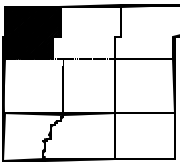


# Facilities & Services Needs Assessment: Pike Township



The Big Four Railroad depot still stands in the Pike Township community of New Augusta. When the first train station burned to the ground in 1890, the tiny community, dependent on the railroad for its survival, quickly rallied to build a new depot. In a township where most of the buildings are less than forty years old, the station is an important reminder of the area's past.



1999  
Department of Metropolitan Development  
Division of Planning

## **INDIANAPOLIS-MARION COUNTY**

Stephen Goldsmith, Mayor

### **CITY-COUNTY COUNCIL**

Carlton Curry - *at large*

Ron Franklin - *at large*

Gordon Gilmer - *District #1*

Monroe Gray, Jr. - *District #9*

W. Tobin McClamroch - *at large*

Marilyn Moores - *at large*

Beurt SerVaas - *District #2*

### **METROPOLITAN DEVELOPMENT COMMISSION**

John S. Beeman

Lance Bundles

Lillian Charleston

James Curtis, Sr.

Gene Hendricks

Walter Niemczura

Steve Schaefer

Robert Smith

Randolph Snyder

### **DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Eugene Lausch, Director

Pat Tutsie, Pike Township Administrator

### **DIVISION OF PLANNING**

Thomas Bartlett, Administrator

Keith Holdsworth

Kevin Gross

## **PARTICIPANTS**

Edward Bowes - *Pike Township*

*Metropolitan School District*

Elizabeth Brown - *YWCA*

Mark Dewart

Nancy Dison - *Pike Township Trustee*

Noel Duerden - *Marion County Alliance of*

*Neighborhood Associations*

Jerry Dunlevy - *Pike Township Board*

Cathee Eberle - *Lakeside Woods*

*Homeowners Association*

Sandy Ellis - *Autumn Glen at Georgetown*

Ken Giffin - *Pike Township Metropolitan*

*School District*

Debbie Huffine - *Lakeside Woods*

*Homeowners Association*

Ken Hull - *Pike Township Metropolitan*

*School District*

Liz Keele - *Pike Township Assessor*

Lynne Lynch - *Marion County Health*

*Department*

Thomas Nicholas - *Lakeside Woods*

*Homeowners Association*

Sylvia M. Payne - *Liberty Creek*

*Homeowners Association*

Jeff Peters - *Indianapolis Water Company*

Sandra Profant - *Pike Township Residents*

*Association*

Beurt SerVaas - *City-County Council*

Bill Sibbing - *Pike Township Residents*

*Association*

Roger Stephens - *Builders Association of*

*Greater Indianapolis*

Candace Topp - *Crooked Creek Multi-*

*Service Center*

David Weinschrott - *United Way*

Sherry Zerbe - *Crooked Creek Multi-Service*

*Center*

# FACILITIES & SERVICES NEEDS ASSESSMENT: PIKE TOWNSHIP

The Facilities and Services Needs Assessment is a master list of facilities and services with supporting maps and figures. This is not a plan that shows what facility or service should be located where. It is an assessment that looks at:

- current supply of the township's facilities and services;
- current demand for facilities and services,
- likely future levels of demand based on projected population; and
- a comparison of supply and demand to determine need.

The existing comprehensive land use plan for Pike Township was adopted by the Metropolitan Development Commission (MDC) in 1993. This Assessment is not an update of the land use plan; it will not make land use recommendations for specific parcels of land. However, the information contained in this assessment will provide background information that will be critical to the next comprehensive land use plan update.

## Issues Explored

### *Population scenarios*

Many service providers allocate their services based on the number of persons to be served or upon some other demographic factor such as age or income. To be able to make the best allocations, good demographic projections are needed.

### *Supply of facilities and services*

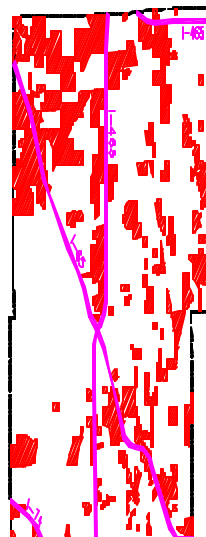
A simple formula for determining the need for additional facilities and services is the demand minus the supply equals the unmet need (Demand - Supply = Need). The various service providers will have different ways of measuring supply. It

may be by number of facilities, by acres, by number of staff persons or by some other method. Determination of current supply is one of the most important pieces of background information to be collected.

### *Demand for facilities and services*

Like facility supply, demand can be measured in a variety of ways and is a vital part of the assessment. The assessment will determine and report on both the current demand and projected future demand.

