



AGENDA
PLANNING COMMISSION
 Tuesday, September 20, 2016 – 5:00 PM
City Council Chambers
 125 East Avenue B, Hutchinson, Kansas

1. ROLL CALL

- | | | |
|--|---|-----------------------------------|
| <input type="checkbox"/> Macklin | <input type="checkbox"/> Woleslagel | <input type="checkbox"/> Bisbee |
| <input type="checkbox"/> Hamilton (Vice Chair) | <input type="checkbox"/> Peirce (Chair) | <input type="checkbox"/> Obermite |
| <input type="checkbox"/> Carr | <input type="checkbox"/> Hornbeck | <input type="checkbox"/> Peterson |

2. APPROVAL OF MINUTES – Meeting of September 6, 2016.

3. CORRESPONDENCE & STAFF REPORTS – Motion to accept documents into the official record.

4. PUBLIC HEARINGS - NONE

5. NEW BUSINESS

a. **Comprehensive Plan Drafts**

- 1) 1.1 - Regional Setting and History (Casey Jones)
- 2) 2.1 - Housing & Neighborhoods (Amy Denker)
- 3) 2.2 - Public Safety (Amy Denker)
- 4) 2.3 – Aesthetics (Amy Denker)
- 5) 3.1 – Parks & Recreation (Aaron Barlow)

6. UPCOMING CASES

October 4, 2016

- a. **16-ZA-09** – Red Barn Reflections Rezone (R-3 to TA)
- b. **16-SDP-07** – Sun Valley Preliminary Plat
- c. **16-SDF-06** – Sun Valley Final Plat
- d. **16-CUP-03** – Sun Valley Conditional Use Permit (Truck Repair & Storage)

October 18, 2016

- a. **16-SDP-06** – Hampton East Preliminary Plat
- b. **16-CUP-04** – Kenny’s Conditional Use Permit (Bar/Tavern)

7. OPEN COMMENTS FROM THE AUDIENCE (Please limit comments to five minutes.)

8. COUNCIL ACTION ON CASES

- a. Area of Influence – Approved 9/6/2016

9. ADJOURNMENT

Staff Contacts:	Jana McCarron	620-694-2681	Casey Jones	620-694-2667
	Amy Denker	620-694-2638	Stephanie Stewart	620-694-2635
	Charlene Mosier	620-694-2639	Aaron Barlow	620-259-4198

1. **ROLL CALL**

The Planning Commission meeting was called to order at 5 PM with the following members present: Terry Bisbee, Harley Macklin, Tom Hornbeck, Darryl Peterson, Robert Obermite, Todd Carr, Mark Woleslagel, Janet Hamilton and Ken Peirce. Staff present were Jana McCarron, Director of Planning and Development; Casey Jones, Senior Planner; Aaron Barlow, Associate Planner and Charlene Mosier, Planning Technician. Steve Dechant, City Councilmember; Paul Brown, City Attorney; and Bruce Colle, Director of Engineering, were also in attendance.

2. **APPROVAL OF MINUTES**

The minutes of the August 16, 2016, meeting were approved on a motion by Bisbee, seconded by Macklin, passed unanimously.

3. **CORRESPONDENCE & STAFF REPORTS**

The documents and staff reports were accepted into the official record on a motion by Hornbeck, seconded by Woleslagel, passed unanimously.

4. **PLANNING COMMISSION TRAINING**

4a. Conflict of Interest - Paul Brown, City Attorney

Brown said the website for information on conflict of interest is www.kslegislature.org. A quorum for the Planning Commission is five members. The Attorney General reviews our agendas and minutes that are online for compliance with open meetings and conflict of interest requirements and will look into any complaints. Brown reviewed items that could give the appearance of impropriety, such as a spouse having 5% ownership in a business or \$5,000 of value in a business, holding office in a business entity or being party to a contract. In these situations it is best for the Planning Commission member to abstain from voting. The Planning Commission recommends approval of plats or zoning and not approval of public funds, which is a difference. He said living in a neighborhood involved in a zoning case is not a conflict. Brown said he is always available for staff and commissioners to ask questions of him.

5. **PUBLIC HEARINGS**

- a. **16-ZA-08:** Request for a change in zoning for a 27.9-acre tract, Parcel ID Number 139290001006000, located to the South and West of 1701 E Blanchard Ave from C-4 Special Commercial District and TA Transitional Agricultural Rural District to I-2 Industrial District (Owner/Applicant: Keith Bauer, KB Enterprises of Hutchinson LLC)

Peirce asked if there were any outside contacts or conflicts of interest; there were none.

Jones reviewed the case. Keith Bauer, KB Enterprises of Hutchinson, KS LLC is the owner. Currently the property has two zoning classifications, C-4 Special Commercial District and TA Transitional Agricultural Rural District. The property consists of 27.9 acres and is located on a highway frontage street adjacent to the city limits. A truck wash and mobile home park are located to the East. The applicant proposes to establish an office with a truck repair shop on the subject property. He currently operates a truck repair shop at 2201 S Lorraine St. to the West of the subject property and due to the growth of the business, he is proposing to develop the subject property, which is more suited to industrial uses than to commercial uses. A small triangle-shaped parcel with access to Blanchard Ave. has been annexed for access to the property. A subdivision plat and a conditional use permit will also be required. Jones showed photos and maps of the area including the Future Land Use Map and reviewed the factors.

Peirce asked the applicant for his presentation.

Keith Bauer, 931 North Wheat State Road, Burrton, said his business has grown significantly from 30 trucks to 50 trucks and 125 trailers and is continuing to grow. He has five mechanics that work in the repair shop and they have outgrown that space. He has 55 employees and is also planning to build a warehouse in South Hutchinson. His company hauls for Siemens and hauls road salt to Denver. He has purchased some very large machinery that he hopes to be able to use at the new location. In the future, if his two sons need to expand the business, the trees on the proposed property could be removed to allow for expansion.

Macklin congratulated Mr. Bauer on his successful business and asked what he plans to do with the current location at 2201 S Lorraine St. Mr. Bauer said he is not sure at this point.

Peirce closed the hearing and asked for a motion.

Motion by Carr, seconded by Macklin, to recommend approval to the City Council of Zoning Amendment request number 16-ZA-08 for a rezone of 27.987 acres of land located to the West and South of 1701 East Blanchard Avenue, from C-4 Special Commercial District and TA Transitional Agricultural Rural District to I-2 Industrial District based upon due consideration of the following factors:

- 1. Character of the neighborhood;**
- 2. Current zoning and uses of nearby property;**
- 3. Suitability of the property for its current zoning and use;**
- 4. Extent of detrimental effects to nearby properties if the application were approved;**
- 5. Length of time the property has remained vacant;**
- 6. Relative gain to the public health, safety and welfare compared to the hardship imposed upon the landowner if the application were denied;**
- 7. Impact on public facilities and utilities;**
- 8. Conformance to the Comprehensive Plan;**
- 9. Recommendation of the professional staff;**

The motion passed with the following vote: Yes - Macklin, Carr, Hamilton, Woleslagel, Hornbeck, Bisbee, Obermite, Peterson, Peirce.

