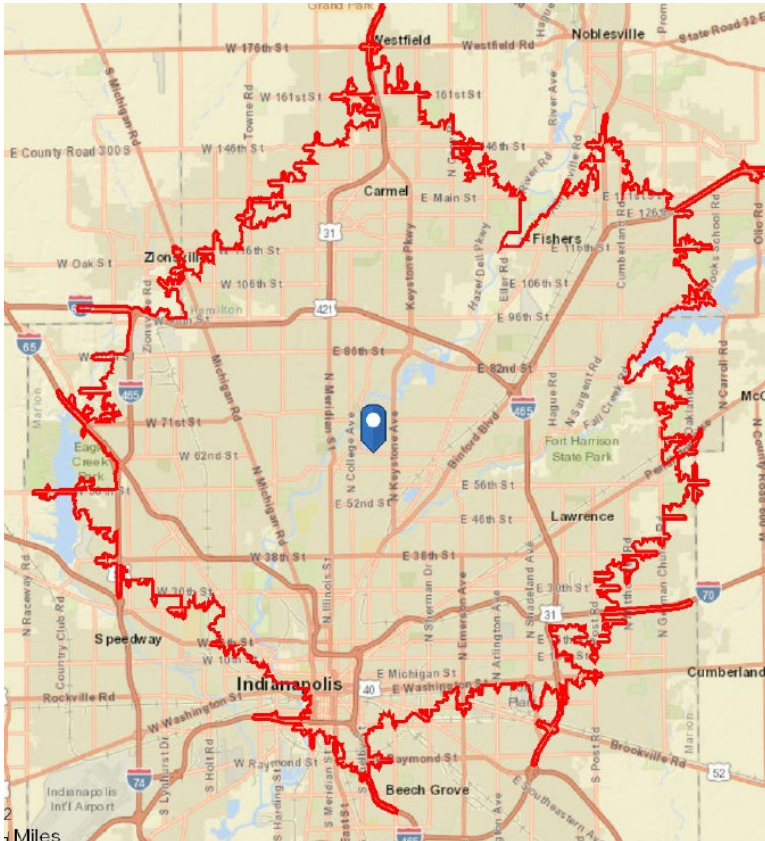
2017 Median Age
36.0



2017 White Alone Percentage
56%



2017 Median Household Income
\$49,214



PSYCHOGRAPHIC ASSESSMENTS

Tapestry Segmentation is a geodemographic system that classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. This market segmentation tool integrates consumer traits with residential characteristics to identify individual markets within a specified area. The Tapestry provides a classification model with 67 distinct, behavioral market segments that depict consumers' lifestyles and lifestages, and detail the diversity of the American population. These individual market segments are then arranged into 14 LifeMode groups that have similar characteristics and market profiles. A brief summary of the 14 LifeMode groups is provided in the table below.

LifeMode Summary Groups	
Group Name	Brief Description
Affluent Estates	Established wealth- educated, well-traveled married couples
Upscale Avenues	Prosperous, married couples in higher density neighborhoods
Uptown Individuals	Younger, urban singles on the move
Family Landscapes	Successful younger families in newer housing
GenXurban	Gen X in middle age; families with fewer kids and a mortgage
Cozy Country Living	Empty nesters in bucolic settings
Ethnic Enclaves	Established diversity- young, Hispanic homeowners with families
Middle Ground	Lifestyles of thirtysomethings
Senior Styles	Senior lifestyles reveal the effects of saving for retirement
Rustic Outposts	Country life with older families, older homes
Midtown Singles	Millenials on the move; single, diverse, and urban
Hometown	Growing up and staying close to home; single householders
Next Wave	Urban denizens; young, diverse, hardworking families
Scholars and Patriots	College campuses and military neighborhoods

The ESRI Tapestry Segmentation provides an understanding of consumers' lifestyle choices, what they buy, and how they spend their free time for a specified service area. This information is useful in identifying target markets, as well as highlighting segments that are being underserved, to ensure that Broad Ripple Park's offerings are in line with the unique characteristics and preferences of its users.

PSYCHOGRAPHIC ASSESSMENTS, CONTINUED

Emerald City (71.5% Of Service Area’s Household)

- Single-person and nonfamily households living in single family and multi-unit housing, with median age of 36.6 and median household income of \$52,000
- Well educated; more than half have a college degree and a professional occupation
- Highly connected, use the internet and technology for everything, but still find time to work out and eat healthy
- Environmentally conscious consumers
- Leisure interests include cooking, reading, listening to music, fine arts, and travel

Metro Renters (19.2% Of Service Area’s Household)

- Young singles renting multi-unit housing in urban settings, with median age of 31.8 and median household income of \$52,000
- Well-educated and willing to take risks and work long hours to get to the top of their profession
- Leisure activities include yoga, Pilates, downhill skiing, fine arts, drinking wine at restaurants and bars, reading/writing blogs, and watching TV programs and movies
- Computers and cell phones an integral part of everyday life, tend to be well informed before purchasing the newest technology
- Strive to be sophisticated; socializing and social status very important

Golden Years (6.8% Of Service Area’s Household)

- Single-person households and married-couple families with no children living in single family or multi-unit homes with median age of 51 and median household income of \$61,000
- Well-educated, independent, active seniors nearing end of careers or already retired
- Leisure interests include travel, sports, dining out, museums, and concerts, and are focused on physical fitness, healthy eating, and vitamin regimens
- Well-connected consumers: use internet for everything from paying bills to entertainment
- Avid readers (especially newspapers) and subscribers to cable TV

Traditional Living (2.5% Of Service Area’s Household)

- Primarily married couples living in single family homes, with a median age of 34.8 and a median household income of \$37,000.
- An estimated 70% of residents have completed high school or have some college education.
- Customers are brand loyal, unless the price is too high with cost being their primarily purchasing decision factor.
- Residents typically shop for groceries at discount stores such as Walmart supercenters and tend to favor fast food over sit-down restaurants.
- Enjoy outdoor activities such as camping and taking trips to the zoo.

The full psychographic research can be found in the detailed report located in the appendix.

MARKET ANALYSIS IMPLICATIONS

The findings from the market analysis provides a thorough understanding of the population served by BRP that will be useful in developing recommendations in this master plan. Assessing the key demographic, psychographic, and recreational trends of the service area can help inform the appropriate design concept and program plan from a market perspective.

Both the local (users within walking distance) and regional (users requiring transportation) service areas are experiencing growth; and although the growth is moderate, IndyParks must continue to monitor the population to identify shifts in the local demographic. The local service area of the park has a significant representation of residents ages 18-34, or the age group most associated with Millennials and the emergence of Gen Z. Enticing users from this segment requires alignment with their unique values, providing meaningful experiences, and effective use of technology. Expanding outward, the regional service area for BRP is substantially larger and much more diverse, which would signal the need for a greater variety of offerings and experiences that will create a broader draw for users to the park. Assessing earning capabilities, the local service area has income characteristics that are slightly above average, while the regional populace is below average, which may signal greater disposable income among local residents to spend on programming.

Findings from the psychographic analysis (tapestry segmentation) further detail the characteristics and consumer behavior of local residents, while confirming the lack of diversity of those living within a 20-minute walk of BRP. The vast majority (91%) of local residents belong to the Emerald City and Metro Renters tapestry segments, which are commonly classified as young, single person households that are well educated, solid earners, highly connected through technology, and strong interest in leisure activities that are social and related to the arts. However, there are two additional tapestry groups present that must be considered, which represent households of independent and active seniors, as well as young families with children and limited disposable income.

National recreation trends show strong growth in a wide variety of recreational activities, with especially strong growth in outdoor/adventure, aquatics, and fitness, along with continued popularity in niche sports (i.e. lacrosse, rugby, field hockey) and a resurgence in more traditional team sports (i.e. gymnastics, beach volleyball, baseball, softball). In general, the improving economy and the increased emphasis on the benefits of a healthy lifestyle have led to overall increases in participation for recreational activities nationwide. Assessing the local market potential (MPI) for the local and regional service area, BRP is serving residents that have a higher appetite for many recreational activities than the national average. Most notably, the local population within walking distance of BRP have extremely high MPI scores for fitness, outdoor/adventure, and commercial recreation that are well above scores from the larger service area; however, the regional service area suggests its residents will participate at higher rate than local residents for traditional team sports.

In conclusion, the key findings from the market analysis suggest there is a significant demand for an updated BRP and that the population served has characteristics and behaviors that should support the park well into the future if the necessary improvements are made. This analysis also provides a sound baseline of information for decision making that should be updated each year to understand how the population is evolving over time.



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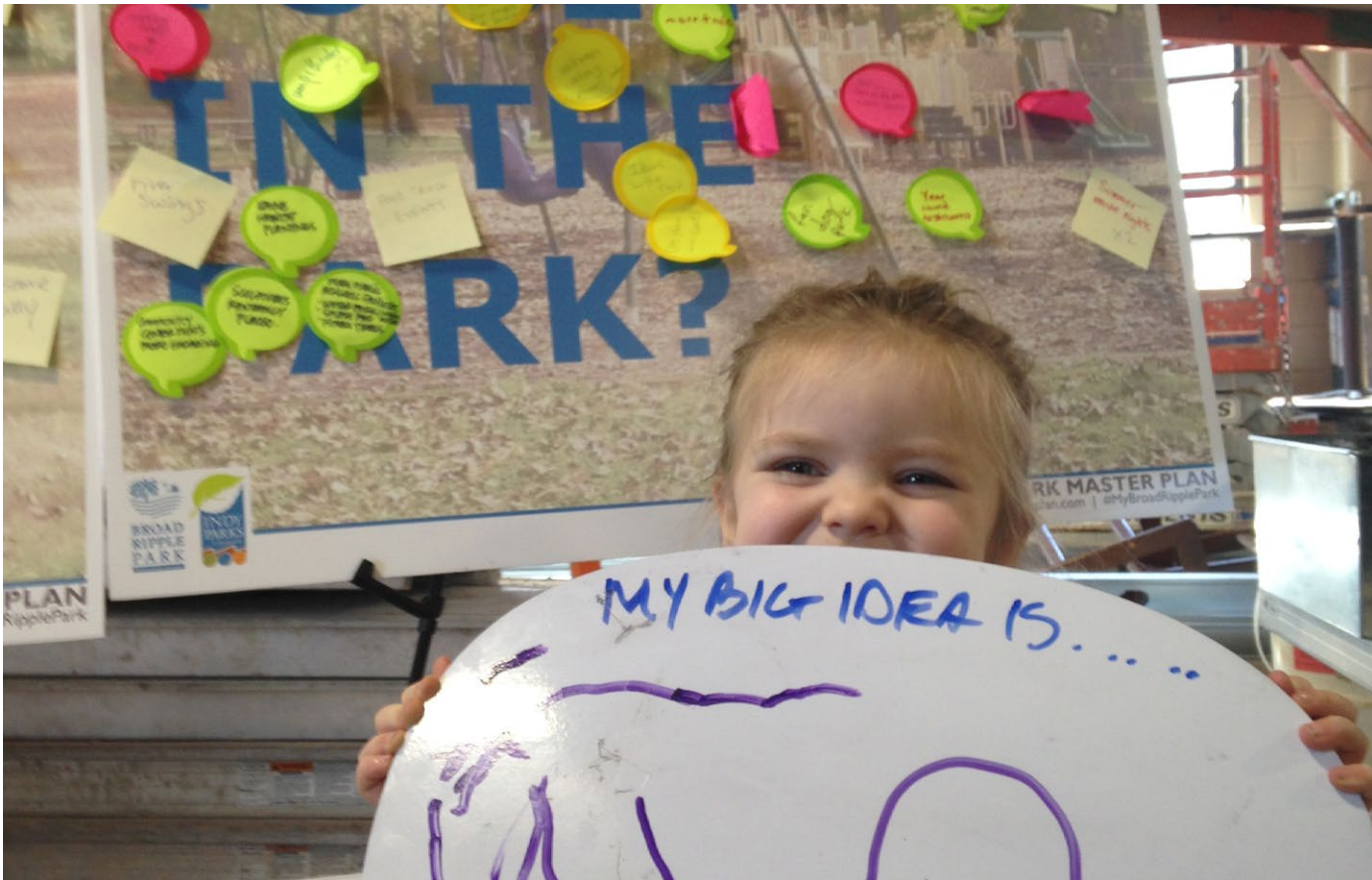
PUBLIC ENGAGEMENT

BROAD RIPPLE PARK MASTER PLAN



“As citizens of this democracy, you are the rulers and the ruled, the lawgivers and the law-abiding, the beginning and the end.”

~ Adlai Stevenson



PUBLIC ENGAGEMENT PROCESS

The public engagement plan for the Broad Ripple Park Master Plan was designed to provide an inclusive, community focused process. We wanted to gain the perspectives and insights of those living in Broad Ripple and the surrounding community, those with a vested interest in the park, and avid users of the park and White River. Thus, we used a variety of engagement tools and resources, including the following:

- Stakeholder Interview
- Steering Committee
- Project Website
- Public Meetings
- Pop-up Meetings
- Project Studio
- Community Survey
- Website and Media Relations

Our success with public engagement throughout the master planning process is due, in large part, to the robust input received from all those with interest in the park. This section consists of a summary of the tools and tactics utilized for this planning process.

STAKEHOLDER INTERVIEWS

Members of the consulting and design team conducted 21 stakeholder interviews with individuals representing government agencies, foundations, event planners, neighborhood associations, athletic organizations, and business owners. The interviews were approximately one hour long and most were held at the project studio, which was located in the Broad Ripple Park Family Center. There were a few interviews that were held at the interviewee’s place of business to better accommodate their schedule. The information shared and input received was very valuable in guiding the development of this master plan. The interviews were conducted with the following individuals and organizations:

STAKEHOLDERS

Bob Bronson	IN Department of Natural Resources	J. Phil Shults	Broad Ripple High School Principal
Bruce Buchanan	Flanner Buchanan Funeral Center	Barbara Wilder	Broad Ripple Farmer’s Market
David Hillman	Nina Mason Pulliam Charitable Trust	Teen Focus Group	Broad Ripple High School
John Pantzer	Circle City Athletics	Lisa Ripley/Dan Ripley	Roc & Row Fest
Mark Dougherty	N3 Boatworks	Brian Payne	Central Indiana Community Foundation
Ashley Parker	Buckingham Companies	Greg Harger	Reconnecting Our Waterways
Tom Healy	Indy Midtown Magazine	Kent Springer	BRVA-Past President
Kevin Montgomery	Dawnbury Neighborhood	Dan Ripley	Roc & Row Fest
Keeanna Warren	Purdue Polytechnic High School	Suze Stamm	Ravenswood Neighborhood
Todd Morris	Newpoint Services	Focus Group	White River Yacht Club Members
		Kevin Jones/Ed Taylor.....	Indianapolis Fire Department





STEERING COMMITTEE

A process successfully used in previous Indianapolis park planning efforts, Indy Parks established and held regular meetings with the Citizens Steering Committee that met from March 2, 2018 – May 18, 2018. This 25-member committee consisted of neighborhood association representatives, community organization representatives, business owners, and institutions. The steering committee provided advice, guidance, and oversight of the project, as well as introduced us to additional stakeholders to engage. They were considered to be the voice of the community and were looked upon to provide input and recommendations for the plan, provide insight on issues, and be advocates of the plan. They were also charged with “spreading the word” to their constituents via all available means, including, but not limited to, word of mouth, social media, and community message boards.

The dates and focus of the four meetings that were held were as follows:

- Meeting #1 March 2, 2018 Focus: Intro, SWOT, Inventory & Analysis, and Visioning
- Meeting #2 March 23, 2018 Focus: What We Heard, Concepting, Design Workshop
- Meeting #3 April 20, 2018 Focus: What We Heard, Draft Master Plan Recommendation
- Meeting #4 May 18, 2018 Focus: Refined Master Plan Review and Phasing

On April 27, steering committee and consulting team members took a day trip to Ohio communities to view several parks. The parks visited were Summit Park in Blue Ash, Washington Park in Cincinnati, and Winton Woods in Cincinnati. Additionally, the trip consisted of a brief window tour of Smale Riverfront Park in Cincinnati. The goals of the trip were to:

- Gain insight on how signature parks are designed, programmed, funded, and used in other cities.
- Generate more “big idea” thinking in the planning process for Broad Ripple Park.
- View the possibilities and various ways of incorporating artistic focal points throughout the park.

The trip proved to be a highlight of the planning process. It offered those who attended valuable insight on what it takes to plan and implement a signature park. It also generated more “out of the box” thinking in terms of the amenities that Broad Ripple Park could offer.

STEERING COMMITTEE MEMBERS

Barbara Wilder	Broad Ripple Farmer’s Market/BRVA	Mary Dorney.....	OASIS
Michael McKillip.....	Midtown Indy Inc	Christy Downton.....	Program User/Instructor
Lori Hazlett.....	Indianapolis Parks Foundation	Linda Phipps.....	Dawnbury Neighborhood
Jenny Burrough.....	Indianapolis Parks Foundation	Chris Welsh.....	White River Yacht Club
Julia Mune Moore.....	Arts Council of Indianapolis	David Gabovitch.....	Browning Investments
Patrick Flaherty.....	Indianapolis Arts Center	Will Carlson.....	Warfleigh Neighborhood
Aletha Dunston.....	Dawnbury Neighbor	Michael Kosene.....	Kosene & Kosene
Barbara Mihal.....	St. Paul’s Episcopal Church	Colleen Fanning.....	BRVA/City Councilor
Tom McCain.....	Friends of Broad Ripple Park	Liz Tate	Central Indiana Community
Brad Warnecke.....	Broad Ripple Riverwalk Task Force		Foundation
Kevin Hardie.....	Friends of White River	Joshua John.....	BRVA - President
Joel Smith.....	MNA	Brad Beaubien.....	DMD Planning
LeRoy Lewis.....	Broad Ripple High School Alum	Brent Kintner.....	Sergeant – Ranger Unit

PROJECT WEBSITE

The project website served as the main hub for providing information about the park planning process, including the schedule for public meetings, community pop-ups, and project studio staffing hours. As the process progressed, information was added to the website that included inventory, analysis, public input and engagement, design parameters, concepts, proposed master plan, and implementation.

A community input survey was posted on February 16, 2018 and ran through April 19, 2018. The survey gathered 441 responses from vested community members, business owners, park users, and stakeholders. The final results of the survey with a detailed breakdown of responses are included in the appendix. The survey resulted in some commonly themed responses.

Responses that were more common:

- Create better access to the river
- Provide a variety of play spaces, including nature, playground, aquatic, and wheeled activities
- Maintain and expand the natural experience, including trails, woodlands, and green spaces
- Improve maintenance and connectivity
- Enhance the turf fields and active recreation areas

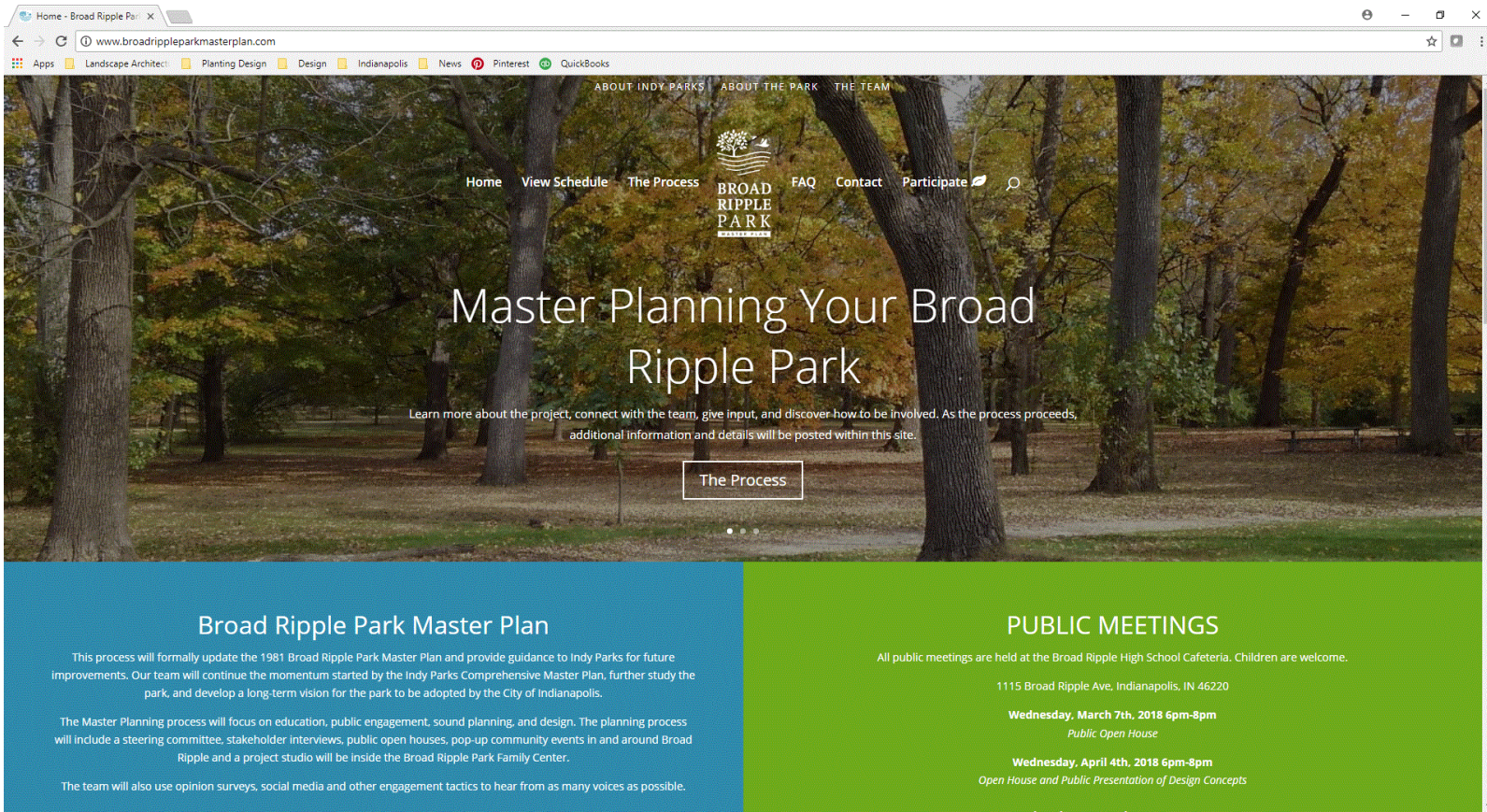
The top 5 desired changes to the park were:

- Better access to the river
- Other (please write in your favorite if not listed)
- New pool and aquatics experience
- Enhanced dog park
- New and bigger playground

The top 5 things desired in the park that are currently not offered:

- Connection with the river
- Nature exploration opportunities
- Art/sculpture
- Workout/fitness amenities
- Indoor recreational opportunities

The project website also listed alternative means to reach team members. These included the project phone number, 317-813-9569, and the project email, info@broadripplemasterplan.com. All emails received a confirmation of receipt and any required return correspondence, for both voicemail and email, was initiated within 24 hours.



MEDIA COVERAGE

Information about the master plan has been shared on numerous media sites. Media staff attended several public meetings and Indy Parks staff were interviewed. A list of media coverage is below.

1. Midtown Indy Magazine: <https://www.indymidtownmagazine.com/big-plans-ahead-for-two-midtown-parks/>
2. Indy Star: <https://www.indystar.com/story/news/history/retroindy/2018/04/13/broad-ripple-park-natures-gift-amusement-world/500458002/>
3. IBJ: <https://www.ibj.com/articles/67982-broad-ripple-amusement-park-had-roller-coaster-other-rides>
4. IBJ: <https://www.ibj.com/articles/67958-dated-and-drab-broad-ripple-park-ready-for-reboot>
5. WRTV: <https://www.theindychannel.com/news/local-news/indianapolis/broad-ripple/the-future-of-the-broad-ripple-pool>
6. WTHR: <https://www.wthr.com/article/future-of-broad-ripple-pool-a-concern-as-indy-parks-unveils-parks-master-plan>
7. Additionally, coverage of the master plan was published in the Broad Ripple Gazette, advertised on Indy Parks social media outlets, and included on pop-up & on-site advertising.

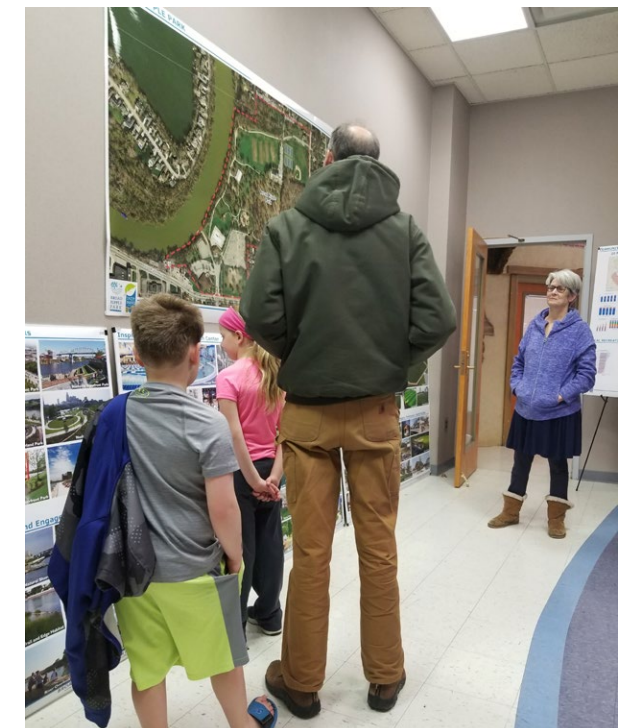


PROJECT STUDIO

A dedicated planning studio for the Broad Ripple Master Plan project was set-up and located in the Broad Ripple Park Family Center. The studio was offered as a self-guided tour format. It was also staffed 2 – 3 times per month by members of the design team to provide an opportunity for those interested to speak directly with a team member. The staffing hours were displayed on the project website. The display boards were updated as the process progressed. It offered those who were interested in learning more about the process an opportunity to review the historic inspirational boards, and proposed concepts. There were also image boards that posed the following questions:

- What is your favorite Broad Ripple Park Memory?
- What would you want to see in the park?
- What is your big idea?

There were sticky notes provided so the community could post their responses to these questions directly on the corresponding board.



PUBLIC MEETINGS (OPEN HOUSES)

The public engagement process included four public meetings, which occurred on March 7, April 4, May 2, and May 23, 2018. All four meetings were held at Broad Ripple High School from 6pm – 8pm. They were set up in open house format. Following a brief presentation by the design team, attendees were allowed to view the various boards that were on display and speak directly to design team members.

PUBLIC MEETING I

MARCH 7, 2018

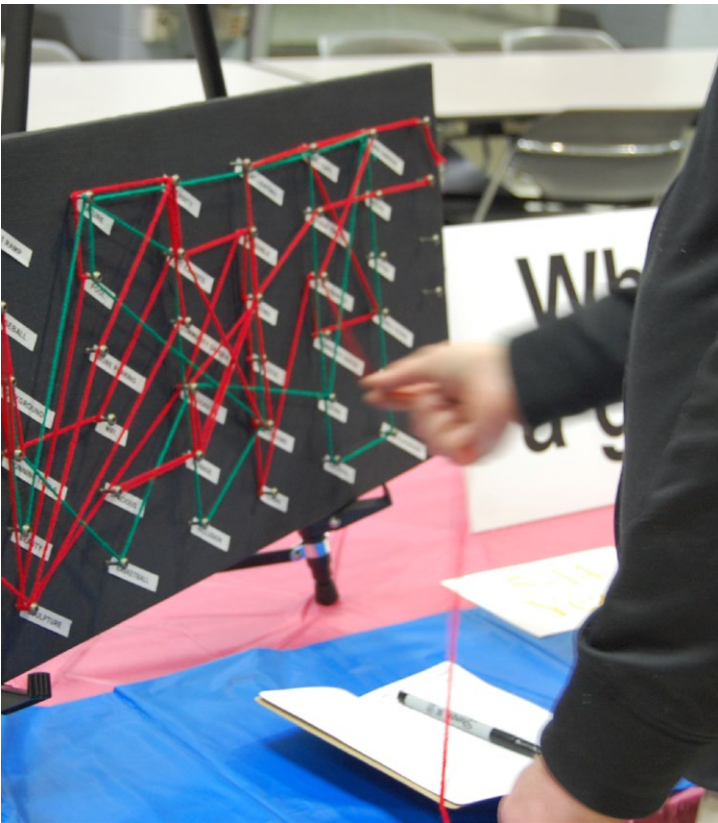
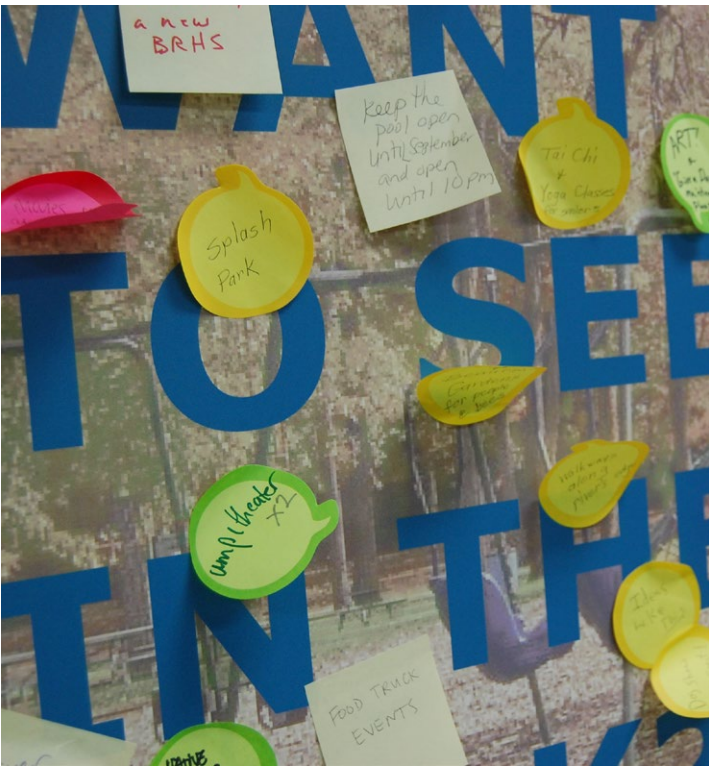
The first public meeting did not include a formal presentation. The format for the evening was a true open house — an informative and comment gathering meeting. The goals of the first public meeting were to:

- Inform the public of the project and process
- Share the history of the park
- Share big visions for the park through inspirational imagery
- Introduce the use of art as an integral part of the park
- Engage the public to share their memories and big ideas for the park

The Project Artist had a display table set up to share her ideas to creatively add art to the park’s culture.

Forty people attended the first public meeting, not including Indy Parks and the Consultant Team staff. During the open house portion, there were numerous comments posted to the image boards. Some of the comments left on the “What would you like to see in the park” image board were:

- | | |
|---------------------|------------------------------|
| • River overlook | • More trails |
| • Lots of benches | • Swimming pool all year |
| • New playground | • Walk along river’s edge |
| • Turf for dog park | • Preserve existing woodland |



PUBLIC MEETING 2

APRIL 4, 2018

The second public meeting was broken into two halves — presentation and engagement. The goals for the meeting were to:

- Share the context of the park, existing conditions, existing amenities, and features
- Share the demographics within a 20-minute walk and 15-minute drive time of the park
- Review public engagement efforts to date and share upcoming event dates
- Share key analysis findings
- Share three initial master plan design concepts

Research data was presented to the group based on public input received to-date and the direction and guidance of the steering committee. Three park concepts were presented to the attendees, along with general inventory, analysis, and inspirational imagery for each concept. The concepts were displayed on boards throughout the room and attendees were given the opportunity to visit each individual concept. They were encouraged to ask questions, and more importantly, share any thoughts they had. Each person was given two green dots at registration. After reviewing each concept design, they were asked to place a green dot on the design(s) they favored most.

Of the three concepts, the public tended to favor the first and third concepts the most. The second concept, which established a highly urban river's edge with vehicular access adjacent, was the least-favored design. Overall, the public did not like the idea of over designing and creating a highly urban park. The three concepts can be reviewed in more detail in Section 05 - Design Process.

The Project Artist had a display table set up to encourage attendees to create their own trail network for the park.

Sixty-two people attended the second public meeting, not including Indy Parks or the Consultant Team staff. Input received was very instrumental in the development of the refined concept/draft master plan.



PUBLIC MEETING 3

MAY 2, 2018

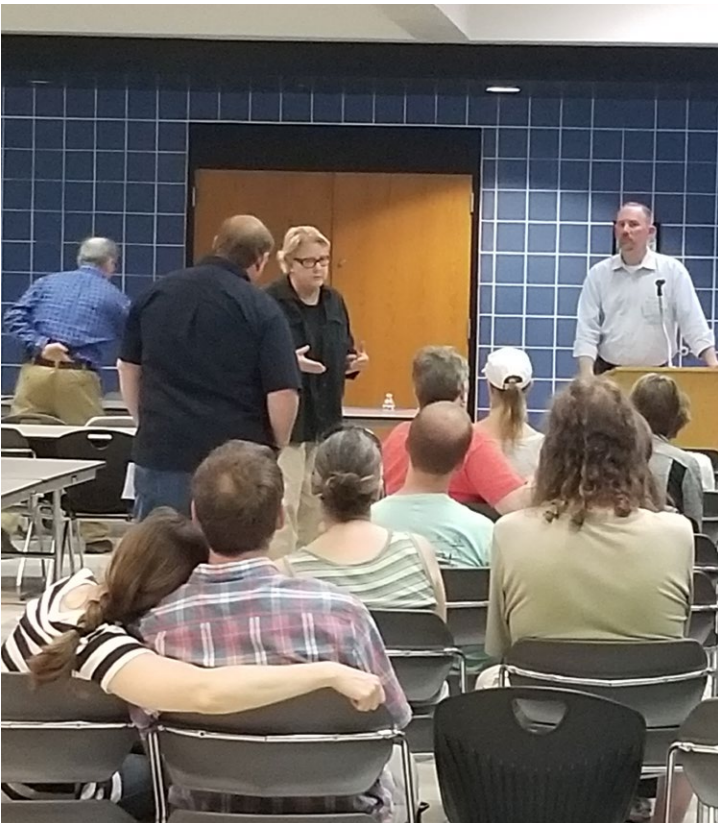
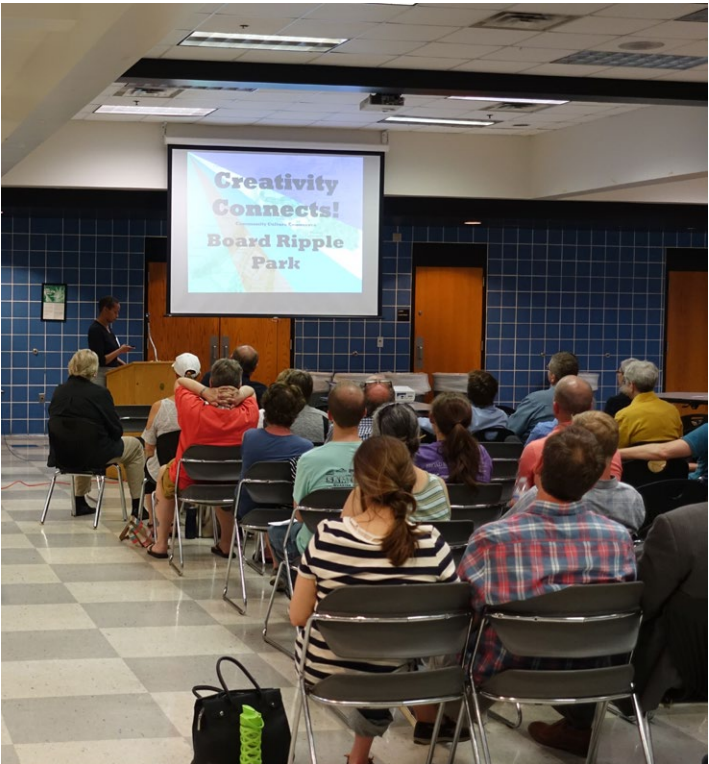
The third public meeting was broken into two halves — presentation and engagement. The goals for the meeting were to:

- Review of existing conditions and opportunities
- Share public engagement efforts to date
- Review initial master plan design concepts
- Provide public with concept summary
- Share refined concept/draft master plan
- Provide Q & A time
- Allow public time to speak directly with team members to share thoughts and concerns
- Introduce proposed art concepts

This meeting allowed time for the attendees to engage and ask questions, as well as share their thoughts and concerns with the overall group. Additionally, they were encouraged to engage directly with the design team to share their view of the draft master plan, get any questions they may have answered, and express any issues they may see with what was being proposed.

The majority of the attendees expressed support of the plan and were excited to know the park is being slated for renovation. There was some concern expressed about the location of the boat ramp and the closing of the outdoor pool. Overall, the group proved to be very passionate about the park and eager to see improvements made.

Attendees were all given comment cards at registration and were encouraged to write down their comments and submit them to the consultant team for review and/or consideration. There were 54 attendees, not including Indy Parks and the Consultant Team staff. There were 12 comments cards submitted.



PUBLIC MEETING 4

MAY 23, 2018

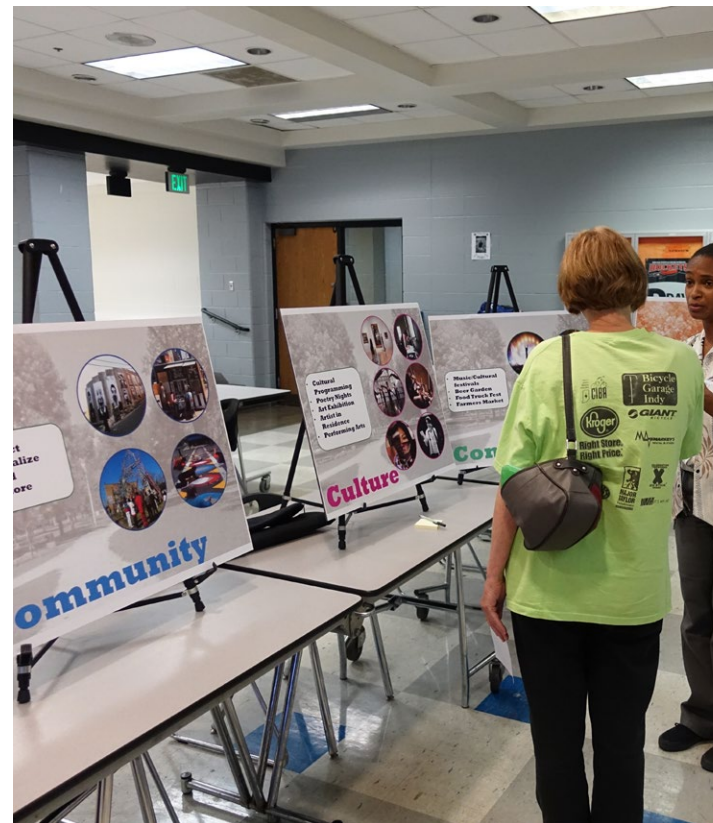
The fourth and final public meeting was broken into two halves — presentation and conversation. The goals for the meeting were to:

- Provide a summary of public engagement efforts
- Review design parameters and guiding principles
- Review evolution of concepts
- Share refined master plan
- Review project costs and potential phasing
- Review further development of park art concepts

Not including Indy Parks and the Consultant Team staff, seventy-four people attended this meeting. A goal for this meeting was to allow for more interactive time with the group. With that in mind, the design team presented the refined master plan and related topics, then allowed for questions and open discussion. Attendees were offered the opportunity to address the audience and share concerns or approval of the project process and proposed plan. They were also encouraged to engage with the consultant team and steering committee members to discuss their thoughts on the refined master plan.

There was an overall sense of approval from the audience. There were still a few individuals who expressed their concern about replacing the outdoor pool with an aquatic experience. Some do not want to see the pool, as it is today, go away. The boat ramp users were pleased with the proposed location of the boat ramp, which is generally in the same location as the current ramp on the south end of the park.

The Consultant Team shared what the next steps in master planning process will be. Although this was the final public meeting, the attendees were reminded of the various ways to contact members of the team with comments or concerns, including the project website which was still being updated with progress and was able to accept posted comments.



POP-UP EVENTS

Given the realization that not everyone would be able to attend all of the public meetings, four pop-up engagements were conducted that acted, more or less, as informal public meetings. The locations of the pop-ups were carefully thought out to ensure a large number of the public were reached. The pop-ups were well received. The venues all generated large crowds. This allowed the team to be able to share the plan process, inform of upcoming public meetings, encourage completion of the public input survey, and advise of the project website to follow the process. The pop-ups engagements were held as follows:

- Pop-up #1 March 10, 2018 Broad Ripple Winter Farmers Market @ Big Lug's Liter House
- Pop-up #2 April 7, 2018 Glendale Library
- Pop-up #3 May 9, 2018 Broad Ripple Park Dog Park
- Pop-up #4 June 2, 2018 Broad Ripple Farmers Market @ Broad Ripple High School

POP-UP EVENT I

MARCH 10, 2018



POP-UP EVENT 2

APRIL 7, 2018



POP-UP EVENT 3

MAY 9, 2018



POP-UP EVENT 4

JUNE 2, 2018



5

DESIGN PROCESS



“Critique by creating.”

~ Michelangelo

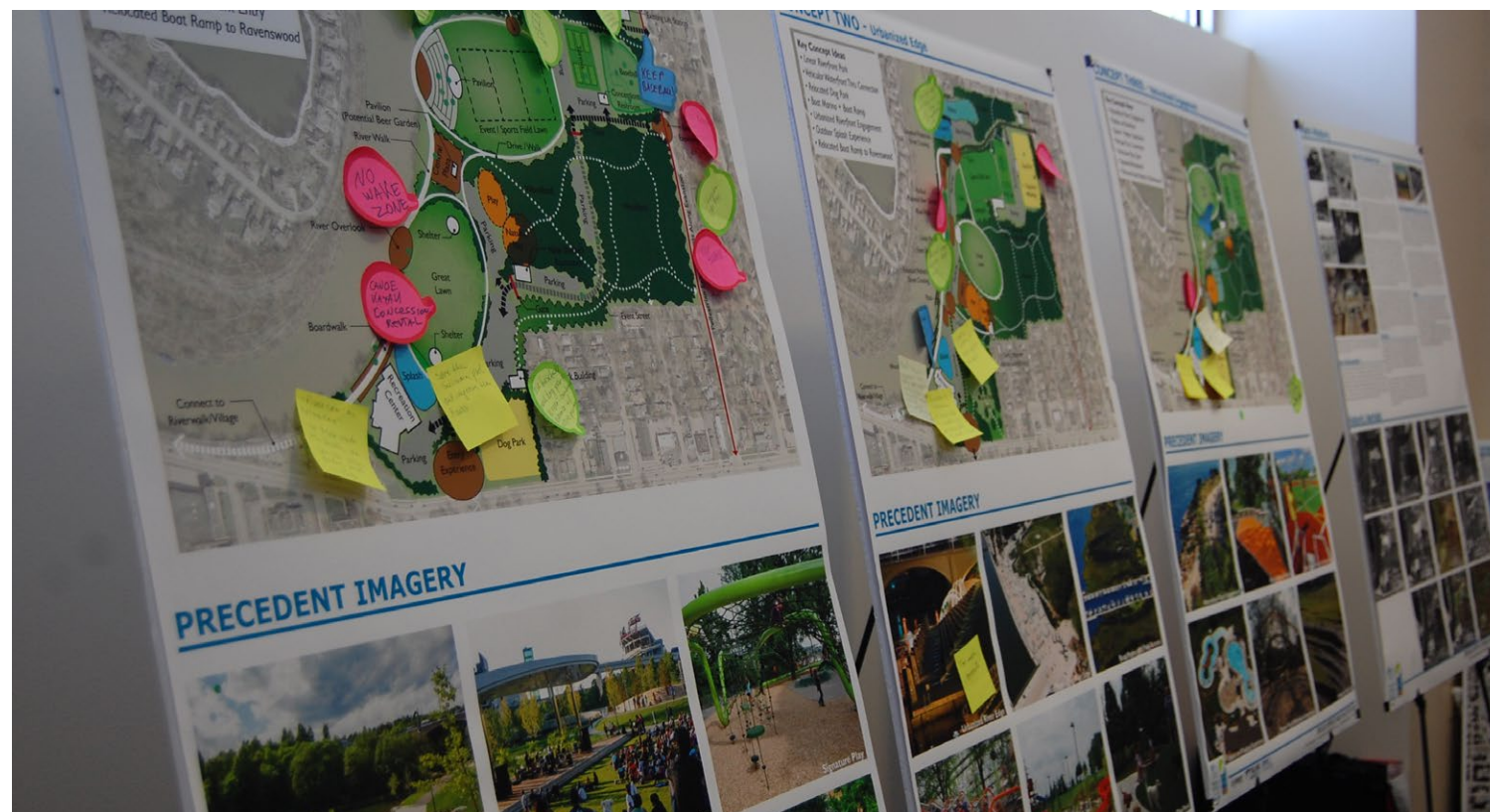
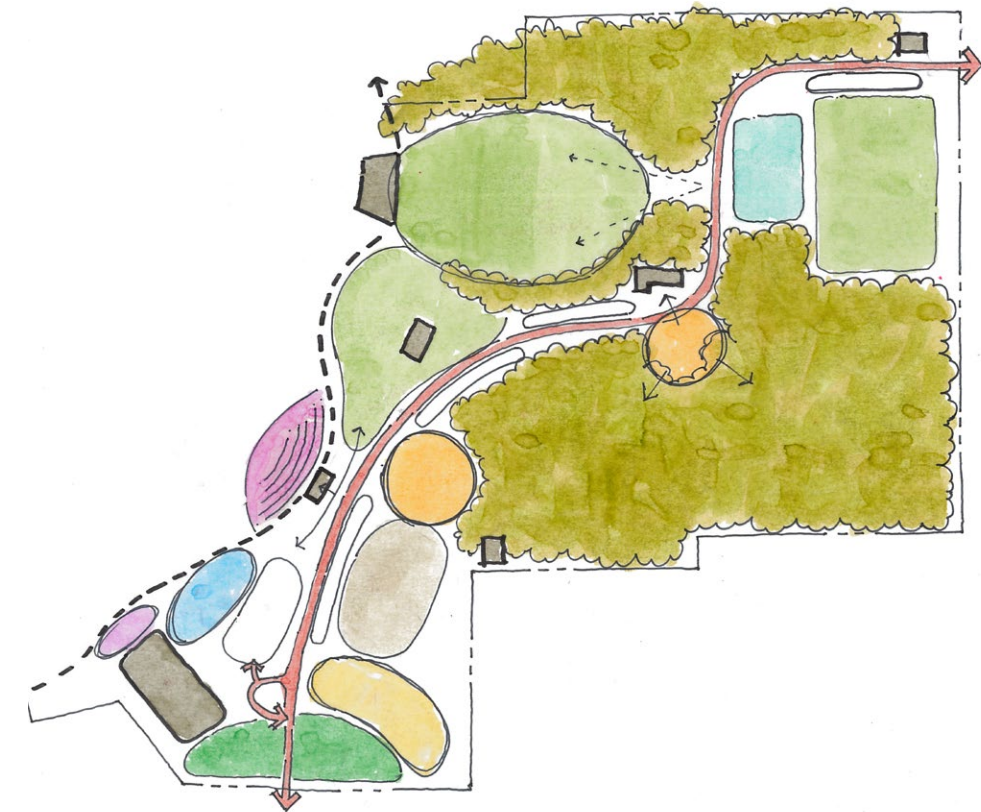
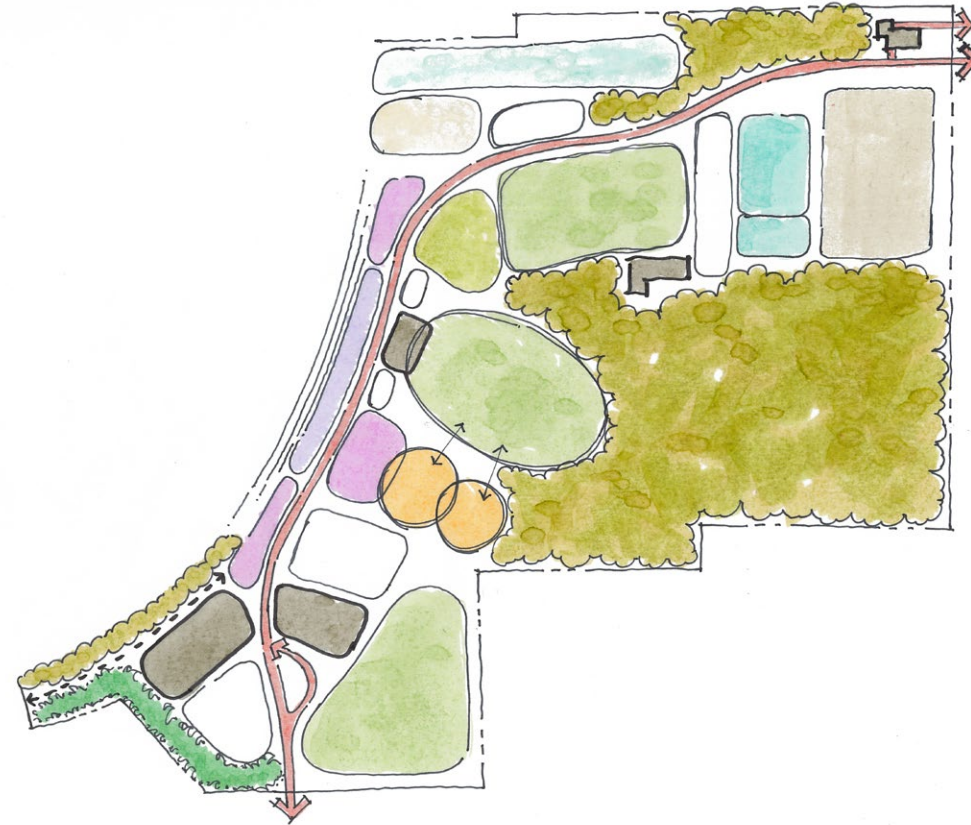
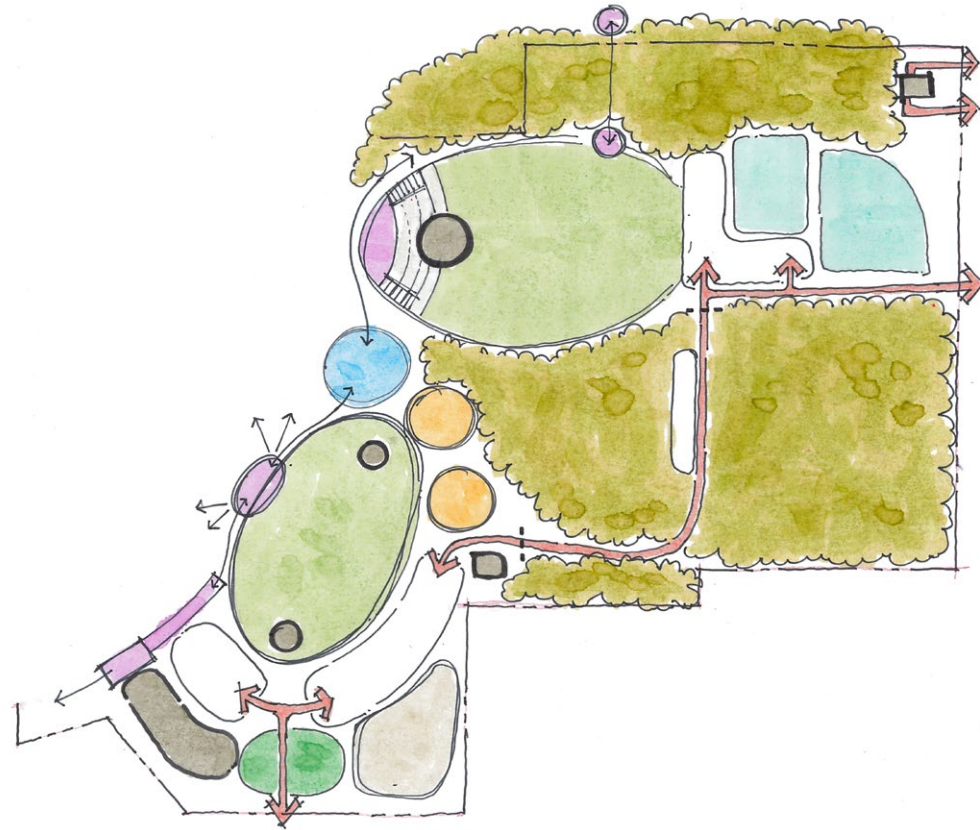


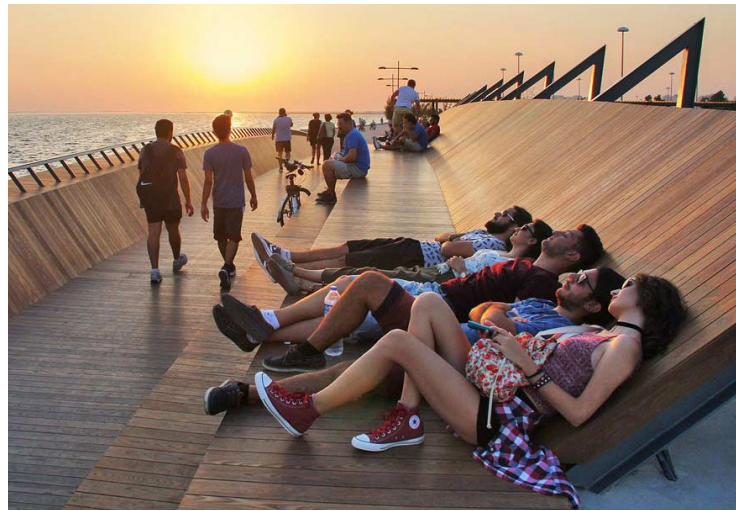
DESIGN PROCESS OVERVIEW

The project team and Indy Parks kicked off conceptual design with a two-day design charrette. The charrette ended with a presentation of the initial concepts to the steering committee. Following the charrette, the concepts were refined further, and three designs were presented to the public for initial feedback. Throughout the process, the design concepts and ideas were continually vetted with the steering committee, public meetings, pop-ups events, and posted to the project website for input.

The following imagery and concepts summarize the process but don't exhaustively display all the design concepts and strategies the design team explored. The initial three design concepts provided a variety of design ideas as conversation starters to draw out the community's views on new ideas.







CONCEPT ONE

Concept one provides a diverse river engagement experience, ranging from a boardwalk to terraced edges. Terracing would occur at the northern terminus of the Riverwalk trail. Developed pockets throughout the park establish smaller destinations within the park. Active uses bookend the north and south ends of the park while the center of the plan lends itself to more passive activities. The recreation center and dog park anchor the park entry. An outdoor aquatics experience – splash pad and lazy river – opens to the great lawn. Shelters in the lawn spaces are ideal for rental or performance spaces.

A central plaza along the Riverwalk trail provides a central gathering space and can accommodate special events. A building in the plaza provides restrooms and could be a venue for a concession area or a beer garden. The vehicular drive follows the historical route through the woodland areas, but the entry along Evanston has shifted south. The vehicular thru route can be closed off for events, such as the Broad Ripple Farmers Market. The boat ramp is removed from the park and proposed to be relocated north to Ravenswood Beach Park.

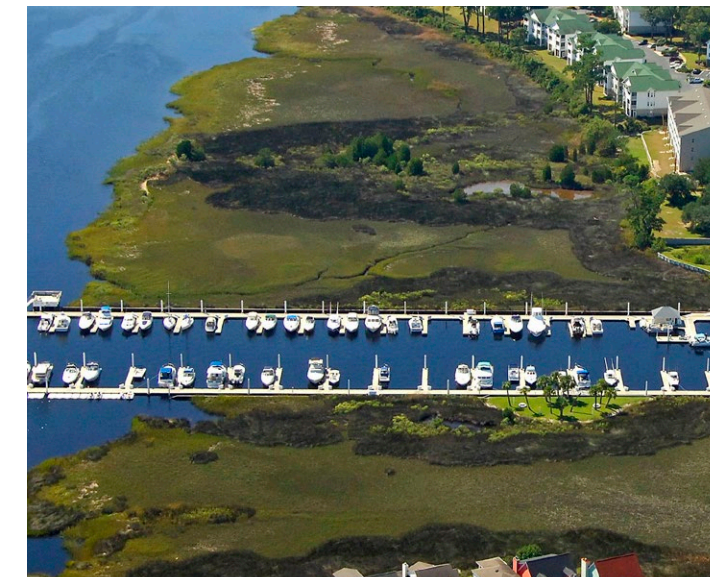


CONCEPT TWO

Concept two aims to create an urban edge along the riverfront. A vehicular connection adjacent to the river maintains a larger, contiguous park east of the drive. Additionally, the drive creates a smaller, linear park along the river's edge. The urbanized riverfront would consist of terraces that lead down to the water level. A recreation center and outdoor splash experience anchor the main entry.

The boat ramp shifts to the northern area of the park where grades to the water aren't as significant. The Culbertson Ditch would be developed into a small marina for temporary or short-term boat docking. Relocating the dog park to the north area of the park allows for a passive park space at the main entry. A central great lawn emerges from surrounding woodlands and connects to the linear park.

The playgrounds and recreational sports areas are located on either side of the great lawn to spread out active uses within the park. Parking is spread throughout the park rather than creating one large, central lot. The vehicular drive would be closeable for events or to detract drivers from using the drive for a cut-through route.



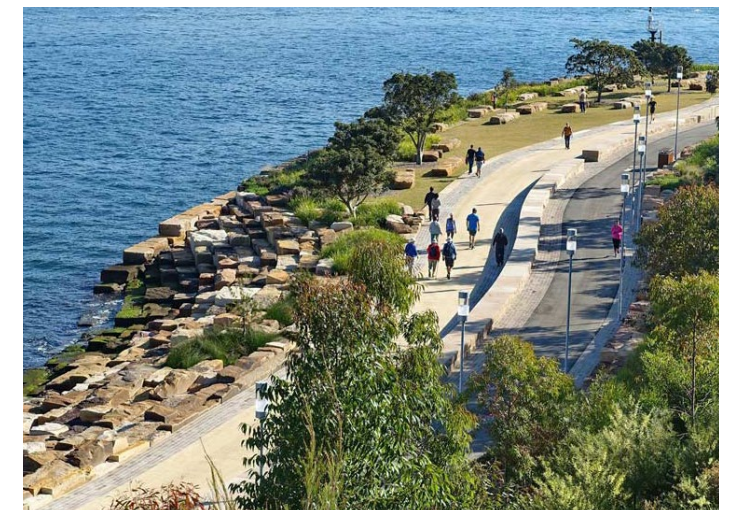


CONCEPT THREE

Concept three focuses on maintaining a more natural park setting. Expanded woodlands and lawns are predominant in the design, and the riverfront engagement is limited to smaller overlook and gathering nodes. Restored riverbanks re-establish the riverine flora and fauna within the park. A winding Riverwalk trail connects the recreation center to the event lawn. Along the Riverwalk trail, in the center of the park, an overlook hill provides elevated views to the water.

Active park uses are spread along the arcing vehicular spine. The dog park expanded to the north to allow for an enhanced park entry experience. A nature center and nature playground are tucked into woodland edges. Recreational sport zones are located in the northeast area of the park, and an outdoor splash and aquatic experience engages the recreation center at the park's main entry.

Parking is spread along the vehicular spine, but larger parking areas in the south of the park are driven by the recreation center, splash experience, and dog park. The boat ramp is removed from the park and proposed to be relocated north to Ravenswood Beach Park.



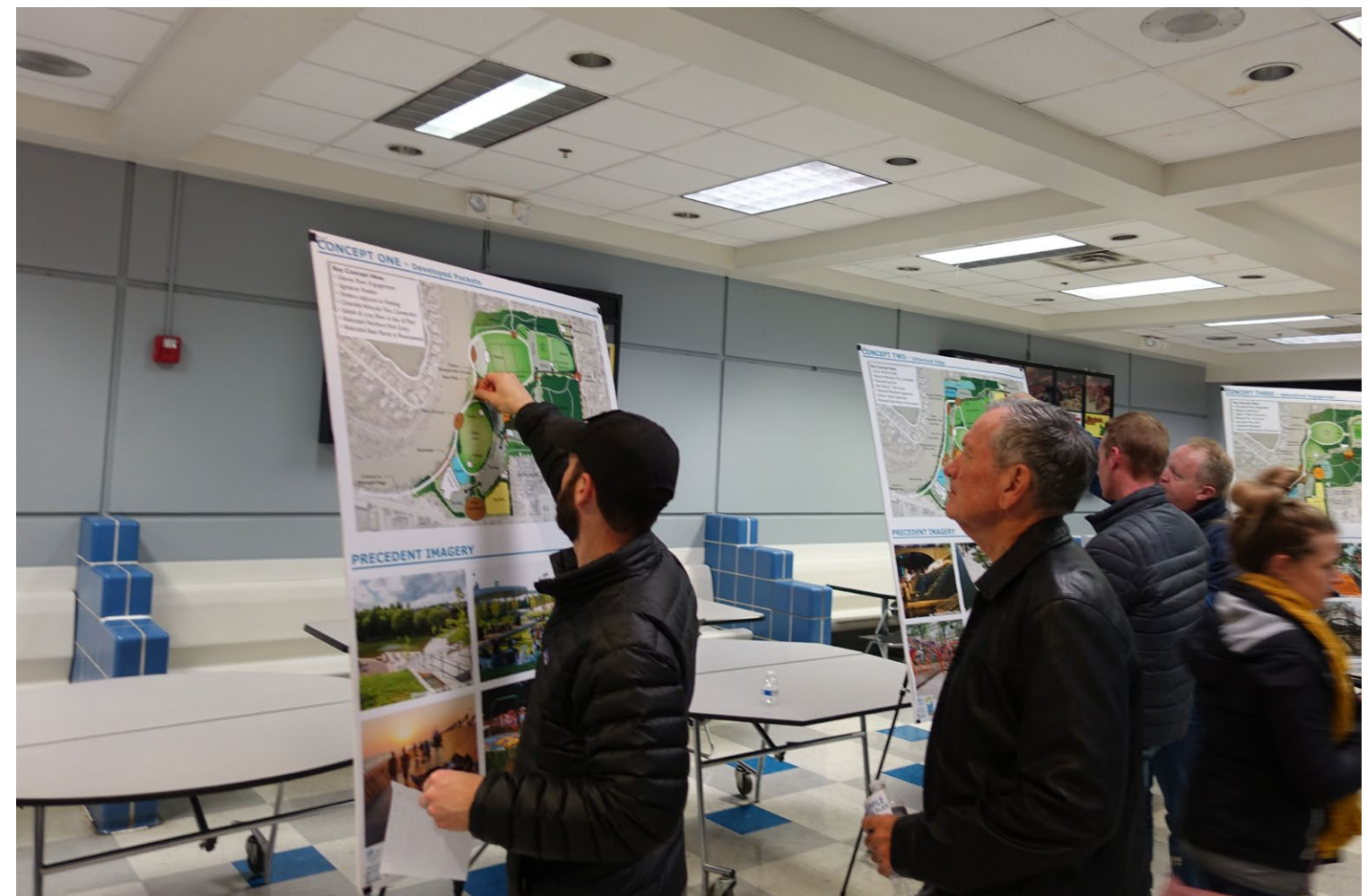
DESIGN REFINEMENT AND SUMMARY

As anticipated, the three designs jump started conversations through the steering committee and public forums. Generally, most of the feedback spoke to hybridizing the first and third concepts.

Concept Feedback for Design Refinement:

- Provide diversity of natural and built uses along riverfront
- Utilize existing woodland and wetland assets more prominently
- Retain baseball field in similar location
- Enhanced dog park that remains in current location
- Incorporate pavilion and open event lawn
- Provide multiple picnic shelter opportunities throughout the park but close to vehicle access.
- Incorporate pickleball and volleyball uses
- Pursue outdoor aquatics with recreational opportunities
- Pursue indoor aquatics in recreation center
- Control vehicular drive through the park with the ability to close
- Restrict vehicular access drives along river
- Maintain a boat ramp in the park

Moving forward, a hybrid concept was developed and presented to the steering committee and public. The design team gathered more feedback and input on the refined concept to produce a well received, comprehensive master plan vision.



6

PROPOSED VISION



“Make no little plans.”

~ Daniel Burnham



OVERALL VISION NARRATIVE

The proposed master plan for Broad Ripple Park was developed using seven guiding design principles. These principles were developed in conjunction with and confirmed by the Steering Committee and public. The guiding principles include the following:

- 1. Create a **signature** and **sustainable park**
- 2. Connect to the river and **enhance river access**
- 3. **Connect** to Broad Ripple Village and adjacent communities
- 4. Establish a balance between **passive** and **active recreation**
- 5. Engage with **nature** and incorporate **environmental education**
- 6. Design and promote **art** for **community, culture, and commerce**
- 7. Expand, enhance, and build upon existing park **programming**

These principles helped shape each of the Design Team’s concept studies. They were consistent, reliable benchmarks to ensure the Project Vision was achieved-- creating a signature and sustainable park that is cohesive and elegant in its design, while creating a multi-generational, cultural, destination park with year-round usability.

To the principles themselves, three were echoed most frequently through the project’s online survey and public input process—engagement with the river, enhanced connectivity, and a commitment to nature’s role in the future of the park. Simply put, the White River is an incredible asset to the park and City but had never been well-integrated into the experience of the place. It was critical to express the river and its importance in the long-term plan for the park. The master plan proposes a diverse set of experiences along the river’s edge, including terraces to the water level, a passive hillside, restored riverbanks, and cantilevered overlooks and swings to capture dynamic views of the river corridor. A boat ramp, usable for both motor and human powered water craft, was also essential to offer users direct access to the water.

From a nature perspective, the mission of the plan is to grow and expand natural areas of the park, recommit to diversifying flora species, and to create opportunities for nature play, nature interpretation, and artistic expressions inspired by natural systems. Some public comments recognized that using nature as a guiding force could enhance sustainability with perspectives ranging from environmental to financial and programming to maintenance.

Connections to the park, through the park, and to the surrounding neighborhoods are vital components of the park’s success. The master plan encourages multi-modal transportation, whether by foot, bike, bus, or boat. Generous pedestrian trails and adjacent roadway enhancements for pedestrians connect residents and visitors to the park.

Active sport fields and recreation areas are balanced by woodlands and environmental education nodes. Flora and fauna, existing and proposed, create a lush green getaway from the bustling village down the street. Broad Ripple is a vibrant arts community, and the master plan proposes temporary and permanent art, as well as embracing and promoting art for community, culture, and commerce.

As the master planning process unfolded, patrons were provided concept plans that offered varying degrees of “impact” to the park. Some plans were bold, transformational notions that urbanized the park. Others were more subtle, refining directions more in keeping with the park’s current structure. In the end, the public was drawn to the solutions that built upon the strength of current park assets and chose to refine and define program elements in a way that could be more resilient and durable over time.

Plan enlargements, precedent imagery, and narratives describe park components in more detail on the following pages.

MASTER PLAN LAND USE DIAGRAM



PROPOSED MASTER PLAN



LEGEND

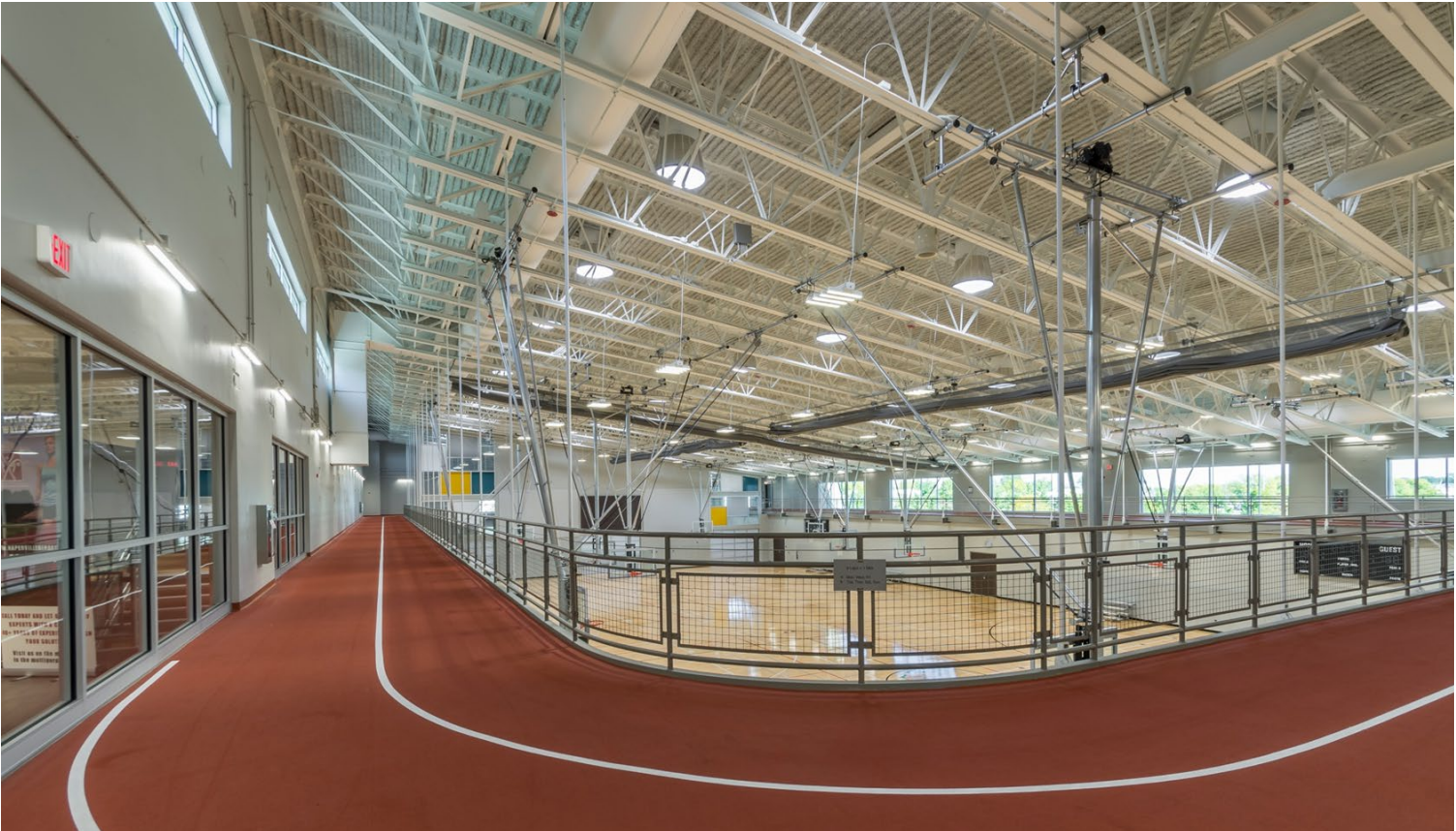
- 1. Community Center
- 2. Outdoor Aquatics
- 3. Dog Park
- 4. Riverwalk Experience
- 5. Woodland
- 6. Wooded Knoll
- 7. Lawn
- 8. Main Parking Lot
- 9. Festival Street (Thru Connection)
- 10. Event Lawn / Sports Fields
- 11. Event Hub
- 12. Tennis / Pickleball
- 13. Sand Volleyball
- 14. Baseball / Multi-purpose
- 15. Wetland
- 16. Boat Launch

PROPOSED VISION





PROPOSED VISION





PROPOSED VISION





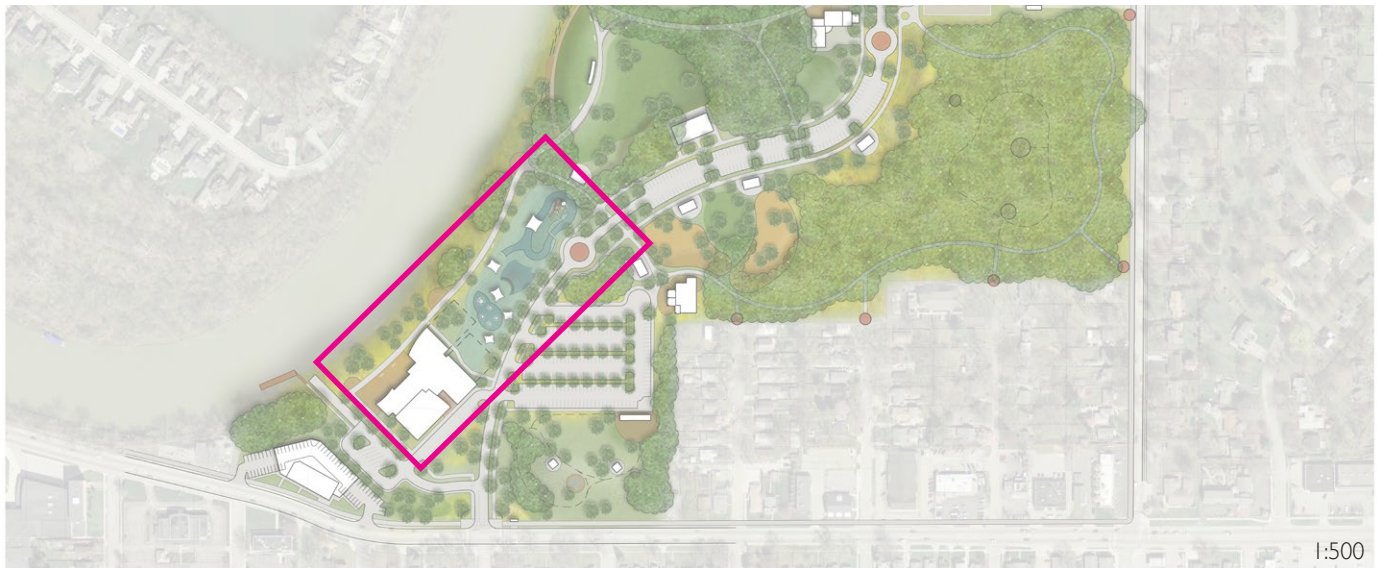
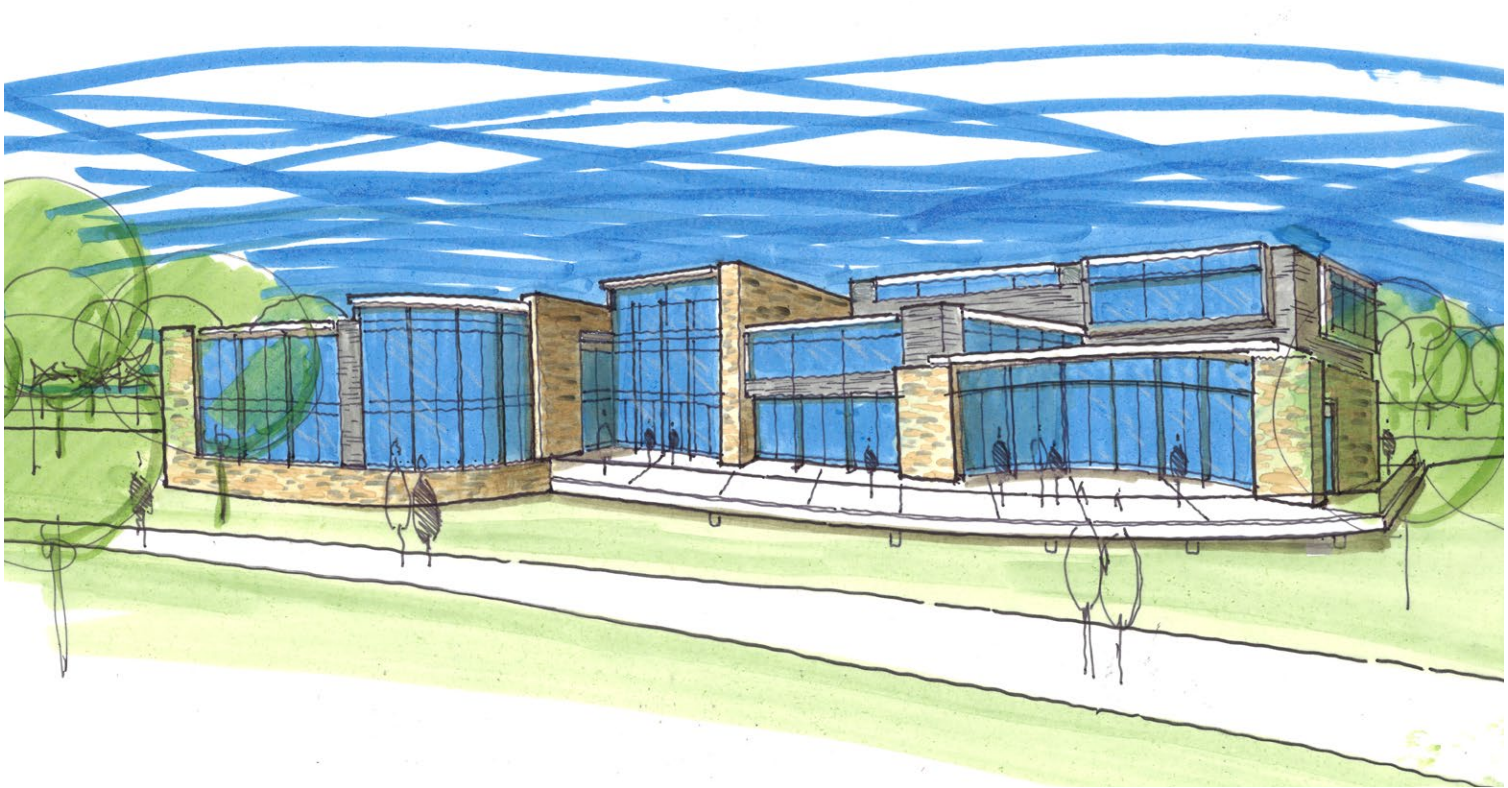
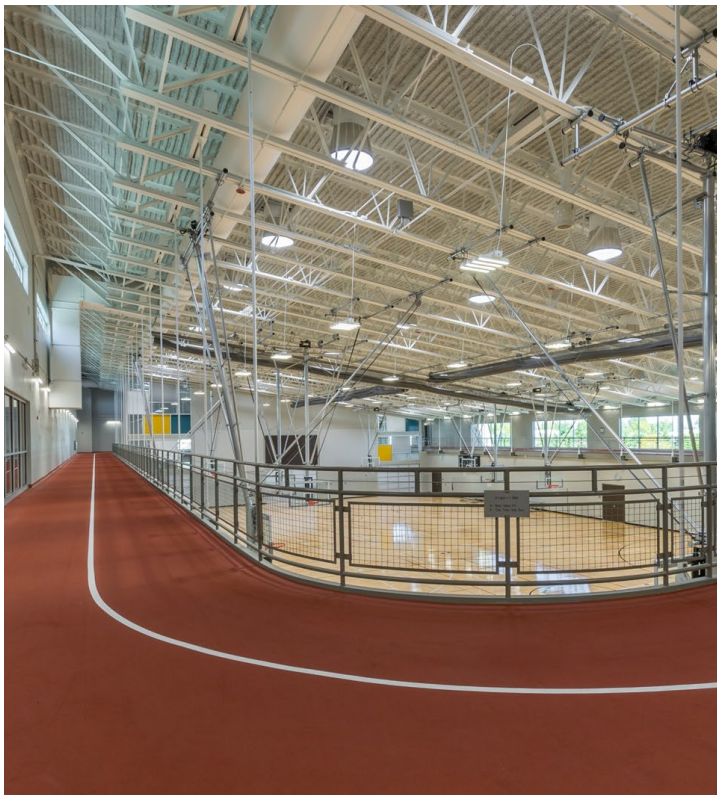
COMMUNITY CENTER

The engagement with the White River is the fundamental premise and inspiration for the proposed Family Recreation Center development. The building placement, views from the building, and the interaction of both indoor and outdoor spaces should revolve around engaging of the river. The building is envisioned to use extensive glass along the river's edge to enhance the user experience. The proposed center includes a gymnasium, walking / jogging track, health and fitness areas, multi-purpose rooms, a café with a river's edge terrace, adventure play, support amenities, and the opportunity to collaborate in a Public/Private Partnership.