*Undeveloped Land in Pike Township (Division of Planning, 1997)*



## BACKGROUND RESEARCH

### Evaluation of Existing Plans

Existing plans for Pike Township have been evaluated to provide background information and serve as a jumping-off point for this Assessment. The plans evaluated are the:

- Pike Township Comprehensive Land Use Plan;
- Indianapolis Thoroughfare Plan;
- Michigan Road Corridor Plan;
- Lafayette Square Area Plan;
- Indianapolis-Marion County Parks; Recreation and Open Space Plan;
- Indianapolis Greenways Plan; and
- Eagle Creek Park Master Plan.

### *Comprehensive Land Use Plan (1993)*

The Comprehensive Land Use Plan is a detailed plan that guides development for Pike Township and outlines the necessary steps for action. It recommends land uses (residential, commercial, industrial, parks, or special uses), lists Thoroughfare Plan priority improvements for township roadways, and identifies critical areas in the township that need special consideration.

The township's planning and development goals are:

- Maintain a rural, estate residential development pattern in the extreme northwest;
- Encourage more owner-occupied residential development and less rental residential development;
- Achieve development patterns and intensities which can be adequately served by the existing infrastructure systems;
- Promote/encourage phasing of development (to coincide with infrastructure improvements);
- Cluster residential development and maintain low overall densities in order to minimize

potential conflicts with pipelines and environmentally sensitive areas;

- Discourage the development of lands necessary for safe landing and take-off operations at Eagle Creek Airpark;
- Limit industrial and larger-scale commercial activities to the area east of I-465, where infrastructure is already in place, and concentrate residential development, open space, and recreation uses in the area west of I-465;
- Control commercial growth along Michigan Road, 86<sup>th</sup> Street, and 71<sup>st</sup> Street;
- Encourage integration of adjoining and neighboring commercial developments through the use of shared entrances, parking, signage, and pedestrian-friendly designs;
- Integrate fully the recommendations of the Marion County Comprehensive Parks Plan;
- Construct more schools and establish additional neighborhood-serving park and open space areas to serve future population growth; and,
- Reduce dependency on Eagle Creek Park for everyday neighborhood recreation.

The plan recommends uses for all township land, including areas that might remain rural throughout the next century.

The plan's policy recommendations include the stipulation that new developments should provide or make commitments for the provision of whatever infrastructure is needed to serve those developments.

The plan recommends policies that prevent fast-developing suburban areas from overburdening school, roadway, sewer, and water systems; and lower development cost in rural areas by encouraging them to develop after such systems are already in place.

Industrial land use is recommended for much of the remaining area in and around Park 100. New commercial centers are planned the areas immediately adjacent to the intersection of major thoroughfares. Medium density residential development and office buffer areas are planned for areas near the commercial centers. Other future residential development should continue to be low or very low in overall density.

The plan also recommends establishing a linear park along Eagle Creek. Further, the plan recommends other park uses, along with Low and Very Low Density Residential development, adjacent to the floodway. The plan strongly discourages development in wetland areas. The plan recommends the establishment of new neighborhood and community parks.

#### ***The Indianapolis Thoroughfare Plan (1996)***

The Thoroughfare Plan recommends the following priority improvements:

- Widening of Michigan Road from four divided lanes to six divided lanes between 86<sup>th</sup> Street and 96<sup>th</sup> Street;
- Widening of Georgetown Road from two lanes undivided to four lanes divided between Lafayette Road and 86<sup>th</sup> Street;
- Widening of 71<sup>st</sup> Street from two lanes to four divided lanes between Waldemar Drive and Michigan Road;
- Widening of 56<sup>th</sup> Street from two lanes to four divided lanes between Dandy Trail and Georgetown Road;
- Widening of Lafayette Road from two lanes to four divided lanes between 62<sup>nd</sup> Street and I-465; and
- Widening of 38<sup>th</sup> Street from four divided lanes to six divided lanes between Industrial Boulevard and Dr. Martin Luther King Jr. Street.

The widening of Michigan Road is complete. The widening of 71<sup>st</sup> Street is complete, but was constructed as a four lane street with a fifth lane as a center turn lane. The portion of 56<sup>th</sup> Street between I-465 and Lafayette Road has been widened.

#### ***Michigan Road Corridor Plan (1998)***

A corridor plan for Michigan Road was first developed in 1988 and was then updated in 1998. The purpose of the Michigan Road Corridor Plan is to ensure preservation and enhancement of existing amenities and to encourage efficient and beneficial growth. It will guide decisions on rezoning and variance cases and public improvement programs.

This plan explores the issues of economic development, social and recreation needs, transportation and infrastructure, and urban design. In each area goals are stated and short-range, medium range and long range strategies are suggested. Among the dozens of strategies, some of the most pertinent for this Needs Assessment are forming a business association, developing a “community campus” that would house a number of facilities and services, establishing a safe house, strengthening job training services, opening additional recreation spaces and strengthening mass transit.

The Corridor Plan also makes land use and zoning recommendations. Among the more notable aspects of the land use and zoning recommendations are concentrating highway-related uses in the area nearest the I-465 interchange, retaining the remaining residential areas between 79<sup>th</sup> and 86<sup>th</sup> Streets, preserving the natural qualities of the Crooked Creek floodway and creatively re-using the commercial center at Township Line Road.

