Adaptive Reuse Sports Campus at Central State Mental Hospital

An Honors Thesis (LA 404)

by

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This comprehensive project focuses on the redevelopment of the Central State Mental Hospital in Indianapolis, Indiana into a sports campus. The campus will serve professional and amateur athletes as well as community members and recreational sports enthusiasts throughout the city. Topics of adaptive reuse; the branding of Indianapolis; campus and sports facility planning; and site opportunities and constraints are covered in the review of literature. The end result is a mixed use sports development on the former hospital grounds that respects the unique cultural heritage of the site and connects with recreational and cultural uses in the city of Indianapolis. Inclusive design principals will be employed to create facilities and programs will also benefit and stimulate the adjacent neighborhoods.

Health and wellness through sports, recreation, and community involvement becomes the new model for improved mental health on a site with a history of dedication to this cause.
ACKNOWLEDGEMENTS

I would like to thank my thesis advisor Cindy McHone, everyone in the Landscape Architecture department who has helped me to get this far, and my parents, Mark and Susan French.
This redevelopment of the former Central State Mental Hospital focuses on creating a sports campus. Ultimately, the hope for this project is to create an economically viable space that would allow Indianapolis to reassert its commitment to sports of all kinds while at the same time focusing on health and wellness, community development and connectivity of the site to the city.

I am familiar with the property as cross country meets use held on the site in 2005 and 2006. I have been intrigued by the grounds since that time and have always thought more could be done with the property. The land is owned by the city of Indianapolis and is currently under utilized and not the asset it could be for the community.

The rationale for creating sports campus specifically is twofold. First, the role of physical activity in fostering mental health and wellness can be demonstrated on the site in direct comparison to the old ways of thinking about mental health. The old reactionary medical treatment and isolationism popular at the turn of the century is replaced with preventative measures and support structures for achieving mental health proven in today's medical community. Secondly, the cities dedication to amateur athletics and goal of being “the armature sports capital of the world” also fits with the goals of this project, providing amenities for all and enhancing lifestyles.

After seventeen years of the property not being used, now is the time to plan a space that will be an asset to traditionally under-served adjacent communities and the city as a whole. Surely the construction
of such a facility in Indianapolis would cement the city's reputation for
dedication to amateur athletics and add further incentive for residents to be
active, engaged, and healthy citizens.

The literature review completed prior to this project investigated topics
including:
• Stigma and Adaptive Reuse
• Sports in Indianapolis: Economic and Lifestyle Benefits
• Sports Facilities Design
• Educational Campus Design
• Site Potential

The findings from this research shaped the program and direction of the
project and led me into the inventory and analysis portion of the project.

Inventory and analysis further shaped the location and size of
different program elements. Previous documentation of building and
site conditions performed by private planning firms and the city, GIS
(geographic information systems technology) data and site visits were the
main forms of investigation. Brad Beaubien of the College of Architecture
and Planning's Indianapolis Center was also a helpful source of information.

From here, the design evolved through drawings and workings and
re-workings of design ideas, as is the typical design process. Detailed
elements were added based on importance to the overall design.
<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DEVELOPMENT</td>
<td></td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>2</td>
</tr>
<tr>
<td>BACKGROUND INFORMATION</td>
<td></td>
</tr>
<tr>
<td>Problem Statement</td>
<td>3</td>
</tr>
<tr>
<td>Stigma and Adaptive Reuse</td>
<td>7</td>
</tr>
<tr>
<td>Sports in Indianapolis: Economic and Lifestyle Benefits</td>
<td>9</td>
</tr>
<tr>
<td>Sports Facilities Design</td>
<td>12</td>
</tr>
<tr>
<td>Educational Campus Design</td>
<td>14</td>
</tr>
<tr>
<td>Site Potential</td>
<td>17</td>
</tr>
<tr>
<td>SIGNIFICANCE</td>
<td>19</td>
</tr>
<tr>
<td>PROJECT REQUIREMENTS</td>
<td></td>
</tr>
<tr>
<td>Mission Statement Goals and Objectives</td>
<td>24</td>
</tr>
<tr>
<td>Site issues and limitations</td>
<td>25</td>
</tr>
<tr>
<td>PROGRAM</td>
<td></td>
</tr>
<tr>
<td>Five Aspects of mental well being</td>
<td>27</td>
</tr>
<tr>
<td>Accomodating existing uses</td>
<td>28</td>
</tr>
<tr>
<td>Regional program</td>
<td>29</td>
</tr>
<tr>
<td>Community/neighborhood program</td>
<td>30</td>
</tr>
<tr>
<td>Supporting uses</td>
<td>30</td>
</tr>
<tr>
<td>DESIGN PROCESS</td>
<td></td>
</tr>
<tr>
<td>INVENTORY AND ANALYSIS</td>
<td></td>
</tr>
<tr>
<td>Location and vicinity map</td>
<td>33</td>
</tr>
<tr>
<td>Regional context</td>
<td>34</td>
</tr>
<tr>
<td>Existing conditions</td>
<td>35</td>
</tr>
<tr>
<td>Site analysis</td>
<td>39</td>
</tr>
<tr>
<td>CASE STUDIES</td>
<td></td>
</tr>
<tr>
<td>Disabled School</td>
<td>40</td>
</tr>
<tr>
<td>Berlin Olympic Park and Horst Korber sports hall</td>
<td>41</td>
</tr>
<tr>
<td>DESIGN ITERATIONS</td>
<td></td>
</tr>
<tr>
<td>Iteration 1</td>
<td>42</td>
</tr>
<tr>
<td>Iteration 2</td>
<td>43</td>
</tr>
</tbody>
</table>
# Table of Contents

## Final Design
- **Sports Campus Master Plan** .................................................. 44  

## Sections Perspectives and Sketches
- Topography and cross country course ........................................ 47  
- Tennis center and community gardens ...................................... 49  
- Washington Street Development ............................................... 51  

## Focus Area Images
- Focus area plan enlargement .................................................. 53  
- Core area overview drawings .................................................. 55  
- Seven Gables Ruins .................................................................... 57  
- Core area sections ..................................................................... 59  

## Construction Documentation
- Grading plan ............................................................................. 61  
- Planting plan and program ....................................................... 68  
- 30 foot path details ................................................................. 70  

## Conclusion / Appendices
- Conclusion .................................................................................. 44  
- A. Existing Structures ................................................................ 69  
- B. Marion County Demographics ................................................ 69  
- C. Recreational facilities design criteria ................................... 71  
- D. List of figures ......................................................................... 72  

## Bibliography .............................................................................. 74
"...a definite relationship exists between exercise and improved mental health. This is particularly evident in the case of a reduction of anxiety and depression."

Daniel M. Landers Arizona State University
The former Central State Mental Hospital campus in Indianapolis, Indiana provides a unique opportunity for redevelopment. Creating a professional, amateur, and community center for sports and recreation here will be a 21st century approach to mental health and overall wellness. This 160 acre piece of property is an empty vestige to the past ways of treating mental illness. If it were redeveloped, it would serve surrounding communities and further the image of Indianapolis as the Amateur Sports Capital of the World.

It is not hard to picture this beautiful historic landscape at the center of many exciting sports and recreational opportunities. The above photos show the site populated with cross country spectators in 2007 contrasted with the site vacant and disused today. The property is unchanged- the only difference being the presence of people.

This mixed use design will draw people to the site through sports, community and educational facilities, using historic buildings and landscape as a backdrop for a forward thinking development focused on enjoyment of sport and promotion of well being.
I. The Problem and Its Setting

Problem Statement

This research will examine the possibilities for redevelopment of the Central State Mental Hospital grounds in Indianapolis into a sports campus that works for the economic and cultural benefit of the city as well as the surrounding neighborhoods. It will examine the possibilities for incorporating an educational facility onto the site and explore the reuse of similar buildings with a stigma. Findings will lead to the development a master plan for the area.

Sub Problems

1. What buildings with a stigma have successfully been redeveloped and what strategies were used to achieve this?

2. How does the city of Indianapolis impact the site program and how will the city benefit economically from such a development?

3. What are the characteristics of successful sports centers that should be integrated into the design of this new sports complex?