AQUATIC EXPERIENCE

Like the Family Recreation Center, the Outdoor Aquatics Center engages the river's edge. The proposed vision creates various play and leisure experiences to complement the Family Center. Amenities include a lazy river, slides, activity pool incorporating lap swim and learn-to-swim programs, a spray playground and leisure deck, and lawn area with ample shade structures.

During the planning process, the public input continued to point toward an aquatic experience that would attract more users than a traditional pool can support in a few short summer months. Careful consideration should be made during technical and detailed design to understand if and how fitness swimming and learn-to-swim programs can be supported as part of a year-round indoor aquatic expansion.





ENTRY / IDENTITY

The entry to Broad Ripple Park should be simple, visually engaging, and inviting. Monument signage is proposed to sit on both sides of the park entry road. One of the signs acts as a main gateway and identity element and the other contains a non-intrusive display panel to advertise and market the numerous park programming and upcoming community events. Entry monument signage should incorporate elements and materials that repeat themselves in park architecture, as well in artistic ways throughout the park. The opportunity to include the dog park along the primary park frontage of Broad Ripple Avenue should be thought of as an attention-getting, fun aspect of the identity of place.

From a softscape perspective, a dynamic, lush landscape of ornamental trees, grasses, and grass-like perennials will provide a dynamic entry experience to visitors. A vegetated berm should sit on the western side of the south entry to create varying terrain while functionally blocking the boat ramp trailer parking from view. Seasonal color; showy plantings, and signage guides visitors into the park. The community center and aquatics should be visually connected to the entrance for direct wayfinding. The community center frontage greets visitors with a large, bold raingarden to incorporate art and serve as a focal point.

Additionally, park monument signage should be located at the second vehicular park entrance along Evanston to reinforce patron access to the park.



DOG PARK

The proposed master plan maintains the basic footprint of the existing dog park but establishes a more robust and urban facility with enhanced features. As noticed in most dog park facilities of this size, natural lawn does not hold up well to high amounts of dog traffic. The proposed vision includes synthetic turf surfacing, concrete paths, aggregate surfaces, and decorative pavements at the amenity entry. Interest in bringing a dog care and adoption center to the park could be a great addition to and anchor for this amenity.

The dog park should be broken into two areas based on dog size – large dogs and small dogs. However, small dog owners may elect to allow their dog(s) to play with the larger-sized pets, if desired. A variety of synthetic turf and aggregate surfaces, with a corresponding underdrain system, will help alleviate bare soil and muddy conditions. Sculptural landforms will create a more artistic visual interest for park visitors and allow dogs terrain to explore. Additional amenities should include water play areas, wash stations, agility site furnishings, and shade structures to further enhance dog and owner experiences.



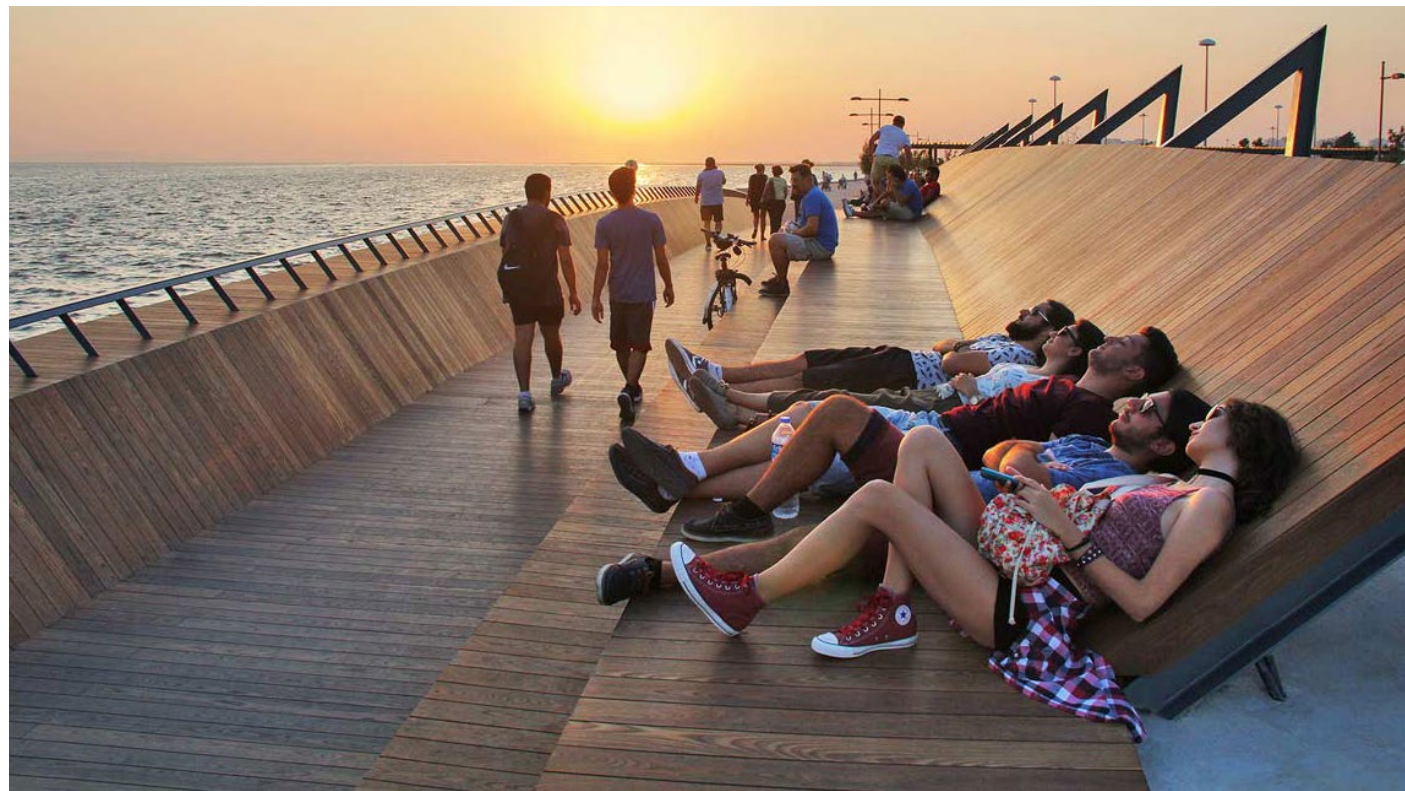
RIVER ENGAGEMENT

Undulating along the top of the riverbank slope and stretching the length of the park is a Riverwalk trail connecting park visitors both visually and physically to the water.

Physical water connections are concentrated on the south and north ends of the park. At the south end, a new boat launch, shifted slightly south from its current location, accommodates the community center and offers ideal water depth for boat users. A boat access area allows boaters to dock, or tie-up, and acts as a human-powered water craft launch. As grades fall toward the northern end of the park, visitors can more easily get down to the river's edge on a paved trail or relax next to the water on a series of terraces.

A hillside lawn provides a passive respite area, as well as creates a natural amphitheater where visitors can picnic or simply view the beauty of the river. As grades rise moving southward along the Riverwalk, a restored riverbank focuses on the riverine flora and fauna systems in the park. Cantilevered overlooks provide river viewing opportunities and reduce the built footprint on the riverbank. Directly adjacent to the Community Center, the Riverwalk trail opens to an outdoor seating plaza with swings and a boat launch viewing overlook.





PLAYGROUNDS

The proposed vision identifies two playground areas, separated by a small picnic lawn and surrounded by three shelters and a multi-purpose hub building. The two playground areas – a traditional playground with structures and climbers and another nature play-based playground – are generous in size and provide children with a wide variety of play opportunities and challenges. Both play experiences should utilize the park’s natural grade for hillside play elements. The playground with more traditional equipment and structures should consist of age-appropriate play zones located adjacent to the multi-purpose hub. Climbers, slides, and spinners should be inspired and take on an artistic, unique form that creates a destination play space for the community.

The nature playground is located just to the east and is tucked into the woodland’s edge. This playground will connect children with nature in a largely unstructured play experience. Children are free to be creative with natural play materials, leaving a script behind and finding ample opportunity to get their hands dirty. Areas of water, sand, and re-imagined woodlot materials from park trees can spread throughout the nature play area to encourage diverse, imaginative spaces.

Together, the playgrounds create exciting play spaces that encourage child-initiated and child-directed play.



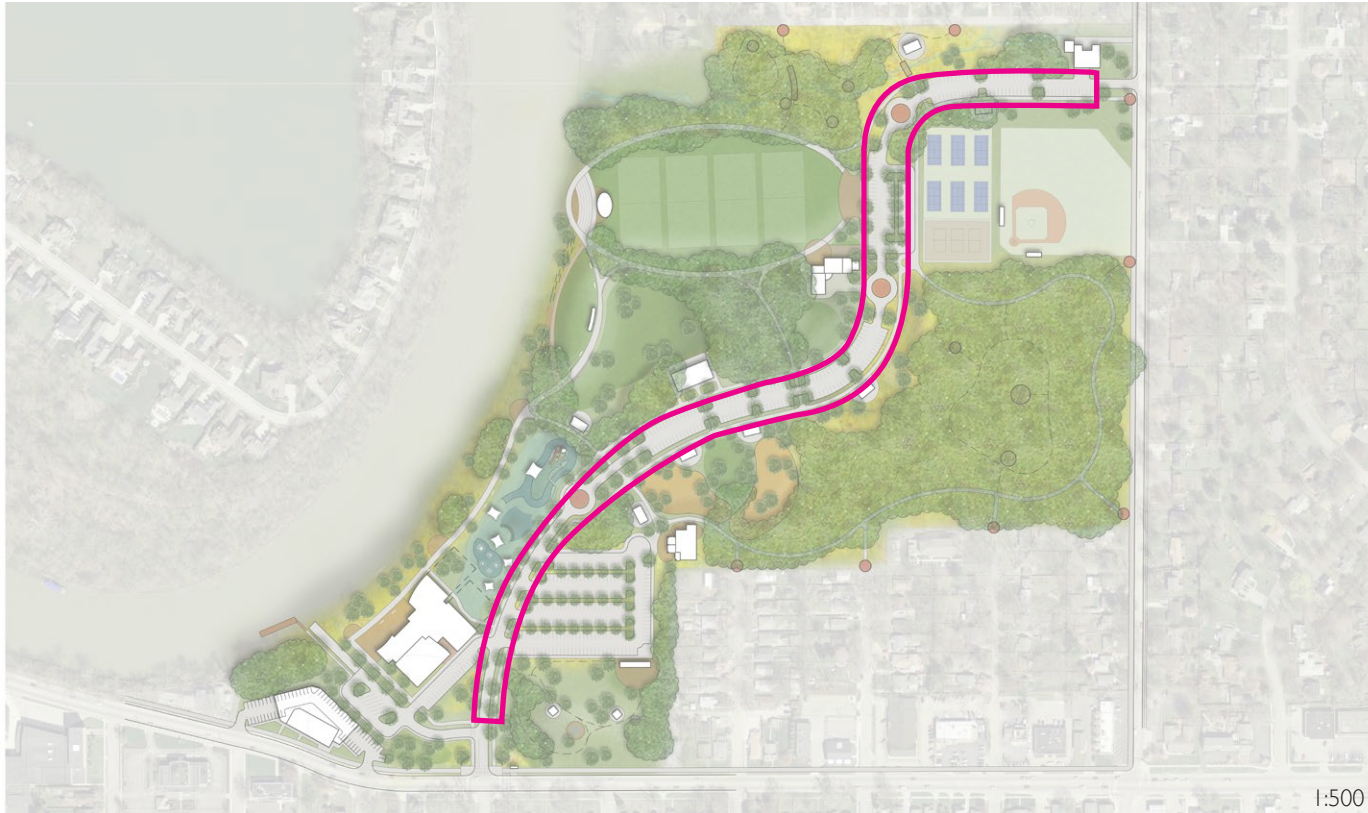


PROPOSED VISION

FESTIVAL STREET

The festival street connects the two existing park entrances; however, it also provides convenient and close access to many of the proposed park shelters and features, in hopes of reducing vehicular traffic from driving over lawn and non-paved surfaces to access rented shelter(s). A key design feature of the festival street is the ability to easily close segments of the street. Access control measures, temporary or permanent, are incorporated in the three turnaround locations allowing the street to be closed for events, such as the Broad Ripple Farmers Market, music events, or similar gatherings.

Double-loaded parking along the street in both the middle and northern areas of the park will appropriately distribute parking to minimize visual disruptions. Parking, in combination with the three proposed turnarounds, act as a natural speed deterrents. If there is concern of the festival street being used as a cut-through route between neighborhoods, the street can be easily closed with gates or other control measures. Similarly, the road could be closed during the entirety of the winter season, if desired. Trees and sidewalks along either side of the road provide a boulevard, park-like feel to the street. The layout of the street is designed to not interfere with the large, existing woodland. Varying pavements is another option to visually break up the street, and potentially to serve as a stormwater device if permeable pavements are incorporated.

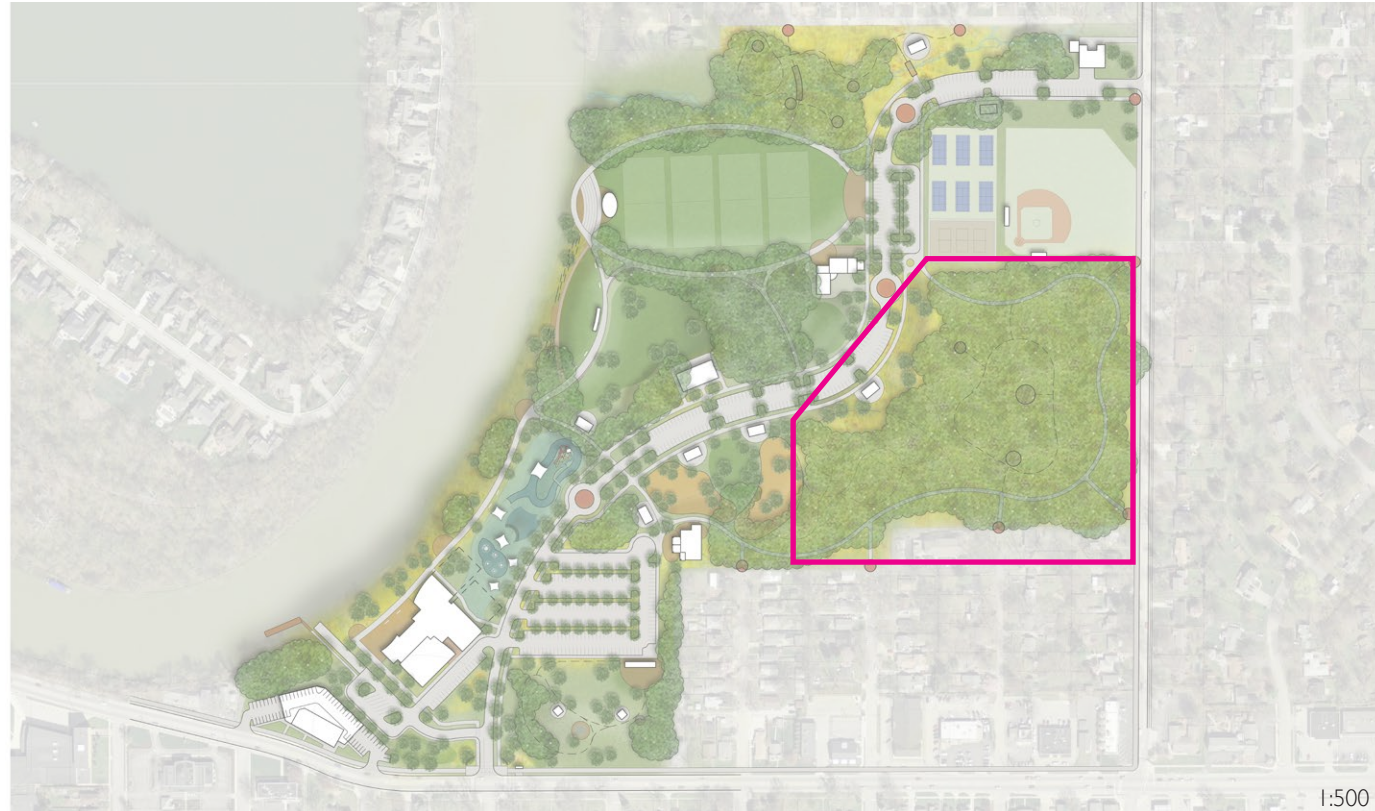


WOODLAND ENGAGEMENT

One of Broad Ripple Park's major assets is the existing, mature canopy woodland on the east side of the park. The plan for this area is predominantly to preserve, protect, and engage the woodland. Ridding the woodland of invasive plant species and diseased trees is critical in leading the way for incorporating new understory plantings. Educational, non-intrusive signage should highlight flora and fauna and natural systems thriving in the woodland. Stabilized trail systems will encourage park visitors to walk through the trees and connect to the larger loop trail on the park's boundary edges.

An artful canopy walk will create a unique, iconic destination experience to stroll "above" the woodland floor and become part of the tree canopy experience. This will invigorate environmental education opportunities and offer a unique vantage point of the wildlife environments that inhabit the canopy layer. The canopy walk should require a minimal footprint within the woodland to protect all surrounding vegetation and habitats. Small shelters may be added off the trails in areas that are more open to provide woodland visitors a place to sit and relax.

Fallen trees and tree stumps are also important in providing nature play experiences for children, whether as balancing beams or "stepping stones." The woodland layer will engage the play spaces to provide shade and a diverse set of nature play elements.

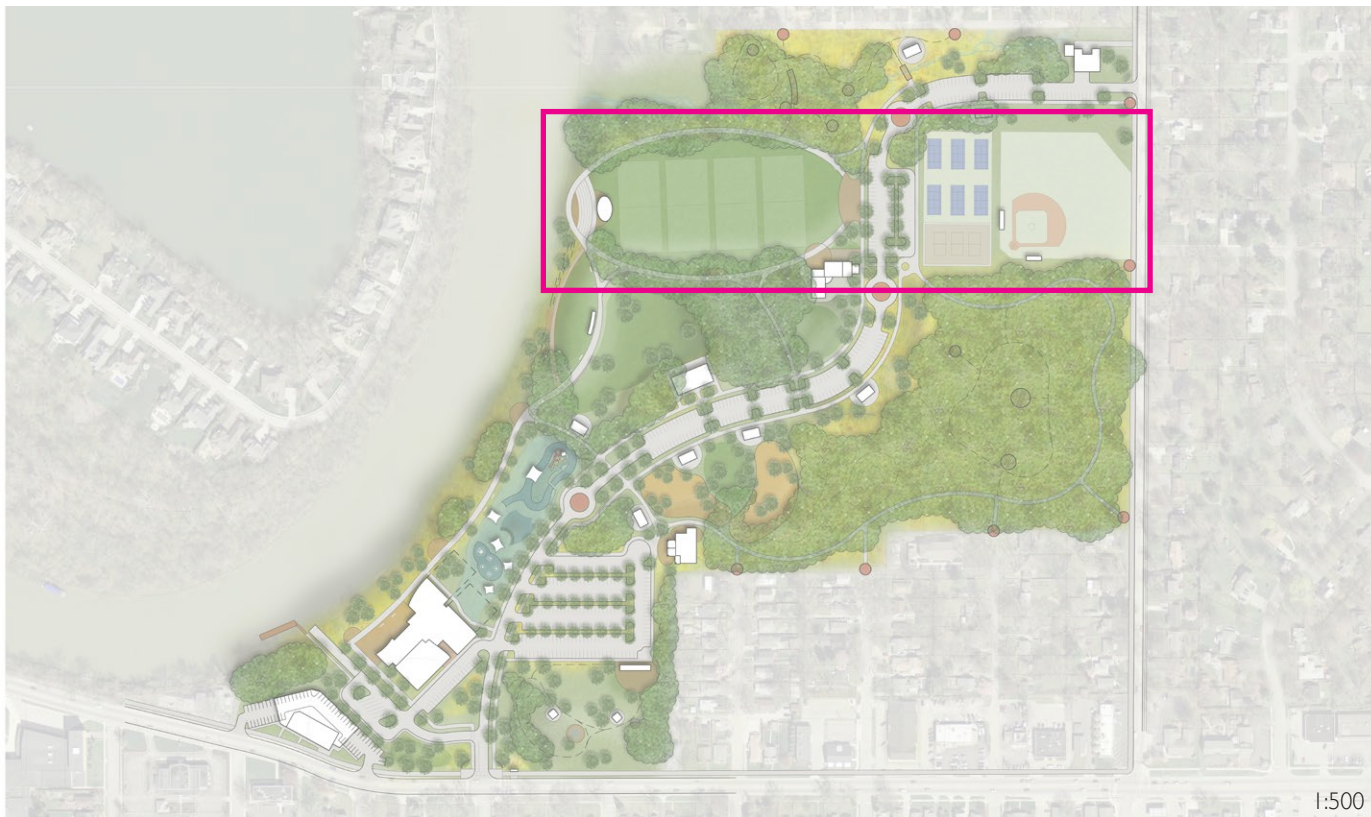


EVENT & SPORT FACILITIES

The northern portion of the park is home to a variety of active recreation spaces, not dissimilar to how the park has been utilized since the 1980's. A sizable, defined oval event lawn is book-ended by pavilion and performance spaces, then surrounded by a paved trail. The trail should be sized and built to accommodate light vehicular traffic for event setup and take down, as well as maintenance vehicles. The event lawn is large enough to accommodate up to four recreational sport league fields or one competition-level field.

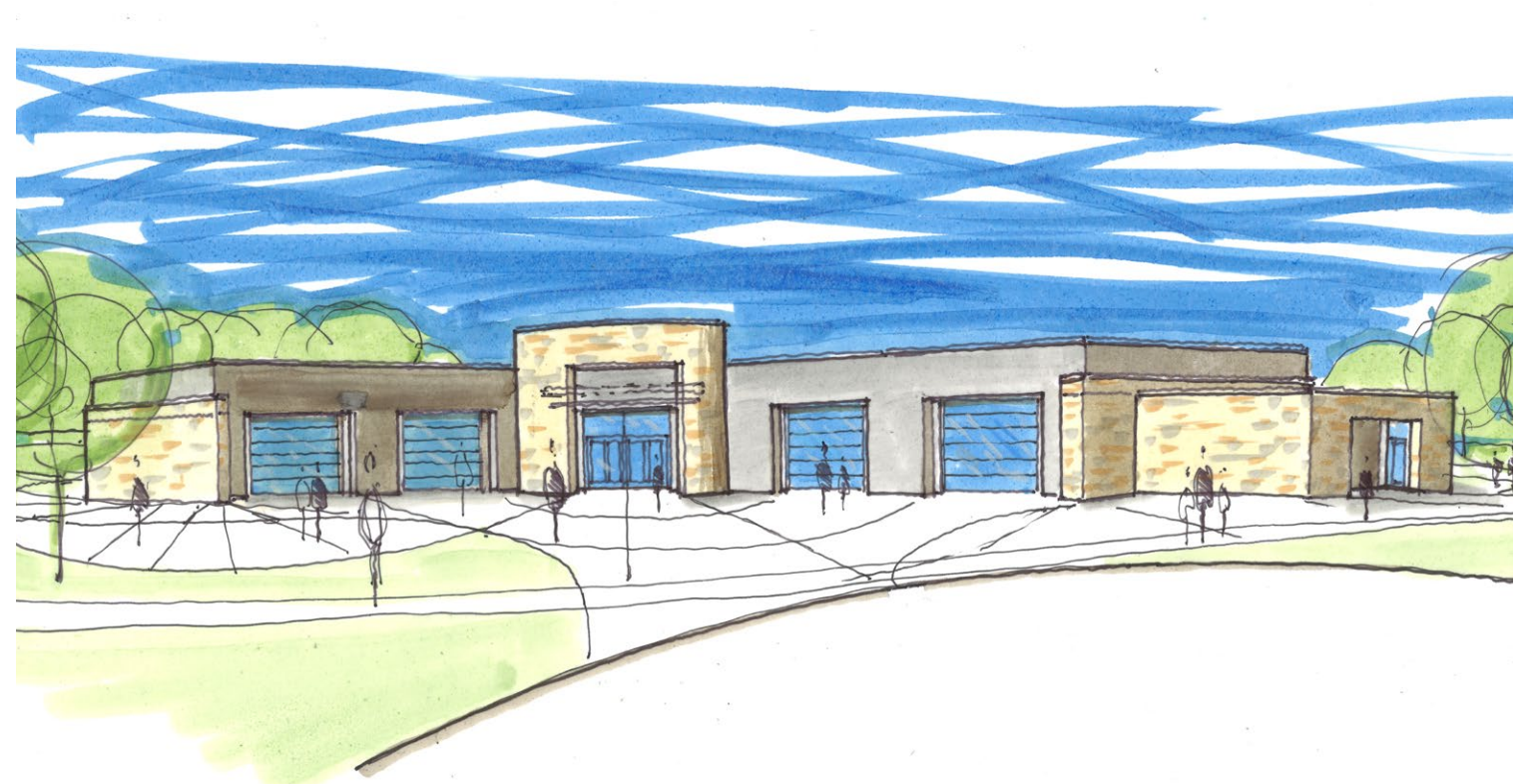
On the east end of the oval, an event plaza will accommodate a temporary stage and “green room” requirements for larger programmed special concerts or events. Large delivery trucks can be kept on the proposed pavements for ease of access and minimization of maintenance concerns. The Multi-Purpose Hub becomes a natural gathering/entry space for larger events.

Defined sports facilities include three sand volleyball courts, six tennis courts, and a multi-purpose synthetic turf field. Three of the six tennis courts will be striped for pickleball. The multi-purpose field may be striped to include additional, permanent field layouts



SPORTS / MULTI-PURPOSE HUB

Similar to the Woodland Building, the proposed Multi-Purpose Hub Building located at the north-central area of Broad Ripple Park will support the active recreation zone and facilitate community events. A sustainable, adaptive reuse of the existing maintenance building is envisioned. The architectural character of the building should respond nimbly between indoor and outdoor spaces. Large overhead, “garage-like” doors will allow the Multi-Purpose Hub to act as a three-season outdoor venue for special park events, rental spaces, cooking demonstrations for farmers markets, and winter farmers market space. With its direct adjacency to the events lawn, the Hub provides restroom facilities and the potential for temporary concessions and/or hospitality zone during large events.



WOODLAND BUILDING

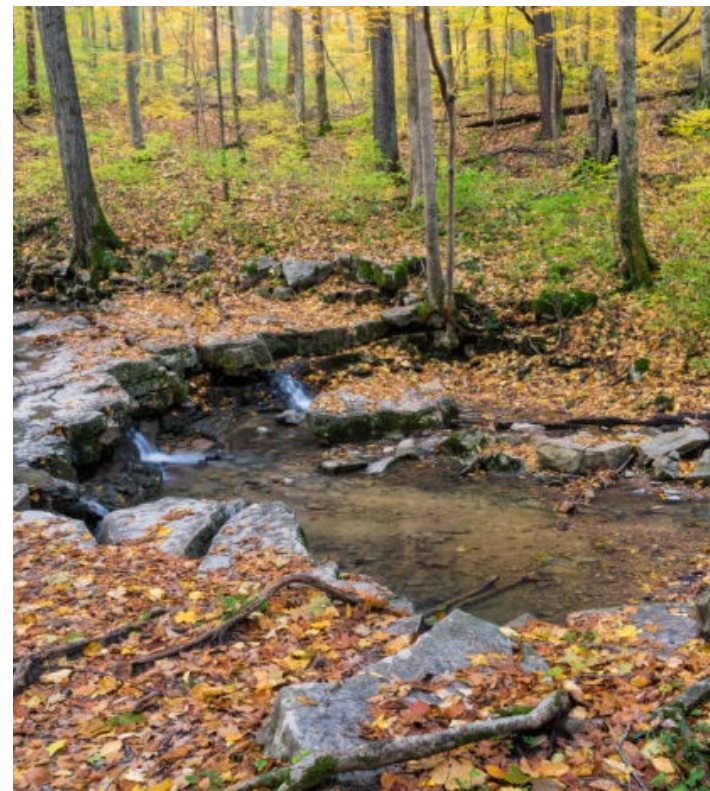
The master plan identified a programmatic need for a sizable, multi-use pavilion to be centrally located within the park. A sustainable, adaptive reuse of the “Woodland Building” is envisioned to support this programmatic need along with various support amenities. Multi-purpose rooms provide flexibility for park programming and/or rental facilities. Large garage-style doors allow for the building to be converted to an “outdoor room” for easy three-season activity. This facility should include expanded restroom facilities for the central portion of the park area, with specific attention to convenient access to the nearby playgrounds. An overhead canopy is imagined as weather protection at the entry and to establish arrival cues for patrons.



WETLAND & ENVIRONMENTAL EDUCATION

Restoration and development of the Culbertson Ditch and adjacent portions of the northern boundary of the park will re-imagine a currently underutilized portion of park land. The plan envisions a wetland development, additional woodland coverage, and varied environmental education opportunities. Flora and fauna along the ditch will facilitate another layer of water-loving species, in addition to the restored riverbank systems discussed earlier in this report. With consistently shallower water levels, the Culbertson Ditch provides an excellent resource to monitor unique aquatic wildlife, as well as allowing for in-the-water wading opportunities. Beyond these new hands-on learning “labs,” environmental signage will give park users a chance to actively learn through self-guided adventure.

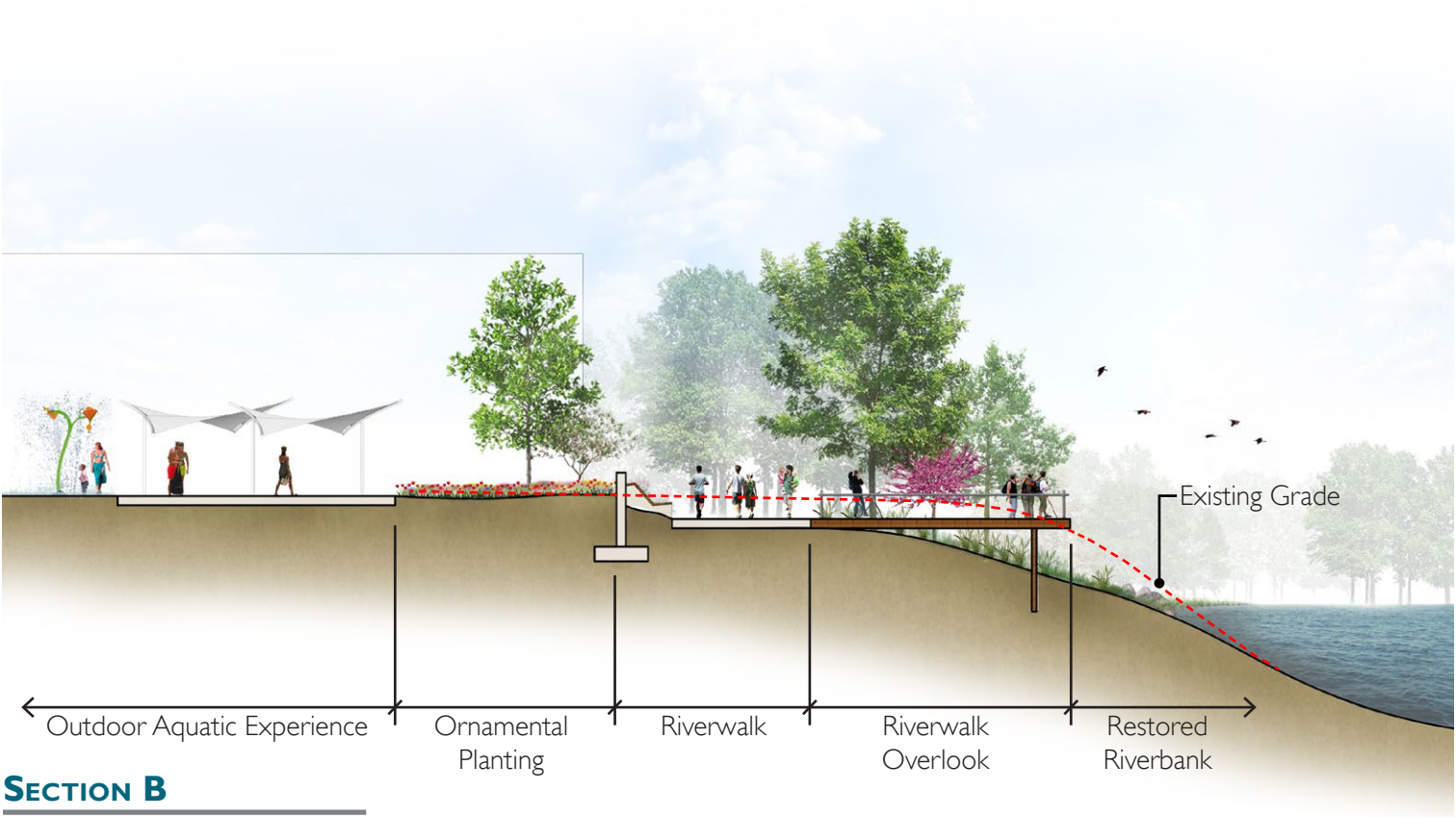
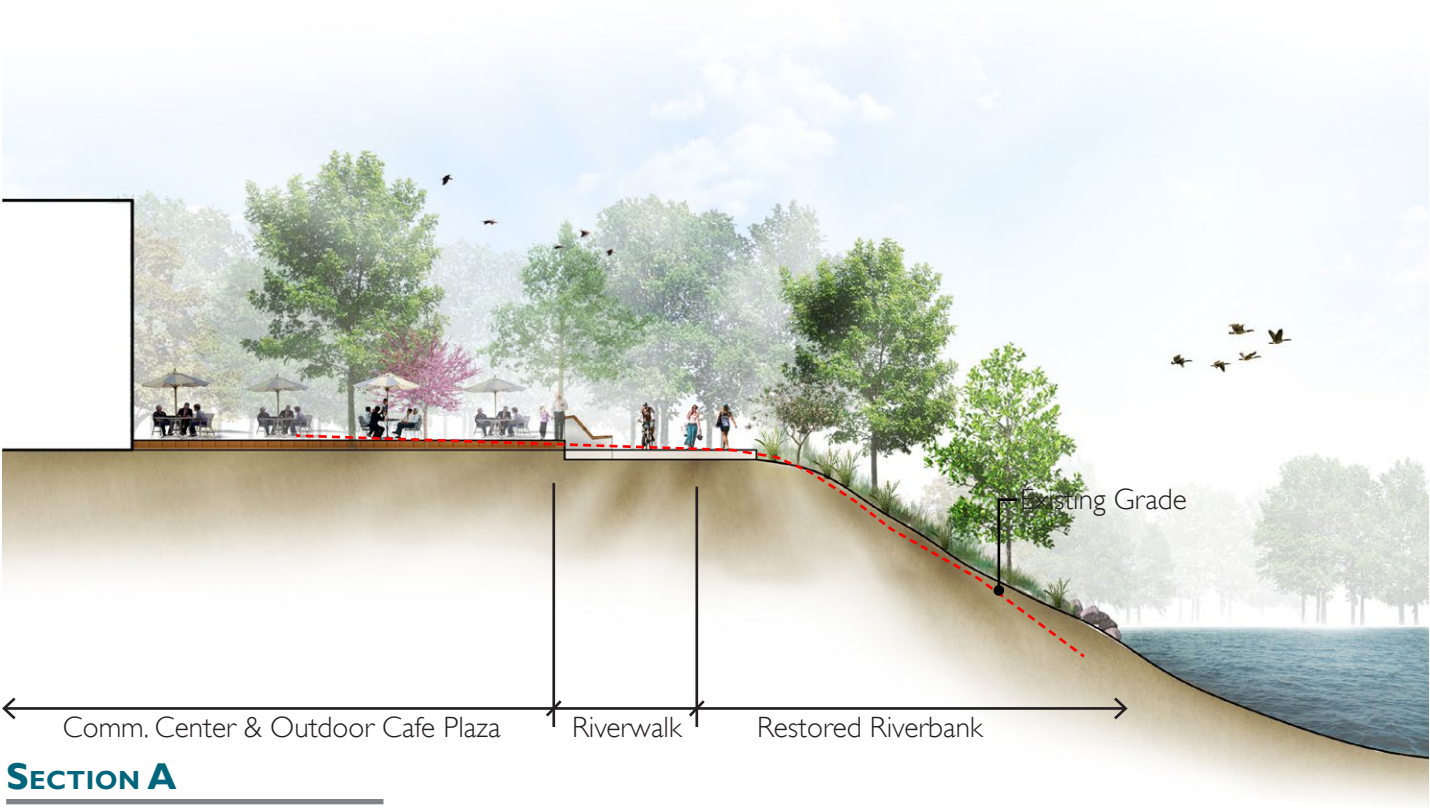
The upland banks of this area will create unique habitat for mesic prairie and wet-tolerant plantings. Tucked within these planting areas are small educational and respite nodes, in addition to a park shelter. The proposed reconstruction of an iconic pedestrian bridge crossing of the ditch will be a backdrop for interesting photography and art among the bustling natural systems. Like the river experiences along the northern stretch of the Riverwalk, park visitors will be encouraged to “get down to the water” in the wetland.



PROPOSED VISION



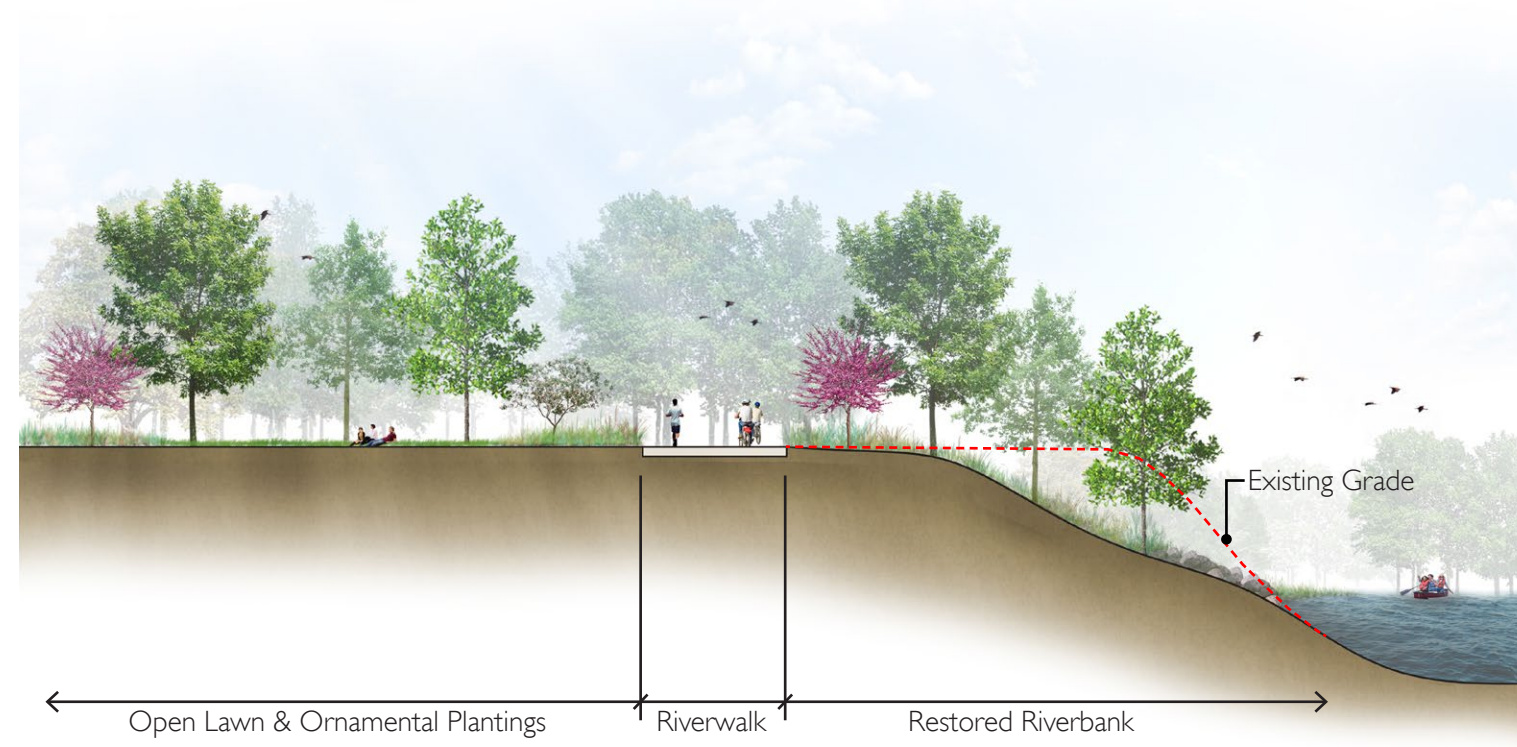




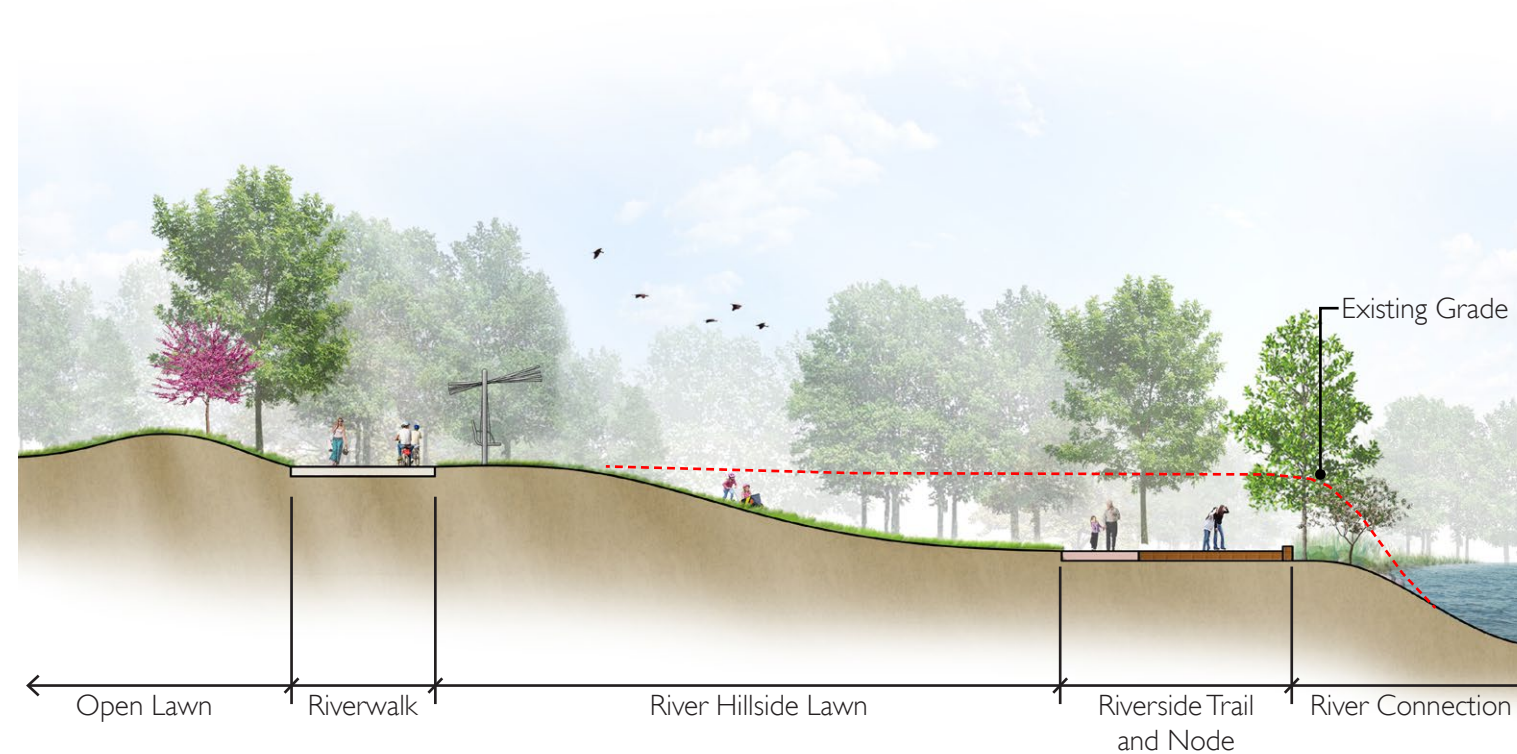
SECTION ILLUSTRATIONS

Section A illustrates the Community Center & Outdoor Café Plaza and shows the relationship between the Plaza, the Riverwalk, and the Restored Riverbank.

Section B shows the Outdoor Aquatic Experience and illustrates the relationship between the Aquatic area, the Riverwalk, the Riverwalk Overlook, and the Restored Riverbank along the river's edge.



SECTION C



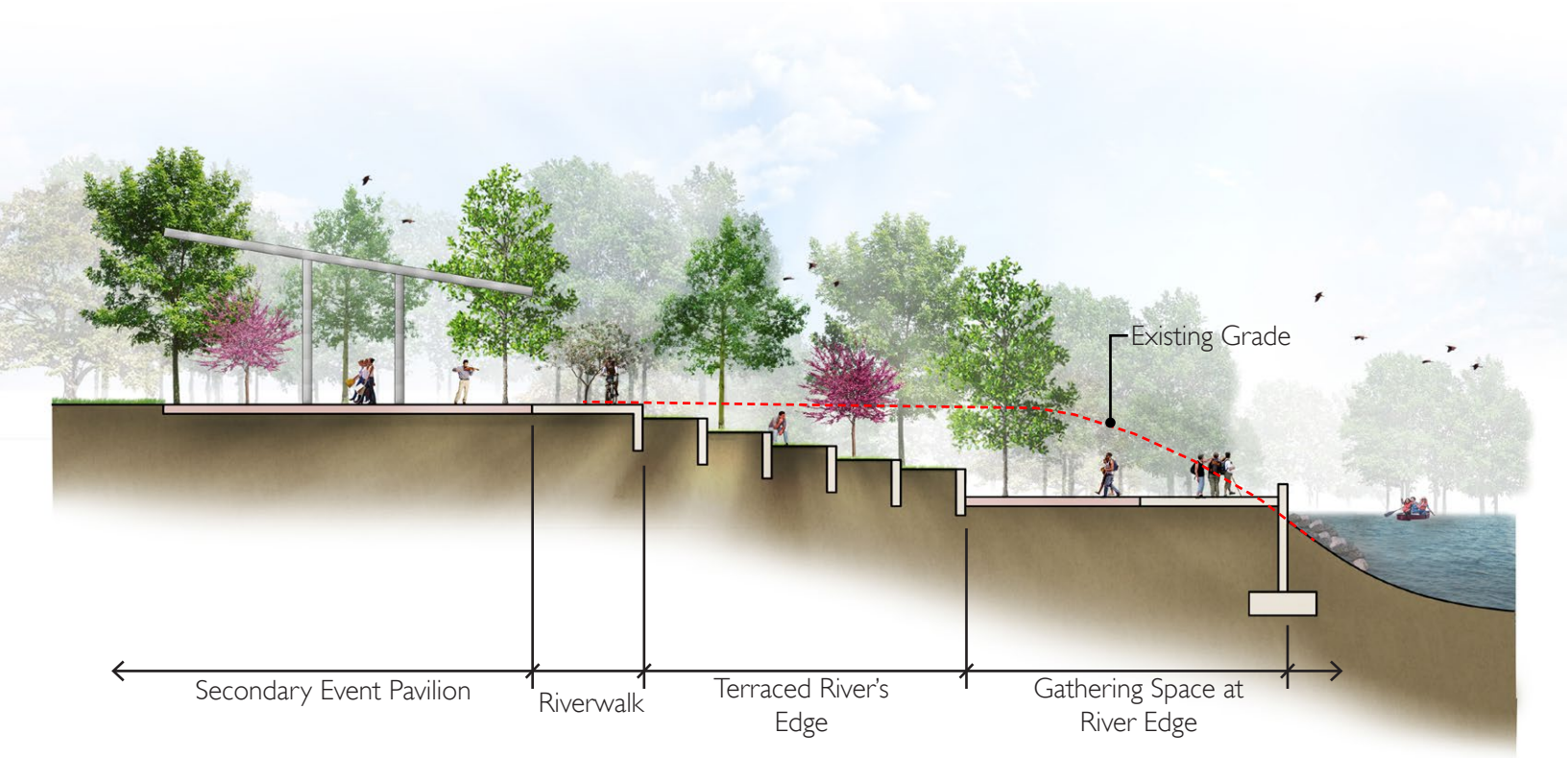
SECTION D



SECTION ILLUSTRATIONS

Section C illustrates the Open Lawn & Ornamental Planting area and shows the relationship between the Lawn, the Riverwalk, and the Restored Riverbank at a less drastic grade.

Section D shows the River Hillside Lawn area and illustrates the relationship between the Open Lawn, the Riverwalk, the River Hillside Lawn, the Riverside Trail and Node, and the River Connection area along the river's edge.



SECTION E

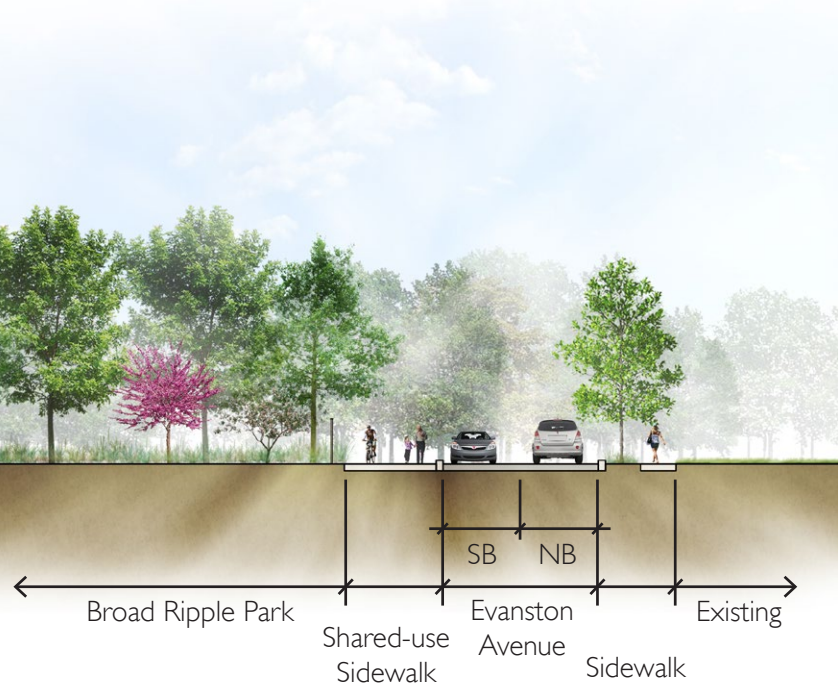


SECTION ILLUSTRATIONS

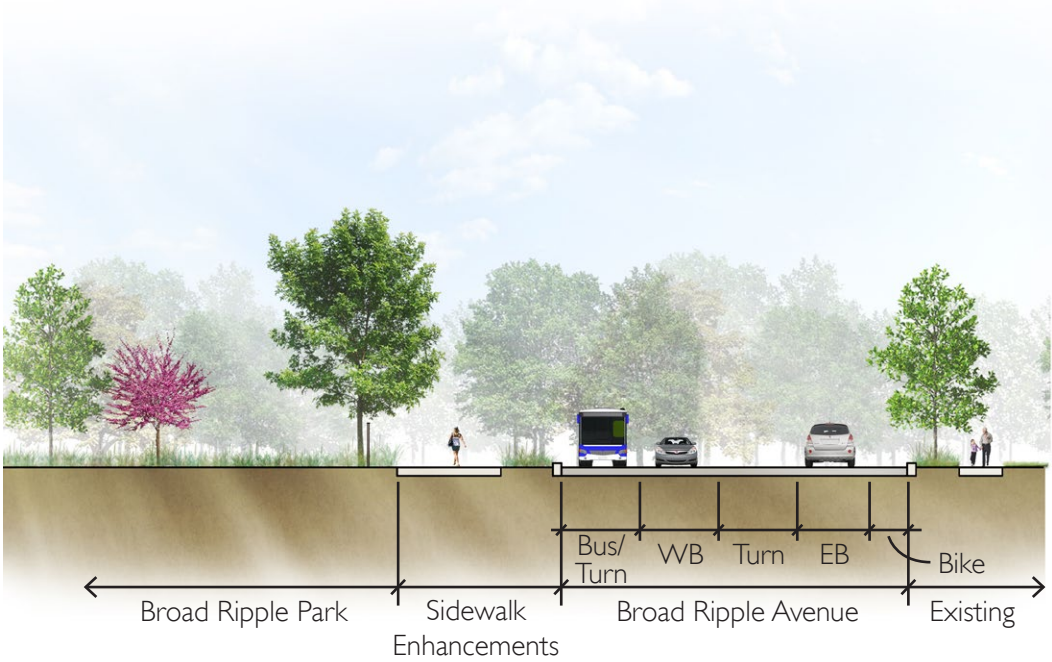
Section E illustrates the Secondary Event Pavilion and terraced River's Edge area and shows the relationship between the Pavilion, the Riverwalk, the Terraced River's Edge, and the Gathering Space at the River's Edge.

Section F shows the Evanston Avenue area and illustrates the relationship between the Park, the Shared-use Sidewalk, the Avenue, the sidewalk on the east side of the road and the existing conditions.

Section G shows the Broad Ripple Avenue area and illustrates the relationship between the Park, the enhanced sidewalk, the Avenue itself, and the existing conditions.



SECTION F



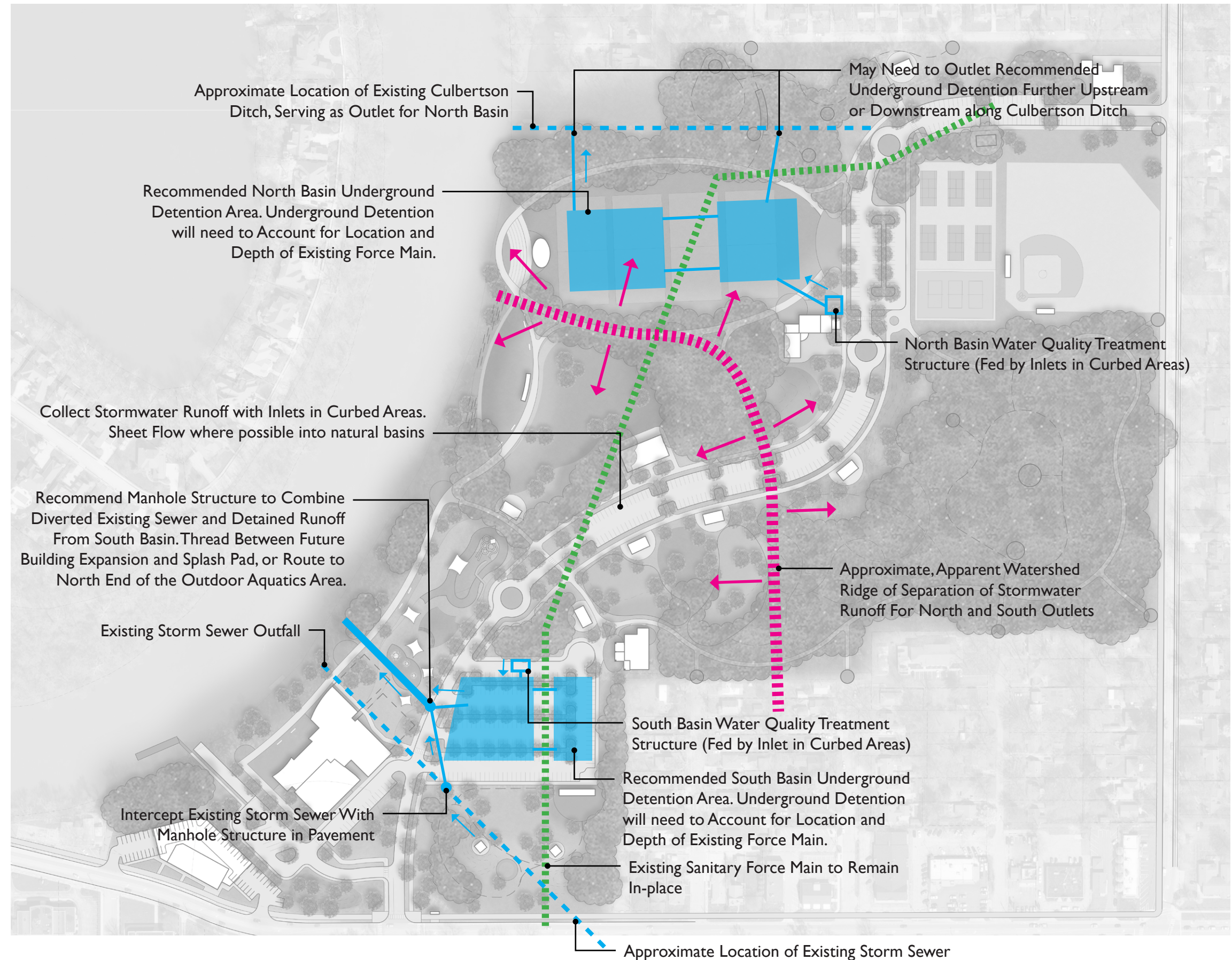
SECTION G

UTILITIES

In the proposed condition, a central roadway will provide access through the regions of the park, for both park visitors and utilities. In the existing condition, the utilities enter or cut across the park with no apparent pattern. It is recommended that utilities be relocated to follow the proposed roadway through the park for simplicity and ease of access. Existing utilities, mostly electricity, gas, water, and sewer, will need to be expanded to proposed structures and the re-purposed buildings. Since the park plan will be phased into several projects, routing utility mains along the proposed roadway will allow for future laterals and service connections. The utility mains should be sized for the master build-out, if possible.

Due to the proposed future expansion of the aquatic center and community center, the existing storm sewer outfall in the southern portion of the park should be realigned outside the proposed footprint. This storm sewer is a 66 inch concrete pipe that drains the neighborhoods to the south and east and beyond. The extents of the relocation could be limited to where the existing storm sewer crosses under the roadway. With the probable phasing of the project over several years, additional drainage upgrades will be necessary with the master build-out in mind.

With two primary drainage outlets, White River to the west and Culbertson Ditch to the north, the strategy of phasing should bear proposed drainage in mind, such as over-designing the detention and water quality treatments in early phases to encompass the master build-out. Following the City of Indianapolis stormwater requirements for detention, it is anticipated that the detention volume will need to be over four acre-feet for the entire park. To accommodate such a volume, the areas under the proposed southern parking lot and the event lawn / sports fields are recommended to be investigated. The proposed drainage and detention should take into account the location and depth of the existing 42-inch sanitary force main, as it is not recommended to be relocated.

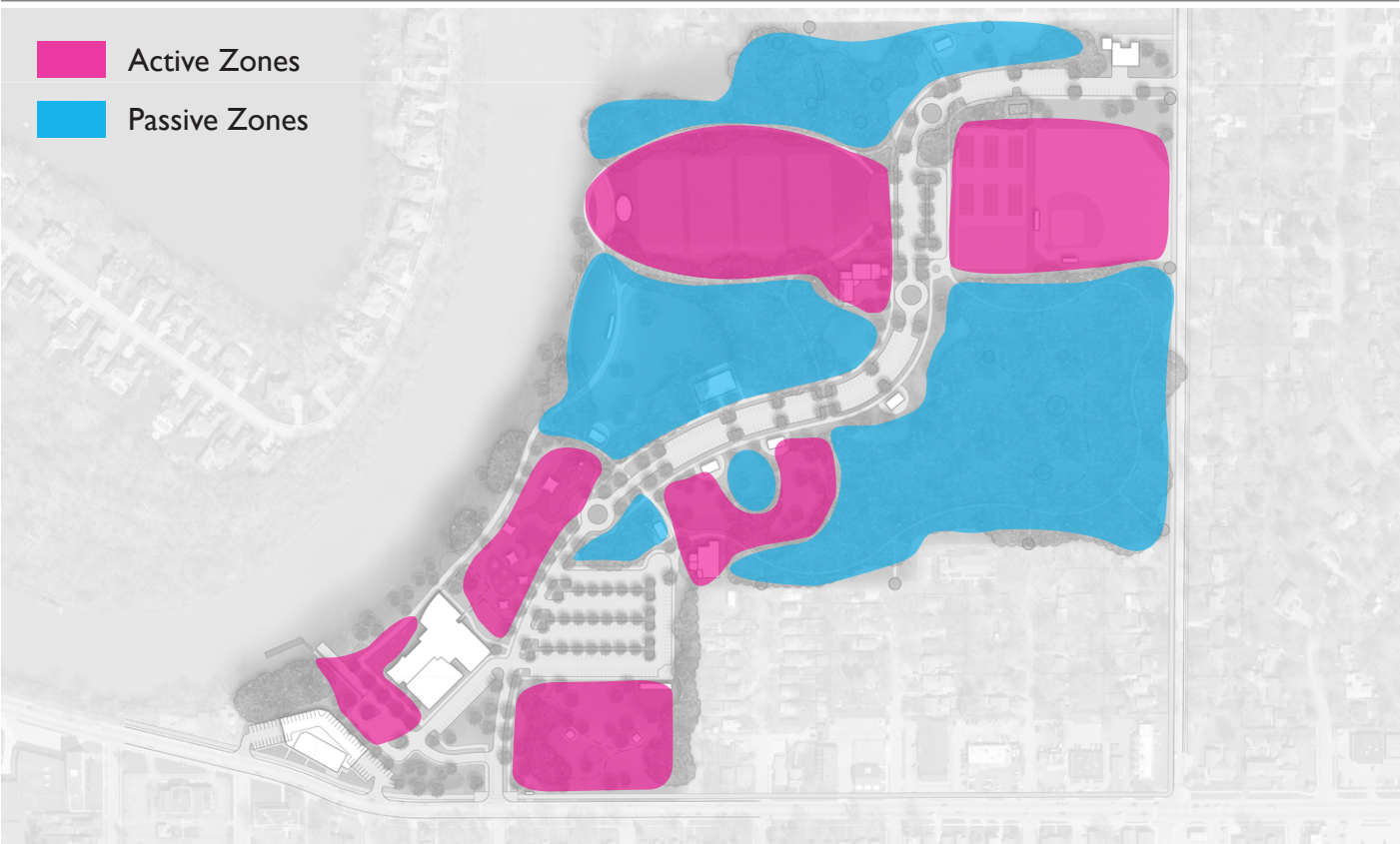


PROPOSED VISION

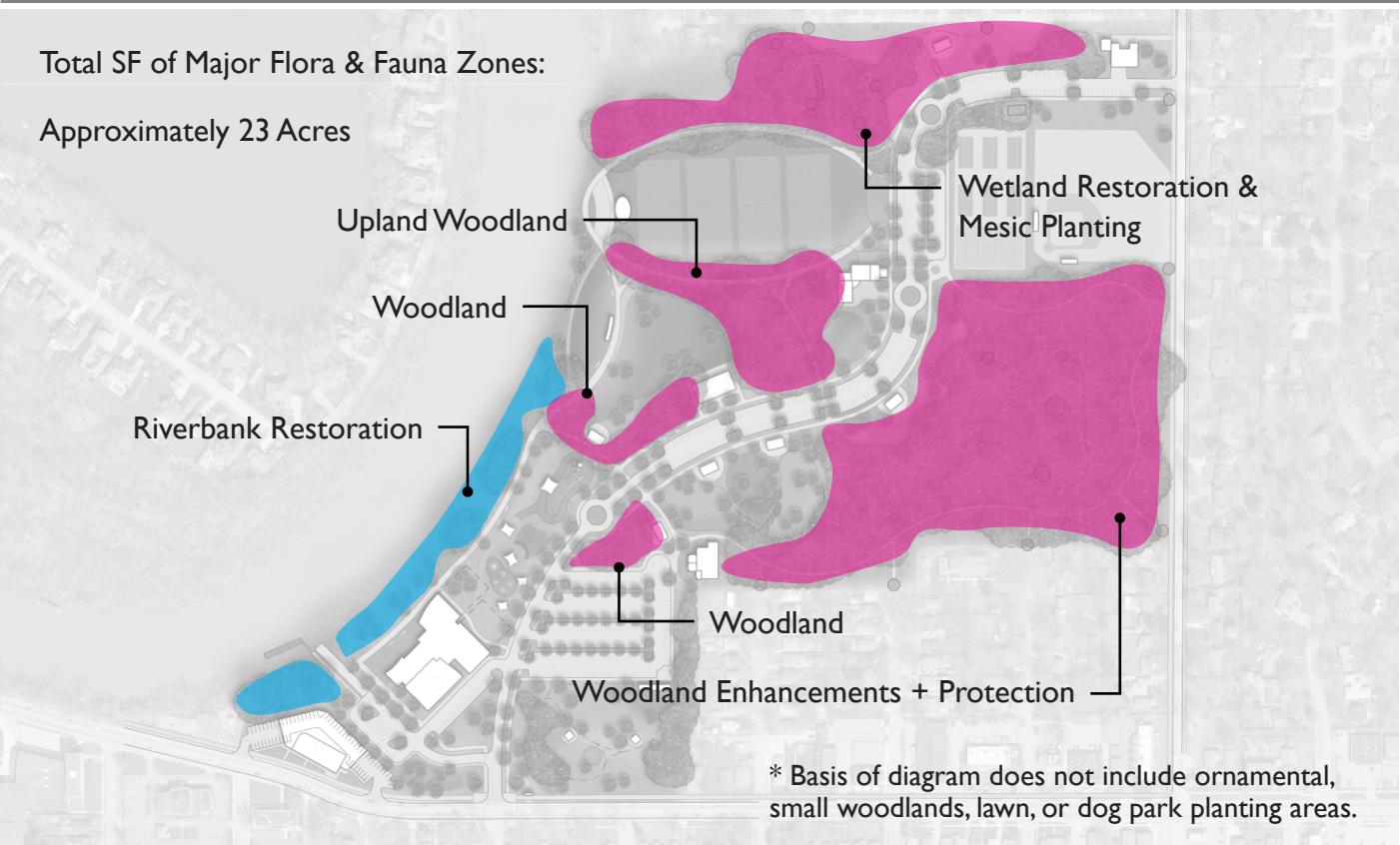
PARK STRUCTURES



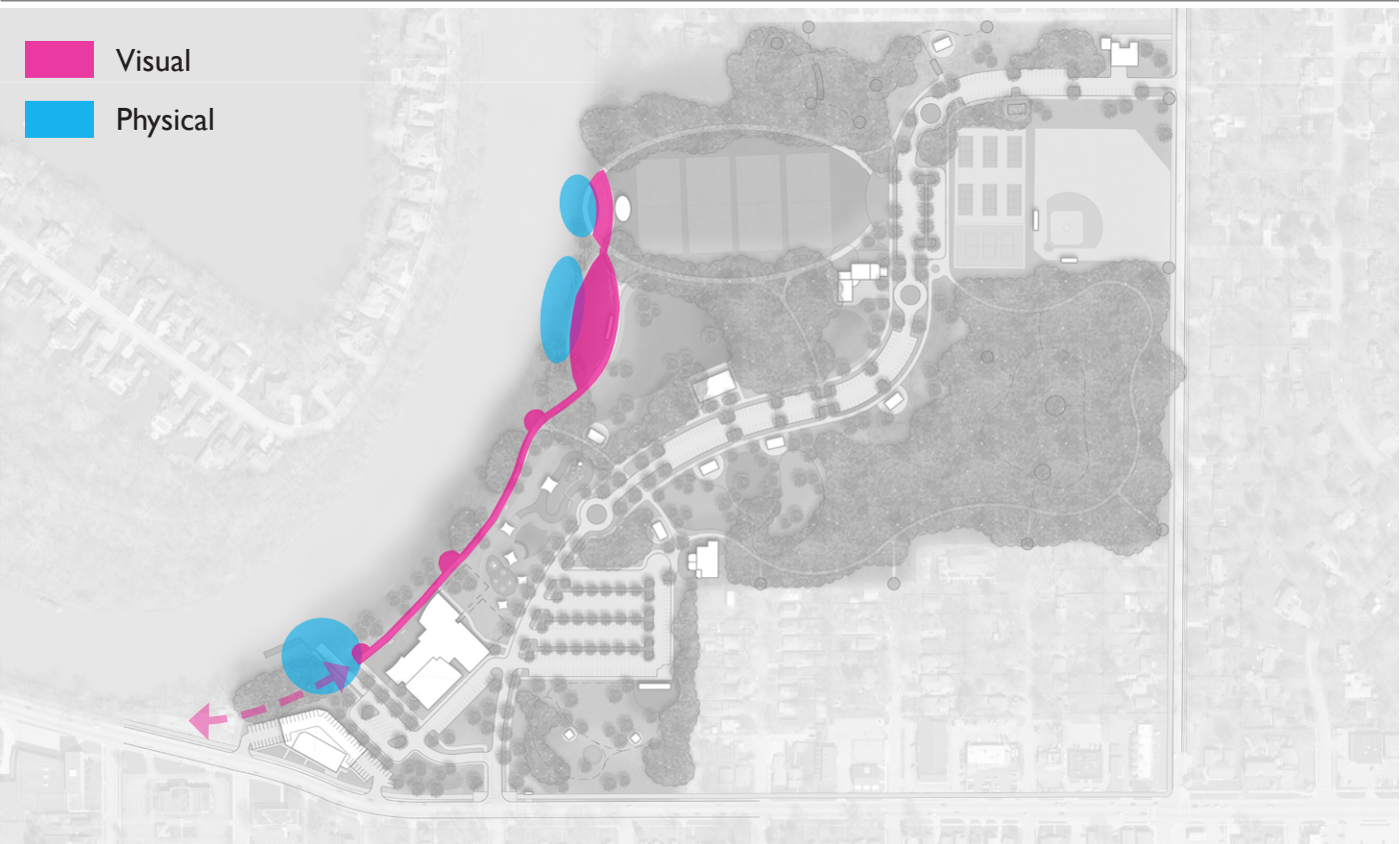
PASSIVE & ACTIVE PARK ZONES



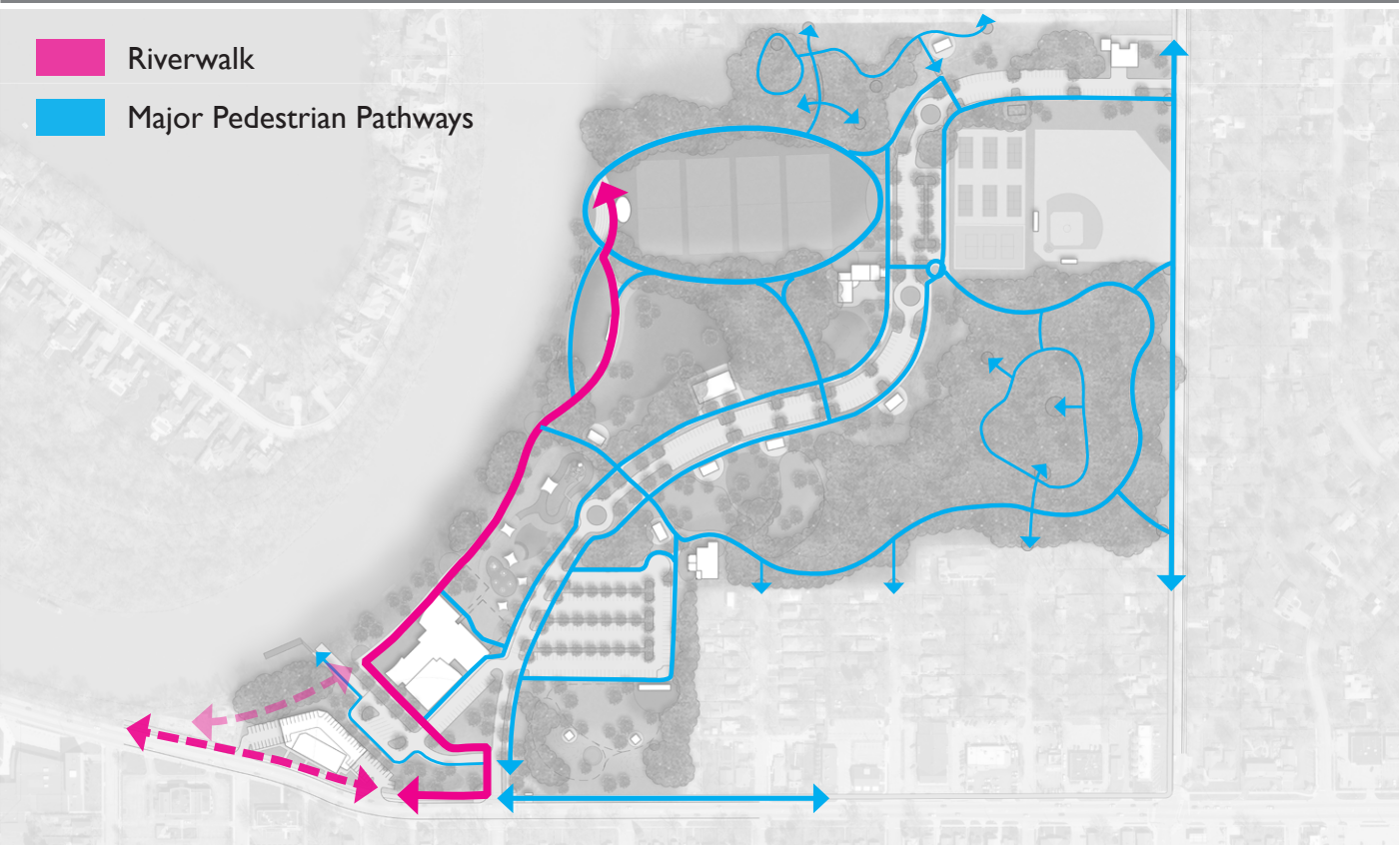
MAJOR FLORA & FAUNA



VISUAL & PHYSICAL WATER ACCESS



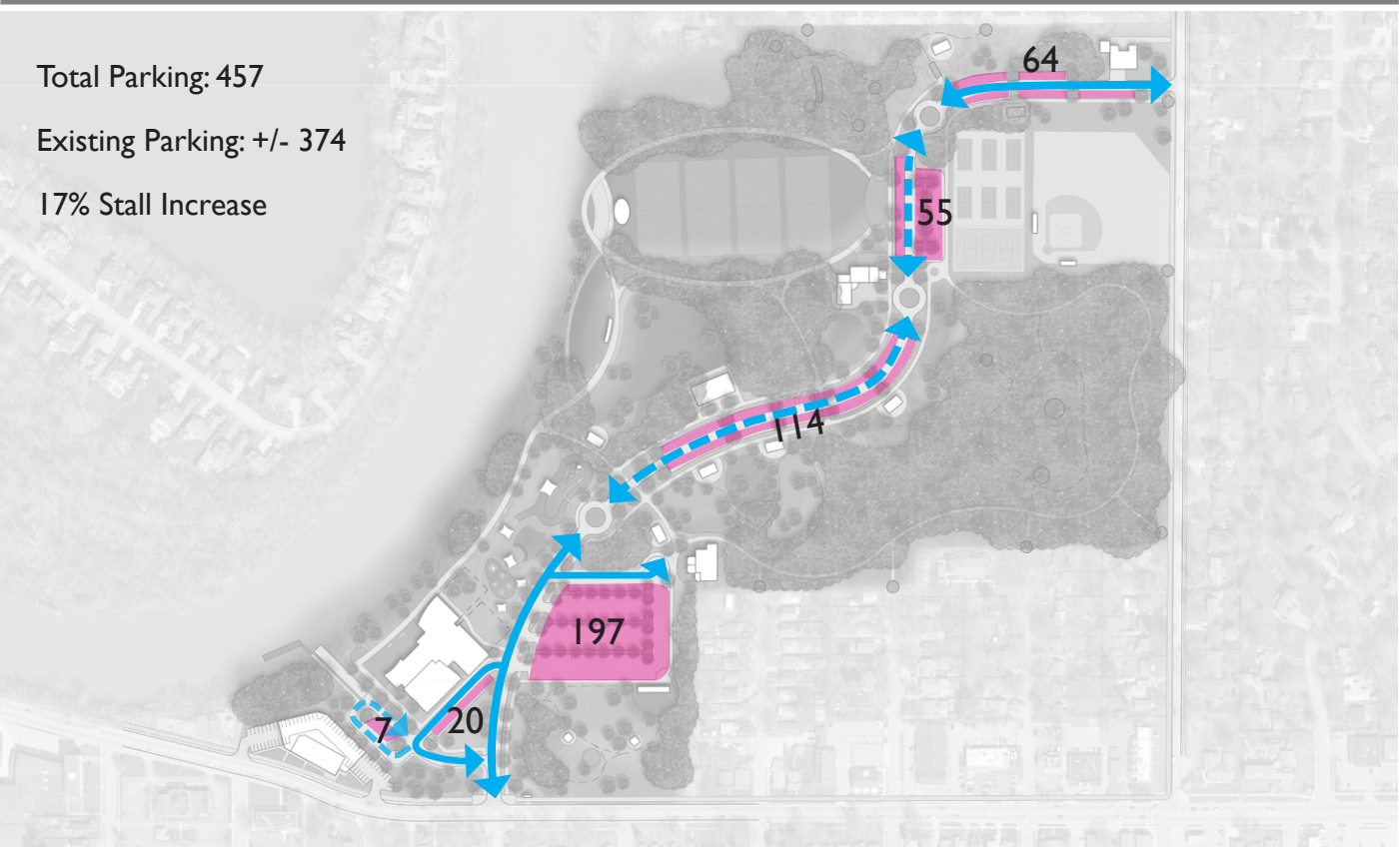
PEDESTRIAN CIRCULATION



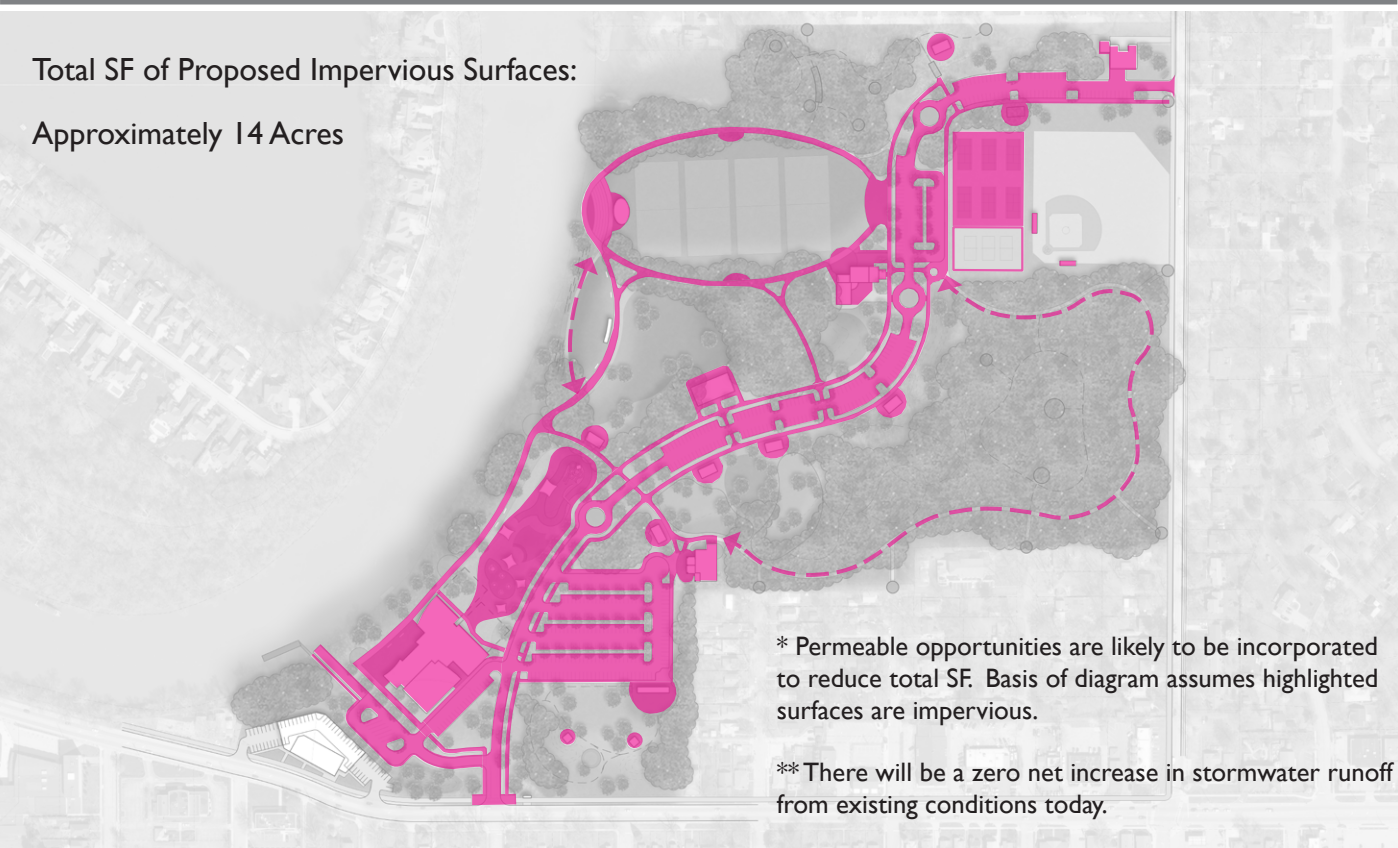
WALKING LOOPS



VEHICULAR CIRCULATION AND PARKING



PROPOSED IMPERVIOUS SURFACES

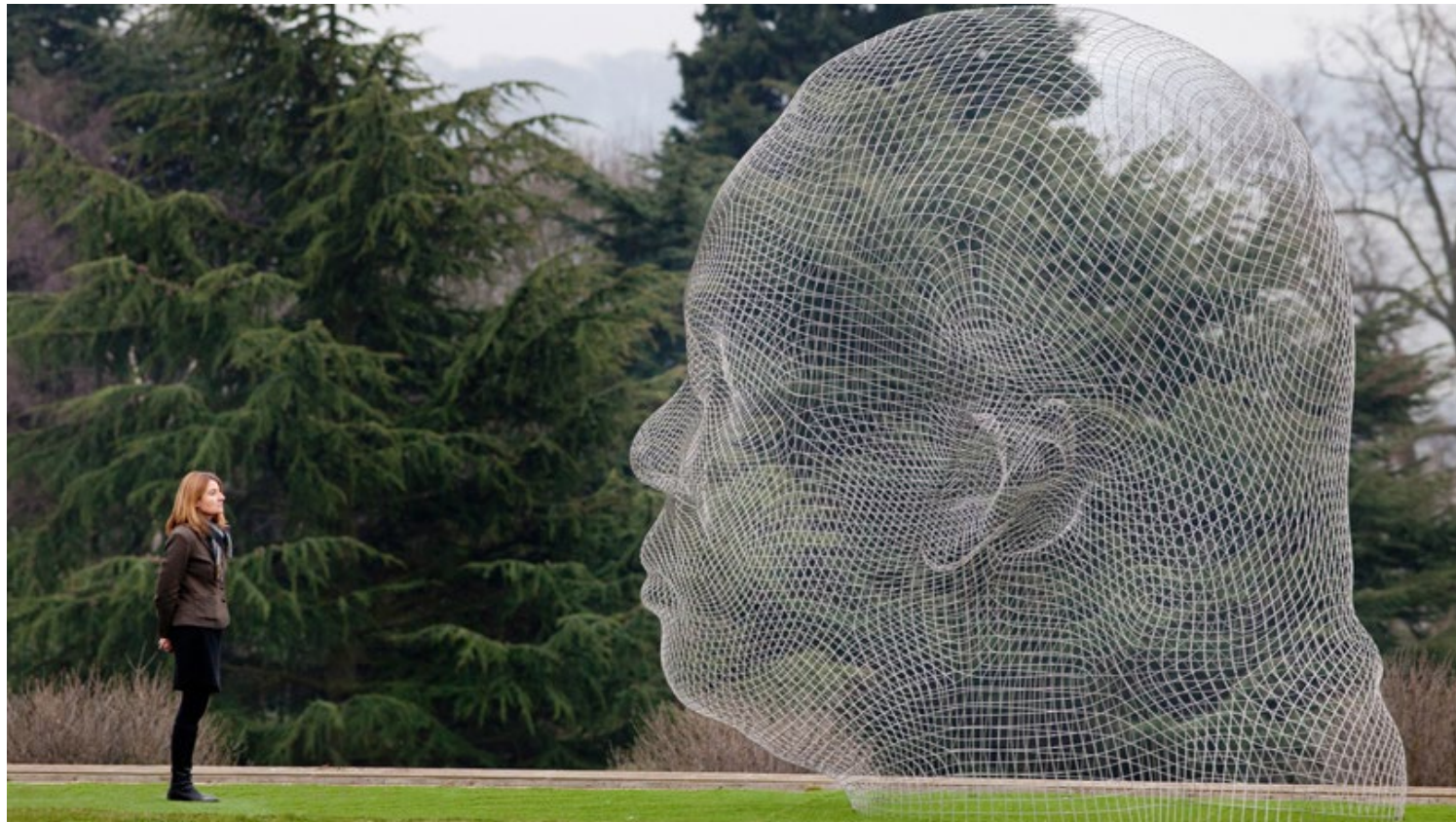


7

ARTS



“Art is a nation’s most precious heritage. For it is in our works of art that we reveal to ourselves and to others the inner vision which guides us as a nation. And where there is no vision, the people perish.”
~Lyndon B. Johnson



INTRODUCTION

Although Broad Ripple Park has been an Indianapolis attraction for decades, it now has the opportunity to become a welcoming, meaningful and significant part of the community. One strategy towards achieving this goal is by combining art and art programming with the placemaking principles of community, culture, and commerce to create a special destination for the city. A destination that provides its residents with an exciting and unique opportunity to explore and reconnect with nature through art.

