

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2024-APP-008  
**Address:** 2801 Dr. A.J. Brown Avenue (approximate address)  
**Location:** Center Township, Council District #8  
**Zoning:** PK-1  
**Petitioner:** City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA  
**Request:** Park District One Approval to provide for a restored multi-purpose playing field, new youth baseball, sand volleyball and soccer fields, and walking paths.

### RECOMMENDATIONS

Staff **recommends approval** of this request.

### SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

#### **PARK DISTRICT-ONE APPROVAL**

- ◇ This petition would provide for new athletic fields and walking paths at an existing park within the Indy Parks and Recreation System: Frederick Douglass Park.
- ◇ The park is zoned PK-1; however, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.
- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings, and structures must:
  - a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
  - b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
  - c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
  - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;

(Continued)

## **STAFF REPORT 2024-APP-008 (Continued)**

- e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
  - f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
  - g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.
- ◇ The Comprehensive Plan recommends large-scale park typology for the site.
- ◇ The site plan indicates the proposed improvements would be within the park boundaries. Staff supports this request.

## **FINDINGS OF FACT**

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

The Land Use Plan identifies that the parcel is a Large-Scale Park. The site development plan improves the condition of the park through the refurbishment and conversion of the park's existing football field into a multi-purpose field, additional walking pathways, new youth baseball and soccer fields, a sand volleyball court. The construction of a new family center on the corner of 25th Street and Ralston Avenue is underway and is not a part of this approval petition request.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

The site development plan calls for enhancements to the existing football field and the creation of a sand volley ball court, new baseball and soccer fields. The plan includes recommendations for the conversion of the football field into a multi-purpose field with a new combined goal/field post, landscaping, and the replacement of the wood bleacher seats. A new walking pathway throughout the park will provide connectivity between the new additions. These additions will improve the current state of the park.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

There are existing walking pathways throughout the park and sidewalks and trails along its borders. The plan proposes additional internal pathways and connections throughout the park.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

The existing park already includes sidewalks, trails, and connections to the surrounding neighborhood. The new pathways planned as part of the project will also enhance connectivity across the park.

(Continued)

## **STAFF REPORT 2024-APP-008 (Continued)**

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

The park is serviced by the owner (Indy Parks) and the Department of Public Works. Property drainage is being designed by a professional engineer and incorporates appropriate low-impact designs.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

The property is currently a large-scale neighborhood park that includes athletic fields and a family center. The proposed design maintains the current use of the park and proposes enhancements that are appropriate in design, character, grade, location, and orientation with existing conditions.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

Existing sidewalks and trails are available along the existing park. Additional paths will be built within the park.

### **GENERAL INFORMATION**

#### **EXISTING ZONING AND LAND USE**

PK-1

Large-scale Park

#### **SURROUNDING ZONING AND LAND USE**

North - D-5

Single-family dwellings

South - D-5 / C-1 / MU-2

Single-family dwellings / vacant

East - D-5

Single-family dwellings

West - I-3

Single-family dwellings / Contractor

#### **COMPREHENSIVE LAND USE PLAN**

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends large-scale park development.

#### **THOROUGHFARE PLAN**

25th Street is designated in the Marion County Thoroughfare Plan as a secondary arterial with an existing 48-foot right-of-way and proposed 56-foot right-of-way. Dr A.J. Brown Ave is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 100-foot right-of-way and proposed 56-foot right-of-way. 30th Street is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 62-foot right-of-way and proposed 66-foot right-of-way. Ralston Ave is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and proposed 48-foot right-of-way

#### **CONTEXT AREA**

This site is located within the compact context area.

#### **OVERLAY**

There are no overlays for this site.

(Continued)

STAFF REPORT 2024-APP-008 (Continued)

ZONING HISTORY

**SITE**

None.

