

ACKNOWLEDGEMENTS

West Indianapolis Development Corporation, GINI convening organization

Beth Gibson, GINI Coordinator

Jill Siegel, GINI Facilitator

GINI Steering Committee

Rhonda Akers, IPS #49 – William Penn Elementary

Kimberly Andersen, West Indianapolis Public Library

Dr. Bill Beranek, Indiana Environmental Institute

Amanda Chevalier, IPS #46 – Daniel Webster Family Academy

Betty Conner, Billie's Food Pantry

Richard Cornell, West Indianapolis Neighborhood Congress

Kathi Dee, IPS #46 Parent Liaison

Sgt. Lori Demaree, Metro Southwest District

Elaine Dillahunt, Indy Parks

Damon Donaldson, Rhodius Park Family Center

Lt. Mike Estridge, Indianapolis Fire Department

John Fox, West Indianapolis Neighborhood Congress

Rick Freeman, WIDC

Jeff Gearhart, WIDC

Father Joseph Gibson, St. John the Forerunner Orthodox Church

Julianna Gonyou, Marion County Health Department

Jim Grim, George Washington Community School

Rylan Hall, City of Indianapolis

Dr. John Hay, West Morris Street Free Methodist Church

Philip Hooper, City of Indianapolis

Pastor Ida Johnson, Cornerstone of Hope Church

Dr. Christine Kunkel, Key Learning Community

Bertha Leak, Southwest Health Center

Clark Lienemann, Mary Rigg Neighborhood Center

Henry Martin, Southwest Health Center

Ted Massey, LISC

Alice McColgin, Indianapolis Power & Light

Maggie McCoy, WIDC

Ron McCrimmond, National Starch Food Innovation

Pamela Mason, Resident

Deborah Miller, Carnine Little League

Tip Privert, Resident

Kathryn Rowe, IPS #46 – Daniel Webster Family Academy

Mary Jo Sashegy, Eli Lilly & Company

Phil Schaefer, Keep Indianapolis Beautiful, Inc.

Andrew Stephens, Indy Parks

Amy Tompkins, Indianapolis Neighborhood Resource Center

Sara VanSlambrook, LISC

Tina Vasquez, IPS #49 Parent Liaison

Bishop Stephen Wilson, Cornerstone of Hope Church

Merri Young, West Indianapolis Neighborhood Congress

Toby York, Goodwin Center

● 46 names



To achieve the goals described above, partners and residents identified dozens of action items that they committed to accomplish over the next five years. The 12 top-scoring (based on Steering Committee voting) action items to be accomplished during that time period are listed below:

KEY ELEMENTS OF THE IMPLEMENTATION WORK PLAN

- Develop a comprehensive housing investment plan to steer neighborhood development.
- Develop Center for Working Families model as a comprehensive approach to increasing self-sufficiency including a strong financial coaching program.
- Develop stay-in-school messaging effort including encouragement of higher education.
- Continue providing youth and young adult programming (including before and after school, summer youth employment, youth employment services, day camp, and GED).
- Create effective communication medium internally within GINI partners and local organizations through a collaborative WIKI.
- Prepare and implement Morris Street streetscape plan.
- Provide updates on IDEM air quality plan and develop action plan to disseminate final results of study in the neighborhood.
- Design and construct/install attractive gateways into the neighborhood initially promoting Kentucky Avenue at Morris per the Gateways Toolbox and the Morris Street Bridge.
- Review and revise current neighborhood Comprehensive Plan to ensure appropriate development.
- Prepare renewal/reinvestment plan and land use study for the Valley including the GM plant site.

- Engage community with INDOT/City plans for 2012 and 2022 plans for I-70.
- Engage community with City on reuse of Chrysler property.