4. How can campus design principles be employed to create an educational experience?

5. What are the opportunities and constraints of the Central State site?
DELIMITATIONS

Major investigation into building construction and architectural drawings for major buildings will not be included

Sources of funding will be discussed but not determined

ASSUMPTIONS

The city of Indianapolis wishes to develop the Central State site for public and private use

Indianapolis still aims to be the "amateur sports capital of the world"

Private investors will fund a major portion of the development and public private partnerships may also be used.

The historical buildings on the site are suitable for adaptive reuse including spaces for living.

The site will be cleaned of contaminants and scrub vegetation prior to construction.
REVIEW OF LITERATURE
STIGMA AND ADAPTIVE REUSE

Stigma is not a major detractor when considering abandoned hospital sites for redevelopment and adaptive reuse. In fact, reuse of hospital sites is a fairly common practice in the recent past. In the state of Massachusetts alone, eight out of ten hospital sites sold by the state government between 2001 and 2006 have become the focus of redevelopment projects (Heikin and Bernier, 126). According to Heiken, hospitals offer many positive aspects for reuse including: previously landscaped grounds, the presence of important natural resources within an urban context, a sense of history, and a sense of ownership by the surrounding community based on past associations with the hospital (127). On top of these potential benefits, hospital sites offer the unique campus layout that allows new mixed use developments to take on an "urban village" feel (Heikin and Bernier, 129).

The number of reused hospitals is quite large in part due to their suitability and in part due to the large number of vacant hospitals in the United States. The 1980s and 1990s saw the closure of many psychiatric and state hospitals nationwide due to deinstitutionalization and a movement towards outpatient care which allowed state governments to cut costs and patients to remain close to family support. From 1970 to 2002 the number of psychiatric beds dwindled from 525,000 to 212,000 and the state and county share in beds provided dropped from 80 percent to 27 percent respectively (Sharfstein, and. Dickerson, 685). The amount of defunct hospitals already being reused as housing and office space speaks to the potential for more developments of this sort. Roadblocks in transferring development rights of state owned property and lack of funding are the obstacles to redevelopment mentioned most often, not stigma. Other reasons for not developing include not wanting added traffic congestion from new residents and shoppers (Heikin and Bernier, 129).

In broader terms, adaptive reuse of a building with a stigma can be thought of as a way to forget a medical stigma. In his introduction to the book Materializing Culture: the Art of Forgetting, Forty discusses the opposing forces of forgetting and remembering that are at odds with each other (8). Determining which option is better (remembering or forgetting) is a difficult problem that does not need a definite answer. Acknowledging the previous use, and therefore the stigma associated with it may be just as valid an option as completely disassociating with the past use. In the face of 9/11 and Hurricane Katrina, competitions that sought to reimagine these areas favored design responses that were avant-garde and visionary as opposed to those that were New Urbanist or more traditional (McKee 93).
In summation, one way to allow forgetting of the past is to remember it with something out of the ordinary. Reed Kroloft, the Dean of the Tulane School of Architecture, said he wanted to see “bright visions” and “glimpses into a promising future” and showed his dislike for “quaint, predictable and market friendly” responses for development in post Katrina New Orleans (McKee, 92-93). In this sense, a break with the past is symbolic and memorable in itself. Whether or not attention is called to the site’s past use, it will be impossible to escape. A more indirect recalling of past use would make a more effective commemoration than something entirely direct and obvious (Forty, 8).

Therefore, simply restoring old hospital buildings as period pieces, museums, or shrines to the past may be one of the least effective ways to redevelop the Central State site.

Examples of hospital redevelopments include a variety of outcomes. The concept of the urban village and modern hospital reuse are combined in the Adidas Village project in Portland, Oregon. Here, the site provides a good location close to downtown, high ceilings for a loft like feel and five separate buildings for a campus atmosphere (Gragg 2010). The article *Seeking Asylum* describes the redevelopment of three Victorian style asylums in Massachusetts, New York and Michigan. These projects resulted in developments with between 50 and 207 housing units, along with a mix of shops, office space, golf courses, trails, farms, churches, and light industrial development (Bousaw, 22-25). These old Victorian style hospitals offer a lot of charm while at the same time recalling darker days of mental health treatment. The precedents are many and the uses varied for hospital redevelopment.

In general, adaptive reuse is seen as a positive, no matter what the previous use of a site may have been. It takes under-used or vacant properties and gives them new life while creating unique new properties (Artibise 2009). Reuse is also a sustainable infill practice that doesn’t contribute to sprawl (Bousaw, 23). The feasibility of a project depends not on being able to overcome stigma but rather the condition and character of existing structures as well as site location. The same care of construction and finishing must be taken as with any other project. An apartment should feel like an apartment, not a hospital room. As long as the new space serves its function appropriately, it seems to matter very little what the previous use was.
SPORTS IN INDIANAPOLIS: Economic and Lifestyle Benefits

This research seeks to prove that Indianapolis is a good fit for a new sports campus complex. There are needs that could be filled with this new complex and it would be of economic and lifestyle benefit to the city as well as the central Indiana region.

Indianapolis has a strong background in supporting sports. It has long marketed itself as the “amateur sports capital of the world” (Indianapolis, 1991). In the plan for the regional center, cultural and athletic facilities are listed second on a list of six key components for the city’s regional center development (Indianapolis, 1991). The city has had a clear consistent vision for sports in the past and has not broken with that vision. As evidence, the city’s Lucas Oil Stadium opened in 2008 at a cost $675 million and secured the 2012 bid to host the super Bowl for the city (Schoettle, stadium). Despite a more recent focus on investment in professional sports, the city also hosts the NCAA basketball tournament, state high school championships, and has played host to Olympic trials in swimming, showing support for amateur athletes. The sporting experience in Indianapolis is diverse to say the least.

It may seem like Indianapolis has reached its goal of being a sports capital; however, need for sports facilities and venues continues as gaps in facilities occur. The Indianapolis Tennis Center on IUPUI’s campus was demolished in August of 2010 (replaced by a parking garage) and the Indiana World Skating Academy faces eviction from Pan Am Plaza as it closes for redevelopment (Schoettle, sports). The Indianapolis Ice have long been talking about building new facilities as well. They announced plans in January 2010 to build a new $12 million facility, location still yet to be announced and possibly determined (Olsen, IBJ). These two gaps alone hurt the image of the city as a sports capital and threaten already well established programs in ice skating and tennis in the area. Indianapolis is a major center for ice sports and Olympic hopefuls train at Pan Am Plaza (Olsen, IBJ). The RCA Tennis Championships, an Indianapolis staple beginning in 1979 can no longer be held in the city. Focusing on these two gaps as part of the design of a new sports complex gives a clear direction to development and fills an existing need in the city. Fears of over spending on sports complexes are merited as facilities quickly become out of date and fall into disrepair. Examples in Indianapolis include the RCA dome which came and went before it was paid for and the Major Taylor Velodrome constructed in 1982 and now in disrepair. This is why focusing the development towards the surrounding under-served community as well as elite athletes is a must according to sources looking
"Champions keep playing until they get it right." Billy Jean King

Figure 1: Missing pieces of Indianapolis sports culture. Yellow circles represent previous location of Indianapolis Tennis Center and the and Pan Am Plaza Ice rinks which may soon close. The site is shown in green.

at redeveloping the Central State site (Schoettle, Complex). Private public partnership is also practical to make sure tax payers are not bearing the entire cost of sports related projects (Schoettle, Complex).

Much of the belief that sports stadia have economic benefit is an exaggeration by stakeholders in the sports industry (Delaney, 6). Sports stadia do have the limited benefit of publicity and media exposure for the associated city; however, the new jobs, enhanced local tax revenues, and secondary development of retail and restaurants, often promised economic benefits of such projects, have in most cases been shown not to exist (Delaney, 23, 194). A sports complex will generate opportunity for renewal, but does not guarantee it (Chapin). A trend towards stadia that serve multiple functions and host a variety of events provides more potential for stadiums to generate revenue and be viable economically (Sawyer, 393). Tennis and hockey do not require as elaborate or large stadia as football, baseball or even basketball require (Sawyer). This means less up-front cost and associated risk if public funds are used. While sports stadia may not be the cure-all many cities are hoping for in terms of economic development, they do bring a city a certain reputation and have the potential to do good especially when well planned and integrated into their surroundings (Chapin).