#### ***Lafayette Square Area Plan (1999)***

The purpose of the Lafayette Square Area Plan is to provide a comprehensive strategy for improving the viability and competitiveness of the area surrounding the Lafayette Square Mall. The plan is comprehensive in that it addresses not only economic development issues but also related topics such as the perception of crime, crime prevention, beautification, land use, infrastructure and city services.

For each issue goals are stated and short-range, medium range and long range strategies are suggested. Among the many strategies, some of the most pertinent for this Needs Assessment are creating a distinct identity for the area, strengthening job training, developing a Business Watch program to deter crime, increasing recreation programs for young people, involving youth in planning, and improving mass transit service to the area.

The Plan also makes land use and zoning recommendations. Notable among these recommendations are proposing medium-density housing for the west side of Moller Road and redeveloping the large interior portion of the study area as a mixed use, predominately office-oriented, site.

***Comprehensive Parks, Recreation and Open Space Plan, (1992)***

This plan provides guidance to decision makers in the form of basic information, goals and recommendations for the city’s parks and recreation system.

In 1992 Pike Township had four parks: Northwestway Park, Eagle Highlands Park, Gateway West Park and the 4574-acre Eagle Creek Park. Eagle Creek Park is the largest park in the county and one of the largest city-owned parks in the nation. Since the time of the plan, 16-acre WISH Park has been donated to the City and

Potential Park Sites (1992)	
Location	Acres
9200 Moore Road	134
6000 W. 52 <sup>nd</sup> Street	25
7500 Walnut Drive	138
5200 Guion Road	20

developed with a playground and picnic area. Another notable development since that time is construction of swimming pool at Northwestway Park.

To further the goal of acquiring adequate park land for the population of Pike Township, potential park sites have been identified. Four sites were identified with a total area of 317 acres. A portion of the potential park site on Walnut Drive has become a park. WISH Park occupies the southwestern portion of that particular site.

***Indianapolis Greenways Plan (1994)***

The Indianapolis Greenways Plan describes the community’s vision for an interconnected regional network of linear open spaces that supports and promotes recreation, fitness, and conservation.

Two Pike Township stream corridors were studied in the Greenways Plan: Crooked Creek and Eagle Creek.

***Crooked Creek***

The plan recommends trails (some paved, some unpaved) along Crooked Creek from College Park to 79<sup>th</sup> Street, from Walnut Drive to Westlane Road, and from Grandview Drive near 66<sup>th</sup> Street to Kessler Boulevard. In non-trail segments, conservation of the stream corridor’s natural resources is recommended.

***Eagle Creek***

The section of Eagle Creek upstream from Eagle Creek Park is recommended for conservation of its natural resources, for

canoeing and for fishing access. The portion of Eagle Creek downstream of the dam is recommended for trail use. At the stream's confluence this trail would connect into a trail that parallels White River.

***Eagle Creek Park Master Plan (1997)***

Park master plans provide the framework for the physical development or re-development of individual parks. Eagle Creek Park represents about 16% of the township's total land base, so future plans for the park have a significant effect on the whole township.

The goal of the plan is to maintain the natural aspects of the park's resources while allowing for increased park use. The increased usage is expected to come in the form of environmental education and fitness programs. The plan reaffirms

the intention from the time of park's inception that it be financially self-sufficient.

The plan divides the park into 19 areas, each with its own character and recommended future uses. In most areas the plan calls for maintaining the current situation with no new amenities or low impact amenities such as hiking trails. Notable exceptions to this are a proposed soccer complex on the south side of 56<sup>th</sup> Street, a new entrance on the west side of the reservoir, expansion of the golf course and development of an environmental education campus. The environmental education campus would cater to the interests of a wide spectrum of visitors and users, from the casual visitor to grade school students to university students doing research projects.

## DEVELOPMENT OF POPULATION SCENARIOS

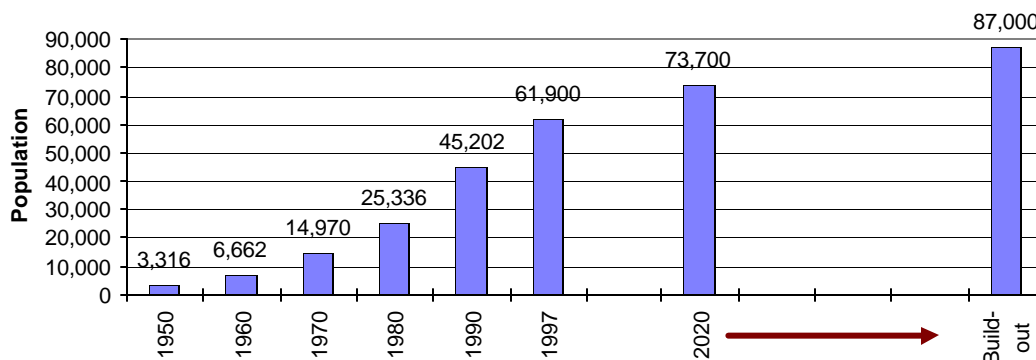
In this Assessment, population projections look at both the year 2020 and at build-out population. Build-out population is the number of people living in Pike Township in the year when every piece of property has been developed. The projections are based on the premise that development will occur as shown in the 1993 Pike Township Comprehensive Land Use Plan (with modifications for recent developments that may have occurred differently than the plan recommended). Another assumption is that average household size in the township will remain constant at the 1990 level of 2.21 persons. This may cause the projections to be high.