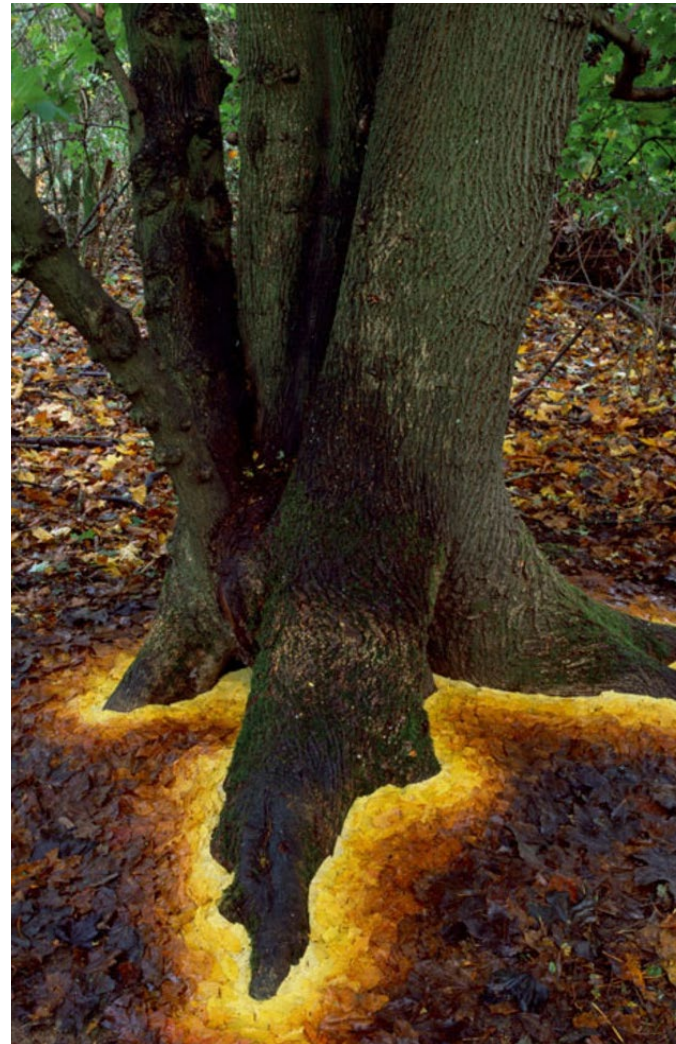
STRATEGIES FOR ART CONNECTING A COMMUNITY

A true community is built when people join together and partner for a common cause. It's a feeling of fellowship with others as a result of sharing common attitudes, interests, goals or areas. In placemaking, community-based participation is central. It seeks to capitalize on a local community's assets, inspiration, and potential to create quality public spaces that will contribute to its community members' health, happiness and well-being. Broad Ripple Park is fortunate not only by its unique location along the White River, but also with a strong artist community, art patrons, a booming restaurant and bar industry, music venues and the Indianapolis Art Center. Each of these community assets can be used to create a unique park experience in the city of Indianapolis. These community assets and characteristics can be incorporated into the art that reflects and tells the story of the Broad Ripple community. This can be done in a number of different ways:

- Art that is fun and reflects the neighborhood.
- Art that is incorporated into site furnishings and other park elements.
- Art installations combine the park's past with nature to create interesting experiences for visitors. (Rollercoasters from the park's amusement park past and natural elements can be combined to create tree canopy walks mimicking the shape of a rollercoaster.)
- The ideas of power, flight and space related to the Rocket Ship Climbing Gym that was once located in the park can provide inspiration for art installations or fixtures within the park.
- The park's natural features of the river and the woodlands can be utilized to connect visitors with their natural environment and for environmental education.
- Passive areas can incorporate components to mimic the sounds of nature.
- Nature play elements can be incorporated to encourage users to learn, build, explore and interact with the natural environment.

- Art installations can allow visitors to create their own temporary sculpture out of natural elements present or found in the park.
- Visitors can also be encouraged to become art through performances. This can be done through activities such as collaborative murals, interactive art, or impromptu dance competitions that are open to everyone.
- Art programming activities can incorporate a focus on connecting with nature (nature walks, cell phone photography classes, recycling classes and scavenger hunts or "I Spy" games).
- Festivals and Community Events could focus on the appreciation of nature (flower planting, environmental art festivals, blooming celebrations, kite festivals to highlight wind)
- All art installations can seek to create a sense of wonder and encourage visitors to explore and discover the park on a large and micro scale.
- Partnerships with local groups, such as Herron School for the Arts, Indianapolis Arts Center or Newfields, can provide a strong sense of community involvement with temporary student sculptures throughout the park.





STRATEGIES FOR ART CONNECTING TO CULTURE

“Culture is not only beneficial to cities; in a deeper sense, it’s what cities are for; a city without poets, painters and photographers is sterile.” -Rebecca Solnit, Author

Recently, there is a growing recognition of the important role that cultural activity plays in people’s lives. Culture represents the connectivity through the arts that influences the way we speak, and dance, what we wear, and how we walk. Every community has its own cultural identity, a shared history and its own traditions. This cultural identity is tied strongly to an individual’s sense of engagement, belonging, understanding and an appreciation for a specific place. In Broad Ripple Park, art can be used to connect with and to reflect the culture of the community. This can be achieved in several ways:

- Enhanced cultural and performing arts-based programming and classes. These programs need to focus on cultural and emotional expression as the heart of performing arts.
- Family oriented public art performances (dance, poetry or music) should be encouraged throughout the park.
- Public performances and activities allow a community to enhance its cultural identity and to learn about other cultures.
- Public performances should include performances by a variety of local institutions, large and small (Indianapolis Symphony Orchestra, Indianapolis Opera, and the Arts Council of Indianapolis)
- A partnership with the Indianapolis Art Center could facilitate an “art exchange” whereby art pieces could alternate between the two locations. This partnership will allow for frequent changes in the art installations and provide an opportunity for visitors to engage with Indianapolis Art Center employees and students.
- Artists creating the art installations and doing performances could be both locally based and from around the county. This will help to provide a broad perspective to the art included in the park.
- Both experienced professional performances and Pop-Up performances by visitors to the park should be encouraged.
- Spontaneous activities that generate and help to create a culture.





STRATEGIES FOR ART CONNECTING TO COMMERCE

In order for art production and programming to be properly utilized, it must not only reflect the community and culture of Broad Ripple, but it must also recognize the importance of stimulating commerce. Commerce is the social dealings, be they monetary or bartering, between people and places that provide growth and sustainability. To sustain the investment in art installations and programming, a commitment will need to be made to implement programming and events that can generate income, and funding must be responsibly managed. Although additional funding streams will be required and are included below, the art itself can be used as an important funding mechanism. This can be achieved in several ways:

- For permanent and temporary installations, only experienced artists should be considered, and a formal Request for Qualifications and/or Proposals should be utilized.
- The artist should only be compensated commensurate with their experience and the quality of their work.
- Artists should be selected by guest curators, artists, art professionals and representative of the Indy Parks Department.
- An artist in residence program should be established focusing on student artists from local high schools and colleges.
- The artist in residence program should allow artists to work on several projects and to develop distinctive attributes within the park.
- Community investment in the production and maintenance of art and art programming are vital to the future of the park.
- Additional funding can come from any combination of Public and Private Collaborations, pursuing Grant opportunities, Partnerships with local arts institutions, public financing and local businesses and residents.
- Arts programming should start at a small scale and increase incrementally as the phasing of the park proceeds.
- Seek and recruit sponsorships for art, programming, festivals and regular events, large and small to help fund and produce revenue for the park.
- The initial funding can come from the parks current programming budget.





ART PLAN RECOMMENDATIONS AND LOCATIONS

Below are the general recommendations for the scope and location of the Art Installations and Programming for Broad Ripple Park:

- Four Permanent nature-themed Sculptures.
- Four Temporary (3-6 month rotation) Installations
- Performing Arts Programming
- Monthly Exhibitions
- Special Events (1-2 each season)
- Weekly Pop-Up programming/art installations/interactive activities
- The locations for the art installations will need to be flexible and appropriate for specific events or activities.
- The art locations should be designed to encourage visitors to explore and discover the park.
- Art and artful thought should be incorporated into all aspects of the planning and design of the structures and furnishings.
- The location for the art installations needs to match appropriately with the activity or the event.
- Art making locations and performance spaces will need to be flexible for varying uses.
- Permanent art installations could incorporate wayfinding elements that can be used to guide visitors through the park.
- Art installations need to be safe, secure and be resistant to both natural elements and to vandalism.
- Long term installations need to include an endowment for maintenance and a maintenance recommendations.
- Access to electrical outlets should be available throughout the park for greater flexibility of events and installations.
- Large performances and festivals should be located in the great lawn area.
- Gather a team of art patrons from the local community, Indy Park’s staff, Artist in Residences, Friends Group to help provide further recommendations and guidance to Indy Parks on the implementation, selection and ongoing park programming.

ART FUNDING RECOMMENDATIONS

Community investment in the production and maintenance of art and art programming is vital to the future of the park, and the following funding streams merit pursuit:

- Arts programming should start at a small scale and increase incrementally as the phasing of the park proceeds.
- The initial funding can come from the park’s current programming budget.
- Additional funding can come from any combination public and private collaboration, the pursuit of grant opportunities, partnerships with local arts institutions, a public arts tax ordinance, the creation of an endowment and contributions from local businesses and residents.

REIMAGINING THE ARTS

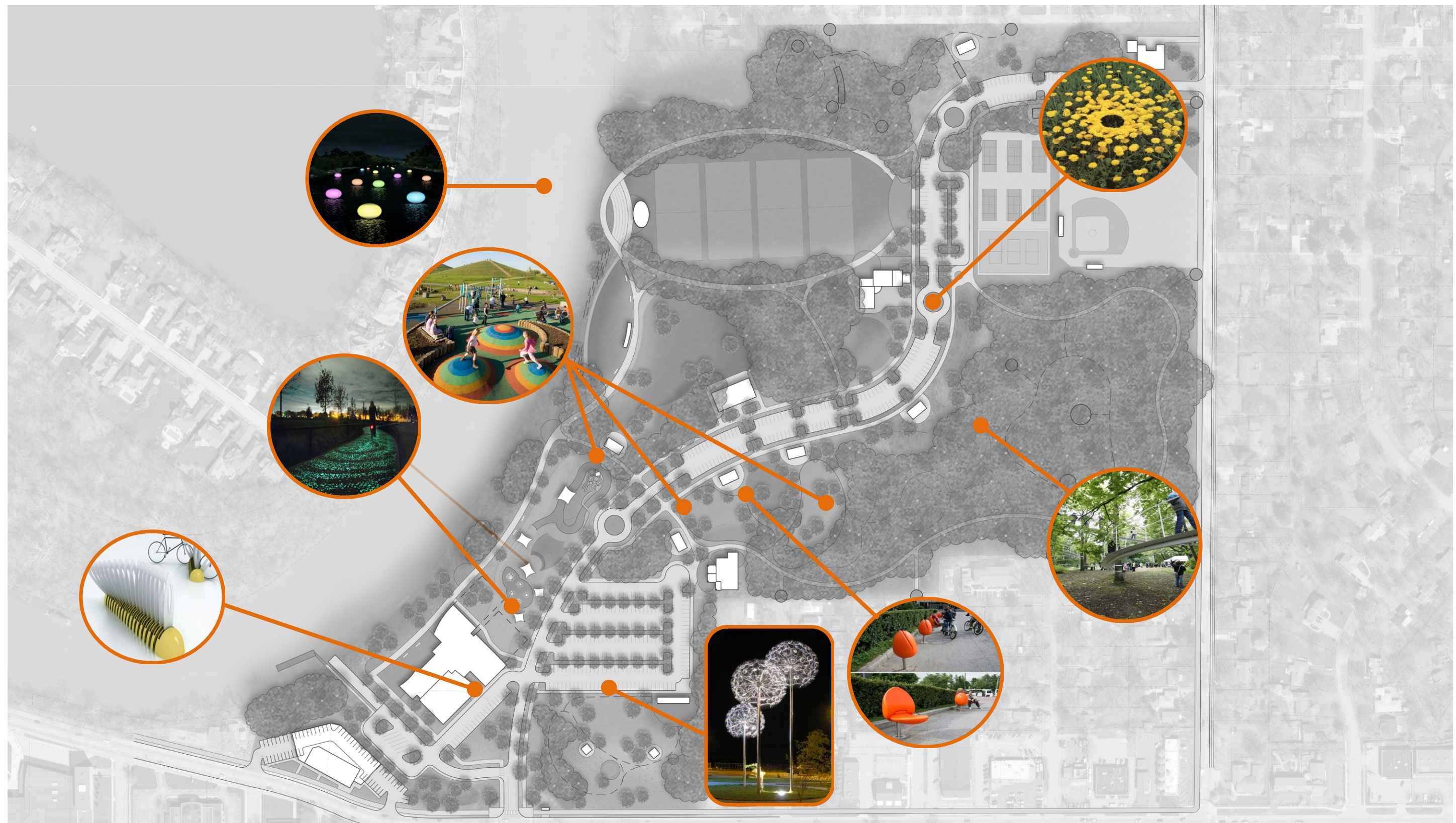
REVITALIZE COMMUNITY

EXPLORE CULTURES

CREATE COMMERCE

CONNECT TO NATURE

POTENTIAL ART LOCATIONS



8

IMPLEMENTATION



“The air of ideas is the only air worth breathing.”

- Edith Wharton



INTRODUCTION

Successful plan implementation strategies are grounded in the understanding of costs and long term sustainability. This section provides an operational plan to have Broad Ripple Park pursue at least 50% cost recovery, a breakdown of the cost of magnitudes for each of the park areas, and suggested phasing over the course of 20 years.

OPERATIONAL AND FINANCIAL ASSUMPTIONS

The assumptions in this operational study for Broad Ripple Park will provide an understanding as to how the operational cost estimates and potential revenues were developed, as well as the strategies which the Indy Parks staff will ultimately implement for operating the park into the future. Any number of these assumptions can and likely will change, but this provides a starting point for how the park would operate if fully developed. This allows for the revision of assumptions in the future while still maintaining the integrity of the plan by understanding the impact that the changes will have on the operational budget or market capture. The assumptions for the Broad Ripple Park site used in the development of the financial plan are as follows:

- 1. The operations and financial plan is based on major components as depicted in the master plan. The goal of the park is to be at least 50% self-supporting from all elements and services provided in the park as a whole. This is based on the number of experiences in the park provided to users and the level of operational revenue that can be derived from elements in the park where experiences have operational revenue value to offset the operational costs. This is normal for a park operating with the level of experiences available in the proposed master plan design. This may be scalable based on when new amenities are added or rebuilt in the park. This includes the following attractions:
 - Dog Park
 - Aquatic Center
 - Boat Launch
 - Picnic rental space
 - Programs located in the park and inside the community center
 - Permitted game fields for soccer, football, and baseball
 - Court sports for tennis and pickleball
 - Sand Volleyball courts
 - Special events provided on site
 - Adventure sports on the White River
 - Walking and biking trails through the park
 - Playgrounds
 - Indoor permitted space for birthday parties

- 2. The operating budget is based on 2018-dollar values, and maintenance costs are included in the operational expenses.
- 3. Current operational cost for maintaining the park in 2018 dollars is approximately \$450,000 a year that does not count capital dollars for maintaining the 46 acres of land. General revenue dollars earned in the park average approximately \$260,000 over the last several years.
- 4. Current salaries for recreation management and programs at the park total \$201,959, which represents staffing costs (FT and Part-time) less DPW maintenance cost. The Consultant Team utilized unit costs from other comparable projects for staffing both part-time and fulltime staff, equipment, and supply costs based on 2018 salaries of equivalent job descriptions. The aquatic staff is assumed to be in place already with one new fulltime staff hired to manage the proposed outdoor aquatic center and or an indoor pool.
- 5. Capital investment for Broad Ripple Park is not included in the operational costs and is based on the master plan and components as detailed in program spaces identified at \$58-64 million which includes all capital costs and soft costs associated with the development of the park, proposed aquatic facility, and community center.
- 6. Pricing is outlined for each individual program and facility access cost within the operational model based on discussions with the park manager on site. These costs follow the existing pricing schedule the agency uses now with no projected increases.
- 7. Prices include fees for shelters, dog park, pool, and community center classes for people of all ages. The Consultant Team recommends that the Department look at the pricing policy based on the capital cost to build and operate this park at a higher level of recreational experience for people of all ages than most existing parks in the system, which should be reflected in a broader pricing schedule than exists today. Prices should be based on the classifications, as core-essential, important, and value-added services.
- 8. Pricing is not value based, meaning that pricing was not determined based on typical market rates, instead rates used are from the city's existing aquatic facilities.
- 9. Indy Parks could consider a boat launch rate if a gate is installed at the boat ramp.

- I 0. Hours of operation for the community center are 6am to 9pm Monday – Friday, Saturday 6am to 4pm, and Sunday noon to 5pm.
- I 1. Percentage of cost recovery is based on the assumed market participation and value/market-based pricing at 50% at a minimum.
- I 2. If a higher percentage of cost recovery is needed, the department may need to develop operational efficiencies and seek more ways to generate revenue to support the operational costs of the park, programs, and facilities. This could include the development of an Operational Agreement with a 'Friends' type group to help operate and maintain the park, similar to IndyParks existing relationship with Friends of Holliday Park. In addition, there are days when the park hosts special events that could charge a parking fee or the city could outsource the parking on Friday and Saturday evenings for parking to support the hospitality needs of Broad Ripple proper.
- I 3. Operational Revenue estimates are based on a very aggressive rate of consumption of Broad Ripple Park's program plan (60% occupancy of programmable space) that will require detailed scheduling to allow for successive usage on a regular basis for the park, game fields, special event lawn, proposed aquatic center and community center areas.

OPERATIONAL COSTS

Based on the proposed master plan for Broad Ripple Park, the consultant team estimated annual costs to operate and maintain the various design elements of the park. The estimated expenses were based on per unit costs identified for similar amenities and park typologies nationwide at the appropriate level of care desired at Broad Ripple Park. The per unit costs were based on the following assumptions for annual operation and maintenance:

MAINTENANCE COSTS

Park Feature	Unit	Cost/Unit
Grounds Maintenance - Level 1	ac	\$ 5,000
Grounds Maintenance - Level 2	ac	\$ 3,000
Grounds Maintenance - Wooded Areas	ac	\$ 350
Trails - paved	lf	\$ 3.50
Trails - soft	lf	\$ 2.50
Adult Ball Diamond	ea	\$ 20,000
Tennis / Volleyball Courts	ea	\$ 1,000
Parking	sf	\$ 0.02
Overlook / Event Pavilion	sf	\$ 0.50
Large Shelter (150 ppl)	ea	\$ 5,000
Small Shelters (50 ppl)	ea	\$ 2,000
Playground	sf	\$ 0.50
Natural Play Area	sf	\$ 0.25
Community Center	sf	\$ 25.00
Outdoor Aquatic Center	sf	\$ 10.00
Canopy Engagement	lf	\$ 5.00
Dog Park	ac	\$ 20,000
Sports Hub / Multi-Purpose Building	sf	\$ 1.50

OPERATIONAL COST, CONTINUED

The following table estimates the annual expense for maintaining and operating each park feature. These estimates were developed by applying the per unit costs to the intended size of each proposed park element. Total costs were expressed for all proposed elements, as well as highlighting the implication of including the Community Center and Outdoor Aquatic Center due to their capital requirements.

Based on a total maintained park acreage of 20 acres and the design elements proposed, the outdoor features for Broad Ripple Park, not counting the proposed outdoor aquatic facility and community center, are expected to cost \$310,106 per year to operate the park at a maintenance level 1 or level 2 for all the outdoor amenities, which equates to a total annual expense of \$15,505 per maintained acre.

The Park has approximately 10 acres of woods that will require \$3,500 a year to maintain. The proposed outdoor aquatic center and community center significantly increases the annual operating expenditures for the park by more than \$1.1 million if operated at the level of design currently under consideration. The proposed outdoor aquatic center is expected to be around 68,000 square feet and cost \$679,540 to operate annually, while the potential indoor community center is expected to total 17,000 square feet and cost approximately \$425,000 annually based on an operational schedule of 90 hours per week.

Estimated expenditures include all staffing costs and benefits, equipment, supplies, and asset management upgrades on an annual basis. The athletic fields, amphitheater and open lawn, playgrounds, shelters, and trails are all maintained at a level 1 maintenance standard. The nature play area would be maintained at a level 2 maintenance standard. In general, parks systems typically operate at four different levels of maintenance. The Consultant Team assumes based on the design, the park experiences desired would be maintained at a level one or two maintenance standard, which is the highest level of care.

PROJECTED MAINTENANCE COSTS

Park Feature	Unit	Qty	Cost/Unit	Total Cost
Grounds Maintenance - Level 1	ac	10.0	\$ 5,000	\$ 50,000
Grounds Maintenance - Level 2	ac	6.5	\$ 3,000	\$ 19,500
Grounds Maintenance - Wooded Areas	ac	10.0	\$ 350	\$ 3,500
Trails - paved	lf	15,765	\$ 3.50	\$ 55,178
Trails - soft	lf	3,994	\$ 2.50	\$ 9,985
Adult Ball Diamond	ea	1	\$ 20,000	\$ 20,000
Tennis / Volleyball Courts	ea	9	\$ 1,000	\$ 9,000
Parking	sf	143,400	\$ 0.02	\$ 2,868
Overlook / Event Pavilion	sf	10,000	\$ 0.50	\$ 5,000
Large Shelter (150 ppl)	ea	1	\$ 5,000	\$ 5,000
Art Shade Shelter (100 ppl)	ea	1	\$ 3,500	\$ 3,500
Small Shelters (50 ppl)	ea	7	\$ 2,000	\$ 14,000
Playground	sf	43,560	\$ 0.50	\$ 21,780
Natural Play Area	sf	21,780	\$ 0.25	\$ 5,445
Community Center	sf	17,000	\$ 25.00	\$ 425,000
Outdoor Aquatic Center	sf	67,954	\$ 10.00	\$ 679,540
Canopy Engagement	lf	2,070.00	\$ 5.00	\$ 10,350
Dog Park	ac	3.0	\$ 20,000	\$ 60,000
Sports Hub / Multi-Purpose Building	sf	10,000	\$ 1.50	\$ 15,000
TOTAL				\$ 1,414,646
TOTAL - less Community Center and Outdoor Aquatics				\$ 310,106

PROPOSED AQUATIC CENTER

The proposed outdoor aquatic center may incorporate the following:

- Site Development 1.56 acres (approximately 68,000 sf).
- Lazy River – 481 linear feet.
- Wading Pool – 11,200 sf targeting early swim lesson with deeper water at one end.
- Sprayground – 5,100 sf. The placement of the sprayground is strategic in the plan allowing a longer use if desired.
- 2 Slides – Run out style.
- Shade Structure – No cabanas are shown but can be provided.
- Aquatic Center will be open 100 days a year.
- No dedicated concessions have been indicated in the outdoor aquatics. Although, there could be synergy with the café in the community center.

AQUATIC STAFF ASSUMPTIONS

- Aquatic Center staffing is a direct result of the requirement of the operating hours.
- Aquatic staffing is based on “lean management” practices where all positions/human resources expended for any goal other than the creation of value for the customer base are nonessential.
- As the Aquatic Center reaches operational and programmatic maturity, additional staff persons will most likely be required.
- Staffing salary/wages are based on current salaries and national averages found in the park and recreation industry of similar size parks and recreation facilities.
- General benefits for full-time staff have been calculated based what the Consultant Team sees across the country on average. These may be subject to change once the city determines what its salary and benefit plan for the park and aquatic center and community center will be.
- Inclusive benefits, charges required for most employees regardless of employment status (including payroll taxes and fees) are factored at a percentage of total seasonal staff salary and full-time staff overtime, excluding any general benefits.

AQUATIC CENTER CONTRACTUAL ASSUMPTIONS

- Outdoor Aquatic Center utilities are estimated at \$3.10 per square foot
- Building structures and maintenance are projected to be funded beginning in Operating Year 1; it is expected that warranties will be in effect for years one and two

OUTDOOR AQUATIC CENTER ADMISSIONS ASSUMPTIONS

- It is assumed that management will assess memberships (i.e. annual passes) and admissions and will implement promotions as needed; it is assumed that limited discounting will occur.
- It is assumed that management will assess memberships and admissions and discontinue practice and/or revise price points if demand far exceeds assumptions; this will ensure validity of financial projection
- Membership packages and pricing to be determined as part of the updated operational budget once the city determines what the facility will be.
- Current pricing that exists now at the Broad Ripple Aquatic Center facility with rates at \$3 for an adult, \$2 for youth and teens, and \$2 for seniors.

AQUATIC PROGRAMMING ASSUMPTIONS

- Programming is based on an attainable approach to meet expected cost recovery potential which for all programs now are 100%+ of direct and indirect costs. Indy Parks should update the pricing policy to be based on level of experience received and whether a program is a public good or personalized service, or a combination of both. In most aquatic centers, cities try to cover at least their direct costs through program user fees, daily access fees or through membership fees.
- Programming and rentals are based on estimates for units per experience/session, total sessions offered, and fee per program/activity.

COMMUNITY CENTER ASSUMPTIONS

The community center is proposed to be 17,000 square feet and include a gym, small fitness space, program space and office area. The community center is proposed to be open 90 hours a week. Future expansion may include adding an indoor pool and/or additional gym to the facility.

COMMUNITY CENTER OPERATING ASSUMPTIONS

- Outdoor Aquatic Center operating hours are 85 hours per week and are assumed to be:
 - Monday - Friday – 9AM to 9PM
 - Saturday – 9:00AM to 7:00PM
 - Sunday – Noon to 5:00PM
- The Community Center could have a small membership fee of approximately \$10 dollars per month for the fitness center. The rest of the facility will be programmed for classes or summer camps. It is anticipated that 600 members would be involved in the fitness center or \$120 dollars year x 600 members = \$72,000 dollars a year from the fitness center.
- 5 classes a day x 6 days a week x 4 sessions x average of 15 people a class x \$45 dollar a class session and summer camps would generate approximately \$81,000 dollars a year.
- Due to enhanced experiences available at the community center, all other program area revenues (e.g. dance, self-enrichment, general recreation) were increased by 25% from 2017 actual figures to reflect increased participation for higher quality programs and space.

ADDITIONAL REVENUE OPPORTUNITIES

- The other amenities on site that are being proposed and included in the cost and revenue opportunities include the following:
- Walking trail- no revenue
 - Amphitheatre (rented on a per event basis)- Anticipated 40 rentals a year x \$3,000 a rental would generate approximately \$120,000.
 - Four multipurpose sports fields for soccer, football, and rugby (rented by the game) x 80 rentals a year x 4 fields = \$9,600 at the current rate. At the new rate suggested it would be \$28,800 if the fields rented were \$90 a field per rental.
 - Adult Baseball Field rental at the current price of \$30 field x 80 rentals a year x one field = \$2,400. Or, the suggested rate would be \$90 x 80 rentals = \$7,200.

- The Dog Park (average rate of \$50 annually for a dog tag) currently generates \$86,661 a year, with fees set to increase in 2019 to \$125/year for all dog park use. By increasing the annual rate, a conservative estimate of 1,000 members would generate a total of \$125,000.
- Seven (7) small picnic shelters at \$65, one (1) art shade shelter at \$125, and one (1) large shelter at \$275 per day of rental. Each shelter rental would be occupied for 36 weeks x 2.5 rentals a week, or 90 rentals per year for each shelter. Revenue from regular rentals would be 90 rentals x 7 small shelters at \$65 each, plus 90 art shade rentals at \$125, plus 90 large rentals at \$275, which would total \$76,950 of shelter revenue at the regular rate. Shelters will also generate additional revenue of \$25,500 at a premium rate for holidays and special events, as described later in this document.
- Meeting rooms in the park at \$75 and \$100 for four hours of use depending on size x 100 rentals year x 2 facilities = \$17,500
- Car parking fee for special events held in the park estimated 12 weeks x 2 days x 250 cars a day x \$5 dollar a car could generate \$30,000
- Sports courts for Tennis and Pickleball – no fees to use but will be used for lessons.
- Sports Hub / Multi-Purpose Building – Half of the building would serve the sports fields. The other half could be rented \$275 per day, and 90 rentals a year would generate \$24,500 in revenue.
- To compliment the Sports Hub and increase revenue potential, an additional concession stand permitted to sell food and beverages could operate 16 dates throughout the summer, generating around \$100,000 in sales for the park.
- The festival street could be rented for festivals, large community gatherings and farmer's markets. Rental rate would be \$1,000 per day and estimated of 28 rentals during the season to generate \$28,000.
- Event Plaza and Parking Lot could be rented for larger community programs, concerts and festivals that are larger and would require specialty stage and equipment's beyond the event pavilion's capacity. Rental rates of \$2,000 per day for approximately 7 days would generate approximately \$14,000
- Canopy Engagement- No rental fees or program fees
- Proposed improvements to the existing Aquatic Center would allow for an increase to the current pricing, which is well below the market rate (see section 1.7). The proposed Aquatic Center will be open 100 days a year x \$9 for adults and \$6 for youth with an average of 450 people a day; hence, a blended rate of \$7.50 per entry would generate approximately \$337,500.
- Based on the upgrades proposed, revenue from food and beverage concessions is expected to undergo a sharp increase from traffic at the aquatic center and attendance at special events. Based on an average spend of \$2 per guest, a total of 45,000 visitors to the aquatic center and another 120,000 visitors from 20 special events would generate approximately \$170,000 in concessions.

SUMMARY OF POTENTIAL REVENUE

Total Revenues that could be generated if all pieces were developed could raise approximately \$1.3 million toward the operating cost of the park.

Existing / Enhanced Revenue Centers	Potential Revenue
Aquatic Admissions & Programs	\$ 337,500
Dog Park	\$ 125,000
Special Events / Food & Beverage Concessions	\$ 170,000
Facility Rentals (ballfields, Sports Hub, shelters, meeting rooms, events)	\$ 222,450
Community Center Programs (camps, fitness, dance, enrichment, etc.)	\$ 155,343
Amphitheatre	\$ 120,000
Fitness Center Memberships	\$ 72,000
Parking	\$ 30,000
Sports Hub Concessions	\$ 100,000
Total Revenues	\$ 1,332,293

PRICING DATA - EXISTING AND RECOMMENDED FEES

The existing pricing in Broad Ripple Park is as follows, as well as proposed pricing with an updated park.

- Existing Dog Park Rates - \$75 for calendar year – reduces to \$55 July 1st, then \$40 Sept. 1st – all due for renewal February 1st of next year. Proposed rates are \$125 for all dog park use and \$5 for daily entry.
- Existing Pool Fee Rates – Adults - \$3 Children & Seniors - \$2- Proposed is to move to market rates for similar type of facility which would be \$9 for an adult, \$6 for youth and seniors.
- Existing Picnic Shelters - \$275 for shelter #1 that seats 300, \$125 for shelter #2 that seats 80-100 and \$65 for picnic knoll seats around 40 – no covering. Proposed rate remain the same except on holidays and special events in the park where the large 300-person shelter would move to \$450 for the day, \$225 for the shelters that seat 80 people, and \$100 for the shelters that seat 40. Based on 20 holiday/ special events per site, the additional shelter revenue generated would total of \$25,500 at the premium rate.
- Parking Fees have never been charged - some special events have— For Special Events and Summer weekends consider rates for Friday and Saturday nights would suggest \$5 per car.

- Program Fees –e.g. gymnastics/ballet/hip-hop, adult fitness, special events, and swim lessons are all consistent with fair market rates. Keep program fees the same or whatever the program can support to achieve 100% cost recovery policy.
- Day Camp - \$110 for 1st child - \$100 for 2nd child. These rates are 50% below market value and could be considered for an increase.
- Sports fields - \$30 hr. adult/ \$15 hr. youth- These rates are 1/3 what the normal market rates are and should be in the \$90 dollar an hour rate for any field that is rented for practice and or games.

The table below summarizes the pricing information previously mentioned and provides a comparison of the current pricing and market rates for the park, as well as the recommended pricing strategy.

Park Feature / Program	Current Rate	Market Rate	Recommendation
Dog Park	Feb-Feb: \$75 July-Feb: \$55 Sept-Feb: \$40	\$125 year-round use \$5 daily entry	Market rate
Picnic Shelters (300 ppl)	\$275 / day	\$275 / day	Current rate plus holiday and special event rate of \$450/day
Picnic Shelters (80-100 ppl)	\$125/day	\$125/day	Current rate plus holiday and special event rate of \$225/day
Picnic Shelters (40 ppl)	\$65/day	\$65/day	Current rate plus holiday and special event rate of \$100/day
Pool	Adult: \$3 Child/Senior: \$2	Adult: \$9 Child/Senior: \$5	Market rate and consider annual membership and/or punch pass
Sports Field Rentals	Adult: \$30/hr Youth: \$15/hr	All: \$90/hr	Market rate
Fitness Center	n/a	Membership: \$10-\$30/mo	Membership: \$10/mo
Parking	none	\$5-\$20/vehicle depending on event type	\$5/vehicle (special events, Fri & Sat during summer)
Room Rental	none	Small group: \$75 for 4 hrs Large group: \$100 for 4 hrs	Market rate
Program Fees (dance, fitness; 6-wks)	\$45-\$50	\$30-\$60	Current pricing or increase to at least achieve 100%+ cost recovery policy
Special Events (touch-a-truck, egg hunt)	\$3-\$11	varies by location and type	Current rate
Swim Lessons	\$34-49	\$35-\$50	Current rate
Day Camps	First child: \$110 Add'l child: \$100	First child: \$220 Add'l child: \$200	Consider increase toward market rate

COMPARISON OF CURRENT AND POTENTIAL OPERATIONAL BUDGET

The following table compares actual figures for operating Broad Ripple Park in 2017, then compares the potential revenue based on the changes proposed in this plan. Revenues are then compared to the anticipated operational expenses for each scenario to arrive at the operational cost recovery at the current level, as well as for the envisioned park with updated features and pricing. The enhancements to the park would significantly increase both revenues and expenditures by about \$1 million, and the cost recovery is expected to improve drastically from 59% in the most recent year to 94% with the updated plan. More importantly, the additions and upgrades to the park should result in a substantial increase in overall participation and activity levels at Broad Ripple Park.

Existing / Enhanced Revenue Centers	2017 Revenues	Potential Revenue
Aquatic Admissions & Programs	\$ 9,116	\$ 337,500
Dog Park	\$ 86,661	\$ 125,000
Special Events / Food & Beverage Concessions	\$ 2,163	\$ 170,000
Facility Rentals (ballfields, Sports Hub, shelters, meeting rooms, events)	\$ 39,000	\$ 222,450
Community Center Programs (camps, fitness, dance, enrichment, etc.)	\$ 120,381	\$ 155,343
Amphitheatre	n/a	\$ 120,000
Fitness Center Memberships	n/a	\$ 72,000
Parking	n/a	\$ 30,000
Sports Hub Concessions	n/a	\$ 100,000
Total Revenues	\$ 257,321	\$ 1,332,293
Total Expenditures	\$ 436,228	\$ 1,414,646
Cost Recovery (%)	59%	94%

FORMING A CONSERVANCY / ESTABLISHING AN OPERATIONAL AGREEMENT

The City could consider developing a Conservancy or an Operational Agreement, similar to the current model with Friends of Holliday Park whereby money is raised for specific projects in the park. This could include raising money for the aquatic center, community center, or a specific amenity in the park. The value would be that the Conservancy or a 'Friends' type group could work to implement many of the new elements in the park as well as assist in the raising of money through events held in the park that can be plowed back into the park to support all the planned experiences.

FINAL THOUGHTS

Broad Ripple Park needs a complete update based on the Master Plan recommendations. This might take 20 years but it should be pursued through a combination of opportunities, including:

- Development of a partnership in the redevelopment of a community center to provide year round recreation.
- Developing the outdoor aquatic center on site.
- Establishing a Conservancy or fundraising group to help raise money for the redevelopment of the park.
- Appropriately making the right market rate fee changes that support operating and maintaining the park at a level of cost recovery of at least 50% for all of the experiences in the park.
- Hosting more events in the park to raise money for the park.
- Considering adding parking fees to the operational revenue for the park when it has a special event.
- Develop a full business plan for the park once the master plan is approved and improvements are being implemented.

A C T I O N S	2018	1-3 YEARS	3-5 YEARS	5+ YEARS
	<div><div><input checked="" type="checkbox"/> Approve and adopt the Broad Ripple Park Master Plan</div><div><input type="checkbox"/> Work with City-County Council to communicate the plan and needs</div><div><input type="checkbox"/> Work with park staff, Mayor's office and City-County Council to identify 2019 budget funding</div><div><input type="checkbox"/> Identify and engage with local foundations, interest groups, and community groups to inform a fundraising strategy</div><div><input type="checkbox"/> Mentor and support the Friends of Broad Ripple Park group to explore the possibility of a Park Conservancy model</div><div><input type="checkbox"/> Pursue local development partners that could be interested in funding support of the park as an amenity for their residents</div><div><input type="checkbox"/> Coordinate with the Riverwalk Group on fundraising efforts</div><div><input type="checkbox"/> Encourage continued engagement by the Steering Committee to help advance the resonance of the plan</div><div><input type="checkbox"/> Contemplate RFP's for private/public partnership projects (i.e. Community Recreation Building, Sports Fields and Hub Building, etc)</div><div><input type="checkbox"/> Evaluate potential Public/Private Partnership agreements and contemplate design test-fits</div></div>	<div><div><input type="checkbox"/> Pursue Phase I construction to create momentum behind the plan</div><div><input type="checkbox"/> Regularly solicit patron involvement and measure action item success against original design parameters</div><div><input type="checkbox"/> Begin project scoping and design of future phases of park development</div><div><input type="checkbox"/> Continue to utilize Friends of Broad Ripple Park, local nature groups, Keep Indianapolis Beautiful, etc for on-going park clean-up, invasive removals, reforestation, and beautification endeavors</div><div><input type="checkbox"/> Embolden art advocacy via an Art Advisory Committee that provides recommendations to Indy Parks regarding infusion of creativity</div><div><input type="checkbox"/> Formulate and implement a creative place-making plan to attract more interest and visitors to the park</div><div><input type="checkbox"/> Launch a capital fundraising campaign in partnership with local community groups, Broad Ripple Friends Group, and Indianapolis Parks Foundation. (Ideally, this could be launched at the time of Phase I ground breaking)</div><div><input type="checkbox"/> Issue RFP for project scoping documents to produce Schematic Design-level plans and refined costs for subsequent phases</div></div>	<div><div><input type="checkbox"/> Evaluate previous implementation progress, identify needs, and adjust priority of action items accordingly</div><div><input type="checkbox"/> Continue to mentor and develop the Friends of Broad Ripple Park group to become the dominant lead and point of contact for park fundraising</div><div><input type="checkbox"/> Begin Design Development-level plans and final costs for subsequent phases</div><div><input type="checkbox"/> Contemplate RFP's for additional private/public partnership opportunities (i.e. Cafe, Patron Programs, Sports Fields and Hub Building, etc)</div></div>	<div><div><input type="checkbox"/> Update portions of the Master Plan to remain current with market changes and patron demand</div><div><input type="checkbox"/> Begin Construction-level plans and establish detailed, final costs for subsequent phases</div><div><input type="checkbox"/> Provide support toward an executive director position for Broad Ripple Park Conservancy to lead and oversee Broad Ripple Park operations and improvements</div><div><input type="checkbox"/> Develop a comprehensive business plan for the park's operations, improvements, and maintenance</div></div>

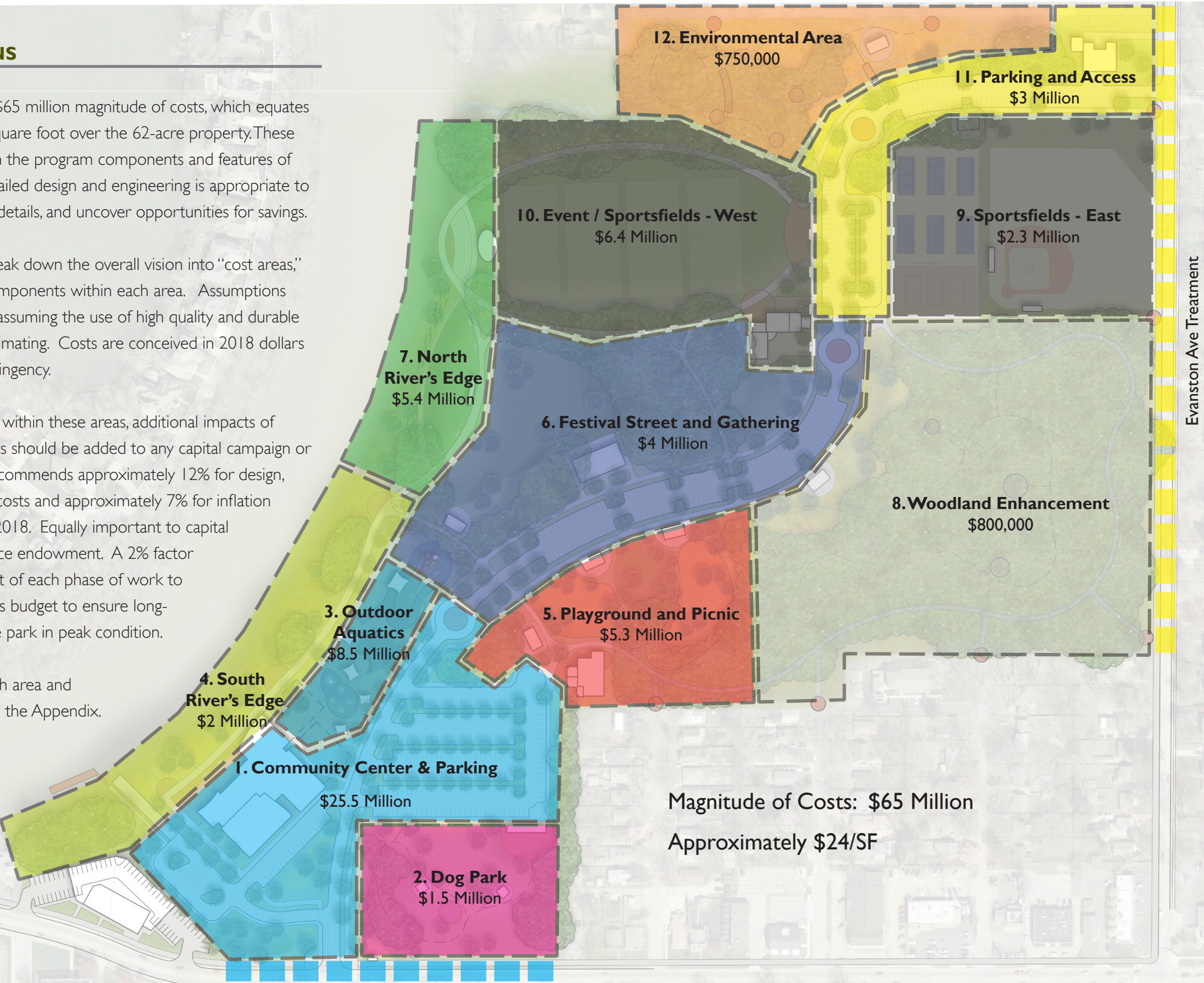
COST PROJECTIONS

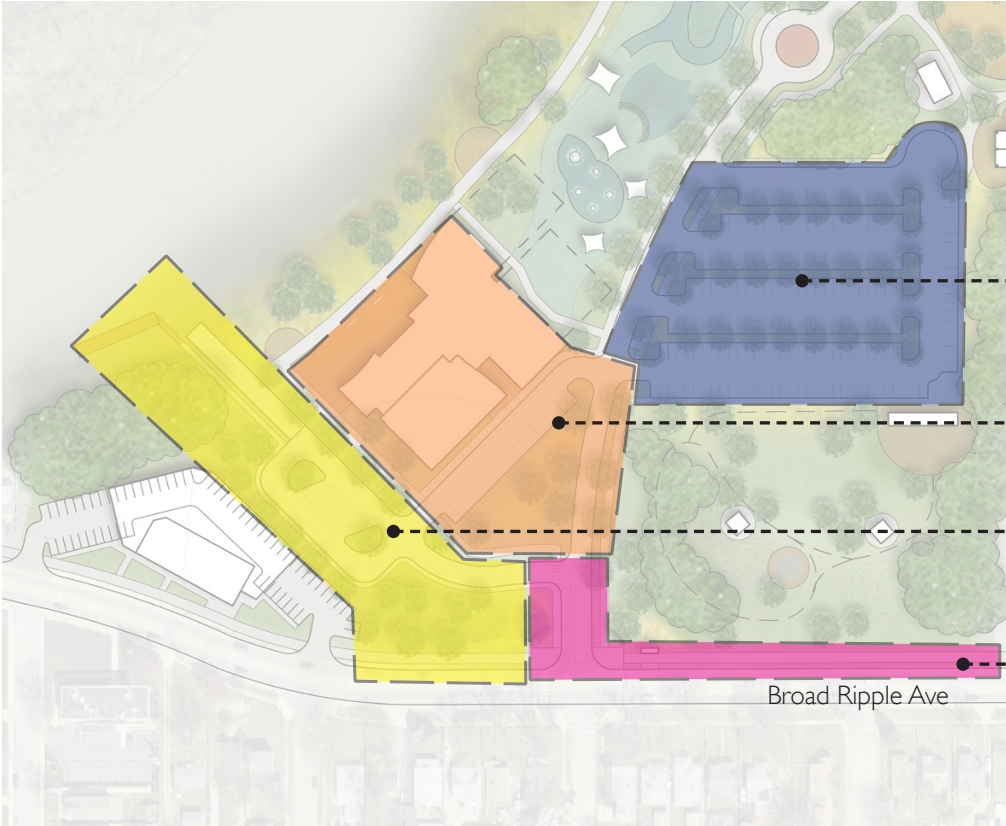
The Master Plan projects a \$65 million magnitude of costs, which equates to approximately \$24/per square foot over the 62-acre property. These are high level costs based on the program components and features of the master plan. Further detailed design and engineering is appropriate to confirm costs, refine design details, and uncover opportunities for savings.

The diagrams that follow break down the overall vision into “cost areas,” then further into specific components within each area. Assumptions and allowances were made assuming the use of high quality and durable materials as the basis for estimating. Costs are conceived in 2018 dollars and include 10% scope contingency.

Beyond hard costs reflected within these areas, additional impacts of inflation and design soft costs should be added to any capital campaign or budget request. The plan recommends approximately 12% for design, engineering, and permitting costs and approximately 7% for inflation each calendar year beyond 2018. Equally important to capital costs is funding a maintenance endowment. A 2% factor should be established as part of each phase of work to supplement the regular parks budget to ensure long-term maintenance keeps the park in peak condition.

A greater breakdown of each area and component is located within the Appendix.





1. COMMUNITY CENTER

MAGNITUDE OF COSTS: \$25.5 MILLION

Parking

\$2.3 Million - New pavements, curbs, planted medians, utilities, drainage system, and parking lights.

Community Center

\$21.5 Million - Refer to page 113 for detailed break down

Boat Ramp

\$1.1 Million - New boat ramp, water access, pavements, and parking area with associated plantings and site furnishings

Entry and Frontage

\$600,000 - Incorporates updated gateway and identity elements with associated pavements, site furnishings, and plantings.

2. DOG PARK

MAGNITUDE OF COSTS: \$1.5 MILLION

Dog Care Center

\$400,000 - Building with associated utilities and pavements

Small Dog Pathways

\$16,000- 4' Concrete walking loop

Small Dog Shade Shelter & Plaza

\$38,500 - Shade sail/small shelter with pavement

Small Dog Water Play

\$34,400 - Concrete surface and water elements

Small Dog Area

\$358,800 - New fencing, adding landform, improving drainage, providing a mix of durable artificial turf and aggregate surfaces suitable for dogs, associated site furnishings for visitors, and shade trees for future shade.

Large Dog Area

\$587,500 - New fencing, adding landform, improving drainage, providing a mix of durable artificial turf and aggregate surfaces suitable for dogs, associated site furnishings for visitors, and shade trees for future shade.

Large Dog Pathways

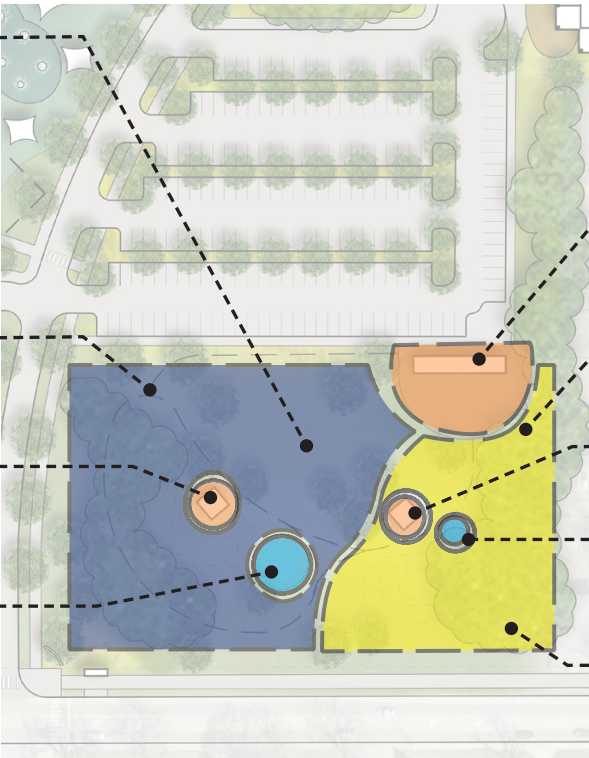
\$25,000 - 4' Concrete walking loop

Large Dog Shade Shelter & Plaza

\$38,500 - Shade sail/small shelter with pavement

Large Dog Water Play

\$42,200 - Concrete surface and water elements





3. OUTDOOR AQUATICS

MAGNITUDE OF COSTS: \$8.5 MILLION

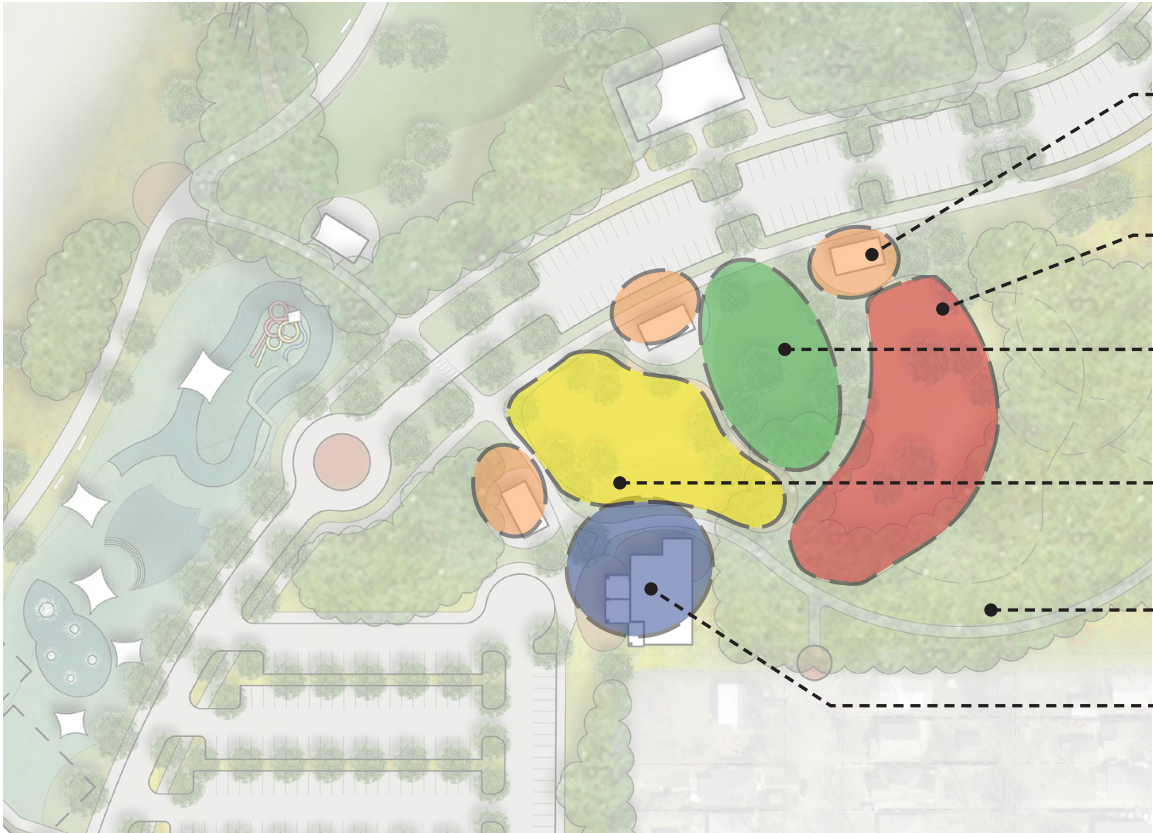
- Water Slides**
\$988,943 - 2 signature slides with run outs and no body of water. Allowances for associated support amenities and site work.
- Lazy River**
\$2.65 Million - 481 linear foot lazy river and bridge. Allowances for associated support amenities and site work.
- Activity Pool**
\$3.3 Million - 11,200 square foot pool. Allowances for associated support amenities and site work.
- Splash Pad**
\$3.3 Million - 11,200 square foot pool. Allowances for associated support amenities and site work.



4. SOUTH RIVERFRONT

MAGNITUDE OF COSTS: \$2 MILLION

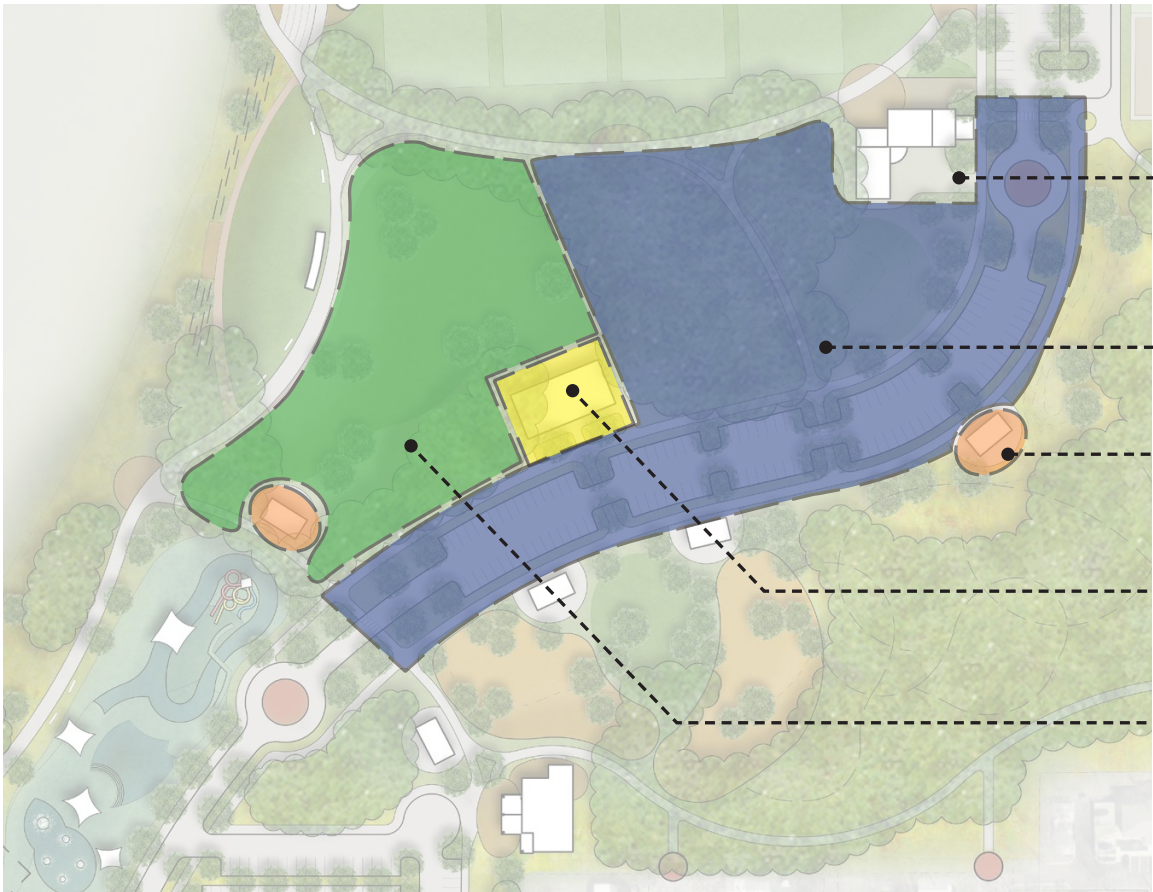
- Riverwalk Promenade**
\$761,300 - Pedestrian promenade with associated pavements, site furnishings, and plantings.
- River Bank Restoration and Plantings**
\$632,142 - Restoration of the river's edge with bioengineering techniques and native plantings.
- Riverwalk Overlook**
\$114,000 - Pedestrian overlook node with associated pavements, site furnishings, and plantings.
- Pedestrian Bridge**
\$266,000 - Pedestrian bridge over boat ramp to continue the Riverwalk to the south and along the river. (This is an alternate Broad Ripple Riverwalk connect.)



5. PLAYGROUND

MAGNITUDE OF COSTS: \$5.3MILLION

- Picnic Shelter**
\$103,000 - Per shelter. Shelter with electrical service, pavements, and associated site furnishings
- Nature Playground**
\$580,000 - New playground features a mix of poured in place and natural surfacing, and associated grading and drainage improvements.
- Picnic Area**
\$215,000 - Picnic area improvements to include associated plantings and site furnishings
- Main Playground**
\$1.5 Million - New playground features, poured in place surfacing, and associated grading and drainage improvements.
- Loop Trail**
\$250,000 - 10' Concrete trail with associated site furnishings and plantings
- Woodland Building**
\$2.4 Million - Expansion and updates to building to create more engagement to the playground and new restroom facilities, rental room, and plaza space.



6. FESTIVAL STREET AND GATHERING

MAGNITUDE OF COSTS: \$4 MILLION

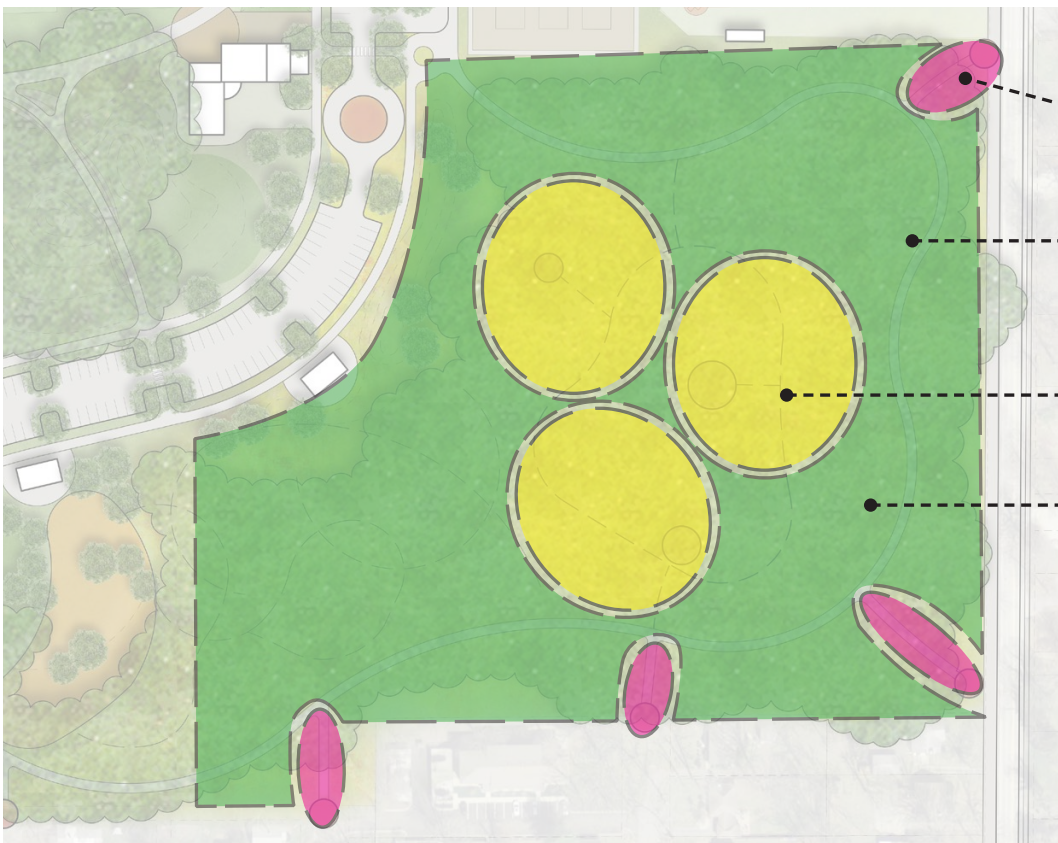
- Festival Street and Wooded Knoll**
\$2.5 Million - New pavements, future utilities, grading, drainage, plantings, and associated site furnishings
- Interactive Node**
\$157,000 - Skate-able / bikeable sculptural elements
- Picnic Shelter**
\$85,000 - Per shelter. Shelter with associated pavements and site furnishings
- Corporate Shelter**
\$850,000 - Large shelter for 3 seasons with seasonal restroom capabilities. Includes associated utilities, pavement, and site furnishings.
- Open Lawn**
\$310,000 - Picnic area improvements to include associated plantings and site furnishings



7. NORTH RIVERFRONT

MAGNITUDE OF COSTS: \$5.4 MILLION

- River Front Terrace**
\$2.56 Million - Pedestrian terraces with associated pavements, site furnishings, and plantings.
- Event Pavilion**
\$1.25 Million - Event pavilion for small to medium sized gatherings and events.
- Sloped Lawn and River's Edge improvements**
\$792,000 - Sloped lawn area and river's edge engagement. Includes river's edge enhancements and all associated plantings.
- Art Shade Pavilion**
\$329,000 - Artful shade structure
- Riverwalk**
\$456,00 - Pedestrian promenade with associated pavements, site furnishings, and plantings.



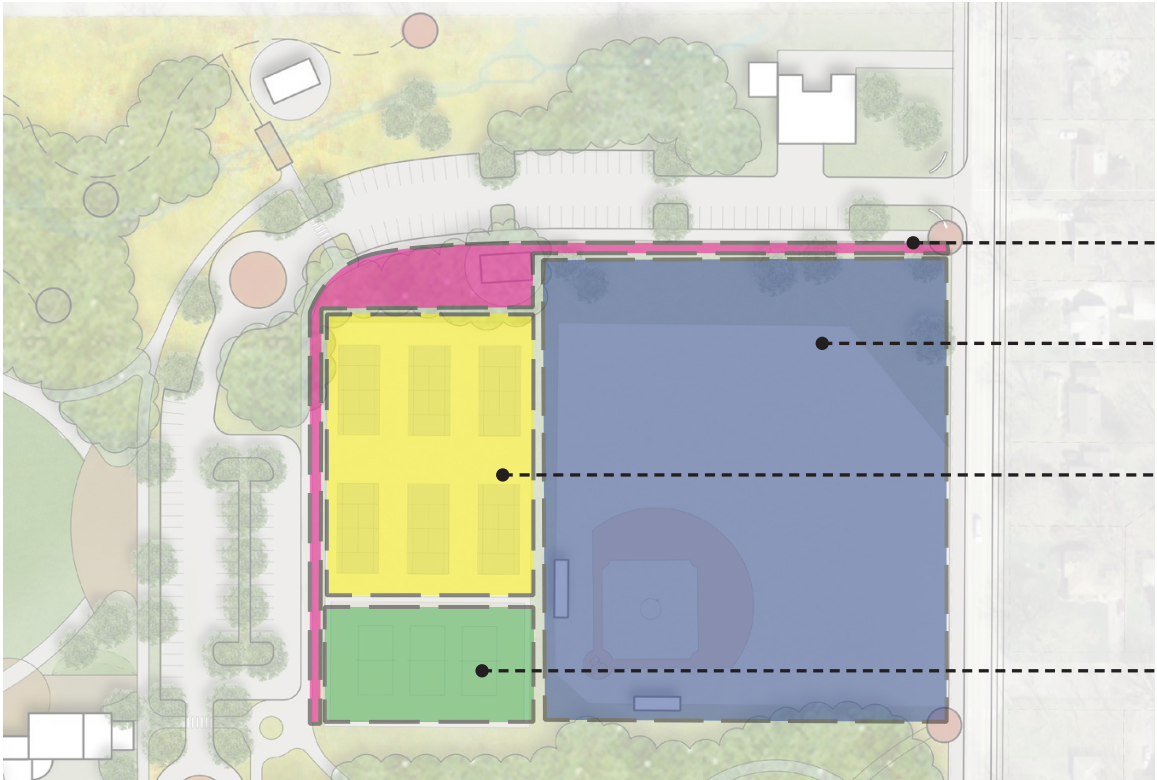
8. WOODLAND ENHANCEMENTS

MAGNITUDE OF COSTS: \$800,000

- Entry**
\$40,000 - Per Entry. Pavements, signage, and associated pavements
- Loop Trail**
\$265,000 - 10' Concrete trail with signage and associated site furnishings.
- Environmental Node**
\$80,000 - Per Node. Pavements, interpretive elements, pavements, and site furnishings
- Woodland Improvement**
\$141,000 - Enhanced plantings and reforestation

MAGNITUDE OF COSTS: \$2.3 MILLION

9. EAST SPORTSFIELD



Shelter and Perimeter Improvements
\$180,000 - Shelter, pavements, wayfinding, and site furnishings

Multipurpose Field
\$1.85 Million - New multipurpose field with synthetic turf, fences, and dugouts.

Tennis / Pickleball Courts
\$175,000 - New pickleball and tennis courts

Sand Volleyball Courts
\$89,000 - Enhanced plantings and reforestation

MAGNITUDE OF COSTS: \$6.4 MILLION

10. WEST SPORTS AND EVENTS



Loop Trail
\$231,336 - Heavy duty loop trail with associated site furnishings

Event / Recreation Fields
\$2.5 Million - Synthetic surface and all required infrastructure and drainage

Event Plaza
\$175,000 - Heavy-duty pavement and associated utilities and plantings

Multi-purpose Building
\$3.36 Million - Renovation of building to provide multipurpose building, 3 seasons shelter, and restrooms. Includes associated utilities and plaza improvements

Event Light and Sound Poles
\$80,640 - 8 light and sound poles for events along the loop trail



11. NORTH PARKING AND ACCESS

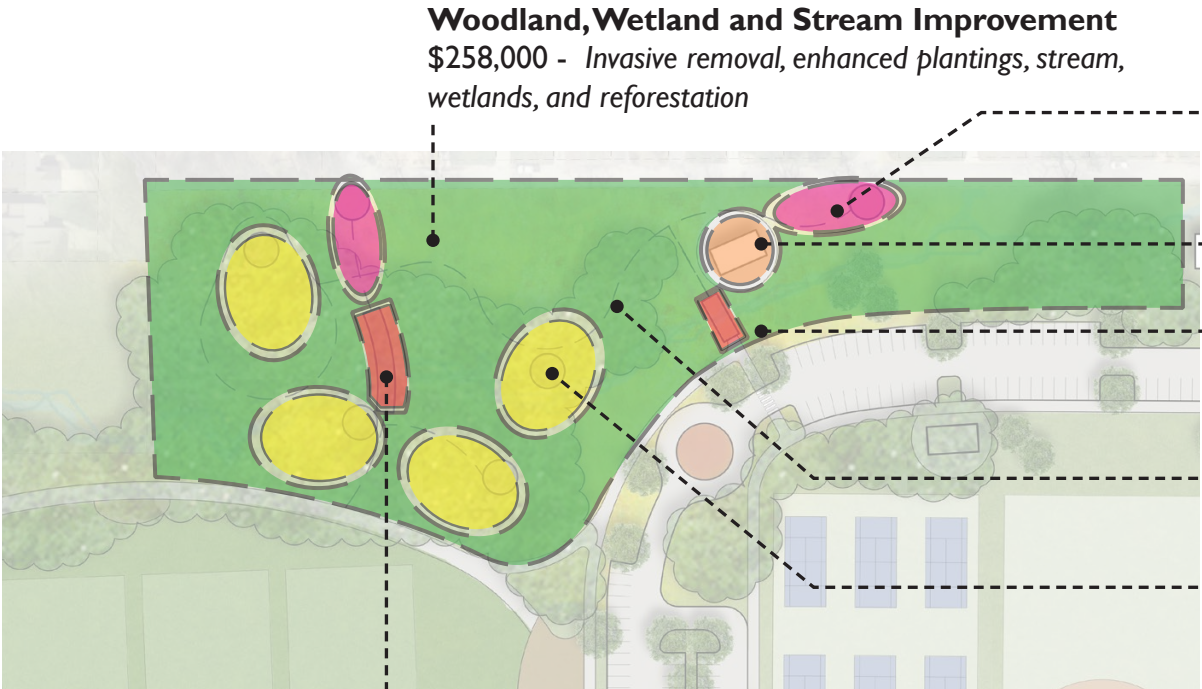
MAGNITUDE OF COSTS: \$3 MILLION

Pump House Facade Improvements

\$158,000 - Updates to mimic other park architecture

New Entry Drive and Parking

\$2.8 Million - New pavements, utilities, signage, associated plantings, and site furnishings



Woodland, Wetland and Stream Improvement

\$258,000 - Invasive removal, enhanced plantings, stream, wetlands, and reforestation

Entry

\$17,400 - Per Entry. Pavements, signage, and associated pavements

Picnic Shelter

\$85,000 - Per shelter. Shelter with associated pavements and site furnishings

Boardwalk

\$28,000 - Composite boardwalk

Loop Trail

\$87,000 - 10' Concrete trail with signage and associated site furnishings.

