

EAGLEDALE NEIGHBORHOOD PLAN



April 18, 2001

EAGLEDALE NEIGHBORHOOD PLAN

CITY OF INDIANAPOLIS

DEPARTMENT OF METROPOLITAN DEVELOPMENT

DIVISION OF PLANNING

**ADOPTED
APRIL 18, 2001
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The Eagledale logo used throughout this report is used with the permission of the Eagledale Neighborhood Association and is the artwork of Jennifer Struck.



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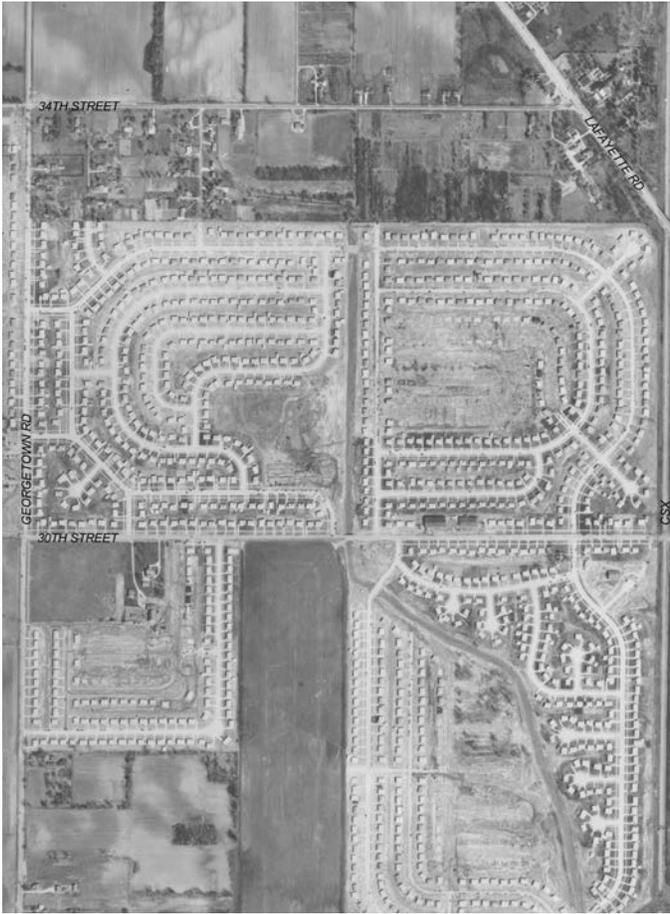
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HISTORY



Aerial Photo of the Construction of Eagledale Homes (1955)

Eagledale neighborhood, located on the city’s northwest side, is a planned community made up of National Homes. During the 1940s and 1950s, when demand for new houses was strong, National Homes featured one-story, 24-foot by 26-foot, prefabricated houses with three bedrooms and one bath, which sold for about \$10,000.

Advertisements for Eagledale boasted of the all-aluminum, maintenance-free exteriors of the houses, as well as city services, sidewalks, and concrete streets. Buyers could choose from several model homes. Complete houses were shipped from the factories, such as the one in Lafayette, by specially made trucks outfitted with the crane necessary to lift the panels and put them into place on an already-completed foundation.

Sales were brisk as soon as the development opened in 1954, with home construction continuing into the 1960s. Home prices ranged from \$9,500 up to \$11,500. Advertisements stated that Veterans who qualified were not required to make a down payment, and mortgages were available for \$67 a month.

Schools, churches, and shopping areas were constructed to accommodate the influx of families. Eagledale Plaza, at 2800 Lafayette Road, was built at about the same time home construction was starting in Eagledale. The commercial development of West 38th Street did not occur until the late 1960s, when the 38th Street bridge over White River was built. This led, in 1968, to the construction of Lafayette Square Mall, at 3919 Lafayette Road.

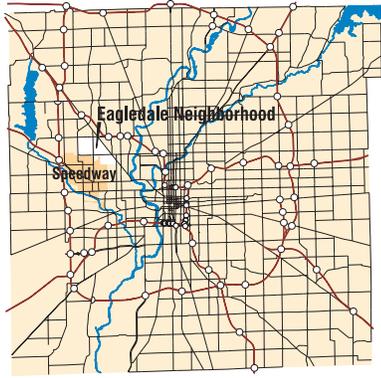
The *1959 Annual Report for the Metropolitan Planning Department* indirectly mentions Eagledale in expressing a concern about rapid population growth in Marion County. It refers to a “population explosion” in portions of the county including an “area just north of the Indianapolis Motor Speedway.” The photos of Eagledale shown on the previous page were included in the 1959 report to illustrate the rapid growth.

At the time, the 1,200 home addition was one of the largest in Hoosier home-building history. The 1950 Census does not provide information specifically for the approximate 1.5 square miles of farmland that would become Eagledale, which were then outside the city limits. The approximate 4 square mile, 1950 Census tract that includes the Eagledale area also includes other surrounding neighborhoods, such as Flackville and parts of the present day Lafayette Road/Coffin Park neighborhood.



↑ Department of Metropolitan Development/Division of Planning
 The preparation of this map was financed in part by a
 Community Development Block Grant
 April 18, 2001

EAGLEDALE NEIGHBORHOOD VICINITY MAP



INDIANAPOLIS - MARION COUNTY



The Brightest Star
IN INDIANAPOLIS

New Eagledale

JUST 15 MINUTES FROM DOWNTOWN INDPLS.

3 & 4 BEDROOM HOMES

NO DOWN PAYMENT FOR VETS WHO QUALIFY

\$67.00 PER MONTH
PRICED FROM \$9,975.00

FINEST QUALITY
"BRAND NAME" MATERIALS THROUGHOUT

FEATURING
ALL CITY UTILITIES AND MODERN PLANNING! LATEST DESIGN

3800 W. 30th St.

Lowest Cost, Utmost Dependability, Assured By National Homes' Tremendous Buying Power

MODEL HOME W. 30TH

If you earn \$76⁰⁰ A WEEK
You can own this 3-bedroom *National Home!*

Highest in Quality... Lowest Price by far!

REGULAR BUS SERVICE NOW! INDIANAPOLIS TRANSIT SYSTEM, INC.

ACT NOW! Many plans and exteriors to choose from

Easy to own—wonderful to live in! See this high value National home in our Open House showing. It's today's greatest home buy! Spacious rooms with abundant floor-to-ceiling closets... large Youngstown kitchen... all-steel windows... lowest cost to heat by far... easy to take care of, giving you many extra hours for pleasant living. And you can move in quickly—enjoy your own home sooner than you expect. Come see! You'll buy!

Open House

OPEN TODAY and EVERY DAY, 1-8 P.M.

5 SHOW HOUSES
GEORGETOWN ROAD and WEST 30th ST.

\$550 DOWN PAYMENT*
FOR VETERANS* IN THIS AREA

OPEN HOUSE!

"This is for Us!"

2 to 7 P.M. WEEK DAYS
12 to 7 P.M. SUNDAYS
LOCATION 3843 West 30th St.

HOW TO GET THERE
From Town North on E. 51 to 30th St., turn left and go two blocks to show house.
From the East West on 30th St. to 3800 West, turn west at intersection, at E. 51 and W. 30th St.

INDIANAPOLIS

"Pacemaker"
BY National HOMES

J & L REALTY, Inc.
801 Lemcke Bldg. ME 2-3468
ME 2-3468
FIELD OFFICE—3849 W. 30TH ST.

* Come... see for yourself why National's new "PACEMAKER" is today's greatest value! Many fine-home features including:
* Larger Kitchen—the wish of every home-maker—with sink on the outside wall under the window.
* Alcove-Tub Bathroom—generally found only in the more expensive homes.
* Spacious Inside Storage plus Generous Outside Storage with plenty of room for garden and recreation equipment.
OPTIONAL EQUIPMENT: Complete Air Conditioning at Lowest Cost, and Domestic Washer and Dryer

AS ADVERTISED IN LIFE COMPANION Better Homes and Gardens GOOD BUILDING

***\$63.00 PER MONTH FOR VETERANS**
SUBJECT TO VA APPROVAL
Emergency Low Terms for Non-Veterans, Too *
\$850.00 DOWN \$62.00 PER MONTH
Including Taxes and Insurance



Come—See our all-new National home!

WEST 30th ST. and GEORGETOWN RD.