The economic benefit of sports facilities reaches its fullest potential when such facilities are linked into a broader framework of development usually involving mixed use projects. Chapin offers a three point system for
determining if a sports complex has acted as an urban renewal catalyst or not. They are: does the project 1) generate spillover spending benefits for the surrounding district, 2) generate new construction in the district and 3) rejuvenate a blighted area? Knowing these points, it is clear the design for any sports facility must face outward to the community and be paired with other development, instead of merely being plopped down as a single stand-alone piece of infrastructure. Evidence shows that stadiums do not produce the "vibrant neighborhoods" that retail, business and residential development do (Delaney, 198). If this is the case, it is logical to position sports facilities in the broader scope of a retail, residential and business development. Linking with other types of development is also a way to gain more funding from private investors (Noles, 81). More scrutiny is placed on large scale sports developments that use public dollars as a sole source of funding and this practice forces those who may not be able to afford ticket prices to pay for arenas and stadiums (Delaney, 6).

The Indianapolis Regional Center Plan 2010 asserts that recreational facilities should bring people together and the public should be made aware of all recreational opportunities available to them (Indianapolis, 1991). Sports facilities offer opportunity for entertainment and recreation and keep a city competitive in today's urban market, and are extremely valuable as a health and wellness tool.

Development of large sports stadia alone is not the answer for bringing economic and cultural benefit to Indianapolis. Scale of such facilities should be carefully considered and alternate programming of the facilities for cultural events should be planned from the beginning. Tennis and hockey facilities that may qualify as stadiums should be paired with open public courts and rinks that have a direct benefit on the surrounding community. A diversified plan with many user groups in mind and a community focus offers protection against the whims of the world of professional sports franchises. Ultimately, the main focus of the site should be on recreation and enjoyment of sport, not merely consumption of professional sports.

The reuse of buildings on site would have to serve secondary functions as they could not easily be converted into large sports facilities due to small structure and room layout (C.S. Reuse). They could be support offices, housing for athletes using the facility, sports medicine training facilities, workout rooms, and visitor and guest services.
This review takes into account a survey of the criteria of 5 different design competitions for sports facilities to help determine what is important in the design of a successful sports and recreation facility. The awards and sponsors are listed in Appendix C along with a criteria matrix. The matrix confirms important areas of agreement which will be discussed further. The findings work to support that sports facilities are reliant on ancillary spaces, require some degree of flexibility, should be aesthetically pleasing and should relate to adjacent outdoor environments.

Sports and recreation facilities depend heavily on their ancillary spaces to function properly. Locker rooms, storage and office space, laundry rooms, training and treatment rooms are just a few areas that need to be considered. The locker room alone must then be broken down further into lockers, showers, toilets, grooming areas and circulation areas. Planning should begin with these areas in mind as the success of a sport facility depends on these secondary uses (Sawyer, 73). Facilities should not be oversimplified in this regard. Three surveyed design competitions mention ancillary spaces and user friendliness as important concerns.

Sports often require large spaces so maximizing the use of these spaces through morphing and multi-use spaces is an important consideration. In the Horst Korber recreation hall in Germany, one large room that can hold 3450 spectators is transformed through hydraulic bleachers and curtains into three rooms that seat 1050, 650, and 475 separately (Sturzbecher, 145). This gives the room the flexibility to house different activities at the same time and to accommodate a wide range in scale of activities. Creating morphing spaces and designing with multiple uses in mind is a definite design trend in sports facilities it is beneficial from not only a use standpoint but a budget standpoint as well (Sawyer, 393).

A sports facility is aesthetically pleasing. While aesthetics can be subjective, sports facilities should do more than merely fulfill their function. The ideals of sports are lofty and can be embodied in building and site architecture. Sports venues are highly visible to the public and a good venue to showcase advancements in architecture. Four out of five design competitions surveyed listed aesthetics or overall impression as a design
criterion. Unique features are also commonly a judging criterion. Even awards that introduced budget and maintenance criterion, aesthetics still were listed as a priority.

Relationship to the outdoors and the surrounding site is another important consideration. If a facility is going to feature both indoor and outdoor use, this aspect is very important for a smooth transition from one to another. One not so surprising trend in recreation facilities is a tending towards indoor facilities as opposed to outdoor settings (Worpole 2004). If facilities must be indoors, views to a natural setting and many connections to programmed outdoor spaces might be incentives to come outside. A great example of this is the sports facility at the School for the Physically Disabled in Ingolstadt Germany (see page 41 figures 35 and 36). A below ground swimming pool opens up like a walkout basement with a continuous wall of windows onto the outdoor sports facilities (Sturzebecher, 154). Students who may only be able to use the swimming facility still feel a connection to the outdoor space and can see what other students are doing. They are not excluded from participation and the space is a merger of indoor and outdoor qualities. Giving the public what they want: indoor facilities, while encouraging and incentivizing them to use outdoor facilities is one way to balance indoor and outdoor uses on the Central State site. Fitting with the site context or the overall master plan was the concern raised most often in the design award survey, so this aspect should not be overlooked and is covered more in the next section.

One important area that was not common to the design awards is a green or sustainable component. Facilities for recreation and sports have in recent years lagged behind in the green building and sustainability trend (Sawyer, 28) Only one design award factored in sustainability, but this trend may be changing. Cities going for Olympic bids now show plans for state-of-the-art sustainable buildings, as evidenced by Chicago and Vancouver's bids (Sawyer, 29). The Beijing Olympic committee used three ideals for building design and construction which were "the Green Olympics," "the High-tech Olympics," and "the People's Olympics" (Beijing, xvii). If sports are to be viewed as the ultimate display of human health, the buildings that house them should also be healthy and contribute to the health of the environment.
A campus must combine many uses and user groups into a cohesive whole. They are more than just places for learning, they are social institutions (Davis 1990). Campus Plans that provide for chance meetings between students, faculty, and unfamiliar activities create informal educational opportunities and embody the spirit of learning (Keast, 175). Plans must balance circulation, study, relaxation, and beauty if they are to be the best backdrop to structured activities that occur inside buildings (Goltsman, 175). Much like the design of any large scale building or facility, a campus connects primary uses with a secondary support system, serves differently scaled groups and programs, and must focus on transitions between indoor and outdoor space. A traditional campus must go beyond this and provide a home away from home for users (Marcus, 177).

To illustrate this point, Marcus draws the analogy of Individual buildings being like homes. Users identify the building they spend the most time in or around as their home base. This “home base” building should have a “front porch” or main entrance that includes seating and other amenities (180). The “front yard” is green space associated with a building or particular area of a campus and some buildings may even have backyards that offer a semi public sort of courtyard. This analogy works well and takes into account the typical day to day patterns of the user. A place where a regular user does not feel comfortable or at home would not be successful. For the Central State campus plan, this means considering all sides of the buildings as important and focusing on the human scale at all times to ensure spaces are comfortable.

Another model for campus design is Dober’s Paradigm College. Here, thirty elements of varying importance are listed and evaluated in a matrix. This model is a comprehensive list used to evaluate existing campus landscapes. The elements include:

- Surrounds
- Perimeter
- Boundary markers
- Gateways
- Campus roads
- Walks
- Bikeways
- Threshold
- Terminus
- Parking
- Heritage
- Secondary
- Tertiary
- Wetscapes
- Dryscapes
- Botanical gardens
- Horticulture gardens
- Arboreta
- Natural preserves
- Nature walks/trails
- Gardens for art
- Amphitheatres
- Special theme gardens
- Site history
- Play fields/recreation
- Interior spaces
- Signs
- Lighting
- Site furniture
- Seating

(Do boer. xxii)
Beyond this listing, the five main points of The Paradigm College model are: human scaled elements; response to seasons and micro climate; landscaped zones; minimized parking and traffic flows; coordinating materials and furniture to create a sense of place; and including greenbelts at the perimeter of the campus (Dober, 62).

