

# Bel-Aire Park Master Plan



*Bel Aire Park*

[www.indyparks.org](http://www.indyparks.org)

City of Indianapolis; Gregory A. Ballard, Mayor  
John Williams, Director

# 2013 Bel-Aire Park Master Plan

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## Department of Parks and Recreation:

John Williams, Director

## Project Coordination:

Donald A. Colvin Jr., Deputy Director  
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2006 Bel-Aire Gospel Music Fest

# 2013 Bel-Aire Park Master Plan

## INTRODUCTION and HISTORY



The Bel-Aire Drive-In was opened in 1950 with a car capacity listed at 750. It was located on Kentucky Avenue (Route 67 Southwest) and Tibbs Avenue. The drive-in was owned by Wisper & Wetman when it closed in 1980.

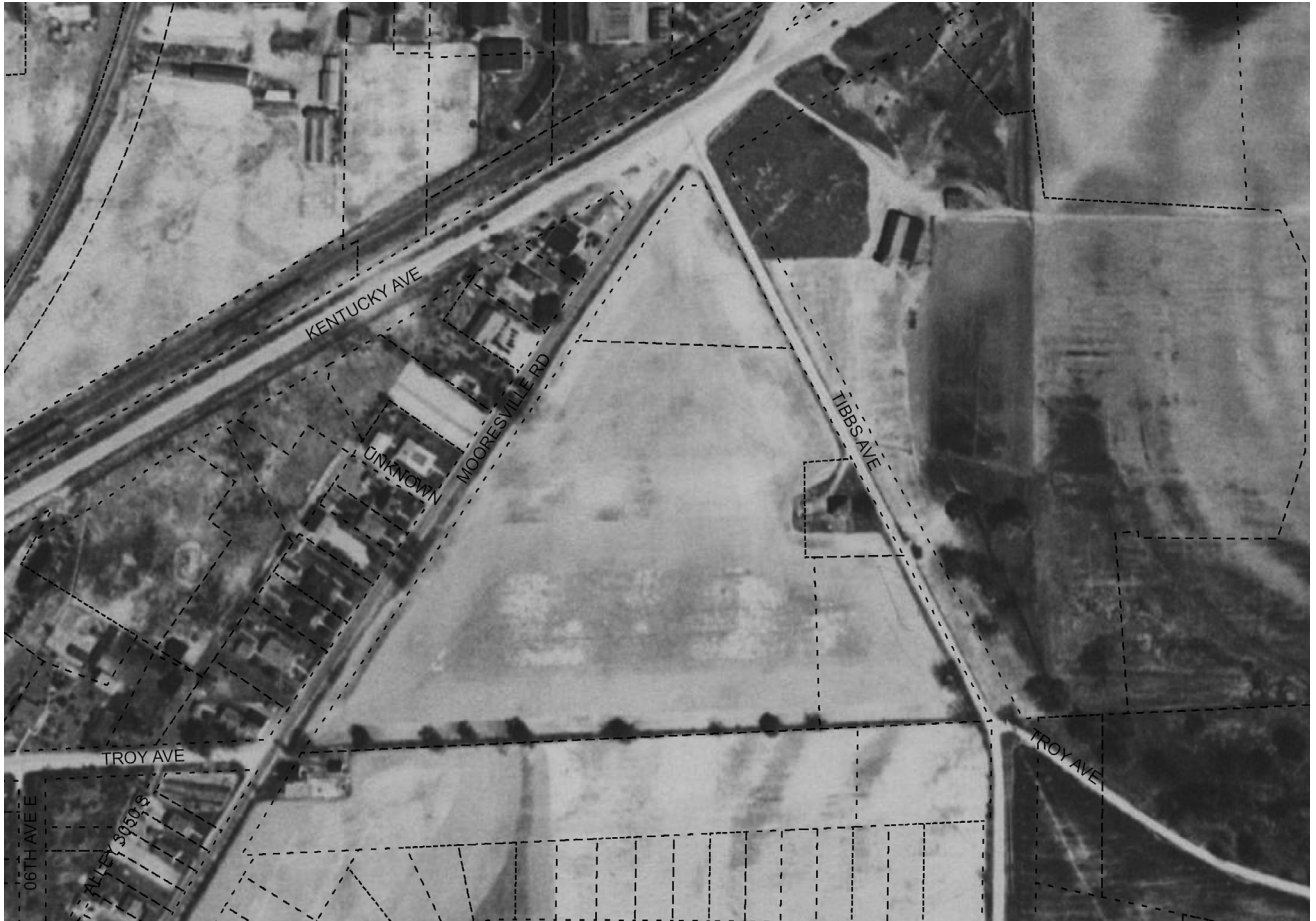
On August 20th, 2002, Martin Marietta Materials, Inc. deeded the 14.2 acre piece of land at 2915 S. Tibbs Avenue over to the Indianapolis Parks Department to be used as parkland. Following this land transfer, a trail, multi-use sports fields, playground equipment, shelter, and trees were installed on the site. Since 2002, the site has operated continuously as a park.