\$220 DOWN FOR VETERANS FHA LOANS
\$200.00 DOWN
SMALL CLOSING COSTS
30 YEARS TO PAY

OPEN HOUSE

De Camp Realty Co.
EAGLEDALE, 30th and GEORGETOWN RD. CY 2535

EAGLEDALE IV WITH 200 HOMES SOLD 160 AVAILABLE NOW

Eagledale advertisements from 1954 and 1955 issues of the Indianapolis Star and News



Typical Eagledale Housing

The population for this area was 4,316 people living in 1,202 housing units. By 1960 the population for Eagledale alone was 12,258 people in 3,025 units. The population of Eagledale reached its peak in 1970 with 16,103 people living in 4,575 units. The number of housing units had continued to increase by 1980, with 5,005 units, and 1990, with 5,192 units. The population declined to 13,136 in 1980 and 12,481 in 1990. The number of people occupying each housing unit is clearly declining.

Homes in Eagledale have increased in value over the years, with prices ranging from \$35,000 to \$75,000. Most Eagledale homes have been remodeled with exterior improvements and expansions to the original floor plans.

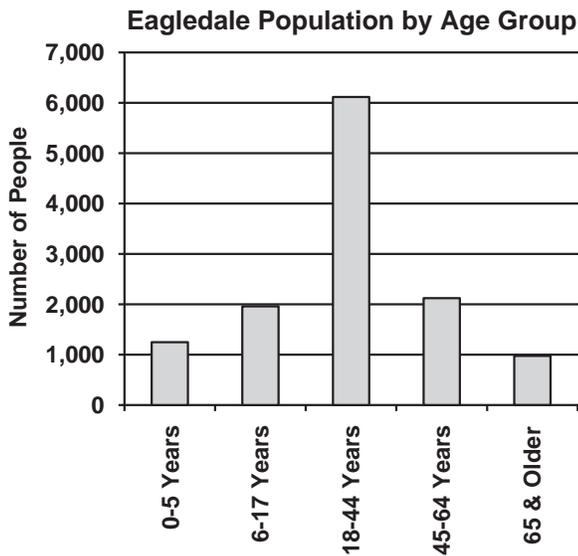
NORTHWEST NEIGHBORHOOD ASSOCIATION

The Northwest Neighborhood Association Cooperative, Inc. (NNACI) is a neighborhood umbrella organization that includes the Eagledale neighborhood. It became a 501(c)(3) in 1997. The mission of the organization is as follows:

Our purpose will be to serve as a positive community focus for all residents, businesses, and fellow community organizations by encouraging the exchange and development of ideas and programs that will promote social, economic, and educational programs benefiting all areas. We will strive to combat community deterioration and juvenile delinquency, lessen neighborhood tensions, and always seek and encourage new and present businesses that promote positive change and become our partners in these efforts. This will include leadership development for our youth, educational opportunities for individuals of all ages, and senior citizens programs that offer stimulation of mind, body, and spirit.

We will seek to constantly develop programs and initiatives, which benefit all of the community's residents. We openly embrace all neighborhoods and organizations and seek to learn from one another. It is our commitment that we all must be successful and have a personal commitment to the implementation of these objectives so that we individually have not only a thriving community but a productive city as a whole.

In addition to providing a 501(c)(3) vehicle for member organizations to use in programming, NNACI has sponsored many community-oriented activities and programs.



DEMOGRAPHICS

According to the 1990 Census, Eagledale had a total population of 12,481 people living in 5,192 housing units. There were 4,972 households with an average income per household of \$26,233. Marion County's average household income was \$36,135.

Eagledale's percent of population by age group was similar to that of the county. For Eagledale it was 0-5 years, 10%; 6-17 years, 16%; 18-44 years, 49%; 45-64 years, 17%; and 65 years and older, 8%. For Marion County it was 0-5 years, 10%; 6-17 years, 15%; 18-44 years, 45%; 45-64 years, 18%; and 65 years and older, 12%.

RANKING EAGLEDALE ISSUES

In the following text a number of neighborhood asset and issue statements are listed. They have been taken from meeting notes of the Eagledale Neighborhood Association (ENA), ENA membership forms, Census data, and other similar sources. At an ENA meeting on March 4, 1999, the audience individually ranked the sixty-seven issue statements by placing adhesive "dots" next to the statements that they felt the strongest about. The issue statements in the following list received the most votes. Since this exercise was quickly done with neighborhood residents in attendance at one ENA meeting, it should not be considered a scientific survey of the feelings of all neighborhood residents.

- There is a need for a neighborhood community center in Eagledale.
- There are noise violations in the neighborhood that disturb the quality of life.
- More streetlights are needed in the neighborhood.
- More programs for senior citizens are needed.
- There are some issues of security in the neighborhood.
- Zoning in the Eagledale area requires that residents have flood insurance. This is a problem, since it is expensive and there has not been a flood since 1913.
- There is concern regarding the dropout rates among students.
- A database of baby sitting information should be created so those parents that want to work may have a safe place to leave their children.
- A neighborhood newsletter is needed.



EAGLEDALE ASSETS, ISSUES, GOALS, AND RECOMMENDATIONS

The following asset and issue statements have been sorted according to whether they seemed to be statements of assets or issues. Statements were further sorted by topical categories.

QUALITY OF LIFE

Assets -

- The Eagledale Neighborhood Association is an asset.
- Eagledale's racial mix is an asset. Eagledale is an integrated neighborhood. In 1990 the racial makeup of Eagledale was similar to that for all of Marion County. The county was White, 77%; Black, 21%; American Indian, less than 1%; Asian and Pacific Islander, 1%; and Other, 1%. Eagledale was White, 82%; Black, 15%; American Indian, less than 1%; Asian and Pacific Islander, 1%; and Other, 1%.
- Eagledale residents are willing to get involved.
- Retired individuals provide a great resource to the community.
- Eagledale has always been a planned community.
- The neighborhood has adopted medians taking care of flower plantings, grass mowing, and other maintenance. The neighborhood has also planted and tended flowers in front of the Eagle Library.
- Eagledale streets are laid out in such a way as to slow down traffic and contribute to the residential feeling of the area.
- The Eagledale neighborhood has mature trees.
- Both Falcon Run and Little Eagle Creek run through the neighborhood.
- The neighborhood regularly schedules neighborhood clean-ups with Keep Indianapolis Beautiful.
- The Eagledale Neighborhood Association, in conjunction with City-County Councilor John Bainbridge, has established a series of town hall meetings that include representatives from DCAM, DMD, MCHD, and IPD. Residents can get their issues addressed at these meetings.

Issues -

- Eagledale needs more beautification programs and more trees along corridors.
- There are few public gathering places or landmarks in the neighborhood.



- There is a need for a neighborhood community center in Eagledale.
- Eagledale lacks opportunities for cultural expression.
- Some residents stay inside and do not get out in the community.

QUALITY OF LIFE GOAL: Maintain and improve the quality of life in the Eagledale neighborhood.

QUALITY OF LIFE RECOMMENDATIONS	Timing	Primary Responsibility
1. Improve communication between the community and city staff.	Ongoing	ENA and the City
2. Improve communication between the community and area churches.	Ongoing	ENA and the churches
3. Improve communication between the community and area apartment complexes.	Ongoing	ENA and the apartment complexes
4. Improve communication between the community and area schools.	2001	ENA and the schools
5. Improve communication between the community and area businesses.	2001	ENA and the business organization
6. Work with Community Centers of Indianapolis (CCI) and area human service providers to develop a community center.	2001-2005	ENA, CCI, and area human service providers
7. Initiate more tree and flower planting projects in the neighborhood.	2001-2005	ENA
8. Initiate more clean-up projects in the neighborhood	2001-2005	ENA and Keep Indianapolis Beautiful (KIB)



HOUSING AND NEIGHBORHOODS

Assets -

- A number of houses in the neighborhood have recently been painted using various assistance programs.
- Eagledale has many fine homes that have always been well cared for.
- Eagledale has a higher percentage of homeowners than the county average. Of the area's 4,926 occupied housing units, 59% are owner occupied compared to the county's 57%.
- In a recent field survey, 97% of the structures in the neighborhood were in excellent condition or needed only superficial repairs.
- Eagledale has a lower than county average of vacant housing units. Of the 5,192 housing units in the Eagledale neighborhood in 1990, 266, or 5%, were unoccupied. This compares to 9% for Marion County.
- There are a higher percentage of single-family homes in the neighborhood than in the rest of the county. In Eagledale, 67% of the residences are single-family compared to 55% for Marion County.



