Ellenberger Park

2000 Master Plan Amendment

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December 2000

City of Indianapolis

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Gove Associates Inc in association with Claire Bennett Associates

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Ice Rink User Group Meeting Minutes

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #1

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #2

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #3

Ice Rink Study Cost Analysis Source

Overview

Overview

Introduction

The goal of this plan is to provide for the future growth and development of Ellenberger Park while responding to the needs of the primary users, Indy Parks, and the City of Indianapolis. This Park Master Plan is an amendment to the 1989 Ellenberger Park Master Plan.

Recognizing the benefits of planning, the neighborhood and Indy Parks have developed this Park Master Plan Amendment as a guideline for future development of Ellenberger Park. It is based on social and demographic research, physical characteristics of the park, public meetings, and planning policies of Indy Parks. This Park Master Plan Amendment should be continuously monitored and updated to reflect the changing needs of those it is intended to serve.

The analysis of the existing ice rink is a primary component of this amendment. The architectural analysis and recommendations for the ice rink are described in the ICE RINK STUDY section.

Indy Parks Vision

Indy Parks shall provide safe, well-maintained parkland and natural areas.

These lands shall provide quality recreation and environmental services that are models of stewardship and community involvement for all Marion County citizens.

In support of strong neighborhoods, Indy Parks shall actively partner with recreation, environmental and social service providers; educational institutions and other government agencies in order to provide vital living links to our, and through our, parks to neighborhoods, schools and businesses.

We will enhance a thriving economy by utilizing our natural, cultural, financial and human resources in order to inspire a healthy lifestyle while celebrating cultural diversity and instilling a respect for the natural environment in which we live, work and play.

Indy Parks Mission

Indy Parks shall provide clear leadership and well-defined direction for enhancing the quality of life for Indianapolis and Marion County residents by providing park and recreation resources and services that:

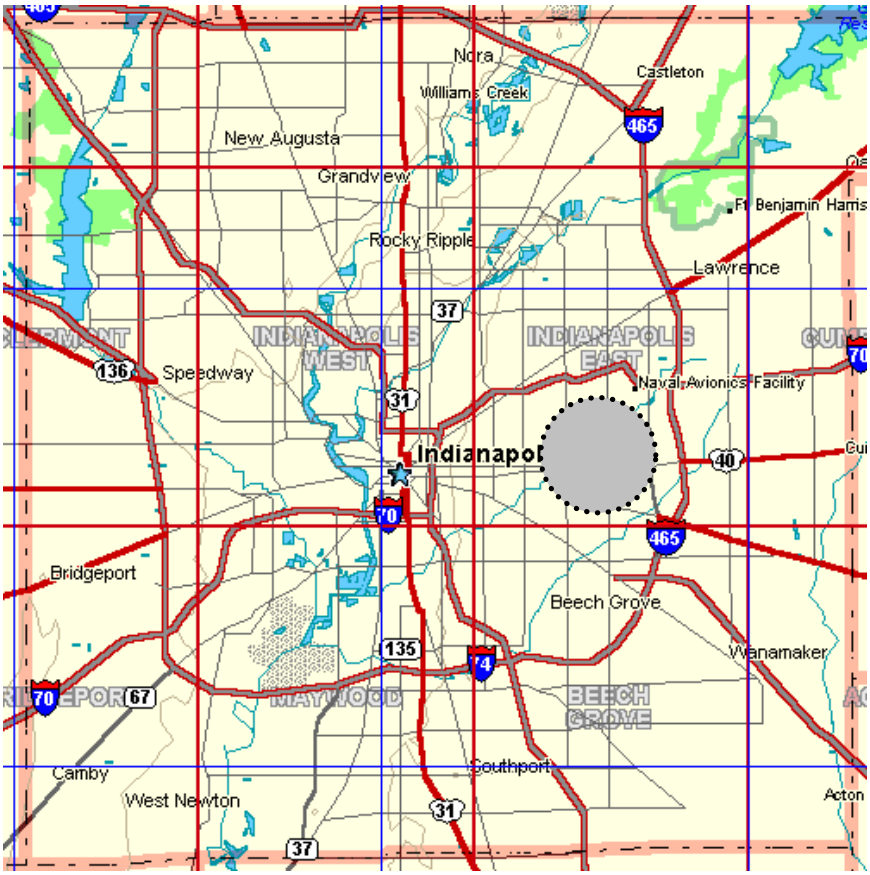
- Provide and/or facilitate quality recreation and leisure opportunities.
- Encourage and support natural and cultural resource stewardship and environmental education.
- Include safe, clean, well-maintained park facilities for the community's use and enjoyment.
- Promote and facilitate mutually beneficial county-wide partnerships.

Park Description

Ellenberger Park, 5301 E. St. Clair Street, is comprised of 42 acres of gently rolling landscape and mature trees. It is bounded by St. Clair Street to the north, Ritter Avenue to the east, Pleasant Run Parkway South Drive to the south, and Ellenberger Parkway West Drive to the west. Pleasant Run traverses the southern portion of the park running east to west. A section of the park is also intensively developed for recreational purposes, including an ice skating rink, swimming pool, tennis courts, ball diamonds, playfields, and playgrounds. Because of it's size and type of facilities, Ellenberger Park is categorized by the Department of Parks and Recreation as a Community Park. The service area of Ellenberger Park is defined for the master planning process as that area bordered by Linwood Avenue on the west, 16th Street on the north, Edmondson Street on the east and Brookville Road on the south. (See Park Service Area Boundaries Map, page 4.)

Park Location within the City of Indianapolis

Ellenberger Park is located within the west-central portion of Warren Township, City of Indianapolis-Marion County, Indiana. The shaded circle shown on the map below denotes the general location of the Park and its surrounding neighborhood service area within the City of Indianapolis.

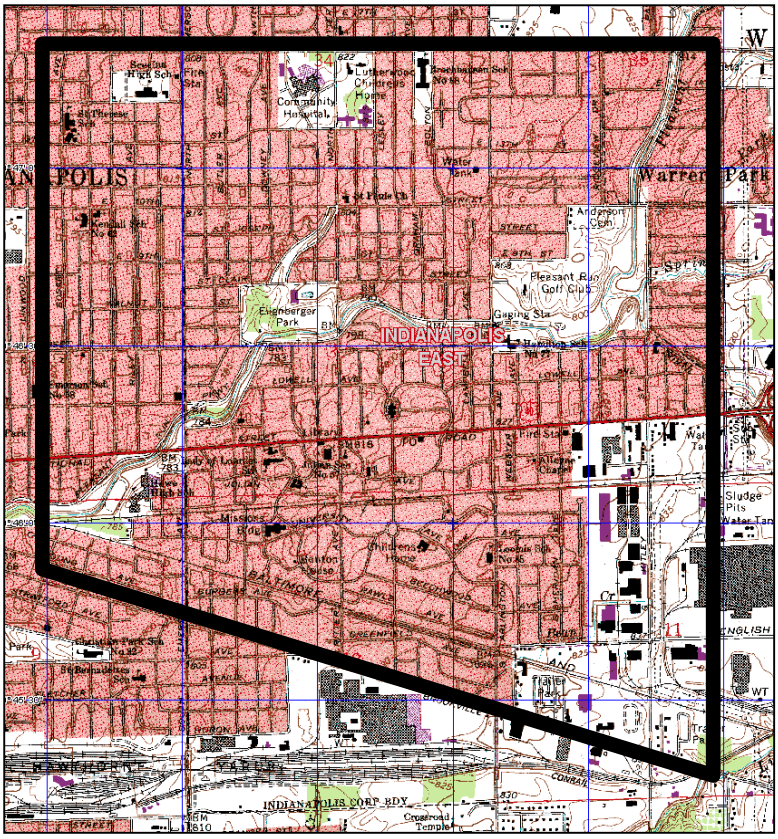


Park Location Map image from 3-D Topo Quads-Indiana Region 2, CD-Rom, Delonne 1999.

Park Service Area Boundaries

The Ellenberger Park service area boundaries were determined by Indy Parks Staff, are shown on the map below with bold lines and are identified as follows:

Northern Boundary: **16th Street**
Eastern Boundary: **Edmondson Street**
Southern Boundary: **Brookville Road**
Western Boundary: **Linwood Avenue**



Park Service Area Boundaries Map image from 3-D Topo Quads-Indiana Region 2, CD-Rom, Delonne 1999.

Residents living outside of the above referenced service area boundaries are also within proximity to the following nearby parks:

North: Brookside Park, Virginia Lee O'Brien Park, Forest Manor Park, and Windsor Village Park
East: Greene Park, Pleasant Run Golf Course
South: Christian Park, Clayton & LaSalle Park
West: Brookside Park and Christian Park

History of the Park

History of the Park

Ellenberger Park is located in the Historic Irvington Neighborhood area of the City of Indianapolis. The local neighborhood association, the Irvington Community Council, today defines the boundaries of Irvington as 10th Street to the north, Brookville Road to the south, Edmondson Street to the east, and Emerson Avenue to the west. Ellenberger Park is located in the northwest quadrant of this historic district, where the park is bounded by Ellenberger Parkway West Drive, St. Clair Street, Ritter Avenue, and Pleasant Run Parkway South Drive. The development of the park is closely tied with the history of the Irvington neighborhood development.

The following HISTORY OF THE PARK text was written by Paul Diebold for the book, Greater Irvington: Architecture, People and Places on the Indianapolis Eastside (published by the Irvington Historical Society in 1997). For planning purposes, text denoted in *italics* was written and added to Mr. Diebold's text by the Team Planners to summarize several sections of Mr. Diebold's book. Mr. Diebold's research and words are presented as follows:

Irvington Area History

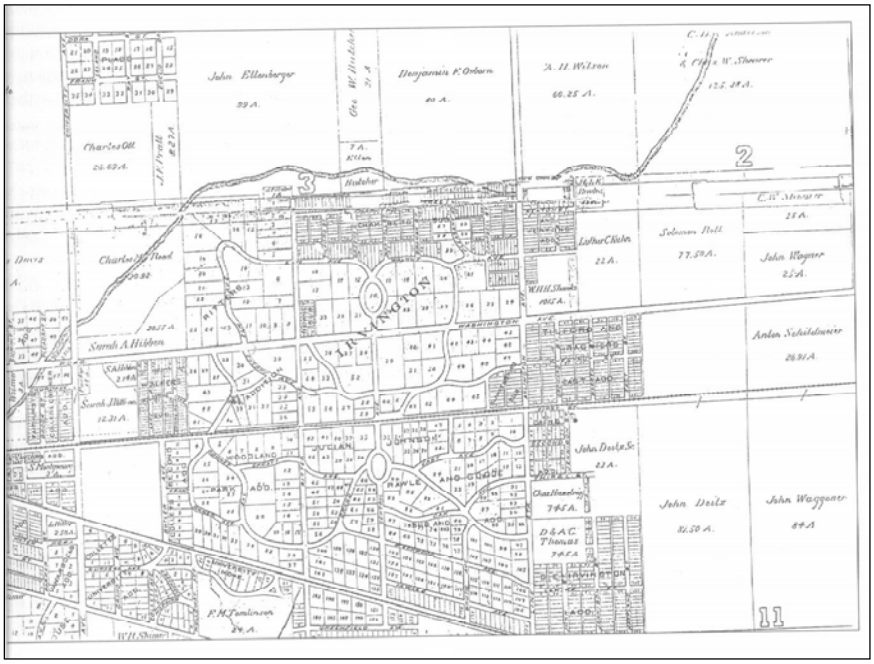
Irvington *began* as a typical small town planted in the heart of the Indianapolis Eastside. *The area first took shape when the* Native Americans blazed a trail, *called the Whitewater Trail,* from the site of Indianapolis east to Cambridge City in Wayne County, Indiana. *It was along this trail,* just east of present day Emerson Avenue, that in 1821, the first European-descended settler settled in the area.

Almost 18 years later, the National Road was constructed, parallel and just to the south of the Whitewater Trail. George Washington and Albert Gallatin planned the National Road. It was designed to connect the American capital to the new western states, *and would reach the western edge of Indiana by 1839.* The National Road *(now known as Washington Street in Indianapolis and Irvington)* brought more settlers to the area and made farmland that was within reach more valuable and accessible. By the 1840's the state completed the Brookville Road, an important early transportation route linking Indianapolis to the southeast portion of the state. *Brookville Road was connected to the Indianapolis area with the National*

Road in what is now the Irvington area. Further defining the area boundaries and bringing additional settlers through the area, in 1853, the Indiana Central Railroad built the Pennsylvania Railroad alongside the Whitewater Trail as a route to connect Indianapolis to Richmond. *The convergence of these three major transportation routes made the area a natural stopping point on the journey westward*.

Farmers cleared most of the land running right angled grids to plant fields, run hedgerows, run drainage tile, and layout farmsteads. *Homes were located predominantly along thoroughfares, where little settlement would occur in the marshy areas south of Irvington or along the Pleasant Run waterway.*

Jacob Julian and Sylvester Johnson, both prominent citizens and public office holders from Wayne County, Indiana, *saw opportunity in the area and set their sites on platting the Irvington area.* Julian and Johnson planned Irvington in 1870 as an independent town in which they could settle. *The community was named after the popular writer and author, Washington Irving. Departing from the grid layout of most of the capital city Indianapolis, and the rough farming boundaries that were developed by the local farmers in the 1820's,* they chose to develop a winding street plan. *The idea of winding streets is presumed to follow what was a new landscape concept of the nineteenth century, the Victorian Romantic style.*



1872 map of Irvington from Greater Irvington: Architecture, People and Places on the Indianapolis Eastside (published by the Irvington Historical Society in 1997).

The Victorian Romantic landscape style developed in England during the late eighteenth and early nineteenth centuries. In reaction *to* the formal, artificial and balanced designs of previous centuries, land owners and their gardeners planned estates with meandering paths, ponds, sham ruins, and cleverly arranged vistas which would evoke a distant place or time, hence the term "romantic." *Johnson was* a member of the board of directors at the state's leading agricultural school, Purdue, *and* would have been well aware of the newest trend in landscaping and planning. Johnson wrote in the Indiana Magazine of History, June 1908:

Photo of Irvington Home Built in the 1800's from Greater Irvington: Architecture, People and Places on the Indianapolis Eastside (published by the Irvington Historical Society in 1997).

… Mr. Johnson had visited Glendale (near Cincinnati,) perhaps the best known suburban town in this part of the country at the time, and had got the idea of winding streets, which has become the best known characteristic of Irvington. The tract was laid out with the plan of having the streets run along the low places, leaving the higher locations for building lots. ("Beginnings of Irvington," 1988.)

The Irvington plan included a public park and a site for a "female college," highly progressive ideas for that time. Several grand homes were built, but the financial panic of the 1870's necessitated the subdivision of the original acre lots. Northwestern Christian University, later known as Butler University, moved to a suburb in the 1870's. As students and professors became citizens, Irvington acquired a reputation as a home for learning and the arts. Numerous clubs sprang up to represent the varied interests of the community. Irvington continued to develop as a small town, despite annexation by Indianapolis in 1902. Winding streets lined with Twentieth century bungalows, four-square, and Nineteenth century homes provided a village-like atmosphere.

Through two World Wars and the Great Depression, Irvington maintained its social vitality. During the Second World War, owners of Irvington's large homes subdivided them to help ease the citywide housing shortage. International Harvester on Brookville Road manufactured truck engines for the U.S. Army. The Naval Ordinance Plant (Naval Aviations Warfare Center) on North Arlington produced "secret" Norden bomb sights for the U.S. Army Air Corps. Physical development bypassed Irvington after World War II, leaving an intact community that had developed over nearly a century. Residential development continued through the 1960's until there remained no large parcels undeveloped in greater Irvington. An important collection of commercial and industrial buildings developed over the years. Although simple, these businesses provided adequate service to the Irvingtonians in a neighborhood that was never meant to be a significant commerce community.

The neighborhood went through a period of recession in the 1970's, but recently homeowners and business owners have renovated several buildings for maintenance and historical purposes, following a trend in reviving historical districts. Currently the community continues to thrive as a neighborhood deeply rooted in historical significance, where most of the original portion of Irvington has been listed on the National Register of Historic Places.

Ellenberger Park History

Master landscape architect and urban planner George Edward Kessler added a *specific* facet to Irvington with the construction of his boulevard along Pleasant Run and the development of Ellenberger Park in the early 1900's. *The Ellenberger Park site, was originally located on the Sandusky Farm. The Sandusky Farm was part of the 160 acres of land that Joesph Sandusky began to acquire in 1822. In 1853, John Ellenberger settled in the area and worked as a tenant farmer on what had then expanded to 320 acres of the Sandusky farmland.* Ellenberger bought 180 acres of land from the Sandusky family, from Pleasant Run north to Eleventh Street, and in 1865, built the house at 5602 East Tenth Street, north of Pleasant Run and west of Ritter. *Known as Ellenberger Woods, in 1909, 31.7 acres of the Ellenberger property was purchased by the City for $500 per acre.* Additional adjoining land pieces were purchased in 1911, and 1915, by the city to bring the total number of park acres to 42-its current size.

The purchase of the property for use as a park acknowledged a long-standing tradition in the community. John Ellenberger had allowed Irvington children and citizens to use the site informally as a park since 1882. In planning the park Kessler hoped to retain as much of the natural beauty of the site as possible. An article in the Indianapolis Star explained:

….He (Kessler) would not even put park walks through it, but would allow the old woodland paths, which were worn there years ago by feet now grown old, to still be paths for younger feet ("Indianapolis Parks" 28 Nov. 1917).

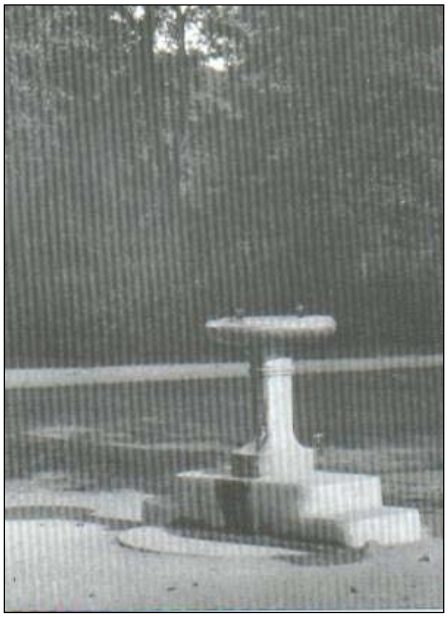


Photo of Historic Park Fountain from Greater Irvington: Architecture, People and Places on the Indianapolis Eastside (published by the Irvington Historical Society in 1997).

Kessler's landscape intention was clearly to preserve the site, rather than develop it with extensive plantings. Water recreation remained important. The park had several artesian wells that were supplied with stone drinking fountains. Residents, especially children, continued to use Pleasant Run creek as a swimming hole during the early park years. In May 1927, the park board recommended the construction of a swimming pool at the north edge of the park. Indianapolis architect Charles Byfield was hired to plan the facility, which was opened in 1930. This pool, re-engineered through the years, remains today. The city completed a rehabilitation of the pool in 1974.

The Ellenberger Ice Rink was originally installed in 1962, as a seasonal outdoor skating facility. The public rink's high quality ice quickly made it a popular attraction and was heavily used. In 1970, a roof shelter was installed over the rink to reduce the sun's exposure onto the ice. Later a newer support core/bathhouse was built when the swimming pool was rehabilitated. In 1987, the ice rink was fully enclosed with surrounding metal wall panels.

Examination of aerial photographs from the 1930's and early 1940's reveals that land use patterns in Ellenberger Park have changed little since the land was first made into a park. The pool was in its present location, tennis courts were in place at their current site, and a ball field was in use just north of the creek at the southeast corner of the park by the late 1930's. The rest of the park was open, natural space as it is today. Irvingtonians use Ellenberger Park for recreation, jogging, picnics, and sports. Children have always enjoyed sledding down the hill by the pool during the winter season. Early in the park's history, a series for outdoor plays were popular. Several of these were written by George Cottman (336 North Ritter), prominent historian and author. These were held on the Fourth of July, and one notable pageant was a recreation of the founding of Irvington to celebrate the fortieth anniversary of the community in 1912.

Controversy has marked the history of Ellenberger Park several times. In 1922, the Park board renamed the park in honor of Dr. Henry Jameson, Chairman of the Park Board during the early years for the Kessler plan. The Board soon discovered that Irvingtonians held the Ellenberger name in much esteem, which led to protest at Board meetings. Eventually *in 1926*, the board changed the name back to Ellenberger Park.