- b. **16-ZA-07:** Request for amendments to the Hutchinson Zoning Regulations pertaining to wireless communication facilities.

McCarron said this is a request by Staff to withdraw the application based upon the advice of the City Attorney. At this time it is unclear if we need to amend the regulations because requirements are different on property that is right-of-way and land that is private property. Legislation may not apply to private property. If needed, a new public hearing could be held once ramifications of the changes to State Statute are better known.

Motion by Bisbee, seconded by Hornbeck to accept Staff's recommendation to cancel the public hearing and accept the withdrawal of the application for Case Number 16-ZA-07 requesting amendments to Section 27-921 and Section 27-1207 of the Hutchinson Zoning Regulations pertaining to wireless communication facilities, passed with the following vote: Yes - Macklin, Carr, Hamilton, Woleslagel, Hornbeck, Bisbee, Obermite, Peterson, Peirce.

6. **NEW BUSINESS**

- a. Comprehensive Plan Update

McCarron said over 800 surveys have been received so far. This is an excellent response as 600 responses is considered statistically significant. The deadline for submitting surveys to the City is September 30, 2016. Draft chapters of the Comprehensive Plan will be presented at the October 4, 2016 Planning Commission meeting. Because that meeting will have a lengthy agenda with five cases and five Comprehensive Plan chapters to review, we will have a dinner break after the public hearings and then review the draft chapters. At the October 18, 2016, meeting an additional five draft chapters will be reviewed.

7. **UPCOMING CASES**

- a. **16-SDP-06:** Preliminary Plat for the Hampton East Addition

This case will be heard at the October 4, 2016, meeting. This is a proposed residential subdivision near 43rd Avenue and Lorraine St.

- b. **16-ZA-09:** Red Barn Reflections Rezone (R-3 to TA)

This case will be heard at the October 4, 2016, meeting. The request is to use an existing barn and grounds as a private arboretum for events or occasions. It is located at 2801 Dillon Ave.

- c. The Kansas Chapter APA Conference will be held in Lawrence October 5 – 7, 2016. Staff will be attending and taking a van. Planning Commission members are invited to attend the Planning Commissioner training workshop on October 7th and their tuition will be paid. Bisbee said he would like to attend.

8. **OPEN COMMENTS FROM THE AUDIENCE** – None.

9. **ADJOURNMENT** – The meeting adjourned at 5:42 PM.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this _____ day of _____, 2016

Attest: _____



125 E Avenue B | Hutchinson KS 67501
620.694.2639

Cases: 16-PLN-15a, 15b, 15c,
15d & 15e

Staff Report

Planning Commission

September 14, 2016

PC Agenda Item #: _____

Planning & Development Department

Meeting Date: September 20, 2016

REQUEST:
2017-2037 Comprehensive Plan Draft Reviews (5 sections)

Staff

Staff Representative:
Jana McCarron, AICP
Planning & Development Director



Designing OUR FUTURE IMAGINE HUTCH 2037

Application Information

Applicant:
Staff
Application Materials:
None
Concurrent Applications:
None

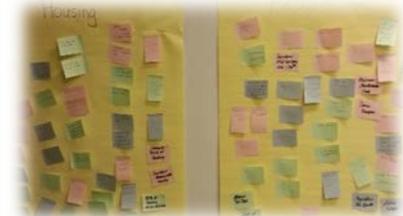
STAFF RECOMMENDATION: STAFF SEEKS COMMENTS ON THE DRAFT SECTIONS

MOTION:
None required – comments only.

PROJECT SUMMARY:
Request for Planning Commission review and comments on the following 2017-2037 Comprehensive Plan sections:

- a. 1.1, Regional Setting, History & Downtown
- b. 2.1, Housing & Neighborhoods
- c. 2.2, Public Safety
- d. 2.3, Aesthetics
- e. 3.1, Parks & Recreation

Photos



BACKGROUND:

On July 28, 2016, the City formally kicked off development of the 2017-2037 Comprehensive Plan. To support Plan preparation, numerous public meetings have been held, as follows:

- Meetings in a Box – 9
- Kick Off Meeting – 1
- Stakeholder Meetings – 5



Notice & Review

Steering Committee Review:
September 6, 2016

Stakeholder Review:
September 7-14, 2016

Next Steps:
Full Draft Review: 11/15/16

In addition, a Community Survey (**Exhibit 1**) was distributed broadly throughout the community. To date, more than 700 survey responses have been received, a summary of which will be brought to the Planning Commission meeting. An updated project calendar is included at **Exhibit 2**.

STEERING COMMITTEE COMMENTS:

The Comprehensive Plan preparation process is overseen by a Steering Committee comprised of two Planning Commissioners (Bisbee & Horner), two City Councilmembers (Piros de Carvalho & Soldner) and the City Manager (Deardoff). On September 6, 2016, the Steering Committee reviewed the attached drafts (**Exhibits 3-7**) and provided feedback. Steering committee comments have been included in the pdf file as comment bubbles. No changes have been made to the text.

STAKEHOLDER COMMENTS:

Following the Steering Committee review, draft sections were sent to various stakeholders with a request that comments be submitted by September 14, 2016. Comments received as of the writing of this report have been included in the pdf file as comment bubbles. Additional remarks will be reported to the Planning Commission at the meeting.

OTHER COMMENTS:

Maps associated with each of the Plan sections will be brought to the meeting for review and discussion.

NEXT STEPS:

Following the Planning Commission review and comment, staff will work on preparing revised drafts. The following milestones are pertinent for the Commission:

- 10/4/2016 (Review: Environment, Demographics, Community Health, Community Assets, Trails)
- 10/18/2016 (Review: Infrastructure, Economy, Trees & Open Space, Education)
- 11/1/2016 (Review: Land Use – tentative)
- 11/15/2016 (Review full 1st Draft)
- 12/12/2016 (Public Unveiling)
- 3/7/2016 (Review/Adopt Final Draft)

EXHIBITS:

1. **Community Survey**
2. **Project Calendar**
3. **1.1, Regional Setting, History & Downtown**
4. **2.1, Housing & Neighborhoods**
5. **2.2, Public Safety**
6. **2.3, Aesthetics**
7. **3.1, Parks & Recreation**

2017-2037 HUTCHINSON COMPREHENSIVE PLAN COMMUNITY SURVEY



Hutchinson is developing a new Comprehensive Plan to serve as a guide for the future of our community. This survey will assist us in understanding community desires and priorities. Please complete the survey placing an “X” beside each statement to indicate your level of agreement. Thank you for helping us plan for Hutchinson’s future!