A Street in Eagledale

Issues -

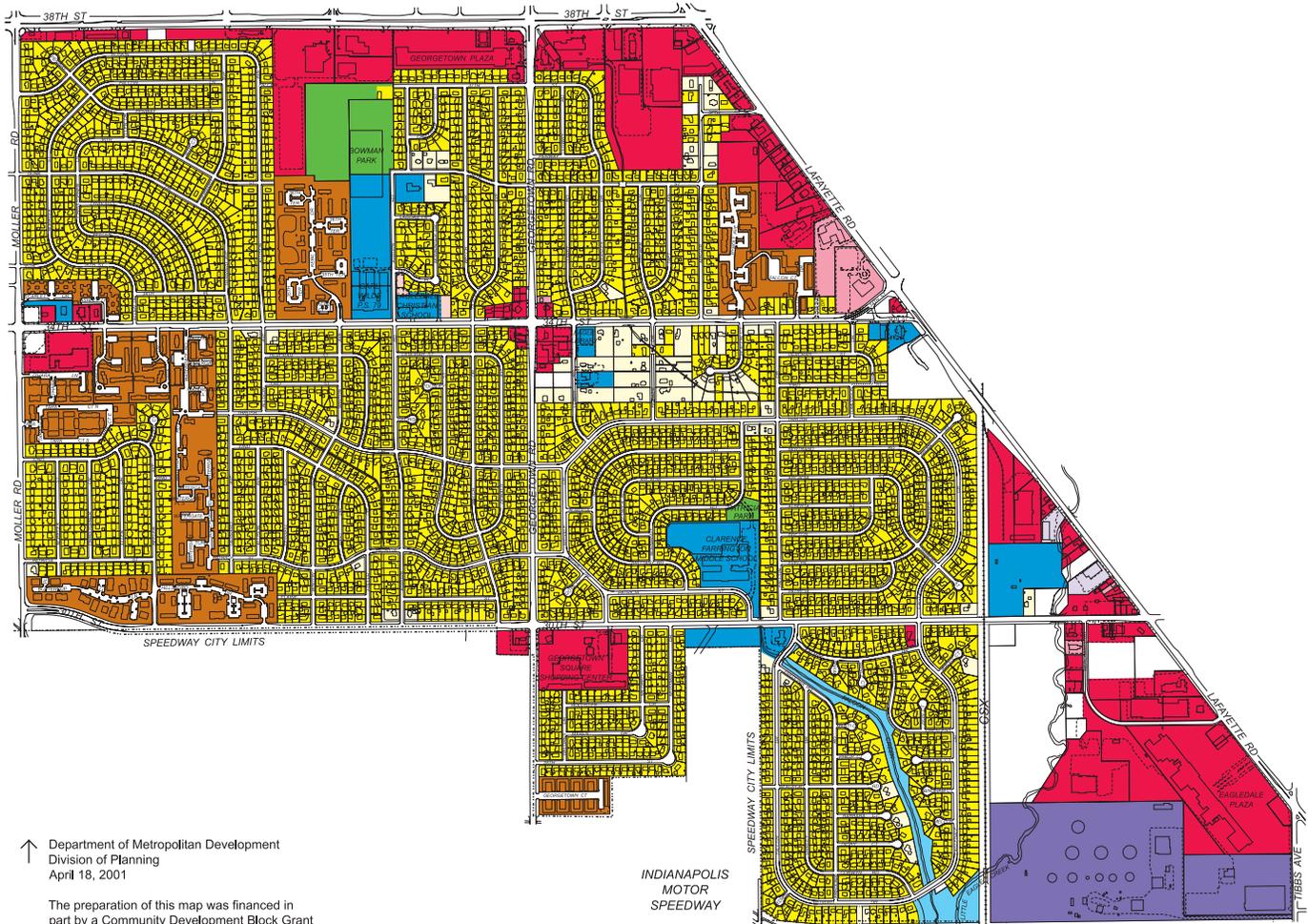
- There is concern among some people about declining property values. Apparently the value of Eagledale houses has not kept pace with home values in the rest of the county. The reported median housing value of owner occupied houses in the area rose between 35% and 44% from 1980 to 1990, while the county median value increased by 69% for the same time period.
- Some houses and garages in the neighborhood need to be painted and some need more extensive renovation. In a recent field survey, there were 107 structures in the neighborhood needing minor or major renovation.
- Some properties need better maintenance.
- Home ownership needs to be promoted and increased. Eagledale's owner-occupancy rate is decreasing faster than the county's. In 1980 65% of the occupied housing units in the Eagledale neighborhood were owner-occupied compared to the 1990 figure of 59%. For the county, owner-occupancy figures for 1980 and 1990 are 59% and 57% respectively.
- Section 8 housing is a concern. The neighborhood contains no project-based Section 8 communities, but there are a number of people in rental properties that are using vouchers or certificates.



- Some rental properties are run down.
- Vacant houses can be a problem. In 1990, 266 units, or 5% of total housing units, were unoccupied. In a more recent field survey, Eagledale was shown to have 47 buildings that were vacant and 4 buildings that were vacant and boarded.
- Zoning in some of the Eagledale area requires that residents have flood insurance. This is a problem, since it is expensive and there has not been a flood since 1913. The neighborhood has made progress in discussing this issue with the State, and an agreement may be soon reached whereby residents will be excused from obtaining this insurance.

HOUSING AND NEIGHBORHOODS GOAL: Promote the maintenance and improvement of homes in the Eagledale neighborhood.

HOUSING AND NEIGHBORHOODS RECOMMENDATIONS	Timing	Primary Responsibility
1. Explore the idea of future Keep Indianapolis Beautiful (KIB) projects to improve houses in the neighborhood.	2001	ENA and KIB
2. Explore funding options to support improvements to housing in the neighborhood.	2001	ENA and the City
3. Explore the concept of developing a community development corporation in the neighborhood to deal with housing and other issues.	2001-2005	ENA
4. Explore the concept of using tax incentives to improve neighborhood housing.	2001-2005	ENA and the City
5. Develop a directory of people living in the neighborhood.	2001	ENA
6. Develop a relationship with a real estate firm that is interested in assisting with neighborhood improvements.	2001-2005	ENA



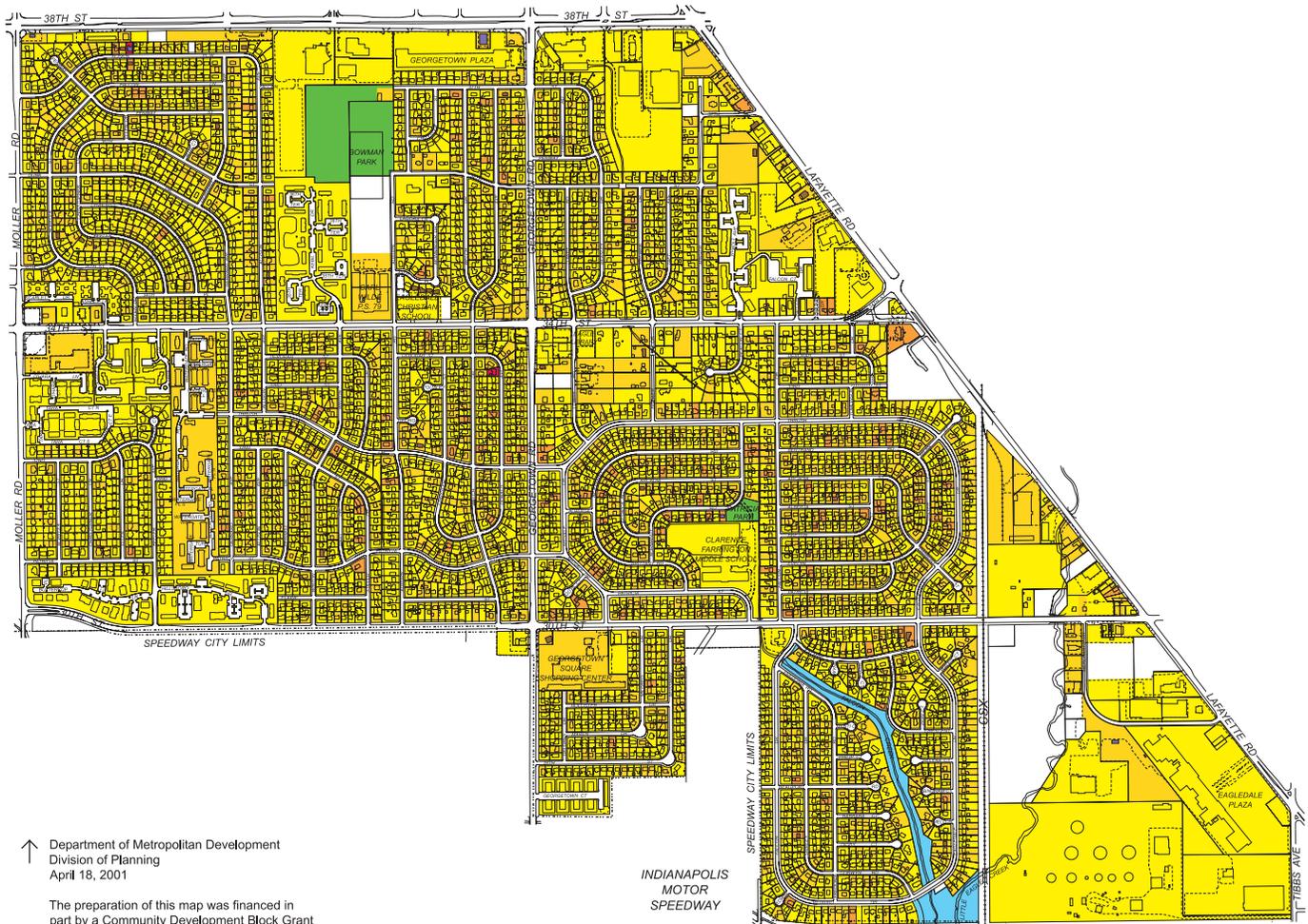
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 Division of Planning
 April 18, 2001