The community has repeatedly resisted efforts to change the hill surrounding the pool area on the south and east to eliminate sledding in winter. A controversy arose *in the late 1980's* regarding the planning of parking spaces on the west edge of the park. The city planned, *in association with recommendations presented for the 1989, Ellenberger Park Master Plan Study,* a paved parking area along the west edge, which was to expand into the park. At the same time, city planners hoped to eliminate the narrow gravel spaces along the west edge of the park. Grass was removed, the curbing installed, and several trees were about to be removed when area residents protested to the Irvington Community Council and the Parks Board. With much reluctance, and at considerable cost, the city backed away from the parking lot plan and returned the area to a semi-natural state. The city also hoped to construct a water play pool, similar to those at Riverside and Brookside Park, at Ellenberger, but residents were wary of the large crowds the amusement would draw. The city backed away from this proposal as well.

Less controversial was the addition of new playground equipment at the northeast corner of the park in the 1990's. The city removed a long-standing icon, the large metal pumpkin carriage (from the Cinderella tale). Saturn Corporation donated

new playground equipment for the southwest corner of the park in the summer of 1996, on the site of the proposed west parking area.

Pleasant Run Parkway History

The other segment of the Kessler plan was the construction of parkways with boulevards along Pleasant Run to link Ellenberger Park to Garfield Park. Proposed in the 1909 Plan, construction on Pleasant Run Parkway would not begin until the 1920's and was complete from south of Washington Street to Arlington Avenue by about 1927. The boulevard sweeps gently to follow the course of the creek, and runs straight where possible. No record of plantings remains, but the choice of Sycamores to line the parkway was natural, since such trees flourish in floodplain areas. They were also a natural choice for a landscape architect in this situation since their lofty branches (when mature) would form a natural canopy over the roadway. Indeed, of any segments of the Kessler boulevard system, Pleasant Run Parkway retains perhaps the best image of Kessler's intentions for such drives. Fall Creek Parkway and other parts of the 1909 Plan have become busy thoroughfares that have been widened several times and lost much of the original intent.

Photo of Pleasant Run Greater Irvington: Architecture, People and Places on the Indianapolis Eastside (published by the Irvington Historical Society in 1997).

The parkway spurred residential growth in Irvington and assured that lands to the north would be middle to upper class *residential* areas in the future. More significantly, the development of Pleasant Run Parkway tied the northern part of Irvington to old Irvington, both physically and in appearance, since it introduced the spirit of naturalism so crucial to old Irvington.

Researchers need only to look at the number of plats along the parkway to realize how it fostered residential growth. By the early 1920's, every available parcel of land fronting on the parkway had been platted for residential purposes. A number of homes were built before road construction began. Nearly every home along North Drive

between Washington and Emerson was built prior to roadwork and each were placed in anticipation of its future route. No doubt, the value of the land along the parkway rose as soon as the 1909 Plan was released.

A final artistic touch of the parkway was planned for the north edge of Irvington in 1924, when the heirs of John Ellenberger platted off the Ellenberger Plaza Addition, extending north of St. Clair Street (the north edge of Ellenberger Park) to 10th Street. The city had leased this land for a golf course in the early 1900's, but by 1924, officials secured the old Dissette Estate for a golf course. The Irvington Town Council had slated the Dissette Estate site for a clubhouse and artificial boating pond in the 1890's, but in 1909, the Dissettes had built a large estate and mansion on the property. The purchase of the estate added even more public open space to the community and, in a sense, fulfilled an old wish of some Irvingtonians. No longer needing the Ellenberger land for a golf course, the heirs created a plan for development of the site. Stoney Creek, a small stream, ran through the site from northeast to south-southwest, and the family contemplated flanking boulevards and open space, with houses facing the open spaces and stream. According to one source, the Works Progress Administration (a Depression-era federal relief program) graded the proposed boulevards in the 1930's. The stream eventually declined as homes were built. Today, a storm sewer contains its water, and the open space between the boulevards is completely a lawn.

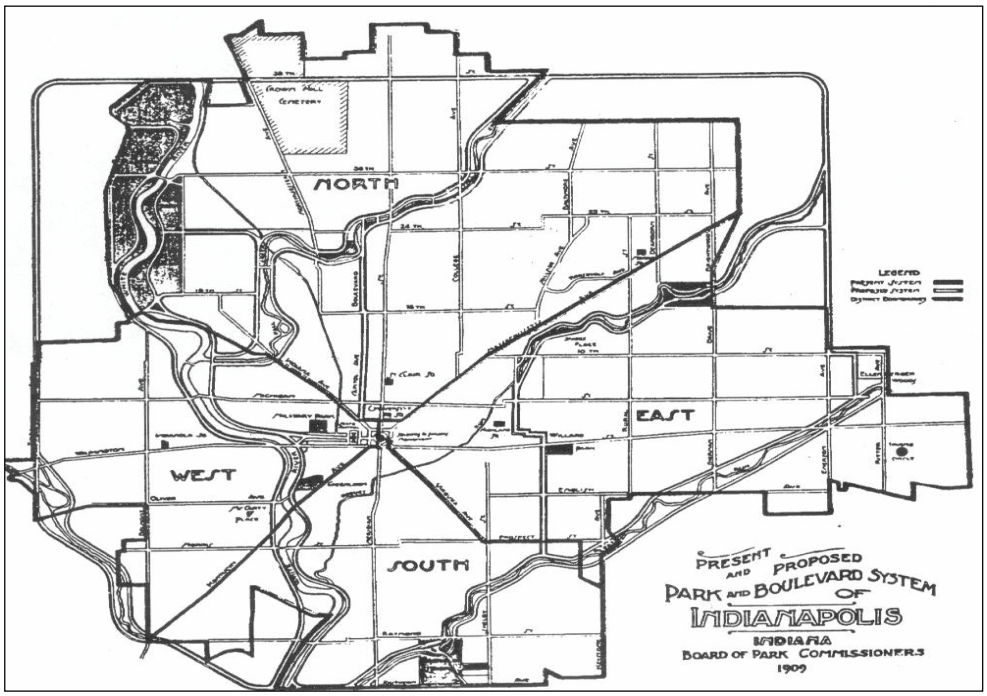
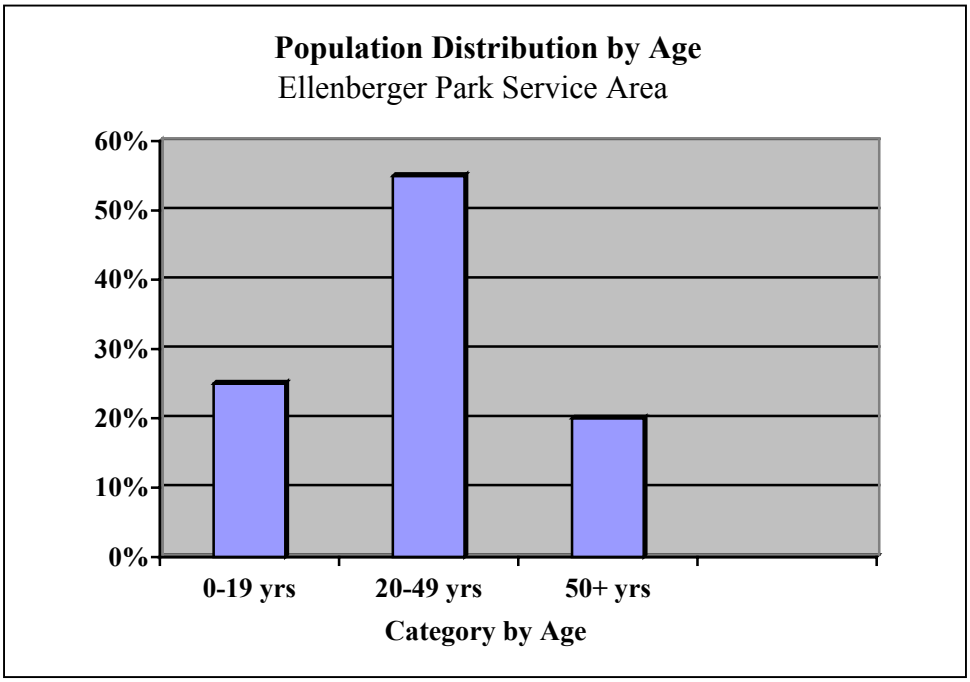


Image of Kessler's Park & Boulevard System Plan map, 1909, from Pathways to the Future, Indianapolis-Marion County Park, Recreation and Open Space Plan, April 1999.

Demographics

Demographics

The demographic information presented here is based upon the 1990 Census and as reinterpreted and published in the Pathways to the Future, Indianapolis-Marion County Park, Recreation and Open Space Plan, April 1999, by Indy Parks.



The neighborhood area is largely European-American, containing significantly smaller African-American and Hispanic-American populations. The majority of service area residents fall into the 20-49 year old age range, comprising approximately 55% of the community area. Children comprise about 25% of the local neighborhood, where a higher percentage are in their toddler years. Those residents 50 years old and above account for 20% of the population, rounding out the demographic make-up of the Ellenberger Park service area. The concentration of residents in the young adult to middle aged bracket, coupled with the relatively large elderly population, suggests that a well-rounded recreation system meeting a wide variety of needs would suit the Ellenberger Park area well. The presence of a seemingly increasing number of families with small children indicates a common need to continue to enhance efforts to provide toddler and youth park facilities.

The area is comprised of a range of home styles and sizes that in most cases were platted where homes, regardless of size, were located on narrow lots within a few yards of one another. Housing styles range from small bungalow units to large single family Victorian homes, that have in some cases been subdivided into multi-family homes. Housing structures such as these, located in close proximity to each other provide for high levels of density. In addition, higher density home areas often contain a high percentage of rental units.

The Ellenberger Park area holds true to both indicators. Irvington has a higher number of renter occupied households than determined as average for the area. Its composition of several small bungalows and converted multi-family housing units lend themselves well toward nice rental as well as owner occupied units and further substantiate a range of family household sizes. The areas family households are comprised of one and two person households to homes of six or more persons per household. Also of note, the community has a lower than average number of persons with mobility limitations, and the medium family income is estimated at $30,500.

Public Participation

Public Participation

A critical component in Park Master Planning involves public input. Understanding the needs and interests of the local community members is most important in developing plan recommendations that will benefit the park user base. One ice rink user group meeting and three public meetings where held regarding this Park Master Plan Amendment project. Following are summaries of input generated from those meetings. The meeting minutes in their entirety are included in the Appendix.

As is mentioned in the OVERVIEW, special attention was given to the ice rink component of Ellenberger Park during this Park Master Plan Amendment process. A separate ice rink user group meeting was held and each public meeting was conducted in two phases, the first phase addressing the Park Master Plan Amendment as a whole, and the second phase addressing only the ice rink study. During the three public meetings, the two-phased meeting format was implemented to clearly address and define overall park issues and facility specific issues regarding the ice rink.

The ice rink is discussed in full detail in the ICE RINK STUDY section.

Ice Rink User Group Meeting Summary

Meeting Date: 2-16-2000
Place: 7:00 at the Downey Street Christian Church

Ice Rink Component Special Study

Mr. Terry Killen, AICP, of Gove Associates Inc. facilitated discussion regarding issues concerning the existing ice rink. Invited to the meeting were the major users of the facility such as hockey teams. Over 15 invitations were sent out to organizations that frequently rent out the rink. Of those invited, the only organization to attend the meeting was Lawrence Hockey. Meeting participants were mostly concerned with structural and maintenance issues regarding the ice rink, while expressing a desire to continue to provide the ice rink at the park.

Concerns

- The rink is cold and not set up for spectators.
- The restrooms and locker rooms are combined and cause problems for spectators.
- The existing lighting is dull and needs to be brighter.

Positive Aspects of the Ice Rink

- It is the cheapest rental for ice time in the city.
- The times available are favorable.
- Indy Parks staff is easy to work with.

Meeting Closing Comments

The meeting ended with the Indy Parks Staff and the Gove Team thanking all in attendance for their support and comments.

Public Meeting #1 Summary

Meeting Date: 2-23-2000
Place: 7:00 PM at the Downey Street Christian Church

Meeting #1-Phase 1: The Site Plan

Meeting #1, facilitated by the Project Team of Gove Associates & Claire Bennett Associates, and by Indy Parks staff, was held to generate public comments on current positive attitudes about the park, and then to list issues and concerns. The following are a summary of comments broken down by category.

The park received several favorable comments from the community members, where meeting participants cited open space, abundance of large trees, trails, footpaths, programming, updated playground equipment and its significance in fostering community identity as some of the positive aspects of the park. Concerns included uneven and eroded trails and footpaths, parking, deteriorating vegetation, need for more picnicking facilities, restroom accessibility, ice rink and pool safety and an overall improvement to park directional and interpretive signage.

Meeting #1-Phase 2: Ice Rink Component Special Study

Mr. John Pearson, R.A., of Gove Associates Inc. facilitated discussion regarding issues concerning the existing ice rink. The ice rink component of the Park Master Plan Amendment is discussed in further detail in the ICE RINK STUDY section. Meeting participants were mostly concerned with structural and maintenance issues regarding the Ice Rink, while expressing a desire to continue to provide the ice rink at the park.

Meeting Closing Comments

Everyone was thanked for their involvement in coming to the meeting and strongly encouraged to hand in written comments, as well as sign in on the list for future mailing and meeting announcements. The next meeting would be utilized to present a draft Site Plan and Ice Rink Study Findings.

Public Meeting #2 Summary

Meeting Date: 6-6-2000
Place: 7:00 PM at the Our Lady of Lourdes Catholic Church

Meeting #2, facilitated by the Project Team of Gove Associates & Claire Bennett Associates, and by Indy Parks staff, was held to present a draft Site Plan and Ice Rink Study Findings. The draft Site Plan and Findings were based upon discussions held with staff and comments received at the first meeting. Each of these elements was presented for public comment and ranking of proposed recommendations.

Meeting #2-Phase 1: The Site Plan

A draft Site Plan presentation board was presented delineating several recommendations. The recommendations were reviewed and ranked by meeting participants, where the results are summarized in the following chart:

Ranking	Draft Site Plan Team Recommendations and Citizen Suggestions	Number of Responses
1.	Preparation of a tree maintenance program	24
2.	BMX trail designation approval & design	21
3.	Picnic shelter	19
4.	Temporary utility accommodations for special events	14
5.	Stairway (at Ritter Avenue and Pleasant Run Parkway) improvements	12
6.	Vegetative treatment of Pleasant Run corridor	10
7.	Tennis court gate on the west side	8
8.	Benches along trails	7
9.	Reconfigure ball fields for Little League play	5
10.	Alternative trail surfacing	4
11.	Add creek warning signs	4
12.	Re-striping and resurfacing parking	4
13.	Basketball facilities	3
14.	Evaluate SW corner traffic configuration	1
15.	Extend pedestrian trail northward of the Park	1
16.	Inclusion of additional picnic clustering	1
17.	Connect perimeter trail to the north parking lot	0
18.	Include a family activity area geared toward all age groups	0

Meeting #2-Phase 2: Ice Rink Component

Special Study

Next, Mr. John Pearson, Project Architect with Gove Associates, reviewed several issues and concerns with the ice rink building before presenting 6 improvement options. Architectural concerns and 6 options regarding ice rink building architectural issues are shown below.

Concerns

- The building's ice equipment has far exceeded it's intended length of use, and could fail at any time.
- The roof structure is deteriorating.
- The HVAC system is in disrepair.
- There are several ADA compliance issues.
- Renovating the facility or building new, to meet code, would significantly alter the context of the site, ie: additional parking, expansion into the wooded area, etc.

Mr. Pearson also noted that although this project did not include an in-depth study of the adjoining pool, that extensive repairs were warranted and proposed improvement options should also include re-use or renovation of the pool.

Options

The six options for improvements were presented and voted on in the same manner as the draft Site Plan recommendations. The options were as follows:

Option Number	Ice Rink Option Descriptions	Cost Estimate
1	Repair existing rink building and bring up to code.	$800,000-$900,000
2	Expand rink building and repair building to meet code.	$1,780,000-$1,980,000
3	Abandon ice skating use in the building and bring up to code/ make repairs.	$800,000
4	Demolish existing ice rink and build a new ice rink, building & support core.	$ 4,000,000
5	Demolish existing ice rink and build a new ice rink & aquatic center.	$6,000,000-$8,000,000
6	Demolish existing ice rink, and build a new community center & neighborhood size aquatic center.	$4,500,000-$6,000,000

Public Comments and Interests

After discussion regarding the ice rink and presentation of options, the public expressed a strong preference for Option 6. Although it was the preference of most attendees that the ice rink not be removed from the park, Option 6 was determined to be the best option for the park and community area. Option 6 called for demolishing the existing ice rink and pool, and applying the funds allocated for it's reuse toward renovating the pool and installing a community center structure in place of the ice rink.

Some of the public comments in support of Option 6 included:

- A renovated rink would not be a cost-effective expenditure of dollars.
- A new state of the art ice rink facility in place of the existing facility would not be appropriate at Ellenberger Park due to an anticipated increase in attendance, parking, etc.
- The neighbors want to maintain the community/neighborhood feel of the park and feel that a state-of-the-art ice rink and large aquatic center would detract from that image.
- High interest in focusing on family interest/ community programming rather than single use rink sports.
- Residents really want to keep the pool in the area, and would rather spend money to renovate that instead of the ice rink.
- The residents want to keep the pool as a neighborhood aquatic center. They don't want it to be an excessive aquatic center like Sahm or Brookside Parks.

Meeting Closing Comments:

The meeting ended with the Indy Parks staff and the Gove Team thanking all in attendance for their support and comments. A final presentation of revised recommendations would be provided at a later date.

Public Meeting #3 Summary

Meeting Date: 9-27-2000
Place: 7:00 PM at the Our Lady of Lourdes Catholic Church

Meeting #3, facilitated by the Project Team of Gove Associates & Claire Bennett Associates, and by Indy Parks staff, was held to present the Site Plan and Ice Rink Study Findings. Each of these elements was presented for final public comment and review.

Meeting #3-Phase 1: The Site Plan

Ms. Green presented the Site Plan portion of the project by discussing and showing, with the use of two presentation boards, proposed site improvement recommendations. She described the following recommendations:

- Improvements for ADA accessibility
- Enhanced park signage
- Proposed parking realignment to address safety and code regulations

- Trail surface improvements
- Trail re-alignment and connections
- Re-forestation and vegetative maintenance plans
- Athletic field realignment
- Fencing proposals

Ms. Green invited the meeting attendees to offer their comments, suggestions and preferences pertaining to the Site Plan recommendations. The attendees offered the following suggestions:

- A question was asked about the changes in the ball diamonds and how it would effect the football field. Ms. Green stated that reconfiguration of the ball diamonds would enhance the use of the ball diamonds and that two sports would normally not take place at the same time. This allows the overlapping of the outfield of the ball diamond with the existing football field area.
- A question was asked if balls from the new ball diamond would interfere with the tennis courts. Ms. Green stated that it was possible for a ball to be hit into the tennis courts but that it would be quite unlikely.
- A question was asked about the trail surfaces and if they would be paved. Ms. Green stated that they recommend researching a variety of trail surface options including a product applied with a sprayer

that coats the trail with a polymer surface that allows increased mobility but retains the natural trail appearance.

- A question was asked about the cost of signage and if it really would cost $15,000. Ms. Green stated that park signage is very expensive and that the materials used are designed to resist vandalism.
- A question was asked about the proposed benches and the style and location. Ms. Green stated that the proposed location of benches was marked on the plan with a dot. Mr. Krosschell from Indy Parks stated that they may be able to get some benches from the Indianapolis Zoo but that they are not sure how many.

Meeting #3-Phase 2: Ice Rink Component Special Study

Next, Mr. John Pearson, Project Architect with Gove Associates, was introduced to discuss and review the findings presented in Meeting #2 regarding the conditions of the existing ice rink facility. Mr. Pearson also noted that although this project did not include an in-depth study of the adjoining pool, that extensive repairs were warranted at the pool, and that some proposed improvement options should also include re-use or renovation of the pool. He then briefly reviewed the six options presented in Meeting #2. (See Public Meeting #2: Summary.)

Upon review of these options the residents concluded that, although they did not want the ice rink facility removed, to renovate the existing ice rink facility or to replace the rink with a new state-of-the-art ice rink would not be cost effective or provide an appropriate use. They also concluded that the additional parking spaces required to meet skating demands and design standards of a new ice rink would require taking up more park green space than desired, changing how the park is used. Based on these conclusions, resident meeting attendees concurred with the resident findings at Meeting #2, expressing support for Option 6. Option 6 calls for a community center, well suited for the neighborhood in lieu of the ice rink and for the repair/ replacement of the existing pool.

Some comments included:

- The new community center and pool and parking would have minimal impact on park green space.
- The new community center and swimming pool would cost less to build and operate than a new ice rink facility.
- Mr. Colvin pointed out that under Indy Parks recreational use area classifications, Ellenberger is too small and is not properly located for an ice rink facility.

Meeting Closing Comments

The meeting ended at 9pm, with the Indy Parks Staff and the Gove Team thanking all in attendance for their support and comments.

Park Classification

Park Classification

Eleven types of parks are contained within the Indy Parks system. Described in Pathways to the Future, Indianapolis-Marion County Park, Recreation and Open Space Plan, April 1999, each were classified according to function, size and facilities that would be expected at each park type.