Determining when full build-out might occur is difficult due to the number of variables. The

economy, changing demographics, and provision of roads, sewers, water and other infrastructure all have a major impact on rate of development.

Three projections were made for the 2020 population: fast growth (78,500), medium growth (73,700) and slow growth (69,000). Each projection is based on the assumption that the current rate of growth will continue until the amount of available land decreases to a point where it becomes a limiting factor. At that point it is assumed that growth will slow to a rate similar to that of Washington Township. Washington Township was chosen because it is a suburban township that has nearly reached full development. The projections differ by the length of time that the existing rate of development will continue. The medium growth scenario will be used in the tables used throughout the rest of this document.

*Historic and Projected Population for Pike Township. (Division of Planning. 1999)*





## **EXPLORATION OF STANDARDS FOR SERVICES AND FACILITIES**

Local, state and national sources were researched to determine what standards currently exist for the provision of services and facilities. These standards were then applied to Pike Township as shown in the charts on the following pages.

Planning standards should not be the only method used for devising the demand for services and facilities in a community. Each community has distinctive needs that should be kept in mind throughout the planning process. Standards do not account for the “diverse conditions, populations, and values of Urban America.” (Gold, Seymour M., *Recreation Planning and Design*. 1980.) They can be useful guidelines to follow when developing future plans, but only when the inherent limitations of standards are understood.

The use of standards to determine need for services and facilities has limitations. One limitation is the age of the standard and data being used. Standards can become outdated as technology and people’s preferences change over time.

Typically standards are not localized. Most standards are set at a national level and do not take into account factors that may affect the use of the standard at a local level.

The source of a standard can be a consideration. If a standard is issued from an organization that would benefit from the increased need of a service, the standard may be artificially high.

Some standards are not well defined. They can be construed to mean different things. For example, the standard for Emergency Medical Services requires a certain number of vehicles per 1,000

population. However the type of vehicles is not defined. Whether the standard is for ambulances only, or a combination of ambulances, paramedic vehicles, and extraction vehicles, is not specified. This can cause a problem when defining what is really needed in an area.

Marion County’s townships are not walled-in communities that must provide all of their own services and facilities. Consumers of services and facilities are able to easily cross township boundaries to seek many of their needs. Pike Township residents frequently go outside the township to seek services and facilities while Pike Township facilities frequently serve persons from outside the township. Townships have been used for the Needs Assessments because in Marion County the townships are readily known geographic units and provide a easy way to think about issues that may be variable across the county.

### **Localization**

Most of the above facility and service standards are nationally based. They should be considered guides. The uniqueness of every town, city and county, with their differing socioeconomic, climatic, geographic and cultural characteristics, makes it undesirable to apply all standards in the same manner in every community. In this assessment, localization of the standards was attempted through community surveys and public meetings.

### **Survey**

A community survey was conducted for the Division of Planning by IUPUI’s Polis Center and Public Opinion Laboratory. The survey was done by telephone to a random selection of 1200 Marion County households and 600 Marion County businesses. The residential survey was done in a manner to be statistically significant at

both the county and township level. The business survey did not ask as many question as the residential survey and is significant only at the county level. Both surveys are accurate within five percentage points. Highlights of the survey results are shown in the chart below.

In each instance where there was a significant difference between the township results and the county results (schools, parks, and elderly housing), Pike Township residents were more satisfied with their services or facilities than County residents as a whole.

**Focus Group Meeting**

On March 30, 1999 a meeting was held with representatives of various service and facility providers in Pike Township as well as representatives of two umbrella groups of neighborhood organizations: Pike Township Residents Association (PTRA) and Marion County Alliance of Neighborhood Associations (MCANA).

The purpose of the meeting was to discuss the adequacy of current facilities and services, how the various service and facility providers determine the appropriate level of service and how they plan to meet the needs of the growing population.

In addition to the needs of their own agency, participants were asked for their opinion of the adequacy of the township’s services and facilities in general. More park land was most frequently rated a priority. Other issues rated as priorities were walking paths to parks, an additional pool, more public playgrounds, a coffeehouse, new ambulances, a new fire truck, a new sheriff’s roll call station, expanded public transportation and more child care.

**Public Meeting**

On June 14, 1999 a meeting of the general public was held. The purpose of this meeting was to present the information collected to date and to gauge the public perceptions of the adequacy of civic facilities and services.