The preparation of this map was financed in part by a Community Development Block Grant

INDIANAPOLIS
 MOTOR
 SPEEDWAY

EAGLEDALE NEIGHBORHOOD 1998 LAND USE

- | | |
|--|---|
|  VERY LOW DENSITY
RESIDENTIAL (1-2 UNITS/ACRE) |  OFFICE BUFFER |
|  LOW DENSITY
RESIDENTIAL (2-5 UNITS/ACRE) |  COMMERCIAL RETAIL AND SERVICE |
|  MEDIUM DENSITY
RESIDENTIAL (5-15 UNITS/ACRE) |  LIGHT INDUSTRIAL |
|  SPECIAL USE |  HEAVY INDUSTRIAL |
|  PARKS AND OPEN SPACE |  PARKING LOT |
|  EASEMENT |  VACANT LOT |



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INDIANAPOLIS
 MOTOR
 SPEEDWAY

EAGLEDALE NEIGHBORHOOD 1998 BUILDING CONDITIONS

- | | |
|---|--|
|  EXCELLENT |  VACANT BUILDINGS |
|  SUPERFICIAL REPAIRS NEEDED |  VACANT AND BOARDED BUILDINGS |
|  MINOR REHABILITATION NEEDED |  PARKS AND OPEN SPACE |
|  MAJOR REHABILITATION NEEDED |  EASEMENT |
| |  VACANT LOT OR NO STRUCTURES |



COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Assets -

- The Eagledale Neighborhood Association Business Alliance has been formed. This is a collaboration between the Eagledale Neighborhood Association, area residents and businesses, the Indianapolis Police Department, and Indianapolis, Marion County, and Wayne Township governments. The Alliance's goal is to identify problems and help the Eagledale neighborhood.
- Eagledale has good access to shopping in the Lafayette Square area, at Eagledale Plaza, and on 38th Street.
- The addition of the Formula One race at the Indianapolis Motor Speedway may attract new businesses to the area.
- There is new interest in developing commercial properties at 30th and Lafayette Road.



38th Street Commercial Development

Issues -

- New businesses are needed in the neighborhood, especially new businesses in vacant commercial properties.
- There is a problem with business establishments occupying properties that are neither designed nor zoned for business use, especially houses.
- There should be an effort to maintain and support current businesses in the neighborhood.
- The issue of business closings is a concern.
- Some commercial areas of the neighborhood do not have access to city sewers. Businesses in these areas are therefore not very stable. An example is between 30th and 34th Streets on Lafayette Road.



COMMERCIAL AND INDUSTRIAL DEVELOPMENT GOAL: Maintain existing businesses in the neighborhood and recruit new businesses as needed.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT RECOMMENDATIONS	Timing	Primary Responsibility
1. Continue to work with the Township Administrator and DMD's code enforcement staff regarding code enforcement issues.	Ongoing	ENA
2. Work to ensure that all commercial areas have full city services.	2001-2010	ENA and the City
3. Investigate ways of dealing with vacant businesses, such as attracting new businesses to fill those buildings.	2001	ENA and the City
4. Contact owners of vacant and dilapidated commercial structures to determine if they can be improved.	2001	ENA and the City
5. Develop a handbook for neighborhood residents that describes rules and regulations dealing with such issues as code enforcement, zoning, and building improvement.	2001	ENA and the City



PARKS AND RECREATION

Assets -

- Eagledale has access to three parks: Gustafson (nearby), Patricia, and Bowman parks. Gustafson and Patricia have new playgrounds. A master plan will soon be prepared for Bowman. Gustafson has a public swimming pool.
- The Indiana Association of Athletic Teen Basketball would like to bring programs to the neighborhood.
- The Eagledale neighborhood has sponsored youth bowling and other organized sports for youth.
- The YMCA and the YWCA have both assisted with youth programs in the area.
- The Eagledale Neighborhood Association is working with Indy Parks to implement summer programs in Patricia and Bowman parks.
- There are leagues for youth football and baseball in the neighborhood.



Bowman Park

Issues -

- Security in the parks is an issue.
- There needs to be more programming in the parks.
- The parks need more beautification.
- The Little League needs to upgrade their facilities in Gustafson Park.
- Improvements such as shelters, picnic tables, benches, hiking and biking trails, volleyball courts, restrooms, more trashcans, landscaping, and lighting are needed in area parks.
- Eagledale has 4 acres of park per thousand people compared to 12 acres of park per thousand people for Marion County.
- It would be beneficial to have more collaboration between Indy Parks and the neighborhood association.
- The neighborhood needs a facility for indoor recreation, especially walking.



PARKS AND RECREATION GOAL: Better utilize existing parks in the neighborhood.

PARKS AND RECREATION RECOMMENDATIONS	Timing	Primary Responsibility
1. Improve existing parks so that they may be used to the fullest possible extent.	2001-2005	ENA and Indy Parks
2. Continue to partner with Indy Parks to make improvements to parks and recreation in the neighborhood.	Ongoing	ENA and Indy Parks
3. Develop programs that encourage family use of the parks in the neighborhood.	2001-2005	ENA and Indy Parks
4. Explore collaboration between CCI, Indianapolis Public Schools (IPS), and Indy Parks to improve recreation opportunities in the neighborhood.	2001-2005	ENA and Indy Parks
5. Develop programs with the Police Athletic League (PAL Club).	2001	ENA and Indy Parks

INFRASTRUCTURE

Assets -

- The neighborhood has a fairly extensive system of streetlights.
- Sidewalks were installed when the National Homes houses were built.
- The neighborhood has a newly installed system of digital telephone lines.