Ellenberger Park is classified as one of the 19 Community Parks, within the Indianapolis-Marion County Park System. A Community Park classification, as described in Pathways to the Future, Indianapolis-Marion County Park, Recreation and Open Space Plan, April 1999, is defined in the following two pages.

At the time of this report the Indy Parks system contained:

Quantity	Park Type
6	Regional Parks
19	Community Parks
66	Neighborhood Parks
24	Mini-Parks
6	Greenways
11	Natural Resource Areas
13	Public Golf Courses
7	Monuments & Memorials
6	Sports Complexes
11	Special Use Facilities
2	Right-of-Ways

Community Park Classification

Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting the recreation needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. They allow for group activities and offer other recreational opportunities not feasible-nor perhaps desirable-at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities.

Size

In addition to minimum size of 25-100 acres, a park may be classified as a community park, solely on the amenities and programs offered to a particular neighborhood.

Location Criteria

A community park should serve two or more neighborhoods. Although its service area should be 0.5 to 3.0 miles in radius, the quality of the natural resource base should play a significant role in its site selection. The site should be serviced by arterial and collector streets and be easily accessible from throughout its service area by way of interconnecting trails. While community parks should be strategically sited throughout the community, other park types can significantly impact their locations. Most notable among these are school-parks, natural resource areas, and regional parks-each of which may provide some of the same recreational opportunities provided in community parks. The level of service that these other parks provide should be used, in part, as justification for or against a community park in a specific area.

Site Selection Guidelines

The site's natural character should play a very significant role in its site selection, with an emphasis on sites that preserve unique landscapes within the community and/or provide recreational opportunities not otherwise available. Ease of access from throughout the service area, a geographically centered location, and relationship to other park areas, are other key concerns in site selection.

The site should exhibit physical characteristics appropriate for both active and passive recreation uses. It should have suitable soils, positive drainage, varying topography, and a variety of vegetation. Where feasible, it should be adjacent to natural resource areas and greenways. These linkages tend to expand the recreational opportunities within the community and enhance one's perception of surrounding open space.

Depending upon their individual character and use, lakes, ponds, and rivers may be associated with either community parks or natural resource areas. Community Park and Natural Resource Area classifications differ in that the former is generally more developed for passive recreational use than the later. Land within a floodplain should only be considered if the facilities are above the 100 year flood elevation. Land below this elevation would typically fall within the natural resource area classification.

Development Parameters/Recreation Activities

Neighborhood and community input through the public meeting process should be the primary determinant of developing programs for the park. As with a neighborhood park, the guidelines presented in this document should be used as a framework to guide program development and ensure consistency with other park system components. They should not be used as an impediment to creative and unique design outcomes.

Community parks are typically developed for both active and passive uses. Although active recreation, facilities are intended to be used in an informal and unstructured manner, reserved and programmed use is compatible and acceptable. However community parks are not intended to be used extensively for programmed adult athletic use and tournaments.

A menu of potential active recreation facilities includes large play structures and/or creative play attractions, game courts, informal ball fields for youth play, tennis courts, volleyball courts, horseshoe areas, ice skating areas, swimming pools, swimming beaches, and disc golf areas. Passive activity facilities include extensive internal trails (that connect to the community trail system), individual and group picnic/sitting areas, general open space and unique landscapes/features, nature study areas, and display gardens. Facilities for cultural activities, such as plays and concerts in the park, are also appropriate. The distribution of land areas between active and passive recreation, reserve, display, conservation, and cultural areas is determined on a site by site basis.

Parking lots should be provided as necessary to accommodate user access. Park lighting should be used for security, safety, and lighting of facilities as appropriate.

Park Photographs & Analysis

Ellenberger Park
2000 Aerial Photograph

Park Facility Areas

A Ball Fields
B Football Field
C Ice Rink
D Passive Recreation Wooded Area
E Playground: NE Park Corner
F Playground SW Park Corner
G Swimming Pool
H Tennis Courts

Park Trail & Footpath Areas

1 Park Trails & Footpaths: SW Corner
2 Park Footpaths: South Side
3 Park Trails & Footpaths: Bridge, South Side
4 Park Trails & Stairs: SE Corner
5 Park Trails & Footpaths: Tennis Courts
6 Maintenance Access Road: West of Ice Rink

Pleasant Run

Park Boundary

Streets

North: St. Clair Street
East: Ritter Avenue

Park Facility Areas, and Park Trail & Footpath Areas

Ellenberger Park Facility Areas and Park Trail & Footpath Areas are detailed on the following pages. The photographs are categorized into groupings denoting 'general' areas within the park.

- **Each grouping of Park Facilities is assigned a Lettered Symbol**
- **Each grouping of Park Trail & Footpath Areas is assigned a Numbered Symbol**

The Symbols are cross-referenced with the Letter and Number Symbols shown on the previous page, the Ellenberger Park 2000 Aerial Photograph.

Each area grouping includes photographs, a brief inventory list of amenities and short area analysis.

Park Facility Areas

A Ball Fields

Amenities:

- 2 non-irrigated grass surfaced ball fields: 1 field is skinned, Figure A-1 (dirt surfaced infield area), the other has a grass infield, Figure A-2
- 2 chain-link fence back stops
- 4 player benches
- 2 trash cans
- 2 storage lock boxes

Analysis:

- Unusual orientation of fields and inefficient use of surrounding space
- Inconsistent and deteriorating fencing raises concern of "fly-ball" injuries to spectators and other park users
- Unimproved trail surface should be paved or topped with an alternative polymer surface to enhance access
- Lack of spectator seating and drinking water access
- Stairs off of Ritter Avenue are in poor condition

Figure A-1
View of the skinned infield ball field looking west into the park from the top of the stairs that are located in the SE corner of the Park, on the north side of Pleasant Run along the south bound lane of Ritter Avenue

Figure A-2
View of the grass infield ball field looking northwest into the park from the top of the stairs that are located in the SE corner of the Park, on the north side of Pleasant Run along the south bound lane of Ritter Avenue

B Football Field

Amenities:

- 1 football field
- 2 metal pole goal posts
- 1 non-irrigated grass surfaced field

Analysis:

- Football field overlaps with ball field fencing- creating a hazard.
- Goal posts and field lines are not well marked

Figure B-1
View of slopped hill on the north side of the football field that peaks on the south side of the playground and slopes downward in a southeasterly direction toward Ritter Avenue

Figure B-2
View of the football field looking east toward Ritter Avenue from the trail segment located along the northeast side of the tennis courts

Figure B-3
View of the trail segment, looking south from the Pool parking area, that runs between the western edges of the football & ball fields and the eastern edge of the tennis courts

C Ice Rink

Amenities:

- Indoor Ice Rink
- 2 small bleacher sets
- Locker & restroom facilities
- Concessions
- Skate Rental
- Office area
- Parking lot

Analysis:

- See the ICE RINK STUDY section

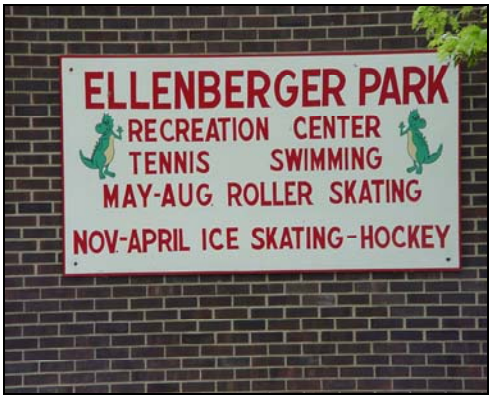


Figure C-1
Building use sign

Figure C-2
View of the ice rink/ bathhouse building looking south

Figure C-3
Ice rink/ bathhouse building north side entranceway

Figure C-4
Interior of the rink (view of players box)

D Passive Recreation Wooded Area

Amenities:
- Several mature tree stands
- Benches
- Picnic tables
- Mowed grass surfaced groundcover
- Unimproved trails & footpaths

Analysis:
- Gravel surfaced paths are narrow in width and uneven
- Some trees and vegetation need maintenance and labeling
- Very few picnic facilities
- Peaceful area

Figure D-1
View of a wooded area looking southwest from unimproved trail at the intersection of St. Clair Street and the ice rink access road

Figure D-2
View of wooded area looking southeast from the northwest corner of the park

Figure D-3
View of wooded area looking east from Ellenberger Parkway West Drive

Figure D-4
View of wooded area looking east from Ellenberger Parkway West Drive, on the north side of the playground

E Playground

Blue Colored Playground equipment
Northeast Corner of the Park

Amenities:
- Youth playground equipment on fiber surface
- Adjacent to main parking area, trails, ball fields and pool/ ice rink
- Trash cans
- Benches, swings-toddler

Analysis:
- Poor hard surfaced trail access
- Additional benches or picnic shelter would be good additions to the area

Figure E-1
View from the parking lot looking northeast toward the playground

F Playground

Red Playground Equipment
Southwest Corner of the Park

Amenities:
- Youth playground equipment on fibar playground surface.
- Trash cans
- Picnic Tables
- Grill
- Benches
- Adjacent to small parking area, trailhead sign, port-o-lets, wooded picnic area and trails.

Analysis:
- Additional benches, permanent restrooms and picnic shelter would be good additions to the area

Figure F-1
View of the playground looking south

Figure F-2
View of a trail segment along Ellenberger Parkway West Drive, looking south, adjacent to the playground

G Swimming Pool

Amenities:

- Fenced outdoor, swimming pool
- Adjacent, fenced wading pool
- Concrete deck surface with multiple levels
- Slide, & lifeguard chairs
- Adjacent shared-use bathhouse facility (shares w/ Ice Rink).
- Adjacent to main parking lot
- Pool picnic area with tables, adjacent to bathhouse.
- Concession stand in bathhouse

Analysis:

- Pools are in disrepair
- Deck in disrepair
- Fencing in disrepair
- Bathhouse is not ADA accessible

Figure G-1
Main pool

Figure G-2
View of the wading pool, looking from the west side of pool

Figure G-3
View of pool deck, looking east along the north side of pool w/ multiple deck levels

Figure G-4
Picnic area adjacent to bathhouse

H

Tennis Courts

Amenities:

- 8 newly resurfaced tennis courts:
- 4 are lighted
- Perimeter chain link fencing
- Picnic tables
- Adjacent to trails
- Adjacent to pedestrian bridge that crosses Pleasant Run to reach Pleasant Run Parkway South Drive
- Backboard

Analysis:

- Gate on west side needs repair
- Fence height is inconsistent
- Lack of drinking water and spectator seating

Figure H-1
View of tennis courts looking northwest

Figure H-2
View looking south toward the creek at the east side entrance to the courts.

Figure H-3
View looking west into the park of the open grassy area on the north side of the tennis courts.

1 Park Trails & Footpaths: SW Corner

Amenities:

- Gravel surfaced trails
- Entrance Park sign
- Trail Rules sign
- Indy Greenways Pleasant Run Trail linkage sign
- Port-o-lets
- Benches
- Adjacent to small parking lot

Analysis:

- Gravel surfaced paths are narrow in width and uneven
- Benches are not uniform throughout the park
- Only Port-o-let bathroom facilities
- Signage is not uniform

Photo 1
Park entrance sign at the trailhead, located on the southwest corner of the park

Photo 2
View looking southeast from Ellenberger Parkway West Drive of the southwest corner of park

Photo 4
Indy Greenways sign showing linkage between Ellenberger Park trails and trailhead for the Pleasant Run Trail

Photo 5
View of Pleasant Run Trail, looking southward along the west side of Pleasant Run Parkway South Drive from the east side of the bridge

2 Park Footpaths: South Side

Amenities:

- Footpath running west to east along the southern boundary of the park, adjacent to Pleasant Run Parkway South Drive, south of Pleasant Run.
- Dirt surfaced footpath
- Connection to pedestrian bridge with access to the park

Analysis:

- Absence of benches
- Footpaths are narrow and uneven
- Limited signage

Photo 6
View looking west along footpath from bridge toward Pleasant Run Trailhead at Pleasant Run Parkway South Drive

Photo 7
Looking north of pedestrian bridge access to the park, from Pleasant Run Parkway South Drive

Photo 8
View from base of bridge approach, (bridge is not shown , but is located toward the left side of photo) looking east parallel to Pleasant Run Parkway South Drive toward Ritter Avenue

Photo 9
View looking west along Pleasant Run Parkway South Drive from the intersection with Ritter Avenue

3 Park Trails & Footpaths: Bridge, South Side

Amenities:

- Pedestrian Bridge, constructed of wood and steel that crosses over Pleasant Run
- gravel surfaced trails & dirt footpaths

Analysis:

- Limited signage
- No benches
- Erosion
- Footpaths are narrow and uneven
- Gravel surfaced paths could be hard surfaced
- Non-designated mountain bike area should be addressed

Photo 12
View looking west from the tennis court area and the bridge shown in Photo 10 looking toward the southwest corner of the park along the north bank of Pleasant Run

Photo 10
View looking south toward Pleasant Run Parkway South Drive from the bridge

Photo 11
View looking north into the park from the bridge shown in Photo 10, of an unimproved trail segment that extends northward toward the ice rink

Photo 13: View looking northwest from the bridge in Photo 10, of a footpath/ non-designated Mountain and BMX bike area

4 Park Trails & Stairs: SE Corner

Amenities:

- Pedestrian sidewalk at Ritter Avenue bridge.
- Stair access to the park
- Gravel surface trail

Analysis:

- Sidewalk comes to an abrupt end at the top of the stairs
- Stairs are deteriorating
- Slope failing due to erosion
- No benches or trash cans
- Lack of adequate signage
- No plantings
- Narrow, uneven gravel surface trail

Photo 14
View north along the southbound lane of Ritter Avenue, at the vehicular bridge that crosses Pleasant Run

Photo 15

- End of sidewalk along Ritter Avenue (view continues north)
- Deteriorated slope at the top of the stairs

Photo 16

- Stairs to enter the park from Ritter Avenue
- Slope is unstable, and stairs are in disrepair

Photo 17
Gravel surface trail at the SE corner of the park, along Pleasant Run, accessing the pedestrian bridge, and the SW entrance

Photo 18
Gravel surface trail parallel to Ritter Avenue, view looking north from the bottom of the stair entrance

5 Park Trails & Footpaths: Tennis Courts

Amenities:

- Dirt footpaths and gravel surface trails adjacent to ball fields and tennis courts

Analysis:

- Narrow, uneven dirt footpaths and gravel surfaced trails
- Varied width in paved segments
- Limited signage
- Limited benches or picnic tables
- Lack of access to adequate drinking water supply

Photo 19
View looking south toward the Pleasant Run from the trail that is aligned with the east side of the tennis courts

Photo 20
View looking south from the main pool / park parking area toward the tennis courts

6 Maintenance Access Road

Amenities:

- Ice Rink maintenance access road off of St. Clair Street

Analysis:

- Unpaved, unmarked, maintenance and emergency access road on the west side of the ice rink
- Does not connect to parking area

Photo 21
View looking north on maintenance access road toward St. Clair Street from the west side of the ice rink

Ellenberger Park
Site Recommendations

Ellenberger Park Site Recommendations

The following Site Plan Recommendations will serve to guide the community with a sound and logical implementation strategy. The following recommendations identify appropriate actions for Park Master Plan Amendment period. The Ellenberger Park Site Plan Recommendations are compiled from information gathered at public participation meetings, National Recreation & Park Standards and demographic analysis. The Recommendations are described below and illustrated on the site master plan.

1. Preparation of an Urban Forestry Plan (Not specifically designated on Site Plan.)

- A tree restoration/ urban forestry program should be established to protect Ellenberger Park's valuable urban forest resource. Development of an Urban Forestry Plan will serve as a management tool and provide opportunities for funding to inventory existing vegetation, identify hazardous, dead and diseased vegetation, plant new trees and provide for protection of existing trees. Establishment of an Urban Forestry Plan will reduce soil erosion and protect and promote wildlife habitat.

2. BMX Trails

- Existing BMX trails should be improved and modified to meet nationally accepted design standards for design, safety and maintenance. Working directly with representatives of the current BMX user group to improve these trails is recommended based on their participation and expressed interest at the public meetings.

3a. Picnic Shelters

- Locate and install minimum of two picnic shelters within the park to improve and expand picnicking activities, provide increased protection from inclement weather and opportunities for additional outdoor programs.

3b. Picnic Areas

- Locate picnic clusters including tables and grills as indicated.

4. North Perimeter Trail Connection

- Extend park perimeter trail to connect parking lot with trail located near the existing ice rink service drive.

5. Stairway Improvements

(At the southeast corner of the park at the intersection of Ritter Avenue and Pleasant Run Parkway South Drive.)

- Install new ramp adjacent to the existing stairway and install new hand railing. Improve landscape area flanking stairs with additional soils and plantings appropriate for bank stabilization. Enhancements will improve park safety and accessibility and heighten visibility of stairway as a formal pedestrian entry point.

6. Volleyball

- Install areas for volleyball that may include sand, appropriate method/treatment for containing sand and provisions for pole supports and nets.

7. Tennis Court Fencing and Gate Modifications

- Install a gate on the west side of the tennis courts for additional access. Increase the height of the fence on the eastern side of the tennis courts to provide improved protection from stray balls from the adjacent ball fields.

8. Locate and Install Benches

(Shown by 'White Dots' on the Site Plan.)

- Add benches to increase rest areas along existing trails and in response to the public request to accommodate an increased interest in bird watching.

9. Vegetative Treatment of Pleasant Run Corridor

- Naturalized plantings or restoration of riparian plantings would substantially reduce maintenance costs by eliminating the traditional maintenance of turf, reduce influx of invasive, non-native plants and would comply with Indy Parks stewardship goals.

10. Reconfigure Ball Fields for Little League Play and Addition of Football Field

- Ball fields should be reconfigured to comply with Little League regulation play. New fencing and backstops are recommended.
- Provide a second football field between existing football field located south of playground on north side of park and reconfigured little league ball fields.

11. Infrastructure Improvements / Electrical Hookups for Events

- Temporary Utility Accommodations for Special Events. Locate and install temporary utility services to accommodate planned special events within the park.
- Replace the existing portable restrooms with permanent restroom facilities. Structure could be implemented as part of a combination picnic shelter/restroom building structure.

12. General Landscape Improvements

(Not specifically designated on Site Plan)

- As part of a long-term landscape improvement plan, install naturalized plantings as a buffer between the open use areas and the existing vegetation along Pleasant Run Creek. Reducing the amount of traditional turf would not reduce the open recreation areas and would be in keeping with Indy Parks stewardship goals. Other vegetation would be installed as part of an urban forestry plan and other planned improvements.

13. Family Activity Area

- A family activity area is recommended in the park adjacent to picnicking and playground areas. These areas could include accommodations for Bocci, Croquet, Horseshoes, Checkers, Shuffleboard and Badminton.

14a. Improved Hard Surface Trail

- Incorporate hard surface trail alternate to existing stone fine trail. Recommendations include but are not limited to bituminous asphalt and spraying existing stone with polymer material.

14b. New Connector Trails

- Improvements to include trail extensions between existing ice rink and pool facility and existing trail south of the tennis courts.

15. Parking Improvements to Small Lots.

- Re-stripe and resurface current parking areas to increase quantity of spaces and improve circulation.
- Provide a pull-off buffer for small parking lots at northwest and southwest corners.

16. Evaluate Traffic Circulation

(At Intersection of Pleasant Run Parkway South Drive and Ellenberger Parkway West Drive.)

- Evaluate the Southwest corner vehicular traffic flow and adjacent parking configuration to determine improvements for safe and efficient traffic flow.

17. Northeast Parking Lot Improvements

- If the existing Ice Rink and pool remain, re-stripe existing lot to allow for improved traffic flow and increase parking quantity.

18. Recreation Center and Pool Renovation

(Reference Ice Rink Study Section, pages 53-76.)

19a. Trail Extension North from Park to 10th Street.

- Extend a trail from the north edge of Ellenberger Park north along Ellenberger Parkway East Drive to 10th Street to provide an appropriate connection to the Indy Parks Greenway System.

19b. Trail Extension South to Pleasant Run Greenway

- Improve existing trail along Pleasant Run Parkway South Drive trail to match quality of current trail and provide connection.