Prior to becoming a park, the land was used as the Bel-Aire drive-in movie theater. The name for the park was taken from this previous use, thus the name Bel-Aire Park.

Bel-Aire Park is classified as a neighborhood park. It plays host to two annual music events, and the fields were briefly used by a youth soccer league.



# 2013 Bel-Aire Park Master Plan



2901, 3001 Mooresville Rd., c. 1937

On November 17, 2011, the Indianapolis Parks Board approved a proposal to trade the existing plot of land which Bel-Aire Park sits on for an equivalent piece of land to South Side Landfill, inc. They needed this piece of land to fulfill their buffer requirements and proposed the land swap. As part of the agreement, Indy Parks committed to developing this master plan, and SSL agreed to pay to relocate all amenities currently located in Bel-Aire park to the new location.

The proposed new Bel-Aire Park would be composed of three parcels at the addresses 2901 and 3001 S. Mooresville Road. This 14.14 acre parcel has remained mostly undeveloped. The exception is the 1.25 acre northern point of the site at the intersections of Mooresville Road, Tibbs Avenue and Kentucky Avenue. That northern corner has seen a gas station, Burger King restaurant, and most recently a Hardee's restaurant. It currently sits host to an empty and boarded building and asphalt parking lot.

The remainder of the site is open grass lawn.

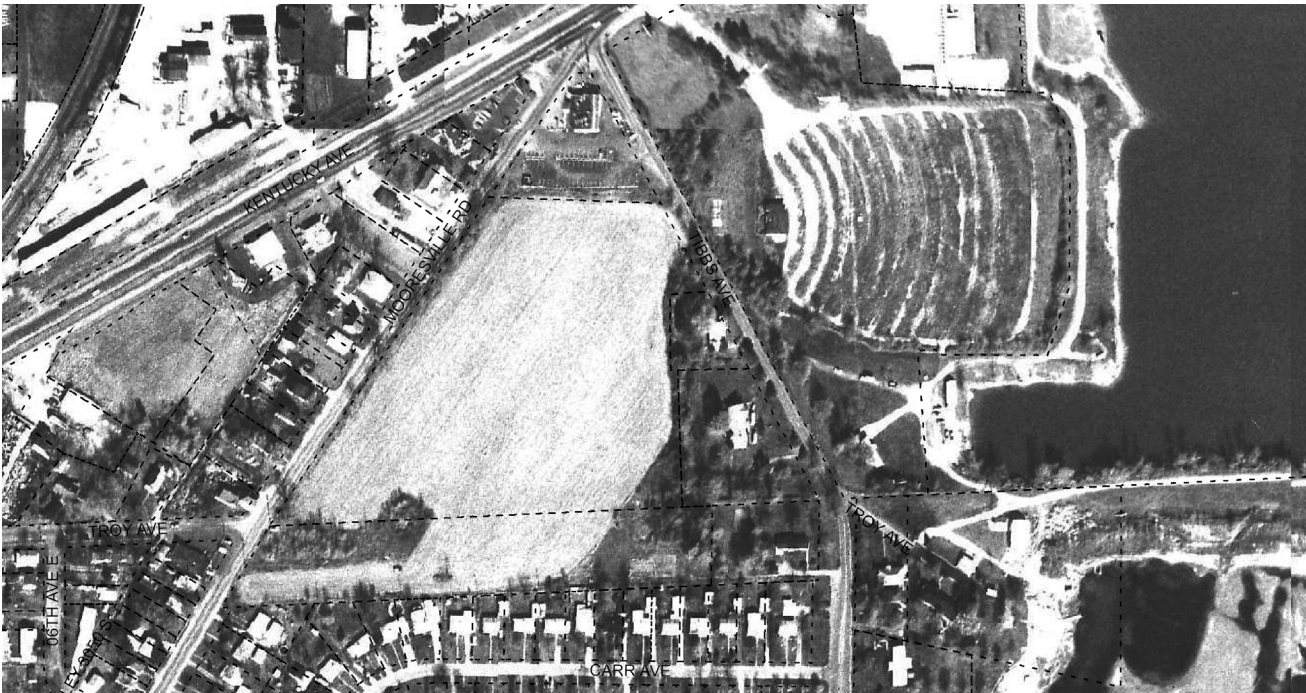
The new site of Bel-Aire Park is located directly west of the existing park, across Tibbs Avenue.