The adequacy of the township’s facilities and services as suggested by the standards was not questioned. Among the issues that generated discussion was the need for more sidewalks connecting residential areas to each other and to the township’s parks and retail areas. The needs of working parents, three generational households, and recent immigrants were brought up as issues.

<b>SURVEY RESULTS</b>		
	Percent rating this service or facility as excellent or good	
	Pike Township Residents	Marion County Residents (Businesses)
Schools	86%	71% (businesses 60%)
Libraries	74%	76%
Parks	72%	63%
Fire Services	93%	91% (businesses 89%)
Law Enforcement	72%	70% (businesses 81%)
	Percent rating the provision of this service or facility as adequate	
Youth Services	47%	46%
Affordable Housing	62%	57% (businesses 59%)
Elderly Housing	68%	55%
Survey of Marion County Residents and Businesses on Public Facility Needs. The Polis Center. 1999.		

## FACILITIES AND SERVICES ASSESSED

The following tables and commentary are the results of comparing supply and demand of facilities and services. National, state and local

standards have been applied to the current and projected population to determine the demand for facilities and services now, in 2020, and at build-out. The tables show the current supply of services and facilities and then compares demand and supply to find need.

EDUCATION							
	Standard (#/pupils)	Current Township Demand (61,900 people)	Current Township Supply	Current Township Status (+/-)	Township Demand in 2020 (73,700 people)	Township Demand at Build-out (87,000 people)	Source of Standard
K-5 classrooms	Grades K-1 1 classroom /18 students Grades 2-3 1/20 Grades 4-5 1/27	186 classrooms	226 classrooms (Pike) 37 classrooms (IPS)	+40 classrooms	273 classrooms	321 classrooms	A
Middle School classrooms	Grade 6 1/27 Grades 7-8 1/20	83 classrooms	117 classrooms	34 classrooms	108 classrooms	126 classrooms	A
High School classrooms	1/20 classrooms	105 classrooms	130 classrooms	+25 classrooms	125 classrooms	150 classrooms	A
K-5 staff	1 staff person/22 students	178 staff persons	436 staff persons (Pike) 99 staff persons (IPS)	+209 staff persons	273 staff persons	323 staff persons	B
Middle school staff	1/20 staff persons	91 staff persons	213 staff persons	+118 staff persons	115 staff persons	135 staff persons	B
High School staff	1/19 staff persons	111 staff persons	225 staff persons	+114 staff persons	132 staff persons	158 staff persons	B
K-5 sites	7 acres + 1 acre/100 pupils over 200	93 acres	152 acres	+59 acres	102 acres	112 acres	C
Middle school sites	15 acres + 1 acre/100 pupils over 450	51.5 acres	135 acres	+83.5 acres	55.5 acres	59.5 acres	C
Senior High sites	20 acres + 1 acre/100 pupils over 600	38 acres	100 acres	+62 acres	43 acres	48 acres	C
Library book stock	varies with population	154,750 books	114,954 books	-39,796 books	184,250 books	217,500 books	D
Source of Standard:							
A Pike Township Metropolitan School District , 1999.							
B Burchell, Robert W. et al, <i>Development Impact</i> . 1994.							

### ***Education***

In addition to information from the Pike Township Metropolitan School District, the above chart includes data from the IPS (Indianapolis Public Schools) elementary school located in Pike Township. It does not include information from private schools. According to 1997-1998 figures from the Indiana Department of Education (DOE), 4.6% of Pike Township students are in private, non-Catholic schools. For the 1991-1992 school year, the last year that DOE kept statistics on Catholic Schools, 10% of Pike Township students attended Catholic schools. Only 0.9% of Pike Township students are home schooled, but the number is steadily growing.

The current trend in education planning is the use of performance standards as the primary service level measurement tool. The United States Department of Education emphasizes performance

statistics to provide a picture of how well local education systems are doing. Examples of this type of measurement are student attendance, academic achievement and graduation rates. Although these are worthy tools, they do not measure resource requirements, which is what the above table attempts to do.

The Indianapolis-Marion County Library has divided the entire county into library districts. Pike Township is served by three districts: the Pike branch library, the Nora branch library and the Eagle branch library. The entire county is served by the Central Library located downtown. An estimated 94% of the Pike branch district falls within Pike Township. Approximately 12% of the Nora branch district and 48% of the Eagle branch district fall into Pike Township. The numbers used in the above table reflect these proportions.