Framework: Land Use/Growth					
1. Through the year 2037, how quickly would you like to see Hutchinson grow? (check one only):					
	High growth	Moderate growth	Slow growth	No growth	
Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
2. Hutchinson needs more:					
a. Business (restaurants, stores, services, “hang outs”)					
b. Industry (manufacturing, trucking, factories)					
c. Infill/rehabilitation (fill in vacant lots/repair existing buildings)					
d. Housing					
e. Parks, trails and open space					
Framework: Downtown & Preservation					
3. Downtown should:					
a. Focus on specialty retail, antiques, offices and novelty stores					
b. Extend shopping opportunities into the evening hours after 5 PM					
c. Continue with streetscape improvements (planters, decorative paving, etc.) on Main Street					
d. Promote changing commercial buildings to apartments/lofts					
4. Preserving the City’s historic commercial buildings is very important.					
5. Preserving the City’s historic houses is very important.					
Framework: Economy/Infrastructure					
6. Hutchinson’s economy could be improved by:					
a. Establishing a local partnership with a 4-year college/university					
b. Fixing up our housing / marketing our housing					
c. Attracting quality jobs and businesses to our region					
d. Promoting and supporting our small, local businesses					
7. Hutchinson needs to spend more money on:					
a. Fixing roads, alleys and potholes					
b. Fixing flooding problems					
c. Public transportation (Local bus, Main St trolley, service to Wichita, etc.)					
d. Airport marketing and maintenance					
e. Adding/fixing sidewalks and trails					
f. Attracting high-speed internet					
g. Marketing the City’s tourist attractions and events					
h. Ice and snow removal					

2017-2037 Hutchinson Comprehensive Plan Community Survey

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Livability: Housing & Neighborhoods					
8. Hutchinson’s housing condition is improving.					
9. Hutchinson should explore the following options for Housing:					
a. Tear down run-down housing and replace it with parks, gardens and other uses, including new housing					
b. Focus funding in specific neighborhoods to increase impact					
c. Allow for second houses (accessory dwelling units) to be built on single family lots					
d. Research and fund pilot innovative housing solutions (e.g. tiny houses, low energy design, alternative developments)					
e. Find more incentives for building new houses					
f. Require homes to be maintained and offer funding to assist with repairs					
g. Housing education (home repair, home finance, tenant / landlord rights)					
h. Market housing and neighborhoods					
Livability: Safety & Aesthetics					
10. I feel safe:					
a. In my neighborhood					
b. Downtown					
c. At the Mall					
d. In City parks and on City trails					
e. In parking lots					
f. Where I work					
g. Anywhere in town					
11. I would support spending more tax dollars on:					
a. Streetscape improvements (flowers at major intersections, patterned pavement, enhanced lighting)					
b. City entrance signs					
c. Updated direction signs for attractions (wayfinding signs)					
d. More public art and sculptures					
e. Moving unsightly businesses from our main corridors					
Livability: Education & Health Care					
12. Hutchinson could improve schools by:					
a. Making school district boundaries match City boundaries					
b. Having more police presence in the schools					
c. Increasing Vocational Technical programs					
d. Increasing early childhood literacy / readiness / preschool programs					
e. Increasing after school youth programming					

2017-2037 Hutchinson Comprehensive Plan Community Survey

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
13. Most Hutchinson residents have access to:					
a. Medical care					
b. Dental care					
c. Vision care					
d. Child care					
e. Adult day care					
14. I would support spending more tax dollars on the following in order to improve community health:					
a. Trail and sidewalk connections					
b. Building and expanding parks					
c. Community gardens					
d. Actively recruiting healthy restaurants					
e. Attracting grocery stores, even if they are small, to all neighborhoods					
f. Increasing the number and location of Farmer's Markets					
g. Educational programs on healthy eating/active living					
h. More drug & alcohol rehab/prevention programs					
i. Mental health services and education					

Amenities: Parks, Trails & Bikeways

15. I live within walking distance of a park or trail

16. Within the past year, I have visited a Hutchinson park:

More than 10 times

5-10 times

1-4 times

Not at all

17. Within the past year, I have used a Hutchinson trail or bike lane:

Yes

No

Statement	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
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18. I would use the community's parks and trails more if:

a. I felt safer					
b. They were better maintained					
c. They had more restrooms					
d. They had more people					
e. I was in better health					
f. They had more playgrounds, splash pads or other amenities					
g. They were closer to me / I could walk there					
h. They were bigger					

Amenities: Assets

19. The following community assets should be supported, at least in part, through taxpayer funding:

a. Zoo		b. Fun Valley	
c. Carey Park Golf Course		d. Memorial Hall	
e. Cosmosphere		f. Salt City Splash	
g. Strataca (Salt Mine Museum)		h. Sports Arena	
i. Dillon Nature Center		j. Events (Third Thursday, Art Walk, Hutchfest)	
k. Hutchinson Art Center			

2017-2037 Hutchinson Comprehensive Plan Community Survey

Community Priorities									
20. You have up to \$20 to spend on the following community needs typically funded by the City. Please indicate how much of the \$20 you would spend in each area, with your top priorities receiving the most funding:									
				\$\$\$'s					\$\$\$'s
a. Roads			b. Fixing Flooding (Storm Drainage)						
c. Downtown Beautification			d. Historic Preservation						
e. Trails and Bike Facilities			f. Public Buildings						
g. Police Officers			h. Parks						
i. Firefighters			j. Public Art						
k. Housing & Neighborhoods			l. Beautification along Main Roadways						
m. Water & Sewer System Maintenance									
Other									
21. I live / work in Hutchinson:						Yes		No	
22. If you live in Hutchinson, how long have you lived here?						Years			
23. In 20 years, I would like Hutchinson to be:									
24. I am in the following age group (check only one):									
0-17	18-24	25-39	40-59	60-74	75+				
25. Do you have any other comments or suggestions for Hutchinson's future?									
Provide your name and email below to enter a drawing for a \$100 Visa gift card.									
Name:									
Email:									

Thank you for completing this community survey. Your thoughts and ideas are greatly appreciated. Please return this completed survey to one of the following locations by September 30:

Drop Box: 1. City Hall, Planning Department, 125 E Avenue B (Planning Department)
2. Hutchinson Public Library, 901 N Main St (Circulation Desk)

Mail: City of Hutchinson, Planning & Development Department
PO Box 1567
Hutchinson KS 67504-1567

Email: Charlene@Hutchgov.com

Online: If you would prefer to take this survey online, please visit the Comprehensive Plan website at: <https://hutchplan.com/>

2017-2037 Comprehensive Plan Development & Review Schedule

Sections	1 st Draft Review	2 nd Draft Review	Final Edit Version to Jana	Steering Committee Review*	Planning Commission Review
<ul style="list-style-type: none"> • Housing & Neighborhoods • Public Safety • Parks & Rec • Regional Setting & History • Aesthetics 	8/1/16 8/9/16 8/9/16 8/10/16 8/15/16	8/15/16 8/23/16 8/23/16 8/24/16 8/29/16	8/30/16	9/6/16	9/20/16
<ul style="list-style-type: none"> • Environment • Health Care & Food Access • Demographics • Trails, Bikeways & Ped Facilities • Community Assets 	8/16/16 8/24/16 8/25/16 8/26/16 8/26/16	8/30/16 9/7/16 9/8/16 9/9/16 9/9/16	9/12/16	9/20/16	10/4/16
<ul style="list-style-type: none"> • Infrastructure • Education • Economy • Trees & Open Space 	9/2/16 9/1/16 9/12/16 9/16/16	9/13/16 9/14/16 9/26/16 9/26/16	9/26/16	10/4/16	10/18/16
• Land Use	TBD	TBD	TBD	10/18/16	11/1/16
<ul style="list-style-type: none"> • Livability Combined • Framework Combined • Amenities Combined • Executive Summary 	10/11/16 10/12/16 10/13/16 10/14/16	10/18/16 10/19/16 10/20/16 10/21/16	10/26/16	11/1/16	11/15/16
Complete Draft Document	11/21/16	11/23/16	11/28/16	TO CC:	12/6/16
Public Meeting Unveiling – 12/12/2016					
Final Document	1/11/17	1/18/17	1/24/17	2/7/17	3/7/17
City Council Adoption 3/21/17					

*All Steering Committee Meetings will begin at 3:30 PM.