# 2013 Bel-Aire Park Master Plan

## INTRODUCTION and HISTORY



2901, 3001 Mooresville Rd., c. 1962

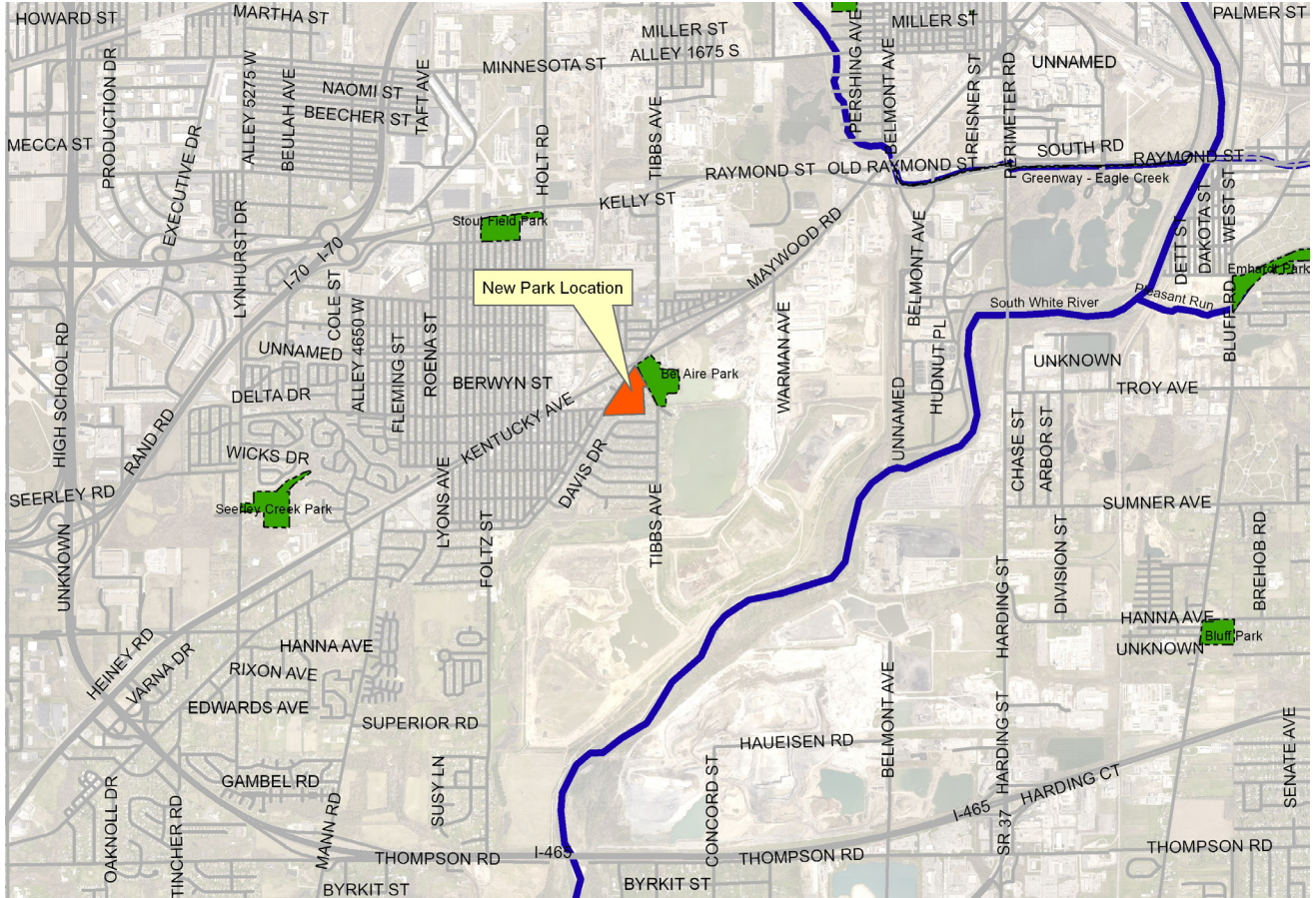


2901, 3001 Mooresville Rd., c. 1979



# 2013 Bel-Aire Park Master Plan

## LOCATION and SERVICE AREA



Bel-Aire park is located in Wayne Township just north of the Decatur Township border. It primarily serves residential neighborhoods to the west and south. Kentucky Avenue creates a significant physical obstruction to pedestrian traffic to the northwestern neighborhoods, so most of the traffic from that residential area would likely be by automobile. Pedestrian traffic is very possible from the neighborhood to the southwest.

This park is expected to host the same music events that the previous Bel-Aire Park hosted, so a significant amount of the traffic for these events will come from further away, and likely by automobile.

Bel-Aire Park lies in relatively close proximity to Stout Field Park to the Northwest, and Seerly Creek Park to the west. Due to the fractured nature of the neighborhoods surrounding these parks, little concern is given to duplicating facilities. Stout Field and Bel-Aire parks serve different user groups with little overlap, due to the obstruction created by Kentucky Avenue. Seerly Creek Park contains no improved park amenities, and due to its geographic setting will be difficult to develop as a neighborhood park.