## PARKS AND RECREATION

	Standard (#/persons)	Current Township Demand (61,900 people)	Current Township Supply	Current Township status (+/-)	Township Demand in 2020 (73,700 people)	Township Demand at Build-out (87,000 people)	Source of Standard
Neighborhood Parks	1.3 acres /1000	80 acres	34.7 acres	-45.3 acres	96 acres	113 acres	E
Community Parks	6 acres /1000	371 acres	117 acres	-254 acres	442 acres	522 acres	E
Regional Parks	10 acres /1000	619 acres	4395 acres	+3,776 acres	737 acres	870 acres	E
Playgrounds	1 playground/2 500 population	25 play- grounds	17 play- grounds	-8 play- grounds	29 play- grounds	35 play- grounds	E
Outdoor basketball courts	1 court /5000	12 courts	15 courts	+3 courts	15 courts	17 courts	E
Tennis courts	1 court /2000	31 courts	17 courts	-14 courts	37 courts	44 courts	E
Baseball diamonds	1 diamond /5000	12 diamonds	4 diamonds	-8 diamonds	15 diamonds	17 diamonds	E
Football fields	1 field /20,000	3 fields	3 fields	0 fields	4 fields	4 fields	E
Soccer fields	1 field /10,000	6 fields	11 fields	+5 fields	7 fields	9 fields	E
Softball diamonds	1 diamond /5000	12 diamonds	17 diamonds	+5 diamonds	15 diamonds	17 diamonds	E
Golf course	9 holes/ 25,000	18 holes	27 holes	+9 holes	27 holes	27 holes	E
Outdoor swimming pools	1 pool /20,000	3 pools	1 pool	-2 pools	4 pools	4 pools	E
Picnic shelters	1 shelter /5000	12 shelters	18 shelters	+6 shelters	15 shelters	17 shelters	E
Trails	.15 mile/ 1000	9 miles	11 miles	+2 miles	11 miles	13 miles	E
Recreation centers	1 center /50,000	1 center	0 centers	-1 center	1 center	2 centers	E
Cemetery acreage	1 acre/587	105 acres	11 acres	-94 acres	126 acres	148 acres	F

Source of Standard:

E Indianapolis Parks and Recreation, *Pathways to the Future: Indianapolis-Marion County Park, Recreation and Open Space Plan*. 1999.

F Current county level of service.

### ***Parks and Recreation***

The standards for park acreage are a goal of Indianapolis Parks and Recreation. If this goal is met, the amount of park acreage in Marion County will nearly double.

The number of recreation facilities reported in the above table is a combination of facilities provided at city parks and public schools in the township. Not all facilities on public school property may be available to the general public. Facilities on private property, such as churches and private schools,

that may be open to the public are not reported in the above table.

Youth athletic leagues will frequently have needs in excess of the standards shown above.

In addition to the pool at Northwestway Park, Indy Parks operates a swimming beach at Eagle Creek Park.

Pike Township has more park acres and more park acres per person than any of the other townships, yet a need for more park land was cited as a priority.

A range of park types is needed to fulfill an area's park and recreation needs. In Pike Township there is adequate regional park acreage but a deficit of other types of parks. Community parks and especially neighborhood parks needed to be scattered throughout the township in order to provide accessible recreation to all citizens.

Several small cemeteries are located in Pike Township, but they are not large enough to handle the potential demand. However the large Washington Park North Cemetery is just over the border in Washington Township.

<b>MEDICAL</b>							
	Standard (#/persons)	Current Township Demand (61,900 people)	Current Township Supply	Current Township Status (+/-)	Township Demand in 2020 (73,700 people)	Township Need at Build-out (87,000 people)	Source of Standard
Physicians	1 physician /3500	18 physicians	207 physicians	+189 physicians	21 physicians	25 physicians	G
Dentists	1 dentist /5000	12 dentists	50 dentists	+38 dentists	15 dentists	17 dentists	G
Mental Health Personnel	1 professional/ 2000	31 professionals	30 professionals	-1 professional	37 professionals	44 professionals	B
Hospital Beds	1 bed/250	248 beds	89 beds	-159 beds	295 beds	348 beds	B
Source of Standard: B Burchell, Robert W. et al, <i>Development Impact</i> . 1994. G Indiana Department of Health							

**Medical**

The undersupply of hospital beds in Pike Township is not necessarily a problem. Three hospitals with a total of 983 beds are located within two blocks

of Pike's eastern boundary (Columbia Women's Hospital, St. Vincent's Indianapolis Hospital) and southern boundary (Westview Hospital).

<b>SAFETY</b>							
	Standard (#/persons)	Current Township Demand (61,900 people)	Current Township Supply	Current Township Status (+/-)	Township Demand in 2020 (73,700 people)	Township Need at Build-out (87,000 people)	Source of Standard
EMS Full-time Personnel	12 professionals /service area	60 professionals	136 professionals	+16 professionals		96 professionals	G
EMS Vehicles	1 ambulance /service area	5 ambulances	6 ambulances	+1 ambulance		8 ambulances	H
Fire Personnel	12 professionals /service area	60 professionals	136 professionals	+16 professionals		96 professionals	H
Fire Vehicles	1 pumper /service area .6 ladder trucks /service area	5 pumpers, 3 ladder trucks	7 pumpers, 1 aerial truck	+2 pumpers, -2 ladder trucks		8 pumpers, 5 ladder trucks	H
Fire Facilities	1 station /service area	5 stations	5 stations	0 stations		8 stations	H
Police Personnel	1 professional/ 500	124 professionals	56 professionals	-68 professionals	147 professionals	174 professionals	B
Police Vehicles	1 vehicle /1667	37 vehicles	40 vehicles	+3 vehicles	44 vehicles	52 vehicles	B
Police Facilities	1 sq. ft./5	12,380 sq. ft.	23,148 sq. ft.	+10,768 sq. ft.	14,740 sq. ft.	17,400 sq. ft.	B
Source of Standard: B Burchell, Robert W. et al, <i>Development Impact</i> . 1994. G Indiana Department of Health H United States Fire Administration. 1999.							

