

**Notes from Keystone Monon Community Group Planning Meeting
January 4, 2023 | Refinery46 Office 2201 E. 46th Street at 5:30pm**

Attendees: Andrew Whitmire (resident), Cameron Dershon (resident, Bellaire), Beth Graham (resident, Bellaire), Anderson York (resident, Bellaire), Harold Webler; Britt Redd(Department of Metro Development); Kim Payne (commercial); Jesse Rice (commercial-Black Circle/Loom), Brandon Powell (resident/commercial and Midtown Indy Board Member)Michael McKillip (Midtown Indy), Danita Hoskin (Midtown Indy), Krista Bozacki (Midtown Indy); Taylor Firestine (Health by Design); Zach Deitch, Audrey Broaddus, Kent Parker

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Meeting was held in a hybrid format: in-person at the Refinery46 and via Zoom; special thank you to Brian Schutt (Refinery46) for providing the physical hosting location; Brandon Powell (Co-facilitator); and Krista Bozacki (Zoom Producer). Danita welcomed attendees and each person introduced self. Danita further shared how Midtown Indy became involved and its role in the planning process. A PowerPoint presentation entitled “Crafting a Keystone-Monon Certified Plan” was shown and served as the guide for the meeting.

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Meeting Recap: Stakeholders in the Keystone-Monon community invited Midtown Indy, a nonprofit community service organization, to convene and facilitate a certified community planning process. Midtown Indy’s role is to listen and learn from neighbors; to serve as liaison with City; to provide staff support in drafting the plan; and working with City to have plan adopted.

An informal working group has been meeting since April 2022. To help defray the cost of the Keystone-Monon Certified Plan, Metropolitan Board of Realtors® (MIBOR) provided \$10,000 and National Association of Realtors (NAR) provided \$5,000 to begin engaging residents, business owners, and stakeholders. At the November 30, 2022 meeting, attendees unanimously approved distribution of the flyer/postcard “What do you call this area?” to residents and commercial entities within and near the Keystone Monon boundaries. The flyer/postcard was mailed to 3,500 homes and businesses to help create awareness and generate neighbor engagement in the planning process. Please visit Midtown Indy website to learn more and join the effort to craft the Certified Plan: <https://midtownindy.org/projects-programs/keystone-monon-plan> .

A review of what is a Department of Metropolitan Development certified plan; who is involved in the planning process: residents, business owners; stakeholders; why is a City certified plan important to the neighborhood; what municipalities are involved; how long will it take to complete. A copy of the City Certified Plan Checklist and Certified Guidelines were discussed. Click [here to view a pdf](#) of the Certified Plan checklist.

To learn more about the Certified Planning Process, [view a pdf of the Certified Plan Handbook](#). DMD's [PlanIndy website](#) maintains a registry of certified plans. While not officially a piece of The Comprehensive Plan, the site allows everyone involved in community planning to be aware of not only official city policy, but also that a community has developed its own plan through a robust engagement process.

Assets: *Keystone-Monon Boundaries: 54th Street – North; 38th Street – South; Monon Trail-West; Keystone Avenue – East; Monon Trail – West.*

Keystone-Monon is a community with a unique history on the east side of Indianapolis' Midtown. This community has long been an affordable place to call home for low- to moderate-income families. Like the late 1950's, demographics are once again shifting. Poverty rate has decrease from 22% to 16%. Data indicates a 20% increase in Median Assessed Home Values. As of 2019, the racial breakdown is 48% persons of color and 52% white. Beyond changes in the residential area, investment in the commercial corridors is booming for the first time in decades and at a fast pace. The neighborhood is home to multiple beloved assets including the Indiana State Fairgrounds, Indiana School for the Deaf, Arsenal Park, Broad Ripple Haverford Little League, Refinery 46, Hope Plumbing, and The Indianapolis Black Firefighters Association to name a few. To learn more history, visit: <https://midtownindy.org/projects-programs/keystone-monon-plan>.

Aspirations for the neighborhood:

- Want to see a Plan that supports affordable living
- Community engagement of all stakeholders
- City Certified Plan

Challenges facing the neighborhood right now?(per attendees):

- Consensus
- Getting residents, business owners, stakeholders to the meetings
- Schooling/education
- Street calming needs, particularly on 46th, 49th, and 52nd
- Gentrification
- Single-family new constructions frequently are used as short-term rentals rather than live-in homeowners or long-term renters
- Highly transient community below 46th Street
- Disengaged investors
- Keystone has sufficient blight

What's Next:

- Secure a designated City planner partner to help in the planning process and be in attendance at next meeting(s)
- Formalize working groups
- We have work to do as a community to prepare for the formal planning process. While dozens of residents, business owners, anchor institutions and community organizations have indicated interest in participating and supporting the planning process, **WE NEED YOU!**
- Different Methods to engage others: Attend meetings/events already occurring such as the SoBro Farmers Market

CHANGE IS HAPPENING; BE A PART OF THE CHANGE; we need YOU:

- Register for updates on the planning process;
- Encourage your neighbors to join you in working on the certified plan;
- Interested in a subcommittee: Asset Mapping, Engagement, Communication, Infrastructure, Greenspace, Transportation, Food security, Land use & Zoning, Housing planning, etc.;
- If you interested in sitting on the steering committee, please inform Midtown Indy staff at info@midtownindy.org

Next Meeting: Wednesday, January 18, 2023, 5:30 p.m. at Refinery 46 located at 2201 East 46th

Notes as observed by Danita Hoskin, Midtown Indy Community Builder

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