Both Marcus and Dober stress the importance of greenery and landscaped spaces on a campus. In a survey of Berkeley students, asking for favorite spots on the campus, most answers showed an affinity for green or natural areas with trees (Murray, 189). Trees are also effective as green belts, screens, and noise reducers, and can make any walk more enjoyable (Dober, 10). Trees and Lawns are standard fare for campus landscapes but many universities go as far as to market themselves as arboretums or a "garden with buildings" to attract more students and faculty (Dober 5, 9, 10). Central State has the benefit of many large trees and lawns which should both be improved upon and seen as an asset worth protecting. That being said, shrubs and vegetation are also a major contributor to safety and security issues.

Safety and perceived safety is a major concern on campuses. Women most often fear being isolated in a dark environment with low visibility and places for strangers to hide (Day, 1999). Strategies to reduce fear include increased lighting, trimmed plantings, and fewer hiding places (such as behind dumpsters, crevices or articulations in building facades or spaces with one exit) as these address the issues head on (Day). Commonly feared spaces where extra care might need to be taken are alleys, parking lots, isolated stairways, natural areas, and long narrow entrances (Day, Marcus, 196). Lighting is one of the most important considerations needed to create a safe outdoor environment and can be integrated in several interesting ways. Illuminating building facades creates more lights and acts as a way-finding device which builds confidence and reduces fear (Marcus, 195). Lighting should be designed with the pedestrian in mind and be at a human scale; tall spot light type fixtures should be avoided (Marcus, 195). The sense of familiarity and ownership comes into play again as most fear is merely perception of unfamiliar areas and people as dangerous (Day). In most women’s minds the "safest places" are located in the heart of campus and populated by students, not community members (Day). To deal with this issue, Day recommends integration and investment in surrounding areas rather than a "fortressing" approach which would only legitimate fear. In the
case of Central State, located in an area of perceived and perhaps actual high crime, where visiting athletes would share facilities with community members, connections and improvements off of campus grounds are essential to building a level of trust and safety. Boundaries and marking of boundaries is still important from a symbolic and place-making standpoint but will not be thought of as a way to keep people out (Dober, 93).

The idea of shared use facilities is to draw people in to get the most use out of facilities. This is a practice best explained by this quote from a 1973 sports booklet, “Schools are not separate entities divorced from other services provided by civic governments. Sharing educational and recreational services is the simplest and most common example (EFL, 28).” Yet a shared facilities program, combining recreation and education, that would save money and serve more people is not the norm. Sharing facilities between schools and communities can justify greater spending and allow more people to access recreational and other resources (Dept. of Ed, 30).

One successful integration of facilities including an elementary school, community center, library and park is the New Edison School and Pacific Park revitalization in Glendale, California. The project occupies 9.5 acres and the school and community rooms are laid out as a campus. In terms of recreation and sport at New Edison, facilities are located mainly outdoors including a ball field, multi purpose field, a play yard, a splash pad and a playground (Goltsman, 176). The school principal reports that the increased number of on-site programs brings more parents to the school and keeps more kids after school. She adds, “This facility feels like a park, not just a typical school. It’s a joy to see kids running around and playing tag... just being kids” (Goltsman, 191). The integration of uses like a public library and public park gives parents and the community at large more reason to use the property and to feel a sense of ownership. The facility looks sharp, carefully planned and well funded. The Edison School shows an alternative that if applied at Central State would take up only a slight portion of the 160 acre site while providing the community with resources and inviting them onto the site. It too could be a “focal point for identity and activity” as the new Edison school has become for an under served, diverse community (Goltsman, 190)
SITE POTENTIAL

Existing buildings, underground conditions and natural features will play a major role in the determining the design of the site. Surrounding neighborhoods and possible points of connectivity will also be influential factors.

To begin, there are two distinct types of buildings on the site—historical and non-historical. The historical buildings include the old pathology, laundry, dining hall/kitchen and administration buildings (C. Green 2007). These buildings are worth saving (C. Green). The Pathology building is already listed on the national register of historic places and serves as the Indiana Medical History Museum and therefore must be kept. Most of these buildings have unique interest and are aesthetically pleasing. They are clustered in the lower west side of the park. The old power plant is located in the same cluster and though not historical, blends with the other buildings while having its own unique character.

The other category of buildings are not historical and are dorm style residences for men and women built in the late 1950s. They are institutional and bland (Rootsweb). They also contain asbestos and it was determined to be cost prohibitive to rehabilitate them (Beaubian 2010). These buildings have little in the way of character and are placed rather sporadically on the site. While not completely dismissing the reuse potential of these buildings, their removal would not be a great loss in terms of history and aesthetics of the site. (More information on buildings can be found in appendix A and on pages 35-38).

Other concerns with structure on the site include what is happening below ground. The largest hospital buildings were demolished in the 1950s and buried underground on site (C.S. Reuse). A large portion of the site is therefore unable to support footings for new buildings (Beaubian). Surface treatment, small shelter type structure and plantings is still admissible (Beaubian). The northwest portion of the site is covered by unmarked graves and cannot be disturbed (C.S. Reuse). The property is also lacking connections to the Indianapolis’s water, sewer and power grid, as it was once a self contained campus (Beaubian 2010). Any new connections to city services will be an added cost and should be considered when laying out new development.

The surrounding neighborhood will influence final program and the character of future development. Hispanic storefronts run along...
Washington Street to the south of the site giving the impression the surrounding neighborhoods have a large Hispanic population; however, this abundance of Hispanic businesses is misleading as to demographics of the neighborhood. Based on 2000 census data, Marion County had a 4% population of people claiming Hispanic of Latino Origin, and the previously determined “central state vicinity” area (all census block groups with 50% or more of their area inside a one mile radius of the central state property) had a 9 percent population of people claiming Hispanic or Latino Origin (C. S. Reuse 2007). Using a one mile radius from the site may be too large to get an accurate idea of Latino Population, but in these figures Latinos are still a small minority near the site. While the design should remain inclusive, focusing on Hispanic needs is not entirely justified by these numbers.

Income level and housing vacancy are other factors affecting future development. Within the Central State vicinity, median family and household incomes remain significantly lower (approximately $10,000 to $20,000 below the Marion County average). The Central State vicinity area also shows a 14% housing vacancy rating compared with an overall 9% Marion County rating (Reuse 2007). These figures demonstrate the current depressed nature of the area. Much stands to be gained from revitalization and new development, however; previous economic development plans done by private firms that have called for new housing on the Central State site do not address the vacancy issue, or the fact that no infrastructure currently exists where new housing is being proposed (Beaubian 2010). In a 2003 vacant homes assessment for Marion County, Wayne and Center Townships ranked highest out of the nine townships in amount of vacant homes with 4,649 and 1,190 vacancies respectively and the area around the site is plagued with vacant homes (City, 7,8). Building large tracts of new homes would not address this issue. Large amounts of single family housing is not the best use for this property.

figure 2: vacant homes from the 2003 vacant homes assessment of Marion County showing an abundance of vacant homes around the site.

Washington Street is a major thoroughfare running along the south edge of the site. It connects the site to the airport, zoo, White River State
Park (NCAA, Indiana State and Eiteljorg Museums), the convention center, Circle Center Mall and arts garden, and Victory Field. A light rail system has also been discussed for future development of the West Washington street corridor (Beaubian 2010). Washington Street gives the site visibility and is already a strongly developed corridor through the downtown. It will be important in connecting the site to the downtown and should be developed along with the site itself.

Connection to other recreational green spaces can easily be established. The White River corridor, complete with greenway, as well as Eagle Creek corridor, with a greenway under development, are located to the east and west of the property respectively (Regional Plan 2020). If these trails connect into the Central State site, a larger user base arriving by foot and by bike could be garnered while at the same time connecting the two greenways at a major destination. The Eagle Creek Greenway could even become part of the site as INDOT is looking to close its facility abutting the southwest corner of the Central state property, which has creek side access (Beaubian 2010). Connecting into these systems will be key to integrating the site into the recreational fabric of the city.

**SIGNIFICANCE**

The Central State Property is 160 acres that sits abandoned. The city purchased the property with the intent to develop it, yet nothing has been done for seventeen years. The site is well situated within the city and holds much potential. Any proposed use for the site will generate more economic and community benefit for the city and surrounding neighborhoods than a fenced off property containing vacant derelict buildings.