20. Sledding Area

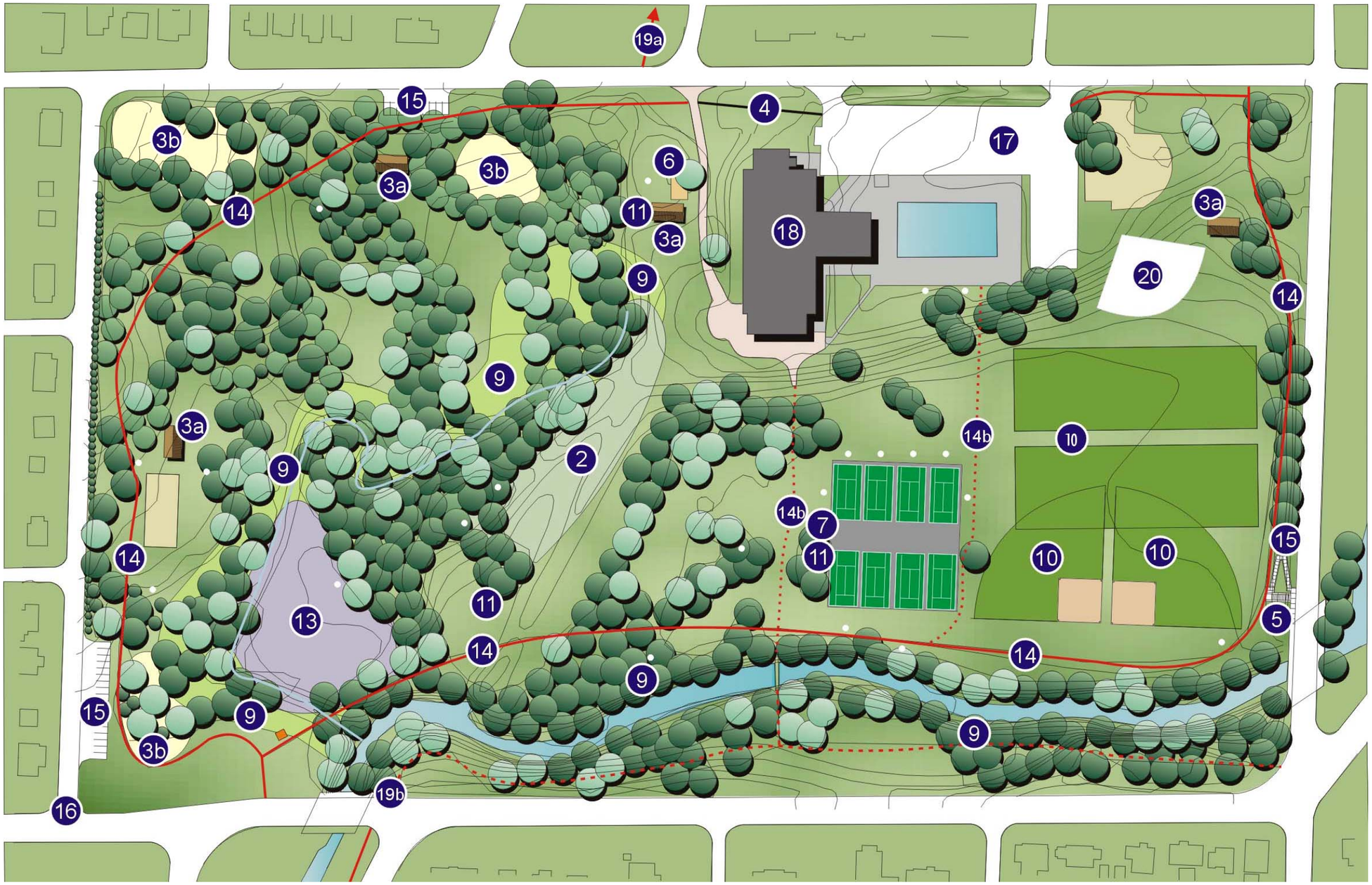
- Provide designated area for sledding adjacent to northeast parking area. Define area with temporary signs or other means to protect safety and welfare of users.

Other Recommendations

Install appropriate plantings along the top of the embankment slope east of Ritter Avenue. This will encourage users to utilize the lower pedestrian trail parallel to Ritter Avenue along the base of the slope embankment. The narrow right-of-way width, existing steep slopes and large existing trees reduces the possibility of incorporating a new walk along this side of Ritter Avenue. This should serve to discourage pedestrians from using the shoulder along Ritter Avenue and encourage use of the existing perimeter trail system.

Extend and convert the current ice rink service drive into a trail/ restricted vehicular access service road to connect the trail to the spur that connects south to the pedestrian bridge over Pleasant Run. Locate a trail head kiosk along the service/maintenance drive entrance.

Any improvements and expansion to the existing trail system should be coordinated with the Indianapolis Greenway Master Plan. A hard surfaced trail is recommended to maximize durability, access and minimize maintenance of the trails. Alternative impervious trail surfaces should also be considered for these trails.



Ellenberger Park Site Plan

The numbers delineated on the site plan, identify proposed recommendations for Ellenberger Park. These recommendations correspond with those items numbered and listed in the Plan Action/ Implementation Program, pages 51 & 52.

Proposed recommendations are also described in further detail in the Ellenberger Park Site Recommendations section, pages 43-48.

Park Boundary Streets

North: St. Clair Street
East: Ritter Avenue
West: Ellenberger Parkway West Drive
South: Pleasant Run Parkway South Drive

Plan Action/ Implementation

Plan Action/ Implementation Program

Plan Action/Implementation Program	Partnership Opportunities	Preliminary Cost Estimate	Implementation during 10 year Planning Process		
Numbered Items Listed Below Correspond with those on the Site Plan Map.			1st-3rd year	3rd-5 th year	5th-10th year
1. Preparation of an Urban Forestry Program (Not specifically designated on the Site Plan.)	X	$2,500	1st-3rd yr		
2. BMX Trails (Designation, approval & design.)	X	$5,000	1st-3rd yr		
3a. Picnic Shelters **3b. Picnic Areas**	X	4 shelters each at $30,000	1st-3rd yr	3rd-5th yr	5th-10th year
4. North Perimeter Trail Connection (Connect perimeter trail to north parking lot.)		$8,000	1st-3rd yr		
5. Stairway Improvements (At the southeast corner of the park, north of the intersection of Ritter Avenue and Pleasant Run Parkway South Drive.)		$40,000	1st-3rd yr		
6. Volleyball		$8,000	1st-3rd yr		
7. Tennis Court Fencing and Gate Modifications		$1,000	1st-3rd yr		
8. Locate & Install Benches (Denoted by 'White Dots' on the Site Plan.)	X	10 benches each at $1,000	1st-3rd yr	3rd-5th yr	5th-10th year
9. Vegetative Treatment of Pleasant Run Corridor	X	$30,000		3rd-5th yr	
10. Reconfigure Ball Fields for Little League Play and Addition of Football Field		$120,000		3rd-5th yr	

11. Infrastructure Improvements/ Electrical Hookup for Events		$10,000		**3rd-5th yr**	

Continued.....

Plan Action/Implementation Program	Partnership Opportunities	Preliminary Cost Estimate	Implementation during 10 year Planning Process		
12. General Landscape Improvements (Not specifically designated on the Site Plan)		$50,000		**3rd -5th yr**	
13. Family Activity Area		$15,000		**3rd-5th yr**	
14a. Improved Hard Surface Trail **14b. New Connector Trails**		$195,600		**3rd-5th yr**	
15. Parking Improvements to Small Lots		$21,164		**3rd-5th yr**	**5th-10th yr**
16. Evaluate Traffic Circulation (At intersection of Pleasant Run Parkway South Drive and Ellenberger Parkway West Drive.)		$40,000			**5th-10th yr**
17. Northeast Parking Lot Improvements		$33,330			**5th-10th yr**
18. Recreation Center & Pool Renovation		$4.5-6 Million			**5th-10th yr**
19a. Trail Extension North from Park to 10th Street **19b. Trail Extension South to Pleasant Run Greenway**		$80,000			**5th-10th yr**
20. Sledding Area (Signage)		$500	**1st-3rd year**		

Ice Rink Sutdy

Ice Rink Study

Brief Description

The Ellenberger Ice Rink is located in the northeast quadrant of Ellenberger Park. North of the rink is St. Clair Street lined by single family residential homes. To the east are the park's swimming pool and the 110-space parking lot. To the south is a buffered green space separating the park's playing fields and tennis courts. To the west is a green space with mature trees and picnic tables. Ellenberger Park has one of two Indy Parks and Recreation ice rinks. The other ice rink is the Perry Ice Rink located on the far south side of Indianapolis.

The ice rink pad is 85'-0" wide, east west and 195'-0" long north south, comprising 16,575 square feet. The rink's existing maximum bench seating capacity is about 50 people. The rink building is enclosed with insulated metal panel walls, and a gabled membrane roof supported by a pre-manufactured steel rigid frame system. The rink is currently being used year around with hours varying depending on the season. The general public has access to the rink during open skating hours. Also reserved skating time is available for hockey team practice and hockey games. The rink and the pool share a support core comprising of toilet room facilities, concession, mechanical room, offices, open space, locker and shower rooms.

History

The Ellenberger Ice Rink was originally installed in 1962 as a seasonal outdoor skating facility. It operated from November to March and was primarily an open rink with few organized sports play. The public rink's high quality ice quickly made it a popular attraction and was heavily used. Over the years the rink began to experience some problems that were common to outdoor rinks. Direct sun exposure onto the ice occasionally resulted in poorer icing conditions. In 1970 a roof shelter was installed over the rink to reduce the sun's exposure on the ice. It appears that the adjacent garages and hockey team dressing areas were constructed around the same time. Later a newer support core/bath house was built with a new swimming pool. In 1987 the ice rink was fully enclosed with surrounding metal wall panels. Gradually over the years the rink expanded its use from seasonal to year round use.

Figure 1
Deteriorating gutters must be replaced. Rainwater is damaging the exterior metal panels.

Figure 2
Bubbling roofing membrane over the Ice Rink. This is usually caused by moisture being trapped under the roofing membrane. In this particular case it is likely due to the high condensation from the inside of the rink and poor ventilation.

Figure 3
The exterior view of the rolled asphalt mineral roofing. Roofing is in very poor condition. It is likely this roof and the structure underneath was built to last for a short period of time. Repair is not a good option; the roofing and structure underneath should be replaced.

Current Users

There are two primary users of the ice rink: the general public and organized sports teams. The general public uses the rink year round, either for ice-skating or in-line roller-skating. The ice rink season is from mid-October to the first of April and in-line roller blade skating is from April to mid-October. Use of the ice rink during the weekdays, particularly school days, tends to be light, while the weekend use is heavier. Hockey teams make up the bulk of the organized sport team users. Organized hockey team practices and games usually occur during ice hockey season. Of the two primary users, organized team users tend to make greater use of the ice rink facility.

Building Condition

Exterior

The exterior metal panel skin is in fairly good condition. There are some problems where the gutters and downspouts have deteriorated (refer to Figure 1). At these locations the walls have suffered serious water damage. This condition will worsen over time if the gutters and downspouts are not cleaned and repaired. Water will enter the panels at the joint where wall and roof meet, if it hasn't done so already. This will compromise the performance of any insulation inside the insulated metal panels. There is heavy moss and fungi at some points along the exposed masonry foundation. The moss and fungi needs to be removed before masonry is permanently damaged.

Roofs

The roof over the ice rink is gabled with a low 2:12 or 3:12 slope. The roofing is a black single-ply membrane, mechanically fastened over what appears to be rigid insulation and metal decking. The over-all condition of the roof is fair. There are numerous bulges, but none are split (refer to Figure 2). Some of the bulges are very soft and may tear. There are at least four penetrations. Three are dime-sized openings; one is about 4" long. All of the penetrations appear to be repairable. There are a few places where the membrane seams may be separating. The aged gutters have not been cleaned or maintained. The gutters have rotted through in some places and should be replaced entirely (refer to Figure 1).

The south accordion roof over the Zamboni garage and dressing rooms is a rolled, 3'-0" wide asphaltic membrane with a bituminous coating and mineral surface. The rolls are nailed in place. The roof is in very poor condition (refer to Figure 3). There appears to be many penetrations, especially at the valleys. The accordion design has a low slope, allowing

for standing snow and water on a material not designed for holding water & snow over the long term. Wired or caged roof drain domes are missing.

The north accordion roof over the compressor room and storage room is built of the same material as the south roof but has stone ballast. The ballast provides better protection for the asphaltic roofing, but still has leaking problems.

The roof over the support core is generally in good condition (refer to Figure 4.) It is a flat black single-ply roof membrane, mechanically fastened over what appears to be rigid insulation and a wood plank decking. There are a few bulges but no tears. There are no reported leaks by the park manager. The roof needs cleaning, especially around the roof drains. A maintenance schedule should be developed and kept (refer to Figure 5 & Figure 6).

Figure 4
The roof over the Support Core is in good condition.

Figure 5
The water damage seen here is due to clogged roof drains. The problem can be easily solved by maintaining clean roof and over-flow drains.

Figure 6
The roof drains over the Support Core must be kept clean to prevent damage to the interior finished ceiling (refer to Figure 5).

Interior

The masonry block walls on the south and north ends of the ice rink that house the Zamboni, compression equipment room, the old dressing and storage rooms are in good condition. However, the wood framed walls that are between the top of the masonry block wall and roof are in very poor condition. There are clear signs of deterioration with gaps between the vertical wood panels exposing the interior to the outside weather (refer to Figure 7 & Figure 8). The interior masonry block walls throughout the support core/bathhouse are in good condition.

The interior of the enclosure around the rink is not in good condition. The interior faces of the insulated metal wall panels are showing stain damage from heavy condensation and freeze-thaw cycles (refer to Figure 9). We are unable to determine the performance of the insulation in the wall panels at this time. The rigid steel structural frame is in very good condition. There are indications that the exposed rigid roof insulation on the rink side of the metal deck is damaged by condensation and cold combined with minor roof leaks.

Below the steel purlins hangs a reflective reinforced metal fabric. It appears that the fabric was placed under the purlins to stop condensate from dripping off the steel purlins and falling onto the iced skating surface below. This stopgap measure is indicative of the long-term problems with atmosphere control within the building. While the fabric solves one set of problems, it creates its own new set of issues by holding moisture so close to the insulation on the underside of the roof which in turn causes the insulation to lose its insulating value.

Figure 7
The uninsulated portion of the exterior wall has holes or openings that allows outside air in. This increases difficulty in conditioning the air in the interior spaces.

Figure 8
Similar condition as shown in Figure 7.

Figure 9
An example of the poor condensation conditions within the ice rink. The steel angle and interior face of the paneled walls are rusting and staining.

The rink's poured concrete floor is in very good condition, especially considering its age. There is some need for minor patching and repairing.

Doors

Most of the fire exit doors are in very poor condition and are in violation of the current building codes. Poor door hardware, damaged doors and door frames may effect their operation in an emergency. Also, many of the emergency exit signs are not functioning and must be replaced. The doors to the dressing areas are non-insulated wood panel doors. Those doors are in very poor condition and should be replaced (refer to Figure 10 & Figure 11).

Miscellaneous

The lighting over the ice rink is very poor. It is difficult for skaters to see as well as they should as they skate. The poor lighting is especially a problem for hockey team play. More efficient lights and higher footcandles are needed. Also the scoreboards are not working and should be replaced.

There are numerous problems related to the buildings heating, ventilation, and dehumidification systems. Refer to the HVAC/Electrical/Plumbing/Mechanical section of this report for more information. One of the biggest complaints is the lack of heat for users and spectators. Another complaint is the foggy conditions inside the rink, which frequently occur.

The old dressing rooms, Zamboni garage and icing equipment room are all poorly heated. The exterior wood paneling above the concrete masonry block walls have no insulation at all (refer to Figure 7). The gaps in the wood walls allow for uncontrolled draft. Also there is no insulation on the underside of the accordion roofs. The painted wood roof sheathing is exposed and is showing signs of decay where the roof is leaking (refer to Figure 12). The supporting wood and steel structural members are showing damage from roof leaks and the poor interior environmental conditions.

In the Concession room a missing kitchen sink must be replaced; both the interior and exterior coiling gates at the service counters should be repaired or replaced.

The toilet/shower/dressing rooms are shared with the swimming pool and present a unique problem. There is only one men's and one women's toilet/shower/dressing room facility. Visiting male hockey teams use the women's facility. This means there are no private toilet facilities available for women during scheduled hockey games. Also, the absence of doors on the individual water closet stalls in both men's and women's room means there is no privacy for individual users (refer to Figure 13). At the time of this report the showerheads in the women's room are not functioning, while only a few showerheads in the men's room work.

Figure 10
Condensations as well as outside drainage problems are causing the fire exit door frames to rot.

The locker area, which is next to the lobby, has a series of 12" x 12" metal lockers installed in the wall. The lock cores have been removed because the keys were always being lost. It is questionable if the lockers serve any real purpose since they can not be secured.

The office for the Park Manager is located on the opposite side of the support core and is facing the swimming pool. This does not allow the Manager the opportunity to supervise activities in the rink or the core effectively while performing office related tasks.

Figure 11
An example of the many damaged fire exit doors. This door has a broken closer, is heavily rusted and does not operate properly. Some of the doors have inoperable exit signs or exit paths that violate code. The doors, door frames and non-functioning exit signs must be replaced.

Figure 12
This is at the old dressing room south of the ice rink. The uninsulated roof is leaking and is causing damage to the wood joists and steel beam. The roof is asphalt mineral sheet roofing and is not repairable.

Figure 13
There are no privacy doors at water closet stalls in both men's and women's resrooms.

HVAC/Electrical /Plumbing/Mechanical Evaluation

Electrical Systems

The pool/rink building(s) have two electrical service points. The first is located on the north wall of the rink and the other is in the center of the pool/locker/shower maintenance area.

Rink

Rink service consists of four weather heads to an overhead pole mounted transformer bank providing 120/240 volt, 3-phase, 4-wire power: two (2) 3-phase services of 500A each to feed two (2) chiller power/control panels, each with a main 500A circuit breaker; one (1) 400A, 3-phase service feeds a main 400A fused disconnect and feeds through to the evaporative condenser and water pumps; and the fourth is a 200 amp, 1-phase, 3-wire, 120/240 volt feeding two (2) 100A panels for lighting and miscellaneous small power.

The rink service is in excellent condition and needs very little work except to maintain some continuous clean up. The chiller power/control panels appear to be original equipment about 40 years old. They appear to be in good condition and no apparent electrical problems are in evidence. The main system problem needing attention is to improve the system grounding which is presently very minimal.

One of the 100A panels on the single-phase service has 240V circuit breakers feeding the HID lighting over the rink. Power feed to this panel is controlled ON-OFF through a lighting contactor and a remote switch in the office area. Each of the light bays of the rink have a 20A, 240V lighting circuit to what appears to be four (4) 400W mercury vapor light fixtures. These fixtures need to be replaced with new high efficient fixtures using 400W metal halide lamps. This would approximately double the existing lighting level. This would not provide levels as recommended by Illuminating Engineers Society but would be an improvement. Six lights are needed per bay to provide proper light levels of 50 F.C. The existing wiring would not be required to be changed. The cost to properly light the rink would be about $40,000.

The existing scoreboard does not work. Replacing the scoreboard would cost about $5,000. There is an existing Gamewell Fire Alarm Control Panel in the rink mechanical room. The panel appears to be 15 years old, using the newer low voltage technology and seems to be in reasonably good condition. However, because the entire branch wiring to external devices has been cut and is not connected, the Fire Alarm Control is not functioning. In reviewing the Indiana Uniform Building Code a fire

alarm system must be active for this occupancy. It is impossible to guess what this might cost without a thorough testing of the existing fire alarm control panel by a manufacturer technician. If this panel is operative, it might only cost $3,000 to $4,000 to bring back on-line. If the panel must be replaced, the cost would be approximately $10,000.

We understand there are complaints regarding the spectators being uncomfortably cold in winter. The best solution to overcome this problem and not cause problems on the ice is to provide directional radiant heat panels over the spectator area. Depending upon the size of the area to be covered, this would cost in the range of $40,000 to $45,000.

There is presently no sound system. A minimal system for paging and making announcements would cost about $8,000.

Pool/Locker/Shower Area

Service for this area appears to be an 800A, 120/240V, 1-phase, 3-wire to an 800A main circuit breaker. From this main, it is not readily apparent just what happens to the service wiring. There is a 200A-fused switch, which appears to feed underground to a 225A-recessed panel at the entrance cage that feeds most of the lights and small power. Next to the 200A switch is a second panel, 225A, surface, 30 poles with five (5) spaces. There is a 70A circuit breaker in this panel feeding a small 12-pole panel in the concession area. This adds up to only 400A of branch panels on an 800A circuit. All of these panels appear to be about 25 years old but still in relatively good condition. Service size is very adequate to accomplish any modest future growth.

The lighting in these areas is quite low and probably should be upgraded. A preliminary cost to re-light this area would be $8,000.

Mechanical System

It is believed that the ice rink chillers, pumps etc. were first installed in 1962 with the roof and enclosure following at a later date. The normal life expectancy of the refrigeration system is about 20 years. This means that this system has operated almost two times longer than expected. Therefore the maintenance and repair costs on a plant this old has to be considerable. Having said that, that means that the service and maintenance must have been very good for the continued operation of this plant for almost 40 years.