Environmental Node

\$52,000 - Per Node. Pavements, interpretive elements, and site furnishings

Boardwalk

\$57,000- Composite boardwalk

12. WOODLAND ENHANCEMENTS

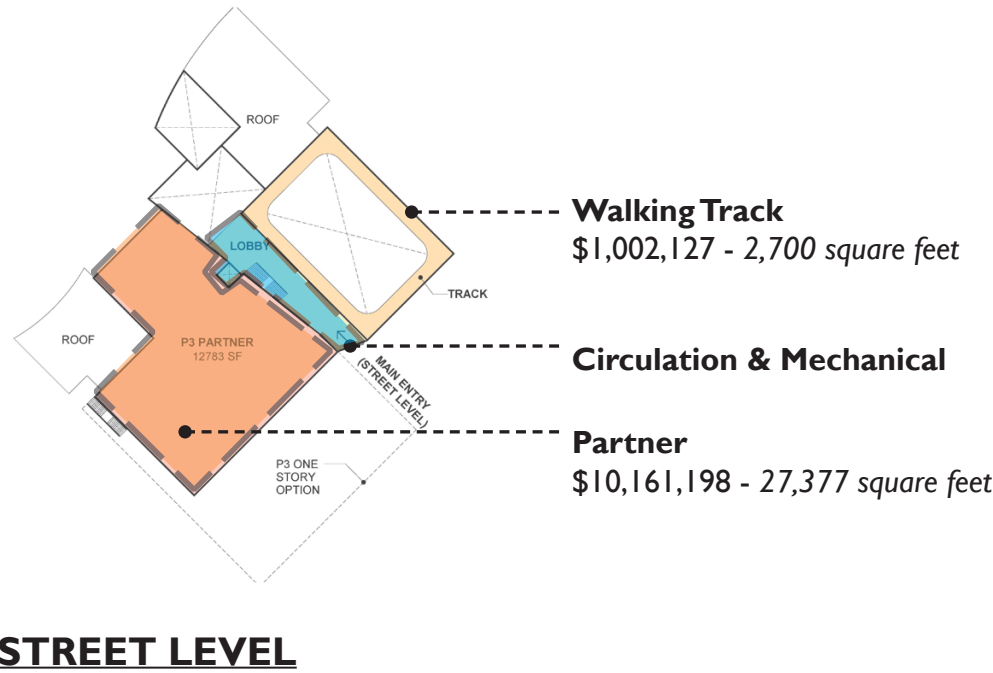
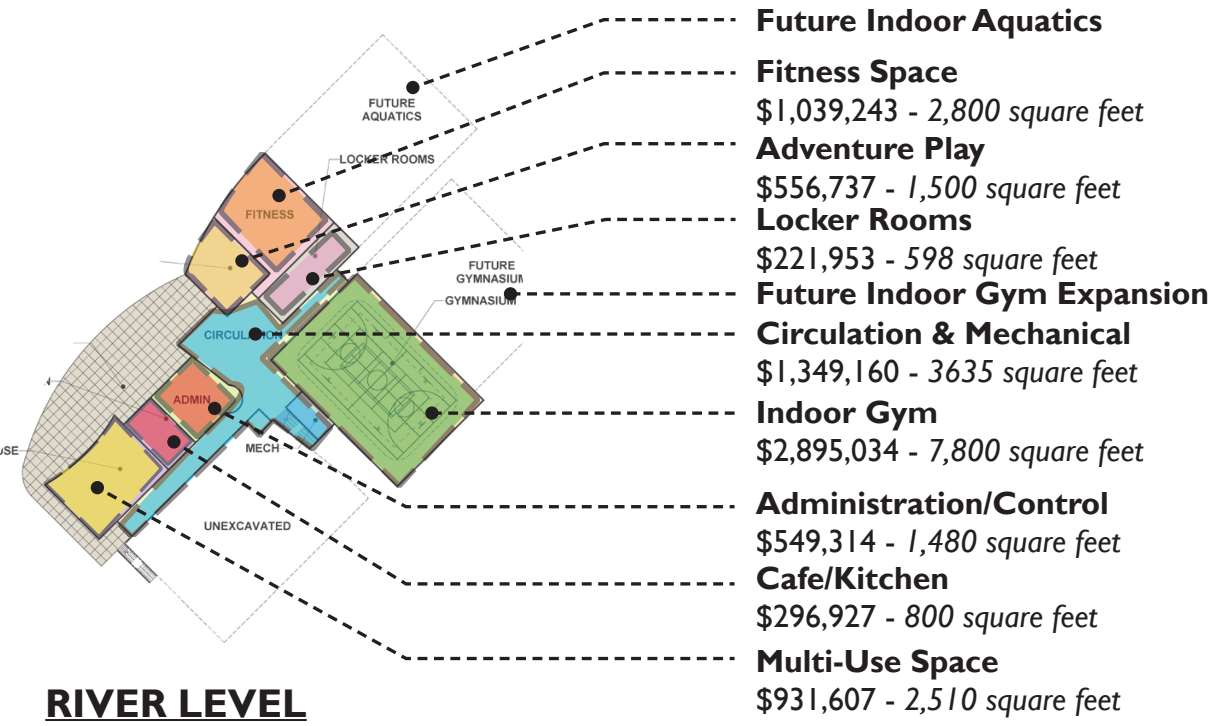
MAGNITUDE OF COSTS: \$750,000

13. COMMUNITY CENTER BUILDING

MAGNITUDE OF COSTS: \$19.3 MILLION

NOTE

A unit cost of \$371.15 a square foot is assumed. The diagram breaks down the building per program. It is assumed the entire building will be constructed at one time and the unit costs includes some shared costs through-out the building. While there are some shared costs, these amounts are not meant to be stand-alone costs per room that can be added/subtracted to accommodate future needs and budget. No site development costs are included in this section. Refer to Cost Area I, Community Center for more information outside the building.

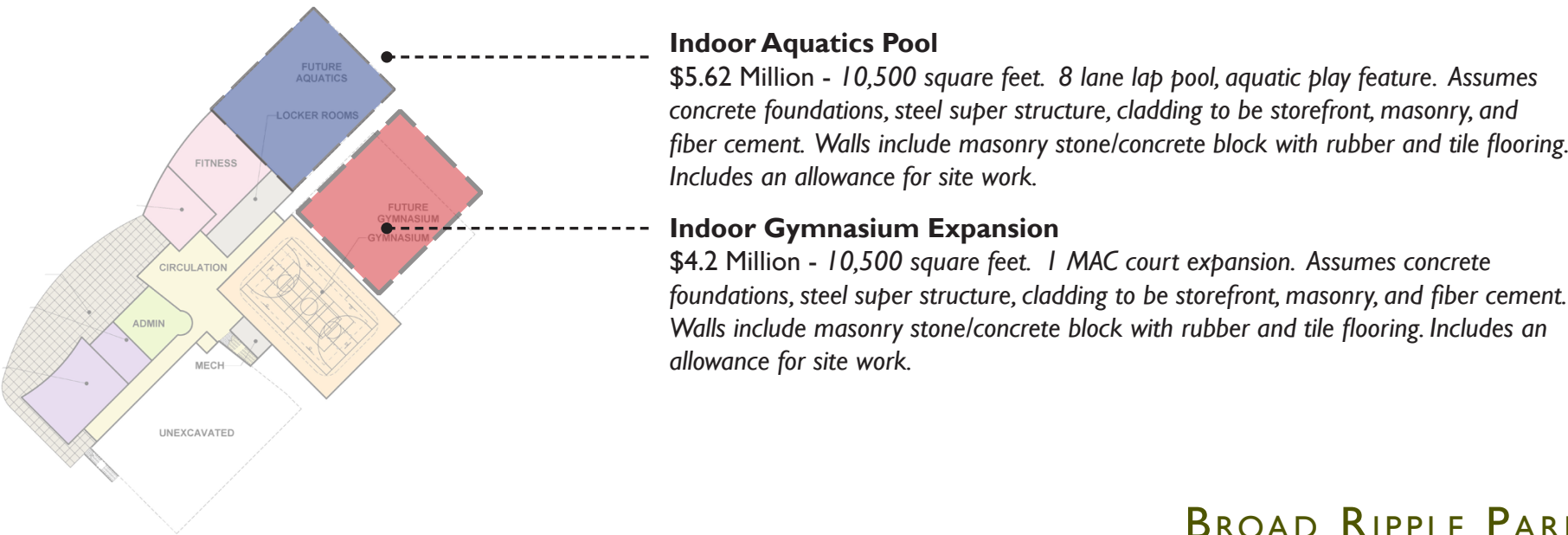


14. OPTIONAL FUTURE COMMUNITY CENTER EXPANSION

MAGNITUDE OF COSTS: \$9.82 MILLION

NOTE

A unit cost of \$534.75 a square foot is assumed for the indoor pool expansion and \$396 a square foot is assumed for the gymnasium expansion. While there are some shared costs, these amounts are not meant to be stand-alone costs. They also assume the proposed Community Center being built prior to or at the same time.



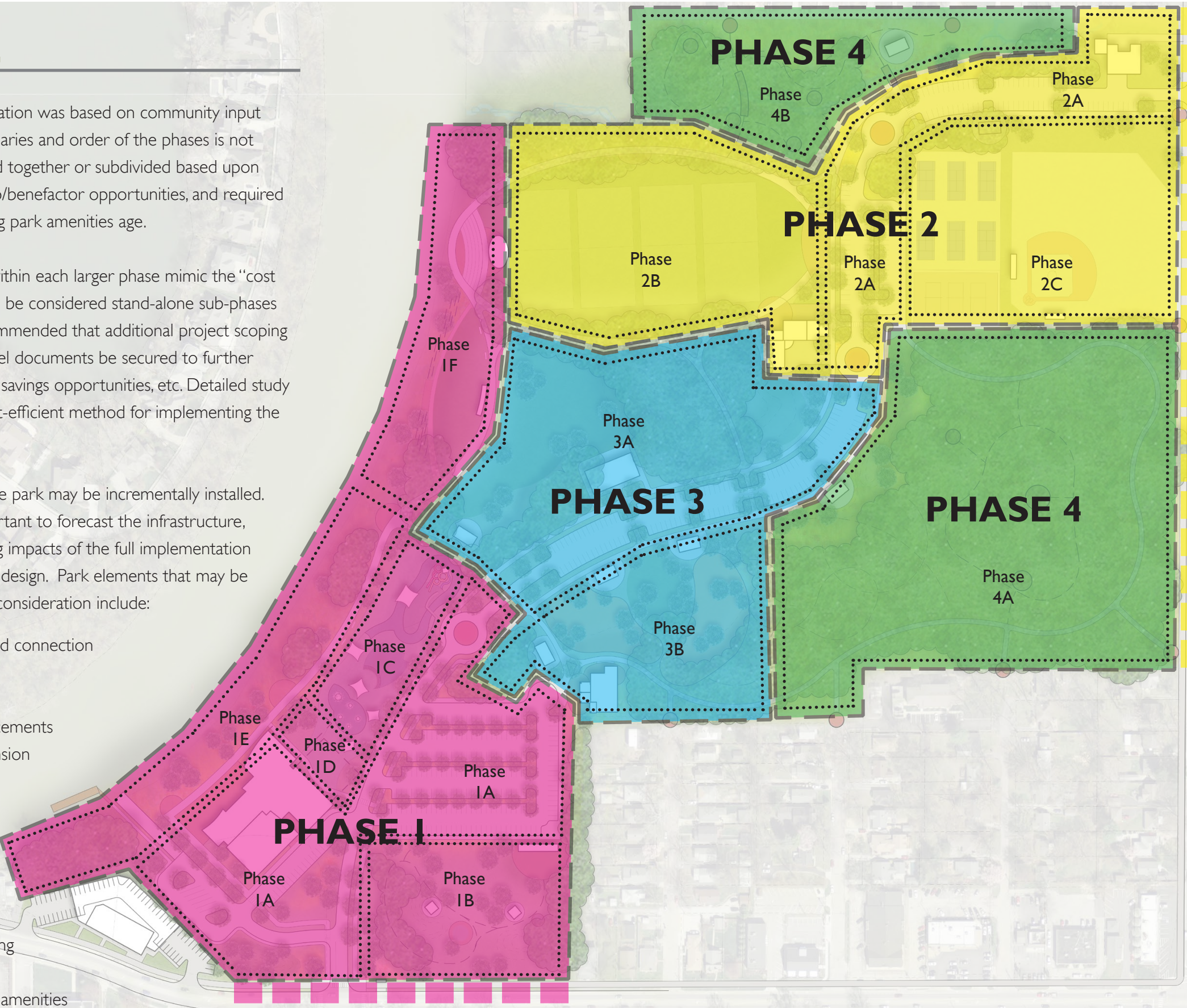
PROJECT PHASING

The four-phase recommendation was based on community input and preferences. The boundaries and order of the phases is not final. Phases can be grouped together or subdivided based upon available funding, partnership/benefactor opportunities, and required improvements as the existing park amenities age.

The illustrated sub-phases within each larger phase mimic the “cost areas” breakdown and could be considered stand-alone sub-phases in their own right. It is recommended that additional project scoping and design development-level documents be secured to further analyze engineering impacts, savings opportunities, etc. Detailed study will also clarify the most cost-efficient method for implementing the park’s master plan.

In some cases, features of the park may be incrementally installed. When this occurs, it is important to forecast the infrastructure, utilities, drainage, and grading impacts of the full implementation as part of the initial wave of design. Park elements that may be particularly sensitive to this consideration include:

1. South Riverwalk bridge and connection
2. Entry gateways
3. Dog care facility
4. Woodland building enhancements
5. Community Center expansion
6. Playground areas
7. Picnic shelters
8. Site furnishings
9. Event pavilion
10. Event light/sound poles
11. Synthetic turf upgrades
12. Multi-purpose hub building
13. Riverwalk swings
14. General signage and site amenities



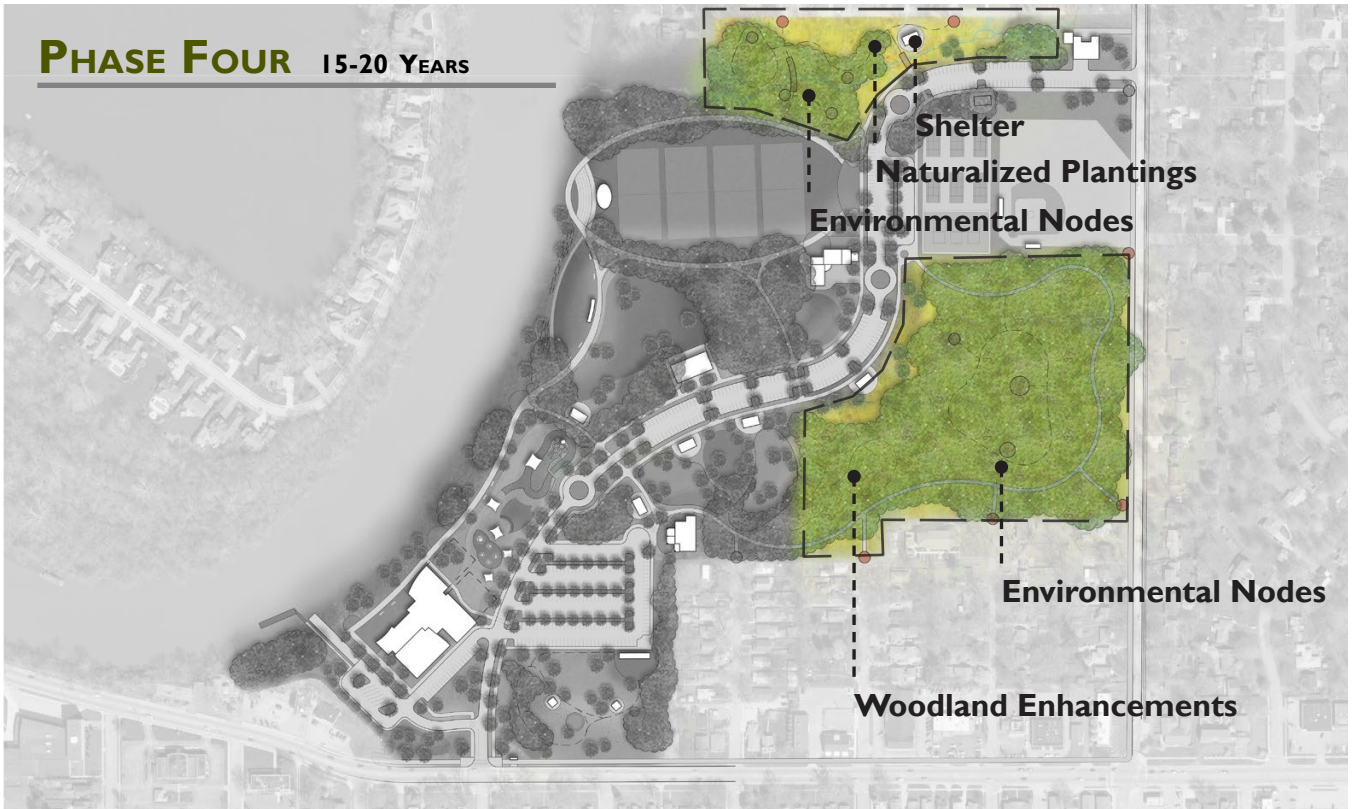
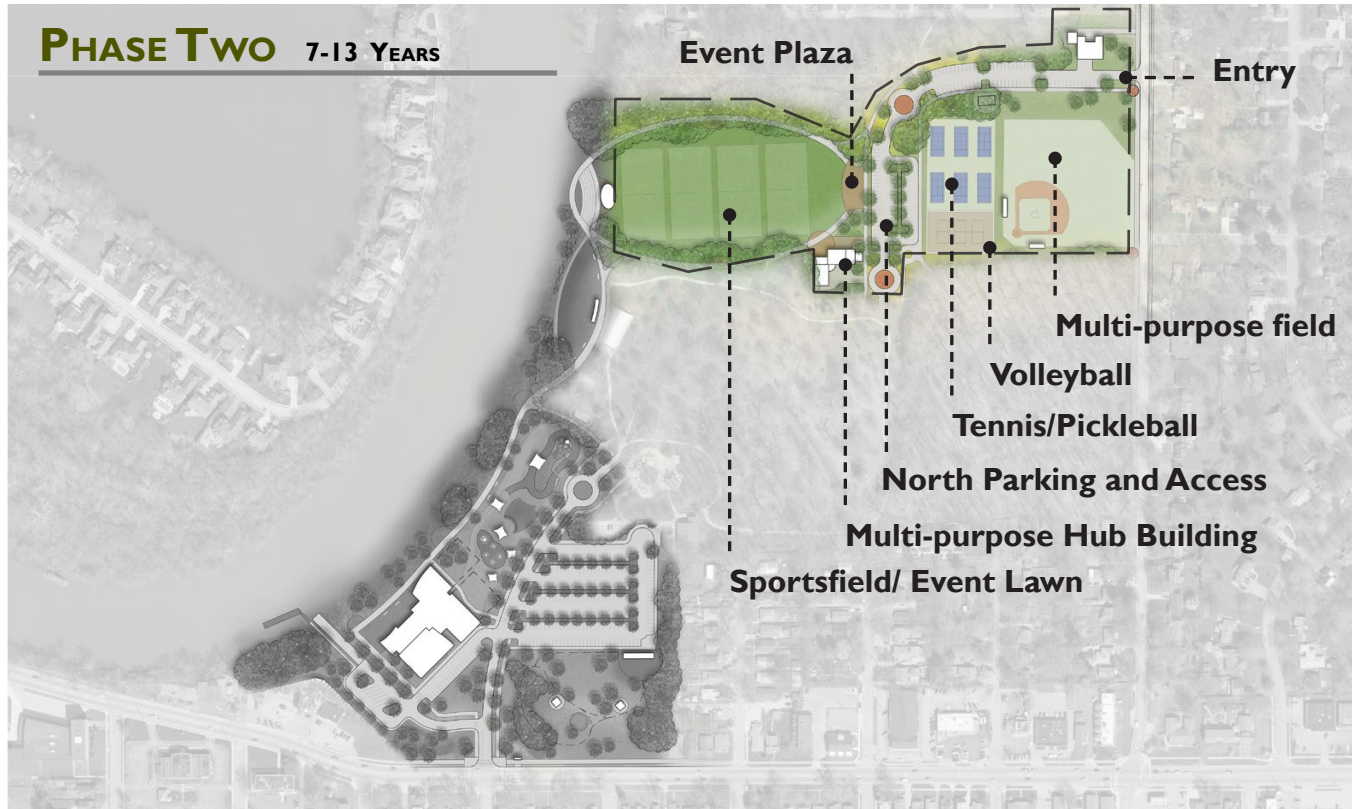
PHASE KEY

PHASE 1
Phase 1A - Community Center
Phase 1B - Dog Park
Phase 1C - Aquatics
Phase 1D - Community Center Expansion
Phase 1E - South Riverfront
Phase 1F - North Riverfront

PHASE 2
Phase 2A - North Parking and Access
Phase 2B - West Sportsfields and Event Lawn
Phase 2C - East Sportsfields and Courts

PHASE 3
Phase 3A - Festival Street
Phase 3B - Playgrounds and Woodland building

PHASE 4
Phase 4A - Woodland Expansion and Enhancements
Phase 4B - Woodland and Environmental Area



9

APPENDIX

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LETTERS OF RECOMMENDATION

Midtown Indy, Inc.



June 11, 2018

Indy Parks and Recreation
Ms. Linda Broadfoot, Director
200 E Washington St, #2301
Indianapolis, IN 46204

Ms. Linda Broadfoot,

On behalf of Midtown Indy, Inc., I write this letter in support of the Broad Ripple Park Master Plan. Broad Ripple Park is one of the most important parks in our city's parks system and is acknowledged as such by being recognized as one of only a handful of signature parks in our city. Given its importance, it is imperative that Broad Ripple Park be not only maintained but improved in a way that reflects its storied history, prepares it for the future, embraces its unique natural features, accounts for its large and diverse assortment of visitors, and embraces a sense of community connectivity.

The Broad Ripple Park Master Plan as proposed does all these things and more. It has taken its current form after months of discussion and idea exchanges in public forums, committee meetings, and online portals. It is a plan created by and for the community that the park will serve. In so, Midtown Indy, Inc., through this letter and a number of other channels, gives its full support to the Plan. We are grateful to have been a part of the steering committee and will readily continue to advocate during the plan's implementation process!

Most sincerely,

A handwritten signature in black ink, reading 'Michael A. McKillip'.

Michael A. McKillip,
Executive Director

Activate.

Connect.

Advocate.

Revitalize.

Indianapolis Art Center



INDIANAPOLIS ART CENTER
MARILYN K. GLICK SCHOOL OF ART
820 E. 67TH ST. INDIANAPOLIS IN 46220
317 255 2464 FAX 254 0486 IndplsArtCenter.org

Indy Parks
200 E Washington St # 2301
Indianapolis, IN 46204

June 11, 2018

Dear Indy Parks:

On behalf of the Indianapolis Art Center I am pleased to submit this letter of support for the Broad Ripple Park Master Plan. I had the privilege to serve on the Steering Committee and feel that the process did an excellent job of gathering and implementing public feedback from the many stakeholders that use the park.

As Broad Ripple continues to expand and revitalize its residential footprint having viable greenspace is going to be critical to the health of this cultural district. The ideas put forward in the Broad Ripple Park Master Plan provide many opportunities to serve this need.

I am also excited that the Art Center has begun conversations with members of the steering committee to see how our own plans to develop our riverfront and ArtsPark can dovetail together creating multiple recreational and artful experiences for our community. This is truly an exciting time for Broad Ripple and the city at large.

Thank you for your consideration of the Broad Ripple Master Plan. This is a great opportunity to have a big impact on Indianapolis, and I am excited to see it implemented.

Sincerely,

A handwritten signature in black ink, reading 'Patrick Flaherty'.

Patrick Flaherty

President & Executive Director
Indianapolis Art Center

The mission of the Indianapolis Art Center is to ENGAGE, ENLIGHTEN and INSPIRE our community by providing interactive art education, outreach to underserved audiences, support of artists, and exposure to the visual arts.

Councilor Colleen Fanning

From the desk of Councilor Colleen Fanning

Indy Parks
200 E. Washington Street
Indianapolis IN 46204

To All Concerned:

I am fully supportive of the formal adoption of the Broad Ripple Park Master Plan. The planning process was extensive, professional, and well-executed. The Steering Committee on which I served was inclusive, tying together representative voices from the following organizations: Broad Ripple Village Association, Friends of White River, Friends of Broad Ripple Park, the White River Yacht Club, Dawnbury Neighborhood Association, the Broad Ripple Farmers Market, the local development community, and more. The many public input sessions were extremely well-attended.

I was particularly impressed by the Committee's ability to incorporate public opinion into the Master Plan at many turns. Notably, there was extreme concern by the many in the community about the potential of losing the boat ramp. As the only free river access for motorized water craft for many miles, this was a serious point of contention, and the alternate location of the boat ramp was deemed unworkable. Based on this feedback, the Committee was able to modify plans and incorporate a boat ramp into the new design, satisfying this voiced need.

Broad Ripple Park is an enormous asset to our community, both literally and figuratively. This plan reflects the potential of the park to be a hub of natural recreation, community-wide events, arts & culture, and activities for all ages. The community has also placed emphasis on the activation of the White River and utilizing the river bank for its views and ever-changing natural systems. The staging of the plan will allow us to move ahead addressing the most widely-used and highly transformative phases first.

Thank you for your consideration.

Best Regards,

Colleen Fanning
Indy Councilor, District 2
Executive Director, BRVA

200 E WASHINGTON ST #241 INDIANAPOLIS 46204 | FANNINGINDY@GMAIL.COM | 317.251.4242

Friends of Broad Ripple Park, Inc.



1610 Broad Ripple Avenue
Indianapolis, Indiana 46220
(317) 327-7161

June 11, 2018

Regarding the 2018 Broad Ripple Park Master Plan:

The Board of Directors of the Friends of Broad Ripple Park generally support the master plan. The overall plan creates a park with diverse amenities that serve a broad population, including engagement with the river, arts & culture, community festivals, natural areas & environmental education, sports & fitness, and more. We do have some specific concerns:

A lazy river has the same issues of staffing and liability as a lap pool.

The community center partnership needs to be developed carefully. Depending on how the financial agreement works, the private partner could really shape the project and look out for themselves much more than the park.

We suggest a "phase zero" which addresses side walks and maybe a couple of other low-dollar, high-impact items. The community center partnership could address these items.

The road should be built with traffic-calming features and we encourage using permeable hard surfaces wherever possible.

Care should be taken to minimize lawn chemical runoff into the waterways.

We appreciated the opportunity to participate. The process was inclusive, thorough, and responsive to public comments and feedback. We commend Indy Parks staff, Context Design, Engaging Solutions, and the other private partners for a job well done.

Tom McCain

tom mcCain, President
Friends of Broad Ripple Park, Inc.

LETTERS OF RECOMMENDATION

Arts Council of Indianapolis



June 5, 2018

Indy Parks
Indianapolis City-County Building
200 E. Washington St., Suite 2301
Indianapolis, IN 46204

Dear Indy Parks,

I am thrilled to provide my support for the new Broad Ripple Park Master Plan. Having served on the Steering Committee and attended public meetings and pop-up events, I can attest to the fact that the process included plenty of varied community voices and carefully considered a number of alternatives, weighing them with Parks staff priorities and comparing them to the overall resources and direction of the entire Indy Parks system. I am satisfied that no stone was left unturned and the plan is a great one.

I am particularly pleased with the accommodations made to include an important place for arts and culture in the Master Plan. Ash Robinson did a great job reserving space and program for all art forms—visual, performing, and literary; permanent, temporary, event-based, and in between—and also in thinking about including other aspects of contemporary culture such as food, local history, and creative play for all generations. I look forward to the Arts Council participating in making the arts and culture vision of the Master Plan come to fruition, and I hope that we can even include Ash herself as one of the future participating artists.

As a longtime resident of the area, and one with a fond history of using Broad Ripple Park, I greatly enjoyed contributing to the master planning process. Please do not hesitate to let me know if I can be of any further service or assistance.

Best,

A handwritten signature in black ink that reads 'Julia Muney Moore'.

Julia Muney Moore
Director of Public Art

924 N. Pennsylvania St
Indianapolis, IN 46204
jmoore@indyarts.org
(317) 631-3301 x240

Broad Ripple Farmers Market



Friday June 15, 2018

Re: The Broad Ripple Park Master Plan

Dear Indy Parks:

I had the honor and privilege of serving on the Broad Ripple Park Master Plan (BRPMP) Steering Committee this year. As Market Manager for the Broad Ripple Farmers Market, a program of the Broad Ripple Village Association, and long-time resident of Broad Ripple, I have a strong and vested interest in the future of the Park.

First let me commend the staff supporting the Broad Ripple Master Plan process. The process was extraordinarily thorough. Staff obtained considerable input from diverse constituents, and was thoughtful and responsive to that input. I believe that the final product is a well-crafted representation of the priorities established by both Indy Parks, local input, and parks best practices nation-wide.

I am particularly proud of the way the Plan addresses the river and the way it addresses getting residents more involved in nature learning and experiences. The plan for distributed parking and use of the road for hosting events creates many new options that don't exist today, including the infrastructure to host the Broad Ripple Farmers Market.

I look forward to being involved going forward as the Plan begins implementation. We all know this is a huge and long-term undertaking and large financial challenge, and that all of us will need to pitch in to make the Master Plan a reality.

Thanks again for the opportunity.

A handwritten signature in brown ink that reads 'Barbara Wilder'.

Barbara Wilder
Market Manager
Broad Ripple Farmers Market

Friends of the White River



TO: Indy Parks and Recreation Board
FROM: Kevin Hardie, Executive Director *KH*
RE: Broad Ripple Park Master Plan

June 15, 2018

Friends of the White River participated in the committee and public hearing process for the Broad Ripple Park Master Plan, and is providing this letter in support of the recommendations developed for same.

We believe the White River frontage is the single most important element of the park, and feel it can be utilized in a variety of ways, as documented in the plan. Our organization will continue to provide input of the proposed enhancements and their implementation.

Thanks for the opportunity to be a part of the communitywide effort that will make this a facility the City of Indianapolis can be proud of enhancing and improving.

friendsofwhiteriver.org | P.O. Box 90171, Indianapolis, Indiana 46290

White River Yacht Club

June 11, 2018

Indy Parks
c/o Gwen Simmons, Engaging Solutions
qwen@engagingsolutions.net

Christopher Welsh
Chairman of the Board
White River Yacht Club
1400 E 74th Street
Indianapolis, IN 46240

Dear Indy Parks,

I was my pleasure to work with all of the Broad Ripple Park Master Plan Steering Committee members. The White River Yacht Club, like Broad Ripple Park, has hundreds and hundreds of feet of river frontage. Our 530 members are fiercely proud and protective of White River. We appreciate the Park Department wanting us to be involved in the new Master Plan. We are grateful for the hard work done by Context Design, Williams Architects and Aquatics, PROs Consulting, Infrastructure Engineering, Engaging Solutions and Ashley Robinson. We were thrilled that all of those involved listened to our concerns regarding many aspects of the new park design including placement of the boat ramp for power boats. I believe that all of us involved in the project agree that with the White River bordering such a large part of the park it is a real asset and makes Broad Ripple Park different than most parks. The river is a huge asset and makes this park very special. I was impressed with all of the design ideas, compromises and the final plan. It takes into consideration so many different aspects of what a park can be while also accommodating so many different uses. The final plan does try to please as many users as possible and at the same time respects the neighbors and current users. I hope that this plan does receive the support of the city and the private partners to make this plan a reality. It will become the signature park that we all know it can be. The new park is something the city, the neighbors and all of us at the White River Yacht Club could be proud of for years.

Thank you once again to all of the professionals, volunteers, park department employees and City employees that have been involved in putting this process into motion. It has been my pleasure and privilege to be involved in this process. It is a good plan and I hope to see it come to fruition in the years to come.

Sincerely,

Christopher Welsh
Chairman of the Board
White River Yacht Club

PARKS BOARD APPROVAL

General Resolution No. 26 , 2018
Board of Parks and Recreation
Consolidated City of Indianapolis
Be It Resolved That the Board Hereby Approves:

the adoption of the 2018 Broad Ripple Master Plan. This plan reflects the Indy Parks vision for the future of Broad Ripple Park.

This plan was developed with substantial public involvement and outlines a 20-25-year vision for this park which was acquired in 1946 and is located at 1500 Broad Ripple Avenue. This plan contains an historical account of the park, describes the public engagement process, outlines a design vision, and presents a phased implementation plan.

FURTHER, RESOLVED that the Director of the Department of Parks and Recreation is hereby authorized and directed to implement the Broad Ripple Park Master Plan for and on behalf of the Department.

BOARD OF PARKS AND RECREATION
CONSOLIDATED CITY OF INDIANAPOLIS



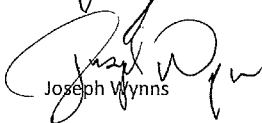
David Lichtenberger
Assistant Corporation Counsel



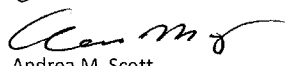
Linda Broadfoot, Chairman



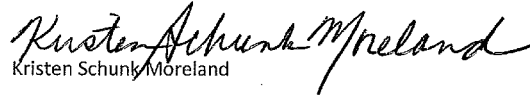
Joshua Bowling



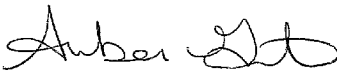
Joseph Wynns



Andrea M. Scott



Kristen Schunk Moreland



Amber Grant, Board Secretary

7/24/18

Date

ADOPTION BY THE METROPOLITAN DEVELOPMENT COMMISSION



METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 2018-CPS-R-001

RESOLUTION 2018-CPS-R-001, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, the Broad Ripple 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 Broad Ripple 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 2018-CPS-R-001 amending the Comprehensive or Master Plan of Marion County, Indiana, Broad Ripple Park Master Plan.

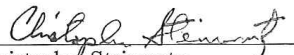
Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 2018-CPS-R-001, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana that are directly affected by this plan: none. The Director shall also file one (1) copy of the Resolution and one (1) summary of the plan in the office of the Recorder of Marion County.

DATE: 8.15.2018

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA


John J. Dillon III, President

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 8th DAY
OF AUGUST, 2018.


Christopher Steinmetz,
Assistant Corporation Counsel

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

CERTIFICATION

I, Lena Hackett, Secretary of the Metropolitan Development Commission of Marion County, Indiana, do hereby certify that the attached Resolution 2018-CPS-R-001 AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA – Broad Ripple Park Master Plan – is a true copy of a resolution adopted by the Metropolitan Development Commission of Marion County, Indiana, following a public hearing at a meeting of said commission on August 15, 2018, and that the original of said resolution is on file of record in the office of the Department of Metropolitan Development of Marion County, Indiana.

Witness my hand and official seal of the Metropolitan Development Commission of Marion County, Indiana this 15th day of August 2018.


Lena Hackett, Secretary
Metropolitan Development Commission
of Marion County, Indiana

BROAD RIPPLE PARK TREE INVENTORY SUPPLEMENTAL REPORT: PREPARED BY ACE TREE SERVICE AND INDIGO TREE CONSULTING

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2.0 Species Results

3.0 Maintenance Results

4.0 Risk Rating

5.0 Native Range

6.0 Invasive Potential

7.0 Recommendations and Comments

1.0 INTRODUCTION

As part of this project, 660 trees were inventoried. An additional 140 trees requiring maintenance and inventoried by a previous effort were added to the inventory bring the total to 800 trees. Efforts were made to not “double count” any of the trees previously inventoried.

Data collected included the following information:

- Genus and species
- Diameter at breast height (DBH) which is a standard tree measurement technique
- Condition (Good, Fair, Poor, Dead/Dying)
- Primary Maintenance
- Secondary Maintenance (if necessary)
- Longitude and Latitude
- Overall Risk Rating

2.0 SPECIES RESULTS

Table One on the following page contains the quantities of each species of tree inventoried. Results on note include:

- Of the 800 trees inventoried 144 were ash trees, all of which may need to be removed at some point due to the emerald ash borer infestation. This represents the potential removal of 18% of the trees inventoried

Table 1- Broad Ripple Park Inventoried Trees by Quantity per Species		
SPECIES	SCINAME	Quantity
Ash, White	Fraxinus americana	87
Maple, Sugar	Acer saccharum	65
Oak, Red	Quercus rubra	50
Ash, Green	Fraxinus pennsylvanica	46
Black Locust	Robinia pseudocacia	41
Maple, Red	Acer rubrum	31
Honeylocust	Gleditsia triacanthos	31
Crabapple	Malus Species	30
Black Cherry	Prunus serotina	26
Littleleaf Linden	Tilia Cordata	26
Black Walnut	Juglans nigra	23
Hackberry	Celtis occidentalis	22
Oak, White	Quercus alba	21
Oak, Bur	Quercus macrocarpa	21
American Sycamore	Platanus occidentalis	20
River Birch	Betula Nigra	18
Chinese Elm	Ulmus parvifolia	18
Hawthorn	Crataegus species	15
Kentucky Coffeetree	Gymnocladus dioicus	13
Sweetgum	Liquidambar styraciflua	13
White Pine	Pinus strobus	13
Maple, Black	Acer nigrum	12
Hickory, Mockernut	Carya tomentosa	12
Ash	Fraxinus species	11
Norway Spruce	Picea abies	11
Oak, Shingle	Quercus imbricaria	11
Maple, Silver	Acer saccharinum	10
Horsechestnut	Aesculus Hippocastanum	9
Tulip Poplar	Liriodendron tulipifera	9
Serbian Spruce	Picea omorika	9
Elm, Siberian	Ulmus pumila	7
Eastern Cottonwood	Populus deltoides	6
Oak, Swamp white	Quercus bicolor	6
Amelanchier	Amelanchier canadensis	5
Boxelder	Acer negundo	4
Redbud, Eastern	Cercis canadensis	4
Northern Catalpa	Catalpa speciosa	3
American Beech	Fagus grandifolia	3
White Mulberry	Morus alba	3
American Hornbeam	Ostrya virginiana	3
Callery Pear	Pyrus calleryana	3
Oak, Pin	Quercus palustris	3
Eastern Hemlock	Tsuga canadensis	3
Dogwood	Cornus species	2
Colorado Blue Spruce	Picea Pungens	2
Oak, Chinquapin	Quercus muehlenbergii	2
Baldcypress	Taxodium Distichum	2
American Linden	Tilia americana	2
American Elm	Ulmus americana	2
Elm, Red	Ulmus rubra	2
Ohio Buckeye	Aesculus glabra	1
American Hornbeam	Carpinus Caroliniana	1
Hickory, Shagbark	Carya ovata	1
Persimmon	Diospyros virginiana	1
Juniper	Juniperus species	1
Golden Raintree	Koelreuteria paniculata	1
Jack Pine	Pinus banksiana	1
London Planetree	Platanus orientalis x occidentalis	1
Oak, Cherrybark	Quercus pagoda	1

- 162 of the trees were maples. Maple trees make up 20% of the trees inventories.
- 104 of the trees inventoried were oaks. Oaks make up 13% of the trees inventoried
- 41 Black Locust trees were inventories, many of which are in poor condition

3.0 MAINTENANCE RESULTS

At the time of the inventory, 123 trees were identified as removals. Of these, 44 were ash trees and 24 were black locust. This total does not include an additional 21 trees within the ten-acre woods that were not inventoried but identified as part of the assessment of the wooded section of the park. This brings the total to 144.

677 trees were identified as in need of a “cleaning”, meaning they need dead, diseased, rubbing and crossing branches removed. Indy Parks will set the threshold as to the minimum diameter of dead limbs to be removed (very small branches that pose negligible are not usually removed from large trees during pruning). As part of the cleaning process, low limbs impeding mowers or pedestrian traffic may also be removed. Root suckers and any weedy vegetation, such as honeysuckle growing near the base of the trees, are also removed.

Of the 677 trees identified as in need of a cleaning, 428 are large trees that will require the use of an aerial lift or climber to complete the pruning. The other 249 trees are smaller, and the work can be done from the ground using hand tools and pole pruners. Many of these smaller trees that are shade trees could also use subordinate pruning to ensure the trees have a central stem and do not grow into a codominant form, which is considered a defect.

4.0 Risk Taking

Of the 800 trees inventoried, 740 were assessed to pose very low risk. This is not surprising since many of the trees are not near fixed objects that they could damage and the probability of a tree failure striking a park visitor is very low.

55 trees were assessed as posing moderate risk due to their proximity to facilities and the trees condition.

Only 5 trees were deemed to pose high risk. This does not include any of the 21 trees not accounted for in the tree inventory that are in the woods. Of these 21 trees are several on the south side of the woods that most likely pose high risk to adjacent property.

5.0 Native Range

Below is a breakdown of the native ranges of the trees inventoried:

- 568 of the trees are native to Marion County
- 106 of the trees are native to Indiana, but not Marion County
- 57 of the trees are native to Europe
- 33 of the trees are Cultivated varieties which makes tracing their origin difficult
- 29 of the trees are native to Asia
- 7 of the trees are native to North America but not Indiana

6.0 Invasive Potential

Below is a breakdown of the invasive potential of the trees inventoried:

- 727 have no potential of becoming an invasive species at this time
- 41 have been reported to be invasive in Indiana, other than Marion County. This includes black locust, an Indiana native, that has the potential to form large stands (mono-cultures) on disturbed sites.
- 19 have been reported to be invasive somewhere in the eastern United States, but not Indiana. These include Chinese elm and the lone golden rain tree on the inventory.
- 13 have been reported to be invasive in Marion County. These are Siberian elm, callery pear, and white mulberry

7.0 Recommendations and Comments

Although only 44 of the 123 trees identified for removal, additional removals are highly probable in the near future. Some of the ash are in poor condition and were only treated to “buy time” before removal is necessary.

Grounds maintenance practices within Broad Ripple Park is an issue. Many trees had mower damage and most mature trees had honeysuckle and/or mulberry trees growing near their trunks. There was also honeysuckle and mulberry trees growing within fencerows. Indy Parks contract management needs to address this issue with their contractors and/or with their mowing contracts.

Another issue is the tree tags that were installed in 2006. During that year, the park manager requested a tree inventory of the park which would include marking the trees with a tag and creating a brochure that could be used by park patrons. This was completed, with the caveat that volunteers would need to main the tags. Maintenance includes replacing missing tags and on an annual basis backing out the screws that hold the tags in place, which is necessary since the trees are growing. This did not occur and many tags are missing, or the trees have grown around them. Indy Parks management need to decide on whether to maintain the tree tags or abandon the project.

Broad Ripple Park needs to cultivate a core group of volunteers to assist with the pruning of the small trees, as well as removing invasive species from around trees in the turf area. Per conversations with the Office of Land Stewardship, there are two pending volunteer projects to remove invasive species from trees in maintained areas. That is a good start, but this will be a routine activity and a reliable volunteer group will be necessary.

Volunteers could also be utilized to install mulch around trees, especially smaller diameter trees that suffer the most from mower damage. Mulching provides additional benefits such as water retention, insulation from extreme weather, and weed reduction.

Another item volunteers could help with is the tree tagging project either by replacing tags or removing tags, whichever option parks management wants to do.

There is ample space for additional tree plantings, especially near 64th street north of Culbertson Ditch. There is already an emphasis on planting native trees within Indy Parks property and known invasive species such callery pear should be avoided. Most tree plantings within Indy Parks maintained areas are completed by Keep Indianapolis Beautiful, who have a proven protocol for completing successful plantings and using native species. KIB should continue to work with tree suppliers to expand the availability and use of native species. Notable native Indiana species that were not inventoried or inventoried in small numbers that could be included in future tree plantings include:

- | | | | |
|------------------|-----------------|------------------------------------|----------------|
| • Black gum | • Pecan | • American Elm | • Persimmon |
| • Chinquapin oak | • Butternut | • (resistant to Dutch elm disease) | • Yellow wood |
| • American beech | • Umbrella tree | • pignut hickory | • Ohio buckeye |
| • Shumard oak | • Sassafras | | |

BROAD RIPPLE PARK NATURAL AREAS OBSERVATIONS AND RECOMMENDATIONS: PREPARED BY ACE TREE SERVICE AND INDIGO TREE CONSULTING

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Table 2

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Table 3

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-List of Broad Ripple Park Plants observed in Ten Acre Woods (from 1993 Phase One Natural Resource Inventory, incomplete)

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Management Recommendations for Culbertson Ditch Woods/Wetland

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4.3.1

Observations

4.3.2

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1.0 SCOPE OF WORK

The scope of work was to provide an assessment of natural areas within Broad Ripple Park, including the riparian corridor of the White River that borders the western edge of the park, a large remnant flatwoods (referred to as Ten Acre Woods), and the Culbertson Woods/Wetland on the north side the of the park. The assessment identified notable attributes of these areas, threats to these areas, current management practices, and makes recommendations for future management. Map 1 on page two is provided as a reference for these areas.

2.0 PREVIOUS PHASE ONE NATURAL RESOURCE INVENTORY

In 1993, Indy Parks and Recreation contracted with Wabash Resources and Consulting to complete a Phase One assessment entitled “Natural Resources Inventory of Broad Ripple Park with Emphasis on The Broad Ripple (Southeastern) Woods and The Culbertson Ditch Wetland”. This was a very broad report that covered topics outside the scope of this current project. Of note, in the Phase One are sections dedicated to the wooded areas and the White River riparian corridor.

The Phase One Natural Resource Inventory identified four distinct natural areas which are:

1.

The Broad Ripple Ten Acre Woods Natural area, which is described as “wooded, partially fenced, ten-acre southeast corner of Broad Ripple Park with large second growth and possible remnant woods with large beech, maple, ash, and cherry trees.” This area is roughly 10 acres in size, square shaped, and approximately 660 feet on all sides.

The woods are further described as an example of a high quality second growth forest remnant, consisting of upland species and can be described as a “beech maple forest” with a diverse herbaceous plant component. Per this report there was a large blue ash tree with a 133” circumference that was nominated in 1980 for the Indiana Big Tree Registry. This report also mentions previous reports that suggest this area was possibly a mowed area prior to becoming a park in 1945.
2.

The North Field and Woods which was defined as “mowed and treed area north of Culbertson Ditch and south of 64th St, South Drive. This is a mowed area identified by the author as having potential to be converted back to natural area.
3.

The Culbertson Ditch Wetland defined as “riparian forested wetland partially formed by inundation of Culbertson Ditch at its confluence with White River due to the impounding of White River by the Broad Ripple Dam.”

It is further described as a second-growth woods, not quite 3 acres in size, containing a nice herbaceous wetland understory. Of note, only half of this area is owned by Indy Parks, the rest being privately owned.
4.

The White River Riparian Corridor which is defined as the 1800-foot-long east bank of the White River that have a narrow band of trees and steep banks.

MAP I - NATURAL AREAS OF BROAD RIPPLE PARK



2.1 FLORA SURVEY

As part of the Phase One Natural Resource Inventory, a list of trees in the Ten Acre Woods and Culbertson Ditch Wetland observed by the author was included. A list of herbaceous plants the author observed in the Ten Acre Woods was included as well. An additional list of plants observed by amateur botanist Vivian Dye in the Ten Acre Woods and Culbertson Ditch Wetland during the 1970s and 1980s was also included. Ms. Dye’s lists are impressive but most likely incomplete. Ms. Dye is also credited for identifying rose turtlehead, a plant species on the state’s watch list at the time this report was written, as being present in Culbertson Ditch Wetland.

Please see the following tables for these lists. Latin names were added to the inventory tables as part of this assessment.

Table 1-List of Broad Ripple Park Trees observed in Ten Acre Woods (from 1993 Phase One Natural Resource Inventory)

Common Name	Scientific Name
black maple	<i>Acer nigrum</i>
red maple	<i>Acer rubrum</i>
silver maple	<i>Acer saccharinum</i>
sugar maple	<i>Acer saccharum</i>
pawpaw	<i>Asimina triloba</i>
redbud	<i>Cercis canadensis</i>
American beech	<i>Fagus grandiflora</i>
white ash	<i>Fraxinus americana</i>
blue ash	<i>Fraxinus quadrangulata</i>
black walnut	<i>Juglans nigra</i>
tulip	<i>Liriodendron tulipifera</i>
mulberry*	<i>Morus sp</i>
sycamore	<i>Platanus occidentalis</i>
cottonwood	<i>Populus deltoides</i>
black cherry	<i>Prunus serotina</i>
slippery elm	<i>Ulmus rubra</i>

* indicates non-native species

Table 2- List of Broad Ripple Park Trees Observed in Culbertson Ditch Wetland Woods (from 1993 Phase One Natural Resource Inventory)

Common Name	Scientific Name
boxelder	<i>Acer negundo</i>
black maple	<i>Acer nigrum</i>
red maple	<i>Acer rubrum</i>
silver maple	<i>Acer saccharinum</i>
sugar maple	<i>Acer saccharum</i>
horsechestnut*	<i>Aesculus hippocastanum</i>
tree of heaven*	<i>Ailanthus altissima</i>
blue beech	<i>Carpinus caroliniana</i>
hickory	<i>Carya sp.</i>
catalpa	<i>Catalpa sp.</i>
hackberry	<i>Celtis occidentalis</i>
redbud	<i>Cercis canadensis</i>
American beech	<i>Fagus grandiflora</i>
white ash	<i>Fraxinus americana</i>
silverbell**	<i>Halesia carolina</i>
white walnut	<i>Juglans cinera</i>
tulip	<i>Liriodendron tulipifera</i>
mulberry	<i>Morus sp.</i>
sycamore	<i>Platanus occidentalis</i>
cottonwood	<i>Populus deltoides</i>
black cherry	<i>Prunus serotina</i>
white oak	<i>Quercus alba</i>
black locust	<i>Robinia pseudoacacia</i>
black willow	<i>Salix nigra</i>
American elm	<i>Ulmus americana</i>
slippery elm	<i>Ulmus rubra</i>

*indicates non-native species

**indicates North American species not native to Indiana

Table 3-List of Broad Ripple Park Plants observed in Culbertson Ditch Wetland Woods by Vivian Dye (from 1993 Phase One Natural Resource Inventory)

Common Name	Scientific Name
swamp milkweed	<i>Aesclepias incarnata</i>
snakeroot	<i>Ageratina altissima</i>
water plantian	<i>Alisma sp.</i>
ragweed	<i>Ambrosia sp.</i>
Indian hemp	<i>Apocynum cannabinum</i>
wild ginger	<i>Asarum canadense</i>
milkweed	<i>Asclepias syriaca</i>
heart leaved aster	<i>Aster cordifolius</i>
calico aster	<i>Aster lateriflorum</i>
wild hyacinth	<i>Caamassia scilloides</i>
tall bellflower	<i>Campanula americana</i>
harebell	<i>Campanula rotundifolia</i>
two leafed cutwort	<i>Cardamine diphylla</i>
cutleaf toothwort	<i>Cardamine concatenata</i>
two-leaved toothwort	<i>Cardamine diphylla</i>
springcress	<i>Cardamine sp.</i>
knapweed*	<i>Centaurea stoebe</i>
buttonbush	<i>Cephalanthus occidentalis</i>
starry chickweed	<i>Cerastium arvense</i>
rose turtlehead	<i>Chelone obliqua</i>
chicory*	<i>Cichorium intybus</i>
common thistle*	<i>Circium vulgare</i>
spring beauty	<i>Claytonia virginica</i>
dayflower*	<i>Commelina communis</i>
red-stem dogwood	<i>Cornus drummondii</i>
Queen Anne’s lace*	<i>Daucus carota</i>
squirrel corn	<i>Dicentra canadensis</i>
Dutchman’s breeches	<i>Dicentra cucullaria</i>
Indian strawberry	<i>Duchesnea indica</i>
false rue anemone	<i>Enemion biternatum</i>
harbinger of spring	<i>Erigenia bulbosa</i>
daisy fleabane	<i>Erigeron strigosus</i>
dog toothed violet	<i>Erythronium sp.</i>
joe-pye-weed	<i>Eutrochium sp.</i>
wild geranium	<i>Geranium maculatum</i>
gill over the ground	<i>Glechoma hederacea</i>
ground ivy*	<i>Glechoma hederacea</i>
appendaged waterleaf	<i>Hydrophyllum appendiculatum</i>
large leaf waterleaf	<i>Hydrophyllum macrophyllum</i>
Virginia waterleaf	<i>Hydrophyllum virginianum</i>
jewelweed	<i>Impatiens sp</i>
yellow flag iris*	<i>Iris pseudacorus</i>
blue flag iris	<i>Iris virginica var. shrevei</i>
wood nettle	<i>Laportea cnadensis</i>
spicebush	<i>Lindera benzoin</i>
blue lobelia	<i>Lobelia siphilitica</i>
swamp honeysuckle	<i>Lonicera oblongifolia</i>
moneywort*	<i>Lysimachia nummularia</i>
false Solomon’s seal	<i>Maianthemum racemosum</i>

BROAD RIPPLE PARK NATURAL AREAS OBSERVATIONS AND RECOMMENDATIONS: PREPARED BY ACE TREE SERVICE AND INDIGO TREE CONSULTING

Table 3 (Continued)-List of Broad Ripple Park Plants observed in Culbertson Ditch Wetland Woods by Vivian Dye (from 1993 Phase One Natural Resource Inventory)	
monkey flower	<i>Minulus ringens</i>
evening primrose	<i>Oenothera sp.</i>
Virginia creeper	<i>Parthenocissus quinquefolia</i>
beard's tongue	<i>Penstemon sp.</i>
pokeberry	<i>Phytolacca americana</i>
mayapple	<i>Podophyllum peltatum</i>
Solomon's seal	<i>Polygonatum pubescus</i>
smartweed	<i>Polygonum sp.</i>
cinquefoil	<i>Potentilla sp.</i>
hairy buttercup	<i>Ranunculus sardous</i>
multi-floral rose	<i>Rosa multiflora</i>
wild rose	<i>Rosa sp.</i>
black raspberry	<i>Rubus occidentalis</i>
blackberry	<i>Rubus allegheniensis</i>
coneflower	<i>Rudbeckia laciniata</i>
arrowroot	<i>Sagittaria sp.</i>
elderberry	<i>Sambucus canadensis</i>
bloodroot	<i>Sanguinaria canadensis</i>
bouncing bet*	<i>Saponaria officinalis</i>
lizard's tail	<i>Saururus cernuus</i>
bladder campion*	<i>Silene vulgaris</i>
greenbrier	<i>Smilax rotundifolia</i>
bittersweet nightshade	<i>Solanum dulcamara</i>
goldenrod	<i>Solidago sp.</i>
common chickweed*	<i>Stellaria media</i>
skunk cabbage	<i>Symplocarpus foetidus</i>
dandelion	<i>Taraxacum sp.</i>
early meadowrue	<i>Thalictrum dioicum</i>
tall meadow rye	<i>Thalictrum pubescens</i>
poison ivy	<i>Toxiodendron radicans</i>
spiderwort	<i>Tradescantia sp.</i>
yellow goat's beard	<i>Tragopogon porrifolius</i>
clover*	<i>Trifolium sp.</i>
Trillium sp.	<i>Trillium sp.</i>
Venus looking glass	<i>Triodanis perfoliata</i>
buttonweed	<i>unsure of genus and species</i>
large flowered bellwort	<i>Uvularia grandiflora</i>
common mullein	<i>Verbascum thapsus</i>
ironweed	<i>Veronia fasciculata</i>
Viburnum sp.	<i>Viburnum sp.</i>
myrtle*	<i>Vinca minor</i>
sweet white violet	<i>Viola blanda</i>
white violet	<i>Viola canadensis</i>
yellow violet	<i>Viola pubescens eriocarpa</i>
blue violet	<i>Viola soronia</i>
wild grape vine	<i>Vitis sp</i>

*indicates non-native species

2.2 BIRDS AND MAMMALS

The Indiana Bat is identified, in the Phase One report, as an Endangered Species that likely uses the riparian corridor for summer maternity needs. It is stated in the Phase One report, that the IDNR Division of Nature Preserves advised that the Kirtland's snake and the Blandings's turtle, both state endangered species, may inhabit the park's vicinity.

A list of bird species observed in late summer was provided by the author, but he acknowledged that the list is very incomplete and does not include all resident birds and only one of the dozens of migratory birds was identified that utilize the park at different times during the year. There is also a very limited list of mammals that were observed.

Table 4-List of Broad Ripple Park Plants observed in Ten Acre Woods (from 1993 Phase One Natural Resource Inventory, incomplete)	
Common Name	Scientific Name
white snakeroot	<i>Ageratina altissima</i>
garlic mustard	<i>Alliaria petiolata</i>
cutleaf toothwort	<i>Cardamine concatenata</i>
buttonbush	<i>Cephalanthus occidentalis</i>
dayflower*	<i>Commelina communis</i>
beech drops	<i>Epifagus virginiana</i>
white trout lily	<i>Erythronium albidum</i>
yellow trout lily	<i>Erythronium americanum</i>
shrub euonymus*	<i>Euonymus sp.</i>
vine euonymus*	<i>Euonymus sp.</i>
vine honeysuckle	<i>Lonicera japonica</i>
shrub honeysuckle	<i>Lonicera sp.</i>
false dragonhead	<i>Physostegia virginiana</i>
plantain	<i>Plantago sp.</i>
Solomon's seal	<i>Polygonatum sp.</i>
violet sp.	<i>Viola sp.</i>

2.3 PRIOR RECOMMENDATIONS

Recommendations of note made in the Phase One report include:

- Create an exotic species removal program for the Broad Ripple Ten Acre Woods and Culbertson Ditch Wetland
- Conduct controlled burns within the Broad Ripple Ten Acre Woods
- Plant “missing” oak trees within the Broad Ripple Ten Acre Woods
- Develop an official trail system within the Broad Ripple Ten Acre Woods Natural Area
- Consolidate the “North Field and Woods” as a woods or savannah
- Purchase the portion of the Culbertson Ditch Wetland not owned by the city.
- Hire a professional botanist to complete a floristic inventory of woods and Culbertson Ditch wetland.
- Clean up scattered litter within the Broad Ripple Ten Acre Woods and the Culbertson Ditch Wetland
- Seek environmental education opportunities with Broad Ripple High School
- Engage local stakeholders for funding natural area improvements

3.0 THE OFFICE OF LAND STEWARDSHIP

The Indianapolis Office of Land Stewardship, a working group founded in Indy Parks and Recreation in the early 1990s and currently housed within the Department of Public Works, is the municipal agency responsible for managing natural areas within Indy Parks. Their mission is as follows: “Land Stewardship protects and manages natural habitats for people, wildlife, clean air, and clean water.”

Much of their work in natural areas is focused on protecting and restoring native vegetation within natural areas by:

1. Controlling invasive-exotic vegetation.
2. Installing native plants via seeds or live plants in degraded natural areas.

The Office of Land Stewardship has had considerable success in converting agricultural and turf areas into native plantings (over 700 acres to date). This group has also installed extensive native plant landscaping projects throughout the Indy Park system. One such installation is in Broad Ripple Park on each side of the boat ramp to the White River.

During the late 1990's and throughout the 2000's, this Office completed many volunteer and “in-house” projects within the Ten Acre Woods of Broad Ripple Park. These include:

- 1999- invasive woody vegetation control, garlic mustard control
- 2000- invasive woody vegetation control, garlic mustard control
- 2001- invasive woody vegetation control, garlic mustard control and tree/shrub planting
- 2002- invasive woody vegetation control, garlic mustard control, garbage clean-up
- 2004- invasive woody vegetation control
- 2005- invasive woody vegetation control, garlic mustard control, tree planting
- 2006- invasive woody vegetation control, tree-shrub planting

Employees are also experienced and licensed pesticide applicators and have completed herbicide applications within Ten Acre Woods during these years to control woody invasive species such as Amur honeysuckle (*Lonicera maackii*) and burning bush (*Euonymus alatus*) as well as invasive-exotic groundcovers, specifically wintercreeper (*Euonymus fortunei*). In 2001, they also used GPS technology to map existing trails within the Ten Acre Woods.

During this time frame, natural area management within Indy Parks was heavily dependent on volunteerism, service learning with local universities, and in-house expertise. The Center for Earth and Environmental Science (CEES) was the largest contributor of service learning students with additional support from Butler University. The two schools conducted invasive species control, mulching of trees, and tree plantings at Broad Ripple Park. The Indiana Native Plant and Wildflower Society (INPAWS) has also conducted garlic mustard control within the Ten Acre Woods annually for nearly two decades.

Much of the funding for these projects were also procured through grants. Grants often funded Office of Land Stewardship projects. These sources of funds and labor are still vital to the mission of the Office of Land Stewardship; however, their operating budget is now augmented through fees assessed as part of the City of Indianapolis' stormwater program.

For much of the past decade, work plans generated by the Office of Land Stewardship have been contracted out for execution. Within Broad Ripple Park over the past three years, approximately \$16,100 was budgeted for contractual invasive species control via basal bark, cut stump and foliar applications of herbicide. Targeted exotic species include bush honeysuckle (*Lonicera* sp.), burning bush (*Euonymus e. alatus*), tree of Heaven (*Ailanthus altissima*), and wintercreeper (*Euonymus e. fortunei*) and English ivy (*Hedera helix*).

In 2017, \$1,400 was budgeted to contractually control woody invasive vegetation along the riparian corridor within the park (essentially the same species listed above with the addition of white mulberry (*Morus alba*). An additional \$1,400 was budgeted to control woody invasive vegetation within the native plant landscaping installation near the boat ramp.

In 2016, \$3,500 was budgeted for contractual services for native seed installation within the Ten Acre Woods. The seed mix included Virginia wild rye (*Elymus virginica*), bottlebrush grass, (*Hystrix patula*), and beak grass (*Diarrhena Americana*).

In 2015, \$2,000 was budgeted to install a native understory seed mix along the riparian corridor. As part of this project, geo-textile blankets and turf grass seed were installed along the edge of sections of the riparian corridor in an effort to stabilize these areas and prevent gully erosion caused by rain water runoff from the developed areas of the park. There are several gullies along this corridor, including one that is large and growing.

4.0 ASSESSMENT AND MANAGEMENT RECOMMENDATIONS FOR BROAD RIPPLE PARK NATURAL AREAS

4.1 Ten Acres Woods

4.1.1 Observations

A field observation of the Ten Acre Woods was completed as part of this scope of work in March of 2018. Tree species identified were very similar to the list in Table 1 of Section 2.1 with American elm (*Ulmus Americana*) and shagbark hickory (*Carya ovata*) as the only additions. Siberian elm was present in the woods at one time, but it appears this species has been successfully controlled.

Ten Acre Woods is a good example of a better-than-average drained remnant Tipton Till Plains Flatwoods forest. Indicative tree species that tend to dominant these sites are sugar maple (*Acer saccharum*) and American beech (*Fagus grandiflora*) with other common species present including tulip (*Liriodendron tulipifera*), white ash (*Fraxinus Americana*), shagbark hickory (*Carya ovata*), and white oak (*Quercus alba*). Ten Acre Woods contains some excellent specimens of American beech and some very impressive tulips.

The most obvious change in the woods, in terms of tree species composition, is the decimation of all ash species within the woods due to the invasive-exotic emerald ash borer (EAB). All ash trees within the woods appeared to be dead, with many of them already fallen into the woods. EAB has and continues to kill millions of ash trees within the United States. Insecticide treatment, which is economically impractical in most natural stands of trees, is the only way to control the insect.

This relatively sudden loss of a large component of the forest canopy can dramatically affect the overall ecosystem health. For instance, in the United States, at least 44 species of insects exclusively feed on ash. Invasive species, such as Asian honeysuckles, may also take advantage of newly created forest openings

created by the dead ash and outcompete native species if left unchecked.

Since the observation was completed in late winter during the dormant season, no attempt was made to inventory any of the herbaceous species within the park. Garlic mustard (*Allaria petiolata*) rosettes were observed in the woods as were very small honeysuckle (*Lonicera* sp.), and winter creeper (*Euonymus fortunei*). All three are invasive-exotic species: garlic mustard is an herb from Europe, wintercreeper is a vine from Europe, and these particular honeysuckles are from Asia.

The Ten Acre Woods was once overrun by invasive plants, specifically Amur honeysuckle (*Lonicera maackii*) and wintercreeper. Nearly two decades of work by the Office of Land Stewardship, their volunteers, and contractors has created a successful long-term project of managing these species in a high profile, highly used municipal park.

The trails within the park do form an interconnected loop that park visitors are using; however, no official signage regarding the trails was observed. One of the trails was blocked by a large fallen black cherry tree.

4.1.2 Management Recommendations for Ten Acre Woods

The most pressing issue within the Ten Acre Woods at this time is mitigating risks posed by standing dead trees near the park boundaries and along trails. A contractor has already identified several dead trees along the north, west and east border of the woods for removal. However there appears to be an additional 21 trees (mostly ash) standing along trails and along the south border of the woods that were not marked for removal. The trees along the south border can fall into and damage private property. As time and funds allow, these trees should be taken down and remain in the woods (no chipping required). Debris should be removed from trails.

The Office of Land Stewardship has done a commendable job at controlling invasive species within the Ten Acre Woods. Additional opportunity for invasive species to invade the woods has arisen due to the open canopy caused by the loss of ash trees. The Office of Land Stewardship’s management has proven successful and there are no additional recommendations at this time other than keeping engaged with volunteer groups such as the Indiana Native Plant and Wildflower Society.

Indy Parks may consider formalizing the trail system by adding signage and surfacing an “official trail system”. Park management should patrol the woods and report any fallen trees on the trail.

An additional action item, if budgets allow, is to contract with a qualified botanist to conduct a thorough floristic inventory of the Ten Acre Woods. The item would require the botanist to visit the woods multiple times throughout the growing season to capture data for all early and late season species.

4.2 Culbertson Ditch Woods/Wetland

4.2.1 Observations

The portion of the Culbertson Ditch Woods/Wetland that is within the Broad Ripple Park boundaries is approximately 4.5 acres in size. Most tree species in Table 2 of Section 2.1 was observed in this area this year with the exceptions of silverbell, white walnut, and horsechestnut. Species observed but not in Table 2 include Siberian elm (*Ulmus pumilla*) and Ohio buckeye (*Aesculus glabra*).

Most of the woody species were restricted to the banks of the ditch and adjacent slopes. Amur honeysuckle (*Lonicera maackii*) dominates this area and creates a near impenetrable thicket in some portions of this area. There have been no past efforts to manage invasive species in this area.

Like Ten Acre Woods, no attempt was made to inventory any of the herbaceous species within the park due to the vegetation being dormant.

This area also had a considerable amount of trash and refuse, including large items such as posts embedded in concrete which were most likely placed there by park maintenance.

Per the work of Vivian Dye, this area contained a very diverse mix of native vegetation and still might. It also has at the least the potential to provide quality habitat nesting habitat for bird species such as northern parula, Prothonotary warbler, wood duck, and hooded merganser.

4.2.2 Management Recommendations for Culbertson Ditch Woods/Wetland

Invasive species control, specifically Amur honeysuckle, tree of Heaven, and white mulberry is needed in this area. Integrated vegetation management using hand cutting, mechanical removal, and herbicide application would need to be utilized. Some of the sloped areas and larger invasive trees would need to be hand cut and the debris chipped and taken off site. Volunteer groups have been utilized in the past, to hand cut and drag brush to qualified personnel for chipping. The Office of Land Stewardship and Keep Indianapolis Beautiful (KIB) have both managed these efforts in the past. A contractor could utilize a forestry mower to cut and grind at least some of the honeysuckle and leave it in place which may be a more economical approach where it can be utilized. Follow up treatment with herbicide would be required for effective control.

The installation of a seed mix of native woodland grasses is also recommended in concert with the invasive species control. Woodland grasses can compete with invasive species, such as garlic mustard that make take advantage of the clearing of large invasive brush and trees. Broad leaf herbicide can also be utilized to control the broad leaf invasive species but will not harm the native grasses.

Lastly, the trash in this area also needs to be addressed. A group of volunteers managed by KIB or Parks staff could be utilized for this effort. The large trash requires heavy equipment for disposal.

4.3 White River Riparian Corridor

4.3.1 Observations

The west border of the park is an approximately 1,800 feet long segment of white river riparian corridor segmented by a boat ramp. It consists of a very narrow wooded corridor, less than 50 feet in width in most places.

The corridor west of the boat ramp is shorter (only about 500 feet in length) and is covered by a mix of native and non-native woody species including Amur honeysuckle and rough leaved dogwood (*Cornus drummondii*). No recent efforts have been made to control the honeysuckle in this stretch of corridor.

The canopy of the longer section of corridor east of the boat ramp is made up primarily of hackberry, black locust, northern catalpa, sycamore, black cherry, white mulberry, and green ash (most of which are dead due to EAB and several are marked for removal). Considerable efforts to control invasive species have occurred as large bush honeysuckles are absent. It should be noted that black locust is not endemic to Marion county and is only native to a small section of southeastern Indiana.

There are several large gullies along the corridor, with one that is actively growing located near a shelter. The gullies are the result of the removal of soil along the riparian corridor by surface water runoff from the large turf areas near the river. The unrecommended practice of dumping old concrete in gullies to prevent further erosion has occurred.

4.3.2 Management Recommendations for White River Riparian Corridor

Invasive species control has had obvious success along the corridor east of the boat launch and there are no additional recommendations to report. For the area east of the corridor, per conversations with park staff, there are pending efforts to control invasive honeysuckle along the corridor west of the boat launch by KIB and volunteers. Caution should be taken not to remove native dogwoods during this process. Native riparian woodland grasses should also be planted in this area as part of this process. It may also be warranted to cover the seeded areas with a straw or jute geo-textile to help hold the seed in place.

Addressing the gully issue is out of the purview of this report. However, efforts need to be made to either slow down the runoff and increase water infiltration in the turf areas. Increasing the width of the riparian strip and planting additional trees in this area addresses both issues. Also planting additional trees within the vast turf areas of the park would increase water infiltration and uptake.

Market Analysis

The Indy Parks and Recreation Department has selected PROS Consulting INC. to support Context Design in the completion of a Master Plan for Broad Ripple Park (BRP). This Master Plan will assist Indy Parks in guiding key decisions pertaining to BRP, including: programming, amenity offering, capital improvements, etc. A key component of the Master Plan is a Market Analysis, which helps provide a thorough understanding of the population residing within BRP's service area. The Market Analysis is comprised of a Demographic Overview, a Psychographic Assessment, and a Recreational Trend Analysis.

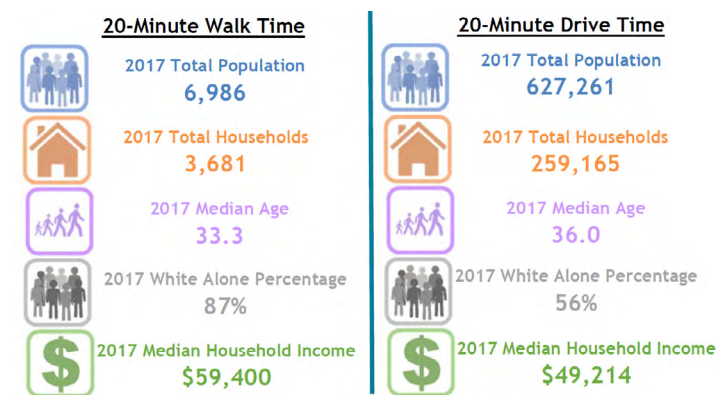


I.I DEMOGRAPHIC ANALYSIS

The Demographic Analysis provides an understanding of the population surrounding BRP. Since BRP is a Signature Park, the draw for users is both local and regional; therefore, this analysis identified and assessed both a 20-minute walk time (from BRP) and a 20-minute drive (from BRP). This two-pronged approach is important to compare similarities and differences for residents living within immediate proximity (i.e. walking distance) as well as the greater Indianapolis area (i.e. drivetime).

This analysis is reflective of both service area's total populations along with other key characteristics such as age segments, income levels, race, and ethnicity are reflected throughout the Demographic Analysis. It is important to note that future projections are all based on historical patterns and unforeseen circumstances during or after the time of the projections could have a significant bearing on the validity of the final projections.

I.I.I Broad Ripple Park Demographic Overview



Methodology

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in March 2018 and reflects actual numbers as reported in the 2010 Censuses and estimates for 2017 and 2022 as obtained by ESRI. Straight line linear regression was utilized for projected 2027 and 2032 demographics.

Race and Ethnicity Definitions

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in March 2018 and reflects actual numbers as reported in the 2010 Censuses and estimates for 2017 and 2022 as obtained by ESRI. Straight line linear regression was utilized for projected 2027 and 2032 demographics.

The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below. The Census 2010 data on race are not directly comparable with data from the 2000 Census and earlier censuses; therefore, caution must be used when interpreting changes in the racial composition of the US population over time. The latest (Census 2010) definitions and nomenclature are used within this analysis.

- American Indian – This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment
- Asian – This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- Black – This includes a person having origins in any of the black racial groups of Africa
- Native Hawaiian or Other Pacific Islander – This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- White – This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa
- Hispanic or Latino – This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race

Please Note: The Census Bureau defines Race as a person's self-identification with one or more of the following social groups:

White, Black or African American, Asian, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or a combination of these. While Ethnicity is defined as whether a person is of Hispanic / Latino origin or not. For this reason, the Hispanic / Latino ethnicity is viewed separate from race throughout this demographic analysis.

I.1.2 Populace For 20-Minute Walk Time

The 20-minute walk time (Serve Area #1) boundaries shown below in Figure 1 were utilized for the first half of this Demographic Analysis.

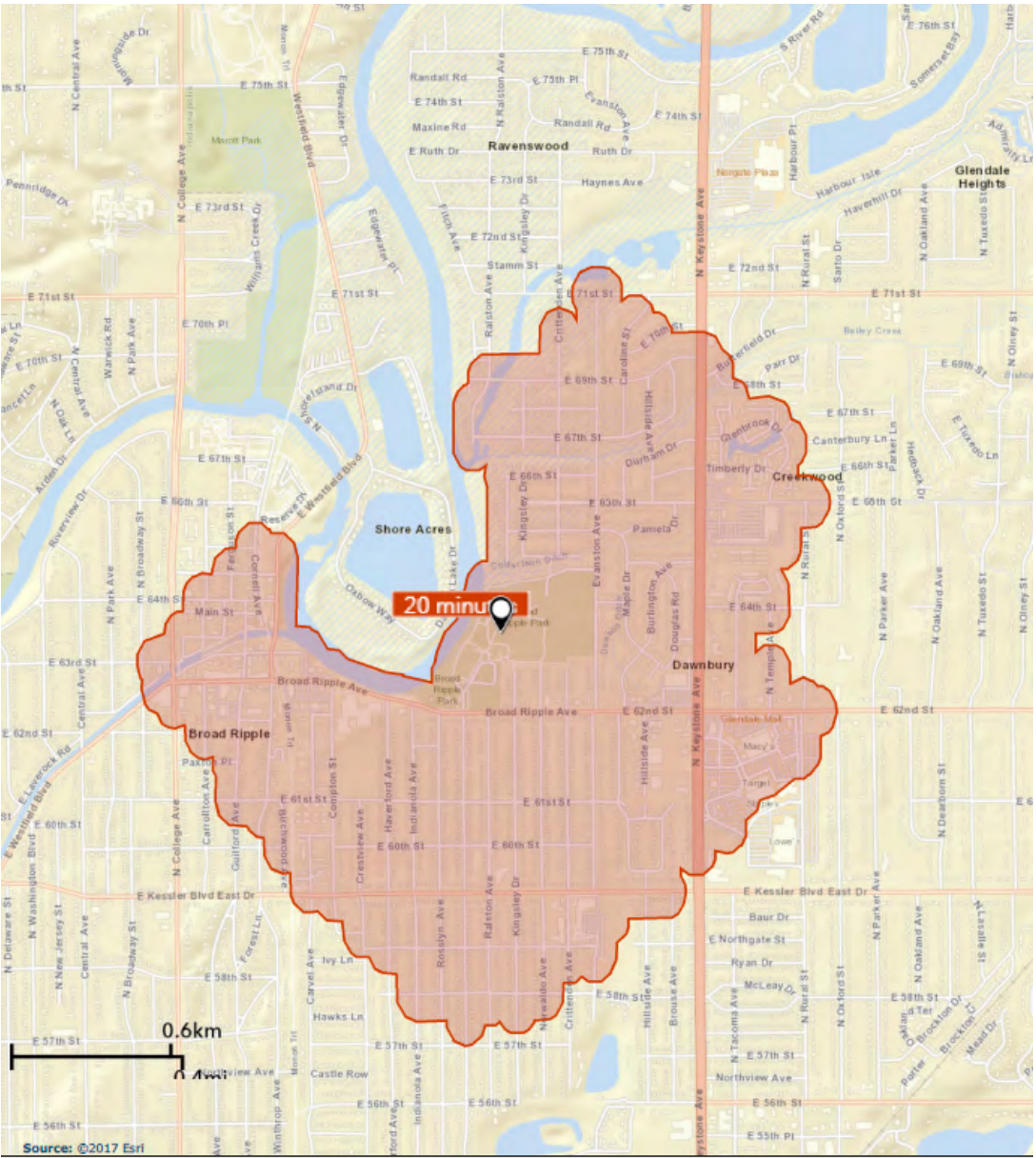


Figure 1: 20-Minute Walk Time Boundaries

Population

The population within the Service Area #1 has experienced a marginal growth rate of 4.97% from 2010 to 2017 (0.71% per year), which is below the national growth rate of 0.87% annually over the same period. The total number of households also increased at a similar rate to the population in recent years (4.51% since 2010).