# 2013 Bel-Aire Park Master Plan

## DEMOGRAPHICS

The previous two pages contain demographic profiles for the defined service area of Bel-Aire Park. This data is compiled from the 2010 US. Census. Unfortunately, the boundaries of census tracts do not neatly follow this park's service area. Therefore, we have selected tracts which contain the likely service area, but also extend well past it. For the purposes of this master plan's demographic analysis, these tracts will serve as the park's service area. Of specific interest is the cultural and ethnic make up of the surrounding neighborhoods. The households of the users of this park are overwhelmingly caucasian, and the number of households with children, combined with the population breakdown of individuals between 5 and 15 years old. This data along with the requests made by attendees of the public meetings greatly informs the type of amenities needed in this park.

	2000	2000-2010 Annual Rate
Population	14,754	0.20%
Households	5,838	-0.27%
Housing Units	6,272	0.10%
<b>Population by Race</b>		
	<b>Number</b>	<b>Percent</b>
Total	15,048	100.0%
Population Reporting One Race	14,725	97.9%
White	13,091	87.0%
Black	959	6.4%
American Indian	59	0.4%
Asian	81	0.5%
Pacific Islander	6	0.0%
Some Other Race	529	3.5%
Population Reporting Two or More Races	323	2.1%
Total Hispanic Population	990	6.6%
<b>Population by Sex</b>		
Male	7,472	49.7%
Female	7,576	50.3%
<b>Population by Age</b>		
Total	15,048	100.0%
Age 0 - 4	1,289	8.6%
Age 5 - 9	1,117	7.4%
Age 10 - 14	1,076	7.2%
Age 15 - 19	1,108	7.4%
Age 20 - 24	1,103	7.3%
Age 25 - 29	1,152	7.7%
Age 30 - 34	953	6.3%
Age 35 - 39	996	6.6%
Age 40 - 44	913	6.1%
Age 45 - 49	1,177	7.8%
Age 50 - 54	1,048	7.0%
Age 55 - 59	795	5.3%
Age 60 - 64	702	4.7%
Age 65 - 69	508	3.4%
Age 70 - 74	398	2.6%
Age 75 - 79	340	2.3%
Age 80 - 84	226	1.5%
Age 85+	147	1.0%