The heart of the West Indianapolis quality-of-life plan, however, is a critical set of principles that establish a framework for how and why groups are going to collaborate in the neighborhood. The result of that inquiry is a statement (included later in this report) regarding the collective idea for collaboration, indicators, core values, guiding behaviors, and critical actions that all “roll up” into an organizational structure for ongoing implementation of the quality-of-life plan objectives that will ensure the sustainability of the community building effort. Two key groups will play a critical role in sustaining efforts: the community at large and the GINI Implementation Team. The community at large will be organized by WINC to act as a 1) pool of active and engaged volunteers and 2) a review body/sounding board for measuring progress and revising priorities.

The Implementation Team will be responsible for providing oversight of the execution of the plan and developing tools to assist in implementation. As such, in addition to the key elements of the work plan described above, the following actions are critical to promoting sustainability of the community that will provide a foundation from which other activities can occur. In other words, without achievement of the items below, the likelihood that the work plan will be completed will diminish. The following actions will be the responsibility of the Implementation Team:

- Develop a community fund to support a broad array of community activities.
- Develop strategies for obtaining participation from groups outside the immediate community in order to secure resources/support.
- Grow a pool of volunteers by developing a shared database of volunteers and associated talents/interests and preparing/distributing materials highlighting volunteer opportunities.

- Identify one business, church, or school each year that we will commit to collaboratively engaging to become a greater contributing community partner.



3. ECONOMIC

Goal

Commercial and industrial development in West Indianapolis provides residents with quality goods, services and jobs and residents support the community aspirations to be a desirable area in which to live, be employed, and locate a business

Indicators and Baseline

- No. of businesses in the area - 213 businesses in West Indianapolis as of 2007
- No. of retailers in the area - 43 retailers in West Indianapolis as of 2007
- Amount of retail expenditures leaving the neighborhood - In 2004, retail float was high in the following categories: drug stores/ pharmacies (\$6.6M); apparel (\$5.1M); hardware (\$4M), appliance, radio and television stores (\$3.8M); eating and drinking establishments (\$3.5M); furniture stores (\$3.2M); food stores (\$3.2M), Automotive Dealers (\$3.1M)

Story Behind the Numbers

- Industrial development and reuse of formerly industrial land is a concern to the neighborhood; the closing of the Chrysler plant is one example heightening this condition because of the resulting loss of a significant number of jobs and likely affect on small businesses in the area (loss of economic input and customers to small businesses; this is tied to air pollution and community assets).
- The predominance of the industry in the neighborhood is cited as a weakness; however, partnerships with and involvement of industrial companies has been positive.
- Resident desires for retail development have economic support from a 2003 MetroEdge study that found that overall retail expenditures are leaving the neighborhood and that the area could support additional retail in the categories of Apparel, Drug Stores/Pharmacies and perhaps Hardware/Building Materials, Barber/Beauty Shops, Child Daycare, and Health Services. Conversely, physical boundaries such as the Conrail tracks along the north edge of the neighborhood provide a psychological barrier to some existing retail services. The neighborhood's unusually large daytime population (nearly twice the resident population) with generally higher incomes, however, provides further justification for a retail development strategy – one that will likely need to be complemented by other strategies that strengthen the marketplace.



Design charrette vision illustrating a new facade on the Safeway grocery store as well as improved streetscape and pedestrian elements.



Design charrette vision showing mixed-use infill development that forms a village center at Morris Street and Belmont Avenue.