Currently, the population is estimated at 6,986 individuals living within 3,681 households. Projecting ahead, the total population and total number of households are both expected to continue growing over the next 15 years. Based on predictions through 2032, the target area is expected to have just over 7,700 residents living within 4,025 households. (See Figures 2 & 3)

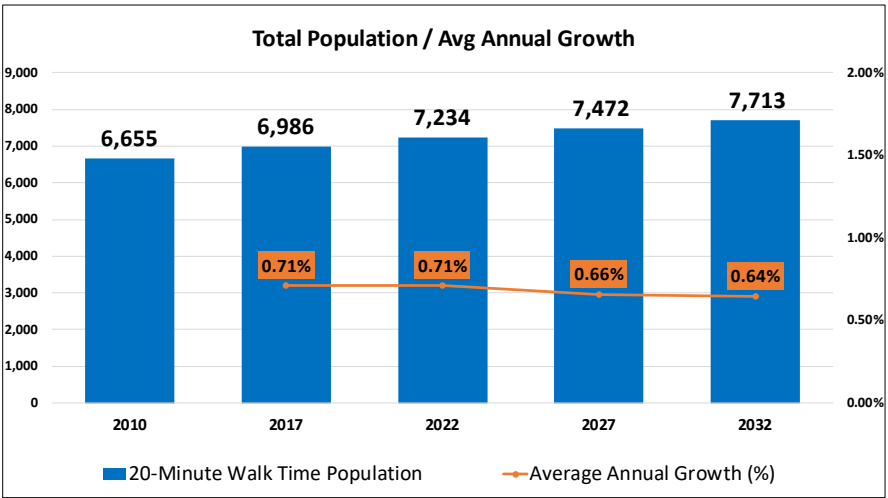


Figure 2: 20-Minute Walk Time Total Population

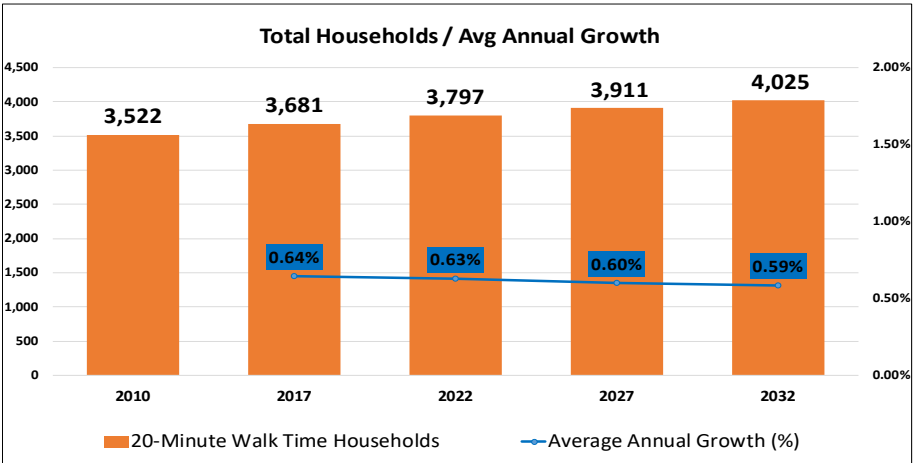


Figure 3: 20-Minute Walk Time Total Number of Households

Age Segment

Evaluating the Service Area #1 by age segments, the population is relatively young, with its median age being just 33.3 years old; which is well below the U.S. median age of 38.2 years. When looking at the target area’s population as a whole, it is projected to undergo a slight aging trend. Over the next 15 years, the 55+ population is expected to increase 4%. This is largely due to the increased life expectancies and the remainder of the Baby Boomer generation shifting into the senior age groups (See Figure 4).

Race

Analyzing race, Service Area #1’s current population is predominantly White Alone. The 2017 estimate shows that 87% of the population falls into the White Alone category, while the Black Alone category (7%) represents the largest minority. The racial diversification of Service Area #1’s population is less diverse than the national population, which is approximately 70% White Alone and 13% Black Alone. The 2032 prediction expects the population to become slightly more diverse, with the White Alone population decreasing to 82% and all other races experiencing marginal increases. (Figure 5)

Ethnicity

Service Area #1’s population was also assessed based on Hispanic / Latino ethnicity, which by the Census Bureau definition is viewed independent from race. It is important to note that individuals who are Hispanic / Latino can also identify with any of the racial categories from above. Based on the 2010 Census, those of Hispanic/Latino origin currently represent just over 3% of the target area’s population, which is significantly lower than the national average of 18%. The Hispanic/ Latino population is expected to grow slightly over the next 15 years, increasing to 5% of Service Area #1’s total population by 2032. (Figure 6)

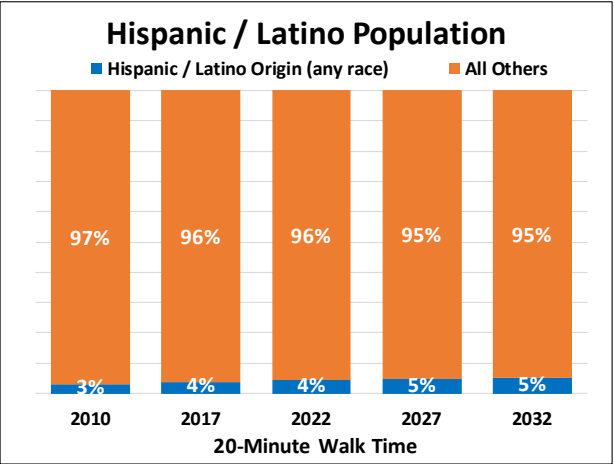


Figure 6: 20-Minute Walk Time Population by Ethnicity

Household Income

As seen in Figure 7, Service Area #1’s current per capita income (\$39,802) and median household income (\$59,400) are both expected to continue growing over the next 15 years.

With income characteristics being above the national average, this is strong indicator that residents living within the target area presumably have disposable income. Meaning, a majority of residents within the Service Area #1 will be more likely to desire high-quality facilities and be willing to pay for them compared to the average United States citizen.

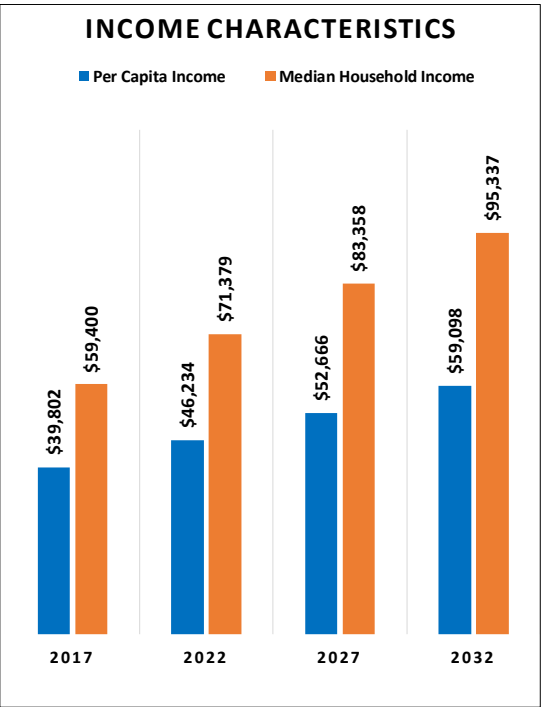


Figure 7: 20-Minute Walk Time Income Characteristics

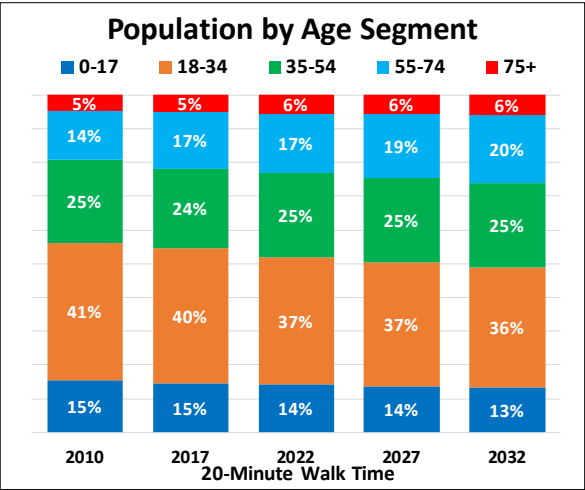


Figure 4: 20-Minute Walk Time Population by Age Segments

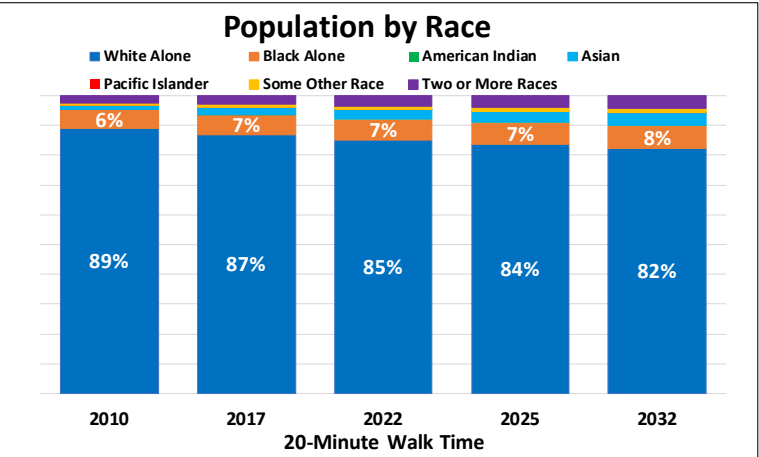


Figure 5: 20-Minute Walk Time Population by Race

I.1.3 Populace For 20-Minute Drive Time

The 20-minute drive time (Service Area #2) boundaries shown below in Figure 8 were utilized for the second half of this Demographic Analysis.

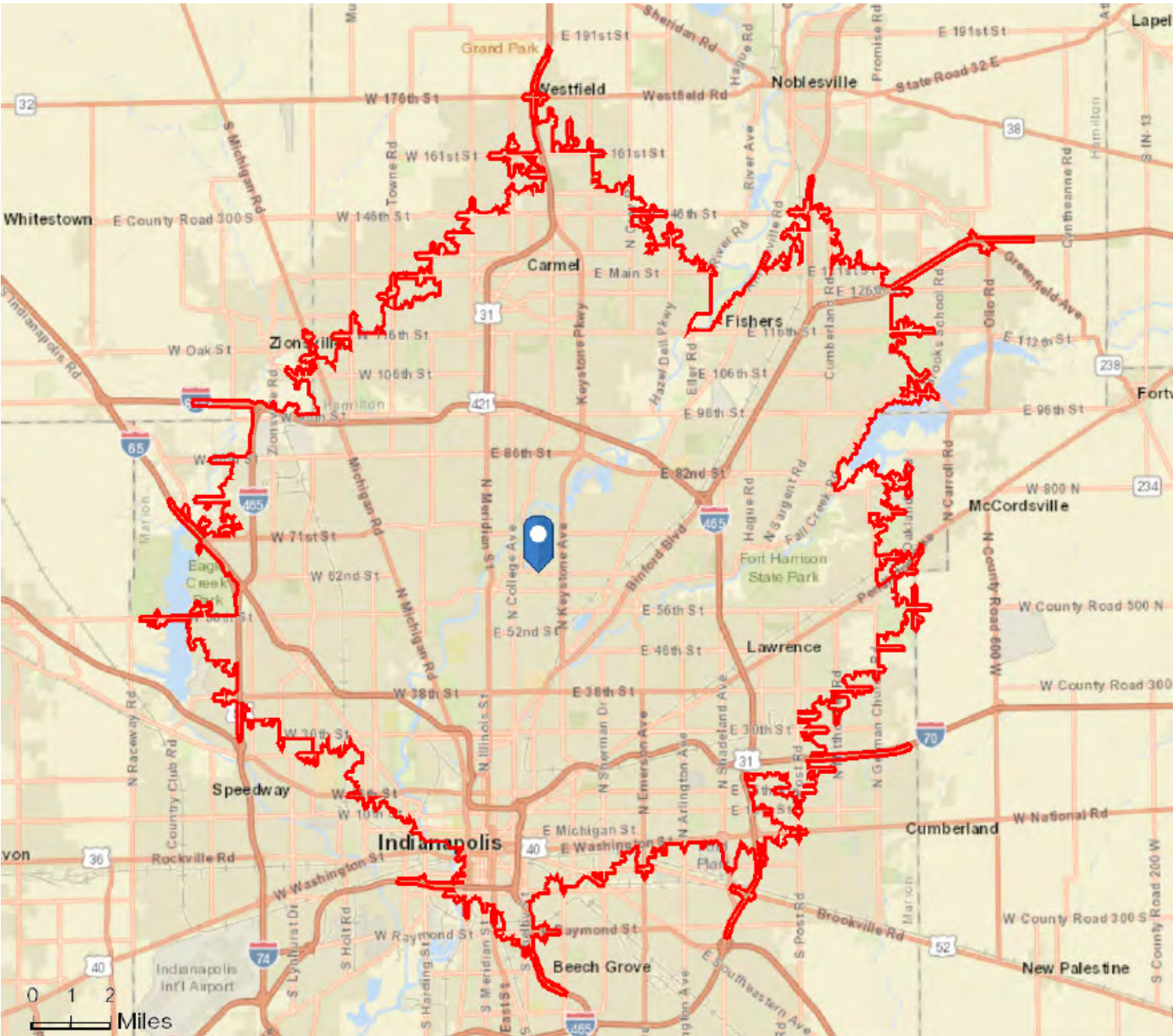


Figure 8: 20-Minute Drive Time Boundaries

Population

The population living within Service Area #2 has experienced an average growth rate of 6.39% from 2010 to 2017 (0.91% per year), which is just above the national growth rate of (0.87%). The total number of households also have grown at a similar rate to the population in recent years (5.90% since 2010).

Currently, the population is estimated at 627,261 individuals living within 259,165 households. Projecting ahead, the total population and total number of households are both expected to continue growing over the next 15 years. Based on predictions through 2032, the target area is expected to have 712,536 residents living within 292,372 households. (See Figures 9 & 10)

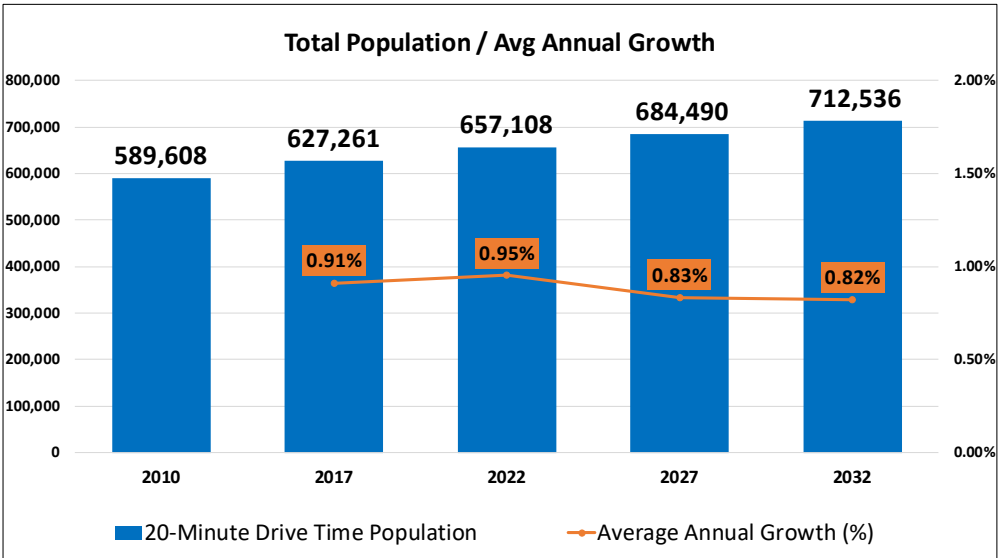


Figure 9: 20-Minute Drive Time Total Population

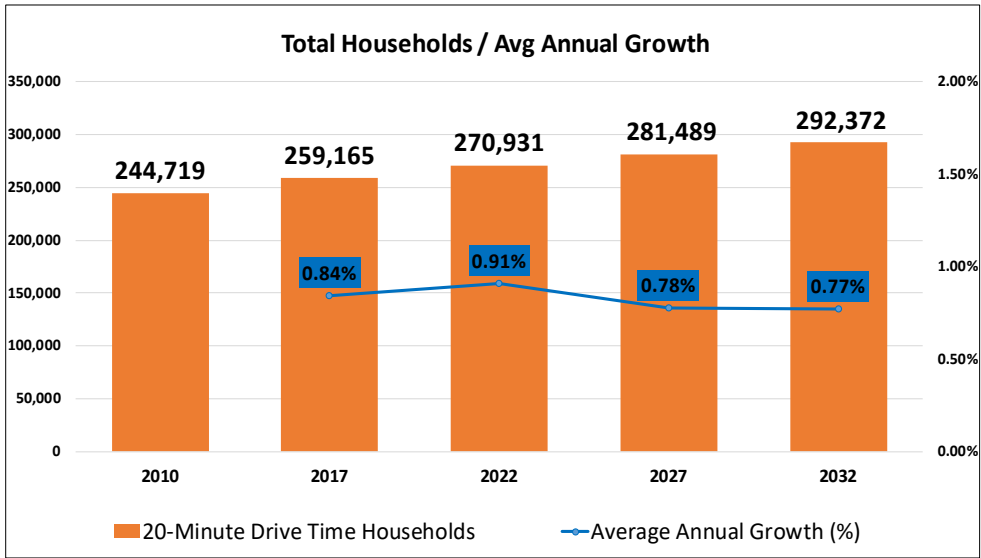


Figure 10: 20-Minute Drive Time Total Number of Households

Age Segment

Evaluating Service Area #2 by age segments, the population is moderately young, with its median age being 36.0 years old; which is slightly below the U.S. median age of 38.2 years. When looking at the target area’s population as a whole, it is projected to undergo an aging trend over the next 15 years. By 2032, the 55+ population is expected to increase 7%. (See Figure 11).

Due to the continued growth of the older age segments, it is useful to further segment the “Senior” population beyond the traditional 55+ designation. Within the field of parks and recreation, there are two commonly used ways to partition this age segment. One is to simply segment by age: 55-64, 65-74, and 75+. However, as these age segments are reached, variability of health and wellness can be visible. For example, a 57-year-old may be struggling with rheumatoid arthritis and need different recreation opportunities than a healthy 65-year old who is running marathons once a year. Therefore, it may be more useful to divide this age segment into “Active,” “Low-Impact,” and/or “Social” Seniors.

Race

Analyzing race, Service Area #2’s current population is extremely diverse. The 2017 estimate shows that 56% of the population falls into the White Alone category, while the Black Alone category (32%) represents the largest minority. The racial diversification of Service Area #2’s population is much more diverse than both Service Area #1 and the national population. The 2032 prediction expects the population to become even more diverse, with the White Alone population decreasing to 50% and all other races experiencing marginal increases. (Figure 12)

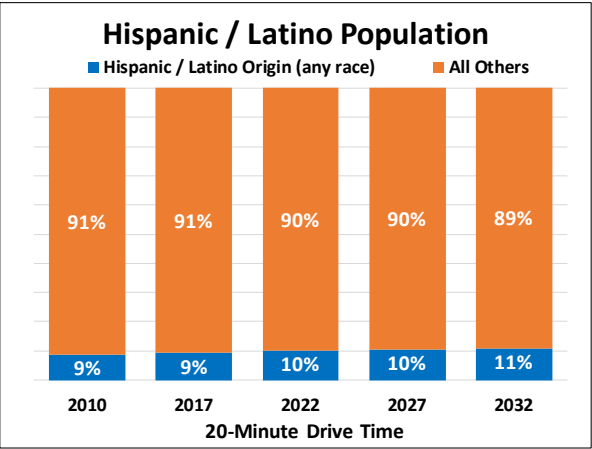


Figure 13: 20-Minute Drive Time Population by Ethnicity

Ethnicity

Service Area #2’s population was also assessed based on ethnicity and is currently estimate at 9% Hispanic / Latino. The Hispanic/Latino population is expected to continue growing over the next 15 years, increasing to 11% of the target area’s total population by 2032. (Figure 13)

Household Income

As seen in Figure 14, Service Area #2’s current per capita income (\$31,441) is slightly above the national average (\$30,820). The target area’s median household income (\$49,214) is below the national average (\$56,124). Service Area #2’s per capita income and median household income are both expected to continue growing over the next 15 years increasing 33.8% and 25.2% respectively.

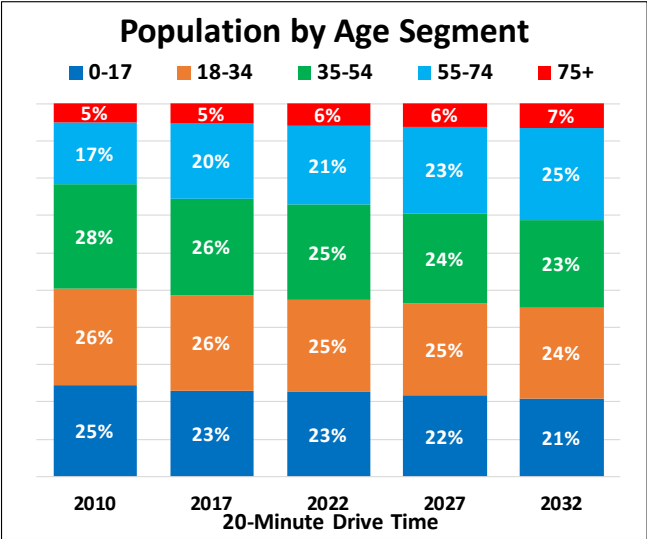


Figure 11: 20-Minute Drive Time Population by Age Segments

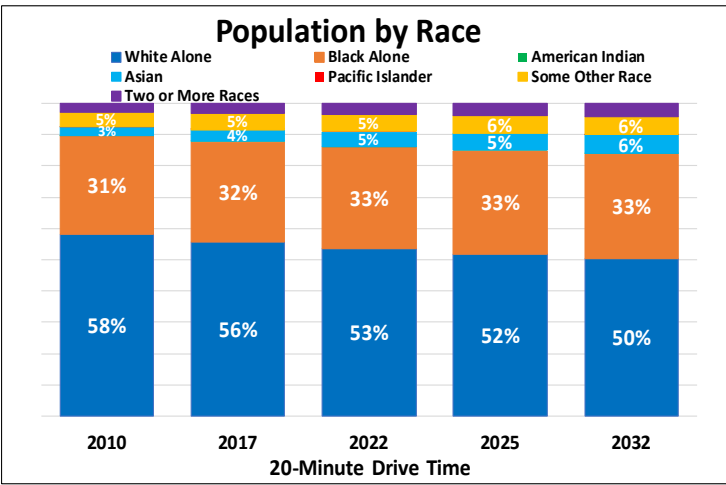


Figure 12: 20-Minute Drive Time Population by Race

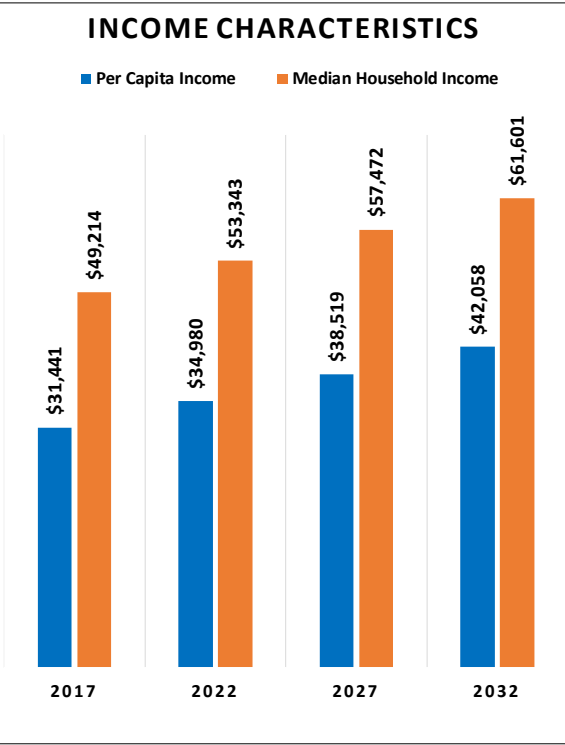


Figure 14: 20-Minute Drive Time Income Characteristics

I.1.4 Demographic Comparative Summary

The table below is a summary of both service areas' demographic figures. This type of analysis allows Indy Parks to compare both Service Area #1 and Service Area #2 to each other as well as the state and U.S. populations.

2017 Demographic Comparison		20-Minute Walk Time	20-Minute Drive Time	Indiana	U.S.A.
Population	Annual Growth Rate (2010-2017)	0.71%	0.91%	0.58%	0.87%
	Projected Annual Growth Rate (2017-2032)	0.69%	0.91%	0.55%	0.83%
Households	Annual Growth Rate (2010-2017)	0.64%	0.84%	0.54%	0.79%
	Average Household Size	1.89	2.37	2.53	2.59
Age Segment Distribution	Ages 0-17	15%	23%	23%	22%
	Ages 18-34	40%	26%	23%	24%
	Ages 35-54	24%	26%	25%	26%
	Ages 55-74	17%	20%	22%	22%
	Ages 75+	5%	5%	6%	6%
Race Distribution	White Alone	87.0%	55.5%	82.4%	70.2%
	Black Alone	6.5%	32.2%	9.5%	12.8%
	American Indian	0.2%	0.3%	0.3%	1.0%
	Asian	2.3%	3.7%	2.3%	5.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.2%
	Some other Race	1.0%	5.1%	3.1%	6.8%
	Two or More Races	3.0%	3.2%	2.4%	3.4%
Hispanic/Latino Population	Hispanic / Latino Origin (any race)	3.7%	9.3%	7.0%	18.1%
	All Others	96.3%	90.7%	93.0%	81.9%
Income Characteristics	Per Capita Income	\$39,802	\$31,441	\$26,920	\$30,820
	Median Household Income	\$59,400	\$49,214	\$51,204	\$56,124

Figure 15: Demographic Comparative Summary Table

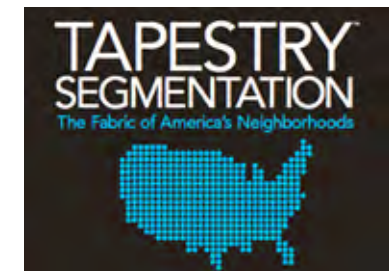
Key Demographic Findings

- Service Area #2's population annual growth rate (0.91%) is above the national (0.87%) growth rate.
- Service Area #1's average household size (1.89) is lower than the U.S.'s (2.59) average household size.
- When looking at age segments, Service Area #1's 18-34 segment (40%) is significantly greater than the national 18-34 segment (24%)
- Service Area #2's racial distribution is much more diverse than the national population, with 44.5% represented as minority races.
- Service Area #1's percentage of Hispanic/Latino population (3.7%) is significantly lower than the national average (18.1%).
- Service Area #1's per capita income (\$39,802) and median house income (\$59,400) are both above the national average (\$30,820 & \$56,124).

I.2 PSYCHOGRAPHIC ASSESSMENT

I.2.1 Tapestry Segmentation

ESRI's Tapestry Segmentation is a geodemographic system that classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. This market segmentation tool integrates consumer traits with residential characteristics to identify individual markets within a specified area. The Tapestry provides a classification model with 67 distinct, behavioral market segments that depict consumers' lifestyles and lifestages, and detail the diversity of the American population. These individual market segments are then arranged into 14 LifeMode groups that have similar characteristics and market profiles. A brief summary of the 14 LifeMode groups is provided in the table below. A complete listing of these groups' characteristics and the individual segments that comprise each LifeMode group is available in Appendix A. (Source: ESRI)



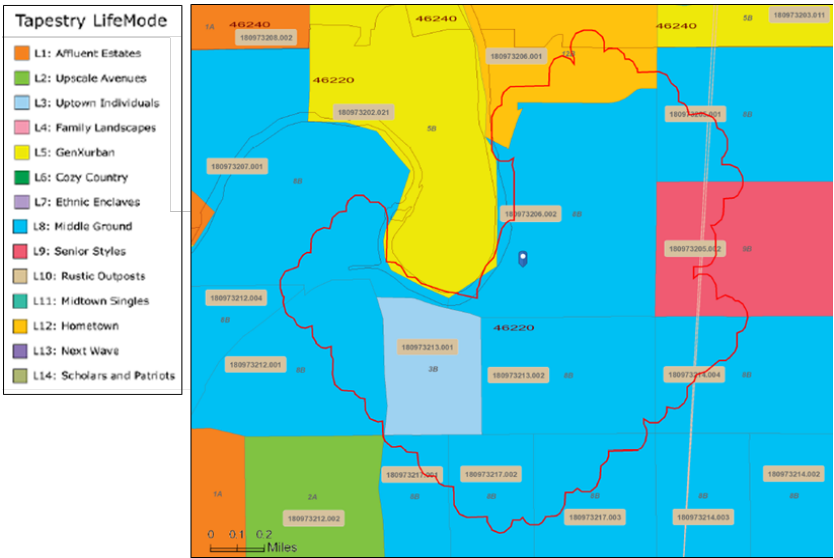
BROAD RIPPLE DEMOGRAPHIC TRENDS & ANALYSIS: PREPARED BY PROS CONSULTING, INC.

The ESRI Tapestry Segmentation provides an understanding of consumers' lifestyle choices, what they buy, and how they spend their free time for a specified service area. This information is useful in identifying target markets, as well as highlighting segments that are being underserved, to ensure that Broad Ripple Park's offerings are in line with the unique characteristics and preferences of its users.

LifeMode Summary Groups	
Group Name	Brief Description
Affluent Estates	Established wealth- educated, well-traveled married couples
Upscale Avenues	Prosperous, married couples in higher density neighborhoods
Uptown Individuals	Younger, urban singles on the move
Family Landscapes	Successful younger families in newer housing
GenXurban	Gen X in middle age; families with fewer kids and a mortgage
Cozy Country Living	Empty nesters in bucolic settings
Ethnic Enclaves	Established diversity- young, Hispanic homeowners with families
Middle Ground	Lifestyles of thirtysomethings
Senior Styles	Senior lifestyles reveal the effects of saving for retirement
Rustic Outposts	Country life with older families, older homes
Midtown Singles	Millenials on the move; single, diverse, and urban
Hometown	Growing up and staying close to home; single householders
Next Wave	Urban denizens; young, diverse, hardworking families
Scholars and Patriots	College campuses and military neighborhoods

Map

The map below depicts the boundaries of the 20-minute walk time service area and the various LifeMode groups it is comprised of.



1.2.2 Top Tapestry Segments

This section reveals the top Tapestry Segments and corresponding LifeMode Groups, expressed as percentage of households, for the 20-minute walk time service area. Analyzing the dominant Tapestry Segmentation allows Indy Parks to assess the market profile of Broad Ripple Park's service area by examining the distribution of household types and summarizing the general characteristics and behaviors expected from each group.

Assessing the service area's psychographics, the population is extremely homogenous with 100 percent of the population falling within four Tapestry Segments. For better context of how unique the service area's households are compared to the rest of the country, the percentage of U.S. households for each Tapestry Segment are also provided for comparison.

Key Tapestry Segments Descriptions

Below are brief summaries of the characteristics and consumer behaviors for the most prevalent Tapestry Segments within the District.

- EMERALD CITY (71.5% OF SERVICE AREA'S HOUSEHOLD)
- Single-person and nonfamily households living in single family and multiunit housing, with median age of 36.6 and median household income of \$52,000

- Well educated; more than half have a college degree and a professional occupation
- Highly connected, use the internet and technology for everything, but still find time to work out and eat healthy
- Environmentally conscious consumers
- Leisure interests include cooking, reading, listening to music, fine arts, and travel

METRO RENTERS (19.2% OF SERVICE AREA'S HOUSEHOLD)

- Young singles renting multiunit housing in urban settings, with median age of 31.8 and median household income of \$52,000
- Well-educated and willing to take risks and work long hours to get to the top of their profession
- Leisure activities include yoga, Pilates, downhill skiing, fine arts, drinking wine at restaurants and bars, reading/ writing blogs, and watching TV programs and movies

- Computers and cell phones an integral part of everyday life, tend to be well informed before purchasing the newest technology
- Strive to be sophisticated; socializing and social status very important

GOLDEN YEARS (6.8% OF SERVICE AREA’S HOUSEHOLD)

- Single-person households and married-couple families with no children living in single family or multiunit homes with median age of 51 and median household income of \$61,000
- Well-educated, independent, active seniors nearing end of careers or already retired
- Leisure interests include travel, sports, dining out, museums, and concerts, and are focused on physical fitness, healthy eating, and vitamin regimens
- Well-connected consumers: use internet for everything from paying bills to entertainment
- Avid readers (especially newspapers) and subscribers to cable TV

TRADITIONAL LIVING (2.5% OF SERVICE AREA’S HOUSEHOLD)

- Primarily married couples living in single family homes, with a median age of 34.8 and a median household income of \$37,000.
- An estimated 70% of residents have completed high school or have some college education.
- Customers are brand loyal, unless the price is too high with cost being their primarily purchasing decision factor.
- Residents typically shop for groceries at discount stores such as Walmart supercenters and tend to favor fast food over sit-down restaurants.
- Enjoy outdoor activities such as camping and taking trips to the zoo.

1.3 RECREATIONAL TRENDS ANALYSIS

The Trends Analysis provides an understanding of both national and local recreational trends. This analysis examines participation trends, activity level trends, and programming trends. It is important to note that all trends are based on current and/or historical patterns and participation rates.

1.3.1 National Trends in Creation

Methodology

The Sports & Fitness Industry Association’s (SFIA) annual report (Sports, Fitness & Recreational Activities Topline Participation Report 2017) was utilized when evaluating the following trends:

- National Trends in Sport and Fitness Participation
- Core vs. Casual Participation
- Activity by Generation
- National Trends in Fitness and Sports Spending



The study is based on survey findings carried out in 2016 and the beginning of 2017 by the Physical Activity Council, which conducted a total of 24,134 online interviews – 11,453 individual and 12,681 household surveys. A sample size of 24,134 completed interviews is considered by SFIA to result in a high degree of statistical accuracy. A sport with a participation rate of five percent has a confidence interval of plus or minus 0.31 percentage points under 95 percent confidence interval. Using a weighting technique, the total population figure used in this study is 296,251,344 people (ages six and older). The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S.

INACTIVITY RATES / ACTIVITY LEVEL TRENDS

SFIA also categorizes participation rates by the intensity of activity levels, dividing into five categories based on the caloric implication (i.e., high calorie burning, low/med calorie burning, or inactive) and the frequency of participation (i.e., 1-50 times, 50-150 times, or above) for a given activity. This entails participation rates classified as ‘super active’ or ‘active to a healthy level’ (high calorie burning, 151+ times), ‘active’ (high calorie burning, 50-150 times), ‘casual’ (high calorie burning, 1-50 times), ‘low/med calorie burning’, and ‘inactive’. These participation rates are then assessed based on the total population trend over the last five years, as well as breaking down these rates by generation.

National Sport and Fitness Participatory Trends

NATIONAL TRENDS IN GENERAL SPORTS

The sports most heavily participated in for 2016 were golf (24.1 million in 2015) and basketball (22.3 million), which have participation figures well in excess of the other activities in the general sports category. The popularity of golf and basketball can be attributed to the ability to compete with relatively small number of participants. Golf also benefits from its wide age segment appeal and is considered a life-long sport. Basketball’s success can be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at the majority of American dwellings as a drive-way pickup game.

Since 2011, rugby and other niche sports, like boxing, roller hockey, and squash, have seen strong growth. Rugby has emerged as the overall fastest growing sport, as it has seen participation levels rise by 82.4%

BROAD RIPPLE DEMOGRAPHIC TRENDS & ANALYSIS: PREPARED BY PROS CONSULTING, INC.

over the last five years. Based on the five-year trend, boxing (62%), roller hockey (55.9%), squash (39.3%), lacrosse (39.2%), cheerleading (32.1%) and field hockey (31.8%) have also experienced significant growth. In the most recent year, the fastest growing sports were gymnastics (15%), rugby (14.9%), sand volleyball (14.7%), Pickleball (12.3%), and cheerleading (11.7%).

During the last five years, the sports that are most rapidly declining include touch football (-26%), ultimate Frisbee (-24.5%), racquetball (-17.9%), and tackle football (-15%). Ultimate Frisbee and racquetball are losing their core participants while touch football and tackle football are experiencing attrition of its casual participant base. For the most recent year, ultimate Frisbee (-16.7%), touch football (-12.3%), tackle football (-11.9%), and boxing have undergone the largest decline.

In general, the most recent year shares a similar pattern with the five-year trends; suggesting that the increasing rates for participation in certain activities have not yet reached their peaks in sports like rugby, sand volleyball, and ice hockey. However, four sports that increased rapidly over the past five years have undergone decline in 2016, including lacrosse, field hockey, squash, and boxing for competition. The reversal of the five-year trends in these sports may be due to a relatively low user base (about 1 million) and could suggest that participation in these activities may have peaked. Exiting individuals from these declining activities are mostly casual participants that may switch to a variety of other sports or fitness activities.



NATIONAL TRENDS IN GENERAL FITNESS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become popular due to an increased interest among people to improve their health by engaging in an active lifestyle – 0.4% more people were reported being active to a healthy level and inactivity rate decreased by 0.2% in 2016. These activities also have very few barriers to entry, which provides a variety of options that are relatively inexpensive to participate in and can be performed by nearly anyone with no time restrictions.

The most popular fitness activity by far is fitness walking, which had about 107.9 million participants in 2016, despite a 1.8% decrease from the previous year. Other leading fitness activities based on total number of participants include treadmill (52 million), hand weights (51.5 million), running/jogging (47.4 million), stationary cycling (36.1 million), and weight/resistance machines (35.8 million).

Over the last five years, the activities growing most rapidly are non-traditional / off-road triathlons (108.2%), trail running (59.7%), traditional road triathlons (40.8%), high impact aerobics (35.8%), and tai chi (24.6%).

National Participatory Trends - General Sports					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Golf (2015 data*)	26,122	24,700	24,120	-7.7%	-2.3%
Basketball	24,790	23,410	22,343	-9.9%	-4.6%
Tennis	17,772	17,963	18,079	1.7%	0.6%
Baseball	13,561	13,711	14,760	8.8%	7.7%
Soccer (Outdoor)	13,667	12,646	11,932	-12.7%	-5.6%
Softball (Slow Pitch)	7,809	7,114	7,690	-1.5%	8.1%
Badminton	7,135	7,198	7,354	3.1%	2.2%
Volleyball (Court)	6,662	6,423	6,216	-6.7%	-3.2%
Football, Flag	6,325	5,829	6,173	-2.4%	5.9%
Football, Touch	7,684	6,487	5,686	-26.0%	-12.3%
Volleyball (Sand/Beach)	4,451	4,785	5,489	23.3%	14.7%
Football, Tackle	6,448	6,222	5,481	-15.0%	-11.9%
Gymnastics	4,824	4,679	5,381	11.5%	15.0%
Soccer (Indoor)	4,631	4,813	5,117	10.5%	6.3%
Track and Field	4,341	4,222	4,116	-5.2%	-2.5%
Cheerleading	3,049	3,608	4,029	32.1%	11.7%
Ultimate Frisbee	4,868	4,409	3,673	-24.5%	-16.7%
Racquetball	4,357	3,883	3,579	-17.9%	-7.8%
Pickleball	N/A	2,506	2,815	N/A	12.3%
Ice Hockey	2,131	2,546	2,697	26.6%	5.9%
Softball (Fast Pitch)	2,400	2,460	2,467	2.8%	0.3%
Lacrosse	1,501	2,094	2,090	39.2%	-0.2%
Roller Hockey	1,237	1,907	1,929	55.9%	1.2%
Wrestling	1,971	1,978	1,922	-2.5%	-2.8%
Rugby	850	1,349	1,550	82.4%	14.9%
Squash	1,112	1,710	1,549	39.3%	-9.4%
Field Hockey	1,147	1,565	1,512	31.8%	-3.4%
Boxing for Competition	747	1,355	1,210	62.0%	-10.7%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 17: General Sports Participatory Trends

For the same time frame, the activities that have undergone the most decline include boot camp style cross training (-14.6%), weight/resistant machines (-9.6%), running/joggings (-5.3%), and fitness walking (-4.3%).

In the last year, activities with the largest gains in participation included stair climbing machine (13.9%), bodyweight exercise (13.4%), and cross training style workout (10.3%). From 2015 to 2016, the activities that had the most decline in participation were Barre (-7.1%), hand weights (-5.9%), stretching (-5.6%), and boxing for fitness (-4.5%).

National Participatory Trends - General Fitness					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Fitness Walking	112,715	109,829	107,895	-4.3%	-1.8%
Treadmill	53,260	50,398	51,972	-2.4%	3.1%
Free Weights (Dumbbells/Hand Weights)	N/A	54,716	51,513	N/A	-5.9%
Running/Jogging	50,061	48,496	47,384	-5.3%	-2.3%
Stationary Cycling (Recumbent/Upright)	36,341	35,553	36,118	-0.6%	1.6%
Weight/Resistant Machines	39,548	35,310	35,768	-9.6%	1.3%
Stretching	34,687	35,776	33,771	-2.6%	-5.6%
Elliptical Motion Trainer	29,734	32,321	32,218	8.4%	-0.3%
Free Weights (Barbells)	27,056	25,381	26,473	-2.2%	4.3%
Yoga	22,107	25,289	26,268	18.8%	3.9%
Calisthenics/Bodyweight Exercise	N/A	22,146	25,110	N/A	13.4%
Choreographed Exercise	N/A	21,487	21,839	N/A	1.6%
Aerobics (High Impact)	15,755	20,464	21,390	35.8%	4.5%
Stair Climbing Machine	13,409	13,234	15,079	12.5%	13.9%
Cross-Training Style Workout	N/A	11,710	12,914	N/A	10.3%
Stationary Cycling (Group)	8,738	8,677	8,937	2.3%	3.0%
Pilates Training	8,507	8,594	8,893	4.5%	3.5%
Trail Running	5,373	8,139	8,582	59.7%	5.4%
Cardio Kickboxing	6,488	6,708	6,899	6.3%	2.8%
Boot Camp Style Cross-Training	7,706	6,722	6,583	-14.6%	-2.1%
Martial Arts	5,037	5,507	5,745	14.1%	4.3%
Boxing for Fitness	4,631	5,419	5,175	11.7%	-4.5%
Tai Chi	2,975	3,651	3,706	24.6%	1.5%
Barre	N/A	3,583	3,329	N/A	-7.1%
Triathlon (Traditional/Road)	1,686	2,498	2,374	40.8%	-5.0%
Triathlon (Non-Traditional/Off Road)	819	1,744	1,705	108.2%	-2.2%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 18: General Fitness National Participatory Trends

NATIONAL TRENDS IN OUTDOOR RECREATION

Results from the Participation Report demonstrate a dichotomy of growth and attrition among outdoor / adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or within a group, and are not limited by time restraints.

In 2016, the most popular activities, in terms of total participants, from the outdoor / adventure recreation category include day hiking (42.1 million), road bicycling (38.4 million), freshwater fishing (38.1 million), and camping within ¼ mile of vehicle/home (26.5 million). From 2011-2016, adventure racing (149.5%), BMX bicycling (58.5%), traditional climbing (46.5%), and backpacking overnight (31.5%) have undergone the largest increases. More recently, activities growing most rapidly in the last year were BMX bicycling (15.4%), day hiking (13.1%), traditional climbing (8.5%), and recreational vehicle camping (7.9%).

The five-year trend shows activities declining most rapidly were in-line roller skating (-27.8%), camping within ¼ mile of home/vehicle (-17.2%), and bird watching (-11.3%). The recent year trend experiences a relatively smaller decline but includes similar activities as the five-year trend. The activities experiencing declines were bird watching (-11.5%), in-line roller skating (-10.7%), fly fishing (-5.7%), and camping within ¼ mile of home/vehicle (-4.6%).

National Participatory Trends - Outdoor / Adventure Recreation					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Hiking (Day)	33,494	37,232	42,128	25.8%	13.1%
Bicycling (Road)	39,834	38,280	38,365	-3.7%	0.2%
Fishing (Freshwater)	38,864	37,682	38,121	-1.9%	1.2%
Camping (< 1/4 Mile of Vehicle/Home)	31,961	27,742	26,467	-17.2%	-4.6%
Wildlife Viewing (>1/4 Mile of Home/Vehicle)	21,495	20,718	20,746	-3.5%	0.1%
Camping (Recreational Vehicle)	16,282	14,699	15,855	-2.6%	7.9%
Fishing (Saltwater)	11,896	11,975	12,266	3.1%	2.4%
Birdwatching (>1/4 mile of Vehicle/Home)	13,067	13,093	11,589	-11.3%	-11.5%
Backpacking Overnight	7,722	10,100	10,151	31.5%	0.5%
Bicycling (Mountain)	6,989	8,316	8,615	23.3%	3.6%
Archery	6,471	8,378	7,903	22.1%	-5.7%
Fishing (Fly)	5,581	6,089	6,456	15.7%	6.0%
Skateboarding	6,318	6,436	6,442	2.0%	0.1%
Roller Skating, In-Line	7,451	6,024	5,381	-27.8%	-10.7%
Climbing (Sport/Indoor/Boulder)	4,445	4,684	4,905	10.3%	4.7%
Bicycling (BMX)	1,958	2,690	3,104	58.5%	15.4%
Adventure Racing	1,202	2,864	2,999	149.5%	4.7%
Climbing (Traditional/Ice/Mountaineering)	1,904	2,571	2,790	46.5%	8.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 19: Outdoor / Adventure Recreation Participatory Trends

BROAD RIPPLE DEMOGRAPHIC TRENDS & ANALYSIS: PREPARED BY PROS CONSULTING, INC.

NATIONAL TRENDS IN AQUATIC ACTIVITY

Swimming is unquestionably a lifetime sport, and all aquatic activities have experienced strong participation growth among the American population. In 2016, fitness swimming is the absolute leader in overall participation (26.6 million) for aquatic activities, due in large part to its broad, multigenerational appeal. In the most recent year, competition swimming reported the strongest growth (16.5%) among aquatic activities, followed by aquatic exercise (14.6%) and fitness swimming (1.1%).



Aquatic exercise also has a strong participation base and has experienced steady growth since 2011. Aquatic exercise has paved the way as a less stressful form of physical activity, while allowing similar benefits as land-based exercises, including aerobic fitness, resistance training, flexibility, and better balance. Doctors are now recommending aquatic exercise for injury rehabilitation, mature patients, and patients with bone or joint problems, due to the significant reduction of stress placed on weight-bearing joints, bones, muscles, and also the effect of the water in reducing swelling from injuries.

National Participatory Trends - Aquatics					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Swimming (Fitness)	21,517	26,319	26,601	23.6%	1.1%
Aquatic Exercise	9,042	9,226	10,575	17.0%	14.6%
Swimming (Competition)	2,363	2,892	3,369	42.6%	16.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 20: Aquatic Participatory Trends

NATIONAL TRENDS IN WATER SPORTS / ACTIVITIES

The most popular water sports / activities based on total participants in 2016 were canoeing (10 million), recreational kayaking (10 million), and snorkeling (8.7 million). It should be noted that water activity participation tends to vary based on regional, seasonal and environmental factors. A region with more water access and a warmer climate could potentially have a higher participation rate in water activities than a region that has long winter seasons or experiences drought. Therefore, when assessing trends in water



recent year reflects a much slower increase in general -- stand-up paddling by 6.6%, recreational kayaking by 5.5%, and surfing by 3.4%.

From 2011-2016, activities declining most rapidly were jet skiing (-23.6%), water skiing (-20%), and rafting (-17.2%). In the most recent year, activities experiencing the greatest declines in participation included rafting (-11.7%), wakeboarding (-9.7%), jet skiing (-7.7%), and water skiing (-6.3%).

sports and activities, it is important to understand that fluctuations may be the result of weather patterns and that regional accessibility can greatly improve, or diminish, participation in water activities.

Over the last five years, stand-up paddling (up 181%) was by far the fastest growing water activity, followed by white water kayaking (50.6%), sea / touring kayaking (49.7%), recreational kayaking (36.3%), and boardsailing / windsurfing (25.5%). Although the five-year trends show water sports / activities are getting more popular, the most

National Participatory Trends - Water Sports / Activities					
Activity	Participation Levels			% Change	
	2011	2015	2016	11-16	15-16
Canoeing	10,170	10,236	10,046	-1.2%	-1.9%
Kayaking (Recreational)	7,347	9,499	10,017	36.3%	5.5%
Snorkeling	9,312	8,874	8,717	-6.4%	-1.8%
Jet Skiing	7,574	6,263	5,783	-23.6%	-7.7%
Sailing	3,797	4,099	4,095	7.8%	-0.1%
Water Skiing	4,626	3,948	3,700	-20.0%	-6.3%
Rafting	4,141	3,883	3,428	-17.2%	-11.7%
Stand-Up Paddling	1,146	3,020	3,220	181.0%	6.6%
Kayaking (Sea/Touring)	2,087	3,079	3,124	49.7%	1.5%
Scuba Diving	2,866	3,274	3,111	8.5%	-5.0%
Wakeboarding	3,517	3,226	2,912	-17.2%	-9.7%
Surfing	2,481	2,701	2,793	12.6%	3.4%
Kayaking (White Water)	1,694	2,518	2,552	50.6%	1.4%
Boardsailing/Windsurfing	1,384	1,766	1,737	25.5%	-1.6%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend:	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 21: Water Sports / Activities Participatory Trends

Activity By Generation

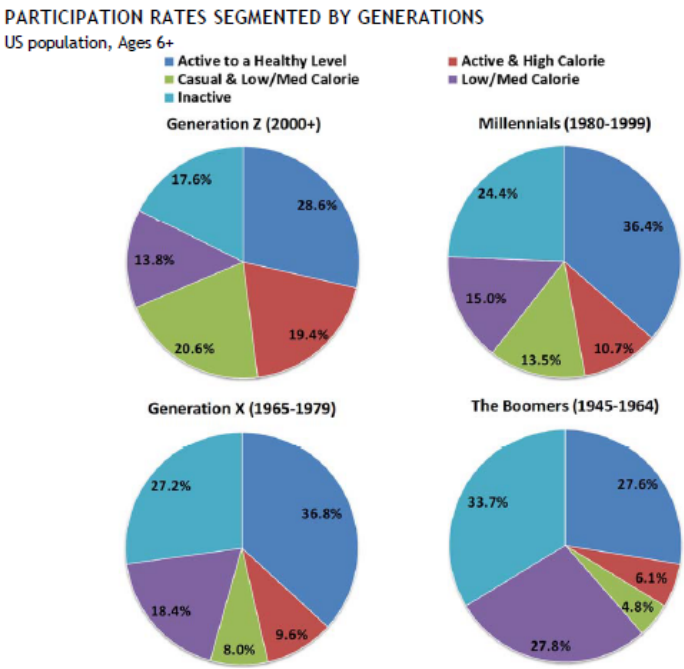
Analyzing participation by age for recreational activities reveals that fitness and outdoor sports were the most common activities across all generations. Breaking down activity level by generation shows a converse correlation between age and healthy activity rates.

Generation Z (born 2000+) were the most active, with only 17.6% identifying as inactive. Most people in this age range were moderate participants (participating 1-150 times a year); with 40.0% engaging in active & high calorie (19.4%) or casually & low/med calorie (20.6%) burning activities. Roughly 14% participated low/med calorie burning activities.

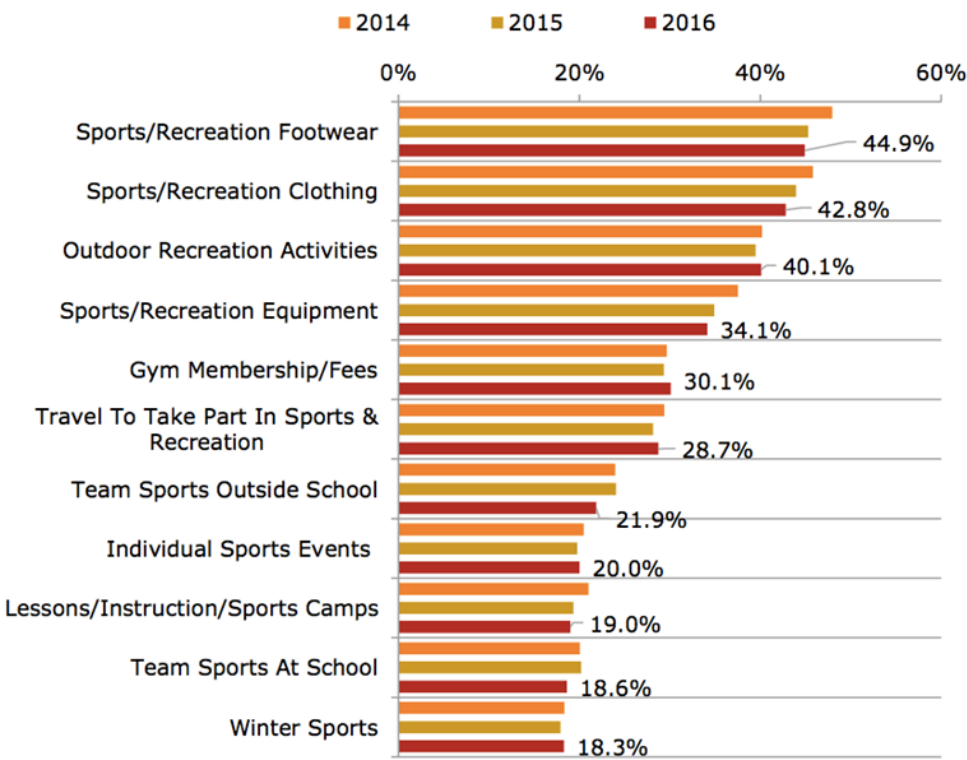
A total of 36.4% of millennials (born 1980-1999) were active to a healthy level, while 24.4% claimed they were inactive. Although the inactivity rate was below the national level (27.5%), it has increased in the last year.

Generation X (born 1965-1979) has the highest active to a healthy level rate (36.8%) among all generations, but they also have the second highest inactive rate, with 27.2% not being active at all.

The Boomers (born 1945-1964) were the least active generation, with an inactive rate of 33.7%. This age group tends to participate in less intensive activities. Approximately 33% claimed to engage in casual & low/med calorie (4.8%) or low/med calorie (27.8%) burning activities.



*Times per year: Casual (1-50), Active (51-150), Active to Healthy Level (151+)



National Trends in Fitness and Sports Spending

Overall, fitness and sports related spending decreased slightly over the past three years. As outdoor recreation activities become more popular, spending in that category increased in the most recent year. Gym membership/fee and travel expenses for recreation have also undergone increases in fitness spending over the past year. Noticeably, spending on team sports, both at and outside school, has seen relatively large declines in 2016.

Ownership of health and fitness tracking devices has also increased in recent years. More than a quarter of all active participants owned a fitness tracking device in 2016, which includes fitness trackers that sync with computer/tablet/smartphone, pedometer, and heart rate monitor. Wearable fitness tracking is becoming the most popular tracking option for both active and inactive participants.

National Programming Trends

PROGRAMS OFFERED BY PARK AND RECREATION AGENCIES

NRPA's Agency Performance Review 2017 summarize key findings from NRPA Park Metrics, which is a benchmark tool that compares the management and planning of operating resources and capital facilities of park and recreation agencies. The report contains data from 925 park and recreation agencies across the U.S. as reported between 2014 and 2016.



The report shows that the typical agencies (i.e., those at the median values) offer 175 programs annually, with more than 50% of those programs offered as fee-based events.

Based on information reported to the NRPA, the top five programming activities most frequently offered by park and recreation agencies, both in the U.S. and regionally, are described in the table below. A complete comparison of regional and national programs offered by agencies can be found in Figure 16.

When comparing Midwest agencies to the U.S. average, team sports, fitness enhancement classes, and health and wellness education were all identified as top five most offered program areas offered regionally and nationally. Additionally, aquatics (84%) and safety training (80%) programs were also popular amongst Midwest agencies.

U.S. (% of agencies offering)	Midwest Region (% of agencies offering)
• Team sports (86%)	• Team sports (91%)
• Fitness enhancement classes (80%)	• Fitness enhancement classes (84%)
• Health and wellness education (80%)	• Aquatics (84%)
• Themed special events (72%)	• Safety training (80%)
• Social recreation events (70%)	• Health and wellness education (78%)

In general, programs offered by park and recreation agencies in the Midwest resemble agencies nationwide. However, based on a discrepancy threshold of 5% or more, Midwest agencies are offering programs such

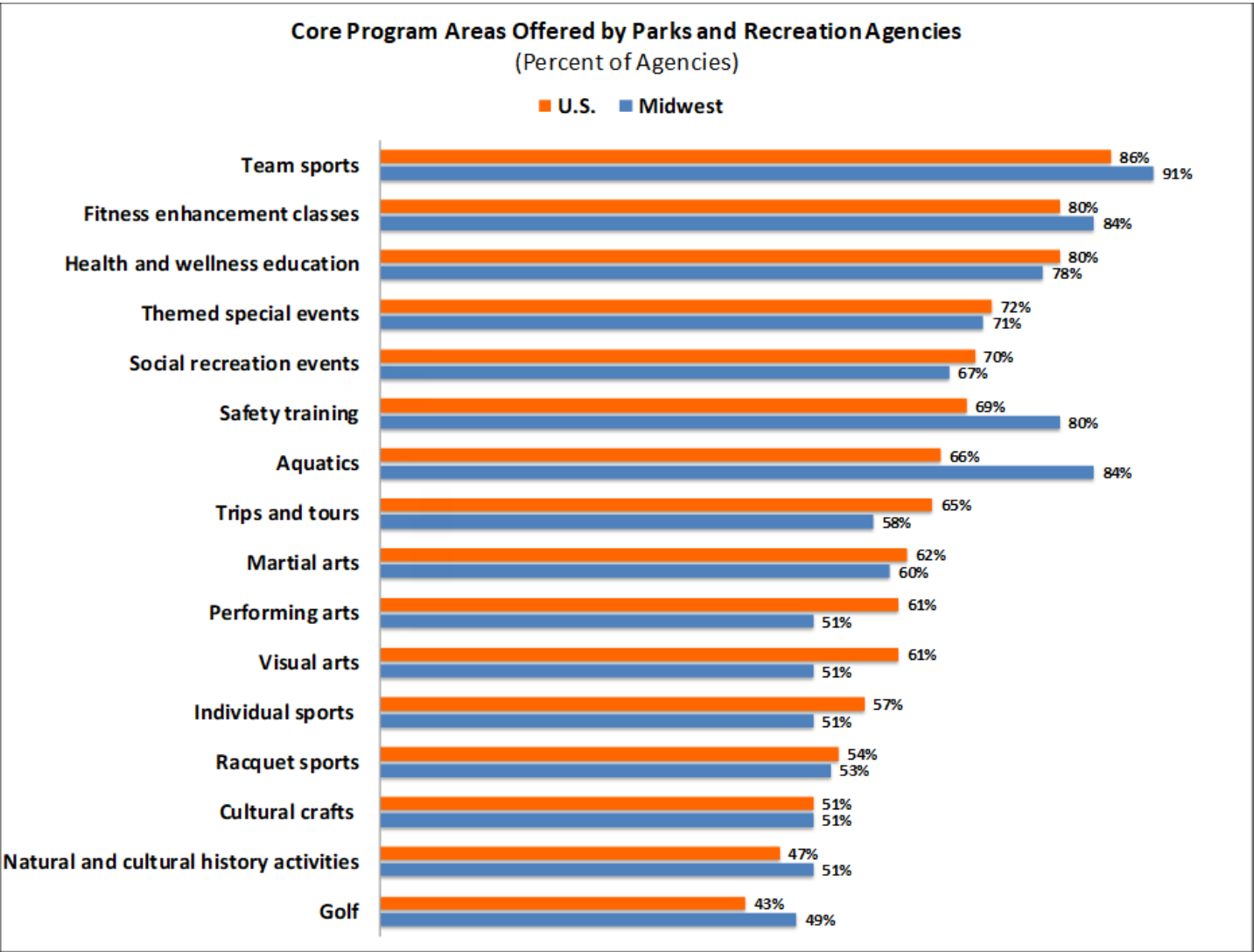


Figure 22: Programs Offered by Parks and Recreation Agency

as aquatics, safety training, golf, and team sports at a higher rate than the national average. Contradictory, the Midwest is trailing the national average in regards to performing arts, visual arts, trips and tours, and individual sports program offerings.

TARGETED PROGRAMS FOR CHILDREN, SENIORS, AND PEOPLE WITH DISABILITIES

For better understanding of targeted programs by age segment, the NRPA also tracks program offerings that cater to children, seniors, and people with disabilities, on a national and regional basis. More than four in five agencies offer summer camps to their residents. Summer camp offerings increase to 90 percent at agencies serving jurisdictions with more than 250,000 residents.

Based on information reported to the NRPA, the top three activities that target children, seniors, and people with disabilities most frequently offered by park and recreation agencies are described in the table below. A complete comparison of regional and national programs offered by agencies can be found in Figure 17.

U.S. (% of agencies offering)	Midwest Region (% of agencies offering)
<ul style="list-style-type: none"> Summer camp (83%) 	<ul style="list-style-type: none"> Senior programs (75%)
<ul style="list-style-type: none"> Senior programs (76%) 	<ul style="list-style-type: none"> Summer camp (68%)
<ul style="list-style-type: none"> Teen programs (62%) 	<ul style="list-style-type: none"> Teen programs (60%)

Agencies in the Midwest tend to offer targeted programs at a lesser rate than national agencies, except for full daycare programs. Midwest agencies are offering a significantly lower rate of programs for preschool, summer camp, before school programs, and after school programs, while full day care is the only targeted program in which Midwest agencies are exceeding the national rate.

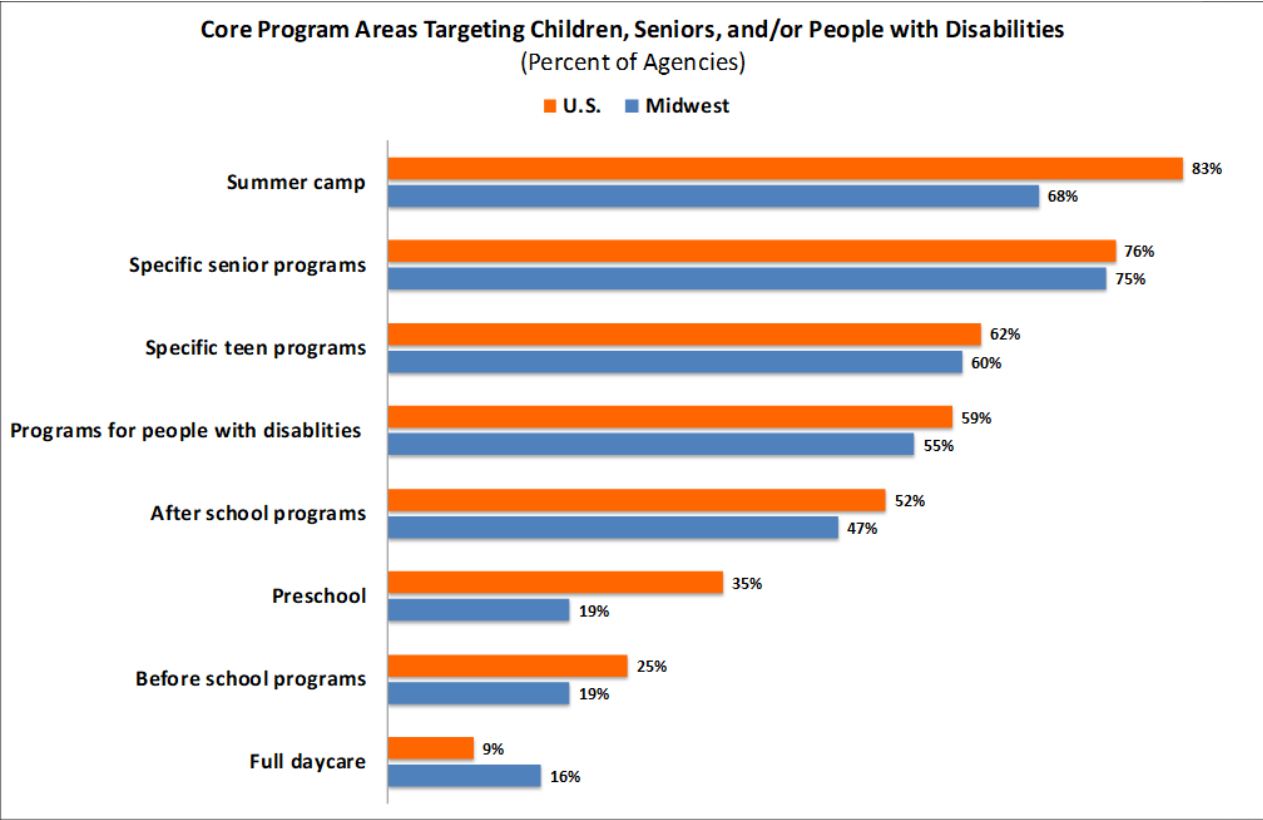


Figure 23: Targeted Programs for Children, Seniors, and People with Disabilities

1.3.2 Local Trends in Recreation

Local Sport and Market Potential

The following charts show sport and leisure market potential data from ESRI. A Market Potential Data (MPI) measures the probable demand for a product or service within the designated target areas. The MPI shows the likelihood that an adult resident living within either service area will participate in certain activities when compared to the U.S. National average. The national average is 100, therefore numbers below 100 would represent a lower than average participation rate, and numbers above 100 would represent a higher than average participation rate. The service area is compared to the national average in four (4) categories – general sports, fitness, outdoor activity, and commercial recreation.

Overall, both service areas demonstrate above average market potential index (MPI) numbers; this is particularly noticeable when analyzing the 20-minute drive time. Approximately, 80% of all activities for the 20-minute drive time service area have above average MPI score (100+). This is very apparent when assessing the general sport market potential chart, which has all sports with 100+ MPI score. Analyzing the 20-minute walk time target area, roughly 75% of all activities have an above average MPI score. Such activities as bicycling – road (202 MPI), Yoga (181 MPI), and Canoeing/Kayaking (173 MPI) have exceptionally high MPIs.

These overall high MPI scores show that the population surrounding Broad Ripple Park has a rather strong participation presents when it comes to recreational activities. This becomes significant for when the Parks & Recreation Department considers starting up new programs or building new facilities, giving them a strong tool to estimate resident attendance and participation.

As seen in the charts below, the following sport and leisure trends are most prevalent for residents within the service areas. The activities are listed in descending order, from highest to lowest MPI score. High index numbers (100+) are significant because they demonstrate that there is a greater potential that residents within the service area will actively participate in offerings provided by Indy Parks & Recreation Department.

General Sports Market Potential

When compared to the national average, golf (138 MPI) and tennis (135 MPI) are the most popular activities within the 20-minute walk time service area; while tennis (110 MPI) and softball (109 MPI) are most likely to be participated in sports amongst resident living within the 20-minute drive time.

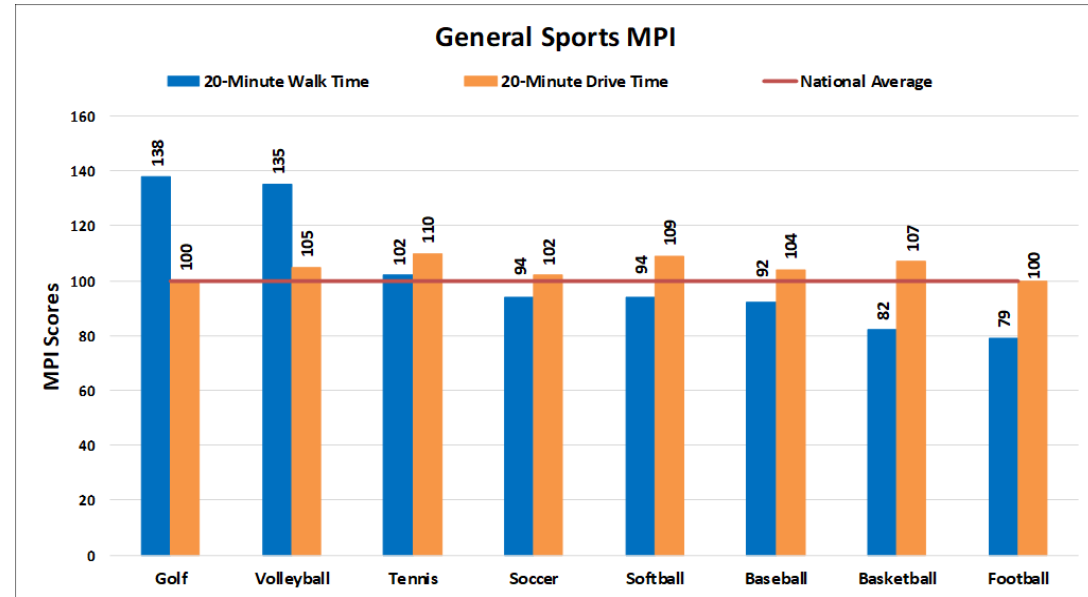


Figure 24: General Sports Participation Trends

Fitness Market Potential

Analysis the fitness market potential chart, Yoga and Pilates are the most popular activities within both service areas, when compared to the national average.

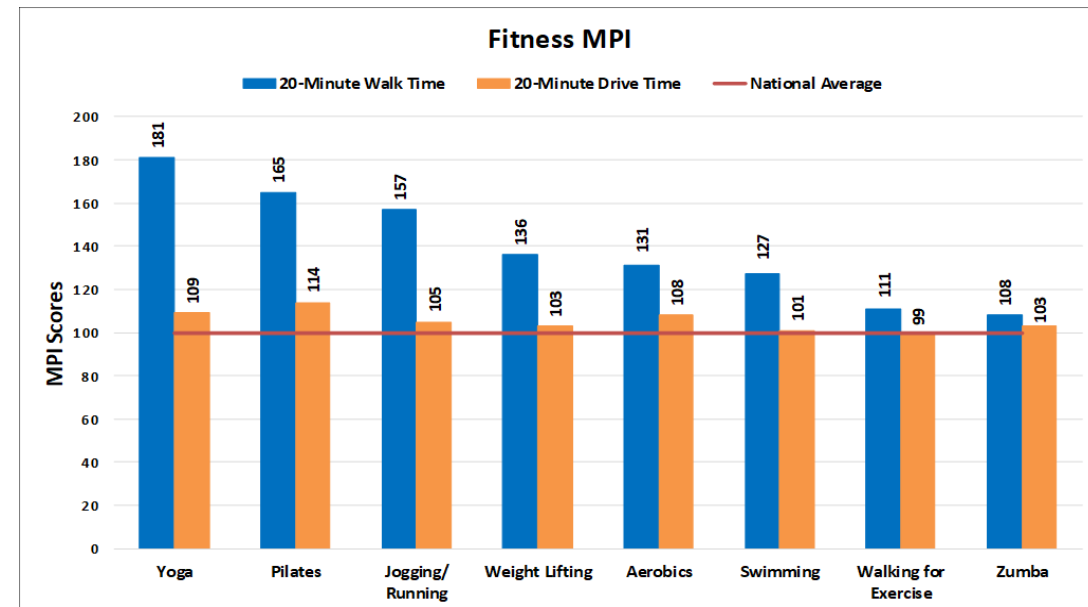


Figure 25: Fitness Participation Trends

Outdoor Activity Market Potential

When compared to the national average, bicycling- road (202 MPI) and canoeing/kayaking (173 MPI) are the most popular activities within the 20-minute walk time service area; while backpacking (113 MPI), mountain biking (107 MPI), and canoeing/kayaking (107 MPI) are most likely to be participated in activities amongst resident living within the 20-minute drive time.

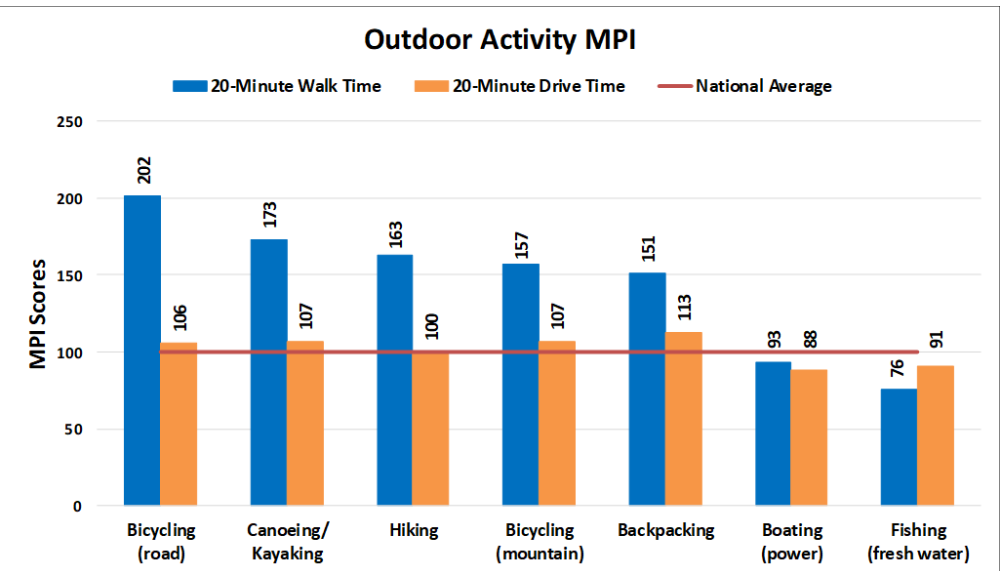


Figure 26: Outdoor Participation Trends

Commercial Recreation Market Potential

When compared to the national average, the following are the most prominent commercial recreation activities:

- | 20-Minute Walk | 20-Minute Drive |
|---|--|
| • Went to art gallery in last 12 months (172 MPI) | • Went dancing in last 12 months (108 MPI) |
| • Spent \$250+ on sports/rec equip (162 MPI) | • Spent \$250+ on sports/rec equip (105 MPI) |
| • Went to museum in last 12 months (162 MPI) | • Visited a zoo in last 12 months (105 MPI) |

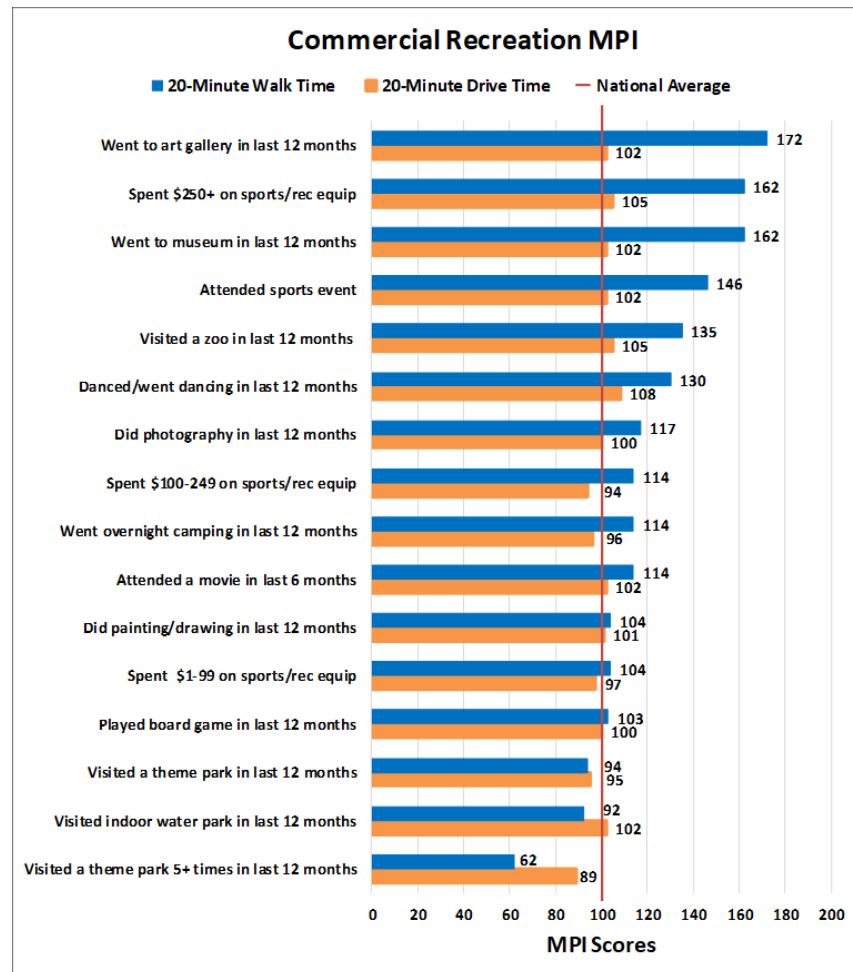


Figure 27: Commercial Recreation Participation Trends

I.4 MARKET ANALYSIS IMPLICATIONS

The findings from the market analysis provides a thorough understanding of the population served by BRP that will be useful in developing recommendations in this master plan. Assessing the key demographic, psychographic, and recreational trends of the service area can help inform the appropriate design concept and program plan from a market perspective.

Both the local (users within walking distance) and regional (users requiring transportation) service areas are experiencing growth; and although the growth is moderate, IndyParks must continue to monitor the population to identify shifts in the local demographic. The local service area of the park has a significant representation of residents

ages 18-34, or the age group most associated with Millennials and the emergence of Gen Z. Enticing users from this segment requires alignment with their unique values, providing meaningful experiences, and effective use of technology. Expanding outward, the regional service area for BRP is substantially larger and much more diverse, which would signal the need for a greater variety of offerings and experiences that will create a broader draw for users to the park. Assessing earning capabilities, the local service area has income characteristics that are slightly above average, while the regional populace is below average, which may signal greater disposable income among local residents to spend on programming.