<b>Households by Type</b>		
Total	5,684	100.0%
Households with 1 Person	1,524	26.8%
Households with 2+ People	4,160	73.2%
Family Households	3,740	65.8%
Husband-wife Families	2,078	36.6%
With Own Children	821	14.4%
Other Family (No Spouse Present)	1,662	29.2%
With Own Children	958	16.9%
Nonfamily Households	420	7.4%
All Households with Children	2,153	37.9%
Multigenerational Households	370	6.5%
Unmarried Partner Households	683	12.0%
Male-female	642	11.3%
Same-sex	41	0.7%
Average Household Size	2.65	
<b>Family Households by Size</b>		
Total	3,740	100.0%
2 People	1,351	36.1%
3 People	959	25.6%
4 People	722	19.3%
5 People	393	10.5%
6 People	184	4.9%
7+ People	131	3.5%
Average Family Size	3.15	
<b>Nonfamily Households by Size</b>		
Total	1,944	100.0%
1 Person	1,524	78.4%
2 People	348	17.9%
3 People	47	2.4%
4 People	17	0.9%
5 People	7	0.4%
6 People	0	0.0%
7+ People	1	0.1%
Average Nonfamily Size	1.27	
<b>Population by Relationship and</b>		
Total	15,048	100.0%
In Households	15,037	99.9%
In Family Households	12,566	83.5%
Householder	3,740	24.9%
Spouse	2,078	13.8%
Child	5,198	34.5%
Other relative	760	5.1%
Nonrelative	790	5.3%
In Nonfamily Households	2,471	16.4%
In Group Quarters	11	0.1%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	11	0.1%

Source: U.S. Census Bureau, Census 2010



# 2013 Bel-Aire Park Master Plan

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2008 Bel-Aire Park Gospel Music Fest



2009 Bel-Aire Park Gospel Music Fest



# 2013 Bel-Aire Park Master Plan

## EXISTING CONDITIONS



Proposed park site looking north

The land for this park is located on the south side of Kentucky Avenue in a highly industrial area. Residential housing surrounds the park to the west and south, while north of the park is commercial with residential beyond that, and to the east is the Southside Landfill property. Vehicular access to the park is easy with Kentucky Avenue to the north, Tibbs Avenue to the east and Mooresville Road. to the west. Curb cuts and parking exist on the northern corner of the site off of both Mooresville Road. and Tibbs Avenue. The overall site is a rough triangle pointing due north. The site is relatively flat with minimal elevation changes.