Specific Comments

1. Chiller (North) 1962:
   a) East compressor was rebuilt in 1985 and a shaft seal replaced in 1997
   b) West compressor was rebuilt in 1985
   c) Compressor drive motor bearings replaced in 1985
   d) Remainder of unit is original except for small miscellaneous items
   e) Due to age, the evaporator is probably the most likely component to fail. This kind of failure would be fatal to the refrigeration system because the methanol would flow into the refrigerant side of the system

2. Chiller (South) 1962:
   a) West compressor was rebuilt in 1999
      (1) Condenser was replaced in 1980
   b) Remainder of unit is original except for small miscellaneous items
   c) The evaporator is subject to failure that would be fatal to the refrigeration system

3. Condenser Water Pumps 1978:
   a) South pump has had its motor replaced
   b) Installed with the Baltimore Air Coils evaporative condenser

4. Evaporative Condenser 1978:
   a) The Baltimore Air Coils condenser seems to be in good condition. The sump pump was replaced in 1997.
   b) We understand that this evaporative condenser was sized to operate from December through February, but the system is operated from September through April. This extended use cycle requires the use of city water to compensate for the lack of capacity in the Baltimore Air Coils unit. This is very expensive and in addition to that, the use of city water will foul the condenser and require cleaning to maintain head pressure.

5. Rink Circulating Pumps 1962:
   a) The north pump had the motor and pump re-built in 1987.
   b) The south pump seems to be original.

6. Rink Piping Cooling Grid:
   a) We were not able to look at or determine the condition of the underfloor cooling piping.
   b) We were told that a solution of Methanol is circulated to freeze ice and is tested yearly for pH and iron levels, which have been normal. Therefore all indications are that the piping remains in good condition.
7. Gas-fired Unit Heater:

a) Seems to be reasonably new 100 MBH to heat the chiller equipment room.

8. Rink Area:
   a) Two Roof Mounted Outside Air Supply Units - Cook SFB 48"sq. 2hp. The filters are gone or failed and the fan appears to not have operated for years. These two units were designed to supply filtered outside air into the rink area to offset the installed exhaust.
   b) Four 30" sidewall exhaust fans located at each corner of the rink. One fan is inoperative.
   c) Two small roof mounted exhaust fans are ridge mounted above the north and south end of the rink. It was not possible to determine if they were operable at the time of this report

   Rink Ice
   The park manager informed us that ice is one inch thick at the center of the rink and three inches thick at the perimeter. This is an indication that perma-frost has raised the center of the floor about two inches. This is normal when a heating grid is not installed beneath the floor insulation to prevent perma-frost.

   Rink Condensation
   Because there is not enough insulation on the roof and no vapor barrier below the roof steel, the vapor condenses on the steel. During cold weather the steel beams, purlins and metal deck actually falls below freezing and the condensate freezes on the steel. When the outside temperature rises the ice melts and drips onto the ice rink surface below creating frozen bumps, which results in poor ice-skating conditions.

9. Public Seating:
   a) The small seating areas located on the west side of the rink and on the northeast side of the rink, a radiant heating system could provide spectator comfort temperature. The current combined seating of both areas is about 50 persons. However, it must be noted that the current seating violates current fire codes and the building codes in regard to accessibility for disabled persons.

10. Shower/Locker/Toilet Rooms:
   a) Gas Fired Water Heater - State 75 gallon 300 MBH input with 272.7-gallon recovery appears to be in good condition. This space must be located in a fire rated one-hour enclosure.
   b) Two Gas Fired Rheem Furnaces - 100 MBH input each. Both units seem to be operational. This space must be located in a fire rated one-hour enclosure.

c) Combustion air intake has the bottom opening covered with plastic. This interferes with the proper operation of the system. This must be corrected.
d) Shower heads and valves all need to be replaced.
e) Unit heater located in the entry area seemed to be operational.
f) In the food concession area a horizontal gas fired blower unit with an outside air ducted connection through the roof was not running. The engineering consultant could not determine condition.
g) All domestic water piping, cold and hot water was installed beneath the concrete slab with copper pipe.

11. On the Roof of Shower/Locker/Toilet Rooms:
    a) There are 10 power exhaust fans.
    b) One roof vent used for combustion air - 24"round.
    c) One roof vent used for outdoor air intake to kitchen furnace.
    d) Twelve plumbing vents.
    e) One large flue for water heater and two furnaces.
    f) Two small flues for unit heaters.
    g) All of the above fans, vents and flues seem to be in good condition.

Mechanical Recommendation

1. Replace the chillers and condensing system with new equipment but use air-cooled condenser type equipment sized to operate for the complete season of use for ice-skating. The cost to replace the systems would be budgeted at $300,000.

2. Replace the outside air make-up units described in 8a above with a direct-fired make-up unit to filter and temper the outside air to reduce the haze or foggy conditions that exist in the rink area. This will also allow the exhaust fan systems to function properly. The cost to install a make-up unit would budget at $40,000.

3. Replace the shower system in both the men and women shower rooms. Because the piping is buried in the wall, a system would need to be used that would mount on the surface of the wall and be enclosed with stainless steel. To replace all the showers would require a budget cost of $26,000.

4. There are some replacement type items that will need to be addressed for an ongoing operation such as leaking manual valves, flush valves and lavatory brass which are maintenance items but they would become construction items if the shower rooms and toilet rooms were to be upgraded. A budget of $8,000 would need to be allocated.

Building Code Evaluation

There are a number of building code problems with the rink and the related structures. Some are use/design related; others are due to deterioration. As mentioned in Building Conditions, many of the fire exit doors are in poor condition. They are to the point where it is questionable that they will perform properly during an emergency. Not all the door exit lights are working; those that are not must be repaired or replaced. The emergency light packs over all the doors should all be tested (refer to Figure 14). There are exits that are identified as fire exits, but which are in violation of the Indiana Building Code. The exit signs that lead through the men's and women's toilet/shower/dressing areas do not meet fire code exit requirements on several levels. For example, the rolling doors from the shower rooms to the pool do not meet exit door egress requirements (refer to Figure 15). Instead of rolling doors, swing doors with panic hardware must be installed to meet exit requirements. These exit routes as they are now must be eliminated immediately.

Figure 14
An example of a misplaced fire exit sign. This sign is located at an illegal exit route in the shower/dressing room area and at an illegal exit door.

There is spectator seating on the west side of the rink. The seating narrows the path between the benches and the ice pad partition so much as to violate Indiana Fire and ADA codes (refer to Figure 16).

The mechanical room between the skate rental and the Park Manager's office is open and is not separated from its adjacent spaces with fire rated partitions as is required by code (refer to Figure 17).

Figure 15
The rolling doors exiting to the swimming pool have an exit sign over them. These types of doors do not meet fire exit door requirements. Also the route can not meet ADA requirements due to the lack of wheelchair accessibility. The rolling doors should be replaced with swing doors that have panic hardware. Even with those changes the area still may not meet exit requirements; further study needs to be done. The exit signs must be removed.

Economics

It would be questionable whether it is fair to compare the Ellenberger Ice Rink with private for profit rinks. Both of the city's ice rinks, Ellenberger and Perry, charge very low admissions compared to the private sector competitors. These rinks provide access to recreational ice and roller skating to persons that otherwise may not be able to afford to participate in these activities. This means that neither public rink can realistically expect to make a reasonable profit. Therefore this portion of the evaluation will only compare Ellenberger with Perry.

Ellenberger is the older of the two rinks. Perry was built originally as an indoor skating rink with a compatible HVAC/Mechanical system. Its design included seating and comfort for users and spectators. Ellenberger's original design never included these elements. The two rinks do not compete with each other due to their geographic locations. The rinks are about 9 miles apart, which means they have two entirely different sets of user population.

Figure 16
The spectator seating narrows the circulation path violating both fire and ADA codes requirements. The seating must be removed in order to be in compliance with the codes.

Figure 17
The mechanical space is open to the pathway leading to the Park Manager's office. The mechanical space requires a one-hour separation wall to meet Fire Code requirements.

Economic comparison between the two rinks is revealing. Ellenberger's 1998 revenue was $32, 855 while its total expenditure was $150,018. This means that the Ellenberger Ice Rink ran a deficit of $117,163. Perry's 1998 revenue was $166,821 while its total expenditure $179,140, which is a deficit of $12,319. Though both rinks failed to make a profit, Ellenberger's expenditure/revenue ratio was about 4.26 times higher than Perry's. The numbers compiled for 1999 (starting from January 1 through November) are showing a greater gap between the two. Ellenberger's revenues reflect a dramatic drop to $12,594 with the expenditures remaining roughly the same as in 1998, $150,585. Ellenberger's total deficit increased to $137,991. Both rinks' admissions, rentals, concessions, etc. charges are nearly identical. The major differences of the economic performance between the two is that the Perry Ice Rink is much more heavily used than Ellenberger and Ellenberger's operation and maintenance costs are slightly higher. The hard questions from these figures are; Can Ellenberger overcome the large deficit and run closer to the break-even point as does Perry? Is there a way for Ellenberger to greatly increase its revenue to be more in line with Perry?

Summary

The ice rink pad and the icing equipment have served its community very well over a period far beyond their design lifetime. Considering the ice rink was originally designed as an outdoor rink and was supposed to be used over a shorter skating season, the rink has returned its original investment to its customers many times. In other words, Ellenberger has "gotten its money's worth" out of this facility.

It is clear that the older support spaces/rooms were never intended to last this long. They are in very poor condition and do not meet today's needs. They are also costly in that they lose a lot of conditioned air. Repairing these spaces may not be cost efficient. The support core that is being shared with the pool is newer, but it is still over 20 years old and is beginning to show its age too.

It is unrealistic to believe that there are many more years left in the ice pad, icing equipment and the HVAC/Plumbing/Electrical systems. In many cases the cost of repair will exceed replacement costs. For the ice rink to have lasted this long is a very, very positive comment on the IndyParks maintenance program for the facility.

The pre-engineered structure around the rink is in excellent condition. The rink's roof and skin have not faired as well, but is in relatively good condition. As previously stated there are numerous fire, life/safety and ADA code issues that must be addressed. The problems with fogging, condensation and drippings may not be resolvable without entirely replacing the ice pad, icing equipment and HVAC systems.

Evaluating the continual need for an ice rink in Ellenberger Park is difficult. The rink has become something of a tradition with the surrounding community in that some of the residents are teaching their young grandchildren how to skate on the very rink they themselves learned to skate. Those who use the rink have very strong ties to it. Ellenberger being one of only two publicly funded rinks in Indianapolis makes it a very valuable commodity to the community.

However, the revenue from the rink reflects an over-all decline in its use. Ellenberger's high maintenance and operational costs results in a significant yearly financial loss. Newer privately owned public ice rinks are also becoming popular and are competing with the Ellenberger Ice Rink for customers. The problem for the residents in the immediate area who use the rink is that the nearest privately owned ice rink is 4 ½ miles away, the furthest within the Indianapolis/ Marion County area is 14 miles away.

The community surrounding Ellenberger Park and IndyParks will have to make difficult short term and long term decisions concerning the ice rink. The following are recommendations and related costs that may be taken under advisement when making final decisions.

Recommendations and Costs

This study leads to six possible options of what can be done with the Ellenberger Ice Rink. As one would expect each option has its advantages and its disadvantages. The costs with each option as seen here are for budget comparison only.

The Option Maps referenced in the following descriptions are included after each option description.

Option One
Repair Existing Rink Building and Related Spaces

Action: The ice rink pad and ice rink equipment would not be repaired or be replaced in this option due to cost. The rink building would be brought into Indiana Building Code, Indiana Fire Codes and Americans with Disabilities Act compliance. Update and repair HVAC/ Mechanical / Plumbing / Electrical systems. New insulation would be installed in areas that have inadequate or no insulation. Showerheads would be repaired, lighting replaced, new scoreboard, doors replaced, exit signs repaired and relocated, toilet room stall doors installed, roof repaired and exterior walls repaired would be some of the items addressed with this option. But there would be limited reconfiguration or replacement of spaces.

Pro

This solution would marginally increase the efficiency and function of the building's use. Performance and comfort would be enhanced for active users and spectators.

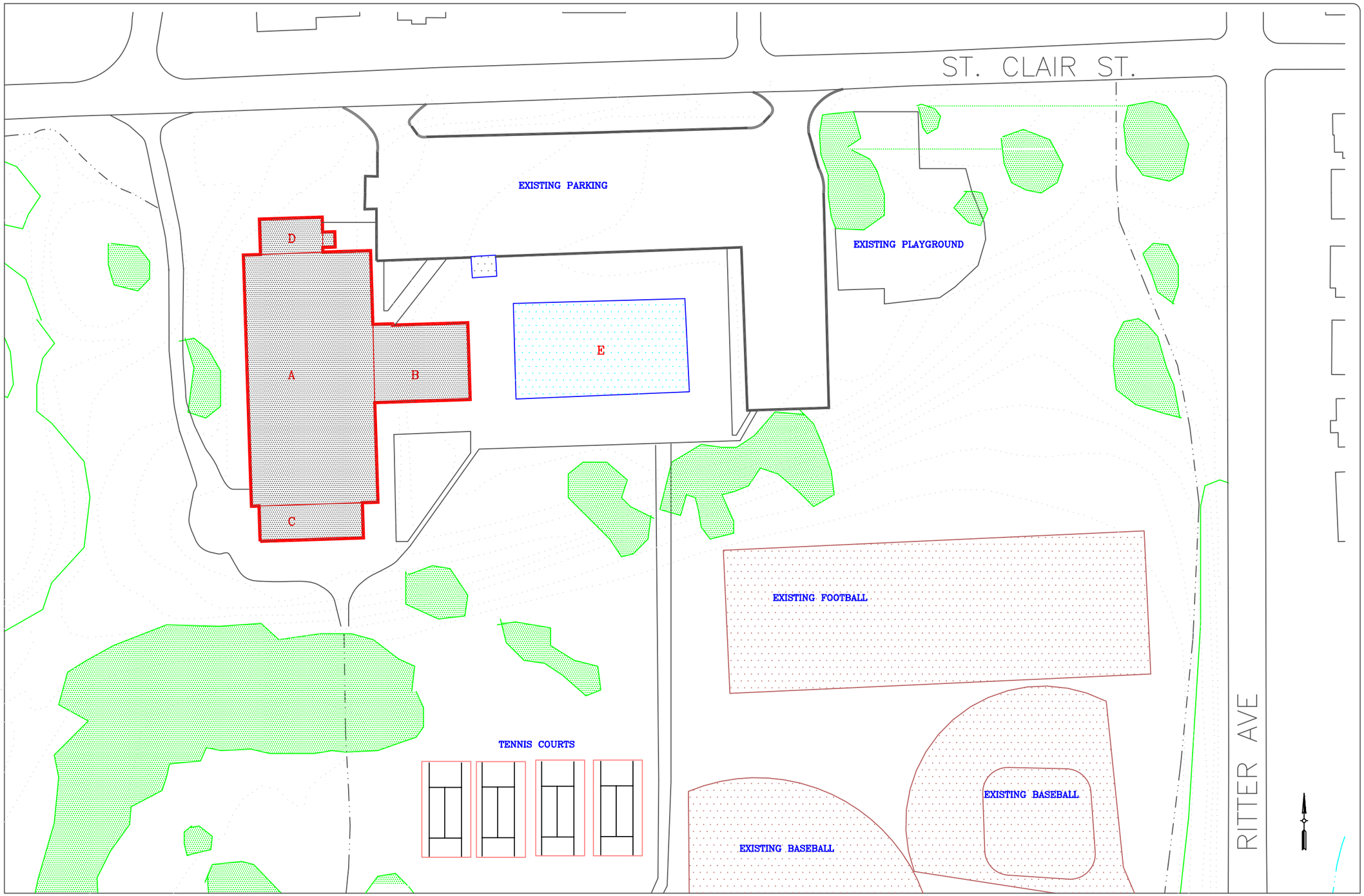
Con

Some major problems can not be addressed in this option. This option would not include the replacement of the existing concrete rink pad and icing equipment since a retrofit would be cost prohibitive. The existing ice rink pad and equipment is too old to attempt a retrofit with newer technology. Although the environment within the rink could be improved by upgrading heating, cooling and humidity controls along with improving the building insulation value, there are limits due to the constraints of the existing building design. Spectator seating would have to be cut drastically or eliminated to meet fire/safety and accessibility codes. Some of the Indiana Building Code, Fire Code and ADA codes could not be corrected with this option. Examples are the fire exit route through the shower rooms. This route must be eliminated; therefore there would not be a required second fire exit from the support core. The lack of handicapped accessibility between the swimming pool and the shower can not be addressed cost effectively. Even with the repairs and the upgrades to the HVAC and Mechanical systems some of the environmental air conditioning problems will remain. It is unlikely that the upgrades and repairs can overcome the old icing system tendency to create condensate within the ice rink. The condensate will continue to attack the building metals and building insulation. The icing equipment operation and maintenance costs will remain high.

(Refer to Option 1 Map.)

Estimated Costs for Option One: $800,000 to $900,000

ELLENBERGER PARK–ICE RINK STUDY



KEY

A. RINK BUILDING
B. SUPPORT CORE
C. ZAMBONII GARAGE & DRESSING ROOMS
D. STORAGE & COMPRESSION ROOMS
E. SWIMMING POOL

GENERAL NOTES:

- BRING BUILDING UP TO "INDIANA BUILDING CODE, INDIANA FIRE CODE & AMERICANS with DISABILITIES ACT" REQUIREMENTS.
- REPAIR or REPLACE HVAC/ MECHANICAL/PLUMBING and ELECTRICAL SYSTEMS.
- REPAIR and REPLACE ROOFS OVER RINK, GARAGE, DRESSING ROOMS, STORAGE ROOM and COMPRESSOR ROOM.
- ICE PAD & ICING EQUIPMENT TO REMAIN

OPTION ONE

REPAIR EXISTING RINK BUILDING

COST: $800,000.00 TO $900,000.00

Gove Associates,Inc.

Option Two
Expand Existing Rink Building, Repair Rink Building and Support Core

Action: The ice rink pad and ice rink equipment would not be repaired or be replaced in this option due to cost. The rink building would be brought into Indiana Building Code, Indiana Fire Codes and Americans with Disabilities Act compliance. Update and repair HVAC/ Mechanical / Plumbing / Electrical systems. New insulation would be installed in areas that have inadequate or no insulation. Showerheads would be repaired, lighting replaced, new scoreboard, doors replaced, exit signs repaired and relocated, toilet room stall doors installed, roof repaired and exterior walls repaired would be some of the items addressed with this option. Demolish interior non-load bearing partitions in the support core and reconfigure spaces to meet desired function and meet current code. Demolish and replace the rink Zamboni garage, team dressing rooms and storage areas. Add a building addition onto the north and west side for spectator seating, women's toilet and new pro-shop/concessions area.

Pro

This solution would marginally increase efficiency and function of the building's use. The spectator seating will be separated by glass so that environmental comfort could be better controlled. This would also fix some of the fire/safety and ADA problems.

However some of the Indiana Building Code, Fire Code and ADA codes could not be corrected with this option. Examples are the fire exit route through the shower rooms. This route must be eliminated; therefore there would not be a required second fire exit from the support core. The lack of handicapped accessibility between the swimming pool and the shower can not be addressed cost effectively.

Con

Even with the repairs and the upgrades to the HVAC and Mechanical systems some of the environmental air conditioning problems will remain. It is unlikely that the upgrades and repairs can overcome the old icing system tendency to create condensate within the ice rink. The condensate will continue to attack the building metals and insulation. The icing equipment operation and maintenance costs will remain high.