4. PHYSICAL (CONT.)

Action Steps	Year					Facilitating Partner	Other Partners	Performance Measures
	1	2	3	4	5			
4.1 Monitor and address air quality concerns								
4.1.1 Provide updates on IDEM air quality plan and develop action plan to disseminate final results of study in the neighborhood	■	■				WINC	IDEM, CAP, NIC, media, Citizens Action Coalition, DPW	No. of trees planted
4.1.2 Identify locations/opportunities to plant trees to mitigate air quality concerns	■	■	■	■	■	WINC	KIB, schools, churches, DPW	Completion of community plan
4.1.3 Consider SWHC role in health monitoring re: air quality (and potentially to identify new sources of funding that could go toward solutions, e.g., tree planting)		■				WINC	SWHC, IKE, HEC, state-level advocacy partners	
4.2 Provide a high quality, high amenity public environment								
4.2.1 Prepare and implement Morris Street streetscape plan	■	■	■			WIDC	WINC, City-County Council, INDOT, DMD, KIB, businesses, DPW, LISC	No. of improvement projects completed
4.2.2 Prepare and implement Belmont Street streetscape plan			■	■	■	WIDC	WINC, City-County Council, INDOT, DMD, KIB, businesses, DPW, LISC	
4.2.3 Design and construct/install attractive gateways into the neighborhood initially promoting Kentucky Avenue at Morris per the Gateways Toolbox and the Morris Street Bridge	■	■				WIDC	WINC, City-County Council, INDOT, DMD, KIB, businesses, IndyParks, DPW, Gateways/Rotary	
4.2.4 Identify where and how to provide greenway connections to new Washington-to-Raymond corridor	■	■	■	■		WIDC	WINC, City-County Council, KIB, IndyParks	
4.2.5 Develop land use plan that allows for the transition of vacating industry and the mitigation of air quality impacts		■	■			WIDC	WINC, City-County Council, DMD, businesses, CAP, property owners	
4.2.6 Develop acquisition and development strategy for Blue Lake and Warman Chrysler land			■	■		WIDC	WINC, City-County Council, DMD, property owners	
4.2.7 Prepare infrastructure improvement priorities per resident input (i.e., alleys, sewers, sidewalks) and coordinate with Capital Improvement Program through Neighborhood Liaison	■	■	■	■	■	WINC	WINC, City-County Council, DPW, Mayor's Office	
4.2.8 Convene discussions with IndyGo on current and desired routes and schedule		■				WINC	WINC, IndyGo	
4.2.9 Promote and celebrate tree planting in Rhodius Park	■	■				WINC	IndyParks, KIB	

4. PHYSICAL (CONT.)

Action Steps	Year					Facilitating Partner	Other Partners	Performance Measures
	1	2	3	4	5			
4.5 Plan for long-term development opportunities resulting from downtown activity, industry vacancies, and other projects								
4.51 Prepare renewal/reinvestment plan and land use study for the Valley including the GM plant site		■	■			WIDC	DMD, INDOT, WINC, LISC	Completion of plans
4.5.2 Engage community with INDOT/City plans for 2012 and 2022 plans for I-70			■			WIDC	DMD, INDOT, WINC, MPO	
4.5.3 Engage community with City on reuse planning for the GM plant site		■	■			WIDC	DMD, INDOT, WINC	
4.5.4 Engage community with City on reuse of Chrysler property	■					WIDC	DMD, INDOT, WINC	

ABBREVIATIONS

CAP	Community Advisory Partnership	MCCANAM	Marion County Alliance of Neighborhood Associations
DMD	Department of Metropolitan Development	MPO	Metropolitan Planning Organization
DPW	Department of Public Works	MRNC	Mary Rigg Neighborhood Center
EDS	Electronic Data Systems	NIC	Neighborhood Improve Council
GWCS	George Washington Community School	PTA	Parent-Teacher Association
H&H	Health and Hospital Corporation	SPEA	School of Public and Environmental Affairs at IUPUI
HEC	Health Education Council	SWHC	Southwest Health Center
IDEM	Indiana Department of Environmental Management	WIDC	West Indianapolis Development Corporation
IKE	Improving Kid's Environment	WINC	West Indianapolis Neighborhood Congress
IMPD	Indianapolis Metropolitan Police Department		
INDOT	Indiana Department of Transportation		
INRC	Indianapolis Neighborhood Resource Center		
IPIC	Indianapolis Private Industry Council		
IPS	Indianapolis Public Schools		
ISA	Information Services Agency		
IUPUI	Indiana University-Purdue University Indianapolis		
KIB	Keep Indianapolis Beautiful		
LISC	Local Initiatives Support Corporation		