Findings from the psychographic analysis (tapestry segmentation) further detail the characteristics and consumer behavior of local residents, while confirming the lack of diversity of those living within a 20-minute walk of BRP. The vast majority (91%) of local residents belong to the Emerald City and Metro Renters tapestry segments, which are commonly classified as young, single person households that are well educated, solid earners, highly connected through technology, and strong interest in leisure activities that are social and related to the arts. However, there are two additional tapestry groups present that must be considered, which represent households of independent and active seniors, as well as young families with children and limited disposable income.

National recreation trends show strong growth in a wide variety of recreational activities, with especially strong growth in outdoor/adventure, aquatics, and fitness, along with continued popularity in niche sports (i.e. lacrosse, rugby, field hockey) and a resurgence in more traditional team sports (i.e. gymnastics, beach volleyball, baseball, softball). In general, the improving economy and the increased emphasis on the benefits of a healthy lifestyle have led to overall increases in participation for recreational activities nationwide. Assessing the local market potential (MPI) for the local and regional service area, BRP is serving residents that have a higher appetite for many recreational activities than the national average. Most notably, the local population within walking distance of BRP have extremely high MPI scores for fitness, outdoor/adventure, and commercial recreation that are well above scores from the larger service area; however, the regional service area suggests its residents will participate at higher rate than local residents for traditional team sports.

In conclusion, the key findings from the market analysis suggest the service area there is a significant demand for and updated BRP and that the population served has characteristics and behaviors that should support the park well into the future if the necessary improvements are made. This analysis also provides a sound baseline of information for decision making that should be updated each year to understand how the population is evolving over time.

SURVEY RESULTS

Q1. WHAT DO YOU LIKE MOST ABOUT BROAD RIPPLE PARK?

- Open green space in the city
 - playground, tennis courts, and green space
 - variety of activities available
 - The trees and wooded area
 - All of the trees and the dog park.
 - Broadripple having its own park is so special. I just bought my first home in Bri p and after living here for 10yrs, having a wonderful park with so many amenities so close is so awesome! Long live Broadripple park!
 - That it is on the river
 - It's the closest park to my house. It is very peaceful. It is a well used park and I feel safe there.
 - The variety of options: Fitness trail, river access, playgrounds, picnic areas, bathrooms, and open fields. There is little you can't do in BR park!
 - The vast spaces, yet ample shade. The giant historic trees, the great playground and of course, the branch house that is kept in existence through the help of myself and other likeminded spirits in the Broad Ripple community.
 - The trails - love seeing everyone out and about in the park and identifying wildflowers in the trees as I run.
 - Multi-use - nature within "city" - close to restaurants, Dogs and dog park. Place to meet neighbors
 - Location, playground, picnic, open spaces
 - the trails, especially the woods. the pool. the river access
 - Walking trails
 - It is open to the public. Boat dock is a great asset. It is quiet.
 - Walking areas, woods area to walk my dog.
 - Dog park, playground, walking by the river
 - proximity to neighborhoods and the White River
 - the dog park
 - It's in walking distance from my house. Nice green space.
 - The dog park, despite how shabby it is at the moment, and river access
 - The wooded area.
 - Natural setting
 - I love that it's a big park with lots to do right in the neighborhood. Indy lacks a lot of greenspace and this is one of the best ones.
 - That it is a place for all members of the community have access to. I love to see
- our diverse neighborhood there. I also love the view of the river and think that is something very unique and special about the park!

 - Location
 - I like walking my dog in both the park and woods. We live so close (6 houses away) on Primrose so use it all the time.
 - Green space.
 - Trails and greenspace
 - Green space!
 - River, woods, open space
 - The riverside trail(s) and overall green space with mature trees.
 - The green spaces and trails.
 - It's closeness to the river
 - Dog park
 - It used to be the library and since it closed I have not been back.
 - Pool, access to river, walking and exercise trail on path and through the woods, playground
 - Open space, bark park, tennis courts, fitness trail
 - My fiancée and I just moved into the area last July and have utilized the park (walking paths, tennis courts, etc) almost every day we have lived here so far. We have 3 dogs so having plenty of space and trails to use has made our time at our new home so enjoyable. We love the park and cannot wait to see the master plan for the future.
 - Obviously that it's close. I'm older, so I mostly attend events there as a volunteer. I do appreciate the available recycling
 - I walk my dog at Broad Ripple park daily
 - location
 - location potential
 - Views of White River - need to make more use of this asset.
 - green space is important with trees and places to sit and take in the view. I love the dog park area and view of the river.
 - I enjoy the walking trail and dog park.
 - Communal, green space in the middle of the city.
 - Having green space in the neighborhood
 - Location, mature trees, the history.
 - Access to the river
 - Lots of trees and green space yet plenty of parking.
- The size of the area is quite large for a park in the middle of a city. It also has a nice variety of spaces (playground, pool, boat drop, classes, dog park, etc.).
 - It is one of the few remaining city parks with a baseball field.
 - The size, as well as the proximity to the Broad Ripple Village.
 - the ballpark
 - access to the river
 - Location
 - Location
 - Walkability and variety of experiences provided
 - The volleyball court and the pool!
 - It's size, and amount of forested area.
 - The dog park
 - Walkability/proximity and the music in the park.
 - The natural aspects (wooded area between field and playground).
 - Dog park
 - The pathway trails and dog park
 - Location along the river and good mix of activities.
 - Proximity of green space
 - Big trees, being riverside
 - Pool
 - Location
 - Location next to the river
 - We use the bark park a lot. And it's just a nice place to go for a walk.
 - Location, bark park, pool, river, trees
 - Location
 - "nature"
 - walkability
 - community center with classes"
 - It's location.
 - variety of programs...Community Day, concerts, etc
 - The river and the trees are my favorite part of the park. I like to walk and look over the river. The large tree in the playground begs to have artisan swings or something integrated into it. We have enjoyed the community center offerings as well.
 - Dog park
 - open space with many different activity options
 - I like it that there is a wooded area with a trail, as well as a walking walking/running trail that winds around the playground. I also like
- it that Broad Ripple Park hosts community events (ARPO Dog Olympics, the WARM Fests of previous years, etc.)

 - It's location and friendly natural setting.
 - Walkability to the neighborhood. Located in the river.
 - River access and playground
 - Location, woods
 - The playground area
 - Green space, trails, and view of the water
 - The walking paths, view of the river, serenity in the city
 - Trails
 - I can easily walk or bike to it.
 - Location, the exercise and walking trails, river view, open spaces and picnic areas
 - The dog park is wonderful, especially with how many residents in the area have dogs. It's always fun to drive by and see them all running around.
 - Space to walk, lots of trees, the view of the river, quiet most days, safe feeling, dog friendly, easily accessible
 - I like that you can bring your dogs and kids, and there's fun for everyone. I like the events that happen, and I like that there are classes offered for adults and children.
 - the variety of activities
 - Fields, trees, with playground integrated among the trees. White River: Tennis and baseball. Football, Frisbee rec field.
 - Old trees, space, river, playground
 - Location
 - Access to White River
 - "I love the river views and dog park"
 - Paths/trails
 - Location on the river - calming
 - Pool
 - Pool
 - The proximity to my neighborhood.
 - Size and location. While bordered by busy Broad Ripple Avenue, it is also surrounded by beautiful neighborhoods where folks are within walking distance to enjoy the park for folks of all ages.
 - Access, location
 - It is free
 - running paths
 - Bark Park
 - Dense forest area on east side of park. I use to love the bark park until my small dog was severely injured by several other large dogs
 - Location and history
- multi use: trails, dogs, sports, fish, music, picnic, etc.
 - The dog park, the trees, pool and access to river
 - Free access to all
 - Grassy areas
 - location,
 - Playground, shelters
 - The fact that it's a "get away". An area of nature right in the middle of the city.
 - Proximity to large number of homes
 - View of the White River
 - That it's a nature preserve on the water and a quiet place in the middle of the city.
 - The green space is what I like best.
 - "That it's there and presents itself as a community asset ripe for becoming a vital part and draw for all of north side Indy.
 - A summer daytime concert venue? Think bandshell like Connor prairie. Interactive museum and arts center. Along with improved playground and walking trails and education center with broad based lecture series."
 - Accessibility and variety of activities—it'd be great if the choices could be updated.
 - Proximity to multiple neighborhoods and demographics
 - That it's about 100ft from my house.
 - Trees, lots of green space, shelters, river.
 - Location
 - Large park fairly close to home, with a variety of activities.
 - Convenient location. Green space. Walking path. Place for kids to play.
 - The large trees and the dog park.
 - I see it as a place to be in nature. I see the kids exploring the woods, river, and trees. I would like that to continue without any no buildings or activities.
 - The trees, the playground, spaces, the pool, great hammocking spots, a lot of events and THE DOGS
 - The baseball field and tennis courts. There are not many diamonds left around town and we use it frequently.
 - Playground, trails, kids classes
 - The variety of classes offered!
 - N/A
 - Safe walk-able neighborhood
- Location next to river, trees, fitness classes
 - Swimming pool, tennis, forest, trees
 - Open space, playground, tennis courts, wooded area
 - Dog park, concerts, walking paths
 - Dog Park & trails around park
 - The fact that there's a nature walk and a playground.
 - The tennis courts and nature preserve.
 - Access to river
 - Open Space close by my house
 - The boat ramp and walking trails
 - The location and the free boat launch so we can take our kayaks out
 - I like the walking trails, the boat launch and that it is close to the river.
 - River view, mature trees, community focus
 - Walking paths, dog park
 - The Dog Park and access to water
 - open areas and playground, benches with river overlook
 - Programs at family center
 - walking the woods and trails along the river
 - It is a natural setting for people just to spend relatively quite time outdoors.
 - "offers a diverse range of activities for different populations (kids, adults, dog owners, etc.), lots of open space."
 - The pool is very nice in the summer
 - Existing Trees, Size of Park and Proximity to the River
 - Tennis courts, bark park and walking trails
 - The trees and walking paths. We take our kids to the playground and they love the swings but the other equipment could be updated.
 - obstacle course
 - All of the open space, walking paths, dog park
 - openness and beautiful nature and abilities to add natural playscapes to improve functionality for kids and adults
 - Accessibility, boat ramp, fitness trail, hosted events... btw need more concerts and better food vendors!!
 - The trail in the woods.
 - Mature trees, overlook of the White River, the dog park and the Family Life Center.
 - The trees, the fitness/walking trail, the river, and the play area.
 - It not overly developed and hence

- not crowded. Lots of trees. Free concerts.
- Proximity, walkability, and doggies!
- All of the trees. Plenty of green space.
- I love a lot about it - the dog park, playground, fitness trail, views of the river:
- great walking/jogging path! Lots of open space with grass and trees.
- Trees and picnics
- Festivals
- Mature trees, river views, walking/running/ biking trail, proximity to my house
- Picnic area, river views, dog park.
- the walking/running trails, trees, playground
- Proximity to my house.
- It's within walking distance from my house
- Walking in the woods and near river
- I enjoy the perimeter paths and the well kept grounds.
- I like to walk on the exercise trail. I also take some of my recyling stuff there.
- The walking paths
- Green space.
- The dog park and the accessibility (so clsoe to home!)
- Always been a staple a good park to go to
- The location!
- The woods and walking paths
- The river
- The fitness trail
- That it is on the river
- it's in my neighborhood
- close to my house, good play area, on the river
- Walking trails
- It's a nice big piece of undeveloped land to enjoy.
- Green space and access to the White River:
- The location
- The grand open spaces and views of the river while I am around my children as they play.
- Location! I love the pool when it's open
- Dog Park!!
- We lived in Dawnbury Neighborhood so we had easy access to the Park. I love how there were trails, river views, pool, dog park and the playground all in one place! Also on a hot summer day it was nice to have a shaded playground.
- Trails
- The playground and how shaded it is in the

- summer
- There is plenty of space, sun and shade when running and walking.
- Walking through the park, access to river, events
- Tennis courts, being near the water.
- It's a quiet, peaceful space amid the all too crowed Broad Ripple area. A place to enjoy nature and the wildlife that depends on it.
- The trails and the water overlook
- The walking path and tennis courts.
- The swimming pool and the concerts in the summer.
- Location, green space, dog park, tennis courts.
- I love the potential walk-ability it has. I also love that it has a dog park (will use in future when I have a dog).
- "as a space for events, dog park"
- Playground for my kids. I also ride my bike through there to get to the Evanston side.
- Location - on the banks of the White River; proximity to the village and on Broad Ripple Ave.
- Pool dog park forest area and trees
- Easy access to the surrounding neighborhood and running or walking along the paths. Special events held at the park are enjoyable as well.
- Open city space available for public use!
- We like the playground, the activities offered, the festivals in the spring and summer.
- "Large trees, Wildlife, Paths, Wooded area"
- My memories from childhood
- play area
- Accessibility
- The history. My children are grown now, but I greatly enjoyed explaining the "ruins" of the former rides, and the history of the park to my children on afternoon walks. One could walk back into the park, let your imagination take over, and it would feel like 1910 again. The park has an aura, an historical aura.
- I love the open space that allows for a variety of activities.
- We use the playgrounds. We and others use the large fields a lot. The large fields are what makes this park great. They allow clubs, teams, and friends to get together and play a some great games like Hurling, Ultimate

- Frisbee, and Football.
- The family center
- Lots of mature trees - shady areas to walk/ picnic/etc
- Presently, low cost fitness classes. I am on my second set of Barre classes and love it. I previously have really enjoyed live music in the park.
- The large open space and water front. The dog park. Events hosted there.
- The location.
- Large, along the river; ability to play just about any sport and festivals held at the park.
- Playground.
- The proximity to the river
- Mature Trees that provide shade for those hot summer days.
- It's huge! And it's along the river.
- dog park
- The accessibility and space, the wide pen space it offers for people to use.
- Location
- location the river is a great amenity
- The space.
- The access to nature and walkability within the park.
- The mature trees and open area. The pavilion is nice.
- Playground and overall layout - on the river; close to the village, plenty of park space separate from pool and other activities
- It has shade. You can walk to it. Plenty of parking if you need to drive
- The parklike setting in the middle of a city. Green grass and room to run. Gathering space for lots of people.
- "Close proximity to house"
- Great location along White River.
- It is on the river; has trails, and good place for local events like concerts and markets.
- Accessibility to Broad Ripple
- The trails, tennis court and pool
- Bark park and access to the river
- I have lived in Broad Ripple the past 5 years and I rarely go to Broad Ripple Park (BRP) since I always thought it was more of a "dog park" or a just a park for kids. I have not spent much time there, so I cannot say what I like most about it.
- Trees
- I enjoy the fitness trail and the access to the river.

- Trails, woods, large trees
- Large, spacious, has lots of greenspace and can be used by a diverse population in so many ways
- It's a great outdoor space within the city itself.
- Dog park
- Location
- Tennis Courts, White River
- Dog Park
- I love the green space
- bark park
- The trees. Access to the river: The trail through the woods.
- Bike/pedestrian connectivity from Broadripple Ave to points north. Secluded areas of the park away from Broadripple Ave. The Observation deck next to the river: Greenspace.
- It's fabulous green space close to the city. Love the walking path, watching all the activity in the athletic fields, and enjoy seeing all the diversity in our community. We use the park year-round.
- Variety and convenient. Use the park to walk/run, walk the dog, play tennis, recycle, playground, and large park festivals/actives.
- Dog park
- Large size, river frontage, large trees, woods
- The trails, the open field by the tennis courts, and the dog park.
- The natural aspects- the trees and the closeness to the river: Walking the trail is very peaceful.
- Location location location!!!
- The amount of space.
- Big trees, shaded areas. Lots of room. Near the river
- festivals and woods
- The nature, the history
- Location - being on the river; family center classes,
- Location / convenience to home
- How the playground is well shaded by the old trees. Also we like the big open field to fly kites or just run around with the kids
- It use it for walking my dogs.
- Lots of walking space and natural landscaping.
- Waking trails along the river and in the wods.
- Walkways and trees.
- Trees
- I like the proximity of the park to my home, the events that are held there, and the size

- of the park.
- I like that it's a large park with a variety of activities available, including the dog parks, playground, tennis courts, baseball diamond, walkway/fitness trail, riverside...
- The size, location and greenery
- excellent location, easy to access, sadly the park is underutilized.
- The walking trail.
- The location.
- Greenspace in proximity to Broad Ripple Village.
- It's close location, it's great playground, and it's trees, both new and old.
- Walking along the River: Taking classes.
- dog park
- The trees and open spaces
- Potential of the space!
- lots of greenspace, trails and playground
- Green space and river with boat dock
- Kids playground
- That it is convenient, close to the river and has opportunities to be away from people and in nature as well as do more social things
- Proximity to neighborhoods and the shops and restaurants.
- Lots of green space, trees and being on the river
- The river proximity / views, the tennis courts, the recycling bins.
- The large open green areas and water access
- The walking path/workout path around the park. That it's utilized as a venue for live music, BR Carnival, etc. I've never been to the pool, but it's a nice amenity for BR to offer!
- Greenspace and playground
- Large safe kid running space.
- It's free. The boat access. The walking trail. The dog park. The lookout over the water: The activities in the park & at the park center.
- Trees, size, rec fields
- I enjoy how close it is to my house.
- The fitness path, the playground, the green space.
- The trails through the woods and by the river
- Location
- Proximity to the river and my neighborhood.
- The river

- Convenience, playground
- Playground and walking trails
- The trails in the woods
- The openness and the efromson pavillion
- wooded trail
- The river views. Fitness trail. Playground
- Playground and tennis courts. Also the space I'm generalnis great for special events like music festivals.
- How large and open it is. My granddaughter LOVEs the exercise circuit
- It's peaceful in the center of chaos.
- Lots of green space.
- The natural setting near the river:
- Playground
- Loop trail through the trees. Playground. Events in the park.
- Ease of access, parking
- The green space
- The activities for kids
- Green space and concerts in the park
- Location, nice green space in the middle of the city.
- The combination of playground equipment and open, natural space for kids to run around and explore.
- Nature trails
- I like the dog park and free tennis courts
- The proximity to my home
- The river front and reforest area by the baseball diamond!!
- I love how close it is to my house
- Location by the river
- Within walking distance from my home. Nice and open.
- The quiet. Trails in the woods. The river: Also like the space for sports and tennis courts
- That it's embedded in the community. That the rover runs through it.
- I like how close it is to my house.
- I can recycle there and I also like the dog park
- Proximity to Broad Ripple Village
- The beautiful views of the river:
- There are many things I like about the Park. I love that it's within our community, has multiple amenities such as recycling, boat ramp, dog park and the ability to host large events like the summer Carnival & WarmFest. However, I like best is that's it's located on the river:
- All of the open space.
- Size and proximity to my home
- Location. Playground.
- The beautiful river

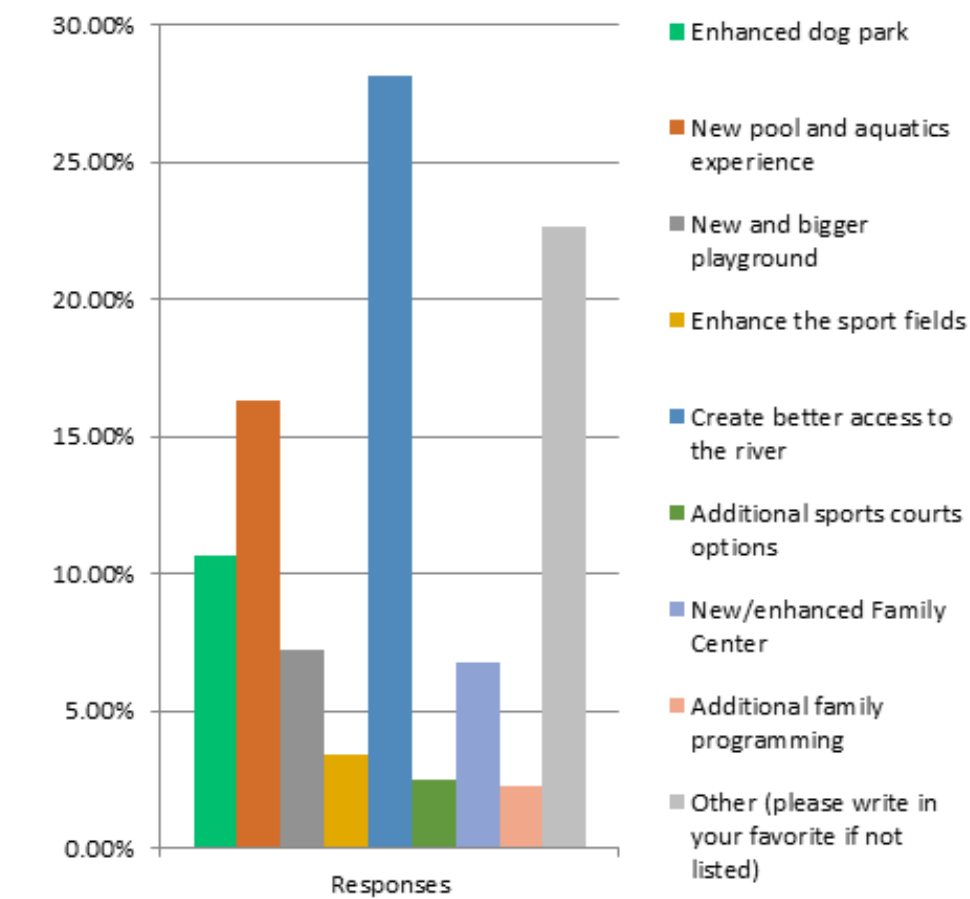
- Its location in the neighborhood!
- I love the proximity of the park to everything in Broad Ripple. It's so easy to pop down to SnoZone or grab a bite to eat at 3 Wise Men after an afternoon at the park. We also appreciate how much there is to do! We have taken dance classes, played at the park, enjoyed walks, utilized the fitness course and had picnics. It's just a really nice and convenient spot for our family!
- Location and the recycling bins
- Location
- The size and comfort of it all. Plenty of room for kids to play and it's proximity to the river.
- Walking trails, playground, being near the river
- Large open space so close to the river.
- Close to river; playground equipment, lots of programs
- Location
- Area and location. Clean and welcoming.
- Walking paths, access to river, playground
- The dog park!
- The park is at the heart of BR and provides a community gathering spot for families and people to enjoy nature and be active
- I love how large it is, and that it's always in use! I'd love to bring new things to it to have even more community engagement in the park.
- Ample parking, scenery, free events
- The vast open space and the trail around it.
- Close to my house
- It's location and it's beautiful scenery
- Access to the river
- It's a nice area for family and friends
- Activities center for kids classes
- Variety of activities available
- Location - it's easy to get to, and there's plenty of space.
- The Dog Park and walking/running trails
- Walking paths and playground
- Wide spaces and programming through the Family Center
- Green Space, Trees, and Playground
- location!
- proximity, hiking trail, picnic area, dog park (needs lots of work though)
- The walking trails and kids play area.
- Big mature trees and proximity to the river make the park seem secluded despite

how close it is to busy traffic and a bustling cultural neighborhood.

- Shaded, big play ground, easy parking, bathrooms, water fountain, the walking trails
- Ease of parking and community center programming
- Views on the river
- The big trees, playground and fitness trail thing.
- The open spaces
- Its location and views of the White River
- We enjoy the playground and the dog park
- The classes offered, playground, location
- That it is by the river
- The green spaces and openness of the park.
- The wooded trail, the deck on the riverfront. We also like the concerts (bummed the crowds aren't there. Food trucks may help).
- sharing it with other people
- I love walking along the river with my dog, wandering around the woods with him. I wish the dog park were divided into different sections. We don't use it anymore since it's so huge and people don't always watch their dogs well. I love special events there. More of those would be great!

Q2. IF YOU COULD CHANGE ONE THING ABOUT THE PARK, WHAT WOULD YOU DO?

441
Respondents



Other (please write in your favorite if not listed)

- Picnic options close to Evanston
- A disc golf course would be nice
- I'm very happy with every aspect and would enjoy any new aspects of the park.
- mountain bike opportunities for families and children (like at The Headquarters in Washington Park)
- Actually doing something about people with their dogs off leash that are in the park, but not the dog park. Dogs charging me & my dog are the reason I have started avoiding the park.
- Boardwalk access/connectivity along river like shown in concept one.
- Connect it to the rest of the village and the monon with a trail that is wider than the monon currently is. Need enough room for people who have double wide strollers, wheelchairs, and bikers
- Restoration of the river bank.
- weekend canoe rental at river
- Skate park
- I would have a park ranger ticket people with illegally off-lead dogs.
- indoor pool open year round
- walking path along river
- Connection to the monon
- would like pickleball courts (or to at least add pickleball lines to the existing tennis courts
- Better maintained sand volleyball court - (sand that doesn't cut your feet)
- Maintain a larged forested "urban get-away".
- More festivals/ better advertising for these events
- Better options for scenic paths. The paths that exist are gravel and often driven on by

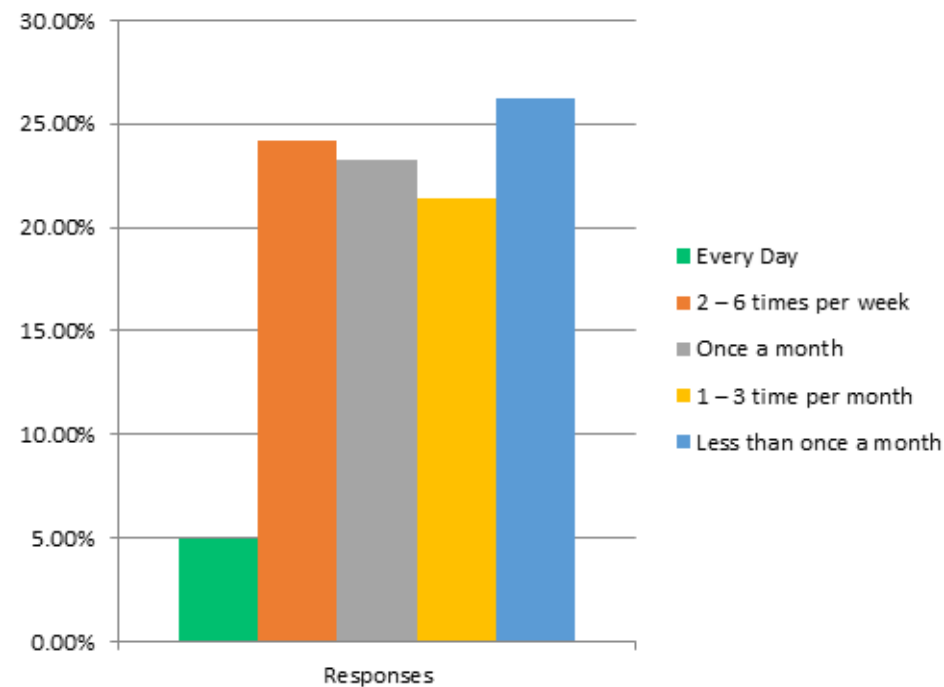
- cars visiting the picnic areas.
- Better native plants and take better care of them
- Better Exercise stations
- There is always room for improvements and updates, but I would love to see more regular maintenance of the paths, trees, landscape, fencing.
- Better maintenance. Clean up trash.
- Have picnic tables near the river and perhaps a snack shack.
- Exercise center
- create a grassland natural area
- More picnic tables/areas
- Keep the weeds down and do a better job of cleaning up the boat ramp area. It shameful the way it's ignored.
- I would post more signage about keeping dogs on leash. It's a public safety issue at BR Park.
- I like ti as it is.
- Maintenance of trees, gardens & grounds
- Keep exiting pool, open 8AM-10PM May 1 -Sep 30
- I don't want to commit to an answer yet. I'd have to think on it more.
- More events there
- All the above plus outdoor programming/ event space.
- Make trails erosion proof
- I would prefef that money allocated to the park would go to restoration of the river bank.
- better connection to the Monon/Broad Ripple
- Better access to the river.
- Natural playground art installations where kids and adults can play and interact with art and nature.
- Clean up the disgusting recyling area.
- Fitness center
- improve the surface of the fitness trail so that it is more accessible for wheelchairs and strollers
- Keep the pool open and properly maintained
- Restrooms
- I would add a side walk on Evanston to encourage pedestrian visitors.
- I like it the way it is.
- pickle ball courts and better access from tennis courts to park
- Update and add bathroom facilities
- Add a skatepark
- Good bathroom facilities

- take better care of the trees and trails, add native wildflower plantings
- New and better walking paths
- Do not know if we need a new pool. Just keep the pl we have open for the summer. Would like to see some pickle ball courts.
- Paved walkways throughout the park
- Paved walking trails
- Give the park an inviting "old Time" feeling, like Disney-light. Bring back a merry-go-round and caliope maybe.
- Improved/safer bicycle access
- Add a marina/boat dock
- boat docks
- Access to the monon
- Walking path access to park from the village (by the nurses)
- Mountain Bike trails
- Connection to the Village
- Less dog park. Less playground. Keep sports fields simple. No new construction.
- Reduce size of parking lots. Three large parking lots around the pool make that section feel more like a concrete jungle than a park.
- Improve the walking path: add gravel, update the fitness trail activities, add trash cans and dog bags.
- Cleaner and manicured open areas and trails
- Skate park
- Skatepark
- Improve the trail around the park
- landscaping, more aesthetic communal space
- Paved pathways and gardens.
- renovate the park and create a thoughtfully designed year round farmers market with a commercial kitchen which could be rented to the vendors to make their value added products in a certified kitchen. This could be a showcase market of the entire City. Perhaps something like they have in Detroit.
- A separate section in the dog park for small dogs.
- Better access from the heart of BR.
- A skatepark in this park would be amazing.
- New pool, aquatics experiences and a nice splash park
- Broadripple deserves a place for the kids to skate
- bigger/longer trails
- skate park!!
- Create a skatepark
- Skatepark
- Increased outdoor programming in the park and connection to the village
- Host more events like summer movies (i.e.:

Q3. HOW OFTEN DO YOU USE THE PARK?

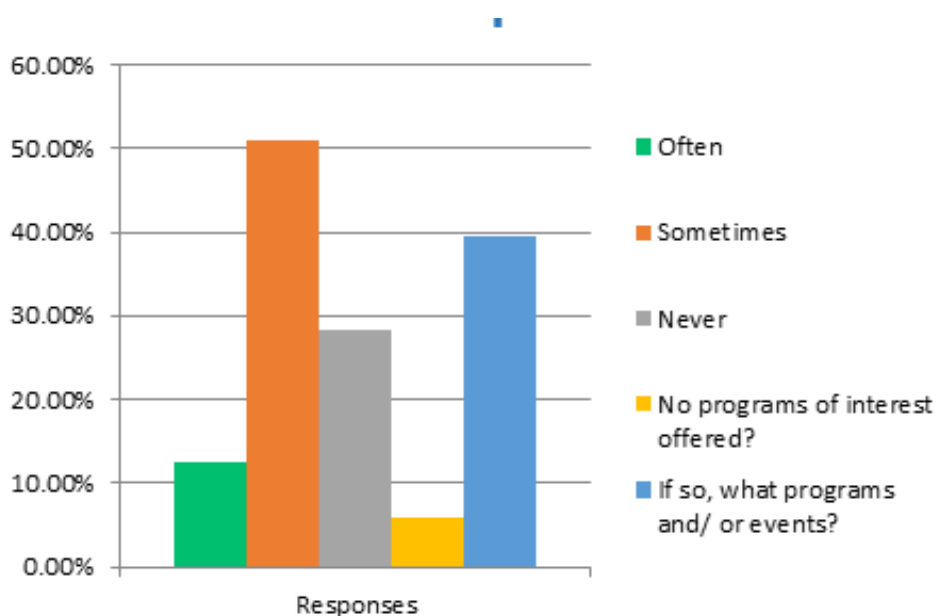
439
Respondents

- IMA), jazz concerts, and have better/easier recycling center.
- BIKE FRIENDLY skatepark
- Skate park
- A skateboard spot
- Kickball league!
- Skate Park
- Put a skate Park in for the kids as broad ripple has always been a skateboard area
- Skatepark
- Skateboarding features skate dot skate spot
- Skatepark
- Skateboard park
- Enhance natural areas
- Bicycle playground
- BMX park
- Create better bicycle, walking, and water access
- Walking path along the river's edge up to the Broad Ripple Village near the rainbow bridge.



Q4. HAVE YOU OR YOUR CHILDREN EVER PARTICIPATED IN AN EVENT OR ORGANIZED PROGRAM IN THIS PARK?

440
Respondents



If so, what programs and/ or events?

- Holiday programming
- Kids soccer, summer concert, carnival
- Gymnastics, Dance,
- Community day, touch a truck
- Did not know about organized events in the park
- Anything involving music or things for kids. We love the little festivals that take place and only wish we could hear about them more easily.
- Summer music nights
- Gymnastics
- concerts, runs, vintage marketplace
- Dog Olympics :)
- summer camp
- three dog bakery begg easter egg hunt for the dogs, the carnival, food trucks
- Paganfest
- concerts, Friends of BR park meetings

- Broad Ripple Carnival in 2017 was awesome. I also went to Warmfest.
- Broad Ripple Carnival/Fesitval, Dog Day at the Dog Park
- Warmfest, festivals, volunteered at the carnival, etc.
- Concert/festival
- Concerts
- of course this was 20-25 years ago
- fitness classes
- Been years, seems like it's been in decline a bit so we have gone elsewhere
- the outdoor summer music fest
- Community dog walk, broad ripple carnival
- Concerts
- Girls Rock, Dog Events and Kids Events
- Concerts
- Boy Scouts held an event there, wife took kids to an art class at center
- Baseball
- baseball and soccer
- Food trucks, vintage market
- summer evenings in the park
- Concerts and WARMfest
- Carnival, music in the park, quilt show, vintage+art fair
- Circle City Athletics - Flag Football and Softball
- concerts
- Dog programs
- Church BBQ
- Numerous classes over the past 15 years
- summer festival
- Community Day, concerts, and a couple of sales...I bought a chair!
- 12th night christmas tree burning, oasis programs, voting
- Ballet, gymnastics, I refer to my grandchildren in my care.
- Summer carnival
- Flag football through CCA
- Some of the music or art events
- Carnivals, concerts
- classes when my son was younger
- Years ago, BRHS X Country
- Swim meet
- dance classes
- Fair of some sort
- Intramural sports and church picnics
- Tennis lessons
- N/A
- free concerts
- sports activities and festivals
- easter egg hunt
- Classes and library events (when it was

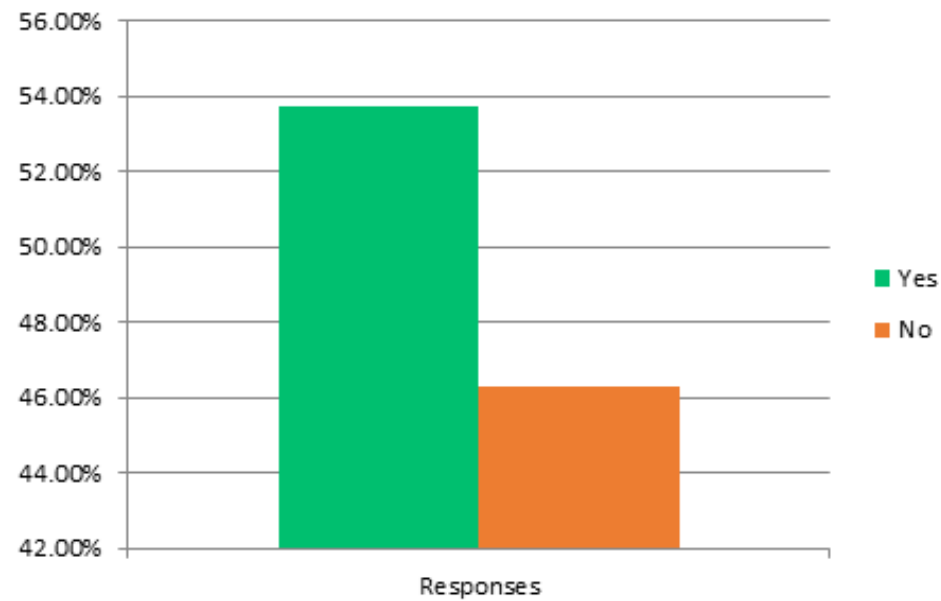
- there)
- food truck, antique festival, circus?
- Dog Olympics
- Warm fest, dogs
- Yoga in the park
- Live music
- Fitness
- Publication and PR seem very very sparse or nonexistent
- Dog park, ballet, festivals
- Food trucks, bike path
- Classes. Dog park. August festival. Tennis. Playground. Meetings at family center. Church services held in shelter by our nearby church.
- Easter Begg Hunt and dog Halloween
- kids have played soccer here.
- Dance class, soccer
- Kids gymnastics
- Gymnastics, egg hunt, ginger bread house, etc.
- Children's activities/ sports
- Concerts and dog events
- Summer camp, swim lessons, swim team, tennis
- The carnival and Easter begg hunt
- Carnival
- Carnival
- Broad Ripple Carnival, Dance classes
- Gymnastics, hip hop dance
- music events and exhibits
- dance classes, yoga, sports leagues
- The summer programm
- Carnival
- Music events
- Been to Friday concerts, Warmfest, summer Carnival. I also go to fitness classes 2x per week at the FLC
- City parks day camp 25 yrs ago
- our kids did summer camp and other activities there
- WarmFest, Barre Class, Food Truck Festival
- Ballet lessons, concerts
- Dog egg hunt, work out classes
- Girls Rock, Warmfest
- Some music concerts.
- Pool
- concerts, fairs
- Dog and kid events, carnival
- took a class at family center
- Kickball games
- Concerts, festivals, art fairs, yoga
- Dance classes, general play times, celebrations, and events in the pavillions.
- Vintage Fair, Broad Ripple Carnival, Truck Fair
- Broad Ripple Festival

- Carnival, warm fest, indy flea, girls rock
- free friday night concerts, food truck event, antique/flea market, yoga
- Concerts
- micro brew festival, sports leauges
- They have done the gymnastics classes and loved them.
- Zumba and pool
- Soccer, ballet, dance, open play morning during winter
- Yoga at the center. Some arts stuff at the shelter. Farmer's Market.
- Barre classes, Listen Local concerts, Warm Fest and vintage market
- Festivals
- Recreational sports (flag football), coached rugby (Broad Ripple Park Rugby Club)
- Gymnastics
- picnics, festivals
- Broad ripple Carnival, several other events and meet-ups over the past few years
- Gymnastics classes when kids were little (8 years ago)
- No kids
- I organize a yoga in the park fundraiser for I.V.I.N. Foundation which is based in Broad Ripple. Plus, I've attended programs with my 2 sons when they were younger as well as the free aerobics classes.
- The christmas tree drop off.
- Mountain bike events
- Do not recall as way to long ago
- Flag Football
- Yoga in the park
- Hiking
- The carnival, food and music festivals, and fitness classes
- concerts
- I have done the INdy Fit free aerobics - my kids in younger days took MANY classes at the park, gymantics, ballet, egg hunts, gingerbread houses etc.
- Ballet, fitness class
- health fair, IMPD Day, concerts
- Concert in the Park, Broad Ripple Carnival
- community clean ups, farmers market, vintage fair, pool days
- Flag football, softball
- Warmfest, music concerts, Wed Farmers Market
- years ago, my daighetrs took dance lessons and other experiences at the family center.
- Belly Dancing. Indy in Motion. Touch-a-Truck
- Oasis classes indoors
- vintage markets, , live music, farmer's market,

- pool
- classes offered
- CCA Sports, the defunct WARM Fest, other music events, Vintage Art Fairs, the old mid week farmers markets, the raft race way back when,
- BR Carnival, Music Fest
- Easter egg hunt this spring
- Sports - kickball. Classes - kids gymnastics. Art Fairs, etc
- Spring programs
- Bicentennial, Kids Rock
- Ballet classes
- Festivals, carnival, flag football
- Yoga
- Gymnastics and Easter egg hunt
- Concerts, day camps
- Ballet class and soccer
- Bollywood dance, meditation classes, warmfest, carnival
- Some of the music festivals
- Carnival and the Dog Park when we had a puppy.
- n/a - I don't have children
- Ballet classes
- Carnival
- The nighttime Easter egg hunt
- Prenatal and adult yoga, touch a truck, gingerbread house, music class
- Touch a truck, swimming
- CCA Flag Football
- Friday concerts and Touch a Truck
- Easter egg hunt
- pool events and events at the Family Center
- soccer and cross-country training
- Soccer; Touch a Truck
- Gymnastics
- cross country
- Concerts, the BRVA carnival, dog olympics
- cleanups, gardening, concerts, festivals, famers market
- Dance classes. Sad the ones we did were cancelled recently.
- park clean up, carnival, summer concerts, gatherings at shelters (rental) Farmers Market (a few years back)

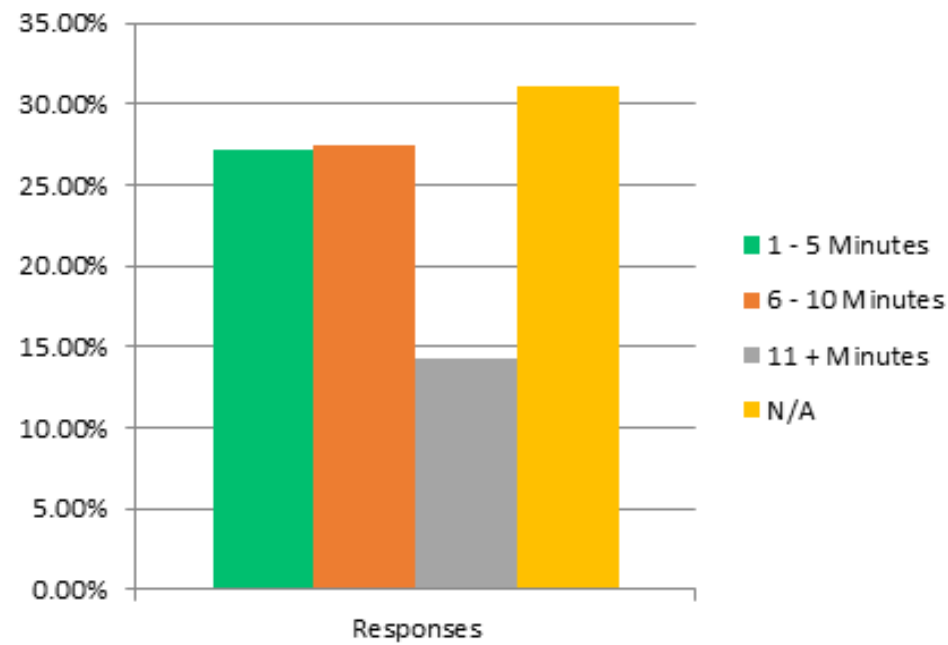
Q5. DO YOU PAY A MEMBERSHIP FOR A FITNESS OR SPORTS FACILITY?

441 Respondents

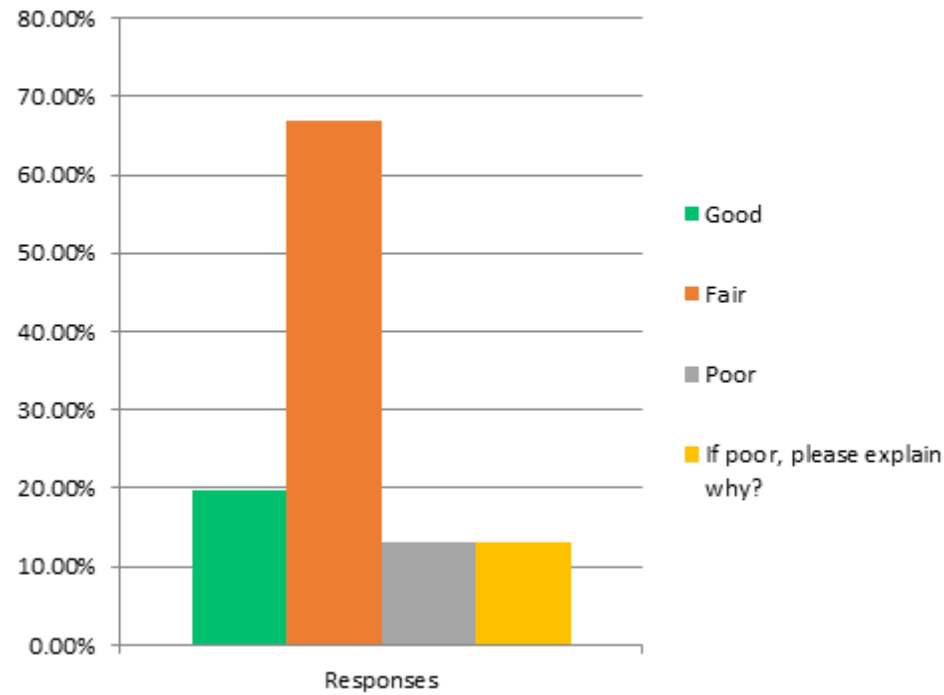


Q6. IF YES, HOW LONG IS THE DRIVE TO THE FACILITY?

434 Respondents



Q7. PLEASE RATE THE CONDITION OF THE PARK AND FACILITIES?



If poor, please explain why?

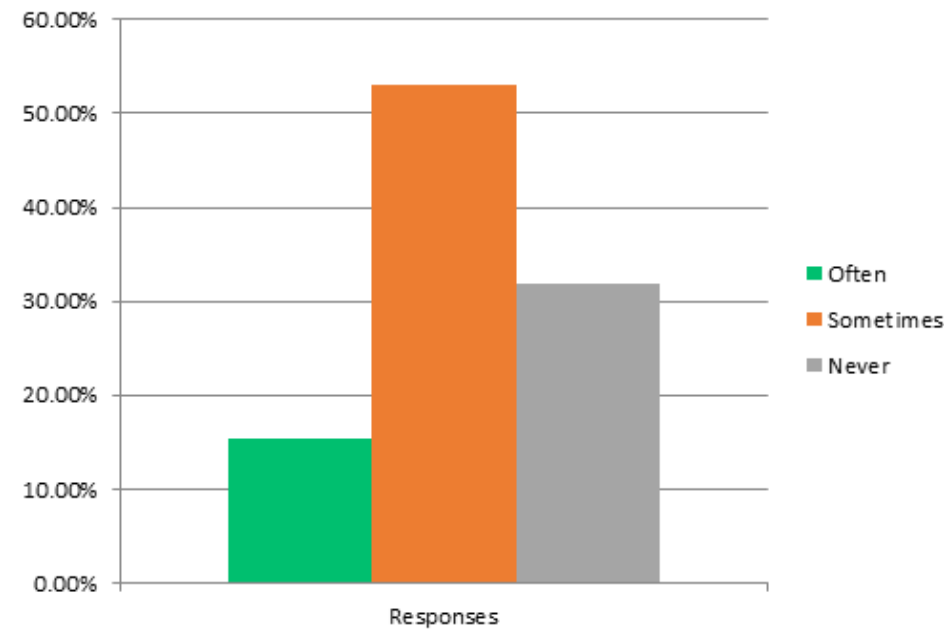
- The bathrooms needn't to be scrubbed and repainted. Last year terd was on the floor in the men's bathroom for a month. Sorry for saying terd
- The dog park is in horrible shape. I've been a member for years and the upkeep has gotten worse year after year.
- The paths are dusty and the sports fields are bumpy (have had friends hurt themselves while trying to play sports), Dog park is muddy
- Downed tree blocking trail in woods has been there over 6 months. Also, a huge limb fell in playground area and was left for over a month. Safety hazard. Still use the park because it is close but not well-maintained.
- pool building leaves something to be desired, pool itself good
- landscaping sometimes overgrown, poor signage, drainage, overflowing recycling center; pool shut often so perhaps repurpose that space for something that requires less oversight, and not easy to walk to from Broad Ripple Avenue but would love to if well maintained and easy, wide sidewalk access provided
- The baseball field is unsafe for competition
- Dog park is in constant disarray
- Old, at times the pool is closed
- Very Uninspiring
- Dead trees (EAB), poor upkeep, Big bad weeds, branches
- Parking lot is in bad shape, trails/paths have erosion and hold water; exercise equipment could be improved, field is in rough shape, lighting is poor
- Dog park is PATHETIC & NEGLECTED!, It is a HUGE embarrassment, especially compared to Free parks elsewhere! The Entire park looks dirty & neglected. Also pathetic that it took a month (or more?) to replace pools' broken pump (during pool season!) Weeds & broken glass in EVERY parking lot on a daily basis that is never removed. Huge Potholes!! Staff at BR office seems to lack common sense & any desire to be effective, or proactive.
- outdated and run down; nonexistent (drinking fountain)
- run down, parking lot needs resurfaced, water fountain at bark park never works.
- It doesn't come close to its potential to be a

- vibrant and innovative community hub
- The pool was full of green water for half the summer last year. There is no longer a maintenance department to take care of the grounds. After a weekend the trash is overflowing. The recycling bins are a trashy, mess all the time. The bathrooms at the playground are incredibly gross when open.
- It is very muddy but the trees are beautiful. Overall it just does not seem very well maintained.
- The restrooms are bad, lots of trash from the recycling area, fields are not kept great.
- New to area
- Parking lot, restrooms, recycling
- The park has been poorly maintained the last couple of years
- Toilet Rooms and Playgrounds are old, not kept up well.
- Outdated, dog park has fun activites but dirty
- Bathrooms are disgusting.
- Trash and full or non-exitant trash bins.
- Needs upkeep
- trails are eroded, trashy, damaged limbs hanging from trees, broken benches, equipment poorly maintained
- Dog park and pool
- The park bathrooms are disgusting
- poison ivy, ratty playground, old tables
- Run down
- The pool needs a serious upgrade, access to river is limited.
- upkeep is just not there. Dog park and pool are not well maintained. Things are constantly broken.
- Grass is not well maintained, flag football has destroyed the grass. Parking lots are in poor shape, there are poor restroom facilities, only a port-o-poti
- The bathrooms are disgusting.
- The outside/entrance of the park is extremely dated and it does not feel welcoming. It also appears to need several updates throughout the park.
- Recycling bins always overflowing. Single men parked in cars awaiting who knows what makes me feel unsafe.
- Bare bones design and maintenance
- It's starting to look shabby and neglected. Signage is bad to non-existent, trail is almost washed out in places. Pool house has rotted out fascia boards.
- Dirty restrooms, old tables, old volleyball courts, pool looks uninviting, and leaves and

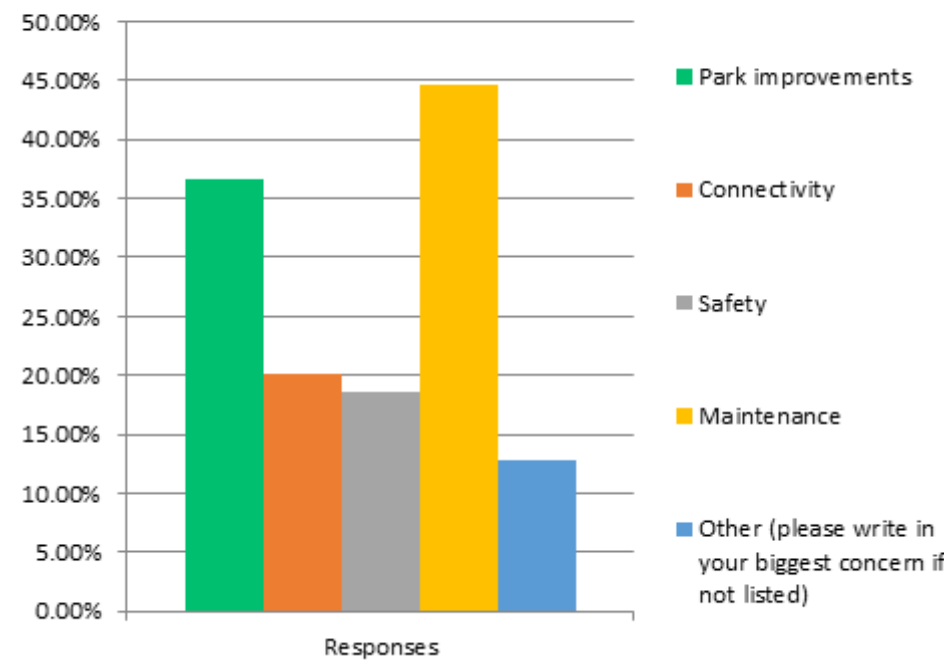
438
Respondents

- sticks everywhere
- The exercise trail is poor, though
 - It seems that the park is run down, and it is typically my last choice. The walking paths are uneven, the equipment is older, and there aren't many plants.
 - like most Indy Parks not enough budget to make the Park what it should be.
 - The buildings and pool are very old, outdated. The playground is not as nice as others in the city.
 - most of the area is parking with very little green open space
 - It looks like it's been shut down. That awful building and sign at the front. Woof.
 - The flickering fluorescent lights inside the building were really annoying when watching my daughter's ballet class. I could barely stay.
 - Needs a better community center. Larger rooms, working lights, more inviting
 - The bathrooms are poorly maintained and rarely open to the public.
 - The dog park is not maintained. The recycling bins are not emptied often enough.
 - BR Park is old and run down. Needs better maintenance and restrooms available more often for young kids playing.
 - Poor only for the sports fields-- they have large spots without grass, lots of mud if it had rained, and for anyone paying to play on them- its pretty ridiculous. The dog park and playground is great though!
 - Dog park isn't well kept. Also pool was closed more than half the summer last year. It's never been very well taken care of.
 - It looks run down, drab and forgotten about. It is clearly not getting the funding it needs.
 - dog park constant state of disrepair; picnic shelters need upgrading
 - Worn, dirty, and not maintained well

Q8. DO YOU VISIT THIS PARK AS PART OF YOUR EXERCISE OR HEALTH AND FITNESS ROUTINE?



Q9. WHAT CONCERNS YOU THE MOST ABOUT THE FUTURE OF THE PARK?



438
Respondents

Other (please write in your biggest concern if not listed)

- We do NOT want the dog park moved to the location where the current baseball fields are. That area is more neighborhood centered and do not feel the dog park would be good on that side.
- People taking down my stick house
- keeping parts of it natural, like the wooded space
- placement of the boat ramp. the north end of the park is a wonderful wetland and a resource to the neighbors immediately upstream
- The park is becoming a mud hole and dust bowl as there is little turf left in much of the park.
- Poorly worded question. These are all positive attributes, how can they be a concern?
- Private business ventures using public lands. Why
- Why it does not connect more to Broad Ripple,
- Pay-to-attend events that close off the park from the public are an affront. If you look at the dedication rock in the park it says it was dedicated to the people, not to profit.
- public space/park maintenance seems poor at all spots around city and it becomes an eyesore.
- Please help connect it to the Village
- The pool needs to be kept up and the shelter areas are getting a bit run down.
- Dog Park maintenance
- Staying current with neighborhood's needs
- BRP shouldn't be viewed as competing with other facilities. It's a gem in need of minor enhancements. Build on its strengths don't build new expensive sports complexes just because other communities are.
- loss of open spaces
- And ongoing improvements. That is always necessary
- All of the above! It is currently a place of convenience, not one of desire. Make it desirable & more people would happily CHOOSE to use so the facilities/grounds ... Not just do so out of intermittent convenience with the "It's better than nothing" attitude.
- keeping it free
- Over use.
- Very little thought has gone into the park. It has not reached its potential. Far from it

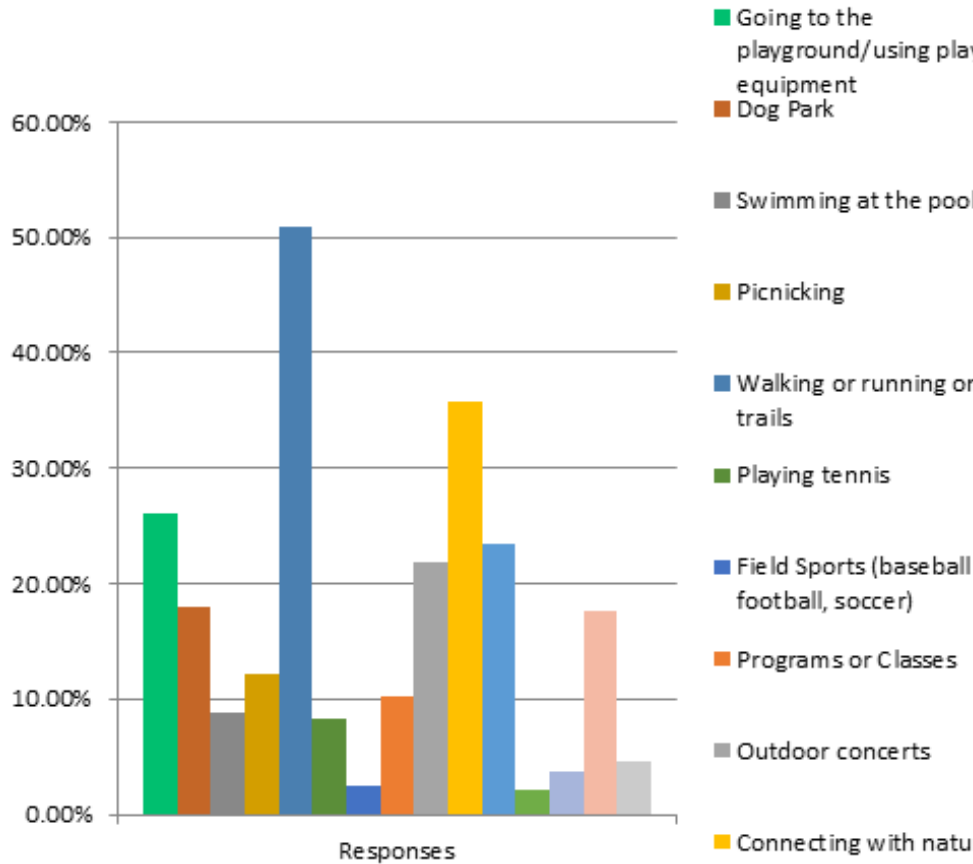
437
Respondents

- Again a PR problem
- Connectivity to the monon
- Too many music events or additional buildings
- why do we have a trash dump in the middle of a park.
- Connection to water
- It is an important bike corridor and the trail is dangerous because of sporadic erosion
- This a park not an amusement area. It needs maintained as green space and not a party park!
- Need to keep green space
- The pool was not maintained in summer 2017.
- crass over development triggered by profit mined music promoters, overly enthusiastic connectivity proponents who can't seem to find the existing sidewalk, and the possible creation of a destination attraction making it impossible for nearby residents to enjoy a serene environment, and removal of the existing trees.
- Weekend pool access
- Wasting tax money on unnecessary "improvements" it's good how it is.
- Please keep the dog park!
- I'm worried that "Park improvements" will increase traffic and overburden a small park—making it un-usable for the people that live in the surrounding neighbourhood
- Accessing the park online to reserve facilities
- Connectivity specifically to the neighborhoods north and east of the park. There are no sidewalks or trails and Evanston Avenue is very narrow dangerous to travel on.
- Options for events
- Broad Ripple Park is a vital part of the community and has so much potential. I hate to see it fall in to disrepair. Would like to see it updated for all ages to enjoy.
- That a skatepark might not be built there
- I want to preserve the green space and the trees and view of the river. I do NOT want new buildings or structures.
- Access
- Keep the nature experience
- it needs to be modernized and change with the times. As BR is being further developed and the current Market is at risk of losing its current home (which is sadly lacking from

- a facility and public usage basis) we need a permanent home designed as a public marketplace with vast parking available and modern facilities that will make the Park usable every day of the week.
- maintain green space with access to water and allow for special events in the park
- Getting the most use out of the park & getting BR residents to the park
- Skateboarder recognition. Indy parks need a facility or these kids. It's in the next Olympics...help them
- Loss of trees and greenspace. Don't want to see more buildings or parking lots
- It will not provide experiences for the entire community.
- My biggest concern is updating the park to fit our neighborhood. I don't feel we need to recreate Tarkington Park with multiple playground sets and basketball courts. We need to be able to take advantage of looking at the river and hosting large events in the park.
- Skate park
- Dog park with adequate grass and play area
- hard to ride bikes there
- The access by sidewalk is unsafe and unappealing as you approach the park on Broad Ripple Ave. It essentially forces you to drive to the park.
- cars driving in the park
- Traffic concerns with increased use

Q10. WHAT IS YOUR FAVORITE ACTIVITY IN THE PARK CURRENTLY?

438 Respondents

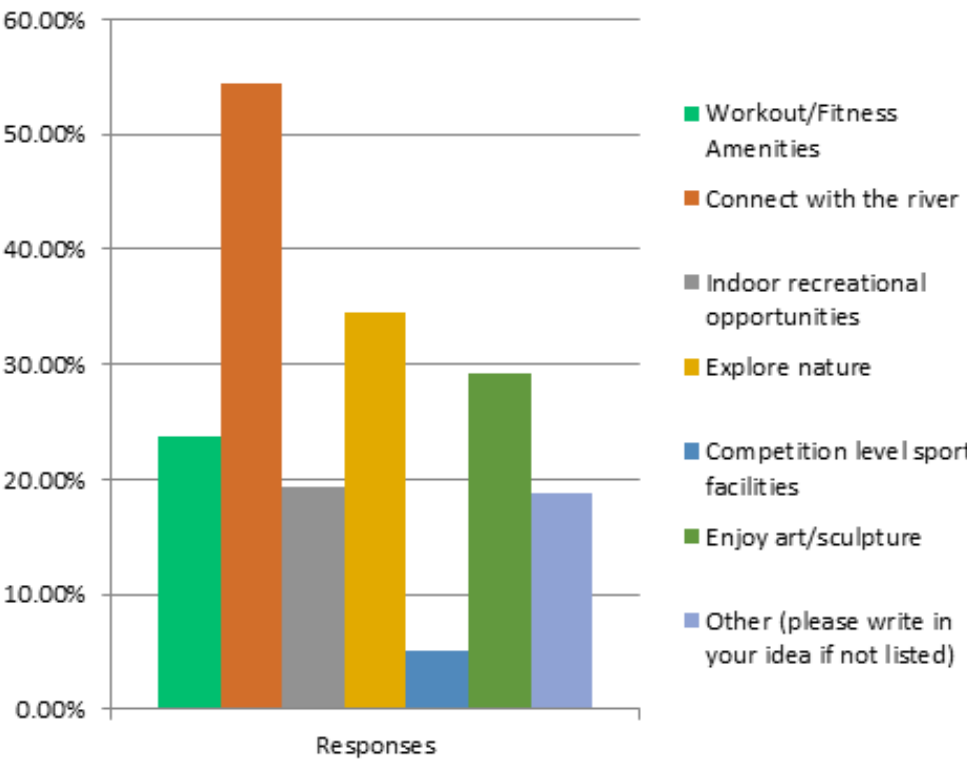


Other(s)

- Recycling
- Recycling
- stargazing
- walking my dog
- A river restaraunt would be a great feature and revenue producing
- Volleyball
- Drop off recyclables, exercise/walk my German Shepherd
- Kids love playground
- I enjoy ALL of the above, but only do them at BR out of CONVENIENCE! I PREFER to do all of the above Elsewhere at more pleasant facilities/grounds.
- It's more of a connection to the past when I took my children to the park for picnics and swimming.
- baseball practice with the kids
- touch a truck
- All of the above
- great place for festivals.
- Recycling
- Feeling safe and having fun.
- Bicycling on gravel path
- Walking the trail around the park
- Dog walking
- Nothing yet

Q11. WHAT WOULD YOU LIKE TO BE ABLE TO DO IN THE PARK THAT IS NOT CURRENTLY OFFERED?

430 Respondents



Other (please write in your idea if not listed)

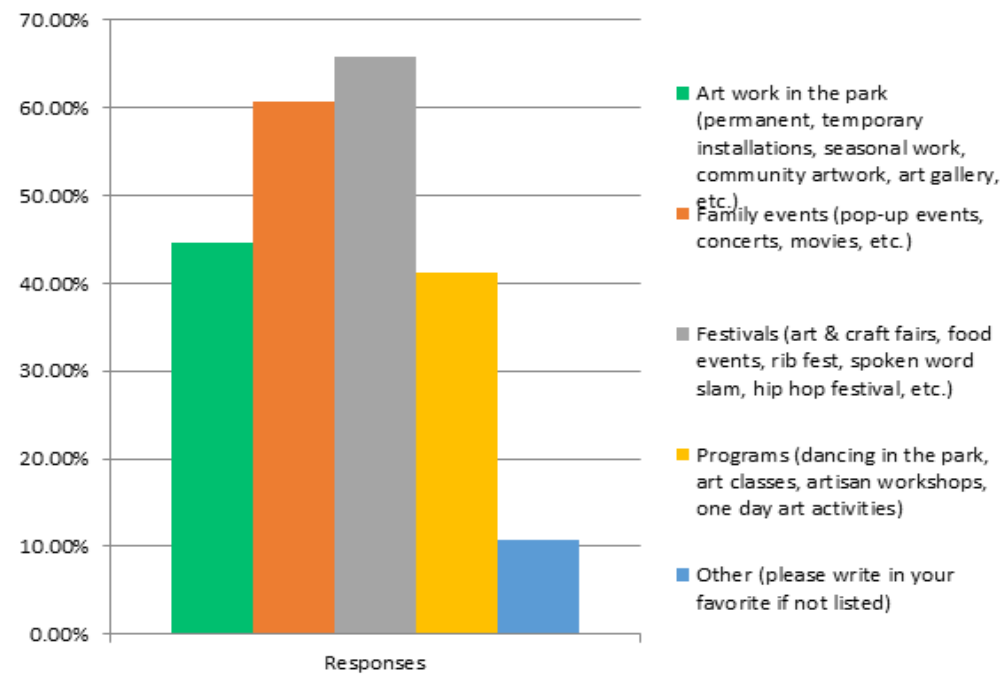
- Picnic tables closer to Evanston
- Connect to the Monon Trail
- As mentioned earlier, a disc golf course, or even a skatepark would be nice
- bicycling in the woods in the park, access to river
- Basketball courts, enhanced walking trails and exercise stations
- Attend shows at Amphitheater by the river.
- Indoor track (I would pay for track access to do speed workouts in the winter), sledding/ winter activities
- Skate park
- walk my dog in peace without unleashed dogs charging at us
- Bring my dog to a SMALL DOG portion of the dog park!!!
- Bring the library back
- pickleball courts
- Again - nicer sand/maintenance for Volleyball court - I know a lot of people that would spend MUCH more time at the park with this amenity
- Stand on grass in the dog park
- The park is nearly perfect for its community
- Art festivals,more music in the Park, movies in the Park, moreclasses
- Enhanced par cour route
- It's an outdoor park. Indy Parks and the City of Indpls has no foreseeable revenue stream to maintain a workout facility. AS it is, Indy Parks are poorly maintained. I would like to enjoy an outdoor experience (run, walk, throw the ball, play f risbee, touch football, etc and see that the park around me is well maintained and clean. The turf on the athletic field needs attention. But if grass is planted, and grows, Indy Parks must mow. Indy Parks has been lax in its care of our parks.
- Pickleball Courts
- Updated family activities (similar to City Park

- in New Orleans)
- Meditation for the community and for students, law enforcement and teachers.
- Walk my dog without the fear of a dog off leash ruining our day.
- Host the Farmers Market as a community event
- bigger pool deck or area
- Onsite cafe with outdoor riverview seating
- Connecting with the river is already there. We have a fitness path. Exploring nature means go for a walk in the woods wich is possible even as you read this. Do not need overdevelopment.
- Better soccer goals
- Nothing
- pickle ball. indoor senior recreation (eu-chre/bridge)
- Farmers' Market, better walking paths connected to Broad Ripple Ave.
- Skatepark
- Walking path for dogs off leash through the woods, down to the river.They like to swim!
- Bike throughout the park
- Water rides or canoe rentals.Wedding facilities, etc.
- Better fields. In the summer the grass dies and it is mainly dirt. In the spring/fall the fields get wet and puddles appear.
- Better trails connecting the park to the wooded area.
- I've seen articles about playground equipment for seniors. I think this would be a great addition to Indy Parks.
- I think Broad Ripple park has so much potential! It seems like a great space to relax in nature, however it needs some updated amenities to be able to do that.
- permanent farmers market/flexible use shelter
- Sand Volleyball!
- Mountain Bike Trails
- Nothing. Please don't over-develop it and make it into some "risk-free" zone where kids have to wear helmets on the swings. Keep it simple.
- I would like for the park to be open as a greenway after dark. I have been hassled by the police for passing through the park after dark on my bicycle.
- Adult level dance classes such as Modern technique and Ballet.
- Skate park
- Skateboard

- I'm happy with what it has now. I do not want the naturalness of the park changed
- Accessibility for all regardless of race or ability
- not sure
- farmers market
- would love there to be canoe rental at the park
- small dog park area, shade by pool, pool open more hours
- mountain bike trail
- perhaps more festival events, music, food, beer, river events, wine...I dont have kids but I'm sure there are lots of events that could be held for them too
- More concerts and movies in the park
- Splash park or other water features for kids
- Skatepark
- More outdoor family/kids activities or programs.
- A bigger dog park - way too small to give my dog the exercise she needs
- Ridiculous a skate park in Broadriple is not a reality
- outdoor skate park
- More variety in programing offered.
- Skate park
- Skateboard
- Concerts/outdoor programming.
- Attend more concerts, festivals, and see summer movie nights hosted.
- Ride BMX and skateboard at a concrete park
- Pickleball
- Skateboard park
- Skateboardin
- We would love a free-to-use splash park!
- Skatepark
- Skatepark
- Skatepark
- Skateboard!
- Skateboarding
- Would love to have a skatepark in a wonderful community
- Skate park
- Bike park/playground
- BMX bike park
- improved acess to Village via River Walk

Q12. WHAT TYPE OF ARTS AND CULTURE OPPORTUNITIES WOULD YOU LIKE AVAILABLE IN THE PARK?

435
Respondents



Other (please write in your favorite if not listed)

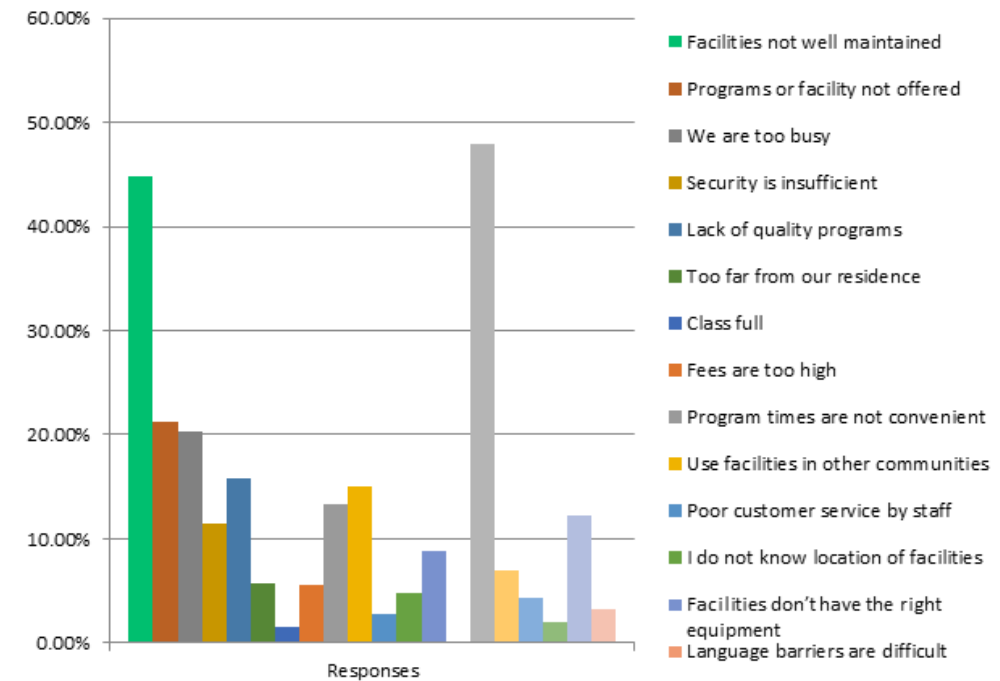
- summer fresh market
- Art classes for older kids ages 10+
- Anything and everything
- photography
- Dog oriented activities, like someone to show us how all the new equipment is used.
- The farmer's market!!!!!!
- Why does there need to be additional activities in an already busy park?
- Small beach area for river access/leisure, other than noisy boat launch area.
- No preference--any would be good.
- no more festivals, events, loud music, etc., how about a nice quiet sculpture
- nature programs similar to Eagle Creek or Holliday
- None of the above until you can afford to maintain what is already there.
- all of the above
- Inspiring landscaping, Hardscapes. Well maintained places to picnic.
- programs connecting nature and arts
- A water feature of some sort could be neat. Either a fountain or water wall like is in Houston
- NONE. Proximity to libraries and Indpls Art Center makes the park being a hub for these opportunities a waste of resources.
- Due to lack of park funds, I'm not concerned with any art installations (unless done for free), otherwise i believe the rest of the options already take place at BR.
- Would love to see tai chai in the park offered on weekends and evenings.
- music events (one day or evening)
- Pls consider Boat ramp parking needs when festivals take place, people that aren't using the boat ramp park where the boaters park and we don't have anywhere to part the truck and trailers
- none, please we live close, we live here for the quiet neighborhood
- None -already have these
- There are a lot of young professionals buying homes in Broad Ripple, myself included. I would like to see investment from our age group. I would be willing to help organize and lead those efforts.
- I live right by the park. Noice is a MAJOR concern with concerts. It is like a band in my

front yard. Sound also carries from across the river. I want this park to be a nature area and not an entertainment venue!

- Concerts, better food vendors, music fests
- Medium sized events are fine, but festivals such as WARM Fest were just too much and exclusionary for other park visitors. Art work OK as are family events, but a Rib Fest.
- all the above
- Let the people decide what "culture opportunities" (lol) they want to have.
- card playing for seniors
- all of these as long as they are short and manageable, the 4 day Warmfest music festival was a misery for the people that live near the park!
- None of the above
- Nature programs. Maybe an owl hike or birding activities. Maybe a bird feeder station.
- Skateboarding
- I just like to enjoy the beauty of the park with my dog on the trails and rest on the benches and to sometimes watch the children play. I don't like loud noises.
- Meditation walks or activities
- sorry for the redundancy but again I say Farmers market
- movie nights, Vintage fests
- how about some events on the water? kayak or canor or tube events...or water skiing events
- Lessons for young skaters
- Coffee stand
- Skate park
- Skateboarding
- Skate park
- Family movies in the park
- farmers market
- longer hours for the pool. I work during the day but would love to take a swim in the evening in mid-August. Yes I know the schools are back in session by then, but adults like to swim too.

Q13. PLEASE CHECK ALL THE REASONS THAT DETER YOU OR OTHER MEMBERS OF YOUR HOUSEHOLD FROM USING BROAD RIPPLE PARK?

399
Respondents



Q14. How can the park support community initiatives such as partnerships with schools, food supply opportunities, child and/or elderly care, educational programs, health and fitness, outdoor education, etc.?

- No idea
- Expand upon the fitness circuit and have classes come learn about fitness and nature at the same time. Farmers market in the park. Drop in nature programs advertised on the fence along BR Ave
- Community garden
- Food drive for people and pets
- Organic gardening workshops
- Cruise the park car show
- Kayaking lessons with safety program
- Have affordable activities like yoga in the park.
- By offering use of the park for fundraising events for these community initiatives? Idk lol
- You could host field trips at the park with planned activities on nature, you could host food drives in the summer and give discounts on pool admission for donations. It would be wonderful if you hosted some sort of community earth day celebration
- Improved trail maintenance both in and out of the woods. Possibly additional trails (health and fitness)
- "Events or activities themed towards those topics"
- Broad Ripple Park is an excellent location for a weekly food pantry, and I would be more than happy to lead or assist in such an initiative.
- Have an interpretive trail?
- It'd be great if some of the classes could be paid for with Medicaid a Waiver funds for children with disabilities.
- community garden
- Events not well advertised.
- Advertise and maybe the gazette online.
- Keep the park free and simple, too many additions may make the park too cluttered to have good space.
- Don't feel qualified to speak to this
- provide more opportunities to connect with nature
- na
- No idea what you are even asking!
- The park can enter into licensing agreements with various private vendors, such as canoe/ kayak rental concession
- It's likely you're already doing something like this, but a quick nature walk around the park to help identify some of the things that are happening naturally could help residents of nearby neighborhoods keep an eye on invasive species, pests, etc.
- Better programming for underprivileged

- schools, maybe organize more philanthropic drives/events at the park to raise money?
- "We will be attending the 4/4/18 community outreach event and I think this is a perfect way to get feedback from the community and neighbors. I think having a better presence on social media and interacting with people through different mediums is important to reach as many as you can.
 - One thing that I brought up in the meeting and wanted to reiterate here is the wildlife and plant life. No matter what option or vision is adopted for the future of the park, a major detail that needs to be considered is sustaining the wildlife. There are multiple species of birds and other animals that call the park and the surrounding areas their home, including migratory birds as well as other animals. There are also many species of plants and trees that aren't necessarily unique to the area, but they are important to the sustainability of the park and the area as a whole.
 - This could be an opportunity to implement educational programs about nature and sustainability to younger generations. The ability to teach and learn about living hand in hand with wildlife where all parties involved are benefiting from each other and where human activity is not detrimental or dangerous to the wildlife."
 - Share space/facilities to help with funding while keeping them accessible and useful to residents. Peak Performance is a nearby award-winning gym (best gym in Indy with a variety of classes) that we attend.
 - Make the park accessible for everyone. Offer programs for all ages and make the park ADA compliant. Have a cafe or place to grab a bite to eat. Could be something simple like a juicery or something with prepared to go food that is locally sourced and high quality
 - Not sure
 - Doing a good job at the moment. Might try to increase views/access to the river and put a fresh layer of paint on the workout equipment located along the main path.
 - Publicize them a lot.
 - Hire a person in charge of organizing such events
 - Build facilities that will encourage partnerships, like an outdoor amphitheatre.
 - Community garden, partnering with ips schools, bird walks, river tours

- Perfect place for area school children to learn about nature and care for our environment -land and river: If not already offered during the summer, some pool time should be reserved for learn to swim classes.
- I'd think maintaining a close connection with BRVA
- Why can't it just be a park, a simple green space in the city?
- unsure
- I would like to see more community events happening at the park
- Personally, I see these as charity goals, not park goals.
- Improve trails and entrance for elderly
- Community gardens run by schools or locals to give to people in need would be easy. Plenty of space on north side of grounds.
- Work with Shortridge High School to provide an adequate facility for their baseball team. Put students ahead of beer swilling twenty somethings playing softball on a baseball field.
- It needs more facilities
- River front trails connecting the park with the village and the Monon Trail would be helpful
- Maybe holding some sort of benefit event/ tournament/intramurals that could allow fund-raising to enable free events for these purposes i.e. education field trips/programs about the river/wildlife, free fitness class or health class, or donating the proceeds to something else.
- I feel like the park never hosts activities for the above mentioned groups. There needs to be increased exposure
- Farmers market? Nature walks/talks?
- Partner with the BR Village Association and look for social network connections with local residents that can connect the park with local organizations and companies.
- Existing urban gardening programs in the city, work with nature orgs for river and woods restoration, stronger park oversight or autonomy, better advertising (I often forget the park exists and don't know what they offer)
- not sure
- Would like cooking classes with older people's abilities in mind, as well as good nutrition. Also free yoga classes for older people. Hold OASIS classes here as well so we can connect with nature instead of, for example, in the basement of Flanner and Buchanan.