Proposed park site looking west



# 2013 Bel-Aire Park Master Plan



Condition of restaurant building on north end of property

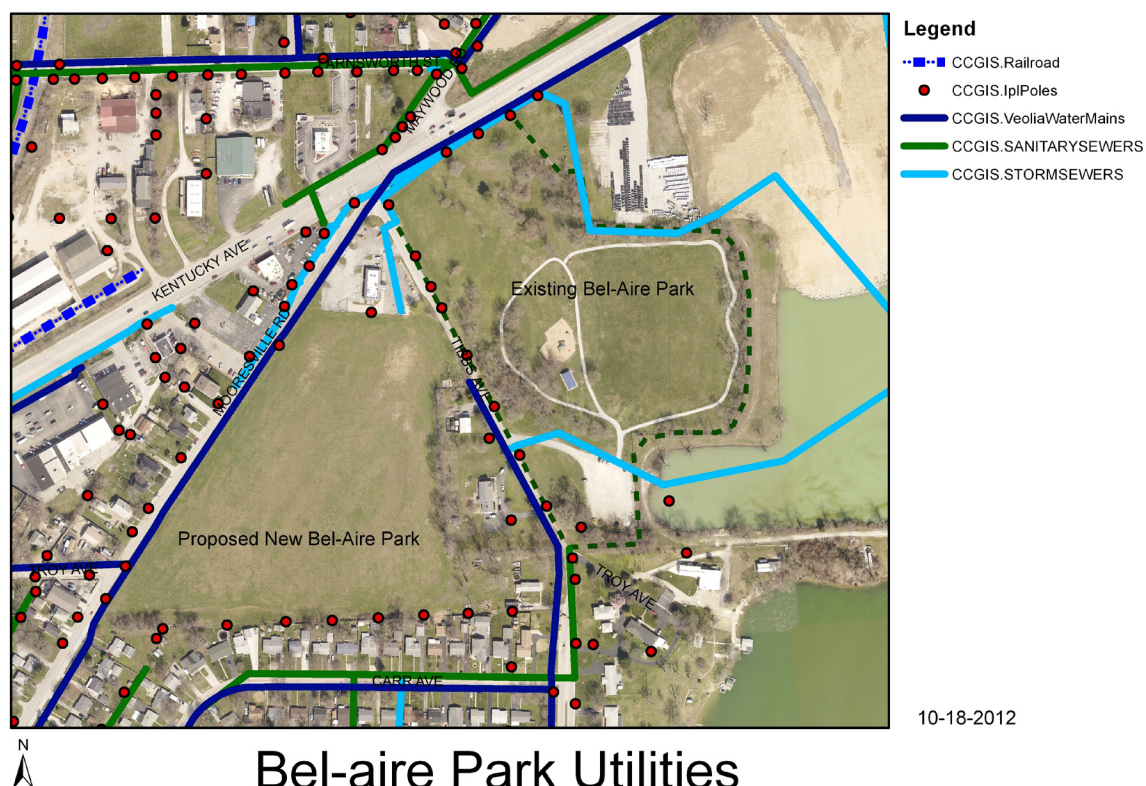


# 2013 Bel-Aire Park Master Plan

## EXISTING CONDITIONS



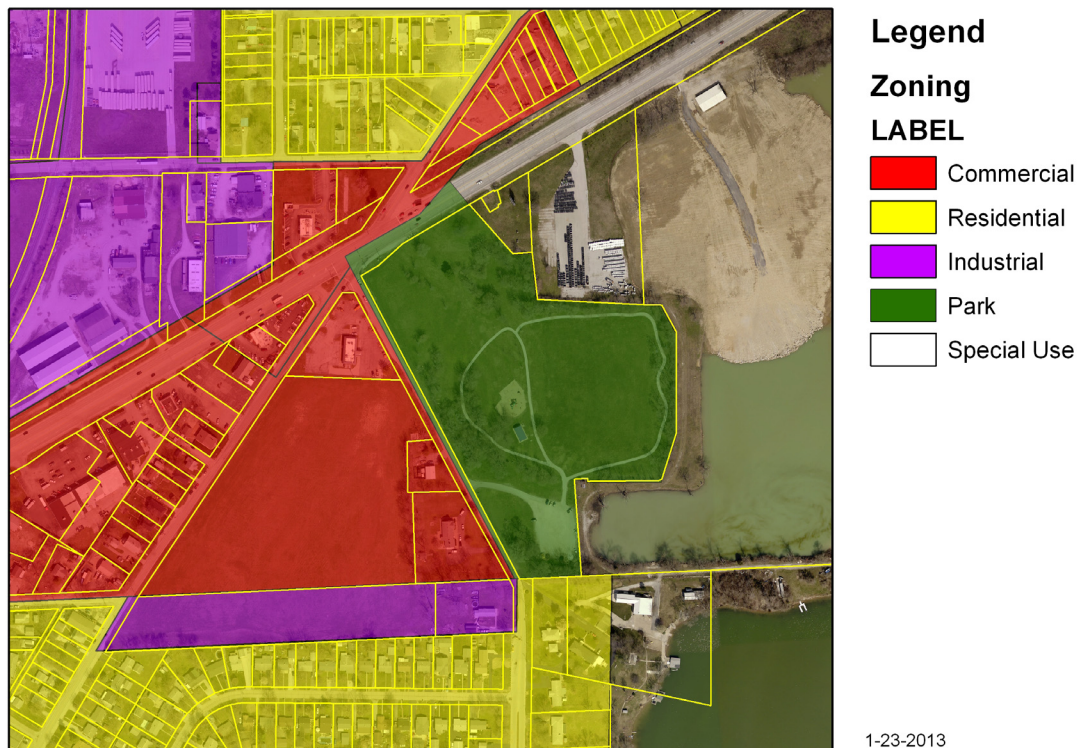
Bel-aire Park Vehicular Circulation



Bel-aire Park Utilities



# 2013 Bel-Aire Park Master Plan



## Bel-aire Park Area Zoning

IPL power poles follow Tibbs Avenue and Mooresville Road with another row running along the southern property line serving the residential lots along Carr Avenue.

Potable water main lines nearly circle the site, running the full length of the property on Mooresville Road, and partially along Tibbs Avenue.

Storm sewer lines are accessible to the site along the northern half of the property along Mooresville Road as well as the line formerly servicing the defunct restaurant at the site's northern point. Additionally, a line terminates at Tibbs Avenue at the location of the drive-way to the former Bel-Aire Park to the east. This line appears to run into the Southside Landfill property, and may have at one time served the bar which was located to the north of the former Bel-Aire Park and has since been demolished. This line may not be in service anymore.

Sanitary sewer lines exist to the north running along Kentucky Avenue and Maywood Road, with a spur which crosses Kentucky Avenue to serve commercial property on the other side of Mooresville Road. Also, a residential line runs along Carr Avenue, and partially up Tibbs Avenue.

The site is currently zoned for commercial use and will need to be rezoned to PK-1 for park use.

# 2013 Master Plan Layout



1.15.2013



# Bel-Aire Park



# 2013 Bel-Aire Park Master Plan

## MASTER PLAN RECOMMENDATIONS

Part of the commitment from Southside Landfill Inc. in the land swap deal is to relocate or recreate the existing amenities found in the former Bel-Aire Park. These amenities include; 2 multi-use fields, 1/2 mile trail, 8000 square foot playground, 24' x 44' picnic shelter, and a parking lot. For the purposes of this plan, recreating the amenities of the former Bel-Aire Park is a baseline is a starting point. This plan also proposes several other amenities be installed at Bel-Aire Park.

1. A full and half basketball court. The full court would be provided for the teen and older users in the neighborhood, while the half court would be for the 5-12 year old users.