Aaron = Amenities

Amy = Livability

Casey = Framework

Charlene + proofread all sections

Jana + public hearing notice & edit all sections

Stephanie (all maps)

Completed activities



1.1 Regional Setting, Historic Preservation & Downtown

This section includes background on Hutchinson’s regional setting and a discussion of the status of the community’s historic preservation program and Downtown revitalization efforts.

REGIONAL SETTING

[Insert Photos: Salt Mines, Convention Hall, State Fair, Grain Elevators, Railroad]

Hutchinson is a city of the first class in South Central Kansas. Located 50 miles northwest of Wichita and 200 miles southwest of Kansas City, Hutchinson is the 11th largest City in Kansas and is home to 42,080 residents (2010 Census). Hutchinson is located on the Arkansas River in the northeastern part of Reno County. Hutchinson comprises approximately two-thirds of the county population.

In 1871, Clinton Carter Hutchinson made a deal with the Atchison, Topeka and Santa Fe Railroad to route a rail line through the area that would soon become Hutchinson, and he founded the city near the location where the rail line crossed the Arkansas River. In 1872, Reno County was incorporated by an act of the state legislature, and Hutchinson became the county seat. (Source: Baker and Smith, 2004, *The Hutchinson Spirit*)

Hutchinson is known as the “The Salt City” for its underground salt deposits and expansive salt mines. The discovery of salt near Hutchinson in 1887 engendered the local salt industry and gave rise to the first salt processing plants west of the Mississippi River (Baker and Smith, 2004). Hutchinson salt companies still active today include the Hutchinson Salt Company, Cargill and Morton Salt.

Hutchinson has a rich agricultural heritage and a strong connection to the agricultural economy. With its location at the intersection of three railroads, the city became a hub of the wheat market in the early 1900’s. The Hutchinson Board of Trade, which was established in 1912, helped to make Hutchinson an important center for commerce in Kansas. (Baker and Smith, 2004)

Hutchinson boasts a variety of amenities, including the Historic Fox Theatre, Strataca and the Cosmosphere International SciEd Center and Space Museum. Hutchinson has been the home of the Kansas State Fair since 1913 and the National Junior College Athletic Association (NJCAA) Men’s Basketball Tournament since 1949.

The first Dillons food store was established in Hutchinson in 1913, and Dillons Stores were bought by the Kroger Corporation in the 1980’s. Today, Hutchinson is the headquarters for Kroger Accounting Services.

The City is a great location for golfing in Kansas. The Carey Park Golf Course is a city-owned and operated golf course in Hutchinson. Other nearby golf courses include Prairie Dunes Country Club, Cottonwood Hills, Crazy Horse Sports Club and Golf Course and The Links at Pretty Prairie.

HISTORIC PRESERVATION

Vision: Hutchinson takes pride in its history and culture. Hutchinson’s historic buildings are an attractive showcase and bring economic value to the community. The community highlights and protects its past and preserves irreplaceable buildings for the benefit of current and future residents.

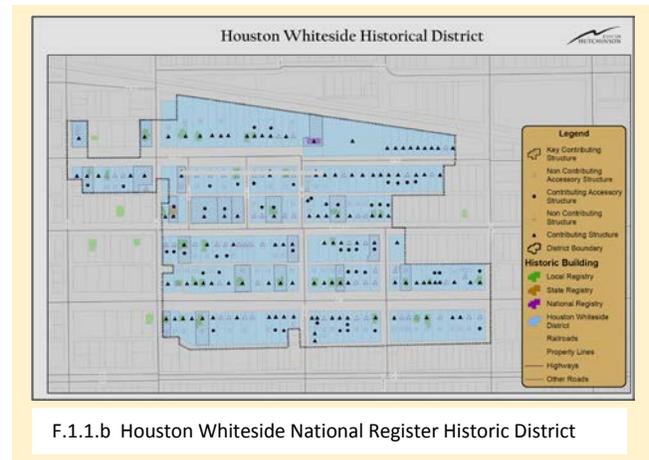
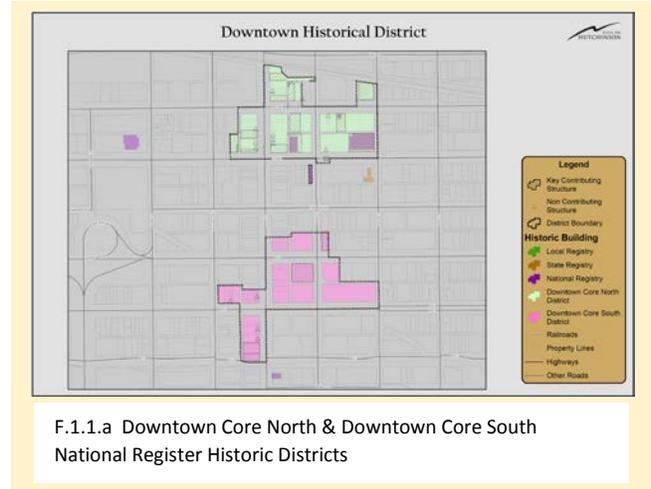
[Insert Photos: Fox Theatre, Wiley Plaza, Oppenheimer Building, Greg Payton Building, Smith’s Market]

2017-2037 Comprehensive Plan

Since 1985, when the City began to establish a preservation program, the City has formally supported the preservation of its historic buildings, particularly those in the downtown area. Hutchinson has more than 300 properties designated on the national, state and local historic registers. Downtown Hutchinson has unique examples of architecture from various time periods dating from the 1880's through the 1960's. In 2004, the City supported the establishment of two National Register Historic Districts in the north and south sections of Downtown. The historic designation has allowed property owners to take advantage of federal and state tax credits for rehabilitation projects. See F.1.1.a & F.1.1.b.



Framework: Regional Setting, History & Downtown



Goals, Issues, Strategies & Performance Measures

Goal	Performance Measure
G.1.1.a. Historic buildings and properties are maintained, rehabilitated and protected from deterioration and loss.	<ul style="list-style-type: none"> • Fewer property maintenance complaints. • More properties are listed on the National, State, or Local Register. • The value of historic properties and nearby properties increases.
G.1.1.b. Historic projects are completed according to the <i>Secretary of the Interior's Standards for Rehabilitation</i> .	<ul style="list-style-type: none"> • Fewer appeals of Landmarks Commission determinations. • More properties in the historic districts become "contributing."