### **Safety**

Standards for fire services and EMS, as supplied by the United States Fire Administration, are not based on population. They are based on time and distance. Staff and equipment need to get to a fire in less than four minutes. This can usually be achieved within a service area with a 1.5 mile radius, although street sizes and pattern and traffic congestion can affect response times.

The Pike Township Fire Department currently operates five fire stations in the township. An additional three stations will likely be needed by build-out. A number of additional stations for the year 2020 is not estimated because that

would require an assumption based on where development will occur within the next 20 years. This is an assumption outside the scope of this study.

EMS and fire services are both operated by the Pike Township Fire Department with overlapping personnel, vehicles, and facilities.

All 136 fire personnel maintain a current EMS certification. The 60 EMS professionals plus the 60 fire professionals indicated by the standards do not overlap, thus there is a need for a total of 120 professionals. The current number of staff people in the department can cover both types of professionals.

In addition to the pumpers, ladder trucks and ambulances, there is a need for other vehicles such as equipment vans, a hazardous waste vehicle and staff cars. The department has a complement of 47 vehicles.

Law enforcement in most of Pike Township is provided by the Marion County Sheriff's Department which employs approximately 1030 officers and other personnel. Sheriff's Department information was not provided on a township basis, because the Department does not operate in that manner. With the exception of Sheriff's facilities and staff persons that serve the entire County

(City-County Building offices, Marion County Jail), Sheriff's Department information was provided as East and West with Meridian Street as the dividing line. Pike Township represents about 13% of the population of the Sheriff's Department's full jurisdiction and 24% of the West area. The number of personnel, vehicles and facility square footage was based on these percentages.

The paradox of a lack of personnel, yet a highly favorable rating for law enforcement in Pike Township might be explained by efficiencies of scale due to the county-wide nature of the Department.



## ADDITIONAL INFORMATION

Facility and service issues differ from township to township. In Pike Township, there is a particular interest in how growth is occurring and how growth will affect the School District.

### *Housing Types*

Pike Township has a large number of apartments. In 1990 Pike Township had more multi-family housing units than single family housing units. No

other Marion County township had such a high percentage of multi-family units. However, since 1990 only 27% of the new housing units built have been multi-family units. This compares to a Marion County rate of 30% of the new housing units being multi-family. Pike Township's total percentage of multi-family housing is now more in line with neighboring Washington Township and growing closer to southern neighbor Wayne Township and to the county as a whole.

Single Family vs. Multi-Family Housing Units								
Existing Units in 1990								
	Pike Township		Washington Township		Wayne Township		Marion County	
	#	%	#	%	#	%	#	%
Single family units	10,488	48	37,542	60	33,316	64	218,913	64
Multi family units	11,233	52	24,939	40	19,093	36	120,489	36
Units Built 1990 to 1998								
	#	%	#	%	#	%	#	%
Single family units	6,979	73	1,362	46	3,030	74	22,562	70
Multi family units	2,562	27	1,603	54	1,058	26	9,654	30
Existing Units in 1998								
	#	%	#	%	#	%	#	%
Single family units	17,467	56	38,903	59	36,346	64	240,582	65
Multi family units	13,795	44	26,542	41	20,151	36	130,021	35
Data Source: 1990 U. S. Census and the City of Indianapolis Housing Monitoring System (1998)								

### *Subsidized Rental Housing*

Four components make up the subsidized rental housing market in Marion County:

- Public Housing Units. These are units owned and operated by the Indianapolis Housing Agency;
- Section 8 Housing Certificates. These enable eligible households to rent units from landlords participating in the program;

- Project-based Section 8 Units. These are privately owned apartment buildings, that have received HUD subsidies such as below market rate mortgage money; and
- Tax Credit Rental Units. These are units built under the federal Low-Income Housing Tax Credit program.

None of Marion County's 1,800 public housing units are located in Pike Township.

Section 8 certificates are accepted in 241 locations in Pike Township as compared to 946 locations in Washington Township and 1,217 in Lawrence Township. Pike Township has ten project-based Section 8 communities with a total of 436 assisted units. This is similar to Lawrence Township with 442 units in seven communities and Warren Township with 429 units in twelve communities.

Two tax credit projects with a total of 219 units are located in Pike Township. Washington Township has 241 units in five projects, while southern neighbor Wayne Township has five projects with a total of only 10 units.