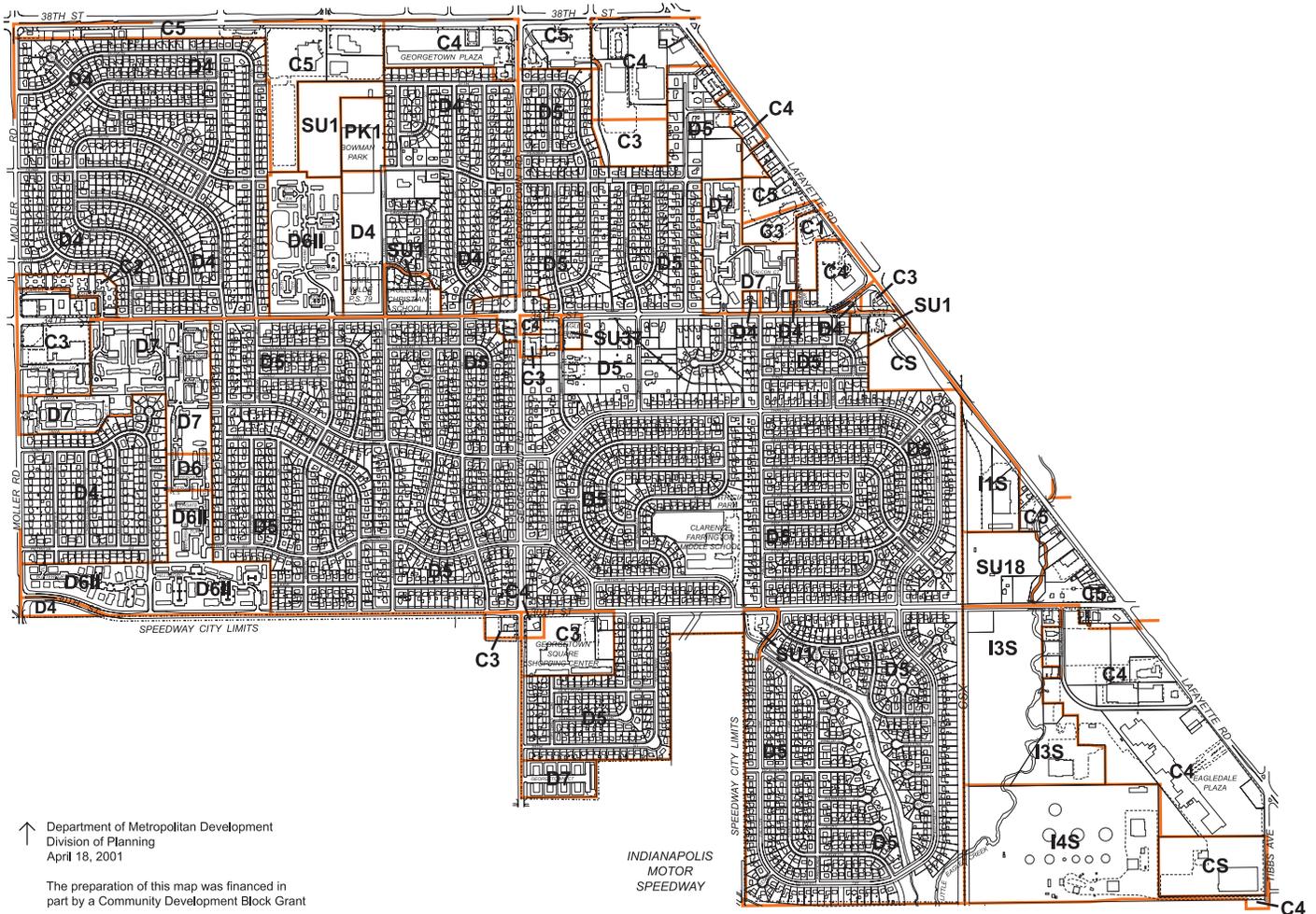


Issues -

- There are places in the neighborhood where still more streetlights are needed.
- Some streets and curbs in the neighborhood are in bad shape.
- Trash and litter are a concern in some parts of the neighborhood.
- There are places where sidewalks are needed in the Eagledale neighborhood.
- Handicapped ramps are needed on area sidewalks.
- Maintenance and repair of sewers in the neighborhood are problems.
- Drainage ditches in the neighborhood need to be cleaned. More cleaning and mowing of these ditches is needed.
- Some trees in the neighborhood cause problems because their roots block sewer lines or their branches block streetlights.

INFRASTRUCTURE GOAL: Seek to improve infrastructure in the neighborhood and especially to ensure that all services are available to the whole neighborhood.

INFRASTRUCTURE RECOMMENDATIONS	Timing	Primary Responsibility
1. Continue to work with the Department of Public Works to clean the drainage ditches in the neighborhood.	Ongoing	ENA and DCAM/DPW
2. Develop a way to deal with the older sewers in the neighborhood.	2001-2005	ENA and DCAM/DPW
3. Provide more information to neighborhood residents regarding the procedure to obtain new streetlights.	2001-2005	ENA and DCAM/DPW
4. Seek to improve the timeliness of city response to infrastructure requests.	2001	ENA and DCAM/DPW
5. Reassess the location of streetlights in the neighborhood to determine if new lights are needed.	2001	ENA and DCAM/DPW



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EAGLEDALE NEIGHBORHOOD EXISTING ZONING

D4	MEDIUM-HIGH DENSITY SINGLE FAMILY	C1	OFFICE BUFFER
D5	MEDIUM-HIGH DENSITY SINGLE FAMILY	C2	OFFICE-APARTMENT
D6	LOW DENSITY MULTI-FAMILY	C3	NEIGHBORHOOD COMMERCIAL
D6II	LOW DENSITY MULTI-FAMILY	C4	COMMUNITY-REGIONAL COMMERCIAL
D7	MEDIUM DENSITY MULTI-FAMILY	C5	GENERAL COMMERCIAL
SU1	CHURCH	CS	COMMERCIAL SPECIAL
SU18	LIGHT AND POWER SUBSTATION	I1S	RESTRICTED INDUSTRIAL SUBURBAN
SU37	LIBRARY	I3S	MEDIUM INDUSTRIAL SUBURBAN
PK1	PUBLIC PARK	I4S	HEAVY INDUSTRIAL SUBURBAN



HUMAN SERVICES

Assets -

- The following programs are available to the Eagledale neighborhood:
 - Midtown Mental Health
 - Indiana University MOM Project Healthy Families
 - Women, Infant, Child (WIC)
 - Pregnancy Crisis Center
 - Welfare “Action Center”
 - Marion County Health Department
 - Neighborhood Alliance for Child Safety
 - YMCA Programs
 - Kid Watch
 - Cell Watch
 - Senior Watch
 - Tobacco Free Youth
 - Hands On (Sign language and most foreign language interpreting)
- The neighborhood has five churches.
- Shalom Health Care Center has opened a clinic in Farrington Middle School providing health, dental, and dietetic programs.
- All programs at Christamore House and Municipal Gardens are available to Eagledale residents.
- The Eagledale Neighborhood Association is a conduit for many human service programs.

Issues -

- More programs for senior citizens are needed.
- More infant childcare is needed in the neighborhood.
- Low-income parenting classes are needed.
- There is no comprehensive social service agency easily accessible to Eagledale residents.
- A system or mechanism is needed to bring together resources to deal with issues in the neighborhood.



HUMAN SERVICES GOAL: Construct a community center in the Eagledale neighborhood so that human services may be provided to the neighborhood in a comprehensive manner.

HUMAN SERVICES RECOMMENDATIONS	Timing	Primary Responsibility
1. Work with Community Centers of Indianapolis (CCI) to construct a community center in the neighborhood. The center should include the following: indoor pool, health clinic, gymnasium, food pantry, multi-purpose room, offices.	2001-2005	ENA and CCI
2. Work to increase relationships with City agencies that provide services to the neighborhood.	Ongoing	ENA and the City



EDUCATION

Assets -

- Eagledale has three public schools: Northwest High School, Farrington Middle School, and School #79 Elementary.
- GED classes are now offered at Northwest High School.
- Day care for teen parents is now offered at Northwest High School.
- Northwest High School has recently started a much more aggressive tutoring program.
- Northwest High School will start to offer courses where students may earn college credits in high school.
- Eagledale also has Eagledale Christian School.
- The Eagledale Library is an asset to the neighborhood. Among other programs, the library offers adult literacy.
- Dropout rates among Eagledale students is similar to that of Marion County. In 1990 24% of Eagledale residents over the age of 25 did not have a high school diploma compared to 23% of Marion County residents over the age of 25 who did not have a high school diploma.



Eagledale Christian School

Issue -

- There is no middle school Gifted and Talented program at Farrington Middle School. Students in this program must go elsewhere to continue this program.



EDUCATION GOAL: Increase educational opportunities for all Eagledale residents.

EDUCATION RECOMMENDATIONS	Timing	Primary Responsibility
1. Start a Gifted and Talented program at Farrington Middle School.	2001-2005	ENA and IPS
2. Seek to have a larger more updated library built in the neighborhood.	2001-2010	ENA and IMCPL
3. Provide training in cultural diversity.	2001-2005	ENA and IPS
4. Encourage IPS to offer more foreign languages in area schools.	2001-2005	ENA and IPS
5. Continue to support an IPS concept of children attending school in the neighborhood.	Ongoing	ENA and IPS
6. Increase tutoring and mentoring programs in area schools.	2001-2005	ENA and IPS
7. Seek to have a Head Start facility placed in or near Eagledale.	2001-2005	ENA and Head Start



PUBLIC SAFETY

Assets -

- Eagledale has a strong system of Crime Watch block clubs. The number of clubs in the neighborhood grows annually.
- The Eagledale neighborhood participates in the City Wide Drug March annually.
- Eagledale's crime has continued to decrease in recent years.
- Indianapolis Police Department is aware of Eagledale's concerns with crime and is working to develop programs for dealing with these concerns.
- Two Eagledale residents are on the Citizens' Complaint Board.
- Eagledale has active programs in Senior Watch, Kid Watch, and Cell Watch.
- Crime Watch and the Eagledale Neighborhood Association has established a "phone tree" system to deal with neighborhood problems.
- The ENA works closely with the Marion County Prosecutor's Office Street Level Advocate to keep the neighborhood informed of court dates related to cases involving the neighborhood. The Street Level Advocate also facilitates the completion of "Neighborhood Impact Statements" for judges to take into consideration when sentencing people for crimes committed in the neighborhood.



Apartments

Issues -

- Apartment complexes have a shared responsibility in the safety of the neighborhood.
- More residents need to join Crime Watch block clubs.
- Drug use, graffiti, and vandalism have been problems in the neighborhood.
- Speeding drivers are a problem in the neighborhood. Speed humps are needed.
- There are noise violations in the neighborhood that disturb the quality of life.
- New street signs are needed in the neighborhood.
- "Children playing" signs are needed in the neighborhood.
- More stop signs are needed in the neighborhood.