What offers even more incentive for redevelopment is Central State’s rich history and character. Historic buildings with fine detailing sit in disrepair. The Indiana Medical History museum is lost amid a sprawling disorganized campus. Stately mature trees are enjoyed by only a select few who are allowed to enter the site. Because of its rich history as a medical Institution dating back over one hundred years, community awareness and connection to the site it relatively high. New development could add a new layer to the site’s history and return the site to the community’s consciousness.
Now is the time to plan a space that will be an asset to traditionally under-served adjacent communities and the city as a whole.

positive way. Value would be added to something already valuable rather than starting anew.

This development also gives the opportunity to showcase a new way of thinking about sports and recreation facilities. Recent trends in large scale stadiums funded by the public can be alarming and frustrating in terms of democracy and sustainability. This project would showcase a truly integrated sports stadium and recreational facility that combines with other public and private uses to share a space that is rich and diverse. A campus that supports all types of athletes, as well as housing community space, commercial space, and cultural event space is a hybrid that is more at the core of the ideals of athleticism and a step away from the corporate sports machine.

This development would complement and extend the cultural activities happening on Washington Street. The White River State park, and accompanying museums are minutes away and other sports facilities, hotels, and Circle Center Mall line Washington Street. This connection would be even stronger considering that Washington Street is also under consideration for commuter light rail connecting the airport to the downtown core. Any development made along this route would only support the need for this new infrastructure.

This site has lain fallow for the past seventeen years and the importance of its development has already been established by the city. Several plans have been laid but due to economic hard times have not come to fruition. Now is the time to plan a space that will be an asset to traditionally under-served adjacent communities and the city as a whole. This is a chance to reassert the city’s commitment to sports of all kinds while at the same time focusing on health and wellness, community development and connectivity.
PROJECT REQUIREMENTS
provide short term housing and amenities for athletes of all types

Connect to the surrounding community

Promote Health and Fitness

Create a campus that connects into the sports and cultural fabric of Indianapolis
This project seeks to create a sports campus with something for everyone that connects into the sports and cultural fabric of Indianapolis. It will be a catalyst for both economic and social revitalization.

Goal 1: Promote Health and Fitness
- construct sports facilities for exercise
- construct sports facilities for the viewing of sports events
- provide alternative forms of fitness
- provide a network of trails

Goal 2: Connect to the surrounding community
- provide easy access to the site
- extend improvements into surrounding neighborhoods
- provide places for community gathering
- connect to existing trails and provide easy access

Goal 3: Restore historic buildings
- program buildings with compatible uses
- provide a new circulation network to fit with new uses

Goal 4: Ensure that the development creates economic stimulus
- include retail, commercial, and office spaces for a variety of user groups
- make the development visible from major thoroughfares through signage and site design
- provide short term housing and amenities for athletes of all types

Goal 5: Make the site a fun place to be for a variety of users
- provide a variety of activities and amenities
- make buildings and landscape interactive
- ensure safety through lighting, visibility and carefully planned connections
The single largest concern on the site that is not a physical problem is safety. Considerations for how to promote a safe environment along with the feeling and perception of safety are a major concern. Maintaining eyes on the park by giving local residents more reason to frequent the park and achieving a greatest sense of ownership will be key.

Physical Issues and limitations mainly involve underground obstacles and natural features. Most of these issues were discussed in detail in the last portion of the review of literature entitled “Site Potential” Diagrams below highlight some of these concerns along with some previously unmentioned issues.

**RUINS**

Figure 3
The large bare area in the northern half of the site was once home to Seven Steeples, the women’s ward and largest building on the site. It was demolished and buried on site rendering this land unsuitable for buildings. The southwest corner is currently operated by INDOT and will be included in the site design as it provides access to Eagle Creek (greenway currently under construction).
Figure 4
Aligning new structures with limited existing infrastructure, although not the most important determinant of design, is important to controlling costs and will be considered.

Figure 5
Portions of the site are in the flood way. Important or open structures will not be developed in this area.
THE FIVE ASPECTS OF MENTAL HEALTH

The five aspects for improved mental health provided below, form the basis for programmatic choices made on the site. Being active is the main focus, but all elements are represented in some facet. Mental well being requires a wholistic approach to life, which is what the site attempts to offer.

CONNECT
farmers market. community garden. athlete housing. everyone’s backyard

BE ACTIVE
soccer. running. biking. tennis. climbing. cardio. weight training. romping. ice skating. walking. basketball

BE CURIOUS
medical history museum. meeting and convention rooms

LEARN
community gardens. health and wellness programs. day camps. sleep away camps

GIVE
volunteer opportunities

ACCOMODATING EXISTING USES AND BUILDINGS

MOUNTED PATROL for festival crowd control and a unique everyday security presence, the squad of 11 horses will be retained on site.

FIRE STATION provides even more of a security presence. It is brick, attractive, and fairly new construction.

VETERANS HOUSING now used to house homeless veterans, these structures will be reused to house property directors and administrators as well as camp directors. Veterans will be relocated.

MEDICAL HISTORY MUSEUM discussed in further detail later, historic structures are kept, while most non-historic structures are removed. The museum is augmented with outdoor memorial spaces.
The program for the Central State Sports Campus seeks to serve the Indianapolis region as a whole as well as the surrounding community. Both programs combine to provide many diverse uses for the everyday user as well as visitors who may only come for a sporting event once a year. The community centered program tries to account for already existing amenities found nearby at Thatcher and Rhodius Parks. For example, through the Rhodius Park Master plan it is clear that the need for swimming pools and baseball fields has already been met (Indy, Rhodius,3). This division of regional versus community is not intended to separate user groups but to ensure the site accommodates as many users as possible and does not leave anyone out.

This diversified program fits under the umbrella of the five aspects of better mental health discussed on the previous page.

**Regional Aspects**

**Hosting events**
- corporate events/ picnics
- outdoor markets and festivals
- concerts
- sports- games and meets

**Tennis**
- courts
- stadium
  - 10,000 to 5,000 seats
  - hidden/ in natural setting

**Ice rinks**
- hockey
- ice skating
- recreational use
  - 1/2 to 1 hour travel time
  - 1 rink serves 100,000

**Soccer**
- league sports
  - camps
  - 1 to 2 mile service radius
  - 1 field serves 10,000

**Indoor Recreation/ Super Center**
- 80,000 to 100,000 square feet

**Cross Country**
- 5k high school course
- modify previously laid out course

**Trails and paths**
- connect to Eagle Creek and White river trials
COMMUNITY ASPECTS

Hosting events
- community meetings

Rhodius and Thatcher Parks
connect/ expand on services:
- pool (2) indoor and outdoor
- community center
- community meeting rooms
- baseball
- softball
indoor recreation, tennis, soccer still at a deficit

Max Bahr park
- update and expand
- increase vegetation/ definition

Gardens/farmer market
locate by densest renter occupied area
10 by 200 ft plot size 25 plots per acre
4 acres equals 100 gardens with service area

Health clinic/ rehab center
in conjunction with IUPIU and downtown hospitals

Figure 9- Rhodius Park's service area
already covers a many of the surrounding neighborhoods

SUPPORTING USES

Hotel/ lodging space
- visiting teams
- summer overnight camps
- conventions
- athletes in residence
- number of rooms TDB

Parking
- events
- daily needs

Horse stables
- keep mounted patrol on site
- event management
- 500 foot odor and fly buffer around stables
- soft footing for paths- no asphalt

Restaurant/ cafeteria
- for residents and workers
- for spectators
- unique/ and or upscale dining
- locally grown on site?

Sport shop
- repairs
- rentals
- souvineirs

Storage
- grounds and maintenance
- ice grooming equipment
- garden/ farmers market equip.
Design process/ methodology
CITY CONTEXT Figure 10

In the context of the city of Indianapolis, the site is

- less than three miles from Monument Circle,
- less than two miles from the IUPUI campus and
- less than two miles from and White River State Park and greenway

Washington Street (US 40) Connects the site with the airport to the west and activities in the downtown to the east. The 160 acre site is well connected and close to the action of the city.
Zooming out on a regional scale, we see the site is nicely positioned for use by a larger population of people, including bikers and walkers. It lies along a designated pedestrian corridor and could link directly to Eagle Creek Park (the city's largest park) with the construction of Eagle Creek Greenway.