Some major problems can not be addressed in this option. This option would not include the replacement of the existing concrete rink pad and icing equipment since a retrofit would be cost prohibitive. The existing pad and equipment is too old to attempt a retrofit with newer technology. Although the environment within the rink could be improved by upgrading heating, cooling and humidity controls along with improving

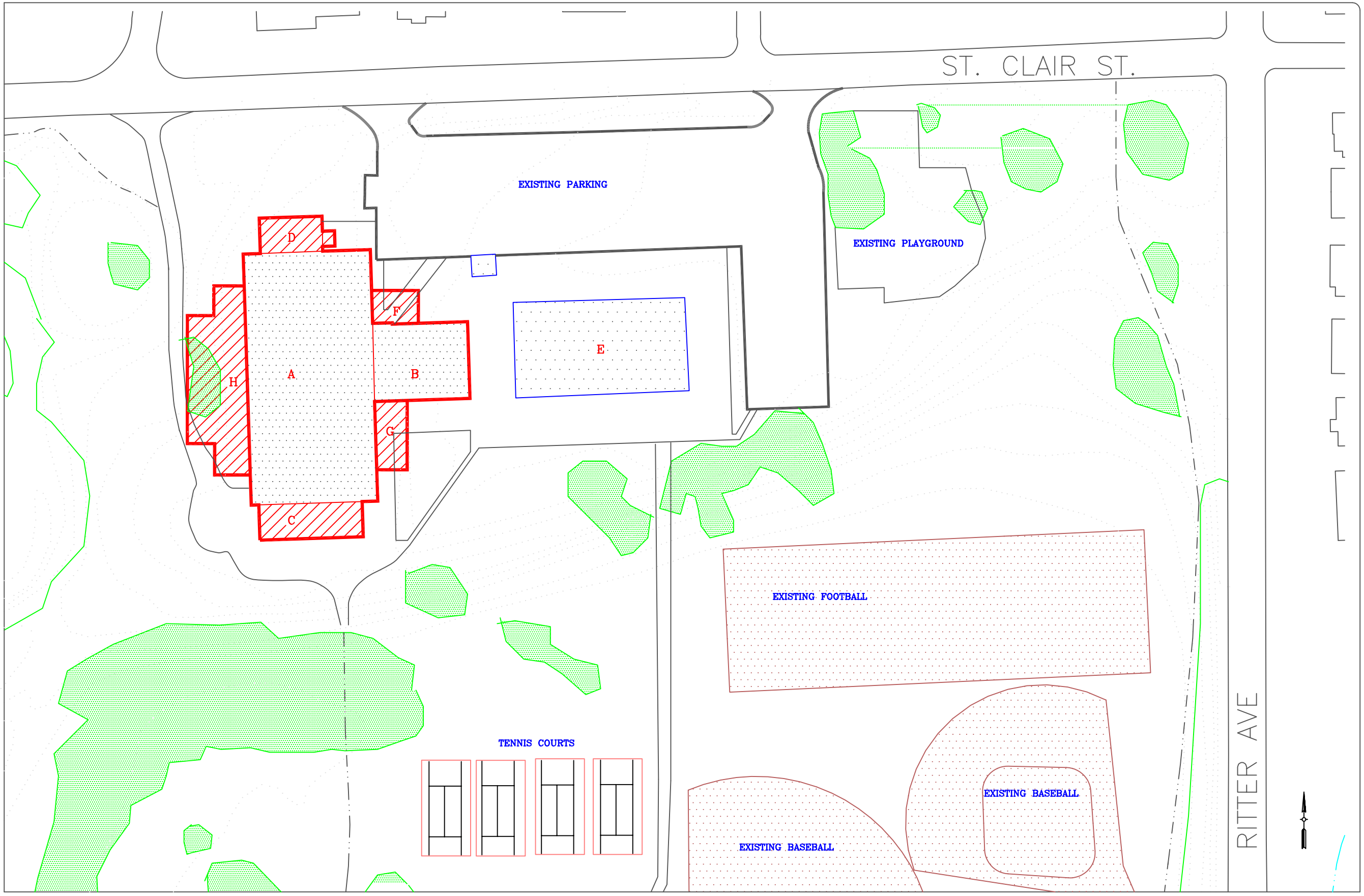
the building insulation value, there will be limits due to the constraints of the over-all existing building design.

The addition of spectator seating, new concession and women's toilet facility will increase the existing building footprint. The only space available for expansion is to the west and limited space to the south. Both directions are adjacent to significant grade change and the grade would have to be altered. That would impact drainage flow around the surrounding green space. The larger building footprint would require the removal of trees and park space. The spectator seating addition will increase parking demands which means more parking spaces in the park would have to be developed. An additional 70 to 80 parking spaces will have to be created.

(Refer to Option 2 Map.)

Estimated Costs for Option Two: $1,780,000

ELLENBERGER PARK–ICE RINK STUDY



KEY

A. RINK BUILDING
B. SUPPORT CORE
C. NEW ZAMBONII GARAGE & DRESSING ROOMS
D. NEW STORAGE & COMPRESSION ROOMS
E. SWIMMING POOL
F. NEW ENTRY/CONCESSIONS
G. NEW TOILETS FACILITIES
H. NEW SPECTATOR SEATING

GENERAL NOTES:

- BRING BUILDING UP TO "INDIANA BUILDING CODE, INDIANA FIRE CODE & AMERICANS with DISABILITIES ACT" REQUIREMENTS.
- REPAIR or REPLACE HVAC/ MECHANICAL/PLUMBING and ELECTRICAL SYSTEMS.
- NEW ENTRY/PRO SHOP/CONCESSIONS
- REPAIR ROOF OVER RINK.
- DEMOLISH & REPLACE ZAMBONII GARAGE and DRESSING ROOMS.
- DEMOLISH & REPLACE COMPRESSOR and STORAGE ROOMS.
- ADD NEW MEN'S & WOMEN'S TOILET FACILITIES.
- ADD NEW SPECTATOR SEATING FOR 150.
- EXISTING ICE PAD & ICING EQUIPMENT TO REMAIN

OPTION TWO

EXPAND RINK BUILDING, REPAIR BUILDING

COST: $1,780,000.00 TO $1,980,000.00

Gove Associates,Inc.

Option Three:
Abandon Ice Rink Use

Action: Shut down the ice rink equipment and provide only roller skating year round. Abandon or remove the above ground icing equipment, compressor and chiller. Bring the building into Indiana Building Code, Indiana Fire Codes and Americans with Disabilities Act requirements. Address and repair long term issues. Those issues would include updating and repairing HVAC/ Mechanical/Plumbing/Electrical systems. New insulation would be installed in areas that have inadequate or no insulation. Some of the items that would be addressed in this option would be: showerheads would be repaired, lighting replaced, new scoreboard, doors replaced, exit signs repaired and relocated, toilet room stall doors installed, roof repaired and exterior walls repaired. Demolish interior non-load bearing partitions in the support core and reconfigure spaces to meet desired function and meet current code. Demolish and replace the rink Zamboni garage, team dressing rooms and storage areas.

Pro

This solution would reduce the current high operations and maintenance costs of the ice skating service. Many of the air conditioning problems, such as condensation, fog and the uncomfortable cold of spectators and users would be resolved.

Con

Spectator seating would have to be cut drastically or eliminated to meet fire/safety and accessibility codes.

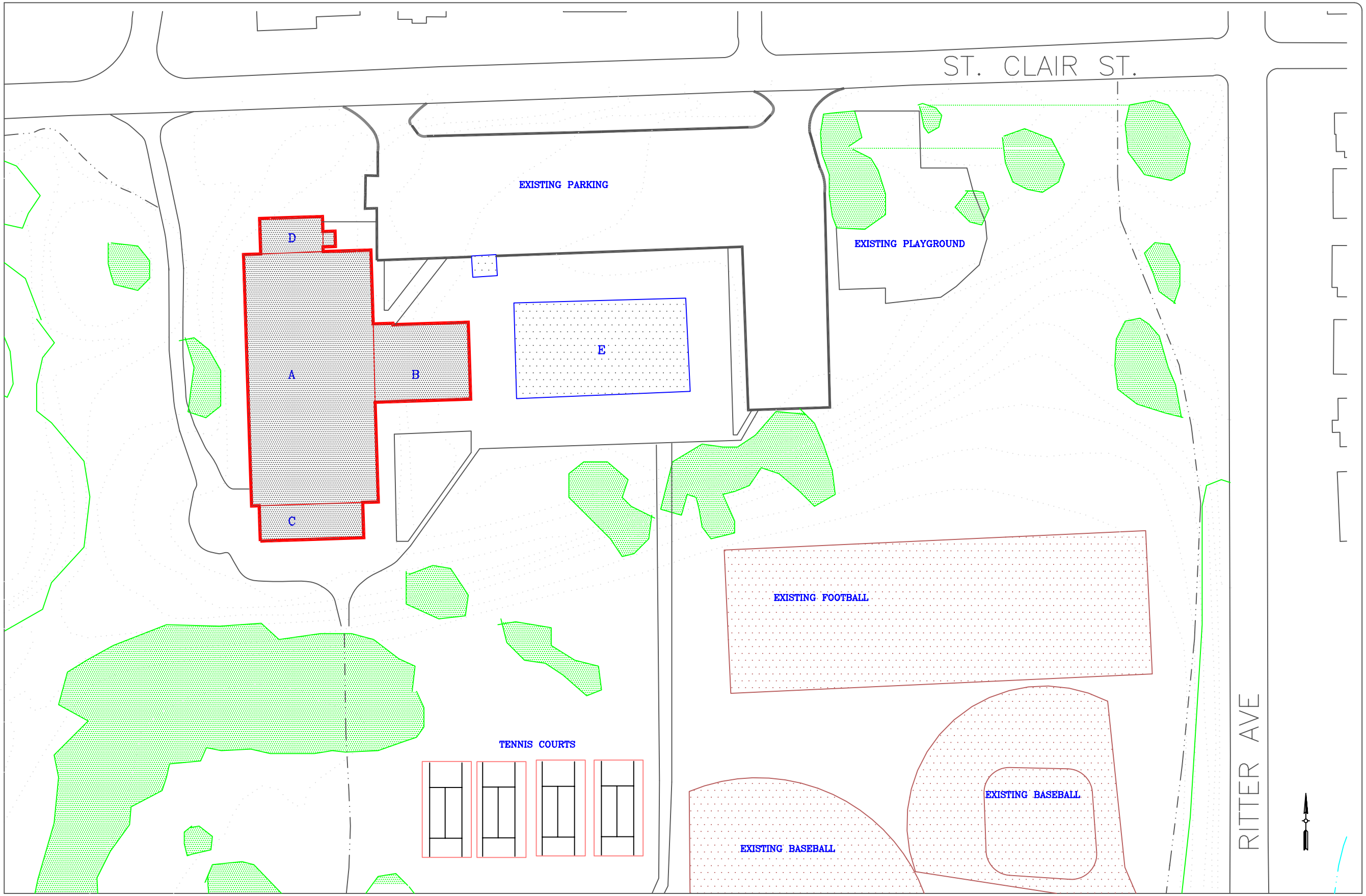
Some of the Indiana Building Code, Fire Code and ADA codes could not be corrected with this option. Examples are the fire exit route through the shower rooms. This illegal route must be eliminated. However, the elimination of the route means there would not be a required second fire exit from the support core. The lack of handicapped accessibility between the swimming pool and the shower can not be addressed cost effectively.

The cost of this option will not differ greatly from Option One since many of the repairs and upgrades would still have to be done. The savings in this option would be the elimination of the ice rink's high maintenance and operations cost.

(Refer to Option 3 Map)

Estimated Costs for Option Three: $800,000

ELLENBERGER PARK–ICE RINK STUDY



KEY

A. RINK BUILDING
B. SUPPORT CORE
C. ZAMBONII GARAGE & DRESSING ROOMS
D. STORAGE & COMPRESSION ROOMS
E. SWIMMING POOL

GENERAL NOTES:

- BRING BUILDING UP TO "INDIANA BUILDING CODE, INDIANA FIRE CODE & AMERICANS with DISABILITIES ACT" REQUIREMENTS.
- REPAIR or REPLACE HVAC/ MECHANICAL/PLUMBING and ELECTRICAL SYSTEMS.
- REPAIR and REPLACE ROOFS OVER RINK, GARAGE, DRESSING ROOMS, STORAGE ROOM and COMPRESSOR ROOM.
- ABANDON ICE RINK SERVICES. REMOVE ICING EQUIPMENT, COMPRESSORS, AND RELATED CHILLER. USE EXISTING CONCRETE PAN FOR ROLLER SKATING ONLY.

OPTION THREE

ABANDON ICE SKATING USE

COST: $800,000.00

Gove Associates,Inc.

Option Four
Demolish Existing Rink Building, Replace with a New Ice Rink Building

Action: Demolish the existing skating rink pad, rink building, garage, dressing rooms, equipment room, storage room and support core. Build a new facility in the same location. The new design would include a new state-of-the-art ice rink, icing equipment, spectator seating and support spaces that would meet the code and functional needs of the rink and the existing swimming pool.

Pro

This option would address most if not all of the current ice rink's problems by replacing the ice rink and support core with a state of the art ice rink.

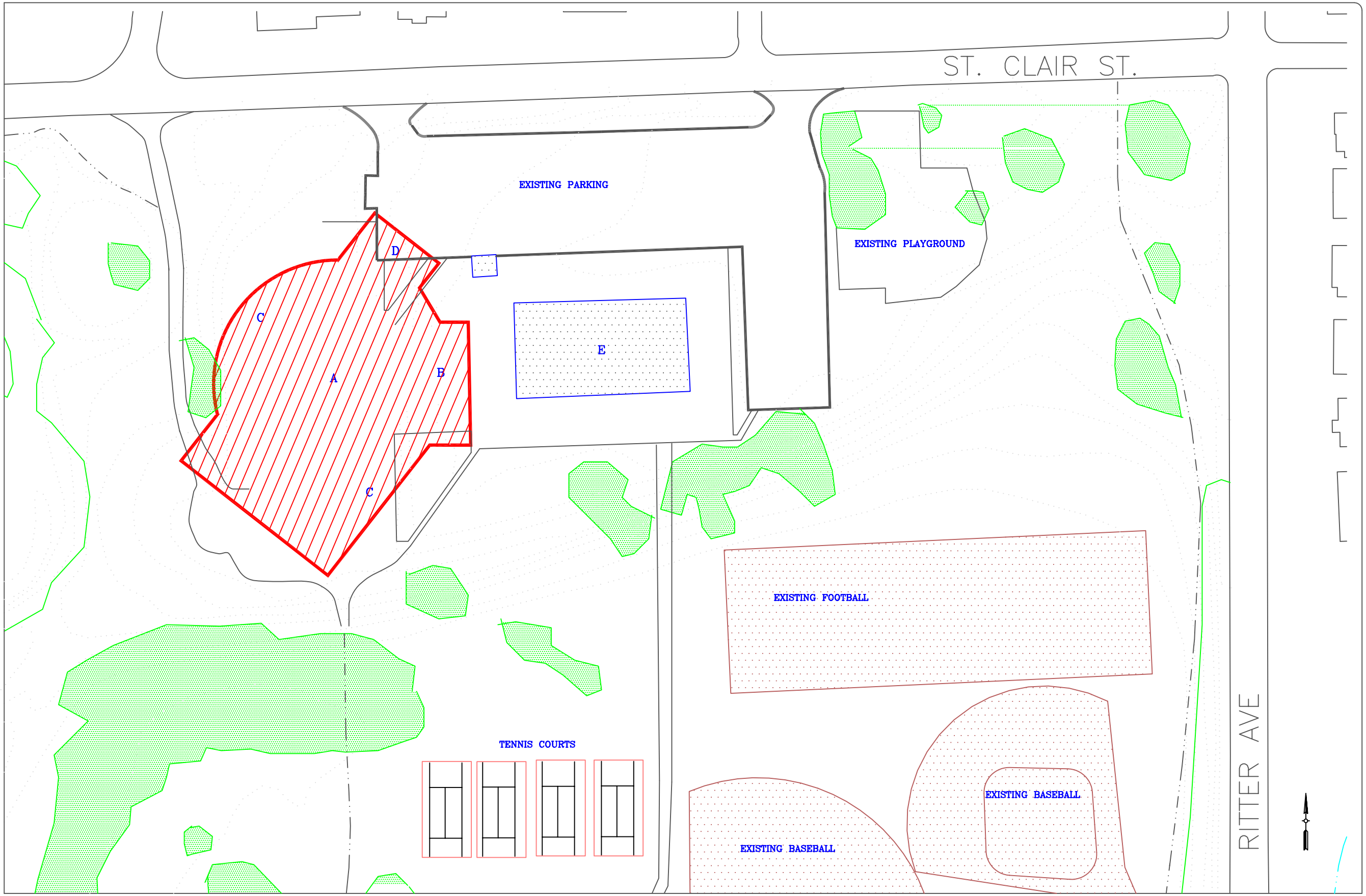
Con

The addition of spectator seating will add 70 to 80 parking spaces which means additional parking space would have to be found from the green areas in the park. The over-all size of the building will also take up more of the green space in Ellenberger Park.

(Refer to Option 4 Map.)

Estimated Costs for Option Four: $3,400,000 to $4,000,000

ELLENBERGER PARK–ICE RINK STUDY



KEY

A. NEW RINK BUILDING
B. NEW SUPPORT CORE
C. NEW SPECTATOR SEATING
D. NEW ENTRY
E. SWIMMING POOL

GENERAL NOTES:

- DEMOLISH EXISTING RINK BUILDING & SUPPORT CORE.
- CONSTRUCT A NEW ICE RINK BUILDING & NEW SUPPORT CORE

OPTION FOUR

NEW ICE RINK, BUILDING & SUPPORT CORE

COST: $3,400,000.00 TO $4,000,000.00

Gove Associates,Inc.

Option Five
Demolish Existing Rink Building and Swimming Pool, Replace with New Ice Rink Building and New Aquatic Center

Action: Demolish the existing skating rink, garage, dressing rooms, equipment room, storage room, support core, the in-ground swimming pool and deck. Build a new facility in the same location. The new design would include a new state-of-the-art ice rink, icing equipment, spectator seating, support spaces and new aquatic center.

Pro

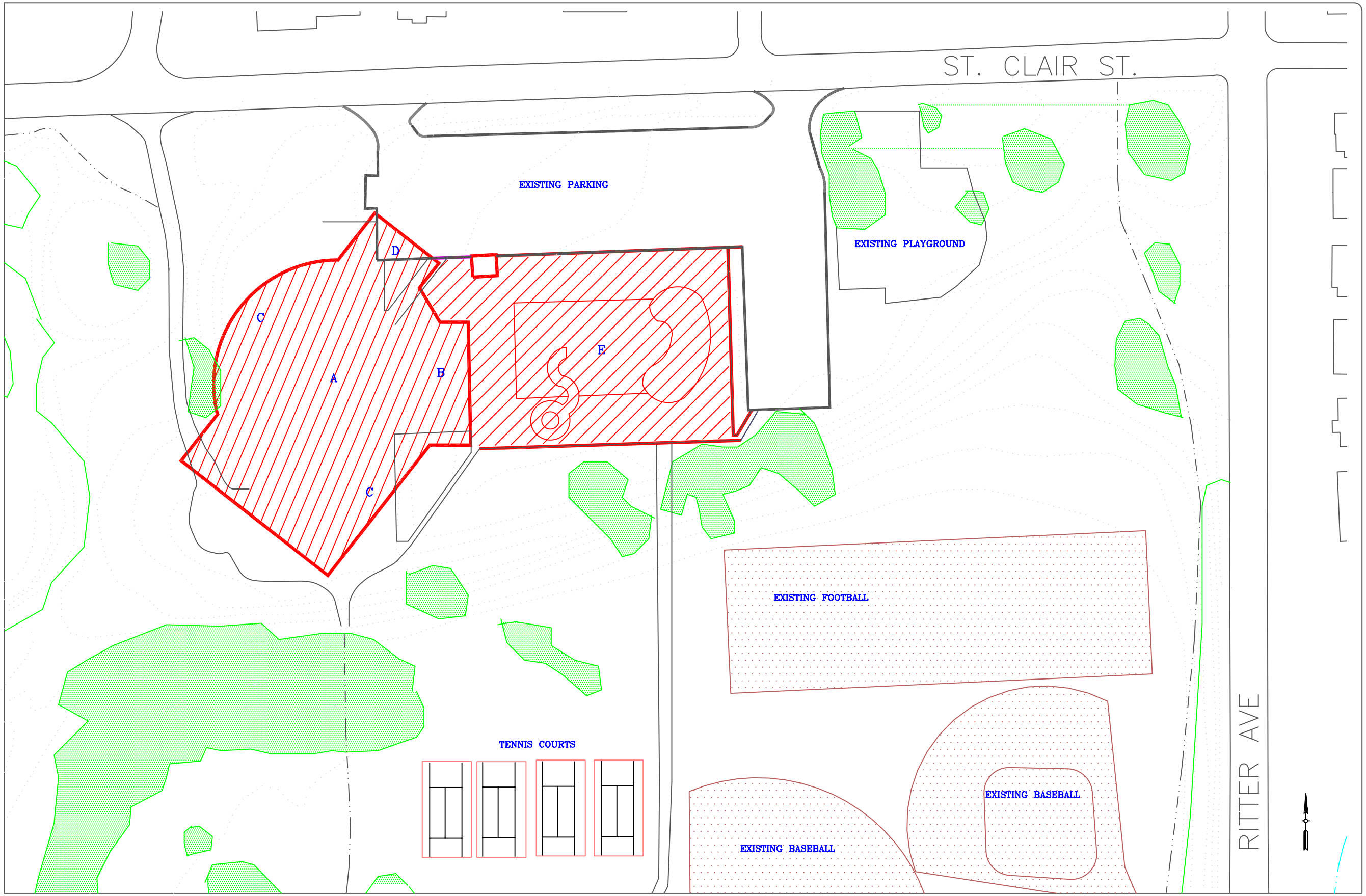
This option would address current ice rink's and swimming pool problems by building new state-of-the-art ice rink, support core, and aquatic center.