Issues and Strategies

Public and private sector support for historic preservation in Hutchinson has diminished over the years since the first preservation ordinance was adopted in 1987. Since 2010, the City's budget for preservation programs and staffing has been funded at lower levels than in the past. In the past, community members established the Friends of Preservation organization, which was once an active and dynamic group in the

community, but since it dissolved in 2005 there has not been organized public support for preservation. In recent years, a greater number of property owners have resisted preservation requirements that protect the character of their historic buildings, and few seem interested in historic tax credits that would make their projects more affordable. Some property owners often lack awareness of tax incentives that are available to assist with rehabilitation.

From 2013 through 2015, the City processed seven appeals of Landmarks Commission decisions, including two demolitions, which were ultimately granted by the City Council. Throughout the appeals, property owners expressed a lack of understanding of, and regard for, preservation, and an unwillingness to modify projects to make them compliant with the *Secretary of the Interior's Standards for Rehabilitation*.

However, recent survey results indicate that the general public is supportive of preservation. According to the recent Comprehensive Plan Community Survey, when asked if "preserving the City's historic commercial buildings is very important," 30.87 percent of respondents indicated they "strongly agree" and 44.18 percent indicated they "agree." When asked if "preserving the City's historic houses is very important," 24.81 percent indicated they "strongly agree" and 37.96 percent indicated they "agree." (These survey results are current as of 8/27/2016.) Based on the survey responses and some of the City's recent experiences with owners of historic buildings, it seems that while the general public may support preservation, those who actually own historic buildings may not hold the same level of support for it.

The *2016 Historic Preservation Action Plan* was adopted to promote and protect historic resources in the City. The Action Plan identifies four strategies to address issues the City has faced with regard to preservation:

- 1) Minimize the impacts of deteriorating housing stock on the ability to perform historic rehabilitation / preservation.
- 2) Accurately reflect the status of historically-designated properties and extent of historic districts.
- 3) Educate real estate brokers and current and new residents about historic district requirements and the responsibilities of owning historic properties.
- 4) Raise citizen awareness about historic properties and the ramifications of performing work without permits and historic review, and enhance the ability of the City Council to review appeals.

Specific actions to address the above issues are outlined in the *2016 Historic Preservation Action Plan*.

Strategies

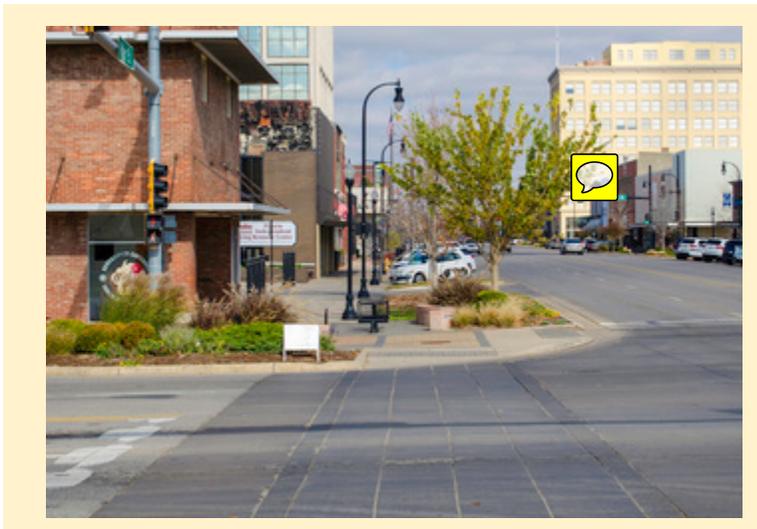
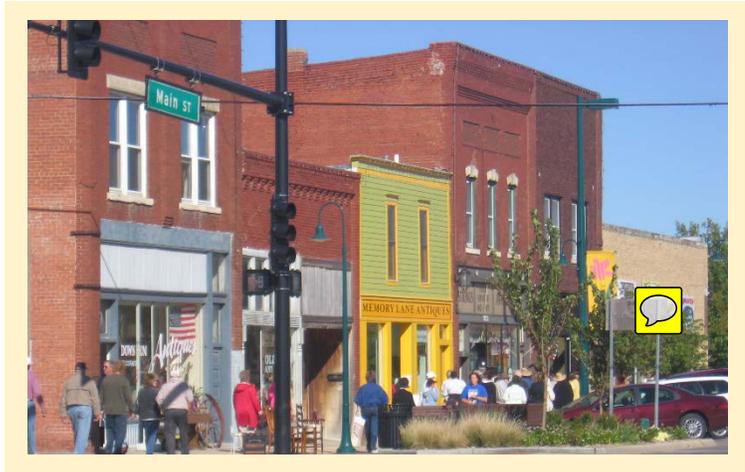
- S.1.1.a.1. Implement and make periodic updates to the *City of Hutchinson Historic Preservation Action Plan*.**
- S.1.1.a.2 Explore the possibility of providing funding in the City's budget annually for preservation consultation services.**
- S.1.1.a.3 Conduct a long-range preservation plan that protects historic buildings and addresses maintenance of historic buildings.**
- S.1.1.a.4 Explore the possibility of updating the Downtown Design Guidelines.**

DOWNTOWN

Vision: *Downtown Hutchinson is vibrant and active during the day and evening and is the entertainment and specialty retail focus for the City.*

Based on the community survey, the community desires to have a downtown that is appealing, inviting, and walkable, with activities, events, shopping and nightlife. The community desires a mixed use downtown that offers specialty retail, entertainment, high quality market rate housing, “next generation” jobs and live/work spaces.

Downtown Hutchinson is the most important district in the city and is a defining feature of the community. Hutchinson’s wide Main Street is lined with many well-maintained historic buildings containing interesting family-owned shops and restaurants. Downtown Hutchinson has been a community priority for years, and continued efforts to improve and invest public and private dollars Downtown has brought pride to Hutchinson residents and businesses.



In the last decade, the City has invested in streetscape improvements and public art and has increased the number of activities and events held Downtown. The Reno County Farmer’s market opens for business twice each week and draws people to Downtown. To support downtown businesses and events, the City has constructed parking lots and provided a no-interest loan to construct a parking garage for the recently renovated Wiley Plaza. Downtown’s appearance has improved as building owners have removed unsightly facades

and rehabilitated their buildings. Vacant and underutilized buildings, such as the Wiley Plaza and the Pegues Department Store, have undergone renovations for new and viable uses, including downtown residential living. Downtown Hutchinson has locally owned, unique retail shops, such as Apron Strings, Renu and Tesori Boutique and restaurants such as Jillian’s, Carl’s and the Anchor Inn. Downtown also has several entertainment and arts venues, including the Historic Fox Theatre, Family and Children’s Theatre, Stage 9, and the Hutchinson Art Center.