**VICINITY**

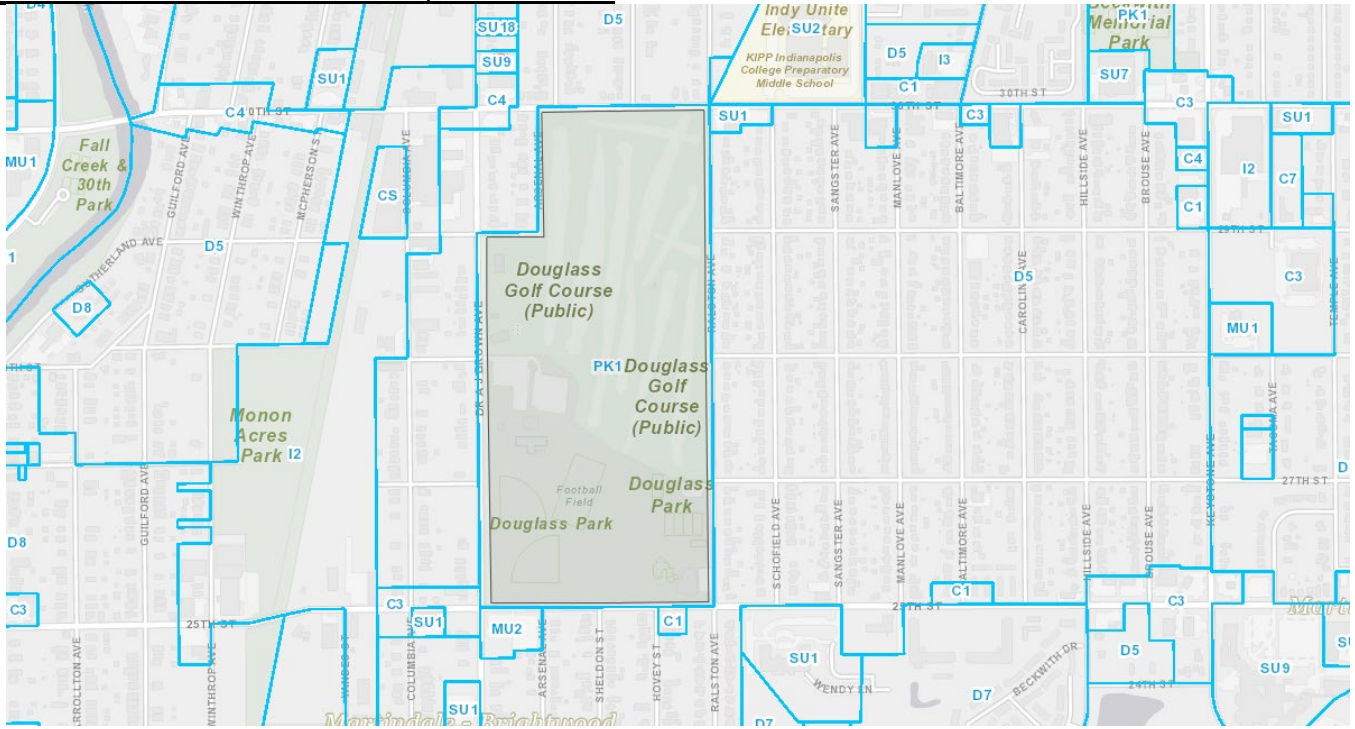
**2020-CZN-842, 2450 & 2458 North Arsenal Avenue**, rezoning of 1.32 acres from the C-1 district to the MU-2 district to provide for mixed-use development, **granted**.