PUBLIC SAFETY GOAL: Make the Eagledale neighborhood as safe as possible for all people.

PUBLIC SAFETY RECOMMENDATIONS	Timing	Primary Responsibility
1. Work with DCAM to repair sidewalks and streets and install speed humps.	2001-2005	ENA and DCAM
2. Work with IPD and apartment complexes to reduce crime in area complexes.	2001	ENA, IPD, and apartment complexes
3. Work with IPD and apartment managers to bridge the communication gap with the growing Hispanic population in area complexes.	2001	ENA, IPD, and apartment complexes
4. Assign more police officers to area patrols.	2001	ENA and IPD
5. Assign two more police officers to the Resources Department.	2001	IPD
6. Establish a program at little or no cost to teach Spanish to area police officers and residents.	2001	ENA and IPD
7. Provide patrol officers with radar guns in the neighborhood.	2001	IPD



YOUTH SERVICES

Assets -

- Eagledale youth are an asset.
- Youth have helped weed or cut grass in medians, plant flowers, and clean-up litter.
- “Bridges to Success” has established a site in the neighborhood.
- Covenant Baptist Church has sponsored a summer youth program.
- The Eagledale Neighborhood Association has an active Youth Services Committee.
- The ENA sponsors the Junior Board which is made up of neighborhood youth.
- The IPS schools in Eagledale and the Eagle Library provide programs for youth.
- School 61 has a drug prevention program for youth.
- There are a number of programs and projects for Eagledale youth that are sponsored by the Fall Creek YMCA, including the Y Junior Board.
- In 1990 only 26% of children in Eagledale under the age of 5 were living in single parent households compared to 31% for Marion County. Of Eagledale children ages 6 through 17, 32% were living in single parent households compared to 34% for Marion County.
- The Eagledale Neighborhood Association has established a Junior Board.
- The Eagledale Little League provides sports programs for area youth.
- There is a youth chess club in the neighborhood.
- The ENA Business Alliance, IPD, and DMD are collaborating to sponsor area youth in entering the Soap Box Derby.



Carl Wilde Elementary School



Issues -

- Assistance is needed to stop underage smoking.
- Some parents are doing the best they can to provide basic needs, but are not spending quality time with their children. In 1990 48% of Eagledale youth under the age of 5 were living in households where both parents worked. This compares to 43% of Marion County youth under the age of 5 who were living in households where both parents worked. At the same time, 46% Eagledale youth ages 0 through 17 were living in households where both parents worked compared to 47% for Marion County.
- After school programs are needed for youth.
- More summer programs for youth are needed.
- Youth need opportunities to learn how to play chess and speak other languages.
- There needs to be more work opportunities for teens.
- There is a lack of activities for youth of all ages.
- In 1990 14% of Eagledale children ages 0 through 17 were living in poverty compared to 18% for Marion County.

YOUTH SERVICES GOAL: Provide constructive activities for youth that teach responsibility and accountability.

YOUTH SERVICES RECOMMENDATIONS	Timing	Primary Responsibility
1. Build a relationship between IPD and area youth through programs such as the PAL Club.	2001	ENA and IPD
2. Develop programs for youth based on partnerships with the library and the apartment complexes.	2001-2005	ENA, the Eagle Library, and apartment complexes



JOBS

Assets -

- Northwest High School has a school to work program and job training.
- Day care is now offered at Northwest High School for teen parents attending school and working.

Issues -

- A database of baby sitting information should be created so those parents that want to work may have a safe place to leave their children.
- More job training is needed for Eagledale residents, especially youth.

JOBS GOAL: Increase employment opportunities for Eagledale residents.

JOBS RECOMMENDATIONS	Timing	Primary Responsibility
1. Provide more information regarding jobs for neighborhood residents.	2001	ENA and area newspapers
2. Provide more information regarding jobs training for neighborhood residents.	2001	ENA and training agencies
3. Establish a program to link area youth with jobs in area businesses.	2001-2005	ENA and area businesses
4. Seek Ivy Tech involvement in training programs in the neighborhood.	2001-2005	ENA and Ivy Tech
5. Host a job fair to link area job applicants with jobs in the neighborhood.	2001-2005	ENA and area newspapers



ARTS

Assets -

- The Just 4 Us Kids Fine Art Academy is an asset in the neighborhood. They are looking to collaborate with Indy Parks and the PAL Club. In conjunction with Christamore House they will offer a Saturday Day Camp for the Arts and Music for ages 5-14.
- The Fall Creek YMCA works with ENA to provide programs for area youth.
- The ENA sponsors Junior Board made up of area youth. They have made a Halloween safety video and a “Tobacco Free Youth” video.

Issue -

- Eagledale residents need more opportunities for cultural expression.

ARTS GOAL: Increase the opportunities for Eagledale residents to experience the arts in the neighborhood.

ARTS RECOMMENDATIONS	Timing	Primary Responsibility
1. Make such that arts programs and facilities are included in the plans for the proposed community center.	2001-2005	ENA
2. Continue existing arts programs and add new arts programs for youth in the neighborhood.	2001-2005	ENA and arts agencies



TRANSPORTATION

Assets -

- Four bus lines serve the Eagledale neighborhood: 15, 25, 38, and 37.
- Only 6% of the households in the Eagledale area do not have an automobile compared to 11% for Marion County.

Issues -

- In the 1990 Census 6% of the households in the Eagledale area do not have an automobile.
- Eagledale residents need better access to jobs.
- Major street resurfacing is needed in the neighborhood.
- Some curbs and sidewalks in the neighborhood need to be replaced.
- New sidewalks are needed on 30th and 34th Streets and Lowry Road south of the Library.
- Cab service is not affordable to neighborhood residents.
- Speed humps are needed at certain locations in the neighborhood to slow traffic.



TRANSPORTATION GOAL: Provide neighborhood residents with access to transportation alternatives that are safer, more frequent, and more direct than what is presently offered.

TRANSPORTATION RECOMMENDATIONS	Timing	Primary Responsibility
1. Create a better working relationship between the neighborhood and the Department of Capital Asset Management (DCAM) so that Eagledale projects can receive more priority.	2001	ENA and DCAM
2. Work with existing transportation providers, such as IndyGo and CICOA the Access Network, to improve transportation alternatives for neighborhood residents.	2001	ENA, CICOA, and IndyGo



HISTORIC PRESERVATION

Assets -

According to the *Indiana Historic Sites and Structures Inventory* published in May 1993 (Wayne Township) by the Indiana Department of Natural Resources and the Historic Landmarks Foundation of Indiana, Eagledale has eleven potentially historic structures. They are the following:

- House, 4000 W. 34th Street; Spanish Eclectic, c.1930; Architecture
- House, 3901 W. 30th Street; English Cottage, c.1915; Architecture
- House, 4469 W. 34th Street; Bungalow, c.1930; Architecture
- House, 3305 Brewer Drive; Bungalow, 1905; Architecture
- House, 3331 Brewer Drive; Dutch Colonial Revival, c.1940; Architecture
- House, 4501 W. 34th Street; English Cottage, c.1940; Architecture
- House, 4950 W. 36th Street, I-House/Neo-Colonial, c.1880/c.1930; Architecture
- Flackville School No. 100/Wayne Township School No. 1, Lafayette Road; Educational Vernacular, 1912, (W. H. Albersmeier, architect; Wm. Everly, builder); Architecture, Education
- House, 3700 W. 30th Street; English Cottage, c.1925; Architecture
- House, 3720 W. 30th Street; Craftsman, c.1910; Architecture
- Substation, W. 30th Street; Art Deco, c.1920; Architecture



House at 3901 West 30th Street

These houses are given the “contributing” rating that is given to any properties meeting the basic inventory criterion of being pre-1940, but that are not important enough to stand on their own as individually “outstanding” or “notable.” Such resources are important to the density of continuity of the area’s historic fabric. Contributing properties can be listed in the National Register of Historic Places if they are part of a historic district, but would not usually qualify individually.



HISTORIC PRESERVATION GOAL: Preserve the unique history of the neighborhood.

HISTORIC PRESERVATION RECOMMENDATIONS	Timing	Primary Responsibility
1. Develop a packet of information describing the history of the neighborhood that can be distributed to people with an interest in the significant history of the neighborhood	2001	ENA and Department of Metropolitan Development
2. Develop an oral history project that would use area youth groups as interviewers of area residents. The intent would be to develop a history of the neighborhood based on the impressions of the residents.	2001	ENA, ENA Junior Board, etc.



LAND USE PLAN

The land use plan for the Eagledale neighborhood is designed as an update to portions of the Comprehensive Plan for Marion County for Wayne Township.