In the past, many Downtown buildings had fallen into disrepair and, with the construction of the mall in 1984, the Downtown area experienced an increase in vacancies. Around this time, support for the

preservation and protection of Main Street grew, and Hutchinson became one of the eight original cities to participate in the Kansas Main Street program (now non-operational). In 1985, the City established an advisory board, which is known today as the Downtown Hutchinson Revitalization Partnership, and hired its first Downtown Development Director. The Director acts as a facilitator, coordinator, and consultant for business development in the downtown area. The establishment of this position has helped to generate noticeable and meaningful physical improvements to Downtown and has assisted many individuals to start up their small businesses Downtown. The City has assisted property owners in obtaining low-interest business loans and façade improvement grants to make upgrades and renovations to their buildings. (Need to confirm this with Jim Seitnater)



Today landscaped bulb-outs, planters, patterned pavers, decorative fences and streetlights, benches, statues, and public art can be found throughout Downtown Hutchinson as several phases of streetscape improvements have been completed. The next corridor planned for streetscape improvements is both sides of Main Street from 3rd Avenue to 7th Avenue. Additional areas for potential streetscape improvements include Main Street from Avenue C south toward Carey Park, and Walnut Street and Washington Street.

Goals, Issues, Strategies & Performance Measures

Goal	Performance Measure
G.1.1.c. Downtown Hutchinson has high-quality, market rate, residential development, is walkable and appealing and has mixed uses.	<ul style="list-style-type: none"> • Increase in market rate residential units • Linear feet of streetscape improvements • Vacancy rate declines • Number of mixed use structures increases
G.1.1.d. Downtown is the City’s entertainment core and offers events, plays, movies, festivals and other activities year-round.	<ul style="list-style-type: none"> • Number of events & festivals • Annual attendance numbers
G.1.1.e. Downtown provides a variety of next generation job opportunities.	<ul style="list-style-type: none"> • Number of next gen jobs located Downtown

Issues and Strategies

Cost of code compliance. Building owners and business owners often speak about how expensive it is to renovate older downtown buildings and that historic preservation and building code requirements often escalate costs beyond what a small business or start-up business can reasonably afford. **The age and condition of historic structures makes renovation to be compliant with current codes difficult.**

Zoning and building codes may be too stringent. Every time a building or business changes owners, whether or not the use changes, the City requires an inspection of the property and an occupancy permit. This can prompt expensive changes to the building or equipment that the owner may not have taken into account.

Business owners may not understand the City’s development review process and may lack awareness of programs available to assist with renovation. In some cases, property owners have begun remodeling projects without obtaining a building permit or, after obtaining a permit, have made changes contrary to the approved construction plans without first seeking the City’s approval for compliance with building codes. The City has improved its development review process and has made brochures available to businesses to explain the process.

Downtown Hutchinson needs a more cohesive urban design plan. Downtown has competing venues, activities and events that often seem scattered and disconnected from each other. There is no prime, central, “go to” place for outdoor public events, such as concerts and festivals. There are several small venues, including Avenue A Park (with a gazebo), George Pyle Park (with a gazebo), and DCI Park (with a gazebo). While Avenue A Park is well-situated near restaurants and shops and is a hub of activity on Third Thursdays, it does not currently lend itself to large audiences or food trucks. The Reno County Farmers Market has a large shade structure that is sometimes used as a gathering space, but it is disconnected from the rest of Downtown, and there is little activity happening around it. The Hutchinson Art Festival has not been held Downtown in several years.

Need for next generation jobs. The younger generation seeks jobs in the high-tech field rather than in traditional manufacturing. If Hutchinson is to provide jobs for the next generation, some synergy needs to be created. Downtown could be the ideal location for next generation jobs.

Strategies

- S.1.1.c.1. Research adoption of the “international existing building code” to remove barriers to reuse of existing Downtown buildings.
- S.1.1.c.2. Revise zoning regulations to broaden the uses allowed in the Downtown District. Remove unnecessary requirements, such as conditional use permits for certain uses, which delay approvals.
- S.1.1.c.3. Establish a retail incubator Downtown.
- S.1.1.c.4. Explore new incentives to encourage more residential living spaces Downtown.
- S.1.1.d.1. Create and promote a Do It Downtown campaign including a calendar that widely publicizes Downtown events.
- S.1.1.d.2. Encourage Downtown shops to shift operating hours to extend to 7 PM to allow for shopping past the normal office business day.
- S.1.1.e.1. Explore incentives for attracting Next Gen jobs to Downtown.

2.1 Livability: Housing & Neighborhoods

Vision: *Hutchinson’s neighborhoods are unique, diverse and compete well in the regional housing market; they include distinctive housing options that are safe and meet the needs of all residents.*

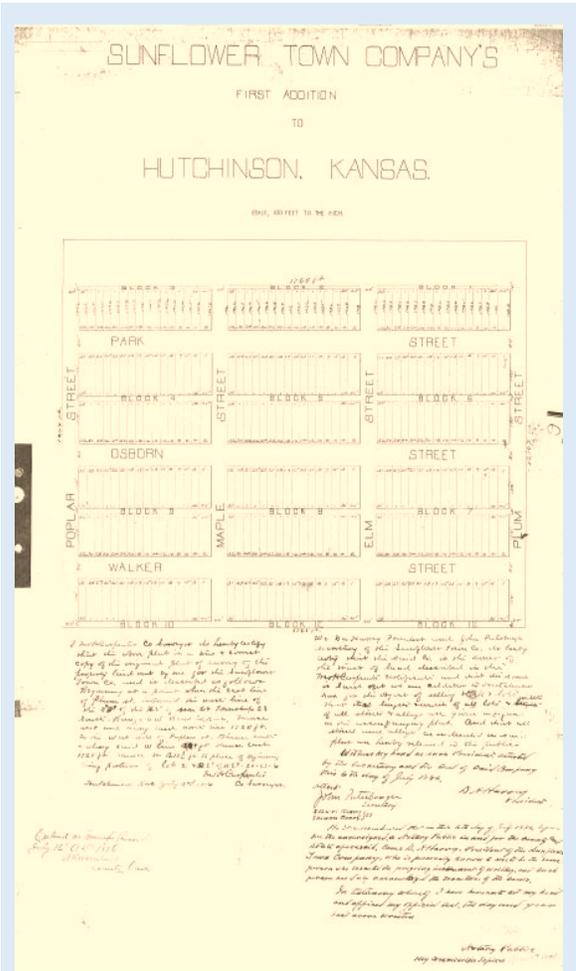
The City of Hutchinson has long recognized the role quality housing plays in providing a livable community. Since 1995, when the Housing Commission was initially formed, studies have been performed with the goal of analyzing housing and making program recommendations to minimize housing decline. The first study was adopted in 2001. A second study was accepted in 2009. In 2015, as part of establishing Rural Housing Incentive Districts, Staff prepared a Housing Needs Analysis. This Comprehensive Plan section provides an overview of housing and neighborhoods and makes strategic recommendations for the next five years.

Background

It is nearly impossible to have a discussion about housing without also discussing neighborhoods. Even the most expensive house can be devalued and undesirable if placed in an unfavorable neighborhood context. Hutchinson’s neighborhoods have housed generations of residents. The first neighborhoods began being built in 1872, when the City was incorporated, and were located in the area surrounding Downtown, F.2.1.a. As the town grew, so did the housing options. Neighborhood growth mirrored population growth, which was high during the 1910s and 1920s. See the Framework portion of this Plan.