BB

\*\*\*\*\*



**STAFF REPORT 2024-APP-008, Enclosures**



**Location Map, Douglass Park**

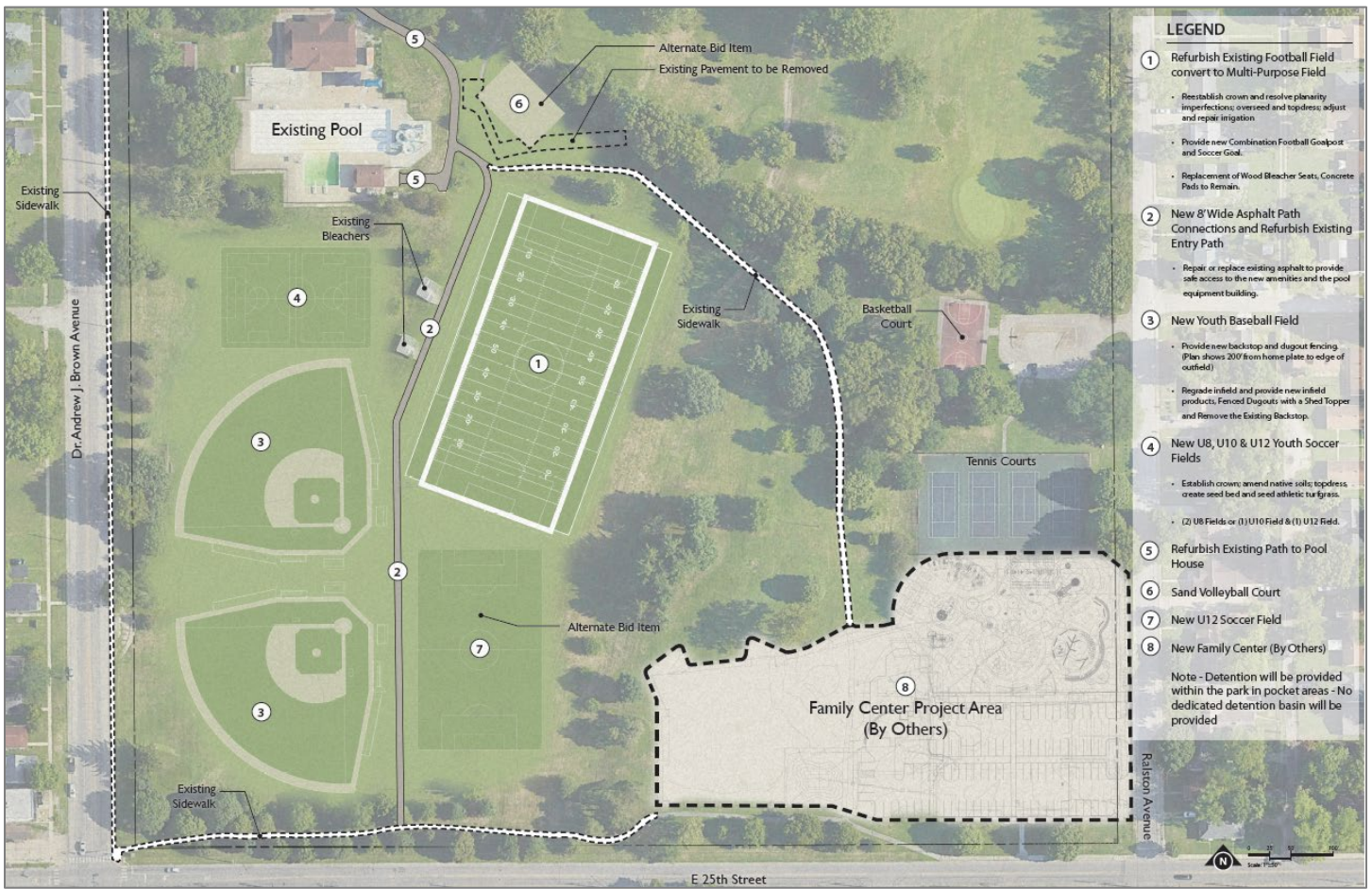


**Aerial view, Douglass Park**

(Continued)



**STAFF REPORT 2024-APP-008, Enclosures (cont'd)**



**Site Plan, Douglass Park**



**Site photo – northern area of improvements**

(Continued)



**STAFF REPORT 2024-APP-008, Enclosures (cont'd)**



**View of football fields**



**View of baseball fields**

(Continued)



**STAFF REPORT 2024-APP-008, Enclosures (cont'd)**



**View of south section of park**



**View south along Dr. A.J. Brown Ave**