Washington Street, to the south of the site, is a clear choice for pedestrian and cycling development. Developing Washington Street as a pedestrian corridor as per the guidelines of the Indianapolis MPO would be beneficial in connecting the site to Downtown in the future. This would also facilitate the connection of many miles of existing trails on the White river with the proposed Eagle Creek Greenway.
EXISTING CONDITIONS

Figure 12

- Larger dormitories are located on the east side of the site and smaller more historic buildings are clustered to the west.
- Max Bahr Park is in the northeast corner.
- Veterans housing lines Warman Avenue in the southeast corner.
- The southwest corner is currently operated by INDOT and will be included in the site design as it provides access to Eagle Creek (greenway currently under construction).
- Vegetation is heaviest through the center portion of the site.

Max Bahr park

Veterans housing

Bahr building

mature trees

medical history museum

INDOT storage facility
Buildings were evaluated on the following Criteria:

- Historical significance
- Materials
- Aesthetics
- Condition
- Size
- Location

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Construction Date</th>
<th>Square Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Campus motel</td>
<td>1960s</td>
<td>14,000</td>
</tr>
<tr>
<td>2. Body shop</td>
<td>1990</td>
<td>2,100</td>
</tr>
<tr>
<td>3. Red cross building</td>
<td>1955</td>
<td>26,000</td>
</tr>
<tr>
<td>4. Pathology building</td>
<td>1935</td>
<td>9,108</td>
</tr>
<tr>
<td>5. Maintenance buildings</td>
<td>1960s*</td>
<td>3,000*</td>
</tr>
<tr>
<td>6. Old power plant</td>
<td>1998</td>
<td>20,000*</td>
</tr>
<tr>
<td>7. Old laundry building</td>
<td>1994</td>
<td>17,000</td>
</tr>
<tr>
<td>8. New power plant</td>
<td>1989</td>
<td>4,600</td>
</tr>
<tr>
<td>9. Kitchen and dining hall</td>
<td>1959</td>
<td>14,500</td>
</tr>
<tr>
<td>10. Men's recreation building</td>
<td>1989</td>
<td>9,900</td>
</tr>
<tr>
<td>11. Carpenter shop</td>
<td>1937</td>
<td>11,220</td>
</tr>
<tr>
<td>12. Car wash</td>
<td>1998</td>
<td>1,200</td>
</tr>
<tr>
<td>13. Administration building</td>
<td>1938</td>
<td>35,000</td>
</tr>
<tr>
<td>14. Evans buildings</td>
<td>1974</td>
<td>140,180</td>
</tr>
<tr>
<td>15. Bolton building</td>
<td>1974</td>
<td>140,180</td>
</tr>
<tr>
<td>16. Bahr building</td>
<td>1958</td>
<td>123,000</td>
</tr>
<tr>
<td>17. Conference center</td>
<td>1970s*</td>
<td>1,500*</td>
</tr>
<tr>
<td>18. Veterans house(s)</td>
<td>1940s</td>
<td>1,500*</td>
</tr>
<tr>
<td>19. New fire station</td>
<td>2000s</td>
<td>2,000*</td>
</tr>
<tr>
<td>20. Old Fire Station</td>
<td>1945s*</td>
<td>2,000*</td>
</tr>
</tbody>
</table>
NEW BUILDING USES

ADMINISTRATION
site administration
reception
office space
short term athlete housing
suites
possible school facility

CAFETERIA
Cafeteria
Restaurant
service delivery
New Roof- potential for green roof food production

37.
4. **Carpentry Shop**

3. **Old Men's Recreation Building**
   - garden shop
   - clinic/doctor's office
   - physical therapy and rehab

5. **Old Power Station**
   - head house for super center
   - restaurant
   - reception area

6. **Laundry Building/Beckman Theatre**
   - meeting and convention rooms
   - storage for outdoor ice rink equipment
   - theatre
SITE ANALYSIS

C E M E T E R I E S A N D O P E N L A N D

continuing streets TO SPEEDWAY

TO AIRPORT

only streets to cross R.R. track

big eagle creek and future greenway

misalignment of Tibbs at Washington street

figure 31

figure 32 Surrounding homes

Flood plain

Potential greenway connection

Major vehicular routes

Pedestrian /neighborhood scale connections

Dense renter occupied homes

Potential entry point

INDOT area to be annexed

Wooded or pastoral area

Major axis

Railroad

Commercial use
MAX Bahr PARK

This typical grass lawn park is an important gateway from the neighborhoods. With the cultural presence of St. Anthony's Church and dense housing stock nearby, the park has the potential to be well used. The park should be integrated with the rest of the site while at the same time adding spatial definition with plantings etc.

RAIL ROAD BARRIERS & PEDESTRIAN CONNECTIONS

Many residential streets dead end when reaching railroads on the northern and southern boundaries of the site. Harris Avenue and Warman Avenue make the only connections and are therefore important thoroughfares to consider.

WASHINGTON STREET COMMERCIAL CORRIDOR

High visibility and a direct connection between downtown and the airport make the southern boundary of the site the ideal location for a major entry and mixed use development as well as eye catching elements to draw visitors into the site.
DESIGN PRECEDENTS

SCHOOL FOR THE PHYSICALLY DISABLED  Ingolstadt, Germany

Comparison Value:
- sports facility located by historic building in ruin
- playing with topography
- considering views from indoor sport spaces onto outdoor spaces
- historic landscape
Comparison Value: another sports campus

- athlete housing
- combination of multiple sporting uses and cultural event spaces
- historic site and a layering of building types
- high use times and low use times
- innovative and flexible architecture

Olympiapark Berlin began as the stage for the 1936 Olympics and is today a well used park accommodating many sports and entertainment functions. The site is heavily treed, has strong axial alignment and is focused around the Olympic stadium. These elements were utilized in the Central State development.
MASTER PLAN: FIRST ITERATION

The design progressed by moving forwards and backwards and was not a linear process. The program was altered as the spaces were altered and vice versa. Definite patterns emerged and were kept throughout the process, but many detours were made along the way.

Cons
- transects divide the site into too many pieces
- building forms are stagnant and rely on buildings that will not be kept.
- Lack of development and special materials/treatment along Washington Street
- Lack of everyday user parking

Pros
- Road meander slows visitors as they drive onto the site and shows off the landscape
- Central Core starting to emerge
Changes made

- athlete housing and suites are giving more striking linear form
- combination uses into shared spaces
- bringing out more of the history of the site
- thought about high use times and low use times
- innovative and flexible architecture
- program refinements and additions

Needs to improve

- pedestrian circulation patterns
- exploiting vegetation and topography to divide spaces
- exploiting the idea of exposed ruins with actual programed spaces
- landmarks and sense of entry
GEOMETRIC ELEMENTS
- Circle- unity and wholeness symbolize community
- Linearity- connections and living with direction and purpose

BUILDINGS
Structuring new development around existing buildings creates a core in the center of the site and loosely divides the site into regional draw and community or neighborhood draw programmatic elements.

VEGETATION
Two large open meadow areas are found on opposite corners of the site (northeast and southwest) and denser vegetation is centered down the middle of the site, expanding on the existing stand of trees.

ROAD
The road maintains its meander from previous iterations allowing visitors a chance to slow down and view large expanses of the site. Views open onto exposed ruins and large picnic meadows.
The main goals of the topography plan are to create an eye catching and functional addition to the landscape. Mounds and sunken spaces are used throughout the site. Another major concern was finding a use for the fill created by the tennis stadium. Specific functions of grading are listed to the left. In short, grading is an inexpensive option for adding function and playfulness to the site.

Specific functions
- changing spectating view
- sledding hill
- back boards
- space division
- seating
A five kilometer cross country course to accommodate high school meets takes advantage of the site’s existing and newly created topography to make an exciting and challenging course. Kilometer markers, which are popular places to take times and for coaches to congregate, are shown above and marked with landforms or signposts on the course. The course is a grass path at least 10 feet wide at all times and the number of hard surface path crossings is minimized.
The day camp and tennis center building faces inward to create a sense of community and security. Campers can look down onto the central space and have a place that is theirs. Located a short walk away are the camp staff housing.

Camps would specialize on tennis and soccer as well as general sports. In regards to the tennis center, a gentle slope and elevated stands are two options for viewing tennis matches.