In the 1950s, Hutchinson saw a boom in Post-War housing in northern neighborhoods and sustained that growth through the 1970s. M2.1.a shows the age of buildings throughout Hutchinson. Home construction began to slow down in the 1980s and 1990s. Since 2000, the City has seen very little growth in the single-family new housing sector. At the same time, housing maintenance in the southern half of the City has declined. These two factors have raised the community’s concern and the City, as well as other local organizations, has begun focusing efforts on housing.

In 2001, the City completed its first Housing Needs Assessment. A second assessment was completed in 2009 and most of the strategies recommended in the study have been accomplished or are in progress through the initiatives and programs outlined in F.2.1.b.



F.2.1.a. Early Hutchinson Subdivision Plat

Brush Up Hutch! Paint Program developed	Housing Program Manager hired
Rural Housing Incentive Districts established	International Property Maintenance Code adopted
Rental Registration & Inspection Program implemented	Residential Infill Incentive program developed
2014 CDBG completed (East Avenue A Neighborhood)	Land Band established
2015 Moderate Income Housing Grant in progress (Townhomes at Santa Fe Place)	2016 Residential Rehabilitation Grant in progress (Interfaith Housing Services)
HutchAreaHomes.com under development	

F.2.1.b. Housing Initiatives Completed or Underway Since 2009

The 2015 Housing Assessment shows the following housing trends:

✓ **Hutchinson has an older housing stock than surrounding communities.**

Figure F.2.1.c shows that the median age of housing in Hutchinson is 2 years older than Newton and 33 years older than Maize. While older housing appeals to some portions of the population, these units often require additional work and expertise to update to meet today’s standards. Older housing also contributes to declining property maintenance.

Median Age of Housing	
Hutchinson	1958
McPherson	1971
Maize	1991
Newton	1960
Kansas	1972

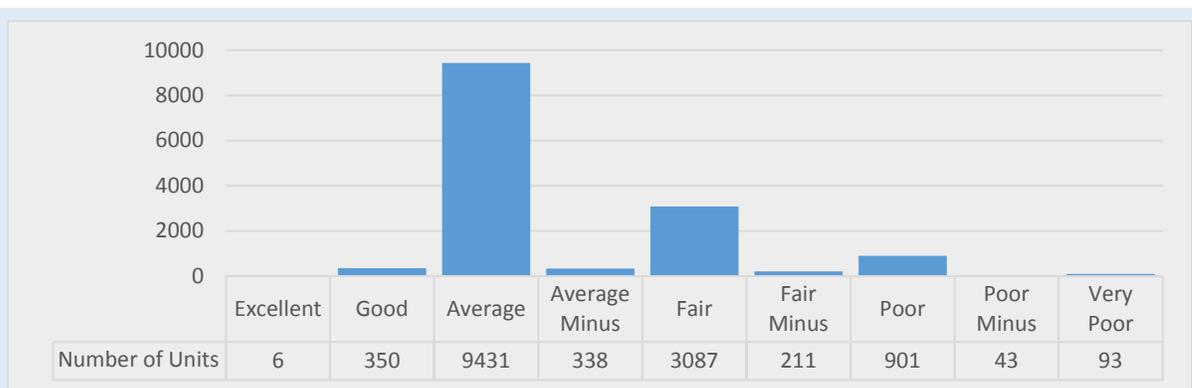
F.2.1.c Median Age of Housing in Region (ACS, 2014 5-year estimates)

✓ **Property condition impacts the housing values of Hutchinson.**

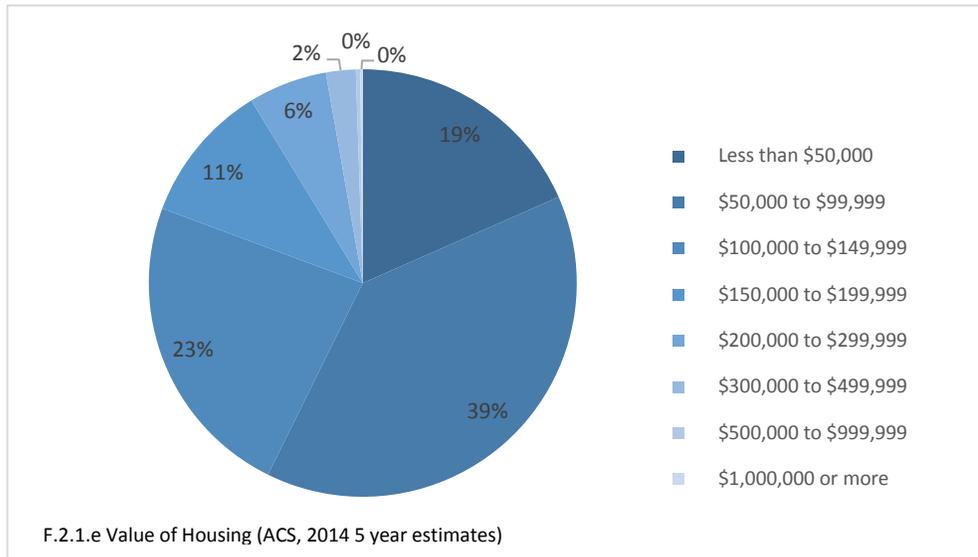
F.2.1.d shows the Reno County Appraiser’s rating for residential units inside the City of Hutchinson. “Ideally, most units in a community would be rated in the ‘Average’ range, with a somewhat even distribution of units above and below that mark...While the majority (65.2%) of housing is rated as Average, only 356 units (2.5%) rate above average. Another 32.3% of housing units are rated below the Average rate, with more than 1000 units rated Poor to Very Poor” (2015 Hutchinson Housing Needs Analysis). Because of the condition of housing in Hutchinson, the value of housing is the lowest in the region. The median housing value, \$91,000, is \$4,500 lower than the closest regional community (F.2.1.e).

Median Value of Housing	
Hutchinson	\$91,000
McPherson	\$125,900
Maize	\$133,700
Newton	\$95,500
Kansas	\$129,400

F.2.1.e. Median Housing Value (2015 Housing Needs Analysis)