Land Use Definitions

Land use plans make recommendations that address issues and concerns of residents and property owners in the neighborhood. The premise for developing a land use plan is the protection of health, safety, and welfare of residents and also the rights of property owners established in law.

Recommending land uses on a plan does not mean the land will automatically change to the recommended uses. Rather, the plan will serve as a guide for future development. When zoning variance and rezoning cases are being considered by the Metropolitan Development Commission, information from the land use plan will be used to substantiate the desirability of a use for a particular site.

The following describes typical uses that may be found in each land use category. Some uses may be subject to certain restrictions or limitations by zoning. The appropriate ordinances should also be consulted.

VERY LOW DENSITY RESIDENTIAL

- 1 - 2 Dwelling units per acre. Single-family houses.

LOW DENSITY RESIDENTIAL

- 2 - 5 Dwelling units per acre. Single-family houses.

MEDIUM DENSITY RESIDENTIAL

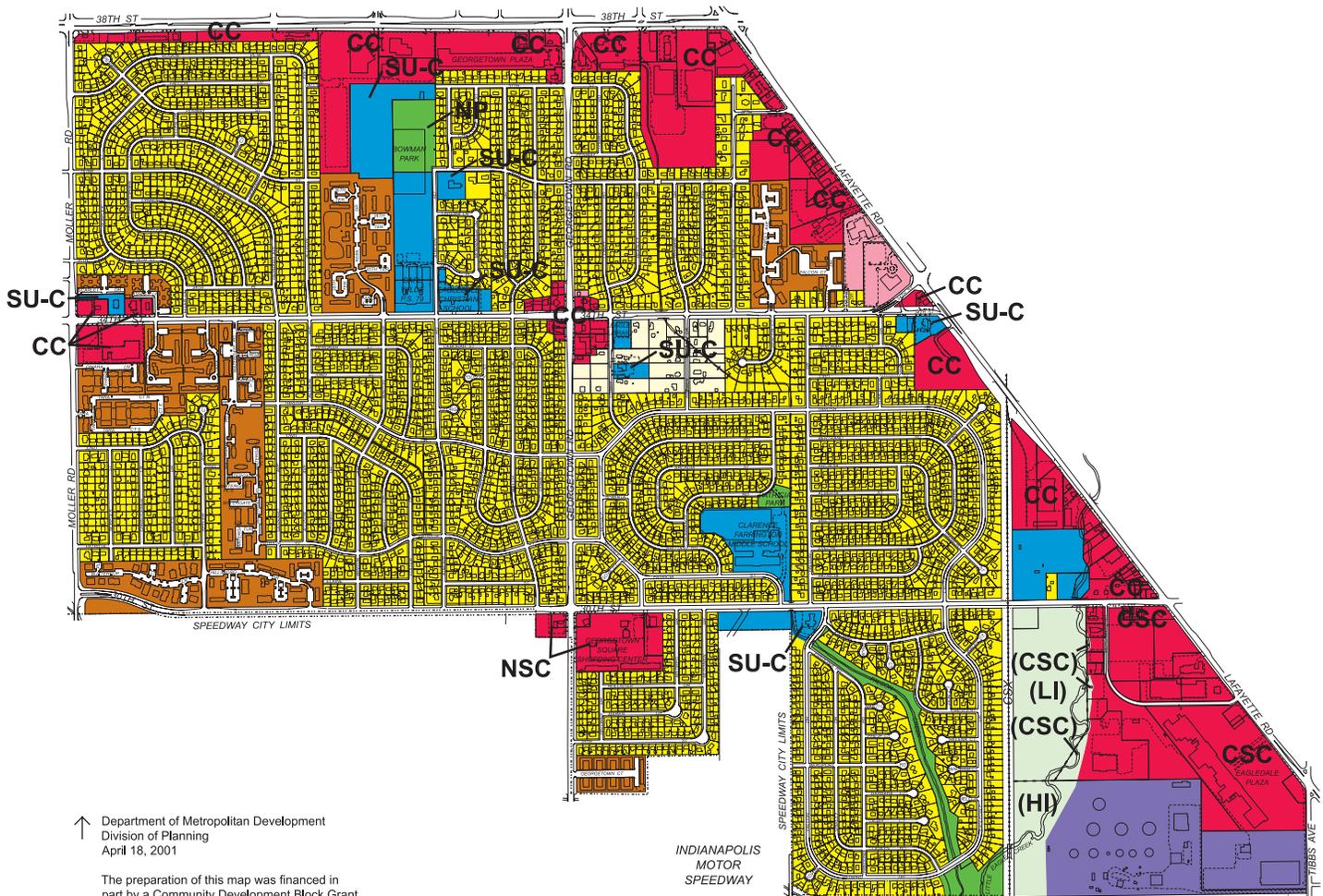
- 5-15 Dwelling units per acre. Multi-family apartments.

SPECIAL USE

- Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls, and cemeteries are examples.

PARKS AND OPEN SPACE

- A park which usually contains facilities, or land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands, and aquifers. A neighborhood park is a park of between 5 and 25 acres that serves the immediately surrounding neighborhood. A neighborhood park usually includes facilities for basketball, tennis, picnicking, and a playground.



↑ Department of Metropolitan Development
 Division of Planning
 April 18, 2001
 The preparation of this map was financed in part by a Community Development Block Grant

INDIANAPOLIS
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EAGLEDALE NEIGHBORHOOD LAND USE PLAN

- | | |
|--|---|
| VLD VERY LOW DENSITY
RESIDENTIAL (1-2 UNITS/ACRE) | OB OFFICE BUFFER |
| LD LOW DENSITY
RESIDENTIAL (2-5 UNITS/ACRE) | NSC NEIGHBORHOOD SHOPPING CENTER |
| MD MEDIUM DENSITY
RESIDENTIAL (5-15 UNITS/ACRE) | CSC COMMUNITY SHOPPING CENTER |
| SU-C SPECIAL USE
(SU-C: SPECIAL USE - CHURCH) | CC COMMERCIAL CLUSTER |
| NP PARKS AND OPEN SPACE
(NP: NEIGHBORHOOD PARK - EXISTING) | LI LIGHT INDUSTRIAL |
| UC URBAN CONSERVATION | HI HEAVY INDUSTRIAL |

Note: Alternate land use recommendations for the proposed Urban Conservation area are specified in parenthesis by abbreviation of the proposed land uses as listed above.



URBAN CONSERVATION

- Land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands, and aquifers

OFFICE BUFFER

- Low intensity office uses such as medical services, insurance, real estate, legal services, and other similar office uses. Generally one or two story buildings.

COMMERCIAL RETAIL AND SERVICE:

NEIGHBORHOOD SHOPPING CENTER

- Shopping areas that serve the shopping needs of area residents.

COMMUNITY SHOPPING CENTER

- A shopping center serving an area larger than just the surrounding neighborhood.

COMMERCIAL CLUSTER

- Retail and service areas that have developed along roadways. This plan recommends that commercial cluster uses shown on the land use plan not be uses that are incompatible with the surrounding neighborhood. An “adult business” is an example of a land use that is incompatible with the surrounding neighborhood.

LIGHT INDUSTRIAL

- Industries that conduct their entire operations within completely enclosed buildings and do not have objectionable characteristics that extend beyond their property lines. Some examples are jewelry manufacturing and engraving, warehousing, construction companies, upholstering, paper box and paper products manufacturing from finished paper, and manufacturing of optical goods.

HEAVY INDUSTRIAL

- Industries that produce smoke, noise, and have outside storage. Because of their nature, they should be located away from residential areas. Some examples are motor truck terminals, concrete manufacturing, scrap metal reprocessing, and auto and truck component manufacturing.



ZONING PLAN

After reviewing current zoning and recommendations for future land use, a zoning plan was developed. The recommended zoning changes in this plan are to be used only as an indication of the desirable zoning of sites in the Eagledale Neighborhood. It should not be inferred from the zoning plan that recommending zoning classifications automatically bestows new regulations on property. Zoning decisions are made through the petitioning process and must be heard and voted upon by the Metropolitan Development Commission. Zoning recommendations in this plan can not be used to justify land use when seeking development permits. Realistically, the zoning plan is a guide for incremental change, not a mandate for immediate action.

Some of the recommended zoning changes for the Eagledale Neighborhood are designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The other zoning recommendations provide direction for development on vacant land and areas in transition to a different use based on the recommendations of the land use plan. An effort was made to separate incompatible uses through buffering and transitional uses.

Zoning Definitions

The following section describes zoning districts recommended in the zoning plan.