Community garden plots occupy the space directly south of Max Bahr Park. The garden is around 4 acres in size and has 300 plots. Each plot is approximately 800 square feet and could be subdivided as needed.

Other amenities that serve the garden include the former conference center building, reused as the garden education center, and garden supply storage buildings, located within the garden and constructed from recycled remains of demolished buildings.
viewing hill

tennis center

promenade

demonstration circle

meditation circle

garden center with parking

entry for houses to east

pass under

camp

Figure 56
TRAILHEAD

A new trailhead brings walkers and bikers from as far away as Eagle Creek Reservoir onto the site over a pedestrian bridge. The bridge and old salt storage facility act as landmarks and with the realignment of Tibbs Avenue, they are all the more visible. The salt building will offer bike rentals and restrooms and a new cafe (shown in red) will provide a place to refuel. The corner of Tibbs and Washington will be well anchored and hopefully the beginning of more redevelopment in the surrounding area.

MIXED USE AND BUS ENTRY

Frontage along Washington Street is the key to selling the sports campus and making sure it has the exposure it needs to survive. A small mixed-use development on Warman Avenue and Washington Street is the first step in this process. Possible businesses include a sporting goods store and repair shop, food stands, childcare, or any number of other retail uses. People waiting for a match or game to begin might enjoy spending a few minutes here.

An existing bus route is incorporated into the development with a new bus stop. In the event spectators would need to be shuttled from downtown, easy drop off is available.
PLAN ENLARGEMENT: CORE AREA
As the most built out and active portion of the site, the core area was developed in more detail as evidenced over the following pages. Definition of the core area is provided by buildings and vegetation. Circulation paths draw visitors from the parking area to the doors of the super center and to the main entries of the tennis stadium.

**RED** new construction  
**BROWN** reused buildings

**SQUARE FOOTAGES**

<table>
<thead>
<tr>
<th>Building</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Super center</td>
<td>85,000</td>
</tr>
<tr>
<td>Suite and housing</td>
<td>22,000</td>
</tr>
<tr>
<td>Convention center</td>
<td>17,000</td>
</tr>
<tr>
<td>Cafeteria</td>
<td>14,500</td>
</tr>
<tr>
<td>Offices (men’s rec)</td>
<td>9,900</td>
</tr>
<tr>
<td>Rehab center</td>
<td>11,200</td>
</tr>
<tr>
<td>Administration building</td>
<td>11,000</td>
</tr>
</tbody>
</table>
Reused buildings and the addition of a sports super center and tennis/multi use stadium, make the core area the center of the action. Dynamic buildings and landscape forms converge to make an exciting event space. Key design elements used throughout the plan are:

- Buildings retrofitted with more glass for a more modern feel and a greater connection to the outdoors.
- Vegetation guiding visitors to important entries and separating spaces.
- Buildings framing spaces and views.
- Depressed or sunken sporting areas to enhance spectating and to be less obtrusive.

**THE CORE: FOCUS AREA**
preliminary section does not accurately reflect stadium construction/excavation depth
Seven Steeples, former home of the women’s ward, was once the largest building on the Central State Property. Its linear form is derived from the ideas of Dr. Thomas Kirkbride. He believed bilateral symmetry gave patients structure and the surrounding landscape was meant to be beautiful to inspire calmness. The building and the grounds were a treatment in themselves. Fresh air, exercise, and organized activities were the key to better health (Thomas).

As a part of the new Central State grounds, The Seven Steeples ruins will be excavated and augmented to accommodate different sporting activities as well as unstructured play and a memorial space. The walls of the ruins will serve to contain balls, block views, provide seating, act as a climbing surface, while at the same time creating a restorative environment for users. Excavations can also be utilized to contain unleashed dogs or small children. The newly exposed ruins will complement the historic aspects of the site while at the same time adding more interesting and useful spaces to enjoy.
FREE FORM PLAY AND CLIMBING WALL

BALL CONTAINMENT AND BACKBOARDS
super center  power plant entrance  cantilever  stadium  meeting the ground

figure 68

figures 70 and 71- solar sheets in color glazed glass

figure 69- facade  heat evacuation

figure 72  outdoor dining for cafeteria  entrance cut into hill side  planted screens for stadium  concession and suite spaces
These sections though the core area show the dynamic nature of the architecture and landscape. Beginning with the power generating facade of the super center, the eye is drawn from the parking lot into the plaza area. The old power station has been converted to the headhouse for the super center (fig. 73). New glass structures meet old brick to blend historic and modern structures. The cantilevered housing units reach out of an earth mound and demonstrate the idea of support structures in achieving mental health and athletic goals.

Moving on to the stadium, planted barriers separate the stadium from the rest of the space, but the grade remains the same. Concessions and suite access meet the ground and otherwise the view to the tree stand remains open. Finally a planted berm accommodates the change in grade to the east.
CONSTRUCTION DOCUMENTATION

Figure 73.5 - Campus sign slope stabilization/ concrete wall

- gunned concrete shell
- anchor plate
- steel sill nail set in concrete
- compacted subgrade

61.
CAMPUS SIGN
This landform is a wedge rising out of the ground at a 6% slope. It ramps up to a height of 14 feet, except for the portion accommodating the cross country course, which ramps back down, cutting into the slope. At the high end of the sign there is space for a restroom under the landform (see figure 60 for visual clarification).
PLANTING PROGRAM

Primary concerns: winter interest . maintenance . year round color palette.

ARBORVITAE PLANTERS
Located principally in the entry plaza area, arborvitae were chosen along with the red twig dogwood for their winter interest, easy maintenance and relatively small and manageable size. Different shades of green remain in the winter for ice skating season. As an added benefit, the Golden Globe arborvitae has a tennis ball appearance.

IMPACT TREES
Used in massing and along the road way, these trees have vibrant colors in either fall or spring. They add a wow factor to the site at least once a year. The tree stock across the site would include species that blend in a bit more, but these specimens are meant to stand out.

Maples: allee
Japanese zelkova: parking lot
Gingko: road median
THERAPY GARDEN.

Viewed by workers and visitors to the adjacent doctor's office and rehab center, the therapy garden uses attractive flowering plants to immerse users in beauty. Used as a base perennial, garden heliotrope (valeriana officinalis) is aromatic and also used in medicines used to treat anxiety. The semicircular space near the doors could be planted more intensely and contain more vibrant annuals. The base plants shown here offer a contrast between dark and light foliage as well as floral interest.

<table>
<thead>
<tr>
<th>code</th>
<th>scientific name</th>
<th>common name</th>
<th>#</th>
<th>Height Spread / Sun</th>
<th>Maintenance</th>
<th>Characteristics / Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>VO</td>
<td>valeriana officinalis</td>
<td>garden heliotrope</td>
<td>2</td>
<td>3'-3.5'</td>
<td>full</td>
<td>light fluffy silver foliage, clump perennial, scented</td>
</tr>
<tr>
<td>RR</td>
<td>rosa rugosa 'Tru Dignity'</td>
<td>rugosa rose</td>
<td>1</td>
<td>3'-6'</td>
<td>full</td>
<td>tolerant and hardy rose, hedge, pink color</td>
</tr>
<tr>
<td>PO</td>
<td>physocarpus opulifolius 'Diablo'</td>
<td>nine bark</td>
<td>1</td>
<td>17'-24'</td>
<td>full/part</td>
<td>dark leaves shrub, hedge, winter interest</td>
</tr>
<tr>
<td>CC</td>
<td>cotinus coggyria 'Royal Purple'</td>
<td>smoke bush</td>
<td>1</td>
<td>7'-10'</td>
<td>full</td>
<td>dark purple leaves, smoke flowers, informal hedge</td>
</tr>
</tbody>
</table>
In event settings large thoroughfares are often required to accommodate crowds. These concepts look at a way of utilizing a 30 foot path for more than just crowd control.

Figure 91-
To expand the presence of ice skating on the Central State grounds, a seasonal outdoor ice rink will be constructed. The 800 foot linear rink is roughly the same square footage as a traditional rink, but would offer a more unique skating experience. This installation would require a liner and a base of sand to lay refrigerator pipes. Head units and electrical equipment for the rink could be hidden under a simple structure.

