

## Notes from Keystone Monon Community Group Planning Meeting

January 18, 2023 | Refinery46 Office 2201 E. 46th Street at 5:30pm

Attendees: Jesse Rice (46<sup>th</sup> Street Coalition & KMNA), Tom Westrick (resident), Kristine Bockman (46<sup>th</sup> Street Coalition); J.C. Bockman (46<sup>th</sup> Street Coalition), Andy Whitmire (resident), Cameron Dershon (resident, Bellaire), Matt Broering (resident), Carrington Sanders (City of Indianapolis MNA), Harold Webler; Jesse Rice (commercial-Black Circle/Loom), Howie Hughes (resident), Andrea Drygas (Reconnecting Our Waterways), Brandon Powell (resident/commercial and Midtown Indy Board Member), Taylor Firestone (Health by Design); Zach Deitch, Michael McKillip (Midtown Indy), Danita Hoskin (Midtown Indy)

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Meeting was held in a hybrid format: in-person at the Refinery46 and via Zoom; special thank you to Brandon Powell (Co-facilitator). 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” is on the Midtown Indy website at [info@midtownindy.org](mailto:info@midtownindy.org). People are encouraged to visit the website.

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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 started meeting in April 2022. Effective September 2022, an informal group of residents, business owners, and stakeholders every other week on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday. Group decided to postpone the February 1<sup>st</sup> meeting and meet on February 15<sup>th</sup> instead at 5:30pm at The Refinery46 located at 2201 East 46<sup>th</sup> Street. Going forward, subcommittees will establish their meeting dates/time.

The goal is to have every one invite/encourage others to participate on a subcommittee of their choice and ultimately create Keystone-Monon Steering Committee. The Steering Committee will be comprised of 9-13 residents, business owners, and stakeholders. Postcards entitled “CHANGE is happening in the Keystone-Monon Neighborhood” are being mailed to 7,000 doors to help create awareness and generate neighbor engagement in the planning process. A correction to January 18, 2023 meeting notes: It was reported 3,500 mailers were mailed door to door. The actual mailing was to 7,000 doors. Please visit Midtown Indy website to learn more and join the effort to craft the Certified Plan: <https://midtownindy.org/projectsprograms/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.

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

Keystone-Monon is a community with a unique history on the east side of Indianapolis' Midtown. 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. To learn more history, visit: <https://midtownindy.org/projects-programs/keystonemonon-plan> .

**Aspirations for the neighborhood:**

- Want to see a Plan that supports affordable living, Quality of Life;
- Community engagement of all stakeholders;

**City Certified Plan Challenges facing the neighborhood right now?:**

- Consensus;
- Getting residents, business owners, stakeholders to attend 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

**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
- Have copies of Certified Plans to review and use as templates

**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;
- Sign up for 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](mailto:info@midtownindy.org)

Next Meeting: Wednesday, February 15, 2023, 5:30 p.m. at Refinery 46 located at 2201 East 46th

Notes as observed by Danita Hoskin, Midtown Indy Community Builder