- Too broad a question.
- ?
- I would allow the park to be just a park. Have nice trails, maintain access to nature, have a wonderful dog park, and don't invite activities that will increase crime to our neighborhoods.
- "Have a Public Relations person to coordinate park with people."
- Probably events and programs?
- Need more communication with the community.
- Community gardens might be great there.
- If the staff thought about these things, they would happen. There is not enough creative thinking on the part of the staff. Everything is reactive, not proactive.
- More family activities
- Modern technology, more employees with degree in parks and recs
- First by connecting with other agencies who provide some of these services then working together to obtain funding
- Nature program for local schools, stretch classes for seniors
- yoga in the park,
- "OK - if BR Park includes a Community Garden it will need to be near 62nd Street.
- Partner with Schools? PS 70 had a Field Day at one time - on the pavement behind the school. Partner w IPS Elementary Schools to offer use of rec fields for school-wide Field Day in the Spring."
- Coordinating with extension office, 4-H, scouts, community leaders , schools
- Offer space for community gardens
- Provide safer walking/biking path to broad ripple/ the monon trail, preferably a dedicated path not also used by cars.
- Offer camps for kids on days school is out.
- Reach out to local organizations and offer to be a partner for their programs. Then you have share resources and not have to reinvent the wheel on a program another organization is already doing.
- Would enjoy senior fitness swimming pool activities - if not already offered.
- Better concerts and communication of what the park offers
- Communication and outreach. Partner with senior organizations, schools, Gleaners, etc. Create a position that personally calls on organizations and schools to develop partnerships, share info regarding programs and events, make presentations and develop

- goodwill and awareness. In schools make regular visits and presentations to students to generate excitement and awareness.
- high school kids need more outside time: partner with whatever schools are close by and do exercise trail (PE) and ecology/ spring wildflowers with biology classes. Also gardening with high schoolers
 - Network with local businesses since we do a lot with charity. A lot of businesses hosts a vast amount of charitable events and would love the parks support, offer free classes for those that can't afford art classes, exercise classes, free talent show for those that have trouble making a living. Movies, concerts,
 - Inform public of needs Create well-maintained areas
 - Not sure
 - ?
 - Not sure how without proper funding, these initiatives sound expensive.
 - No opinion
 - It could work with broad ripple art center to feature artists. It could offer nature walks and classes from local gardening and nature experts. It could offer a community garden. It could offer more drop in per fitness class offerings (instead of having to pay for a 6- to 8-week session as the only way to attend). It could offer local dog schools the opportunity to train there for park exposure.
 - Hugh ?! The question should be reversed. How can the people support the park?
 - Will need to think outside the box-look to European cities for innovative possibilities.
 - Offer breakfasts or lunch during summer months /non school times.
 - Connect Broad Ripple Park with BRHS and use BRHS as the new Family Center for the park, including indoor rec and rec leagues, theater performances and classes, new public library, and a real (not charter) public school.
 - Better sdvertisement
 - N/A
 - Not sure
 - better advertisement of events and programs
 - NA
 - More events
 - N/A
 - no connect
 - We come everyday
 - I would love to see a partnership to deliver free meals to underserved youth as I've seen at other parks in Indy.

- Offer space to hold meetings, etc
- Maybe hold a 5K or fishing competition
- I think by bringing people served by other programs to the park for activities. Maybe some kind of reward system/punch pass.
- Host the Farmers Market that serves all including low income and elderly by offering and teaching about healthy food options.
- Be our channel for all communication. Any events, service opportunities, or groups happening in the Broad Ripple area can easily market through communication channels the park offers.
- more promotion or reaching out to local schools, public and private
- Why is it necessary to draw more people there? It is already one of the most highly used parks in the city!
- hold a job fair at the park for kids 15 and up and go out to the communities to offer different programs
- ?
- schedule a walk/run organize a fundraiser community day"
- N/a
- field trips, work with INPAWS to improve native landscapes
- Connect with neighbors on Nextdoor.com.
- Perhaps more participation in government sponsored programs/available grants?
- Surveys like this one can help determine needs and interests in the community.
- Do not over program the park. Its a park, not a Neighborhood Service Center.
- A fitness/wellness facility that's designed for outreach, like arsenal tech's community center
- Partner with civic organotations, actively recruit volunteers
- Improved accessibility to shelters (parking/ paved paths), restrooms (not portapotties) for older adults.
- not sure but promoting nature would be nice
- A community garden would be great.
- Not sure
- Put up signs
- youth soccer leagues, kickball, programs like nature studies, art and music.
- Not sure
- "Community gardens, bird walks, wildlife programs and a ""Friends of BR Park"" actively helping with maintenance, maybe in cooperation with KIBI.
- Don't do it. let the people use it as they

see fit. Just maintain it. Don't fix what's not broken...and waste my money.

- no idea
- Not sure
- I don't know
- Add permanent facility for the Broad Ripple Farmers' Market. Make the park more aesthetically appealing by connecting it with Broad Ripple Village.
- Build a skatepark!
- Allowing the use of the facilities and structures to these non-profit community organizations. Having events for age-specific, but inclusive to all.
- Community Gardens with classes, cooperative functions with humane society, arpo, and other rescue organizations, school-park cooperatives for clean-up, nature classes and events, free TaiChi for seniors,
- Allow the community to use the space as a meeting area. Hold occasional festivals
- Not sure
- Communicate with neighbors
- Better communication; subsidize for those who can't afford opportunities.
- There is room for more structures in the park, some of which could house bigger programs.
- Create an inviting/ "cool" event space to host these partnerships and increase programming that is relevant.
- Like dog adoption facilities
- Not sure
- They could offer field trips to local schools, my daughter's kindergarten class at John Strange would enjoy a nature day out of school. Maybe a gardening club, classes, or a community garden.
- I don't know that it's the park's responsibly to use park budget on social programs that have their own budgets. Park budget should be used on improving and maintaining the park, and paying for park activities. However, it would be nice to have a suitable park structure available for community initiatives.
- Do a better job of out reaching to the community
- Lights available for the fields so in the spring and fall they can be used longer. May not be necessary in July/August as it doesn't get dark until around 10 PM then.
- Add a community garden/small urban farm area
- Serve as a creativity and wellness anchor for Broad Ripple.

- Events can donate part of it's proceeds to a specific cause. I.E. Pet events connected with local shelters, kids/school events connected to school programs
- Food drives and the farmers market, provide a daycare program that incorporates the playground and education, fitness classes for the elderly and provide outdoor education such as bird watching or flowers/gardening.
- Better community center. Need an indoor play area like Traders Point church for inside play.
- I think more relevant programming perhaps connected to existing nonprofits or other community partners would be good. I miss the concert series hosted by Musical Family Tree and Warmfest.
- Are any of those the role of a park? Other than health and fitness and outdoor education?
- Partner with local businesses
- More educational ventures within the park. With BRHS closing, there will be large educational gap in the community.
- Having more after school and weekend events
- How would a park affect these?
- Offer outdoor activities for kids especially in summer
- Offer fields to all of the surrounding schools for practices and games.
- I think in general they do a decent job however, the overall condition of the park is not appealing. Lots of dead trees, or they are not even trimmed like by the Dog park sidewalk.
- Food pantry, Purdue Extension office or programming, Senior citizen programming/ equipment.
- Offer classes and programs for people of all ages to lean about nature, fitness, the arts, etc.
- By offering free use of the park or at a minimum steeply discounted rate to utilize the park and its amenities. This helps our the organizations and provides exposure of the park to people who may not be familiar with it. As a result, the park will see an increase in use and visits to the park.
- I don't know, isn't that what this planning process should figure out?
- By offering updated facilities and amenities (even if they are outdoor like a picnic area or riverwalk) where people can gather and spend time together.
- My nonprofit would love to host cooking

- demonstrations and classes in partnership with IndyParks. That being said, the requirement to use the IndyParks software prohibits us from partnering as you do not permit sliding scale fees for service. We need to be able to offer classes for all income levels; you do not allow us to do so.
- I love how fishers has their concert series. It is very family friendly and everyone brings a picnic for food and drinks.
- Free or reduced cost fitness classes or maybe some sort of "at your own pace" fitness program available via app or website
- I don't hear much about this kind of involvement, so apparently advertise more?
- The Yoga in the park events have been good and could be expanded - several Yoga studios in the area. You could facilitate club usage by making it more widely known
- Perhaps seek some sort of community sponsorships from the Broad Ripple businesses?
- Good question
- Coordinated programming
- Find out what schools and churches need and provide that for the community.
- Communicate with Butler University, with the Indianapolis Public Library, with the Jewish Community Center and with non-profit organizations such as Central Indiana Land Trust, Indy Arts Council and Young Audiences, that have experience with these initiatives, and get their advice and/ or collaborate with them.
- N/a
- Unsure, maybe offer before/after school activities?
- Improve the trail to be accessible for the disabled.
- promote the availability of the park
- ?
- The family center should be able to be rented out by schools for events, it would be great to have a co-op garden somewhere on the grounds - nature center would also be awesome!
- Not sure
- I don't know
- As a teacher, I think the park could provide educational field trips for children.
- Volunteer groups, host meeting space, form MeetUp.com groups, volunteer focus groups for community outreach, survey of interests.
- I do not know
- Community garden, expanded community center and staff.

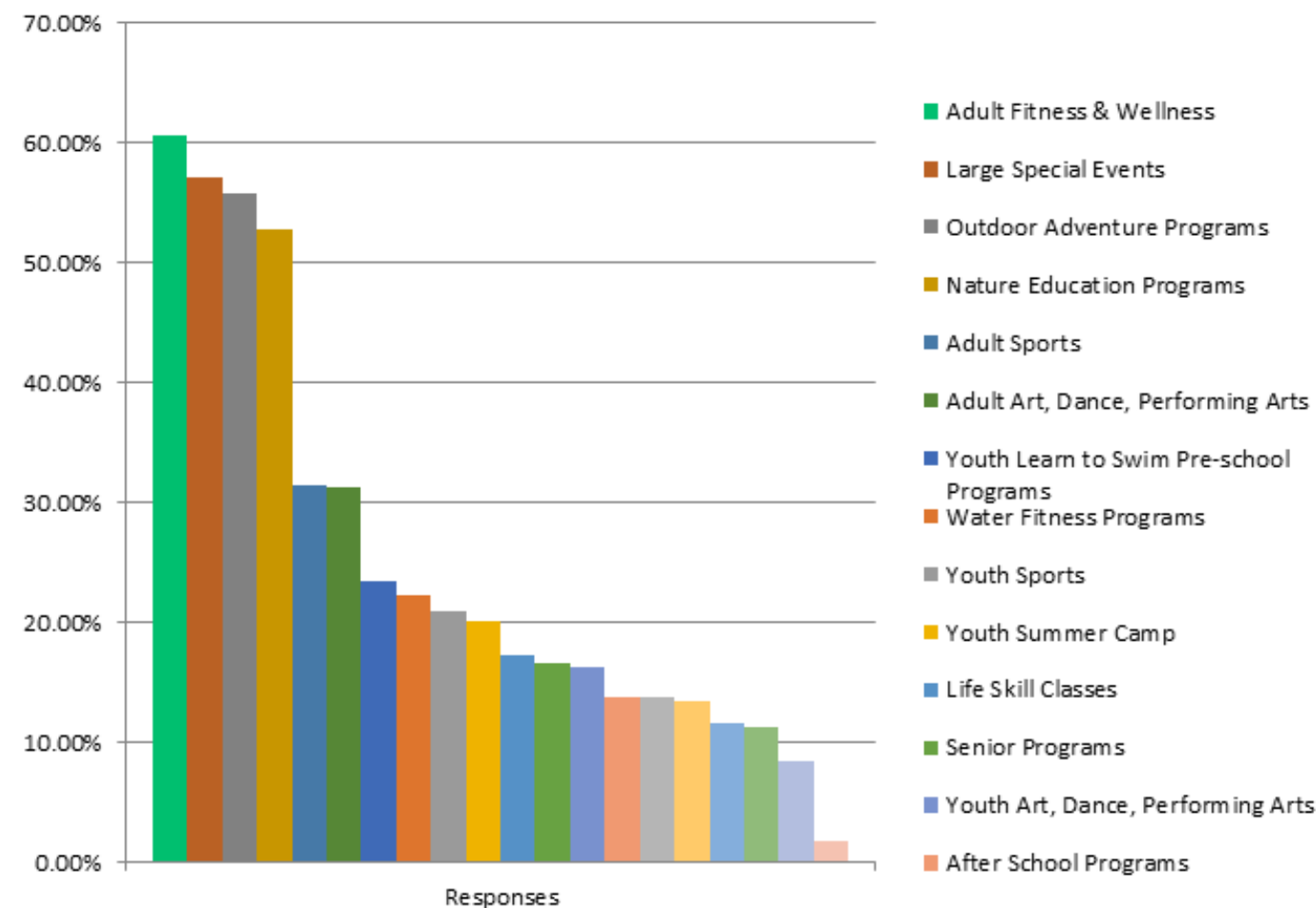
- That's your job; I'm not sure what I could offer here.
- The entire community benefits when the Park creates a permanent year round farmers market and commercial kitchen available to the community. It benefits all socio economic level, all people and provides for the future. It could be accessible to the Indy Go and people from across the entire city would benefit from it being a healthy destination.
- By making the park itself a curated spaced. For now, the education center and the part appear externally to be in two different worlds. If there were a way for Broad Ripple to feel more like education is happening AT the park like at Holliday, then I think the community would feel more engaged.
- Do not know.
- Offer outdoor health and fitness programming. Engage with teens.
- not sure
- offer more activities with access to the river: publicize events. offer a full gym.
- host events that ask for donations, food or dollars, maybe a volunteer event, along with food/music, etc....where people can find out about opportunities to assist these agencies in need
- farmers market, health fair; music, craft fairs
- Partner up with the community to help clean up and make improvements for cheap volunteer labor!
- collaborate with schools, have programs targeted to school groups
- Health and fitness programs would be beneficial
- Better education first of all, I've been in BR 10+ years, but I'm not completely aware of everything the park offers. I realize this is on me as well, but if we want to draw people into the park, we need to give them a reason to learn about it. Utilize the BRVA to get the word out on programming. Connect with schools so parents can learn about opportunities through their children.
- Community garden,
- Sometimes bathrooms are locked. I think better communication with the community about what's happening at the park would help.
- Host more. Be more visible.
- More events and communication/signage about them
- By offering this schools or interested organizations good deals that will make it win win

- A skate park is the only logical choice
- Better bathrooms
- N/a
- Farmer's market, nature play groups, more nature inspires play equipment (mud kitchen, sand box, sidewalk murals of u.s. or world map, hopscotch, etc
- n/a
- Not sure
- Boardwalk for pedestrian connectivity from the village
- The way this question is written, it suggests there are already ideas - partnerships with schools? Talk to school administrators. Food supply opportunities? Talk with food banks and churches with food pantries. Child/ elderly care? It's just two blocks west of Joy's House - talk to them. Educational programs? See school answer. Etc... BR has a vibrant neighborhood and business coalition - partner with them. Ask kids what they want. Listen to the park's neighbors. We moved away from BR, but we still attend concerts and festivals there - but it needs to be an concerted effort between the park and that specific community.
- I'm not sure
- I'm not sure
- Maybe outdoor fitness machines that the elderly could use. I have seen this in parks in Japan. Or more benches and places to sit around the park and on the river. Maybe a boardwalk from McDonald's area to the park would make it easier to access. I don't go as often because I don't want to ride or walk on the busy street. If there was a nice way to access from the Monon I would probably make it the park almost daily.
- Better communication
- Community garden
- Build a skate park
- Skateboarding competitions.
- By prioritizing activities and doing strategic planning based on what the community says it wants.
- "potential for community garden or a small, edible forest w/ fruit bearing trees free to the community?
- "
- Work with other community leaders like the BRVA to gather what events are happening. I'd just like to see the park more utilized. I don't see a need to completely redo the park but it does need a major clean up on the amenities. Love the trees!

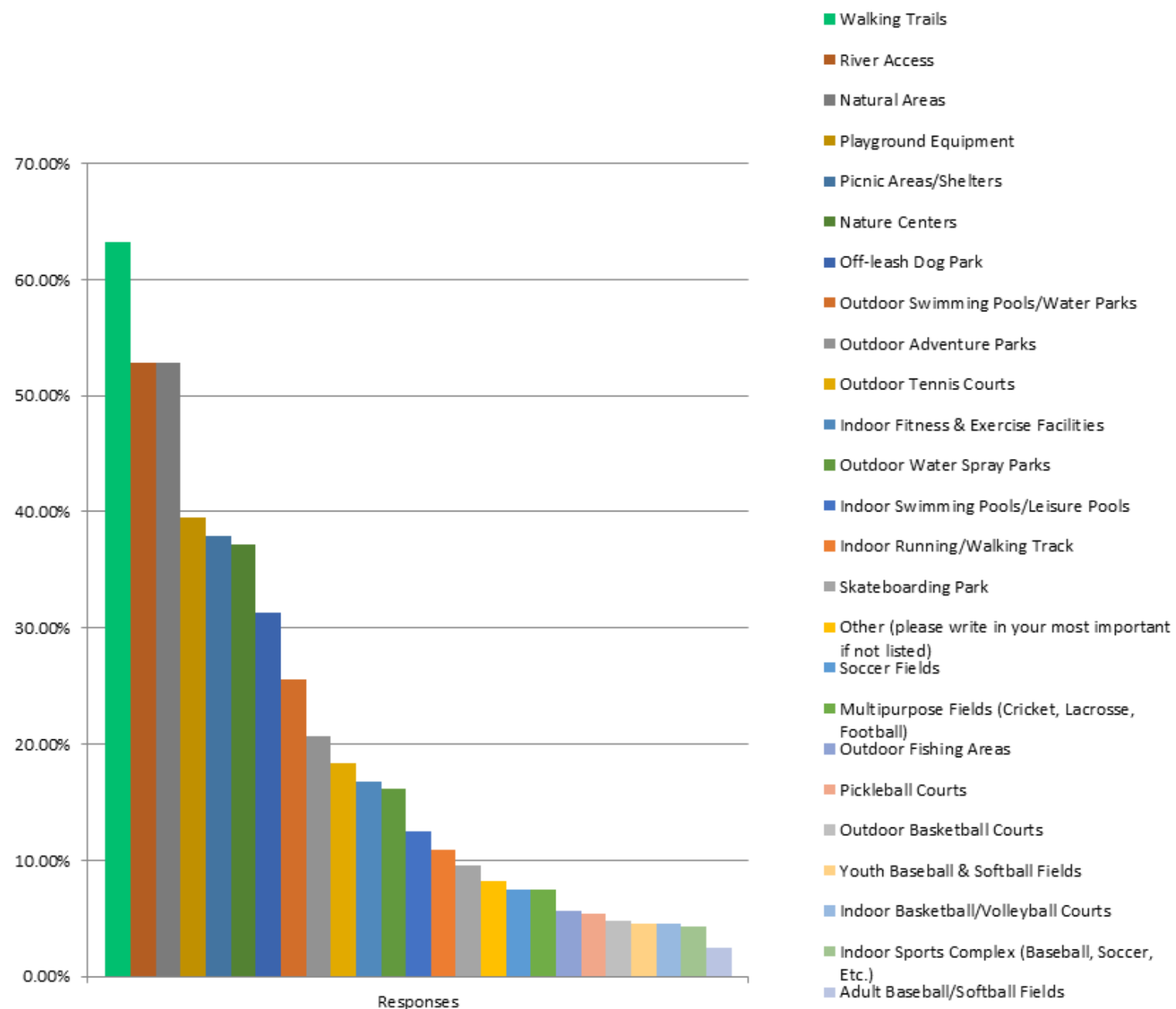
- Add a bike friendly skatepark which could host clinics and contests in partnership with local business. A quality skatepark park will attract visitors from outside our community.
- Not sure
- Nature Center
- By being more present in general at all of them
- Offer opportunities for schools to hold events there, or broaden the fitness and outdoor programming
- ?
- Community donation drives
- publicize classes, love the idea of festivals and having a wider variety of health and fitness initiatives
- "Offer a wider range of programs
- Redesign pathways so they are friendly to all ages group and individuals with various disabilities "
- Being open to the idea of volunteer run programs, or activities happening within the park that do not need excessive approval from the park
- Child care, health and fitness
- Give us more places to skate.
- Adding a skatepark offers new and old to appreciate a sport that encourages personal growth, perseverance and friendships some of which I have had for 20 years and within that art and skating go hand in hand
- Building a skate park for the large skateboarding community
- Solicit volunteers and be good to them. Appreciative and accommodating.
- Offer use of grounds at discounted price
- "One of the most amazing things I've learned about in the last year is the idea of Bicycle Playgrounds for school aged kids.
- Please see the link below for an example of what these parks are and the value they would add to the park. http://americanrampcompany.com/wp-content/uploads/2016/04/Bicycle_Playgrounds_Flyer_022516wp.pdf
- I don't know
- Partner with local non profits. Offer discounts for families

Q15. PLEASE CHOOSE THE TOP 5 MOST IMPORTANT PROGRAMS TO YOU OR MEMBERS OF YOUR HOUSEHOLD.

399
Respondents



Q16. PLEASE CHOOSE THE TOP 5 MOST IMPORTANT FACILITIES/AMENITIES TO YOU OR MEMBERS OF YOUR HOUSEHOLD.



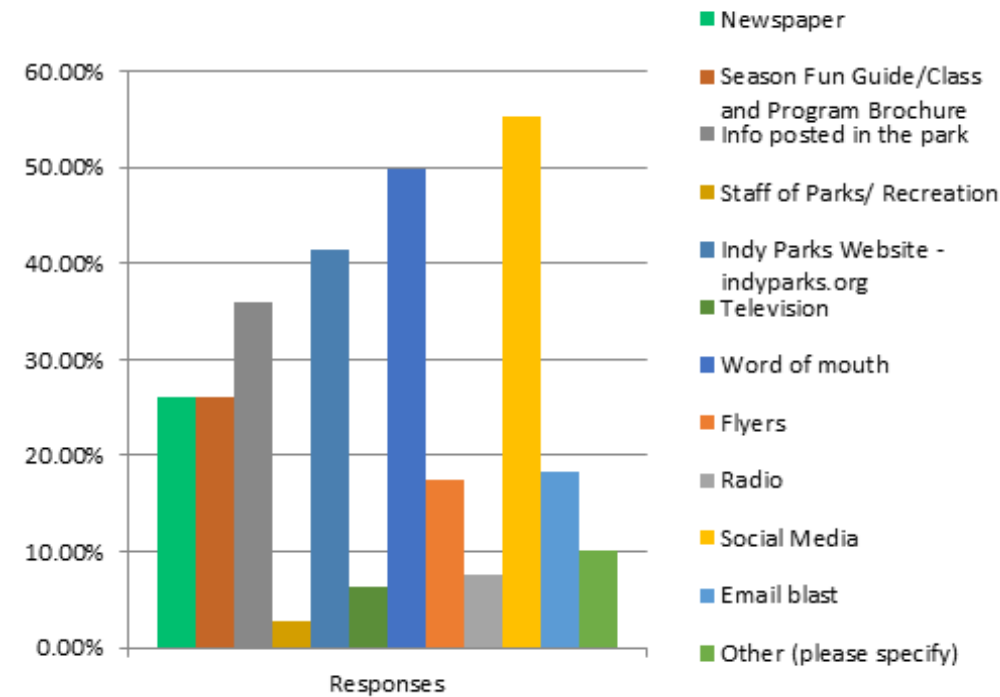
399
Respondents

Q17. PLEASE CHECK ALL THE WAYS YOU LEARN ABOUT BROAD RIPPLE PARK PROGRAMS AND ACTIVITIES:

436
Respondents

Other (please write in your most important if not listed)

- Disc golf
- mountain bike skills area
- Dog park, dog park, dog park, dog park
- monon
- Drinking fountains and restrooms
- Trail Workout Equipment
- restrooms
- Dedicated SMALL DOG park!
- Maintain the facilities you have before adding more.
- Outdoor volleyball court
- More festivals
- A community garden would be great. You could partner with the farmer's market.
- Dog park needs to have a small dog only area
- N/A
- woods and quiet
- Rugby Fields
- I would like to see benches around the outside of the dog park so I could watch the dogs play.
- indoor recreational area for seniors.
- Recycling
- Skatepark
- Disc golf course
- Forested area
- Bike lanes
- Concert venue
- Sand Volleyball Courts!
- Mountain Bike Trails
- Open lawns
- General Beautification of the park
- Dance studios with safe flooring for different types of classes. Please consult dance teachers about good dance studio amenities- thank you!
- The one shelter at the park is enough
- Water track for aquatic fitness
- farmers market
- Recycling center
- Bike friendly skatepark
- Bicycle playground
- Fenced /corralled play area for younger children

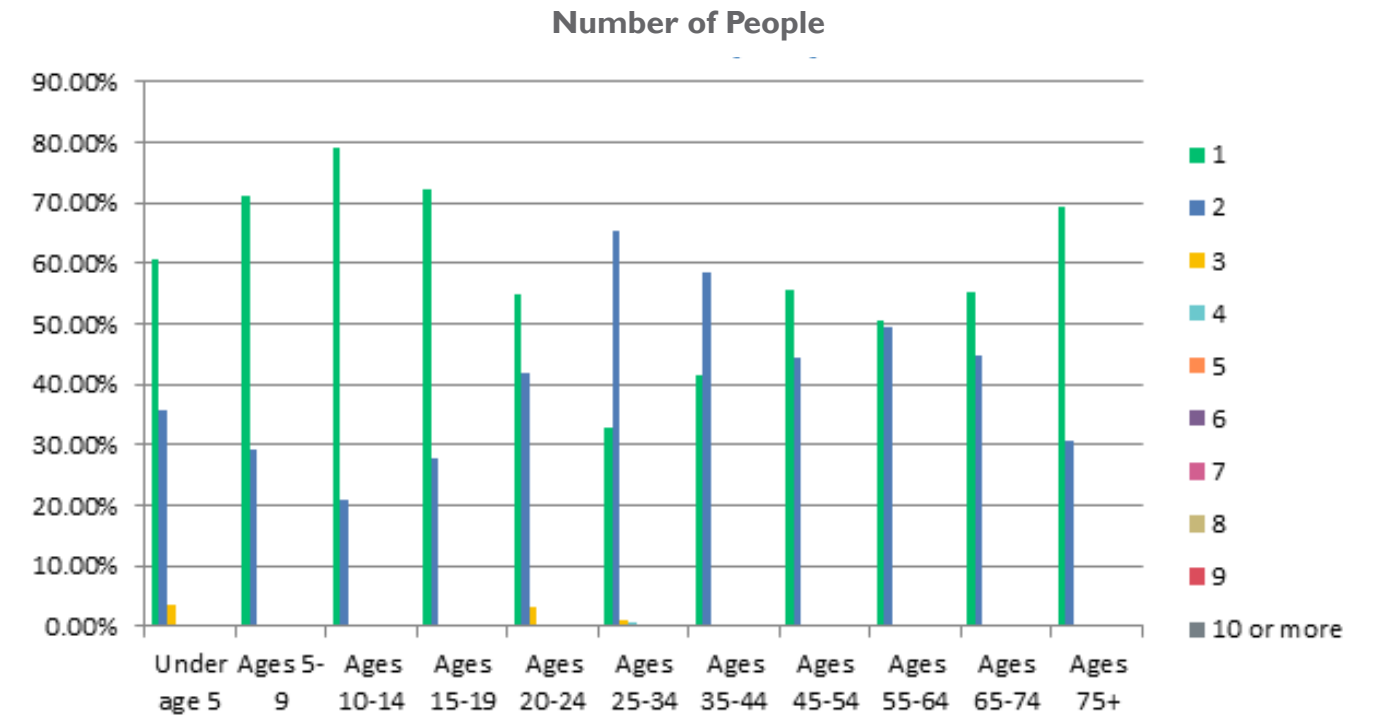


Other (please specify)

- signs on the fence along BR Ave
- Next-door
- BR Gazette
- BRVA emails
- BRVA
- nuvo
- Broad Ripple Gazette
- Broad ripple journal
- Banners at entrance of park--notice as I drive by
- BRVA
- Nuvo
- Please do more advertising
- nuvo, macaroni kids
- Newspapers
- Broadripple gazette
- oasis
- Broad Ripple Gazette
- I hardly get any info on the park
- I have not received email blasts but would like
- broad ripple gazette
- Indy with kids website
- Difficult to find info about events and programs
- neighbors
- Gazette
- Nextdoor.com
- 'Nextdoor' neighborhood website
- NextDoor website
- I don't
- I feel like I have to work to figure out what is going on.
- www.broadripplepark.org
- BRVA committee members
- Emails from Indy Arts and Antiques
- Midtown email
- I don't
- Broad Ripple Gazette
- Nuvo, Broad Ripple Gazette
- I never know what's happening at the park unless I happen to drive by and see a sign. Communications need to be improved vastly.
- I rarely hear or see about park programs. I forget to go inside the park center.
- Winter Framers Market email
- Isa
- I don't get any information on park activities!
- I don't know about the programs within Broad Ripple Park.
- Broad ripple gazette
- driving down BR Ave and seeing signs in front of park

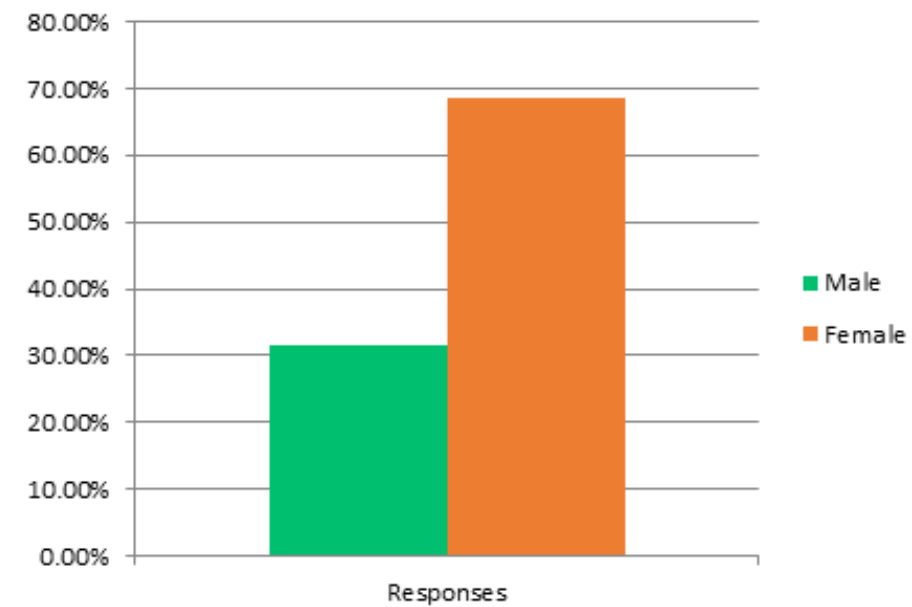
Q18. TELL US ABOUT YOURSELF: COUNTING YOURSELF, HOW MANY PEOPLE IN YOUR HOUSEHOLD ARE:

439
Respondents



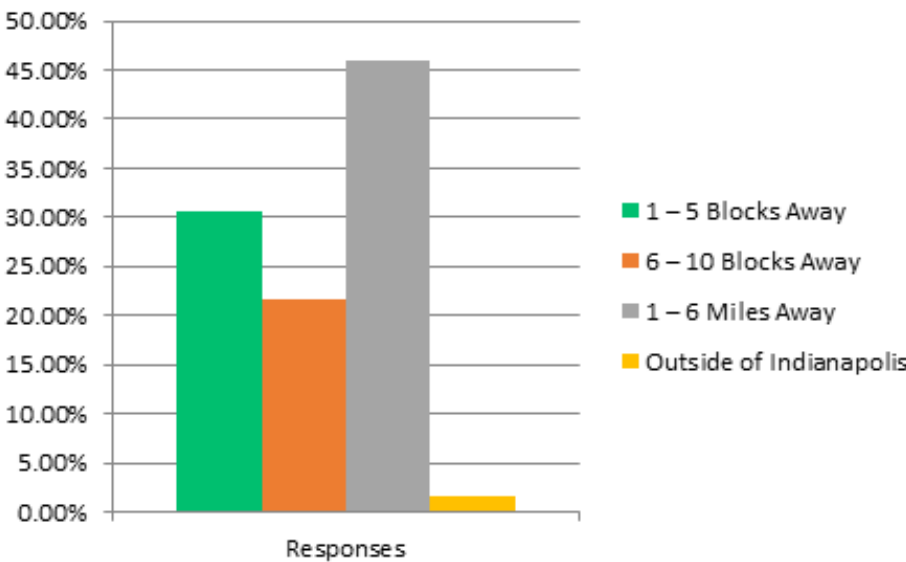
Q19. YOUR GENDER?

436
Respondents



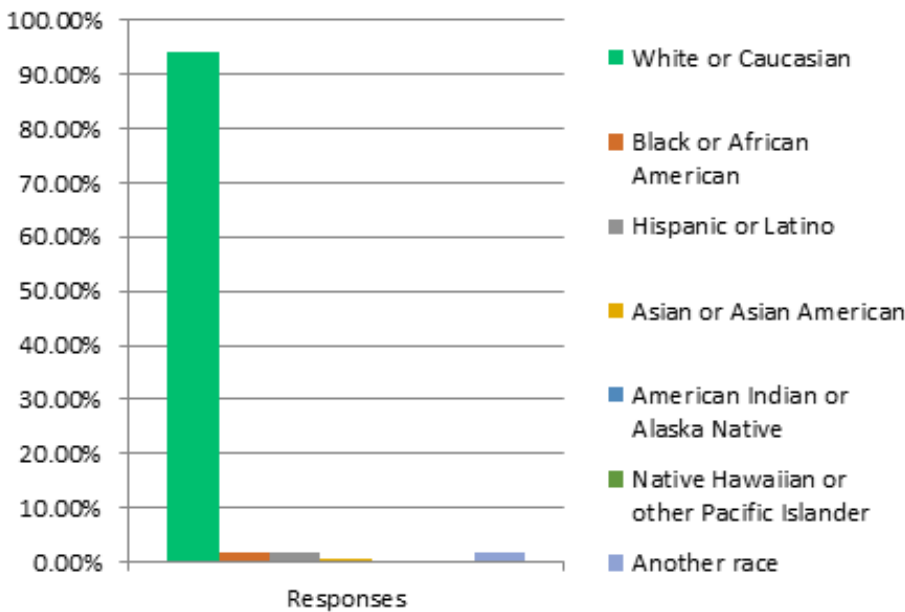
Q20. WHERE I LIVE RELATIVE TO THE PARK?

436
Respondents



Q22. WHICH OF THE FOLLOWING BEST DESCRIBES YOUR RACE/ETHNICITY?

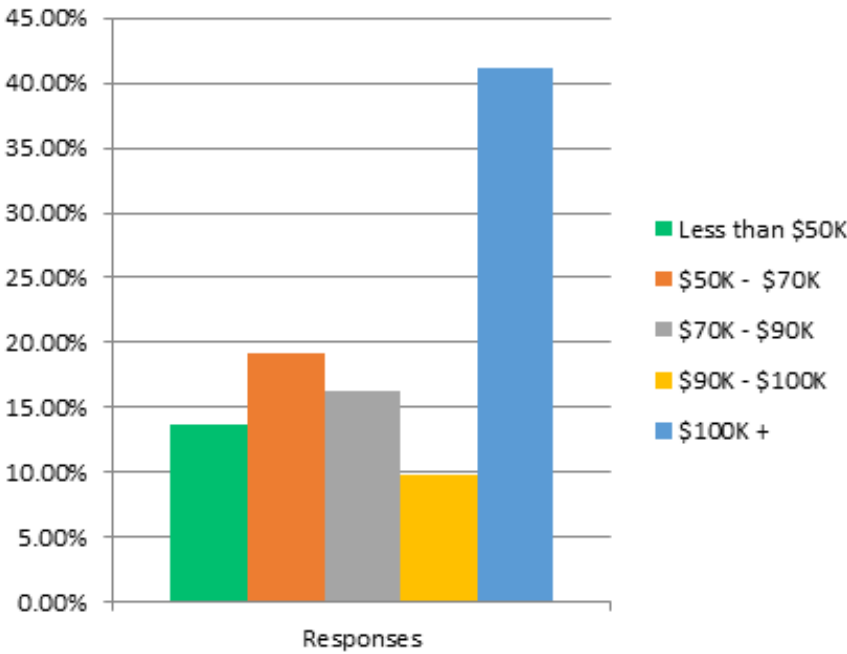
436
Respondents



- 60 years
 - 8
 - 20
 - 25+
 - 40
 - 37
 - 34
 - 57 years
 - 17
 - 11
 - 2 months
 - 35
 - 10 years
 - 40
 - 38
 - 5
 - 7
 - 32
 - 13
 - 45
 - 37
 - Entire life
 - 52
 - 25
 - 4
 - 21 years
 - 67
 - 10
 - 15
 - 5
 - 49 yrs
 - 4
 - 25
 - 14
 - 50
 - 60
 - 40
 - Lifetime
 - 30 years
 - 20
 - 31
 - 7
 - 62
 - 30
 - 2
 - 2
 - 53
 - 39
 - 13
 - 15
 - 62
 - 70
 - 44
 - 58
 - 50
- 20
 - 63
 - 25
 - 26
 - 29
 - 50
 - 21
 - 3
 - 5
 - 1
 - 17 +
 - 2
 - 30/7
 - 18
 - 15
 - 16
 - 1
 - All my life
 - 30
 - 10
 - 52
 - 10
 - 11
 - 12
 - 45
 - 26 years
 - 4
 - 33
 - 14
 - 10
 - 30
 - 10
 - 42
 - 12
 - 27
 - 39
 - 4
 - 1
 - 3
 - 20
 - 30
 - 3
 - 13
 - 30+
 - 36 yrs
 - 60, I'm a native
 - 20
 - 12
 - 41
 - 9
 - 40
 - 43
 - 2
 - 56
 - 12
- 29
 - basically my whole life
 - 7
 - 13
 - 5
 - 6
 - 67
 - 21
 - My husband was born here and I have been here for 56 years
 - 1
 - 21
 - 56
 - 40
 - 32
 - 38
 - 10
 - 73
 - 13
 - 35
 - 23
 - 6
 - 20
 - 10
 - 24
 - 37
 - 10
 - 11 years
 - 31
 - 6
 - 50
 - I've lived in Indianapolis almost all my life. 24 years in a house 1-block away from the Broad Ripple park
 - 6
 - 28
 - 2
 - 67
 - 8
 - 10
 - 11
 - 36
 - 10
 - 7
 - 15
 - 45
 - Off and on for 20+
- 63
 - 37
 - 31 years
 - 37
 - 30
 - 27
 - 10
 - 12
 - 14
 - 6
 - 9 years
 - 5
 - 10
 - 3 years
 - 34
 - 36
 - 34
 - 46 years
 - 15+
 - 10
 - 35
 - 14
 - 52
 - My whole life
 - 5
 - 15
 - 38
 - 68
 - 45
 - 10
 - 27
 - 39
 - 8
 - 24 years
 - 11
 - 5.5 years
 - 20
 - 5
 - 5
 - 31
 - 30
 - 2
 - 30 years
 - 28
 - 34
 - 13
 - 7
 - 14
 - 6
 - 28
 - 31
 - 29
 - 40
 - 25
 - 30+

Q21. ANNUAL HOUSEHOLD INCOME?

418
Respondents



Q23. HOW MANY YEARS HAVE YOU LIVED IN INDIANAPOLIS?

436
Respondents

- 15
 - 32
 - 18
 - 4
 - 40
 - 2
 - 7
 - My whole life :)
 - 10
 - 30 (my whole life)
 - 10
 - 6
 - 11
 - 15
 - 4
 - 44
 - 10
 - 2
 - 3
 - 5
 - 39 years
 - 30+
 - 4
- 17
 - 38
 - 2
 - 8
 - 11
 - This is my first year in the current location, however I have lived in Indianapolis around 5 total.
 - 32
 - 10
 - 50+
 - 2
 - 30
 - 62
 - 60
 - 12
 - 24
 - 23
 - 44
 - 25
- 30
 - 40
 - 42+
 - 45
 - 6
 - 57
 - close to 50
 - 15
 - 74
 - 20
 - 7
 - 3
 - 30
 - 20
 - 50 years
 - 45
 - 16
 - 50
 - 10
 - Four
 - 60
 - 2 yrs
 - 1 year
 - 45
- 67
 - 6
 - almost 3
 - 37 years
 - 6
 - 4
 - 25
 - 29
 - 55 years
 - 6
 - 30
 - 12
 - too many
 - 50
 - 5
 - 12
 - 6 months
 - 41
 - 20+
 - 30
 - Entire life
 - 55
 - 20
 - 6

437
Respondents

Q24. My ZIP CODE IS...

• 20	• 12	• 30	• 46220	• 46220	• 46205	• 46220	• 46240	• 46220	• 46220	• 46220
• 7	• 18	• 7	• 46240	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46032
• 10	• 18	• 6	• 46208	• 46220	• 46205	• 46220	• 46280	• 46220	• 46205	• 46205
• 39	• 21	• 37	• 46220	• 46205	• 46240	• 46220	• 46220	• 46220	• 46220	• 46220
• 15	• 10	• 27	• 46220	• 46240	• 46226	• 46220	• 46220	• 46220	• 46220	• 46220
• 30	• 3	• 2	• 46205	• 46240	• 46208	• 46220	• 46220	• 46220	• 46205	• 46240
• 27 years	• 31	• 8	• 46220	• 46220	• 46112	• 46220	• 46220	• 46220	• 46220	• 46220
• All my life	• 45	• 5	• 46220	• 46220	• 46220-2651	• 46220	• 46220	• 46220	• 46220	• 46220
• 11	• 1	• 25 years	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46205
• 6	• 8	• 15	• 46240	• 46205	• 46205	• 46208	• 46220	• 46220	• 46205	• 46220
• 14	• 31	• 15	• 46220	• 46208	• 46220	• 46260	• 46220	• 46220	• 46220	• 46220
• 11	• 10	• 1	• 46220	• 46220	• 46240	• 46037	• 46220	• 46220	• 46208	• 46220
• Nine	• 12	• 9	• 46226	• 46220	• 46220	• 46208	• 46220	• 46220	• 46208	• 46220
• 17	• 41	• Not all my life	• 46220	• 46220	• 46260	• 46240	• 46240	• 46220	• 46220	• 46205
• 25	• 3	yet. 45 + years	• 46250	• 46220	• 46220	• 46220	• 46220	• 46220	• 46205	• 46220
• 32	• 4	• 10	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220
• 21	• 37	• 12	• 46220	• 46220	• 46220	• 46220	• 46240	• 46220	• 46220	• 46205
• 33	• 10	• 31	• 46205	• 46220	• 46220	• 46228	• 46220	• 46220	• 46220	• 46205
• 10	• 29	• 4	• 46220	• 46228	• 46220	• 46220	• 46208	• 46220	• 46220	• 46208
• 20	• 6	• 13	• 46220	• 46220	• 46220	• 46220	• 46220	• 46205	• 46220	• 46205
• 34	• 37	• 4	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46240
• 34	• 20	• 27 years	• 46220	• 46220	• 46205	• 46220	• 46220	• 46205	• 46205	• 46220
• 32 years	• 26	• 26	• 46220	• 46240	• 46228	• 46208	• 46220	• 46220	• 46220	• 46202
• since childhood.	• 30	• 30	• 46220	• 46229	• 46205	• 46260	• 46038	• 46220	• 46240	• 46220
We have lived	• 14	• 10	• 46220	• 46220	• 46205	• 46220	• 46220	• 46208	• 46208	• 46220
in this neighbor-	• 38	• 38	• 46220	• 46220	• 46259	• 46220	• 46205	• 46220	• 46220	• 46205
hood since 1991	• 28	• 20	• 46220	• 46032	• 46220	• 46220	• 46205	• 46220	• 46220	• 46228
• 20	• 26	• 2	• 46220	• 46220	• 46220	• 46220	• 46208	• 46205	• 46220	• 46220
• 7	• 1	• 10+	• 46220	• 46220	• 46220	• 46220	• 46220	• 46205	• 46228	• 46205
• 14	• 20+	• 25	• 46220	• 46220	• 46240	• 46220	• 46220	• 46220	• 46220	• 46205
• 14	• 2	• 10	• 46220	• 46205	• 46220	• 46220	• 46205	• 46260	• 46220	• 46220
• 57	• My whole life	• 12	• 46220	• 46220	• 46220	• 46220	• 46208	• 46220	• 46256	• 46220
• 40	• 15	• 7.5	• 46220	• 46260	• 46220	• 46220	• 46220	• 46205	• 46220	• 46205
• Life	• 58	• 15	• 46220	• 46220	• 46220	• 46220	• 46240	• 46220	• 46220	• 46220
• 15	• 21	• 18	• 46240	• 46205	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220
• 30	• 15	• 15	• 46220	• 46220	• 46205	• 46220	• 46205	• 46220	• 46220	• 46205
• 16	• 23	• 10	• 46220	• 46220	• 46208	• 46220	• 46220	• 46205	• 46201	• 46220
• 32	• 14	• 17	• 46220	• 46240	• 46220	• 46220	• 46220	• 46220	• 46205	• 46220
• 30	• 17	• 7 years	• 46220	• 46240	• 46220	• 46220	• 46205	• 46220	• 46205	• 46220
• 10+	• 32	• 7	• 46220	• 46220	• 46022	• 46220	• 46205	• 46220	• 46220	• 46220
• 9	• I've lived in	• 37	• 46220	• 46228	• 46220	• 46220	• 46250	• 46220	• 46220	• 46260
• 39	Indianapolis for	• 8	• 46220	• 46220	• 46220	• 46220	• 46202	• 46205	• 46220	• 46220
• 13	28 years, with 24	• 15	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46250
• 3 (moved back	of them being in	• 46	• 46220	• 46074	• 46226	• 46220	• 46055	• 46220	• 46205	• 46220
3 years ago).	Broad Ripple.	• 17	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220
Born and raised	• 20	• 20	• 46201	• 46220	• 46220	• 46220	• 46240	• 46220	• 46220	• 46259
in fishers area	• 14	• 4	• 46240	• 46220	• 46220	• 46220	• 46205	• 46201	• 46220	• 46220
and move out	• 10	•	• 46220	• 46220	• 46205	• 46220	• 46220	• 46205	• 46220	• 46220
of state in 2001.	• Seven	•	• 46240	• 46220	• 46220	• 46220	• 46205	• 46236	• 46220	• 46220
Moved back to	• 0	•	• 46220	• 46220	• 46404	• 46240	• 46220	• 46220	• 46208	• 46205
Broad a Ripple	• 22	•	• 46220	• 46220	• 46220	• 46220	• 46240	• 46220	• 46220	• 46220
area in 2015.	• 9	•	• 46208	• 46220	• 46220	• 46220	• 46220	• 46205	• 46220	• 46220
• 11	• 10		• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	• 46220	
• 30	• 3		• 46220	• 46220	• 46220	• 46220	• 46250	• 46220	• 46205	
• 9	• 15		• 46220	• 46220	• 46220	• 46220	• 46220	• 46205	• 46240	

Q24. MY NEIGHBORHOOD IS...

- Arden
 - Sylvan Ridge
 - Warfleigh
 - Warfleigh
 - Sobro
 - Dawnbury
 - Maple Lawn
 - Glendale area
 - Sylvan Ridge
 - Forest Hills
 - Ravenswood
 - Devington
 - Please don't make the terrain so uneven like Tarkington park. It's impossible to keep all my kids in view when they go in the "valleys"
 - warfleigh
 - Broadripple. P
 - SoBro
 - Broad Ripple
 - Broad Ripple
 - Devonshire II & IV
 - north of park
 - broad ripple
 - Warfleigh
 - East Broadripple
 - Just north of park
 - Broad Ripple
 - East Broad Ripple
 - Ravenswood
 - Broad Ripple
 - Broad Ripple
 - Broad Ripple
 - Valley view edition
 - Broadripple
 - Warfleigh
 - Broad Ripple/ Meridian Kessler
 - NoBro (haha)
 - Terre Vista
 - Broad Ripple
 - warfleigh
 - North Kessler Manor
 - Broad Ripple
 - Forest Hills
 - River Heights
 - Sherwood Village
 - ?
- Spirit Lake Condos
 - Butler-Tarkington
 - Broad Ripple
 - Broad Ripple
 - Warfleigh
 - Meridian kessler
 - Keystone Heights
 - Glendale/Wash Township
 - Edgewater
 - Williams Creek
 - "Broad Ripple
 - "
 - 65th and evanston
 - broad ripple
 - Mapleton Fallcreek
 - Butler-Tarkington
 - Brockton
 - Broad Ripple
 - Northcliffe
 - East Broad Ripple
 - Broad Ripples
 - Meridian Kessler
 - Crow's Nest
 - SoBro
 - Dawnbury
 - Sobro/ Meridian Kessler
 - Nora
 - Fairfield Sylvan
 - broad ripple
 - Canterbury
 - Carmel
 - Warfleigh
 - Warfleigh
 - SoBro
 - Broad Ripple
 - Northbrook
 - SoBro
 - Meridian Kessler
 - Warfleigh
 - Broad Ripple, 62nd & Park
 - Williams Creek
 - broad ripple
 - Nora
 - Fox Hill Estates
 - River Heights
 - Westfield
 - Brockton
 - Broadripple
 - Ravenswood
- Very nice
 - Broad Ripple
 - Broad Ripple
 - East SoBro
 - Warfleigh
 - MK
 - Forest hills
 - Meridian Kessler
 - Forest Hills
 - Yellow wood
 - Ravenswood
 - Brendonridge
 - Butler Tarkington
 - Hession Fields
 - Canterbury
 - Broad Ripple
 - MKNA
 - Warflaigh
 - Nora
 - Warfleigh
 - Broad Ripple
 - Broad Ripple
 - northcliff/broad ripple
 - North Meridian
 - N/a
 - Meridian Kessler
 - Spring Hill
 - Sobro
 - Meridian Kessler
 - Breckenridge
 - SoBro
 - Broad ripple
 - Primrose
 - "Broad ripple and lake
 - Clearwater"
 - Meridian Hills
 - Glendale
 - Northgate
 - Arden
 - Broad Ripple
 - Meridian Kessler, zone 2
 - Butler Tarkington
 - East broad ripple
 - north of broadripple park
 - Broad ripple
 - Dawnbury
 - Warfleigh
 - Glendale
 - Amazing
- Broad Ripple
 - Broad Ripple North
 - 46205
 - Broad Ripple
 - 63rd & Keystone
 - Oxford Village
 - Terra Vista
 - Meridian Kessler
 - Keystone height
 - Warfleigh
 - Warfleigh
 - Greater Broad Ripple
 - Dawnbury
 - East Broad Ripple
 - SylvAN RIDGE
 - Warfleigh
 - broadripple
 - Valley view edition. 65th street
 - Butler Tarkington
 - crooked creek
 - Fishers
 - butler-tarkington
 - Harbour Club
 - Glendale
 - broad ripple
 - Broad Ripple
 - north crows nest
 - Broad Ripple Village
 - Broad Ripple
 - East Broad Ripple
 - Warfleigh
 - near Holliday Park, which by the way is suffering from over use. The play ground are is just crazy ona nice day, and the picnic area is unsupervised and often trashy. Not a Model for BRP.
 - Dawnbury
 - Broad ripple
 - East Broad Ripple
 - Glendale
 - Broad ripple
 - Warfleigh
 - Broad Ripple
 - Nora
 - Broad Ripple
 - Norwaldo
- Dawnbury
 - North Kessler Manor
 - Dawnbury
 - Ravenswood
 - Dawnbury
 - Dawnbury
 - East Broad Ripple
 - Broadripple
 - Fairfield/Sylvan
 - Dawnbury
 - Ravenswood
 - Ravenswood
 - nearby
 - N. Kessler Manor
 - Ralston Heights
 - Meridian Hills
 - Broad Ripple Village
 - South broad ripple
 - Meridian Hills
 - Broad Ripple
 - No man's land between Indy and Carmel...we use Nora for much.
 - Dawnbury
 - Tanglewood
 - -Eastwood
 - Broad ripple
 - Broad Ripple
 - Dawnbury
 - Broad Ripple
 - Dawnbury
 - Dawnbury
 - Meridian Hills
 - Glendale?
 - Butler-Tarkington - 56th & Illinois
 - Meridian heights
 - Dawnbury
 - Ravenswood
 - Valley View
 - Fishers
 - 64th & Kingsley
 - Fall Creek Corridor
 - SoBro
 - Meridian Kessler
 - Broadripple
- Meridian Kessler
 - Midtown/Meridian Kessler
 - Warfleigh
 - Meridian Kessler
 - Meridian Kessler
 - Dawnbury me
 - Meridian Kessler
 - SoBro
 - Glendale
 - Watson Park
 - Meridian Kessler
 - Downtown, but I lived on north side of the park for nearly 10 years until a year ago.
 - Broad Ripple
 - Highland Springs
 - Canterbury
 - Meridian Kessler
 - Between Broad Ripple and Ravenswood
 - Meridian Kessler
 - Devonshire
 - Sherwood Foredt
 - Terra Vista
 - Broad ripple
 - Castleton
 - Warfleigh
 - Canterbury
 - Kesslerwood
 - Meridian Park
 - Broad Ripple
 - Broad Ripple
 - Broad Ripple
 - SoBro
 - Meridian Kessler
 - Broad Ripple---
 - people need to chill about the dog park.
 - Broad Ripple
 - Meridian-Kessler
 - Butler-Tarkington
 - Warfleigh
 - NA
 - Meridian Kessler
 - BR
 - Broadripple
 - Westmore Heights
 - Ravenswood
 - SoBro
- Broad Ripple
 - Canterbury
 - Nice
 - Boulevard Manor
 - So Bro
 - Sobro
 - nice
 - Glendale area
 - Broad Ripple
 - Oxford Village (NE of 65th St and Keystone)
 - Broad Ripple
 - Dawnsbury
 - Belaire
 - BR
 - Warfleigh
 - Broad Ripple
 - Broad Ripple
 - Northcliffe
 - Broad Ripple
 - Meridian Hills, just moved out of Broad Ripple
 - Broadripple
 - Little Flower
 - Meridian Kessler
 - Kensington Farms
 - Meridian Kessler
 - SoBro
 - meridian-kessler
 - Broad Ripple
 - Tanglewood
 - MKNA
 - Warfleigh
 - Meridian Kessler
 - Broad Ripple
 - Broad Ripple...Maple Lawn
 - Broad ripple
 - Meridian Kessler
 - Across the street from the park! I love to walk to the park!
 - Windcombe
 - Broad Ripple
 - Arden
 - Killarney Heights
 - Broad Ripple
 - Sobro
 - Canterbury
 - Broad Ripple
- Meridian kessler
 - Meridian-Kessler Zone 4
 - Broad ripple
 - Terra vista
 - 75th and Dean Rd.
 - Arden
 - Ravenswood
 - Northeast
 - Meridian Kessler
 - ??
 - Broad ripple
 - Highlands
 - Delaware trails north
 - Broad Ripple
 - Meridian Kessler
 - Eagle Nest
 - Brockton
 - Ravenswood
 - Meridian Kessler
 - Emerson Heights
 - Lake Maxinhall
 - Meridian Kessler zone 4
 - Canterbury
 - Broad Ripple
 - Ripple
 - Evanston Ave
 - Mapleton-Fall fall creek
 - We live independent of a neighborhood on Westfield Blvd
 - Broadripple
 - East broad ripple
 - Sobro
 - Broad Ripple
 - Warfleigh
 - Broad Ripple
 - Broad Ripple
 - Forest Hills
 - Mapleton fall creek
 - Nora
 - Brockton
 - Carmel
 - Fall creek
 - Broad Ripple/Can-terbury
 - North Kessler Manor
 - Nora
 - So Bro
- Broad Ripple
 - Meridian Kessler
 - Nora
 - Canterbury Park
 - East so bro
 - Brockton
 - Meridian Kessler
 - Kesslerwood - We are between BR and Glendale
 - Broadripple
 - So bro
 - Meridian Kessler
 - SweetwaterEstates
 - South Broad Ripple
 - Herron Morton
 - Old north side
 - Meridian Kessler
 - Mapleton-Fall Creek
 - Crooked Creek
 - Northcliffe
 - SoBro
 - Meridian Kessler
 - Broad ripple
 - 54th and Haverford
 - Meridian Park
 - MKNA
 - Meridian Kessler
 - Sobro
 - Broad Ripple
 - Broad ripple
 - Meridian Kessler
 - Broad Ripple
 - Greenbriar
 - SoBro
 - Steinmeier Estates
 - Brockton
 - Eastwood
 - Southeast
 - Broad Ripple
 - Valley View
 - Meridian Kessler
 - Broad Ripple. (spe- cifically, north of the park, on the "chan- nel" that connects to the River)
 - Broad Ripple

COMMENT CARDS

PUBLIC MEETING 2:

- Marina
- splash park
- naturalized river engagement (promenade)
- whimsy (as a nod to our origin as an amusement park)
- green demographics within walking distance beer garden is a great idea
- I like the idea of farmers market vendors using drive + then closing the drive so it becomes pedestrian
- sledding hill! yay!

APRIL 4, 2018

COMMENT SHEET

- Would hate to see the road become a cut through from BR Avenue to Evanston.
- Have idea of dog park on NE corner.
- Love the nature center / nature play areas.
- Love the exposed / preserved woodlot in concept 3. Keeping the road to the west is less edge + better for wildlife habitat in the woodlot. Love focusing on enhancing woodlots.
- ^{more} turf athletic fields!
- Love the connectivity to the village + the wooded boardwalk idea. Native flowers + trees only
NAME: - I'm so over dog park stuff.

COMMENT SHEET

Likes: Riverwalk, Amphitheater, Best Ramp @ North Side, Dog Park @ front.
DisLikes: Road Through Park.
NAME:

POP-UP MEETING 2:

APRIL 7, 2018

COMMENT SHEET

I like area 1 with the wetland pavillion, and large wooded areas.
A lazy river ~~would~~ would be nice.
On concept one, move the parking in the middle to right below the pavillion so not to interrupt the woodland areas.
NAME:

COMMENT SHEET

Program idea:
connect a tech class with EDD Maps -
teach people how to identify and report invasive plants
Indiana Invasive Plant Council
NAME:

COMMENT SHEET

In winter especially there is little connection for people in the building for classes with the nature in the park. They go in, hear class go home. They need more engagement with nature to appreciate nature in the park -> the reason for the park itself.
My ideas:
1) A rivercam or nature-cam with screen in the building lobby or reception area to show what is going on outside.
2) More programming that takes classes outdoors or is about the outside nature
NAME: Mary Jenkins

COMMENT SHEET

Concept #1
Parking go along the top by pavillion
NAME:

COMMENT SHEET

what ever is done, Maintain it!
Also, concentrate on more education
NAME:

COMMENT CARDS

PUBLIC MEETING 3:

MAY 2, 2018


COMMENT SHEET

1) WHAT TYPE OF SOUND TRANSMISSION CONTROLS WILL BE ESTABLISHED TO CONTROL NOISE FROM WITHIN PARK BOUNDARIES?

2) WHAT IS THE PARKING RATIO FOR SPACES VERSUS MAXIMUM NUMBER OF USERS. MORE SPECIFICALLY WILL PARKING BE TO ACCOMMODATE CONCERTS/EVENTS WITHOUT SPILLING INTO SURROUNDING NEIGHBORHOODS?

3) HOW WILL CODES FROM LITERATION SO4 BE ELIMINATED PERMANENTLY?

NAME: JOHN W. OAKLEY



(317) 327 - PARK  www.indy.gov/parks

Name: Chris Kelly Telephone: _____

Email: _____ Do you want us to contact you? ☒

Sign up for Indy Parks newsletter? ☐


Comments: I like and am supportive of much of the plan. The vast majority of the ideas are good. I do not think it is right to deny simple public access to the only navigable body of water entirely in Indianapolis. But part of your objective is enhanced safety which is in line with the river. But you want to eliminate the boat ramp that has been in existence for decades. The Riverwalk/Boat ramp will not work. If you really want river engagement have a boat ramp somewhere in Broad Ripple Park. Not just 12 miles from the river.



COMMENT SHEET

Many good ideas - but maybe too many. You wanted this to remain a local park people would drive to - but most of the park is aimed as a destination - sports leagues, outcanding lazy river, concerts & events - then you will only bring in people who live many miles from the park.

NAME: Cathy Kennedy



COMMENT SHEET

1) The Road thru the Park turns it into a City Street with motor cars driving thru at maximum speed. It's a weird park. More to do - de-sac of the big shelter.


2) Keep the boat ramp where it is; moving it a mile north = NOT a part of the Park.

3) Add a vet hospital at the Dog Park.

4) When the lady started her presentation, the first slide had in LARGE LETTERS Broad Ripple Park.

5) Expanding the piece of wood. Exist = a good idea.

NAME: AE Websters LLC www.BuildingPermits.us



There are already plenty of cafes & fitness centers in Broad Ripple. What we need is Nature & experience of Nature. Exercise in Nature. Do not build any more buildings with the highway through the park. You have PAVED PARADISE, put up a parking lot! Do NOT LET CARS DRIVE THROUGH the park unless absolutely necessary. CLOSE AT NIGHT! It is a public safety issue.

COMMENT SHEET

SPLASH/LAZY RIVER SEEMS MUCH TOO LARGE FOR SOME OF THE BEST SPACE IN THE PARK.


PLEASE IMPROVE EVANSTON EDGE -> SIDEWALKS ETC

PLEASE STAY ON CITIZENS ENERGY ON THE HFT STATION SHELTER

PHASING - PUT IN SIDE WALKS FIRST, IMPROVE RIVER EDGE

I LIKE THE PLAN! GOOD JOB

NAME: _____




COMMENT SHEET

1) IS THERE A NET INCREASE OR DECREASE IN IMPROVED STREETS IN THE PARK?

2) WHAT TYPE OF TRAFFIC CONTROL MEASURES WILL BE USED TO PREVENT CUT-THROUGH TRAFFIC FROM BROAD RIPPLE AVENUE TO EVANSTON?

3) IS THERE AN ESTIMATED COST PER LONG-TERM COST OF NEW IMPROVEMENTS? WILL THIS REQUIRE AN INCREASE IN PROPERTY OR OTHER TAXES?

NAME: JOHN W. OAKLEY




COMMENT SHEET

Public Funds of this scale would impact our quality of life more if it were spent on high quality road innovation that remedies the ever present need to fill potholes and maintain streets.

The BRipple park is functioning pretty well visit now and more development could easily become over do. The only part of the vision that is significantly an upgrade is river access for walking and kayaking.

NAME: Michael Fischer



COMMENT SHEET

1) Keep River/Canal pretty much as it is. OK to have high Banks & Trees.


2) Resist new user gimmicks.

3) proper circulation plan needs some of most quiet greenspace areas & would require clearing of specimen trees.

4) Use Edward Abbey's caution of bringing in too many people & too easy of access to use park - it's to walk.

5) How many Boat Ramps? Can't be more than 1.

NAME: Kevin Strunk kstrunk@indy.gov




COMMENT SHEET

Please do not put a road through our precious natural park. There are already 2 parking lots providing access. People can be driven in who need assistance, and then cars can be parked in existing lots. I do not like the event area. Don't disrupt the wetlands. Keep noise level down! We need quiet Nature areas in our city. Please keep all the green areas. No marina in North end. Open 3 best swimming lessons are gone. No BEER! NO DRINKING!

NAME: Eve Emby / close at night

over ↓




COMMENT SHEET

1) One of the Guiding Principles is to Connect people to the river and Enhance river access. I can see the connecting aspect displayed in the riverwalk and overlook proposals, but with regard to enhancing access it appears you are actually diminishing the access by removing the boat ramp and placing launch areas far from parking.

2) An indoor pool needs to be a part of any initial development rather than tacked on for a later time.

NAME: Carme Kottnermen




COMMENT SHEET

LOVE to hear MUSIC coming down the River to my house

emphasize Human power BOATS

De-emphasize NOISY power BOATS / jetskis

NAME: _____




COMMENT SHEET

- Park vision/plan is thoughtful. Generally like it.

- Need to reinforce the woodland ideas to address noise + wildlife.

- Balance in programming will be necessary. Parks may in a learning mode around park programming - may need community involvement.

NAME: _____



PUBLIC MEETING 4:

May 23, 2018

Broadripple Park Master plan feedback

I have great respect for everyone on this team, and I know your intentions are good. Looking at historical reasons for the existence of Broadripple Park is not in the best interest of future city dwellers today.

The history of Broadripple Park is a great big suburban woods where a Ferris wheel had value. As suburban Indianapolis sprawls and the density of city life increases, undeveloped natural environment is at a premium.

People who are willing to drive 15 or 20 minutes for an exotic experience of an urban nature might be a legitimate base for your concern. If that is true, we need to create new destinations of this kind rather than ruin existing natural assets by paving them and cutting down trees.

Meanwhile, the people who live within walking distance of the park will suffer a significant loss if you make it a destination for noisemaking and events which could be located in a less fragile environment.

I had dinner with 5 neighbors on my street (6400 Kingsley) last week. None of them had heard anything about a park master plan. I told them about the proposed road going through the park. All of them are opposed to it.

You have worked hard. I respect that. I value city planning. It is easy for you to tell yourselves that you have reached out to the important constituents. It is easy to believe that you have done so with social media, your committees and stakeholders.

And it is easy for you to miss 80% of the true users of the park by such methods.

I don't know how you could solve this problem without a direct mailer or some other means of reaching us. Meanwhile, I wish you would focus city planning efforts on more meaningful and important problems. An example would be road maintenance. A modernized park would not be a great asset.

Michael Fischer

COMMENT SHEET

Permanently
Keep the outdoor pool in the current location.
Do not close.

NAME: Extend the outdoor season May-Oct. Keep the pool open until 9pm, No Mon. closure.

Allow adults to be lifeguards.

Sell the outdoor pool to raise money.

Raise the pool use fee.

Bill Malcolm

COMMENT SHEET CANOE/KAYAKS/STANDBOARDS

I HOPE YOU PROVIDE FLEXIBILITY TO EXPAND INTERACTION WITH THE RIVER WITH A PUBLIC/PRIVATE CANOE/KAYAK CONCESSION ON THE RIVER.

IDEALLY THIS WOULD WORK BEST WITH A NO WAKE ZONE ALONG THE PARK WITH THE ADDED BENEFIT OF QUIETING NOISY POWER BOATS + JET SKIS.

MANY STATE PARKS PROVIDE A MODEL ON HOW TO DO THIS

NAME: ERIC BUETENS

COMMENT SHEET ART FUNDING/IMPLEMENTATION

Many communities dedicate a set percentage of capital improvements (usually between 1.5% and .5%)

FOR PUBLIC ART PROJECTS.

A CITIZEN BOARD IS OFTEN APPOINTED AS A PUBLIC ART ADVISORY BOARD TO CO-ORDINATE RFP (REQUEST FOR PROPOSALS) AND EVALUATE SLIDES/ARTISTS/PROPOSAL + MAKE RECOMMENDATIONS.

THE ALLOCATION OF FUNDS TO ARTS CAN BE EITHER MANDATORY OR ASPIRATIONAL

NAME: ERIC BUETENS, ATTY.

COMMENT SHEET

Strongly support The Master Plan, and look forward to implementation. As nearby neighbors, we feel a limited number of events such as music festivals will enhance and support the park.

Also, need funding to support the Arts. Weeknight concerts are a great way to get people to the park.

NAME: Joe Smiddle-Brush

COMMENT SHEET

5-23-18

Please continue high-level swimming instruction and swim team at Broad Ripple Park. Swimming is a vital life skill that too many urban children lack. This must continue to be part of Indy Parks' mission at Broad Ripple.

This looks like 1st time people saw that pool was going away in favor of "aquatics experience."

I want to see confirmation from Ms. Broadfoot that no program element goes away until there is money and desire to replace it. An "experience" is not the same as a pool.

NAME: [unclear] as replacement for pool that can be used for competition as well as lessons and play.

Tamara Smolen

COMMENT SHEET

WAS THERE A REQUEST TO ADD PARKING? OR IS THAT JUST AS PROGRAMMING IS ADDED ADD'L PARKING WILL BE NEEDED? I'D LIKE TO SEE THE SAME OR A NET REDUCTION IN PARKING CAN THE MAIN SPINE BE EXTENDED TO PRINCIPAL ENTRANCE AND THAT SOUTH PARKING LOT (REPAIRED)?

NAME: RYAN GALLAGHER

COMMENT SHEET

1.) Imagine instead of a road through the park a wide walking trail requiring no trees be cut. Wide enough for alternative fuel vehicles to get through the park to assist buses & emergency.

2.) Wetlands & forest restoration budgeted last -> no surprise

NAME: [unclear]

COMMENT SHEET

Thank you for getting the boat ramp back on the map!

I like the festival street and other additions!!

NAME: Camie Kuttimen

COMMENT SHEET

THERE NEEDS TO BE NEW SIDEWALKS (NONE EXIST NOW) IN THE NEAR FUTURE - ADD IN PHASE I OR CREATE A PHASE ZERO.

NAME: [unclear]

COMMENT CARDS


PROJECT STUDIO:

JUNE 1, 2018

COMMENT SHEET

Please keep the cement pyramid-like base that supported a ride. We love it!

Christina & Jim McBride
Denver, CO




BROAD
RIPPLE
PARK
INDIANAPOLIS

NAME: _____

COMMENT SHEET

Very impressive!
Hope it's not just
a dream.




BROAD
RIPPLE
PARK
INDIANAPOLIS

NAME: _____

COMMENT SHEET

It looks nice, but please use native trees: plants, not ornamental.

Also create a better boat launch area that is safely away from the dam.



BROAD
RIPPLE
PARK
INDIANAPOLIS

NAME: Morgan B.

EMAILS RECEIVED

Broad Ripple Park Master Plan
Received Emails

From: Jennifer Greenlee

Sent: Friday, May 4, 2018 4:40:38 PM

To: Broad Ripple Park Team

Subject: Park plans

Hello—I just wanted to give my opinion on what you’ve come up with in your ideas. I really like the idea of the splash pad/lazy river setup. I’m not crazy about the paved road going through the park, though I can understand why that might be helpful during events. I live just northeast of the park, and we regularly walk around the big sports field. My main concern is to be able to continue to do that but with more ease. I find the gravel that is currently used is very difficult to push my daughter’s special needs stroller through, and it is often eroded away when it rains. Please make sure to address drainage issues! We would also prefer to have the trail continue all the way around the field so we don’t have to cut across the muddy field. I’m concerned about the beer garden idea. Aren’t there enough places in Broad Ripple to get drunk without putting another one right next to a body of water? I hope that the park doesn’t lose its neighborhood feel in the process of becoming a “destination”. Thanks for reading this.

Jennifer Greenlee

From: Bill Malcolm

Sent: Saturday, May 5, 2018 12:13:59 PM

To: Broad Ripple Park Team

Subject: from Bill Malcolm

Greetings. I have a few comments on the Broad Ripple Park Master Plan and the apparent decision to close the outdoor pool.

1. Indianapolis and Broad Ripple are competing with Carmel and Fishers both of which have outdoor pools. We need to offer the same our better amenities.
2. An outdoor splash park is not the same as a pool that includes lap lanes.
3. The current issues of mismanagement of the Park outdoor pool can be rectified by better hiring and staffing including allowing adults to staff the pool. (A friend of mine was told only students are allowed to work at the pool.)

When I moved here in 2000, the outdoor pool was open from before Memorial Day through mid-September (weekends only).

For a few years it was open Wednesday eves.

Then it was cut to the weekend after Memorial to August 7 with a one month outage while we waited for a pool pump which was ordered from far away Pennsylvania. Plus, it was closed every Monday (albeit an improvement from the year before when it was closed every Sunday). In any event, somehow

Broad Ripple Park Master Plan
Received Emails

the Jordan Y and Carmel Clay Parks keep their pool open from Memorial Day to Labor Day with longer hours and the like.

4. The plan to outsource the pool to the Y or a hospital (indoor pool) should be expanded to include refurbishing and operating the outdoor pool.

5. I am disappointed by the coy way this major change was handled.

Had I not asked at the second meeting, I would have never known IndyParks has no intention of having an outdoor pool going forward. There was no mention of it in the first two meetings nor in the 3 scenarios presented for comment.

Bill Malcolm

Outdoor swimming fan

Read my column, Round the Ripple , in The Broad Ripple Gazette

From: Kathy Rosenberg

Sent: Wednesday, May 23, 2018 4:58:48 PM

To: Broad Ripple Park Team

Subject:

I am unhappy with the plan to remove our neighborhood swimming pool. Our park pool has a history unlike any other city park pool—I refer to the fact that years ago the Olympic swimming try-outs were held right here in our park pool—Johnny Weismuller qualified in our park pool and became a gold medalist. What other pool in our city has that history—none. The idea of a "splash pool" is not appealing—no lap swimming. I hope this plan will be reconsidered and that we keep our pool !

Sincerely,

Kathy Rosenberg

From: Juli Van Wyk

Sent: Tuesday, June 12, 2018 9:52:09 AM

To: Broad Ripple Park Team

Subject: Broad Ripple Park

In todays world of excess buying, to see that the long term plan does NOT include improving the recycle service but also eliminates it is disappointing.

This is a hugely popular, WELL used benefit to northsiders. In fact, the company needs to pick up more often. I recycle weekly and drive 3+ miles to this as its' the closest to my house. I was there yesterday and all the bins were overflowing as is the usual status quo.

I'd also like to suggest the park partner with Martin Luther King Multi Service Center and any IPS or other area schools that might offer summer school, senior centers/programs, to offer discounted swim lessons.

Broad Ripple Park Master Plan
Received Emails

The Y at 86th & Westfield does this with Pike who brings their elementary over during the school year. I realize you can't do that but you could offer discounted lessons that would be a benefit to those constituents as well as a huge health benefit and also a safety issue for kids, especially low income ones who are more likely to drown accidentally because they have NOT had the opportunity to learn to swim.

-- Juli Van Wyk

"The question is not whether we can AFFORD to invest in every child; the question is whether we can afford NOT to." Marion Wright Edelman

From: Hannah Fleck
Sent: Friday, June 22, 2018 2:33:45 PM
To: Broad Ripple Park Team
Subject: broad ripple master plan comments

Hello,

I have not had a chance to attend any public input meetings, but I've had a chance to review the plan and I am concerned about the amount of trees that could potentially be removed with the proposed condition. What is the plan to inventory and preserve existing trees?

I also am sad to see a road cut through the middle of the park. People who are visiting a park should be encouraged to walk through the park. I understand that some access would be nice for event unloading, but do we really need to encourage pollution and obesity by providing convenient parking to everyone who attends the park? This seems backward facing to me.

Thank you,
Hannah Fleck, PE

From: Broad Ripple Park Master Plan Website
Sent: Monday, May 7, 2018 11:36:18 AM
To: Broad Ripple Park Team

Name: Jay Kennedy
Subject: Broad Ripple park Master Plan meeting

Your message:
Hello. I attended the community meeting last week at Broad Ripple High School and wanted to address some comments to you. I am a lifelong (60 years) Indianapolis resident and have lived within 5 miles of the park my entire life (currently 1 mile). I appreciate the work that has gone into developing the current master plan, but offer the following suggestions: 1. Concentrate more on the waterfront (and coordinate with the current Indy group developing the entire river waterfront through town). I'd also concentrate on keeping a boat ramp, and a limited amount of parking for it, in the park. 2. Keeping the

Broad Ripple Park Master Plan
Received Emails

current ball field/tennis configurations while decreasing parking will be a problem - I like the connecting road idea and preserving nature, but to accomplish this my guess is that some of the planned athletic fields will have to be downsized. 3. Think bigger - There seemed to be quite a contrast at the meeting between immediate neighbors and their river/noise concerns, and the folks that envision the beauty and community asset the park could once again be. I'm admittedly in the latter camp, and after touring city parks around the country for the past couple of years, would encourage Indy Parks (and the City) to recognize that parks are an intangible asset that promote the entire community, tourism, business and neighborhood stability. I would be happy to share some examples of ideas we saw in other communities if you wish. Thanks for listening. Jay

From: Broad Ripple Park Master Plan Website
Sent: Tuesday, May 8, 2018 2:01:40 PM
To: Broad Ripple Park Team

Name: Chase Schulte
Subject: Recycling drop-off in draft master plan

Your message:
I'm reviewing the new master plan for the updated Broad Ripple Park and for the most part it looks great! I'm so happy that the City is making a huge investment in the park and all other Indy parks. I really look forward to all of the improvements and new engagement with the waterways.