2. A 2000 square foot spray ground area with traditional spray features and touch pad activated features. The spray ground would be a good opportunity to bring theme elements into the park. In this case, automobiles to celebrate the history of Bel-Aire Park as a drive-in theater.
3. The existing restaurant building could be renovated to provide rest rooms and a community meeting center with kitchenette, and meeting hall. This building should also have storage room for tables, chairs, and other essential facilities. This facility would not be permanently staffed. rentals of this facility would be scheduled with Parks department and a rental fee would apply.
4. A band shell shelter structure comparable to the one installed in Watkins Park, to provide for annual music festivals and other events to take place in the park. This structure will need a turf block reinforced access drive off Mooresville Road, as well as power supplied to the shelter, comparable to what was installed at Watkins Park.
5. Additional shelter should be provided by fabric topped shade structures with benches installed below in several locations throughout the park.
6. The playground should be upgraded with one of the new artistic climbing structures aimed at the 5-12 year old children. Additional play pieces would be another good way to bring theme elements into the park. Also, a climbing whirl would be a good addition to the playground equipment for additional play value.
7. Bulletin boards should be located in the park. Two specific locations would be on the front of the community building, and on and information kiosk just north of the Spray/Playground location.



Performance Shelter



Playground Structure



Spray Ground




Climbing Whirl

# 2013 Bel-Aire Park Master Plan

## PUBLIC PARTICIPATION

The first public meeting for this master plan, held on September 26, 2012 at 6:30pm in the George T. Goodwin Community Center was very well attended. The total attendance count was 12, including Indy Parks staff. Ben Jackson introduced the attendees to the master planning process and its purposes. Park staff and the attendees discussed the reason for the relocation of the park, why the new location was selected and the history and existing conditions of the site. After which, attendees discussed their concerns and what they would like to see in the new Bel-Aire Park.