Figure 93-
The 30 foot path also allows for a farmers market or fair to be held throughout the core area. Based on the 10 foot depth of the typical pop-up tent, this configuration allows ample room for vendors and shoppers. The farmers market would draw people to the site throughout the summer and would be the only market on the west side. It would also compliment the community gardens by giving them a way to earn income.

ICE RINK

FARMERS MARKET

THIRTY FOOT PATH TYPICAL USES
CONCLUSION

The redevelopment of Central State Mental Hospital presented in this thesis will create a vibrant and lively space for the city of Indianapolis and for near-west side neighborhoods. A diversity of uses and the potential to serve hundreds of visitors weekly is where the project's true value lies. The fact that the sports campus is constructed on a historic landscape and celebrates mental wellness only adds to the character and usefulness of the space.

The combination of new, modern architecture and landscape forms with historic buildings and landscape allows the site to step into the future while at the same time commemorating its past. Surely the construction of such a facility in Indianapolis would cement the city's reputation for dedication to amateur athletics and add further incentive for residents to be active, engaged, and healthy citizens.
### APPENDIX A: EXISTING STRUCTURE INFORMATION

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Construction Date</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>New fire station</td>
<td>2000's</td>
<td>2,000*</td>
</tr>
<tr>
<td>Carwash</td>
<td>1998</td>
<td>1,200</td>
</tr>
<tr>
<td>Body shop</td>
<td>1990</td>
<td>2,100</td>
</tr>
<tr>
<td>New power plant</td>
<td>1989</td>
<td>4,600</td>
</tr>
<tr>
<td>Evans buildings</td>
<td>1974</td>
<td>140,180</td>
</tr>
<tr>
<td>Bolton building</td>
<td>1974</td>
<td>140,180</td>
</tr>
<tr>
<td>Campus motel</td>
<td>1960s</td>
<td>14,000</td>
</tr>
<tr>
<td>Kitchen and dining hall</td>
<td>1959</td>
<td>14,500</td>
</tr>
<tr>
<td>Bahr building</td>
<td>1956</td>
<td>123,000</td>
</tr>
<tr>
<td>Red cross building</td>
<td>1955</td>
<td>26,000</td>
</tr>
<tr>
<td>Maintenance buildings (4)</td>
<td>1950's*</td>
<td>1,000* varies</td>
</tr>
<tr>
<td>Veterans houses(5)</td>
<td>1940's</td>
<td>1,500*</td>
</tr>
<tr>
<td>Administration building</td>
<td>1938</td>
<td>35,000</td>
</tr>
<tr>
<td>Carpenter shop</td>
<td>1937</td>
<td>11,220</td>
</tr>
<tr>
<td>Men's recreation building</td>
<td>1899</td>
<td>9,900</td>
</tr>
<tr>
<td>Pathology buildings</td>
<td>1895</td>
<td>5,705</td>
</tr>
<tr>
<td>Old laundry buildings</td>
<td>1894</td>
<td>17,000</td>
</tr>
<tr>
<td>Old power plant</td>
<td>1886</td>
<td>20,000*</td>
</tr>
<tr>
<td>Conference center</td>
<td>1970s*</td>
<td>1,500*</td>
</tr>
<tr>
<td>Old Fire Station</td>
<td>1940s*</td>
<td>2,000*</td>
</tr>
</tbody>
</table>

* indicates a rough estimate

### APPENDIX B: 2004 MARION COUNTY DEMOGRAPHICS SUPPORTING COMMUNITY GARDEN MEDIAN HOUSEHOLD INCOME

Indy Parks and Recreation. 2004 Indianapolis-Marion County Park, Recreation and Open Space Plan page 67
RENTER OCCUPIED
HOUSEHOLDS

Indy Parks and Recreation. 2004
Indianapolis-Marion County Park,
Recreation and Open Space Plan
page 63

SIX PERSONS OR MORE PER
HOUSEHOLD

Indy Parks and Recreation. 2004
Indianapolis-Marion County Park,
Recreation and Open Space Plan
page 66
APPENDIX C: RECREATIONAL FACILITIES DESIGN CRITERIA

National Intramural-Recreational Sports Association - outstanding sports facilities award
The International Association for Sports and Leisure Facilities - design awards
Recreation Management Magazine - innovative architecture design awards
American Sports Builders Association - design awards
Athletic Business - facilities of Merit

<table>
<thead>
<tr>
<th>criteria</th>
<th>NIRSA</th>
<th>A. Business</th>
<th>Loc/Iaks</th>
<th>Rec Mgmt</th>
<th>ASBA</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>fit with master plan/site surroundings</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>4</td>
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<tr>
<td>aesthetics (general)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>4</td>
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<tr>
<td>EFFICIENT USE OF SPACE</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>accommodates planned volume of users</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
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<tr>
<td>allocating resources to usable spaces</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
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<td>maintenance and operation expenses</td>
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<td>1</td>
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<td>1</td>
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<td>unique characteristics</td>
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<td>1</td>
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<td>1</td>
<td>1</td>
<td>3</td>
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<tr>
<td>ancillary support spaces</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<tr>
<td>operation/delivery of programs</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<td>3</td>
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<tr>
<td>user friendly</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>outdoor aesthetics</td>
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<td>1</td>
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<td>2</td>
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<td>spatial adjacencies</td>
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<td>1</td>
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<tr>
<td>materials/finishes</td>
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<td>1</td>
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<td>security and ada</td>
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<td>1</td>
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<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>indoor aesthetics</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>achieving planned usage</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
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<tr>
<td>unique funding grants</td>
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<td>1</td>
<td>1</td>
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<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>
APPENDIX D: LIST OF FIGURES

Figure 1 | page 10  | missing sports diagram
Figure 2 | page 18  | vacant homes | City of Indianapolis Vacant Housing Initiative
Figure 3 | page 25  | Ruins Location Aerial
Figure 4 | page 26  | Sewer and Water Lines
Figure 5 | page 26  | Flood plain
Figure 6 | page 27  | Tai Chi | trip-to-china.com
Figure 7 | page 27  | biking in leaves | corbis.co.in
Figure 8 | page 28  | Medical History Museum | author
Figure 9 | page 30  | Rhodius Park Service Area | Rhodius Park Master plan 1997, 2
Figure 10 | page 33  | Vicinity Map Wayne Township
Figure 11 | page 34  | Alternative transport connections
Figure 12 | page 35  | inventory map | Google aerial
Figure 13 | page 35  | image Max Bahr Park | author
Figure 14 | page 35  | image veterans housing | author
Figure 15 | page 35  | image Bahr building | author
Figure 16 | page 35  | image mature trees | author
Figure 17 | page 35  | image medical history museum | author
Figure 18 | page 35  | INDOT storage facility | Google aerial
Figure 19 | page 35  | building reuse map
Figure 20 | page 36  | aerial historic buildings | Bing maps
Figure 21-22 | page 36  | image administration building | CS Reuse
Figure 23 | page 36  | image interior cafeteria | CS Reuse
Figure 24 | page 36  | image carpentry shop and men's recreation building | author
Figure 25 | page 36  | image column Men's Recreation building | CS Reuse
Figure 26 | page 36  | image interior men's rec. | CS Reuse
Figure 27 | page 36  | image exterior old power building | CS reuse
Figure 28 | page 36  | exterior old power building | author
Figure 29 | page 36  | interior old power building | author
Figure 30 | page 37  | image exterior laundry building | CS reuse
Figure 31 | page 39  | analysis diagram
Figure 32 | page 39  | image surrounding homes | author
Figure 33 | page 40  | image Washington street store fronts | author
Figure 34 | page 40  | image Max Bahr Park | author
Figure 35 | page 41  | School for the disabled | Sturzebecher, 157
Figure 36 | page 41  | School for the disabled | Sturzebecher, 155
Figure 37 | page 42  | Horst Korber Plaza | panoramio.com
Figure 38 | page 42  | Horst Korber Sports Hall Interior | Sturzebecher, 147
Figure 39 | page 42  | Horst Korber | Sturzebecher, 147
Figure 40 | page 42  | Berlin's Olympic Sports Park | Google Aerial
Figure 41 | page 43  | first iteration master plan

72.
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