Con

This is the most expensive option. The addition of spectator seating and the new aquatic center will increase parking demands which means additional parking space would have to be found from the green space in the park. The facility will generate a need of an additional 100 to 130 parking spaces within the boundaries of the park. The over-all size of the building would increase therefore taking up more of the park's green.

(Refer to Option 5 Map.)

Estimated Costs for Option Five: $6,000,000 to $8,000,000



ELLENBERGER PARK-ICE RINK STUDY

Gove Associates,Inc.

KEY

A. NEW RINK BUILDING
B. NEW SUPPORT CORE
C. NEW SPECTATOR SEATING
D. NEW ENTRY
E. NEW AQUATIC CENTER
F. NEW WATER PLAYGROUND
G. NEW WATER SLIDE

GENERAL NOTES:

- DEMOLISH EXISTING RINK & SUPPORT CORE.
- DEMOLISH EXISTING SWIMMING POOL & DECK
- CONSTRUCT A NEW ICE RINK & NEW SUPPORT CORE
- CONSTRUCT A NEW AQUATIC CENTER, WATER PLAYGROUND

OPTION FIVE

COST: $6,000,000.00 TO $8,000,000.00

NEW ICE RINK & NEW AQUATIC CENTER

Option Six
New Community Center and New Aquatic Center

Action: Demolish ice rink building, ice pad, icing equipment, support core and swimming pool. Build a new community center and a new state-of-the-art aquatic center. The new community center could offer recreational activities such as indoor basketball, volleyball, weight room, gymnastics, fitness center, and game rooms. The new aquatic center would replace the existing swimming pool and swimming pool decking with a new lap pool, deck and spray pool features.

Pro

Option Six eliminates the high operation and maintenance cost of an ice rink facility. The cost of building a new community center would be less than the cost of a new ice rink facility. There will be less demand for more parking spaces for a community center as opposed to a new ice rink. About 50 additional parking spaces for the community center might be needed compared to as many as 130 additional parking spaces that a new ice rink would require (refer to Option Five).

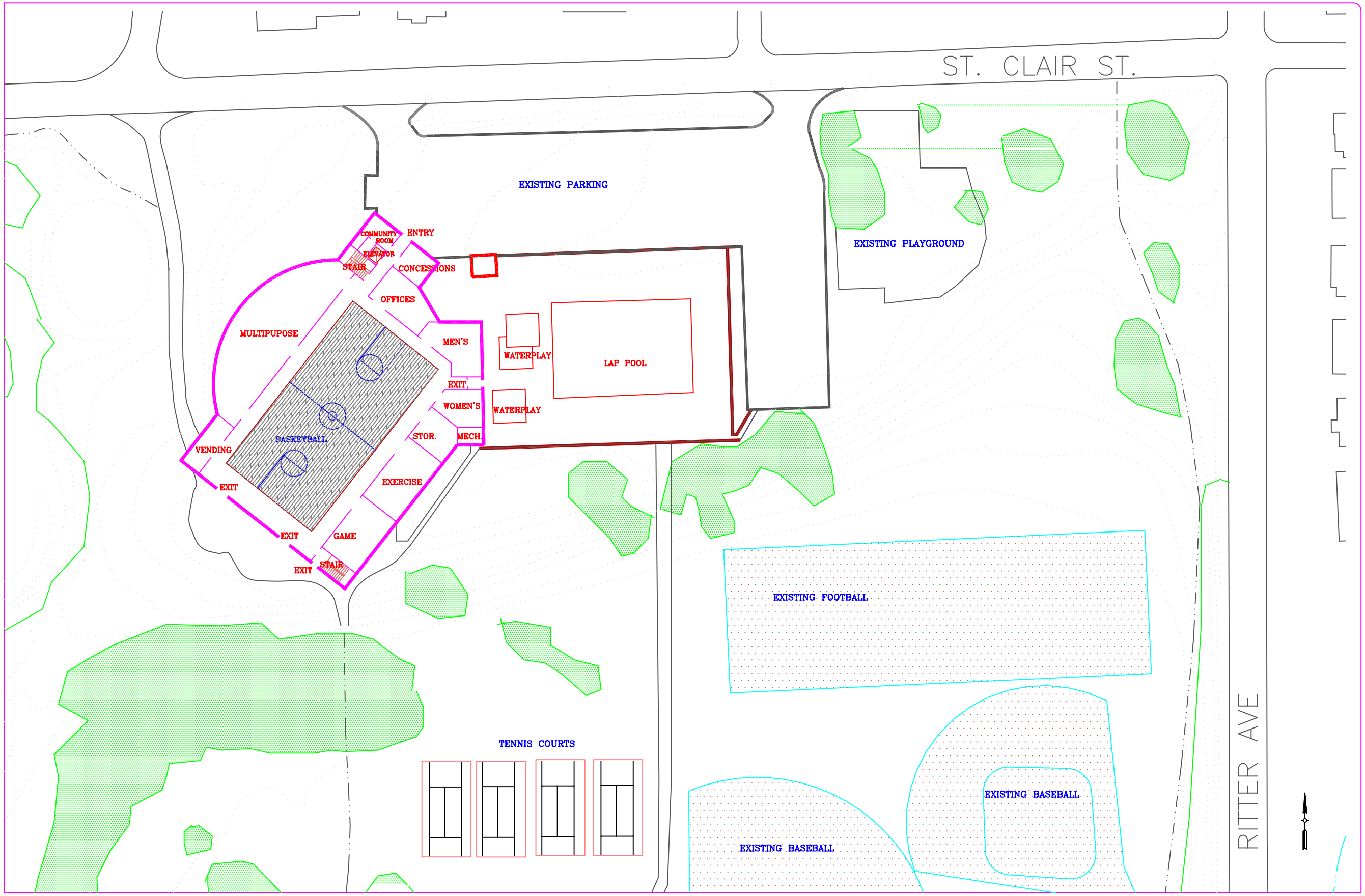
This option would address the community service needs such as indoor recreational activities, arts and crafts, meeting spaces, informational center that are currently absent in Ellenberger Park. In addition a new kitchen, concession and toilet facilities could be part of the building program. Also the new design would address all of the ADA accessibility, life/safety and building code issues identified in this report.

Con

This is an expensive option, but would cost less than Option Five. This option will require perhaps an additional 50 parking spaces.

(Refer to Option 6 Map.)

Estimated Costs for Option Six: $4,500,000 to $6,000,000



GENERAL NOTES:

- DEMOLISH EXISTING RINK & SUPPORT CORE.
- CONSTRUCT A NEW COMMUNITY CENTER NEW SUPPORT CORE
- DEMOLISH EXISTING SWIMMING POOL & DECK
- CONSTRUCT A NEW LAP POOL, WATER PLAYGROUND

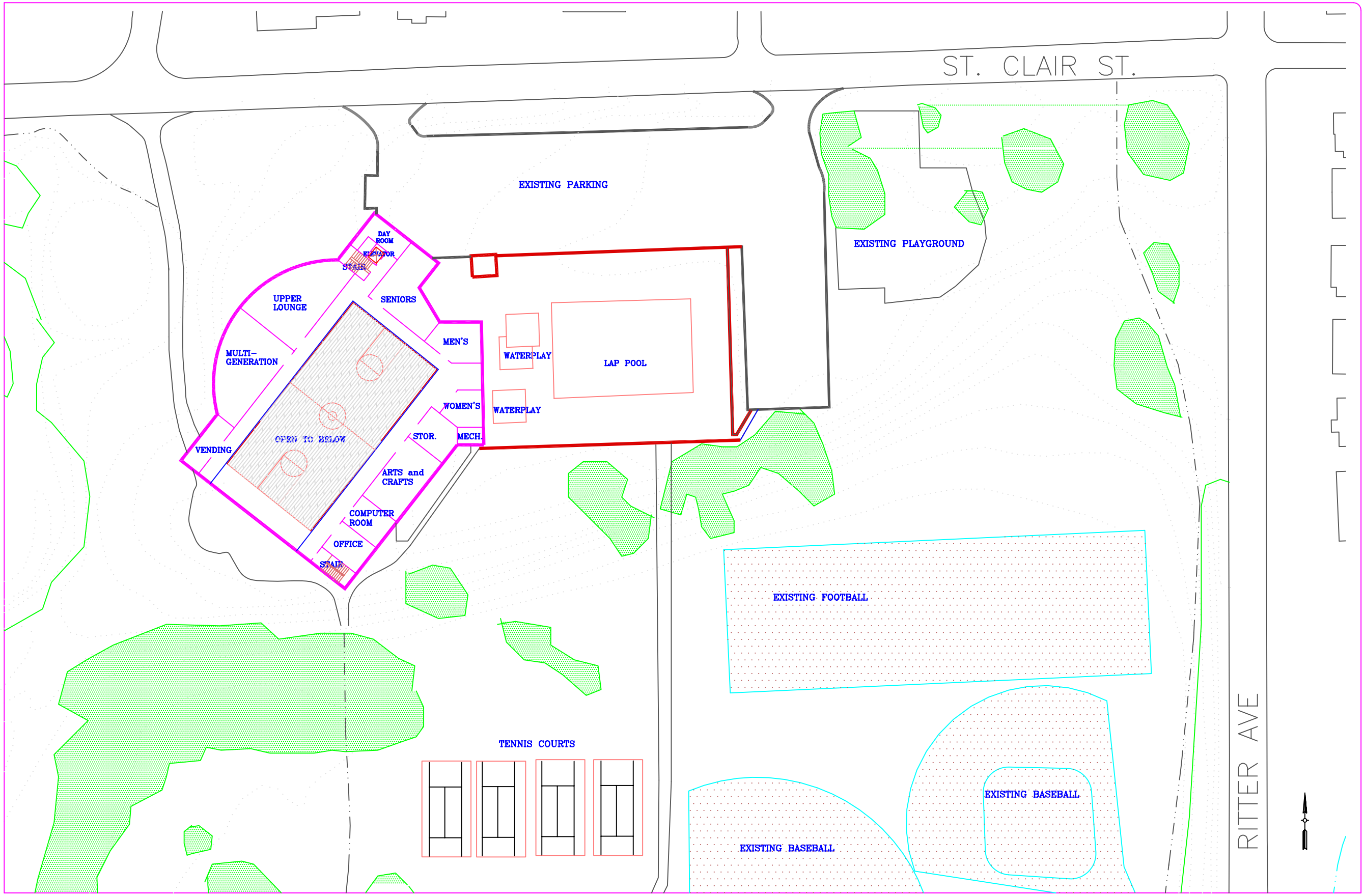
OPTION SIX – FIRST LEVEL

COST: $4,500,000.00 TO $6,000,000.00

NEW COMMUNITY CENTER & NEW SWIMMING POOL

ELLENBERGER PARK–ICE RINK STUDY

Gove Associates,Inc.



ELLENBERGER PARK-ICE RINK STUDY

GENERAL NOTES:

- DEMOLISH EXISTING RINK & SUPPORT CORE.
- CONSTRUCT A NEW COMMUNITY CENTER NEW SUPPORT CORE
- DEMOLISH EXISTING SWIMMING POOL & DECK
- CONSTRUCT A NEW LAP POOL, WATER PLAYGROUND

OPTION SIX – SECOND LEVEL

COST: $4,500,000.00 TO $6,000,000.00

NEW COMMUNITY CENTER & NEW SWIMMING POOL

Gove Associates,Inc.

Appendix

Appendix

Ellenberger Ice Rink Study User Group Meeting

Meeting Date: 2-16-2000

7:00 PM at the Downey Street Christian Church

Attendees:

Steve Waltz	Indy Parks
Kent Knorr	Indy Parks
David Teachout	Indy Parks
Terry Killen	Gove Associates
Mike Brink	Competitive Government Strategies
Terry Finn	Lawrence Hockey

Meeting was opened at 7:10 by Terry Killen of Gove Associates. Mr. Killen discussed the Planning process and introduced the Indy Parks staff. The only person representing the hockey users of the rink present was Terry Finn of the Lawrence Hockey Team. The following are Mr. Finn's comments broken down by category.

Positive Aspects of the Rink

- Safe facility and surrounding community
- Cheapest rental rates in town
- Rink is not booked 100% of the time
- Get good times for practice, after school is preferred
- 6:30 PM practice time works good
- Other rinks times are 10:30 PM or before school. It's hard to get good ice time at other rinks
- Indy Parks staff is easy to work with
- Easy to get to – Parking sufficient – close to Interstate
- Ice is always in great shape

Concerns

(Note: The concerns were broken into two categories, the building/facility first and the ice concerns second)

<u>Building/Facility Concerns</u>

- Not user friendly, cold in all places of the rink
- Parents will stay outside because its warmer

- Lots of parents from out of town need a place to keep warm at the facility
- Lobby is small – not enough space
- Not good seats or line of site to see the game
- Glass frosts up and you cannot see through it
- People won't sit because the benches are too cold
- May do something with netting - raise bleachers and put some type of radiant heat device above the seats to keep the spectators warm and improve site lines.
- May look at concessions as a fundraiser, they need concessions, hot drinks
- Not sure if insulation can be added.
- Restrooms and Locker rooms are combined which causes problems – limits fans from using Restroom facilities while players are changing.
- Parking is not bad, will get full when there is an out of town team.

Ice Concerns

- Dark over the ice, needs better lighting on ice. It is dull and not bright.
- Need score boards with attached penalty clock. They currently use a clock on the wall.
- Need better heating in Locker rooms
- Ceiling fans may be added to move the air around, causes problems with condensation – lots of fog, cannot see (mostly on warm days).
- Water drips in from roof and will make marks on ice or land on spectators.
- Showers – kids would like to take showers but they need to walk through the lobby with towel to get to showers at pool. Need better shower facilities.
- Convert Storage room so that it could be used as a Weight Room for the Teams.
- Insulate building
- Would like to have all Home games at Ellenberger. They would like to see the rink stay open.

Meeting Closing Comments

The meeting ended with the Indy Parks Staff and the Gove Team thanking all in attendance for their support and comments.

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #1

Meeting Date: 2-23-2000

7:00 pm at the Downey Street Christian Church

Attendees: 41 People in Attendance

Facilitators:
Barbara Weatherspoon-Ellenberger Park Advisory Board
Kent Knorr-Ellenberger Park Manager
Tina Jones-Indy Parks
Don Colvin-Indy Parks
Tom Higgins-Gove Associates
John Pearson- Gove Associates
Joyce Craig-Gove Associates
Joann Green-Claire Bennett Associates, Landscape Architects

Meeting #1-Phase 1: The Site Plan

Meeting was opened at 7:10 by Tom Higgins of Gove Associates. Mr. Higgins discussed the Park Master Plan Amendment process and introduced the Indy Parks staff, and Gove Team members: the Gove Associates staff and Joann Green, of Claire Bennett Associates. Everyone in the room introduced himself or herself and explained "why" they were at the meeting. Tom then asked the public to list their current positive aspects about the park, and then to list issues and concerns. The following are comments broken down by category.

Positive Aspects of the Park

- Big beautiful trees
- Updated playground equipment is great
- "The Hill"
- The tennis courts, programming, lighting (on one side)
- Ice Rink has one of the few hockey programs
- Unstructured open space
- Walking paths inside park
- Good size and scale
- Softball is visible from Ritter (visibility of uses makes it safer)
- Creek is fun to play in. Don intervened with warning about combined sewer overflow being a large concern for the city-but may not be part of this plan, and that it is o.k. "to look but don't touch"

the creek. Sewer may not be updated until for another 20 years at which point the park may have to be torn up again for that work.

Positive Aspects Continued…..

- Nice picnic tables
- Very little graffiti
- Trash cans are good-but need more
- Greenway is nice-multi-use connection
- Overall aesthetics of open natural green space
- Provides a voting location
- Users are swell
- Swimming pool is a plus
- Summer cultural programming
- Limited on site parking and hard space is a plus (keeps it more for local use)
- Builds community, helps create neighborhood unity
- Programming might be more diverse (yoga, Hai-Chi)
- Maintenance of the grass is excellent
- Would like to see more mulching of Christmas trees each year

Concerns About The Park

- Need more adult programming outside
- Increase lighting in tennis courts
- Facility for indoor programming would be nice
- Completion of existing playground and structures
- Increase finish treatment maintenance @ construction project completion
  (i.e. don't allow seeded areas to turn into mud, plan planting for proper times or finish with something else until rainy season is over)
- Restrooms need to be year round/convenient locations
- Dying Trees need to be replaced-Naturalistically, not with formal rows.
- Drinking fountains (working) should be placed near playground, tennis courts, trail
- Would love to install asphalt on the paths
- Canine companion zone
- Define baseball diamond space
- More picnic tables in playground-recreational areas
- More grills
- More flowers

Concerns Continued…..

- Combined Sewer Outlet is "Yucky"
- Proper policing of the pool to control use of "nasty" language
- Older Parks should be priority over "unchecked sprawl" in the suburbs.
  (Don Colvin defended buying "land for the future" while it is cheaper-because Parks are needed in all areas)
- Put benches everywhere
- Install "secured benches" concrete/unmovable
- Stairs off Southwest Ritter entrance are unsafe
  More shelters
- Directional "wayfinding" signage off the main streets
  - Historic Markers would be nice
- Tree identification markers would be nice-great variety
- Children's Garden would be nice
- More volunteer opportunities
- Boards/Kiosks needs for public posts and notices, etc. (near parking areas?or other high profile areas)
- Bridge is in bad shape
- Soil erosion side of creek & near paths.
- New Pool needed
  (1/3 group wants to fix pool & keep it, 1/3 group wants it totally out, and 2/3 group wants it totally replaced with new)

Meeting #1-Phase 2: Ice Rink Component Special Study

Mr. John Pearson, R.A., of Gove Associates Inc. was then introduced to facilitate discussion regarding issues concerning the existing ice rink.

Ice Rink Concerns

- Leaking roof
- Improve lighting
- Install scoreboard, sound system
- Concession booths are needed to generate cash
- Need heat in dressing and spectator areas
- Need to maintain lighting fixtures (replace blown bulbs)
- Rink glass is foggy, needs ventilation
- Need area in rink for "starters" and beginner skaters
- Not ADA compliant
- Want doors in bathrooms (everyone clapped)
- Multipurpose room would be nice
- No one wants the Rink gone, just want it fixed or replaced (if more cost efficient)
- Exterior design of the building lacks character of the neighborhood
- Mr. Colvin stated that ADA and Ssfety issues are priority

Meeting Closing Comments
Priorities will be set with Don and the Team to come up with a draft Site Plan and Ice Rink Study Findings for careful planning. Improvements won't be immediate but community involvement will have more input. Tom Higgins suggested people "find their homes" on the map and aerial photo. Most people at the meeting lived within a ½ mile radius of the park. Everyone was thanked for their involvement in coming to the meeting and strongly encouraged to hand in written comments, as well as sign in on the list for future mailing and meeting announcements.

Attendees: Public Meeting #1
Ellenberger Park
Tuesday, February 23rd, 2000

First Name	Last Name
Barbara	Weatherspoon
Eric	Alm
Suzi	Snepp
Douglas	Davis
Michael	Harmon
Denise	Parker
Don	Cavers
James	Stahl
Charles	Burnam
Amy	Friedly
Anna	Turner
Dana	Harkins
Debbie	Harkins
Emily & Tim	Turner
Susie	Gariott
John	Eichacker
Joella	Hiatt
Susan	Arvin
Brian	Walker
Tom	Gibson
Mark	Shaver
Beth	Leszcynski
Kevin	Griffin
Kevin	Senninger
Ginny	Geisinger
Shelley	Ross
Tawn	Parent
Emily & Tim	O'Connell
M.J.	Moore
Melissa	Parrish

First Name	Last Name
Holly	Sieck
Carolyn & Garrott	Day
Portia	Graves
Shelia	Richardson
Beth	White
Chris	Radican
Betty	Scarpino
Consha	Regich
Larry	Turner
Paul	Diebold
Amy	Walters

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #2

MEETING DATE: 6-6-2000

7:00 PM at the Our Lady of Lourdes Catholic Church

Attendees: 55 in attendance

Facilitators:
Kent Knorr-Ellenberger Park Manager- Indy Parks
Tina Jones-Senior Planner, Indy Parks
Michael Krosschell- Senior Planner, Indy Parks
Tom Higgins, Project Planner-Gove Associates
John Pearson, Project Architect-Gove Associates
Terry Killen, Project Planner-Gove Associates
Kelly Brownell, Senior Planner-Gove Associates
Joann Green-President, Claire Bennett Associates
Eric Anderson-Graduate Landscape Architect, Claire Bennett Associates

The meeting was called to order at 7:00pm by Mr. Tom Higgins, Project Planner with Gove Associates. Mr. Higgins introduced the Gove Team and the Indy Park staff members. He then reviewed the planning process of this two-phased Park Master Plan Amendment project. He then introduced Team member, Ms. Joann Green, President of Claire Bennett Associates, to present the Site Plan portion of the project.