The second public meeting was held on November 27, 2012 also in the George T. Goodwin Community Center. At this meeting, Indy park planning staff presented the concept for the new park. The overall consensus was positive, although the public asked for basketball courts to be added to the park, more shade, an information kiosk, and the removal of the proposed community gardens.




## Public Meeting Notice

Wednesday, September 26, 2012-6:30pm  
@ the George T. Goodwin Community Center,  
3935 Mooresville Rd., Indianapolis, IN 46218


Indy Parks is hosting a public meeting to discuss future plans for Bel-Aire Park. Some dramatic changes are getting ready to happen.

Please join us for this opportunity to express your thoughts and desires for the relocation and redevelopment of Bel-Aire Park.



Meeting Location

Please contact Ben Jackson at 327-5106 or [benjamin.jackson@indy.gov](mailto:benjamin.jackson@indy.gov) if you have questions.




## Public Meeting Notice

Tuesday, November 27, 2012-6:30pm  
@ the George T. Goodwin Community Center,  
3935 Mooresville Rd., Indianapolis, IN 46218

Indy Parks is hosting a follow up public meeting to discuss plans for the new Bel-Aire Park.

Some dramatic changes are getting ready to happen. Please join us for this opportunity to present the plan for the park after the relocation of Bel-Aire Park.



Meeting Location

Please contact Ben Jackson at 327-5106 or [benjamin.jackson@indy.gov](mailto:benjamin.jackson@indy.gov) if you have questions.



# 2013 Bel-Aire Park Master Plan

## ACTION PLAN

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

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

IMPROVEMENT	ESTIMATED COST	1st-4th Year	5th-10th Year
Repave Existing Parking areas	\$ 100,000		
Multi-use Fields with Goals	\$ 250,000		
Renovated building into community room w/ comfort station	\$ 500,000		
Drinking fountains	\$ 20,000		
1/2 Mile trail	\$ 60,000		
Bicycle racks	\$ 3,000		
Basketball courts	\$ 130,000		
Performance shelter	\$ 100,000		
Tree plantings	\$ 120,000		
Park identity feature	\$ 8,000		
Playground	\$ 80,000		
Sprayground	\$ 150,000		
Large shelter	\$ 30,000		
Shade structures w/ benches	\$ 100,000		
Bicycle racks	\$ 3,000		
Information Kiosk	\$ 10,000		
Total estimate	\$ 1,664,000		

2009 Bel-Aire Gospel Music Fest



# 2013 Bel-Aire Park Master Plan

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## CONCLUSION

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

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

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

Lastly, Indy Parks would like to extend a special thank you to Willie Cooley for all her support for Bel-Aire Park. Without Mrs. Cooley's leadership and hard work Bel-Aire Park would not be the much loved amenity that it is today. Mrs. Cooley also supplied the event photos included in this plan.



## APPENDIX

Funding Opportunities	Appendix I
Parks Board Resolution	Appendix IV
MDC Board Resolution	Appendix V

# 2013 Bel-Aire Park Master Plan

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## MASTER PLAN FUNDING OPPORTUNITIES

### **Park Advisory Councils - “Friends Of” groups**

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

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

### **Granting Opportunities**

Recent grants have funded the Summer Lunch Program and improvements to Talbott & 29th Street Park. DPR is happy to assist community members who wish to apply for a grant to benefit a park. There are a great number of grants available to make parks better places to recreate. If you have a project you wish to seek a grant for, or know of a grant that could benefit a particular park, call 327-7050 and ask for information about grants.

### **Indianapolis Parks Foundation**

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

### **Keep Indianapolis Beautiful**

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



# 2013 Bel-Aire Park Master Plan

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

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

## **UPARR Program**

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

# 2013 Bel-Aire Park Master Plan

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## INDIANAPOLIS PARKS BOARD RESOLUTION



# 2013 Bel-Aire Park Master Plan

## METROPOLITAN DEVELOPMENT COMMISSION BOARD RESOLUTION



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