DWELLING DISTRICTS:

- **D4** – Medium-High Density Single-Family. Permitted are the same uses as D3, but smaller lot and unit sizes are allowed.
- **D5** – Medium-High Density Single-Family. Permitted are single and two-family dwellings. Attachment to public or semi-public water and sanitary facilities is mandatory.
- **D6** – Low Density Multi-Family. Typical density is 6 to 9 dwellings per acre.
- **D6II** – Low Density Multi-Family. Typical density is 9 to 12 dwellings per acre.
- **D7** – Medium Density Multi-Family. Typical density is 12 to 15 dwellings per acre.

COMMERCIAL DISTRICTS:

- **C1** – Office Buffer. Exclusive office district.
- **C2** – High-Intensity Office-Apartment. Permits C1 uses and multi-family dwellings subject to certain D8 Dwelling District standards.



- **C3** – Neighborhood Commercial. Permits a range of indoor retail sales and personal, professional, and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carryout food establishments or restaurants are permitted, but does not permit outdoor seating.
- **C4** – Community-Regional Commercial. Permits business groupings and regional shopping centers. Permits most C1 and C3 uses as well as department and discount department stores.
- **C5** – General Commercial. Intended for commercial uses with outdoor operations on streets with heavier commercial traffic. Outdoor display is permitted for goods for sale, lease or rental only. Permits most C1 uses and all C3 and C4 uses.
- **CS** – Commercial Special. Permits a unique combination of uses, commercial and noncommercial, in a planned development.

SPECIAL USE DISTRICTS:

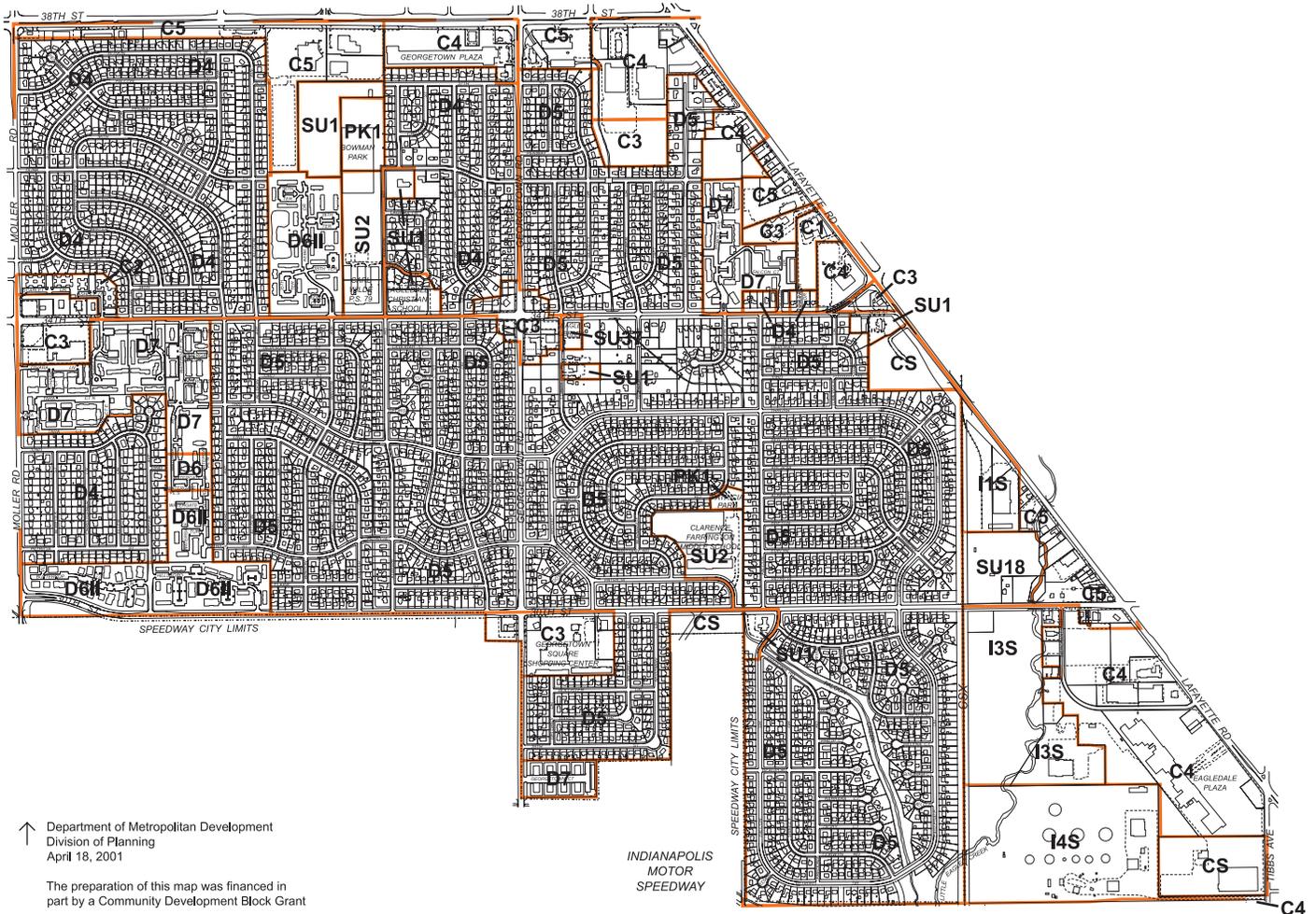
- **SU1** – Church.
- **SU2** – School.
- **SU18** – Light and Power Substation.
- **SU37** – Library.

PARK DISTRICTS:

- **PK1** – Park District One. Permits all sizes and ranges of public park land and facilities.

INDUSTRIAL DISTRICTS:

- **I1S** – Restricted Industrial Suburban District. Light industrial that may serve as a buffer zone between residential or business districts and heavy industrial areas. Permits various industrial uses in a limited manner with strict controls on the land use. Operations are entirely enclosed and create no nuisance factor.
- **I3S** – Medium Industrial Suburban. Medium industrial that should be located away from residential areas. Permits I2S uses and some I4S uses subject to I3S standards.
- **I4S** – Heavy Industrial Suburban. Heavy industrial that should be removed as far as possible from residential areas. Sufficient buffering of objectionable characteristics should be provided to minimize any detrimental aspects. Permits I3S uses subject to I4S standards.



↑ Department of Metropolitan Development
 Division of Planning
 April 18, 2001
 The preparation of this map was financed in part by a Community Development Block Grant

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EAGLEDALE NEIGHBORHOOD ZONING PLAN

D4	MEDIUM-HIGH DENSITY SINGLE FAMILY	C1	OFFICE BUFFER
D5	MEDIUM-HIGH DENSITY SINGLE FAMILY	C2	OFFICE-APARTMENT
D6	LOW DENSITY MULTI-FAMILY	C3	NEIGHBORHOOD COMMERCIAL
D6II	LOW DENSITY MULTI-FAMILY	C4	COMMUNITY-REGIONAL COMMERCIAL
D7	MEDIUM DENSITY MULTI-FAMILY	C5	GENERAL COMMERCIAL
SU1	CHURCH	CS	COMMERCIAL SPECIAL
SU2	SCHOOL	I1S	RESTRICTED INDUSTRIAL SUBURBAN
SU18	LIGHT AND POWER SUBSTATION	I3S	MEDIUM INDUSTRIAL SUBURBAN
SU37	LIBRARY	I4S	HEAVY INDUSTRIAL SUBURBAN
PK1	PUBLIC PARK		



Sources of information for this document include:

- Minutes of the Eagledale Neighborhood Association meetings
- The U. S. Census
- *The Indianapolis Star* and *The Indianapolis News*
- *1959 Annual Report for the Metropolitan Planning Department*
- *The Encyclopedia of Indianapolis*, prepared by the Polis Center at IUPUI



CREDITS

RESIDENTS:

Members of the Eagledale Neighborhood Association
Others attending Eagledale Neighborhood Association meetings

ADMINISTRATION AND POLICY DIRECTION:

City of Indianapolis

Mayor:

Bart Peterson

Deputy Mayor:

Carolyn M. Coleman

Metropolitan Development Commission:

Randolph Snyder, President

Sylvia Trotter, Vice-President

James J. Curtis, Sr., Secretary

Lee Marbles, former Co-Secretary

Harold Anderson

Gene Hendricks

Brian Murphy

Robert Smith

Ed Treacy

Lance Bundles, formerly of Metropolitan Development Commission

Department of Metropolitan Development:

Maury Plambeck, AICP, Director

Division of Neighborhood Services:

Dennis Papenmeier, former Wayne Township Administrator

Division of Planning:

Michael Peoni, AICP, Administrator

Robert Wilch, Planner in Charge

John Byrnes

Robert Uhlenhake

Mark McCormack