Meeting #2-Phase 1: The Site Plan

Ms. Green presented the Site Plan portion of the project by discussing and showing, with the use of two presentation boards, proposed site improvement recommendations. She described the following recommendations:

- Trail surface improvements
- Trail re-alignment and connections
- Re-forestation and vegetative maintenance plans
- Athletic field realignment
- Fencing proposals
- Improvements for ADA accessibility
- Enhanced signage
- Proposed parking realignment to address safety and code regulations

- The potential addition of a picnic shelter and entertainment venue area

Ms. Green invited the meeting attendees to offer their comments, suggestions and preferences pertaining to Site Plan recommendations. The attendees offered the following suggestions:

- Ball Diamonds: 1) Move the ball diamonds further south toward the creek; 2) Do not enclose the ball outfields, rather heighten the tennis court fence for safety.
- Basketball Facility: Like to see basketball facility in the area, possibly a partnership with the schools.
- BMX trails: Make the BMX trails an approved facility use (convene the user group and have them assist in the proper design and maintenance of the course).
- Canine Companion Zone: Locate a canine companion zone in the area.
- Football Field: Widen the football field to accommodate additional field sport uses such as rugby & soccer.
- Infrastructure: Install water fountains and restrooms.
- Parking: Address inappropriate parking; instances occur regularly where people drive into the grass areas of the park onto undesignated parking areas.
- Skate Boarding: Make a defined skate boarding area.
- Trails: Place a boardwalk along Ritter Avenue for a street level trail.

The Gove Team next instructed each person to rank his or her top priority site plan improvements by placing colored stickers next to the appropriate projects which were summarized and listed on a presentation board. The issues were responded to according to the following preferences:

1. Preparation of a tree maintenance program: 24 responses
2. BMX trail designation approval & design: 21 responses
3. Picnic shelter: 19 responses
4. Temporary utility accommodations for special events: 14 responses
5. Stairway (at Ritter and Pleasant Run Parkway) improvements: 12 responses
6. Vegetative treatment of Pleasant Run corridor: 10 responses
7. Tennis court gate on the west side: 8 responses
8. Benches along trails: 7 responses
9. Reconfigure ball fields for little league play: 5 responses
10. Alternative trail surfacing: 4 responses
11. Add creek warning signs: 4 responses
12. Re-striping and resurfacing parking: 4 responses
13. Basketball facilities: 3 responses
14. Evaluate Southwest corner vehicular traffic configuration: 1 response
15. Extend pedestrian Trail northward of the Park: 1 response
16. Inclusion of additional picnic clustering: 1 response
17. Connect perimeter trail to the north parking lot: 0 responses

18. Include a family activity area geared toward all age groups: 0 responses

Meeting #2-Phase 2: Ice Rink Component Special Study

Next, Mr. John Pearson, Project Architect with Gove Associates, was introduced to discuss and present 6 options regarding the ice rink building architectural issues. Mr. Pearson reviewed several issues and concerns with the building before presenting 6 improvement options. These architectural concerns included the following:

- The building's ice equipment has far exceeded it's intended length of use, and could fail at any time
- The roof structure is deteriorating
- The HVAC system is in disrepair
- There are several ADA compliance issues
- Dim lighting
- Poor insulation

Mr. Pearson also noted that although this project did not include an in-depth study of the adjoining pool, that extensive repairs were warranted at the pool, and that some proposed improvement options should also include re-use or renovation of the pool. The six options for improvements were presented and voted on in the same manner as the site master plan improvements. The options were as follows:

1. Repair existing rink building, and bring up to code: $800,000 to $900,000.
2. Expand rink building, repair building to meet code: $1,780,000 to $1,980,000.
3. Abandon ice skating use in the building and bring up to code, make repairs: $800,000.
4. Demolish existing ice rink and build a new ice rink, building & support core: $ 4,000,000.
5. Demolish existing ice rink and build a new ice rink &aquatic center: $6,000,000 to $8,000,000.
6. Demolish existing ice rink, and build a new community center & Neighborhood size aquatic center: $4,500,000 to $6,000,000.

After voting and discussion, it was apparent that there was almost unanimous support (one vote wanted a different option) for Option 6. Option 6 called for demolishing the existing ice rink and pool, and applying the funds that would be used for its reuse toward renovating the pool and installing a community recreation center structure in place of the ice rink.

Comments in support of this option included:

- A renovated rink would not be a cost-effective expenditure of dollars.
- A new state-of-the-art ice rink facility in place of the existing facility would not be appropriate at Ellenberger Park due to an anticipated increase in attendance, parking, decrease in park & open space, etc.
- The neighbors want to maintain the community/neighborhood feel of the park and feel that a state-of-the-art ice rink and large aquatic center would detract from that image.
- High interest in focusing on family interest/ community programming rather than single use rink sports.
- Residents really want to keep the pool in the area, and would rather spend money to renovate that instead of the ice rink.
- The residents want to keep the pool as a neighborhood aquatic center. They don't want it to be an oversize aquatic center like Sahm or Brookside (they want to make it fit the character and size of the park and neighborhood).

Meeting Closing Comments
The meeting ended at 9pm, with the Indy Parks Staff and the Gove Team thanking all in attendance for their support and comments.

Attendees: Public Meeting #2
Ellenberger Park
Tuesday, June 6th, 2000

First Name	Last Name
Steve	Albrecht
Eric	Alm
Dee	Banta
Jared	Barker
Steve	Barnett
Tom	Bogenschutz
Janet	Bosomworth
David	Bray
Fancine	Bray
David	Campbell
Denny	Davis
Jerry	Deery
Terry	Deery
Shalon	Deminery
Brett	Dennis
Paul	Diebold
Karen	Frederickson
Ginny	Geisinger

First Name	Last Name
Garland	Graves
Portia	Graves
Julie	Gries
Deb	Harkins
Sam	Higgins
Craig	Hitner
Nancy	Hoff
Linda	Kelley
Kris	Kuykendoll
Ted	Litvan
Bill	Loveman
Becky	Mauser
Anthony	Miles
Brian	Nickolaus
Denise	Parker
Sheila	Richardson
Ric	Ritchison
Wayne	Robbinson
Harry	Rose
Annette	Sage-Schrader
Steve & Paula	Schenkenfelder
Joe	Smith
Bob	Sponsel
Kurt	Suppiger
Kate	Taube-Osborn
Sharon	Teal
Kathy	Tindall
Ryan	Tirmy
Rosemary	Tudor
Beth	White
Joshua	Reeves

Ellenberger Park Master Plan Amendment Minutes: Public Meeting #3

Meeting Date: 9-27-2000

Place: 7:00 PM at the Our Lady of Lourdes Catholic Church

Attendees: 45 in attendance

Facilitators:
Kent Knorr-Ellenberger Park Manager- Indy Parks
Don Colvin-Indy Parks
Michael Krosschell-Indy Parks
Tom Higgins, Project Planner-Gove Associates
John Pearson, Project Architect- Gove Associates
Terry Killen, Project Planner- Gove Associates
Joann Green-President, Claire Bennett Associates
Eric Anderson-Graduate Landscape Architect, Claire Bennett Associates,

The meeting was called to order at 7:00pm by Mr. Tom Higgins, Project Planner with Gove Associates. Mr. Higgins introduced the Gove Team and Michael Krosschell of Indy Parks. Mr. Krosschell then reviewed the planning process of this two-phased project. Mr. Higgins then introduced Team member, Ms. Joann Green, President of Claire Bennett Associates, to present the Site Plan portion of the project.

Meeting #3-Phase 1: The Site Plan

Ms. Green presented the Site Plan portion of the project by discussing and showing, with the use of two presentation boards, proposed site improvement recommendations. She described the following recommendations:

- Improvements for ADA accessibility
- Enhanced park signage
- Proposed parking realignment to address safety and code regulations

- Trail surface improvements
- Trail re-alignment and connections
- Re-forestation and vegetative maintenance plans,
- Athletic field realignment
- Fencing proposals

Ms. Green invited the meeting attendees to offer their comments, suggestions and preferences pertaining to the Site Plan recommendations. The attendees offered the following suggestions and questions:

- A question was asked about the changes in the ball diamonds and how it would effect the football field. Ms. Green stated that the reconfigure of the ball diamonds would enhance the use of the ball diamonds and that the two sports would normally not take place at the same time. This allows the overlapping of the outfield of the ball diamond with the football field.

- A question was asked if balls from the new ball diamond would interfere with the tennis courts. Ms. Green stated that it was possible for a ball to be hit into the tennis courts but that it would be quite unlikely.

- A question was asked about the trail surfaces and if they would be paved. Ms. Green stated that they recommend a new innovative product to be used on the dirt trails. This product is applied with a sprayer and coats the trail with a polymer coating that allows increased mobility but retains the natural trail appearance.

- A question was asked about the cost of signage and if it really would cost $15,000.00. Ms. Green stated that park signage is very expensive and that the materials used are designed to resist vandalism.

- A question was asked about the proposed benches and the style and location. Ms. Green stated that the benches proposed location was marked on the plan with a dot. Mr. Krosschell from Indy Parks stated that they may be able to get some benches from the Indianapolis Zoo but that they are not sure how many.

Meeting #2-Phase 2: Ice Rink Component Special Study

Next, Mr. John Pearson, Project Architect with Gove Associates, was introduced to discuss and review the findings presented in Meeting #2 regarding the conditions of the existing ice rink facility. The findings in addition to those presented in Meeting #2 were as follows:

- The building's ice equipment has far exceeded its intended length of use, and could fail at any time; the icing equipment technology is outdated which means parts and chemicals used can't be replaced when they fail.
- The roof structure is deteriorating.

- The HVAC system is in disrepair; it is not compatible with the rink's icing equipment. This creates problems such as temperature control and humidity control that is adversely impacting the building. The existing incompatibility problem can't be resolved.
- There are numerous building code, fire code and ADA non-compliance issues.
- The existing rink's high operation costs vs. low revenue.

He then briefly reviewed the six options presented in Meeting #2. Upon review of these options, the residents of the Ellenberger Park community came to two main conclusions:

- Renovation of the existing ice rink and the related facilities would not be cost effective.

- To replace the rink with a new state-of-the-art ice rink and swimming pool would be very costly. Also a much larger building and many more parking spaces would be required to meet skating demands under current design standards. This would take up much more of the park's green space and change how the park is used.

Based on these conclusions, resident meeting attendees concurred with the resident findings at Meeting #2, expressing support for Option 6: which called to eliminate the current ice rink in lieu of providing a community center and the repair/replacement of the existing pool.

Mr. Pearson then presented his recommendation for Option 6 using a board with a schematic design for a new community center and a new pool.

- The new community center and pool and parking would have minimal impact on the park's green space.

- The new community center and swimming would cost less to build and operate than a new ice rink facility.

Questions and comments where then taken from those attending the meeting:

Several people who had not attended previous meetings required more explanation and details of the current building's problems and why they could not be resolved. They also asked for a more detailed review of the six options presented at Meeting #2. Mr. Pearson complied.

- Mr. Colvin pointed out that under Indy Parks current park classifications, Ellenberger is too small and is not properly located for an ice rink facility.

- Mr. Pearson's community center showed examples of what kind of activities could occur within the new community center. Many people supported the activities and offered other options. Mr. Pearson pointed out that this design has only an example. If and when the Parks Department elected to build a center, more community meetings would be held to finalize a building program.

Mr. Pearson also noted that although this project did not include an in-depth study of the adjoining pool, that extensive repairs were warranted at the pool, and that some proposed improvement options should also include re-use or renovation of the pool.

Meeting Closing Comments
The meeting ended at 9pm, with the Indy Parks Staff and the Gove Team thanking all in attendance for their support and comments.

Attendees: Public Meeting #3
Ellenberger Park
Wednesday, September 27th, 2000

First Name	Last Name
Eric	Alm
Don	Cavers
Mary	Chambers
Gwen	Dwyer
Angela	Dye
Steve & Jeanine	Fox
Amy	Friedly
Bruce & Carol	Gable
Bob	Golinski
Kent	Hankins
John	Hicks
Julie & Tim	Hill
Barbara	Hirschwer
Nancy	Hoff
Gabriele	Hysung
Becky	Joniskan
Judy	Kosegi
Ben	Kremer
Francis	Leckey
Charlie	McAfee
Michelle	Mitchell
A	Nediff
Jay	Newby
Michele	Oertel
Gerald	Parent

First Name	Last Name
Denise	Parker
Andy	Peratta
Joshua	Reeves
Brad	Royal
Tawn	Spicklemire
Kurt	Suppiger
Laura	Sweney
Kathy	Tindall
Rosemary	Tudor
Barb	Weatherspoon
Judy & Paul	Winans

Ice Rink Study Cost Analysis Source

Information in the Ellenberger and Perry Ice Rink Financials was provided by Mr. Mike Brink of Competitive Government Strategies, LLC, 101 West Ohio Street, Indianapolis, Indiana 46204.

Ellenberger Ice Rink Financials

	1998	1999 [1]
Revenue Description		
Ice Rink Admissions	$11,109	$4,414
Indoor Facility Rental	$12,176	$2,743
Equipment Rental	$3,602	$1,662
Ice Skating Programs	$4,918	$1,590
Concessions, @ 13% of Sales	$207	$1,374
General Recreation	$620	$700
Miscellaneous Revenue	$199	
Merchandise	$24	$111
TOTAL REVENUES	**$32,855**	**$12,594**
Personnel Expenses		
100 SALARIES-BI-WEEK	$25,116	$33,211
110 SALARIES - TEMPORA	$24,260	$23,760
120 OVERTIME		$386
130 GROUP INSURANCE	$1,617	$1,116
140 WELLNESS	$295	$610
160 PENSION PLANS	$2,375	$1,987
170 SOCIAL SECURITY	$3,731	$4,455
180 WORKER'S COMP	$566	$977
190 SPECIAL PAY/COMPEN		
TOTAL PERSONNEL	**$57,960**	**$66,502**
Materials & Supplies Expenses		
200 GENERAL OFFICE SUPPL	$497	$213
205 COMPUTER SUPPLIES	$521	$48
210 MATERIALS AND SUPP	$1,650	$59
215 BUILDING MATERIALS	$2,416	$2,673
220 REPAIR PARTS, TOOL	$367	$132
Materials & Supplies continued….		
225 GARAGE AND MOTOR S		
230 INSTITUTIONAL, MED	$446	$1,016
245 UNIFORM AND PERSON	$1,938	$620

TOTAL MATERIALS & SUPPLIES	**$7,835**	**$4,761**
Services & Charges Expenses	1998	1999 [1]
303 CONSULTING SERVICES	$880	
306 ENGINEERING INSPECTION	$24	
309 OTHER TECHNICAL	$19,829	$7,128
312 OTHER MANAGEMENT	$1,533	
323 POSTAGE AND SHIPPING	$194	$459
326 COMMUNICATIONS	$7,882	$1,081
329 MILEAGE	$678	
332 INSTRUCTORS FEES	$3,980	$890
338 INFRASTRUCTURE	$14,603	$12,279
344 COPYING SERVICES	$302	$784
350 LAND LEASE	$15	$11
353 UTILITIES	$22,956	$45,790
359 EQUIPMENT EXPENSE	$71	
362 REPAIRS	$1,856	
365 EQUIPMENT RENTAL	$126	
TOTAL SERVICES & CHARGES	**$74,929**	**$68,422**
Property & Equipment Expenses		
415 FURNISHINGS	$421	
420 EQUIPMENT	$5,447	
TOTAL PROPERTY & EQUIPMENT	**$5,868**	**$0**
Internal Charges Expenses		
520 FLEET SERVICES CHA	$3,426	$10,900
TOTAL INTERNAL CHARGES	**$3,426**	**$10,900**
TOTAL EXPENSES	**$150,018**	**$150,585**
NET REVENUE	**($117,163)**	**($137,991)**

[1] 1999 revenues and expenses through November, 1999.

Perry Ice Rink Financials

	1996	1997	1998 [1]	1999 YTD [2]
Revenue Description				
Ice Rink Admissions	$77,000	$68,618	$47,692	$11,752
Indoor Facility Rental	$28,500	$52,405	$82,575	$59,201
Equipment Rental	$4,800	$9,145	$13,387	$4,038
Ice Skating Programs	$10,900	$18,415	$15,646	$7,677
Concessions, @ 13% of Sales	$9,400	$7,901	$3,097	$1,419
Pro Shop, @ 10% of Sales	$1,800	$2,659	$4,424	$1,289
TOTAL REVENUES	**$132,400**	**$159,143**	**$166,821**	**$85,376**
Personnel Expenses				
100 SALARIES-BI-WEEK	$ 9,460	$ 25,531	38992	33944
110 SALARIES - TEMPORA	$ 30,523	$ 25,734	27511	
120 OVERTIME	$ 84			
130 GROUP INSURANCE	$ 1,173	$ 70	643	
160 PENSION PLANS	$ 771	$ 1,606	1579	
170 SOCIAL SECURITY	$ 3,028	$ 3,920	4387	
190 SPECIAL PAY/COMPEN				
TOTAL PERSONNEL	**$45,039**	**$56,861**	**$73,112**	**$33,944**
Materials & Supplies Expenses				
200 GENERAL OFFICE SUPPL	$136		$540	$439
205 COMPUTER SUPPLIES		$72	$416	
210 MATERIALS AND SUPP	$1,895	$2,776	$2,847	
215 BUILDING MATERIALS	$2,259	$914	$1,750	
220 REPAIR PARTS, TOOL	$1,464	$175	$642	
225 GARAGE AND MOTOR S	$52		$34	
230 INSTITUTIONAL, MED	$177	$610	$1,020	
245 UNIFORM AND PERSON	$14	$299	$704	
TOTAL MATERIALS & SUPPLIES	**$5,997**	**$4,846**	**$7,953**	**$439**
Services & Charges Expenses				
TECHNICAL SERVICES	$7,553	$12,140	$12,738	$970
POSTAGE AND SHIPPING	$8	$152	$368	$6
COMMUNICATION SERVICES	$4,823	$4,603	$5,319	$76
TRAVEL AND MILEAGE	$347	$499	$1,329	
INSTRUCTION & TUITION	$3,117	$2,817	$2,879	

Services Continued…..	1996	1997	1998 [1]	1999 YTD [2]
INFRASTRUCTURE MAINT.	$15,215	$80,509	$13,351	$2,660
ADVERTISING	$100		$42	$274
PRINTING AND COPYING	$109	$532	$163	$299
UTILITIES	$67,164	$55,262	$41,774	$30,433
EQUIPMENT MAINT.	$1,671	$198	$83	
BUILDING MAINTENANCE	$1,366	$1,008	$4,529	$3,629
VEHICLE AND OTHER				$42
MEMBERSHIPS		$113		
BANKING			$642	
INSURANCE				$3,562
TOTAL SERVICES & CHARGES	**$101,473**	**$157,833**	**$82,575**	**$41,951**
Property & Equipment Expenses				
FURNISHINGS	$9		$527	
EQUIPMENT		$6,008	$2,288	$2,288
LEASE AND RENTAL		$5,900	$5,900	$5,900
TOTAL PROPERTY & EQUIPMENT	**$9**	**$11,908**	**$8,715**	**$8,188**
Internal Charges Expenses				
520 FLEET SERVICES CHA	$6,571	$7,435	$6,785	$965
TOTAL INTERNAL CHARGES	**$6,571**	**$7,435**	**$6,785**	**$965**
TOTAL EXPENSES	**$159,089**	**$238,883**	**$179,140**	**$85,487**
NET REVENUE	**($26,689)**	**($79,740)**	**($12,319)**	**($111)**

[1] A contractor assumed responsibility for Rink operations 9/98-4/99. Figures for 1998 and 1999 were developed from City and contractor records.

[2] 1999 information provided through the end of the skating season.

General Resolution No. 18, 2001

Board of Parks and Recreation
Consolidated City of Indianapolis, Indiana

Be It Resolved That The Board Hereby Approves:

the adoption of the 2000 Master Plan Amendment for Ellenberger Park, 5301 East St. Clair Street. The original master plan having been approved by the Board of Parks and Recreation, General Resolution No. 106, 1989.

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

BOARD OF PARKS AND RECREATION

CONSOLIDATED CITY OF INDIANAPOLIS

Assistant Corporation Counsel

Joseph Wynns

Sandra J. Young, Secretary

Diana Wilson Hall

4-26-01
Date

Alan C. Wiseman

William H. Stinson

Sheriee Shanklin

METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 02-CPS-R-004

RESOLUTION 02-CPS-R-004, amending the Comprehensive or Master Plan of Marion County, Indiana.

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 Ellenberger 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 02-CPS-R-004, amending the Comprehensive or Master Plan of Marion County, Indiana.

Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 02-CPS-R-004, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana that are directly affected by this plan. 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.

Randolph Snyder, Presiding Officer
Metropolitan Development Commission

Date: MAY 01 2002

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 24th
DAY OF APRIL, 2002.

Stephen Neff
Assistant Corporation Counsel