I'm writing because I'm concerned that there was not a dedicated located for drop-off recycling on the plan. As a renter in a multifamily building, my recycling options are limited to what the landlord is willing to pay for. This has been my experience over the last 4 years since I've moved here. This was a disappointing realization for me, having moved from a state where most local governments have mandated the inclusion of a recycling option for multifamily properties. I've made do with using the drop-off bins DPW provides, even though most people I know in my situation don't bother with the hassle. I digress. Will there be a recycling drop-off location at the updated Broad Ripple Park? When I make my drop-offs every other week or so I'm always there with at least 2-3 more people. I'd hate to see it go away and it become even harder for Indy residents to recycle. Recycling should certainly be a part of the City's goal and a goal of Indy Parks if we want to holistically engage with the natural environment and not just exploit it. Its a shame that recycling was left off of this plan, and only mentioned once and not included as a goal or sustainability initiative in the December 2016 comprehensive master plan.

I hope you consider my comments as the plan is drafted. I know this work is difficult, and it is certainly not underappreciated. Thank you, and I look forward to hearing from you!

Broad Ripple Park Master Plan
Received Emails

From: Broad Ripple Park Master Plan Website
Sent: Monday, May 14, 2018 9:09:20 AM
To: Broad Ripple Park Team

Name: R. J. Talyor
Subject: Broad Ripple Park

Your message:
As a midtown resident (with a young family), I was excited to see the Brood Ripple Master Plan, and am eager to see it come alive.

Specifically, I liked the proposed plan because of:

1. Increased connectivity between Broad Ripple Village, the Monon, the Canal Tow Path and Broad Ripple Park via the Riverwalk. Today, the park is largely disconnected from these other resources, and typically require a car to get between them. Yes, you could bike/walk, but with a Riverwalk, our kids could ride bikes between these great resources, making midtown even more attractive as a place to live, and raise a family.

2. Increased focus and utilization of White River. White River has long been underutilized by Indianapolis, and proposed boat launches, event venue, and redeveloped river front areas in the park would do a huge amount to use this feature like other cities have done (e.g. Chicago, San Antonio) as a prominent feature for live, work and play.

3. The Family-Friendly elements. We already visit the park and participate in classes in the Broad Ripple Community Center, but I'm excited about the increase in family-friendly areas, specifically the proposed expanded water park/splash pad, picnic areas, and wooded areas. Today, we drive to Holliday Park and/or Eagle Creek Parks for similar access, and having these within walking/biking distance would be great for our community.

I know these park improvements are proposed, and a ways off, but I hope that they'll be completed for our family to enjoy. And if not, they'll be a huge asset to the community and future families in the area!

From: Broad Ripple Park Master Plan Website
Sent: Friday, June 1, 2018 8:00:54 AM
To: Broad Ripple Park Team

Name: Joe Jacoby
Subject: Boat launch

Your message:
this looks like the result of a great deal of thought and will undoubtedly shape an improved future of the park. however, only one of the rough drafts included any kind of public boat launch. The master plan

Broad Ripple Park Master Plan
Received Emails

omits this completely. Where will boats be launched from for river access under the current master plan? One would think that placing an emphasis on connecting to the river would necessitate the ability to be on it.

From: Broad Ripple Park Master Plan Website
Sent: Friday, June 1, 2018 9:18:17 AM
To: Broad Ripple Park Team

Name: David Covert
Subject: Master Plan Critique

Your message:
The BR Master Plan offends me!

We, you, haven't been and seem to be incapable of maintaining the BR Park as it is today. How can I even imagine that we/you will ever be able to maintain the monstrous Master Plan features?

It appears to me that you have solicited and received all the suggested features from people who have never used or will never use the park. They won't even help support the park.

The proposed "work out" building is classic disconnect. There are dozens of work out facilities within walking distance of the park. Another one isn't needed. Of course, people who are promoting one don't want to pay to use an existing one. They assume the one in the park will be FREE! HA!

There are NO swimming pools anywhere close to the park, and so it is your decision to take that one away? Keep the swimming pool. Maintain it.

Keep the woods. Keep and maintain the lawns and grass. Keep and maintain the athletic fields. Keep and maintain the boat launching ramp. Keep and maintain the boat dock.

From: Broad Ripple Park Master Plan Website
Sent: Saturday, June 2, 2018 7:21:26 AM
To: Broad Ripple Park Team

Name: Kathy Stahl
Subject: Pool

Your message:
I think it would be a mistake to not have a pool in the park. I know that during Memorial Day weekend 2018 Sahm pool was at capacity. I should not have to drive all over the city to find an open pool. I also am not the only person/family that cannot afford to join a private pool. I have been to BR pool when it was very busy, so how can it be said that there is no need? There is no other public pool in the area.

Broad Ripple Park Master Plan
Received Emails

It is a shame how poorly this wonderful neighborhood park has been managed in recent years, I can only hope that in trying to make the park such a draw for the entire city, it's local needs and the local impact are not ignored.

From: Broad Ripple Park Master Plan Website
Sent: Wednesday, June 20, 2018 2:15:45 PM
To: Broad Ripple Park Team

Name: Paul Edwards
Subject: Recycling

Your message:
I see that the master plan propose to eliminate the recycling bins over by the tennis courts. This is a HUGE mistake in my opinion. Hundreds and hundreds of people use the recycling bins because the don't have or can't use curbside recycling. Many business owner drop off cardboard for recycling.

I'm aware that a few people abuse the recycling bins by dumping off trash or other non-recyclable items. But those people are a small set of the people who use the bins properly. If the recycling bins are removed, most of the recyclables will end up in the trash stream.

I'm sure there is someplace on the park property or nearby where the recycling bins could be re-located.

PUBLIC MEETING AND PROJECT STUDIO SIGN-IN SHEETS

MEETING 1:

MARCH 7, 2018

BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #1 Wednesday, March 7, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
David Amstutz	BRVA	INFORMATION REDACTED	
Linda Briggs	Danbury		
Steve Hovetone	Danbury		
Jade Christensen			
Gregory Gordon			
Tom McElain	Valley View		
Barbara Ralston			
Austin Vance	BEVA / NEIGHBOR		
Tom Stair	Indiana Housess / Neighbor		
Sue Hutter	CVH + Ralston		
Cory Scott	E. Ridge		
Pat McConnell			
Bill Malcolm	Columnist BR Gazette		
Dan Martin	10 martin 510 outstation		
Andi Deane	DRR		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #1 Wednesday, March 7, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
STEVE/KEVIN FINE		INFORMATION REDACTED	
Barbara Wilber	BRVA		
Ann Graves	BEVA - neighbor		
Bob Brown			
Linda Shikany	BR business		
Molly Lawless	BRVA / neighbor		
Kecenna Warren	PPTS		
Leslie Phil Waste	Self / residence		
Jeff Rasby	neighbor		
Stephen Turchyn	Knights of the Silver		
Joanne Smidder-Bush	neighbor		
Maria Wolf	BEVA		
Greg Garrett	Mayor's office		
James Salas / Kibbe	neighbor		
Kim Lott	RESIDENT		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #1 Wednesday, March 7, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Sarah Stentz	Broad Ripple	INFORMATION REDACTED	
Allen Manuel	Frank Parks		
Joe Christians	WRTV 6		
Martin Brethauer	Resident		
Chris Mays	Broad Ripple		
Tom Hardy			

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #1 Wednesday, March 7, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Kevin Howell	Broad Ripple	INFORMATION REDACTED	

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MEETING 2:

APRIL 4, 2018

BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #2 Wednesday, April 4, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Chad Martz	Broad Ripple Resident	INFORMATION REDACTED	
Brad Davis	Bro/Eph Resident		
Amanda Williamson	"		
Chris Hervo	Resident		
Carly Kenna	ME resident		
Chaire Lone	BR Resident		
Alison Redon	Health in Design		
Shawn Ellis	Broad Ripple Res		
Steve Forester	Danbury		
Emily Hunter	Indianapolis Art Center		
Tommy Hunsel	Resident		
Dave Hunsel	BE Resident		
Jon and Patrick Hall	BR Resident		
Sara McElroy	BR Resident		
John Pantzer	CCA / Broad Ripple Property and		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #2 Wednesday, April 4, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Kathy Andra	BRVA - Friends of West Run	INFORMATION REDACTED	
Jay Harvey			
John Kinsinger			
Lisa Wicks	res. don't		
PLD Wilson	resident		
Monica Reynolds	resident		
Dee West	resident		
Tom Clark	Resident		
Tom McElain			
Joe Filipzak	resident		
Lawrence Schultz	resident		
Susan Fried	resident		
Corinne Thompson	resident MEVA		
Lynne Sparte	Resident		
Brad Wanda	BR River Walk		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #2 Wednesday, April 4, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Denise Rogers	MKNA	INFORMATION REDACTED	
Chad Thompson	Thompson Home Sales		
Gray Daniels	MKNA		
John Vandercell	MKNA		
Lisa Leming	Indy Parks		
Colleen Fanning	BEVA / CCC		
Pauline Wicks	BEVA / BRVA		
Greg Goodman			
Eric Schell			
Kent Agness			
Taylor Gaynes/Dunlap	BRVA		
Jennifer + Kevin Anderson	Broad Ripple		
Deborah Schell	BR		
Barrett Ray			
Elizabeth Flynn	BR		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #2 Wednesday, April 4, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
David Gassent	BR Resident	INFORMATION REDACTED	
Kent Springer	BRVA - Resident		
* April Roberts	First Merchants Bank		
Kevin Montgomery	Danbury + BRP Friends		
Chris			
ERIC GUETEN'S	Broad Ripple		
Wayne + Pat Brummer	West Blough		
Matthew	Resident		
Tom Healy	Matthew Jody		
Rebecca Hupp	BR		
Bill Malcolm	Columnist, BR Gazette		
Lizette Trevizo	BR		

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MEETING 3:

MAY 2, 2018

BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 2, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
CHRIS EUCKLEY	RAVENSWOOD	INFORMATION REDACTED	
CINDY NORMAN	11		
JOHN K. OAKLEY	TEAROSE		
LINDA M. OAKLEY	BROAD RIPPLE		
Kathy Andry			
Jon Kennedy	murder-kasslin		
Barbara Wilder	BRVA		
Alan Haege	IRL		
Tim Lark	BR		
Steve Horvath	Dawnbury		
SA EARLEY	BRVA		
KEVIN MONTGOMERY	DAWN BURY		
Tom MASH	Broad Ripple		
Deborah Stoll	Spirit Lake		
Adam Barnes	Friends of Holliday Park		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 2, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Julia Moore	Arden	INFORMATION REDACTED	
Charlotte Smith	Lapson Park		
Michael Wheeler	Broad Ripple		
Natly Fishburn	RNA Soc.		
Cathy Kennedy			
John Pantzer	aca Sports		
KELLY TALBOT	BROAD RIPPLE		
Corina Lelapoom	BROAD RIPPLE		
Ravis Street	WVC		
Cornia Kitterman	Broad Ripple/Lapson Park		
Carrie Newkirk	Dawnbury		
Michael Fischer	GET URGENT INFO		
Laurie Schultz	Resident		
Kenn Schmidt	me		
Joe Filipczak	Resident Broad Ripple		

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MEETING 4:

MAY 23, 2018

BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 23, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Clarekale	GORCC	INFORMATION REDACTED	
Kevin Hark	Friends of Holliday Park		
Barry Hark	Friends of Holliday Park		
Sharon	BRVA		
Chris Welch	WVC		
Michael Fischer	Broad Ripple		
Linda Hage	Dawnbury		
JOE SMIDDI-BRUSH			
JOHN SMIDDI-BRUSH			
Julie Hudson			
Garrett Lawton	BRVA		
Jennifer Groulx	Dawnbury		
Ryan Groulx	Broad Ripple Residents		
Kristen Chervil	BRVA		
Joel Smith			

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 23, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Tom McLean	Friends of Holliday Park / Valley View	INFORMATION REDACTED	
Adrian McLean	Valley View		
Susan Shapiro	Ravenswood		
David Hark	GORCC		
Joe Filipczak	Broad Ripple		
Julia Moore	Arden		
Jon Thompson	City of Indy		
Kim Groulx	City of Indy		
Joel Hark	Caterburg		
Ken Hark	Dawnbury		
Judy Steiner	Self		
Barry Groulx	Self		
REX DEAN	Resident		
Laurie Schwartz	Resident		
Brittany Chervil	Resident		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 2, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Rachel Tabor		INFORMATION REDACTED	
Chris Hark	WVC Broad Ripple		
Ron Young	Plus Consulting		
DAVID ROGIER	AE Websites LLC		
Tom McLean	Friends of BR Park		
Don Riley			
Greg Groulx	White River		
KEVIN SPRINGER	BRVA		
David E. Dearing	Friends of BR Park		
ERIC BUEHENS	Friends of BR Park		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 2, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Ken Hark	Friends of Holliday Park	INFORMATION REDACTED	
Joanne Smidde-Brush	Broad Ripple neighbor		
JOE SMIDDI-BRUSH	11		
Lara Lewis III	Broad Ripple Grand		
Men Sparrow	SKA		
John Kinsella	SKA		
William Fanning	BRVA / CSC		
Jeff Bowman	resident		
Taylor-Dan Groulx	resident/owner		
Carol Buehens	BR		
Christa Sandy Wood	resident		
Norma Wellman	resident		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 23, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
ERIC BUEHENS	WVC of BRVA	INFORMATION REDACTED	
Carla Carter	WVC of BRVA		
Tom Healy			
Barbara Wilder	Farmers Market		
Frank Kitterman	Ranger (Park)		
Andrew Kasper	WVC of BRVA		
Michael McLean	FHP		
Bar Dearing	WVC of BRVA		
Greg Groulx			
Julie Christensen			
Elyse Kitterman			
Mary Crowley	FOBRP		

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BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 23, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Tom Clark	BRVA	INFORMATION REDACTED	
Bryan Lezenkamp	BRVA		
Hank Miller	BR		
Kristen Currie	BR		
Mary Gallagher	BRVA		
John K. Dearing	BR		
JOHN K. OAKLEY	BR		
Linda M. Oakley	BR		
Tommy Towler	Friends of BR Park		
Russell	Friends of BR Park		
Steve Schaffer	BR		
Tony Grant	RTUG		
JOHN PANTZER	ACA		
KEVIN MONTGOMERY			

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PROJECT STUDIO:

BROAD RIPPLE PARK MASTER PLAN PUBLIC MEETING #3 Wednesday, May 23, 2018 ~ 6:00 a.m. - 8:00 p.m. Broad Ripple High School Cafeteria 1115 Broad Ripple Ave, Indianapolis, IN 46220			
NAME	ORGANIZATION/NEIGHBORHOOD	EMAIL	PHONE
Kathy Andry	Sandra Park / WVC	INFORMATION REDACTED	
DAVID ROGIER	AE Websites LLC		
TREAS FANNING	EAST SIDE		
Mel Goldstein	Forest Hills		
Laura Balas	Ravenswood		
Kathy Fishburn	Ravenswood		
BRANT LOUISER	Self		
Charlotte Smith	Self		
Tim & Jean Sullivan	Self		
Travis Street	Self		
Cornia Kitterman	Self / BR		
Mary Klee	Caterburg		
Kate Spencer	BRVA		
Paul & Susan	Self		
Bell Malcolm	Self		

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LET US KNOW YOU WERE HERE! BROAD RIPPLE PARK MASTER PLAN PROJECT STUDIO			
DATE	NAME	NEIGHBORHOOD/ZIP CODE	PHONE
5/23/18	Tim Logan	46220	INFORMATION REDACTED
5/10/18	John R. Phares	46220	
5-11-18	Andrew Fanning	46201	
5-11-18	Rogier	46220	
5/22/18	Paul Harlan	46220	
5/30/18	Jim & Tina McFarlane (Groulx)	80005 (Pawnee)	
5/31/18	M. Bennett	46220	

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BOAT RAMP Preliminary Cost Projections					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Demolition Totals				\$0	
UTILITIES					
Electric	100	LF	\$150.00	\$15,000	
Utilities Totals				\$15,000	
GRADING / DRAINAGE					
Earthwork	100,000	SF	\$1.00	\$100,000	
Temporary Controls	100,000	SF	\$0.10	\$10,000	
Drainage / Stormwater	50,000	SF	\$2.25	\$112,500	
Dewatering/Shoring	1,500	SF	\$100	\$150,000	
Retaining Wall	500	LF	\$300.00	\$150,000	
Grading / Drainage Totals				\$522,500	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	16,000	SF	\$7.00	\$112,000	
Asphalt Parking Stalls	3,750	SF	\$3.75	\$14,063	
Vehicular Concrete (9" Concrete)	4,000	SF	\$12.00	\$48,000	
Curb	1,000	LF	\$30.00	\$30,000	
Vehicular Pavements Totals				\$204,063	
Pedestrian Pavements					
Concrete Sidewalk	3,000	SF	\$6.00	\$18,000	
Pedestrian Pavement Totals				\$18,000	
Pavement Totals				\$222,063	
AMENITY ZONES					
Specialty Amenities					
Boat Dock / WHC Launch	1	EA	\$50,000.00	\$50,000	
Specialty Amenities Totals				\$50,000	
Site Furnishings					
Site Lighting - Parking Lot	2	EA	\$6,000.00	\$12,000	
Benches	1	EA	\$2,500.00	\$2,500	
Trash	1	EA	\$1,500.00	\$1,500	
Bike Racks	5	EA	\$1,000.00	\$5,000	
Site Furnishings Totals				\$21,000	
Amenities Zones Totals				\$71,000	
SIGNAGE / BRANDING					
Interpretive Signage	1	EA	\$2,500.00	\$2,500	
Signage / Branding Totals				\$2,500	
PLANTINGS / SOFTSCAPE					
Parking Lot Medians	2,000	SF	\$6.00	\$12,000	
Grass - Seed	1,000	SF	\$2.50	\$2,500	
Shade Trees	2	EA	\$300.00	\$600	
River Bank Restoration	5,000	SF	\$3	\$12,500	
Plantings / Softscape Totals				\$27,600	
Subtotal				\$860,663	
Contingency (10%)				\$86,066	
Mob / Demob (8%)				\$68,853	
General Conditions (8 %)				\$68,853	
BOAT RAMP TOTALS				\$1,084,435	

COMMUNITY CENTER Preliminary Cost Projections					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Community Center	12,600	SF	\$8.00	\$100,800	
Bathhouse	7,000	SF	\$8.00	\$56,000	
Pool	26,000	SF	\$6.00	\$156,000	
Retaining Walls	1	LS	\$24,000.00	\$24,000	
Parking Lot	60,000	SF	\$0.50	\$30,000	
Sidewalks	5,000	SF	\$1.00	\$5,000	
Drives	9,817	SF	\$1.00	\$9,817	
Curbs	2,500	LF	\$3.00	\$7,500	
General Utility Demolition	1	LS	\$19,500.00	\$19,500	
Demolition Totals				\$408,617	
UTILITIES					
Sewer	200	LF	\$150.00	\$30,000	
Water	200	LF	\$150.00	\$30,000	
Electric	200	LF	\$150.00	\$30,000	
Gas	200	LF	\$150.00	\$30,000	
Communications	1	LS	\$5,000.00	\$5,000	
Utilities Totals				\$125,000	
GRADING / DRAINAGE					
Earthwork	156,222	SF	\$1.00	\$156,222	
Temporary Controls	156,222	SF	\$0.10	\$15,622	
Drainage / Stormwater	125,000	SF	\$2.25	\$281,250	
Retaining Wall	400	LF	\$300.00	\$120,000	
Grading / Drainage Totals				\$573,094	
STRUCTURES / FACILITIES					
Community Center	51,700	SF	\$300.00	\$15,510,000	
Structures / Facilities Totals				\$15,510,000	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	8,000	SF	\$7.00	\$56,000	
Asphalt Parking Stalls	2,000	SF	\$3.75	\$7,500	
Vehicular Paver (Unit Paver on 9" Concrete)	2,000	SF	\$33.00	\$66,000	
Vehicular Concrete (9" Concrete)	1,000	SF	\$12.00	\$12,000	
Curb	1,000	LF	\$30.00	\$30,000	
Vehicular Pavements Totals				\$171,500	
Pedestrian Pavements					
Concrete Sidewalk	10,000	SF	\$6.00	\$60,000	
Pedestrian Pavement Totals				\$60,000	
Pavement Totals				\$231,500	
AMENITY ZONES					
Site Furnishings					
Benches	7	EA	\$2,500.00	\$17,500	
Trash	7	EA	\$1,500.00	\$10,500	
Bike Racks	30	EA	\$1,000.00	\$30,000	
Amenities Zones Totals				\$58,000	
SIGNAGE / BRANDING					
Information Hub Kiosk	1	EA	\$5,000.00	\$5,000	
Signage / Branding Totals				\$5,000	
PLANTINGS / SOFTSCAPE					
Landscape Beds	11,000	SF	\$12.00	\$132,000	
Grass - Sod	5,000	SF	\$2.50	\$12,500	
Shade Trees	10	EA	\$300.00	\$3,000	
Irrigation	16,000	SF	\$0.50	\$8,000	
Plantings / Softscape Totals				\$155,500	
Subtotal				\$17,066,711	
Contingency (10%)				\$1,706,671	
Mob / Demob (8%)				\$1,365,337	
General Conditions (8 %)				\$1,365,337	
COMMUNITY CENTER AREA TOTALS				\$21,504,056	

PARKING LOT Preliminary Cost Projections					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Parking Lot	100,000	SF	\$0.50	\$50,000	
Sidewalks	1,500	SF	\$1.00	\$1,500	
Curbs	500	LF	\$3.00	\$1,500	
General Utility Demolition	1	LS	\$5,000.00	\$5,000	
Demolition Totals				\$58,000	
UTILITIES					
Sewer	400	LF	\$150.00	\$60,000	
Water	400	LF	\$150.00	\$60,000	
Electric	400	LF	\$150.00	\$60,000	
Gas	400	LF	\$150.00	\$60,000	
Communications	1	LS	\$10,000.00	\$10,000	
Utilities Totals				\$250,000	
GRADING / DRAINAGE					
Earthwork	161,221	SF	\$1.00	\$161,221	
Temporary Controls	161,221	SF	\$0.10	\$16,122	
Drainage / Stormwater	150,000	SF	\$2.25	\$337,500	
Grading / Drainage Totals				\$514,843	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	16,000	SF	\$7.00	\$112,000	
Asphalt Parking Lot Drives	50,000	SF	\$3.75	\$187,500	
Asphalt Parking Stalls	44,250	SF	\$3.75	\$165,938	
Vehicular Paver (Unit Paver on 9" Concrete)	3,000	SF	\$33.00	\$99,000	
Vehicular Concrete (9" Concrete)	1,000	SF	\$12.00	\$12,000	
Curb	2,100	LF	\$30.00	\$63,000	
Vehicular Pavements Totals				\$639,438	
Pedestrian Pavements					
Concrete Sidewalk	13,500	SF	\$6.00	\$81,000	
Pedestrian Pavement Totals				\$81,000	
Pavement Totals				\$720,438	
AMENITY ZONES					
Site Furnishings					
Site Lighting - Parking Lot	14	EA	\$6,000.00	\$84,000	
Traffic Control Element	2	EA	\$12,000.00	\$24,000	
Doggie Stations	1	EA	\$300.00	\$300	
Benches	2	EA	\$2,500.00	\$5,000	
Trash	2	EA	\$1,500.00	\$3,000	
Bike Racks	10	EA	\$1,000.00	\$10,000	
Amenities Zones Totals				\$126,300	
SIGNAGE / BRANDING					
Large Wayfinding Sign - Vehicular	1	EA	\$5,000.00	\$5,000	
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500.00	\$2,500	
Small Wayfinding Sign - Pedestrian	1	EA	\$1,000.00	\$1,000	
Distance Marker	1	EA	\$800.00	\$800	
Signage / Branding Totals				\$9,300	
PLANTINGS / SOFTSCAPE					
Landscape Beds	4,000	SF	\$12.00	\$48,000	
Parking Lot Medians	10,000	SF	\$6.00	\$60,000	
Grass - Seed	1,000	SY	\$1.00	\$1,000	
Shade Trees	46	EA	\$300.00	\$13,800	
Irrigation	4,000	SF	\$0.50	\$2,000	
Plantings / Softscape Totals				\$124,800	
Subtotal				\$1,803,681	
Continenicy (10%)				\$180,368	
Mob / Demob (8%)				\$144,294	
General Conditions (8 %)				\$144,294	
PARKING TOTALS				\$2,272,638	

ENTRY Preliminary Cost Projections					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Sidewalks	3,000	SF	\$1.00	\$3,000	
Asphalt Drive	10,000	SF	\$1.00	\$10,000	
Curbs	500	LF	\$3.00	\$1,500	
General Utility Demolition	1	LS	\$2,000.00	\$2,000	
Demolition Totals				\$16,500	
UTILITIES					
Sewer	175	LF	\$150.00	\$26,250	
Water	175	LF	\$150.00	\$26,250	
Electric	175	LF	\$150.00	\$26,250	
Gas	175	LF	\$150.00	\$26,250	
Communications	1	LS	\$5,000.00	\$5,000	
Utilities Totals				\$110,000	
GRADING / DRAINAGE					
Earthwork	25,000	SF	\$1.00	\$25,000	
Temporary Controls	25,000	SF	\$0.10	\$2,500	
Drainage / Stormwater	23,004	SF	\$2.25	\$51,759	
Dewatering/Shoring	1	SF	\$100	\$100	
Grading / Drainage Totals				\$79,359	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	5,000	SF	\$7.00	\$35,000	
Vehicular Paver (Unit Paver on 9" Concrete)	1,000	SF	\$33.00	\$33,000	
Curb	400	LF	\$30.00	\$12,000	
Vehicular Pavements Totals				\$80,000	
Pedestrian Pavements					
Concrete Sidewalk	3,500	SF	\$6.00	\$21,000	
Pedestrian Pavement Totals				\$21,000	
Pavement Totals				\$101,000	
AMENITY ZONES					
Amenities Zones Totals				\$0	
SIGNAGE / BRANDING					
Gateway Sign	1	EA	\$20,000.00	\$20,000	
Gateway Element	1	EA	\$30,000.00	\$30,000	
Signage / Branding Totals				\$50,000	
PLANTINGS / SOFTSCAPE					
Landscape Beds	8,000	SF	\$12.00	\$96,000	
Grass - Sod	5,000	SF	\$2.50	\$12,500	
Shade Trees	10	EA	\$300.00	\$3,000	
Irrigation	8,000	SF	\$0.50	\$4,000	
Plantings / Softscape Totals				\$115,500	
Subtotal				\$472,359	
Continenency (10%)				\$47,236	
Mob / Demob (8%)				\$37,789	
General Conditions (8 %)				\$37,789	
ENTRY AREA TOTALS				\$595,172	

PARKING LOT Preliminary Cost Projections					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Parking Lot	100,000	SF	\$0.50	\$50,000	
Sidewalks	1,500	SF	\$1.00	\$1,500	
Curbs	500	LF	\$3.00	\$1,500	
General Utility Demolition	1	LS	\$5,000.00	\$5,000	
Demolition Totals				\$58,000	
UTILITIES					
Sewer	400	LF	\$150.00	\$60,000	
Water	400	LF	\$150.00	\$60,000	
Electric	400	LF	\$150.00	\$60,000	
Gas	400	LF	\$150.00	\$60,000	
Communications	1	LS	\$10,000.00	\$10,000	
Utilities Totals				\$250,000	
GRADING / DRAINAGE					
Earthwork	161,221	SF	\$1.00	\$161,221	
Temporary Controls	161,221	SF	\$0.10	\$16,122	
Drainage / Stormwater	150,000	SF	\$2.25	\$337,500	
Grading / Drainage Totals				\$514,843	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	16,000	SF	\$7.00	\$112,000	
Asphalt Parking Lot Drives	50,000	SF	\$3.75	\$187,500	
Asphalt Parking Stalls	44,250	SF	\$3.75	\$165,938	
Vehicular Paver (Unit Paver on 9" Concrete)	3,000	SF	\$33.00	\$99,000	
Vehicular Concrete (9" Concrete)	1,000	SF	\$12.00	\$12,000	
Curb	2,100	LF	\$30.00	\$63,000	
Vehicular Pavements Totals				\$639,438	
Pedestrian Pavements					
Concrete Sidewalk	13,500	SF	\$6.00	\$81,000	
Pedestrian Pavement Totals				\$81,000	
Pavement Totals				\$720,438	
AMENITY ZONES					
Site Furnishings					
Site Lighting - Parking Lot	14	EA	\$6,000.00	\$84,000	
Traffic Control Element	2	EA	\$12,000.00	\$24,000	
Doggie Stations	1	EA	\$300.00	\$300	
Benches	2	EA	\$2,500.00	\$5,000	
Trash	2	EA	\$1,500.00	\$3,000	
Bike Racks	10	EA	\$1,000.00	\$10,000	
Amenities Zones Totals				\$126,300	
SIGNAGE / BRANDING					
Large Wayfinding Sign - Vehicular	1	EA	\$5,000.00	\$5,000	
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500.00	\$2,500	
Small Wayfinding Sign - Pedestian	1	EA	\$1,000.00	\$1,000	
Distance Marker	1	EA	\$800.00	\$800	
Signage / Branding Totals				\$9,300	
PLANTINGS / SOFTSCAPE					
Landscape Beds	4,000	SF	\$12.00	\$48,000	
Parking Lot Medians	10,000	SF	\$6.00	\$60,000	
Grass - Seed	1,000	SY	\$1.00	\$1,000	
Shade Trees	46	EA	\$300.00	\$13,800	
Irrigation	4,000	SF	\$0.50	\$2,000	
Plantings / Softscape Totals				\$124,800	
Subtotal				\$1,803,681	
Continency (10%)				\$180,368	
Mob / Demob (8%)				\$144,294	
General Conditions (8 %)				\$144,294	
PARKING TOTALS				\$2,272,638	

DOG CARE CENTER Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Fence	300	LS	\$3.00	\$900	
Trees	1	LS	\$2,000.00	\$2,000	
General Utility Demolition	1	LS	\$6,000.00	\$6,000	
Demolition Totals				\$8,900	
UTILITIES					
Sewer	200	LF	\$75.00	\$15,000	
Water	300	LF	\$90.00	\$27,000	
Electric	300	LF	\$85.00	\$25,500	
Communications	500	LF	\$30.00	\$15,000	
Utilities Totals				\$82,500	
GRADING / DRAINAGE					
Earthwork	813	CY	\$5.00	\$4,065	
Temporary Controls	43,750	SF	\$0.10	\$4,375	
Drainage / Stormwater	43,750	SF	\$0.65	\$28,438	
Grading / Drainage Totals				\$36,878	
STRUCTURES / FACILITIES					
Dog Care Center	1	EA	\$100,000.00	\$100,000	
Structures / Facilities Totals				\$100,000	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)	2,000	SF	\$6.00	\$12,000	
Crushed Stone	18,500	SF	\$1.50	\$27,750	
Pedestrian Pavement Totals				\$39,750	
Pavement Totals				\$39,750	
AMENITIES ZONES					
Site Furnishings					
Fence	300	LF	\$50.00	\$15,000	
Gate Entry System	1	EA	\$5,000.00	\$5,000	
Benches		EA	\$2,500.00	\$0	
Trash		EA	\$1,500.00	\$0	
Water fountain		EA	\$5,000.00	\$0	
Doggie Stations		EA	\$300.00	\$0	
Bike Racks	5	EA	\$1,000.00	\$5,000	
Dog Adventure Amenities		LS	\$10,000.00	\$0	
Amenities Zones Totals				\$25,000	
SIGNAGE / BRANDING					
Interpretive Signage	1	EA	\$2,500.00	\$2,500	
Information Hub Kiosk	1	EA	\$5,000.00	\$5,000	
Signage / Branding Totals				\$7,500	
PLANTINGS / SOFTSCAPE					
Landscape Beds	1,375	SF	\$12.00	\$16,500	
Shade Trees	2	EA	\$250.00	\$500	
Irrigation	10,000	SF	\$0.50	\$5,000	
Plantings / Softscape Totals				\$17,000	
Subtotal				\$317,528	
Continenency (10%)				\$31,753	
Mob / Demob (8 %)				\$25,402	
General Conditions (8 %)				\$25,402	
DOG CARE CENTER AREA TOTALS				\$400,085	

LARGE DOG AREA Preliminary Cost Projection				
Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION				
Fence	940	LS	\$3.00	\$2,820
Trees	1	LS	\$5,000.00	\$5,000
General Utility Demolition	1	LS	\$2,000.00	\$2,000
Demolition Totals				\$9,820
UTILITIES				
Utilities Totals				
GRADING / DRAINAGE				
Earthwork	1,625	CY	\$5.00	\$8,125
Temporary Controls	87,500	SF	\$0.10	\$8,750
Drainage / Stormwater	87,500	SF	\$0.65	\$56,875
Grading / Drainage Totals				\$73,750
STRUCTURES / FACILITIES				
Structures / Facilities Totals				\$0
PAVEMENTS				
Vehicular Pavements				
Vehicular Pavements Totals				\$0
Pedestrian Pavements				
Crushed Stone	37,000	SF	\$1.50	\$55,500
Pedestrian Pavement Totals				\$55,500
Pavement Totals				\$55,500
AMENITIES ZONES				
Specialty Amenities				
Artificial Turf	24,666	SF	\$7.00	\$172,662
Specialty Amenities Totals				\$172,662
Site Furnishings				
Fence	1,800	LF	\$50.00	\$90,000
Gate Entry System	1	EA	\$2,500.00	\$2,500
Benches	3	EA	\$2,500.00	\$7,500
Trash	2	EA	\$1,500.00	\$3,000
Water fountain	1	EA	\$5,000.00	\$5,000
Doggie Stations	2	EA	\$300.00	\$600
Dog Adventure Amenities	1	LS	\$7,000.00	\$7,000
Site Furnishings Totals				\$115,600
Amenities Zones Totals				\$288,262
SIGNAGE / BRANDING				
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500.00	\$2,500
Small Wayfinding Sign - Pedestian	2	EA	\$1,000.00	\$2,000
Signage / Branding Totals				\$4,500
PLANTINGS / SOFTSCAPE				
Landscape Beds	2,750	SF	\$12.00	\$33,000
Shade Trees	5	EA	\$250.00	\$1,250
Irrigation	20,000	SF	\$0.50	\$10,000
Plantings / Softscape Totals				\$34,250
Subtotal				\$466,082
Contineny (10%)				\$46,608
Mob / Demob (8 %)				\$37,287
General Conditions (8 %)				\$37,287
LARGE DOG AREA TOTALS				\$587,263

LARGE DOG PATHS Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Demolition Totals				\$0	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Grading / Drainage Totals				\$0	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)	3,100	SF	\$6.00	\$18,600	
Pedestrian Pavement Totals				\$18,600	
Pavement Totals				\$18,600	
AMENITIES ZONES					
Amenities Zones Totals				\$0	
SIGNAGE / BRANDING					
Signage / Branding Totals				\$0	
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals				\$0	
Subtotal				\$18,600	
Contineny (10%)				\$1,860	
Mob / Demob (8 %)				\$1,488	
General Conditions (8 %)				\$1,488	
LARGE DOG PATH AREA TOTALS				\$23,436	

LARGE DOG WATER PLAY | Preliminary Cost Projection

	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Sewer		50	LF	\$75.00	\$3,750
Water		100	LF	\$90.00	\$9,000
Electric		100	LF	\$85.00	\$8,500
Utilities Totals					\$21,250
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)		1,000	SF	\$6.00	\$6,000
Pedestrian Pavement Totals					\$6,000
Pavement Totals					\$6,000
AMENITIES ZONES					
Specialty Amenities					
Dog Water Play		1	EA	\$7,000.00	\$7,000
Amenities Zones Totals					\$7,000
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$34,250
Continency (10%)					\$3,425
Mob / Demob (8 %)					\$2,740
General Conditions (8 %)					\$2,740
AREA TOTALS					\$43,155

DOG SHADE | Preliminary Cost Projection

	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Shelter		1	EA	\$18,000.00	\$18,000
Structures / Facilities Totals					\$18,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)		1,250	SF	\$6.00	\$7,500
Pedestrian Pavement Totals					\$7,500
Pavement Totals					\$7,500
AMENITIES ZONES					
Site Furnishings					
Benches		2	EA	\$2,500.00	\$5,000
Amenities Zones Totals					\$5,000
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$30,500
Continency (10%)					\$3,050
Mob / Demob (8 %)					\$2,440
General Conditions (8 %)					\$2,440
DOG SHADE AREA TOTALS					\$38,430

SMALL DOG AREA Preliminary Cost Projection				
Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION				
Fence	500	LS	\$3.00	\$1,500
Trees	1	LS	\$3,000.00	\$3,000
General Utility Demolition	1	LS	\$2,000.00	\$2,000
Demolition Totals				\$6,500
UTILITIES				
Utilities Totals				\$0
GRADING / DRAINAGE				
Earthwork	813	CY	\$5.00	\$4,065
Temporary Controls	43,750	SF	\$0.10	\$4,375
Drainage / Stormwater	43,750	SF	\$0.65	\$28,438
Grading / Drainage Totals				\$36,878
STRUCTURES / FACILITIES				
Structures / Facilities Totals				\$0
PAVEMENTS				
Vehicular Pavements				
Vehicular Pavements Totals				\$0
Pedestrian Pavements				
Crushed Stone	18,500	SF	\$1.50	\$27,750
Pedestrian Pavement Totals				\$27,750
Pavement Totals				\$27,750
AMENITIES ZONES				
Specialty Amenities				
Artificial Turf	12,333	SF	\$7.00	\$86,331
Specialty Amenities Totals				\$86,331
Site Furnishings				
Fence	1,800	LF	\$50.00	\$90,000
Gate Entry System	1	EA	\$2,500.00	\$2,500
Benches	2	EA	\$2,500.00	\$5,000
Trash	2	EA	\$1,500.00	\$3,000
Water fountain	1	EA	\$5,000.00	\$5,000
Doggie Stations	2	EA	\$300.00	\$600
Dog Adventure Amenities	1	LS	\$3,000.00	\$3,000
Site Furnishings Totals				\$109,100
Amenities Zones Totals				\$195,431
SIGNAGE / BRANDING				
Small Wayfinding Sign - Pedestian	1	EA	\$1,000.00	\$1,000
Signage / Branding Totals				\$1,000
PLANTINGS / SOFTSCAPE				
Landscape Beds	1,375	SF	\$12.00	\$16,500
Shade Trees	3	EA	\$250.00	\$750
Irrigation	10,000	SF	\$0.50	\$5,000
Plantings / Softscape Totals				\$17,250
Subtotal				
				\$284,809
Contineny (10%)				\$28,481
Mob / Demob (8 %)				\$22,785
General Conditions (8 %)				\$22,785
SMALL DOG AREA TOTALS				\$358,859

SMALL DOG PATHS Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
					\$0
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)		2,000	SF	\$6.00	\$12,000
Pedestrian Pavement Totals					\$12,000
Pavement Totals					\$12,000
AMENITIES ZONES					
Amenities Zones Totals					\$0
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$12,000
Contingency (10%)					\$1,200
Mob / Demob (8 %)					\$960
General Conditions (8 %)					\$960
SMALL DOG PATH AREA TOTALS					\$15,120

SMALL DOG WATER PLAY Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Sewer		50	LF	\$75.00	\$3,750
Water		100	LF	\$90.00	\$9,000
Electric		100	LF	\$85.00	\$8,500
Utilities Totals					\$21,250
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail (1,280 Lf x 6' wide)		500	SF	\$6.00	\$3,000
Pedestrian Pavement Totals					\$3,000
Pavement Totals					\$3,000
AMENITIES ZONES					
Specialty Amenities					
Dog Water Play		1	EA	\$3,000.00	\$3,000
Amenities Zones Totals					\$3,000
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					
Subtotal					\$27,250
Continenency (10%)					\$2,725
Mob / Demob (8 %)					\$2,180
General Conditions (8 %)					\$2,180
SMALL DOG WATER PLAY AREA TOTALS					\$34,335

SOUTH RIVER FRONT PEDESTРАН BRIDGE Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
River Bank Clearing		4,000	SF	\$2	\$8,000
Demolition Totals					\$8,000
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Earthwork		10,000	SF	\$1	\$10,000
River Bank Restoration/ Dewatering		2,000	SF	\$10	\$20,000
Temporary Controls		10,000	SF	\$0	\$1,000
Drainage / Stormwater		10,000	SF	\$1	\$5,000
Grading / Drainage Totals					\$36,000
STRUCTURES / FACILITIES					
Bridge		1	EA	\$150,000	\$150,000
Structures / Facilities Totals					\$150,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail		2,000	SF	\$6	\$12,000
Pedestrian Pavement Totals					\$12,000
Pavement Totals					\$12,000
AMENITIES ZONES					
Amenities Zones Totals					\$0
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Native plantings		5,000	SF	\$1	\$5,000
Plantings / Softscape Totals					\$5,000
Subtotal					\$211,000
Continenency (10%)					\$21,100
Mob / Demob (8%)					\$16,880
General Conditions (8 %)					\$16,880
BRIDGE AREA TOTALS					\$265,860

SOUTH RIVER FRONT OVERLOOKS Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
River Bank Clearing		6,000	SF	\$2	\$12,000
Demolition Totals					\$12,000
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Earthwork		10,000	SF	\$1	\$10,000
River Bank Restoration/ Dewatering		1,800	SF	\$10	\$18,000
Temporary Controls		10,000	SF	\$0	\$1,000
Drainage / Stormwater		10,000	SF	\$1	\$5,000
Grading / Drainage Totals					\$34,000
STRUCTURES / FACILITIES					
Overlook		3	EA	\$35,000	\$105,000
Structures / Facilities Totals					\$105,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail		3,000	SF	\$6	\$18,000
Pedestrian Pavement Totals					\$18,000
Pavement Totals					\$18,000
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Community Tables		6	EA	\$5,000	\$30,000
Benches		6	EA	\$2,500	\$15,000
Trash		3	EA	\$1,500	\$4,500
Bike Racks		6	EA	\$1,000	\$6,000
Site Furnishings Totals					\$55,500
Amenities Zones Totals					\$55,500
SIGNAGE / BRANDING					
Small Wayfinding Sign - Pedestian		3	EA	\$1,000	\$3,000
Signage / Branding Totals					\$3,000
PLANTINGS / SOFTSCAPE					
Landscape Beds		3,000	SF	\$12	\$36,000
Native plantings		6,000	SF	\$1	\$6,000
Shade Trees		6	EA	\$250	\$1,500
Plantings / Softscape Totals					\$43,500
Subtotal					\$271,000
Contineny (10%)					\$27,100
Mob / Demob (8%)					\$21,680
General Conditions (8 %)					\$21,680
OVERLOOK AREA TOTALS					\$341,460

SOUTH RIVER FRONT RIVER BANK RESTORATION Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
River Bank Clearing		14,000	SF	\$2	\$28,000
Trees		1	LS	\$15,000	\$15,000
Demolition Totals					\$43,000
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Earthwork		82,000	SF	\$1	\$82,000
River Bank Restoration/ Dewatering		28,000	SF	\$10	\$280,000
Temporary Controls		82,000	SF	\$0	\$8,200
Drainage / Stormwater		82,000	SF	\$1	\$41,000
Grading / Drainage Totals					\$411,200
STRUCTURES / FACILITIES					
Overlook			EA	\$35,000	\$0
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Pedestrian Pavement Totals					\$0
Pavement Totals					\$0
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Amenities Zones Totals					\$0
SIGNAGE / BRANDING					
Interpretive Signage		2	EA	\$2,500	\$5,000
Signage / Branding Totals					\$5,000
PLANTINGS / SOFTSCAPE					
Native plantings		39,000	SF	\$1	\$39,000
Shade Trees		14	EA	\$250	\$3,500
Plantings / Softscape Totals					\$42,500
Subtotal					\$501,700
Contineny (10%)					\$50,170
Mob / Demob (8%)					\$40,136
General Conditions (8 %)					\$40,136
RIVER BAND AREA TOTALS					\$632,142

SOUTH RIVER FRONT RIVER WALK | Preliminary Cost Projection

Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION				
River Bank Clearing	10,000	SF	\$2	\$20,000
General Utility Demolition	1	ls	\$5,000	\$5,000
Demolition Totals				\$25,000
UTILITIES				
Water	100	LF	\$90	\$9,000
Electric	500	LF	\$90	\$45,000
Utilities Totals				\$54,000
GRADING / DRAINAGE				
Earthwork	40,000	SF	\$1	\$40,000
River Bank Restoration/ Dewatering	2,200	SF	\$10	\$22,000
Temporary Controls	40,000	SF	\$0	\$4,000
Drainage / Stormwater	40,000	SF	\$1	\$20,000
Grading / Drainage Totals				\$86,000
STRUCTURES / FACILITIES				
Overlook		EA	\$35,000	\$0
Structures / Facilities Totals				\$0
PAVEMENTS				
Vehicular Pavements				
Vehicular Pavements Totals				\$0
Pedestrian Pavements				
Concrete Trail	10,000	SF	\$6	\$60,000
Decorative Concrete (stained)	3,000	SF	\$11	\$33,000
Pedestrian Paver (Unit Paver on 4" Concrete)	3,200	SF	\$26	\$83,200
Boardwalk (Composite Lumber)	1,000	SF	\$5	\$5,000
Pedestrian Pavement Totals				\$181,200
Pavement Totals				\$181,200
AMENITIES ZONES				
Speciality Amenities				
Linear Boardwalk Lounge Element	10	EA	\$5,000	\$50,000
Speciality Amenities Totals				\$50,000
Site Furnishings				
Water fountains	1	EA	\$5,000	\$5,000
Doggie Stations	1	EA	\$300	\$300
Swings	4	EA	\$12,000	\$48,000
Benches	4	EA	\$2,500	\$10,000
Trash	2	EA	\$1,500	\$3,000
Bike Racks	14	EA	\$1,000	\$14,000
Site Furnishings Totals				\$80,300
Amenities Zones Totals				\$130,300
SIGNAGE / BRANDING				
Distance Marker	4	EA	\$800	\$3,200
Information Hub Kiosk	1	EA	\$5,000	\$5,000
Signage / Branding Totals				\$8,200
PLANTINGS / SOFTSCAPE				
Landscape Beds	7,000	SF	\$12	\$84,000
Grass - Sod	18,000	SF	\$1	\$18,000
Native plantings	10,000	SF	\$1	\$10,000
Shade Trees	30	EA	\$250	\$7,500
Plantings / Softscape Totals				\$119,500
Subtotal				\$604,200
Continenency (10%)				\$60,420
Mob / Demob (8%)				\$48,336
General Conditions (8 %)				\$48,336
RIVERWALK AREA TOTALS				\$761,292

NATURE PLAY | Preliminary Cost Projection

Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION				
Playground	1	LS	\$5,000.00	\$5,000
Trees	1	LS	\$2,000.00	\$2,000
Sidewalks / Trails	5,000	SF	\$1.00	\$5,000
Demolition Totals				\$12,000
UTILITIES				
Utilities Totals				\$0
GRADING / DRAINAGE				
Earthwork	45,000	sf	\$1.00	\$45,000
Temporary Controls	45,000	SF	\$0.10	\$4,500
Drainage / Stormwater	45,000	SF	\$0.65	\$29,250
Grading / Drainage Totals				\$78,750
STRUCTURES / FACILITIES				
Structures / Facilities Totals				\$0
PAVEMENTS				
Vehicular Pavements				
Vehicular Pavements Totals				\$0
Pedestrian Pavements				
Pedestrian Pavement Totals				\$0
Pavement Totals				\$0
AMENITIES ZONES				
Speciality Amenities				
Hillside Play Structures	1	EA	\$30,000.00	\$30,000
Nature Play Structures	1	EA	\$150,000.00	\$150,000
Surfacings	1	EA	\$125,000.00	\$125,000
Speciality Amenities Totals				\$305,000
Site Furnishings				
Doggie stations	1	EA	\$300.00	\$300
Benches	5	EA	\$2,500.00	\$12,500
Trash	1	EA	\$1,500.00	\$1,500
Bike Racks	5	EA	\$1,000.00	\$5,000
Site Furnishings Totals				\$19,300
Amenities Zones Totals				\$324,300
SIGNAGE / BRANDING				
Small Wayfinding Sign - Pedestian	1	EA	\$1,000.00	\$1,000
Interpretive Signage	2	EA	\$2,500.00	\$5,000
Signage / Branding Totals				\$6,000
PLANTINGS / SOFTSCAPE				
Landscape Beds	2,500	SF	\$12.00	\$30,000
Reforestation	10,000	SF	\$0.50	\$5,000
Native Plantings	5,000	SF	\$0.50	\$2,500
Shade Trees	6	EA	\$250.00	\$1,500
Plantings / Softscape Totals				\$39,000
Subtotal				\$460,050
Continenency (10%)				\$46,005
Mob / Demob (8 %)				\$36,804
General Conditions (8 %)				\$36,804
NATURE PLAY AREA TOTALS				\$579,663

PICNIC GROVE Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$2,000.00	\$2,000	
Sidewalks / Trails	2,800	SF	\$1.00	\$2,800	
Demolition Totals				\$4,800	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Earthwork	30,000	sf	\$1.00	\$30,000	
Temporary Controls	30,000	SF	\$0.10	\$3,000	
Drainage / Stormwater	30,000	SF	\$0.65	\$19,500	
Grading / Drainage Totals				\$52,500	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	1,800	SF	\$6.00	\$10,800	
Pedestrian Pavement Totals				\$10,800	
Pavement Totals				\$10,800	
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals				\$0	
Site Furnishings					
Water fountain	1	EA	\$5,000.00	\$5,000	
Doggie stations	1	EA	\$300.00	\$300	
Picnic tables	15	EA	\$900.00	\$13,500	
Benches	5	EA	\$2,500.00	\$12,500	
Bike Racks	10	EA	\$1,000.00	\$10,000	
Site Furnishings Totals				\$41,300	
Amenities Zones Totals				\$41,300	
SIGNAGE / BRANDING					
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500.00	\$2,500	
Signage / Branding Totals				\$2,500	
PLANTINGS / SOFTSCAPE					
Landscape Beds	3,000	SF	\$12.00	\$36,000	
Grass - Sod	15,000	SF	\$1.00	\$15,000	
Reforestation	10,000	SF	\$0.50	\$5,000	
Native Plantings	2,000	SF	\$0.50	\$1,000	
Shade Trees	4	EA	\$250.00	\$1,000	
Plantings / Softscape Totals				\$58,000	
Subtotal				\$169,900	
Contingency (10%)				\$16,990	
Mob / Demob (8 %)				\$13,592	
General Conditions (8 %)				\$13,592	
PICNIC GROVE AREA TOTALS				\$214,074	

PICNIC SHELTER Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Sidewalks / Trails	333	SF	\$1.00	\$333	
Demolition Totals				\$333	
UTILITIES					
Electric	100	LF	\$90.00	\$9,000	
Utilities Totals				\$9,000	
GRADING / DRAINAGE					
Grading / Drainage Totals				\$0	
STRUCTURES / FACILITIES					
Shelter (24x44)	1	EA	\$45,000.00	\$45,000	
Structures / Facilities Totals				\$45,000	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	2,000	SF	\$6.00	\$12,000	
Pedestrian Pavement Totals				\$12,000	
Pavement Totals				\$12,000	
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals				\$0	
Site Furnishings					
Picnic tables	15	EA	\$900.00	\$13,500	
Trash	3	EA	\$1,500.00	\$4,500	
Site Furnishings Totals				\$18,000	
Amenities Zones Totals				\$18,000	
SIGNAGE / BRANDING					
Signage / Branding Totals				\$0	
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals				\$0	
Subtotal				\$84,333	
Contingency (10%)				\$8,433	
Mob / Demob (8 %)				\$6,747	
General Conditions (8 %)				\$6,747	
PICNIC SHELTER AREA TOTALS				\$106,260	

TRADITIONAL PLAYGROUND Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Playground	1	LS	\$5,000.00	\$5,000	
Trees	1	LS	\$2,000.00	\$2,000	
Sidewalks / Trails	5,000	SF	\$1.00	\$5,000	
Demolition Totals				\$12,000	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Earthwork	35,000	sf	\$1.00	\$35,000	
Temporary Controls	35,000	SF	\$0.10	\$3,500	
Drainage / Stormwater	35,000	SF	\$0.65	\$22,750	
Grading / Drainage Totals				\$61,250	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Pedestrian Pavement Totals				\$0	
Pavement Totals				\$0	
AMENITIES ZONES					
Speciality Amenities					
Playground Structures	1	EA	\$750,000.00	\$750,000	
Hillside Play Structures	1	EA	\$45,000.00	\$45,000	
Surfacings	1	EA	\$275,000.00	\$275,000	
Speciality Amenities Totals				\$1,070,000	
Site Furnishings					
Benches	5	EA	\$2,500.00	\$12,500	
Trash	1	EA	\$1,500.00	\$1,500	
Bike Racks	5	EA	\$1,000.00	\$5,000	
Site Furnishings Totals				\$19,000	
Amenities Zones Totals				\$1,089,000	
SIGNAGE / BRANDING					
Small Wayfinding Sign - Pedestian	1	EA	\$1,000.00	\$1,000	
Signage / Branding Totals				\$1,000	
PLANTINGS / SOFTSCAPE					
Landscape Beds	2,500	SF	\$12.00	\$30,000	
Shade Trees	4	EA	\$250.00	\$1,000	
Plantings / Softscape Totals				\$31,000	
Subtotal				\$1,194,250	
Continenency (10%)				\$119,425	
Mob / Demob (8 %)				\$95,540	
General Conditions (8 %)				\$95,540	
TRADITIONAL PLAY AREA TOTALS				\$1,504,755	

PLAYGROUND TRAILS Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$4,000.00	\$4,000	
Sidewalks / Trails	5,032	SF	\$1.00	\$5,032	
Demolition Totals				\$9,032	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Earthwork	24,600	sf	\$1.00	\$24,600	
Temporary Controls	24,600	SF	\$0.10	\$2,460	
Drainage / Stormwater	24,600	SF	\$0.65	\$15,990	
Grading / Drainage Totals				\$43,050	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	7,200	SF	\$6.00	\$43,200	
Pedestrian Paver (Unit Paver on 4" Concrete)	1,800	SF	\$26.00	\$46,800	
Pedestrian Pavement Totals				\$90,000	
Pavement Totals				\$90,000	
AMENITIES ZONES					
Speciality Amenities					
Fitness nodes	4	EA	\$2,500.00	\$10,000	
Speciality Amenities Totals				\$10,000	
Site Furnishings					
Doggie stations	3	EA	\$300.00	\$900	
Benches	3	EA	\$2,500.00	\$7,500	
Trash	1	EA	\$1,500.00	\$1,500	
Bike Racks	5	EA	\$1,000.00	\$5,000	
Site Furnishings Totals				\$14,900	
Amenities Zones Totals				\$24,900	
SIGNAGE / BRANDING					
Small Wayfinding Sign - Pedestian	2	EA	\$1,000.00	\$2,000	
Distance Marker	1	EA	\$800.00	\$800	
Signage / Branding Totals				\$2,800	
PLANTINGS / SOFTSCAPE					
Reforestation	60,000	SF	\$0.50	\$30,000	
Native Plantings	8,000	SF	\$0.50	\$4,000	
Shade Trees	2	EA	\$250.00	\$500	
Plantings / Softscape Totals				\$34,500	
Subtotal				\$204,282	
Continenency (10%)				\$20,428	
Mob / Demob (8 %)				\$16,343	
General Conditions (8 %)				\$16,343	
LOOP TRAIL AREA TOTALS				\$257,395	

WOODLAND BUILDING Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$2,000.00	\$2,000	
Sidewalks / Trails	2,000	SF	\$1.00	\$2,000	
General Utility Demolition	1	SF	\$5,000.00	\$5,000	
Demolition Totals				\$9,000	
UTILITIES					
Sewer	300	LF	\$75.00	\$22,500	
Water	300	LF	\$85.00	\$25,500	
Electric	300	LF	\$90.00	\$27,000	
Communications	300	LF	\$35.00	\$10,500	
Utilities Totals				\$85,500	
GRADING / DRAINAGE					
Earthwork	15,000	sf	\$1.00	\$15,000	
Temporary Controls	15,000	SF	\$0.10	\$1,500	
Drainage / Stormwater	15,000	SF	\$0.65	\$9,750	
Grading / Drainage Totals				\$26,250	
STRUCTURES / FACILITIES					
Woodland Hub Improvements	5,000	EA	\$325.00	\$1,625,000	
Structures / Facilities Totals				\$1,625,000	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	2,000	SF	\$6.00	\$12,000	
Pedestrian Paver (Unit Paver on 4" Concrete)	3,000	SF	\$26.00	\$78,000	
Pedestrian Pavement Totals				\$90,000	
Pavement Totals				\$90,000	
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals				\$0	
Site Furnishings					
Doggie stations	1	EA	\$300.00	\$300	
Community tables	5	EA	\$5,000.00	\$25,000	
Benches	2	EA	\$2,500.00	\$5,000	
Trash	2	EA	\$1,500.00	\$3,000	
Bike Racks	10	EA	\$1,000.00	\$10,000	
Site Furnishings Totals				\$43,300	
Amenities Zones Totals				\$43,300	
SIGNAGE / BRANDING					
Information Hub Kiosk	1	EA	\$5,000.00	\$5,000	
Signage / Branding Totals				\$5,000	
PLANTINGS / SOFTSCAPE					
Landscape Beds	2,000	SF	\$12.00	\$24,000	
Reforestation	10,000	SF	\$0.50	\$5,000	
Native Plantings	5,000	SF	\$0.50	\$2,500	
Shade Trees	3	EA	\$250.00	\$750	
Plantings / Softscape Totals				\$32,250	
Subtotal				\$1,916,300	
Continenency (10%)				\$191,630	
Mob / Demob (8 %)				\$153,304	
General Conditions (8 %)				\$153,304	
WOODLAND BUILDING AREA TOTALS				\$2,414,538	

CORPORATE SHELTER Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$5,000.00	\$5,000	
General Utility Demolition	1	SF	\$3,000.00	\$3,000	
Demolition Totals				\$8,000	
UTILITIES					
Sewer	100	LF	\$75.00	\$7,500	
Water	100	LF	\$90.00	\$9,000	
Electric	100	LF	\$200.00	\$20,000	
Gas	100	LF	\$65.00	\$6,500	
Communications	100	LS	\$80.00	\$8,000	
Utilities Totals				\$51,000	
GRADING / DRAINAGE					
Grading / Drainage Totals				\$0	
STRUCTURES / FACILITIES					
Corporate Shelter with Restroom and 3 seasons enclosure	1	EA	\$350,000.00	\$350,000	
Structures / Facilities Totals				\$350,000	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	10,000	SF	\$6.00	\$60,000	
Pedestrian Paver (Unit Paver on 4" Concrete)	4,000	SF	\$26.00	\$104,000	
Pedestrian Pavement Totals				\$164,000	
Pavement Totals				\$164,000	
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals				\$0	
Site Furnishings					
Picnic Tables	30	EA	\$900.00	\$27,000	
Community Tables	5	EA	\$5,000.00	\$25,000	
Benches	2	EA	\$2,500.00	\$5,000	
Trash	4	EA	\$1,500.00	\$6,000	
Bike Racks	30	EA	\$1,000.00	\$30,000	
Site Furnishings Totals				\$93,000	
Amenities Zones Totals				\$93,000	
SIGNAGE / BRANDING					
Information Hub Kiosk	1	EA	\$5,000.00	\$5,000	
Signage / Branding Totals				\$5,000	
PLANTINGS / SOFTSCAPE					
Native Plantings	2,000	SF	\$0.50	\$1,000	
Shade Trees	10	EA	\$250.00	\$2,500	
Plantings / Softscape Totals				\$3,500	
Subtotal				\$674,500	
Contingency (10%)				\$67,450	
Mob / Demob (8 %)				\$53,960	
General Conditions (8 %)				\$53,960	
CORPORATE SHELTER AREA TOTALS				\$849,870	

FESTIVAL STREET Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$20,000.00	\$20,000	
General Utility Demolition	1	SF	\$10,000.00	\$10,000	
Demolition Totals				\$30,000	
UTILITIES					
Sewer	1,012	LF	\$75.00	\$75,900	
Water	1,012	LF	\$90.00	\$91,080	
Electric	1,012	LF	\$200.00	\$202,400	
Gas	1,012	LF	\$65.00	\$65,780	
Communications	1,012	LS	\$80.00	\$80,960	
Utilities Totals				\$516,120	
GRADING / DRAINAGE					
Earthwork	157,500	SF	\$1.50	\$236,250	
Temporary Controls	157,500	SF	\$0.10	\$15,750	
Drainage / Stormwater	157,500	SF	\$1.00	\$157,500	
Grading / Drainage Totals				\$409,500	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Asphalt Drive	26,000	SF	\$7.00	\$182,000	
Asphalt Parking Stalls	22,200	SF	\$3.75	\$83,250	
Vehicular Paver (Unit Paver on 9" Concrete)	6,300	SF	\$33.00	\$207,900	
Curb	3,000	LF	\$30.00	\$90,000	
Vehicular Pavements Totals				\$563,150	
Pedestrian Pavements					
Concrete Trail	35,000	SF	\$6.00	\$210,000	
Pedestrian Paver (Unit Paver on 4" Concrete)	2,000	SF	\$26.00	\$52,000	
Crushed Stone Trail	5,614	SF	\$1.50	\$8,421	
Pedestrian Pavement Totals				\$270,421	
Pavement Totals				\$833,571	
AMENITIES ZONES					
Speciality Amenities					
Fitness nodes	2	EA	\$2,500.00	\$5,000	
Speciality Amenities Totals				\$5,000	
Site Furnishings					
Doggie Stations	1	EA	\$300.00	\$300	
Site Security Lighting	2	EA	\$8,000.00	\$16,000	
Traffic Control Element	2	EA	\$10,000.00	\$20,000	
Benches	6	EA	\$2,500.00	\$15,000	
Trash	2	EA	\$1,500.00	\$3,000	
Bike Racks	10	EA	\$1,000.00	\$10,000	
Site Furnishings Totals				\$64,300	
Amenities Zones Totals				\$69,300	
SIGNAGE / BRANDING					
Large Wayfinding Sign - Vehicular	1	EA	\$5,000.00	\$5,000	
Small Wayfinding Sign - Pedestian	1	EA	\$1,000.00	\$1,000	
Interpretive Signage	1	EA	\$2,500.00	\$2,500	
Distance Marker	2	EA	\$800.00	\$1,600	
Signage / Branding Totals				\$10,100	
PLANTINGS / SOFTSCAPE					
Grass - Lawn Seeded	60,000	SF	\$0.25	\$15,000	
Grass - Sod	60,000	SF	\$1.00	\$60,000	
Native Plantings	30,000	SF	\$0.50	\$15,000	
Reforestation	60,000	SF	\$0.50	\$30,000	
Shade Trees	110	EA	\$250.00	\$27,500	
Plantings / Softscape Totals				\$147,500	
Subtotal				\$2,016,091	
Continenency (10%)				\$201,609	
Mob / Demob (8 %)				\$161,287	
General Conditions (8 %)				\$161,287	
FESTIVAL STREET AREA TOTALS				\$2,540,275	

OPEN LAWN Preliminary Cost Projection				
Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION				
Large Shelter	1	LS	\$15,000.00	\$15,000
Trees	1	LS	\$5,000.00	\$5,000
General Utily Demolition	1	SF	\$2,000.00	\$2,000
Demolition Totals				\$22,000
UTILITIES				
Utilities Totals				\$0
GRADING / DRAINAGE				
Earthwork	30,000	SF	\$1.50	\$45,000
Temporary Controls	30,000	SF	\$0.10	\$3,000
Drainage / Stormwater	30,000	SF	\$1.00	\$30,000
Grading / Drainage Totals				\$78,000
STRUCTURES / FACILITIES				
Structures / Facilities Totals				\$0
PAVEMENTS				
Vehicular Pavements				
Vehicular Pavements Totals				\$0
Pedestrian Pavements				
Concrete Trail	2,000	SF	\$6.00	\$12,000
Crushed Stone Trail	2,000	SF	\$1.50	\$3,000
Pedestrian Pavement Totals				\$15,000
Pavement Totals				\$15,000
AMENITIES ZONES				
Speciality Amenities				
Fitness nodes	1	EA	\$2,500.00	\$2,500
Speciality Amenities Totals				\$2,500
Site Furnishings				
Doggie Stations	1	EA	\$300.00	\$300
Benches	2	EA	\$2,500.00	\$5,000
Bike Racks	10	EA	\$1,000.00	\$10,000
Site Furnishings Totals				\$15,300
Amenities Zones Totals				\$17,800
SIGNAGE / BRANDING				
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500.00	\$2,500
Distance Marker	2	EA	\$800.00	\$1,600
Signage / Branding Totals				\$4,100
PLANTINGS / SOFTSCAPE				
Grass - Lawn Seeded	108,000	SF	\$0.25	\$27,000
Grass - Sod	36,000	SF	\$1.00	\$36,000
Native Plantings	18,000	SF	\$0.50	\$9,000
Reforestation	30,000	SF	\$0.50	\$15,000
Shade Trees	80	EA	\$250.00	\$20,000
Plantings / Softscape Totals				\$107,000
Subtotal				\$243,900
Continenency (10%)				\$24,390
Mob / Demob (8 %)				\$19,512
General Conditions (8 %)				\$19,512
OPEN LAWN AREA TOTALS				\$307,314

FESTIVAL STREET PICNIC SHELTER Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Shelter (24x44)		1	EA	\$45,000.00	\$45,000
Corporate Shelter with Restroom and 3 seasons enclosure			EA	\$350,000.00	\$0
Structures / Facilities Totals					\$45,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail		2,000	SF	\$6.00	\$12,000
Pedestrian Pavement Totals					\$12,000
Pavement Totals					\$12,000
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Picnic Tables		10	EA	\$900.00	\$9,000
Trash		1	EA	\$1,500.00	\$1,500
Site Furnishings Totals					\$10,500
Amenities Zones Totals					\$10,500
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$67,500
Contineny (10%)					\$6,750
Mob / Demob (8 %)					\$5,400
General Conditions (8 %)					\$5,400
PICNIC SHELTER AREA TOTALS					\$85,050

SKATE ELEMENTS Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Pedestrian Pavement Totals					\$0
Pavement Totals					\$0
AMENITIES ZONES					
Speciality Amenities					
Skate / Bike Interaction		800	LF	\$155.00	\$124,000
Speciality Amenities Totals					\$124,000
Site Furnishings					
Site Furnishings Totals					\$0
Amenities Zones Totals					\$124,000
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$124,000
Contineny (10%)					\$12,400
Mob / Demob (8 %)					\$9,920
General Conditions (8 %)					\$9,920
SKATE ELEMENTS TOTALS					\$156,240

NORTH RIVER FRONT ART SHADE Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Shade Pavilion		1	EA	\$200,000	\$200,000
Structures / Facilities Totals					\$200,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail		3,000	SF	\$6	\$18,000
Decorative Concrete (stained)		1,000	SF	\$11	\$11,000
Pedestrian Pavement Totals					\$29,000
Pavement Totals					\$29,000
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Community Tables		6	EA	\$5,000	\$30,000
Trash		1	EA	\$1,500	\$1,500
Site Furnishings Totals					\$31,500
Amenities Zones Totals					\$31,500
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$260,500
Contingency (10%)					\$26,050
Mob / Demob (8%)					\$20,840
General Conditions (8 %)					\$20,840
ART SHADE PAVILION AREA TOTALS					\$328,230

NORTH RIVER FRONT PAVILION Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					\$0
UTILITIES					
Water		900	LF	\$50	\$45,000
Electric		900	LF	\$100	\$90,000
Communications		500	LF	\$30	\$15,000
Utilities Totals					\$150,000
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Event Pavilion		1	EA	\$800,000	\$800,000
Structures / Facilities Totals					\$800,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Concrete (9" Concrete)		3,000	SF	\$8	\$24,000
Vehicular Pavements Totals					\$24,000
Pedestrian Pavements					
Concrete Trail		1,500	SF	\$6	\$9,000
Pedestrian Pavement Totals					\$9,000
Pavement Totals					\$33,000
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Trash		1	EA	\$1,500	\$1,500
Site Furnishings Totals					\$1,500
Amenities Zones Totals					\$1,500
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Plantings / Softscape Totals					\$0
Subtotal					\$984,500
Contingency (10%)					\$98,450
Mob / Demob (8%)					\$78,760
General Conditions (8 %)					\$78,760
EVENT PAVILION AREA TOTALS					\$1,240,470

NORTH RIVERWALK Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
Trees	1	LS	\$10,000	\$10,000	
Demolition Totals				\$10,000	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Earthwork	15,000	SF	\$2	\$22,500	
Temporary Controls	8,000	SF	\$1	\$4,000	
Drainage / Stormwater	8,000	SF	\$1	\$4,000	
Grading / Drainage Totals				\$30,500	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Concrete Trail	8,500	SF	\$6	\$51,000	
Decorative Concrete (stained)	1,900	SF	\$11	\$20,900	
Pedestrian Paver (Unit Paver on 4" Concrete)	2,800	SF	\$26	\$72,800	
Pedestrian Pavement Totals				\$144,700	
Pavement Totals				\$144,700	
AMENITIES ZONES					
Specialty Amenities					
Specialty Amenities Totals				\$0	
Site Furnishings					
Doggie Stations	1	EA	\$300	\$300	
Swings	4	EA	\$12,000	\$48,000	
Benches	6	EA	\$2,500	\$15,000	
Trash	1	EA	\$1,500	\$1,500	
Bike Racks	5	EA	\$1,000	\$5,000	
Site Furnishings Totals				\$69,800	
Amenities Zones Totals				\$69,800	
SIGNAGE / BRANDING					
Interpretive Signage	2	EA	\$2,500	\$5,000	
Distance Marker	4	EA	\$800	\$3,200	
Information Hub Kiosk	1	EA	\$5,000	\$5,000	
Signage / Branding Totals				\$13,200	
PLANTINGS / SOFTSCAPE					
Landscape Beds	6,000	SF	\$12	\$72,000	
Grass - Sod	6,000	SF	\$1	\$6,000	
Native plantings	5,000	SF	\$1	\$5,000	
Shade Trees	40	EA	\$250	\$10,000	
Plantings / Softscape Totals				\$93,000	
Subtotal				\$361,200	
Contingency (10%)				\$36,120	
Mob / Demob (8%)				\$28,896	
General Conditions (8 %)				\$28,896	
NORTH RIVERWALK AREA TOTALS				\$455,112	

NORTH RIVER FRONT SLOPED LAWN Preliminary Cost Projection					
Amenity	Quantity	Units	Cost	Budget Allowance	
DEMOLITION					
River Bank Clearing	23,500	SF	\$2	\$47,000	
Trees	1	LS	\$10,000	\$10,000	
Demolition Totals				\$57,000	
UTILITIES					
Utilities Totals				\$0	
GRADING / DRAINAGE					
Earthwork	47,900	SF	\$2	\$71,850	
River Bank Restoration	15,000	SF	\$10	\$150,000	
Temporary Controls	38,000	SF	\$1	\$19,000	
Drainage / Stormwater	38,000	SF	\$1	\$19,000	
Revetment	150	SF	\$1,130	\$169,500	
Grading / Drainage Totals				\$429,350	
STRUCTURES / FACILITIES					
Structures / Facilities Totals				\$0	
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals				\$0	
Pedestrian Pavements					
Boardwalk (Composite Lumber)	3,400	SF	\$14	\$47,600	
Pedestrian Pavement Totals				\$47,600	
Pavement Totals				\$47,600	
AMENITIES ZONES					
Speciality Amenities					
Linear Boardwalk Lounge Element	4	EA	\$8,000	\$32,000	
Speciality Amenities Totals				\$32,000	
Site Furnishings					
Trash	1	EA	\$1,500	\$1,500	
Bike Racks	5	EA	\$1,000	\$5,000	
Site Furnishings Totals				\$6,500	
Amenities Zones Totals				\$38,500	
SIGNAGE / BRANDING					
Medium Wayfinding Sign - Pedestrian	1	EA	\$2,500	\$2,500	
Small Wayfinding Sign - Pedestian	1	EA	\$1,000	\$1,000	
Signage / Branding Totals				\$3,500	
PLANTINGS / SOFTSCAPE					
Grass - Sod	35,000	SF	\$1	\$35,000	
Native plantings	12,500	SF	\$1	\$12,500	
Shade Trees	20	EA	\$250	\$5,000	
Plantings / Softscape Totals				\$52,500	
Subtotal				\$628,450	
Continenency (10%)				\$62,845	
Mob / Demob (8%)				\$50,276	
General Conditions (8 %)				\$50,276	
SLOPED LAWN AREA TOTALS				\$791,847	

NORTH RIVER FRONT TERRACE Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
River Bank Clearing					
		23,500	SF	\$2	\$47,000
Trees					
		1	LS	\$10,000	\$10,000
Overlook					
		1	LS	\$10,000	\$10,000
General Utilty Demolition					
		1	SF	\$5,000	\$5,000
Demolition Totals					\$72,000
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Earthwork					
		25,000	SF	\$2	\$37,500
River Bank Restoration					
		15,000	SF	\$10	\$150,000
Dewatering/Shoring					
		7,200	SF	\$140	\$1,008,000
Temporary Controls					
		35,000	SF	\$1	\$17,500
Drainage / Stormwater					
		35,000	SF	\$1	\$17,500
Terraced Stone Walls					
		616	LF	\$522	\$321,552
Concrete Water's Edge					
		140	LF	\$2,145	\$300,300
Grading / Drainage Totals					\$1,852,352
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Concrete (9" Concrete)					
		3,000	SF	\$8	\$24,000
Vehicular Pavements Totals					\$24,000
Pedestrian Pavements					
Concrete Trail					
		2,000	SF	\$6	\$12,000
Pedestrian Pavement Totals					\$12,000
Pavement Totals					\$36,000
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Water fountain					
		1	EA	\$5,000	\$5,000
Benches					
		4	EA	\$2,500	\$10,000
Trash					
		1	EA	\$1,500	\$1,500
Bike Racks					
		5	EA	\$1,000	\$5,000
Site Furnishings Totals					\$21,500
Amenities Zones Totals					\$21,500
SIGNAGE / BRANDING					
Small Wayfinding Sign - Pedestian					
		1	EA	\$1,000	\$1,000
Signage / Branding Totals					\$1,000
PLANTINGS / SOFTSCAPE					
Landscape Beds					
		2,000	SF	\$12	\$24,000
Grass - Sod					
		4,000	SF	\$1	\$4,000
Native plantings					
		12,500	SF	\$1	\$12,500
Shade Trees					
		3	EA	\$250	\$640
Plantings / Softscape Totals					\$41,140
Subtotal					\$2,023,992
Continency (10%)					\$202,399
Mob / Demob (8%)					\$161,919
General Conditions (8 %)					\$161,919
RIVER FRONT TERRACE AREA TOTALS					\$2,550,230

WOODLAND ENHANCEMENTS ENVIRONMENTAL NODE Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Selective Clearing and Tree Removal					
		3	LS	\$1,666.00	\$4,998
Demolition Totals					\$4,998
UTILITIES					
Utilities Totals					\$0
GRADING / DRAINAGE					
Earthwork					
		30,000	SF	\$0.30	\$9,000
Temporary Controls					
		30,000	SF	\$0.10	\$3,000
Grading / Drainage Totals					\$12,000
STRUCTURES / FACILITIES					
Shelter (24x44)					
		1	EA	\$45,000.00	\$45,000
Structures / Facilities Totals					\$45,000
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Concrete Trail					
		3,000	SF	\$6.00	\$18,000
Crushed Stone Trail					
		7,500	SF	\$1.50	\$11,250
Pedestrian Pavement Totals					\$29,250
Pavement Totals					\$29,250
AMENITIES ZONES					
Speciality Amenities					
Environmental node					
		3	EA	\$15,000.00	\$45,000
Speciality Amenities Totals					\$45,000
Site Furnishings					
Picnic Tables					
		12	EA	\$900.00	\$10,800
Benches					
		6	EA	\$2,500.00	\$15,000
Trash					
		3	EA	\$1,500.00	\$4,500
Bike Racks					
		12	EA	\$1,000.00	\$12,000
Site Furnishings Totals					\$42,300
Amenities Zones Totals					\$87,300
SIGNAGE / BRANDING					
Interpretive Signage					
		3	EA	\$2,500.00	\$7,500
Signage / Branding Totals					\$7,500
PLANTINGS / SOFTSCAPE					
Shade Trees					
		15	EA	\$250.00	\$3,750
Plantings / Softscape Totals					\$3,750
Subtotal					\$189,798
Continenency (10%)					\$18,980
Mob / Demob (8 %)					\$15,184
General Conditions (8 %)					\$15,184
ENVIRONMENTAL NODE AREA TOTALS					\$239,145

WOODLAND ENHANCEMENT PLANTINGS Preliminary Cost Projection					
	Amenity	Quantity	Units	Cost	Budget Allowance
DEMOLITION					
Demolition Totals					
UTILITIES					
Utilities Totals					
GRADING / DRAINAGE					
Grading / Drainage Totals					\$0
STRUCTURES / FACILITIES					
Structures / Facilities Totals					\$0
PAVEMENTS					
Vehicular Pavements					
Vehicular Pavements Totals					\$0
Pedestrian Pavements					
Pedestrian Pavement Totals					\$0
Pavement Totals					\$0
AMENITIES ZONES					
Speciality Amenities					
Speciality Amenities Totals					\$0
Site Furnishings					
Site Furnishings Totals					\$0
Amenities Zones Totals					\$0
SIGNAGE / BRANDING					
Signage / Branding Totals					\$0
PLANTINGS / SOFTSCAPE					
Woodland Enhancement		450,000	SF	\$0.10	\$45,000
Native Plantings		25,000	SF	\$0.50	\$12,500
Reforestation		75,000	SF	\$0.50	\$37,500
Shade Trees		70	EA	\$250.00	\$17,500
Plantings / Softscape Totals					\$112,500
Subtotal					\$112,500
Contingency (10%)					\$11,250
Mob / Demob (8 %)					\$9,000
General Conditions (8 %)					\$9,000
WOODLAND PLANTINGS AREA TOTALS					\$141,750