Warren	5	380
Washington	5	241
Perry	1	239
Pike	2	219
Decatur	1	203
Wayne	5	10
Franklin	0	0
Lawrence	0	0
County total	120	2,275

**Land Available for Development**

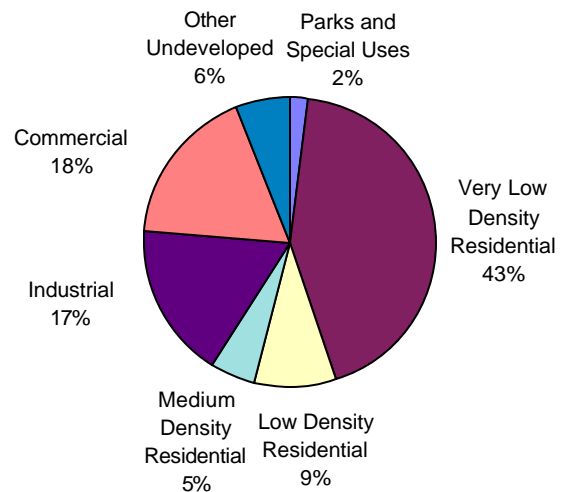
How the remaining undeveloped land is used will have a great effect on the township’s quality of life. Approximately 87% of the land in Pike Township has already been developed or is preserved as park land. The remaining 13% is undeveloped and amounts to about 3,770 acres.

The chart below shows the Comprehensive Land Use Plan recommendations for how that undeveloped land should be developed. By far the largest category is Very Low Density Residential (43% or 1632 acres). The implication of this is that much of Pike Township’s future growth will be at lower densities than the growth of recent years.

Section 8 Certificate and Voucher Locations	
Township	Number of Locations
Center	3,225
Lawrence	1,217
Washington	946
Wayne	723
Warren	475
Pike	241
Perry	79
Decatur	15
Franklin	14
County total	6,935

Source: U. S. Dept. of Housing and Urban Development

**Recommended Uses for Undeveloped Land**



Project-based Section 8 Communities		
Township	Communities	Assisted Units
Center	43	2,321
Washington	13	986
Wayne	10	544
Lawrence	7	442
Pike	10	436
Warren	12	429
Decatur	5	185
Perry	3	154
Franklin	0	0
County total	103	5,479

Source: U. S. Dept. of Housing and Urban Development

**Affordability**

A concern voiced at the Needs Assessment meetings was that Pike Township is seeing the construction of more than its fair share of

Tax Credit Projects		
Township	Projects	Units
Center	101	983

affordable housing and that this is a problem for the township.

The character of Pike Township has changed radically in the last forty years and continues to change. The relative proportions of different housing types is a contributing factor. Of the new homes built from 1990 to 1998 in Pike Township, 23% were affordable. This compares to 29% of the new homes built in Marion County being affordable. Pike Township's growth rate of new affordable housing is similar to that of Washington Township (24%) and Perry Township (24%).

<b>Percentage of All New Homes Constructed from 1990 to 1998 That Are Affordable</b>	
Township	Percent
Center	82
Decatur	58
Wayne	39
Warren	34
Franklin	28
Perry	24
Washington	24
Pike	23
Lawrence	10
Marion County	29
Source: City of Indianapolis Housing Monitoring System, 1998.	

Affordability is defined as affordable to a family of four earning Marion County's median income or less. This amount varies from year to year as the average income rises. In 1998, median income was \$51,100 and an affordable house was one that cost \$130,364 or less.

### ***Students Generated by Different Housing Types***

Using information provided by the Pike Township Metropolitan School District and the Department of Metropolitan Development, an average number of students per household by zoning district was developed.

In general, as the housing density permitted by a zoning district increases, the number of students per unit increases. However, a major exception to this is the DS (Dwelling-Suburban) zoning district. DS is the least dense district (minimum lot size of one acre), yet it has the greatest average number of students per unit (.49 students per unit).

As seen in the table below, the wide range of students per unit for each zoning district seems to indicate that the zoning district is not the only factor affecting the number of students per unit. Other factors may be number of bedrooms per unit or overall size and value of the units.

This information is based on existing subdivisions in Pike Township and may not be a good indication of the situation in other townships. The D6 zoning district is not included due to the low number of subdivisions in Pike Township with this zoning. The DP and PK2 zoning districts are not included due to the highly variable nature of the housing types allowed in these districts.

<b>Students Per Unit by Zoning District for Pike Township Subdivisions</b>				
Zoning district (from least to most dense)	# of units within subdivisions	# of Pike MSD students	Average # of students per unit	Range of students per unit
DS	317	156	.49	.09 to .62
D1	531	139	.26	0.0 to .57
D2	800	261	.33	.12 to .66
D3	2785	1003	.36	0.0 to .98
D4	535	198	.37	.20 to .70
D5	1647	664	.40	.08 to .50
Source: Pike Township Metropolitan School District and the City of Indianapolis Department of Metropolitan Development				