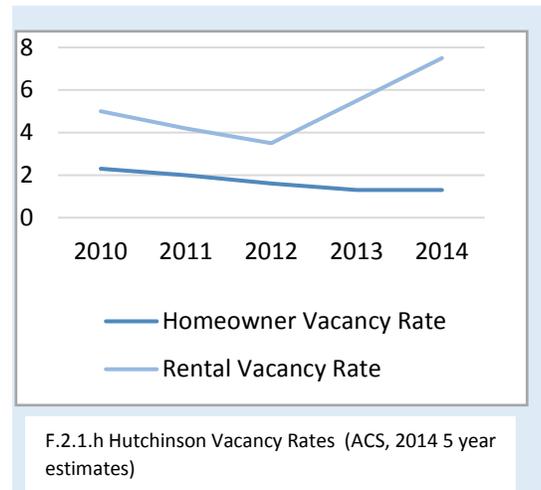
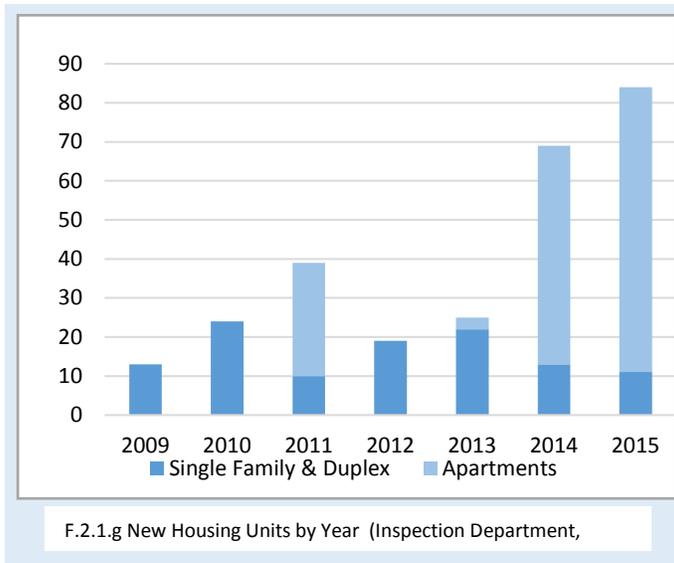
F.2.1.d Housing Condition (2015 Housing Needs Analysis, Reno County Appraisers, 2015)



F.2.1.f further shows the valuation of houses. More than half of housing is valued below \$100,000, with 19% valued below \$50,000.

✓ **Rental housing is seeing positive growth through new units being built.**

Not all sectors of housing have been in decline. For the past two years, new rental housing has outpaced new owner-occupied housing in growth (F.2.1.g).



New rental housing units may account for the increase in the rental vacancy rate (F.2..1.h), which studies have shown helps rent stay affordable. The recent creation of the Rental Registration and Inspection Program, may have future impacts on rental vacancy due to unsafe structures being removed from the market, driving the vacancy rate back down.

Recently, the City, in partnership with several local organizations, has taken a more active role in promoting healthy neighborhoods. The Hutchinson Healthy Neighborhood Initiative was created in 2015 with its primary goal to identify, engage and market neighborhoods. The initiative is working in two

feature neighborhoods, where residents are receiving technical assistance to brand their neighborhoods and increase social interactions between the neighbors, as well as some funding for infrastructure improvements.

Goals, Issues, Strategies & Performance Measures

Goal	Performance Measures
G.2.1.a Hutchinson has a variety of quality housing across the entire City.	<ul style="list-style-type: none"> • % of each type of housing types • Housing valuation increases at least as much as inflation

Issues & Strategies

Despite the efforts of the City and partner organizations to improve housing, more than one-third (35%) of Community Survey respondents felt neutral about or disagreed entirely that the City’s housing condition is improving. Housing is a high priority for residents, with 82% of survey respondents supporting demolishing dilapidated housing and replacing them with parks, gardens and new housing. Efforts to fix housing issues have not kept pace with the rate of housing decline and there are still many homes in Hutchinson that need care and attention. However, with recent changes to the City’s approach of cultivating healthy neighborhoods, through which specific housing issues can be addressed at the neighborhood level, penetration of program dollars can be more impactful.

In addition to a relatively high percentage of declining housing, the City does not have a wide variety of housing types to choose from. In fact, 75% of housing units and 91% of all residential structures are single family dwelling units. (Reno County Appraisers Data, 2015). The ratio of different housing types by unit is:

Single Family	14,011	75%
Duplexes	2,174	12%
Triplexes	300	2%
Apartments (4 or more units)	2,282	12%
Total	18,767	

F.2.1.i. Housing Units by Type (Reno County Appraisers Data, 2015)

While single family housing units typically account for a large share of housing, the production of multi-unit housing provides more affordable options compared to single family units. F.2.1.i. suggests that Hutchinson could accommodate more multi-family types of development, including owner-occupied multi-family units, such as condominiums and townhomes. Like other generations, Millennials show a strong preference for single-family homes, however, a higher percentage (38%) of Millennials would like to rent or own a multi-family unit (2013 Demand Institute Housing & Community Survey).

In addition to potential growth in housing with respect to the mix of housing unit types, 60% of survey respondents were interested in researching different housing solutions and funding pilot projects



F.2.1.j Innovative Housing Types (City of Portland, <http://www.portlandoregon.gov/bps/67728>)

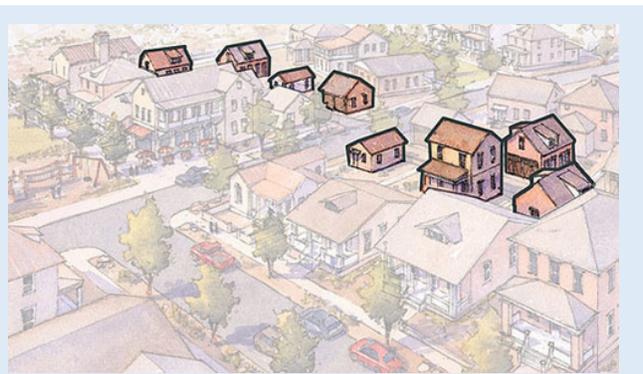
innovative housing. One such solution that has been used in other communities and for which Baby Boomers have shown a preference is “jewel-box” houses (Kennedy, Agelessons). Baby Boomers prefer to buy amenity-rich, 2,000 square foot or less homes. “Jewel Box” houses are communities designed on smaller lots with local Homeowners Associations that maintain the grounds. See F.2.1.j. This form of development is not common to Hutchinson.

- S.2.1.a.1. **Develop a targeted demolition plan that maximizes reuse of properties.**
- S.2.1.a.2. **Explore potential for new and innovative housing types.**
- S.2.1.a.3. **Pursue pilot projects to determine the viability of innovative solutions.**
- S.2.1.a.4. **Focus efforts in feature neighborhoods to maximize impact and improve valuation.**

Goal	Performance Measure
G.2.1.b <i>Hutchinson is a desirable community for residential development, including the area south of 11th Avenue.</i>	<ul style="list-style-type: none"> • Increase in # of residential building permits • Reduction in # of number of vacant residential or “paper” lots • Increase in the # of infill development permits

Issues & Strategies

Respondents to the Community Survey felt that Hutchinson needs more infill and rehabilitation development to assist in improving our economy (90%). The Hutchinson Land Bank is tasked with acquiring underutilized, vacant lots and creating development opportunities in older neighborhoods. However, infill development costs are still an unknown and could potentially be cost-prohibitive. Developers have indicated that a financial gap exists, stemming from new units not appraising high enough in transitioning, established neighborhoods. Unfortunately, no projects have yet been completed that show the true cost of developing in established neighborhoods. Currently the City and Hutchinson Land Bank are partnering with the University of Kansas to conduct an Infill Development Study. The Study will provide the City with conceptual designs of infill projects and strategies to assist in the development of vacant infill lots.



F.2.1.k Infill Development (Koh, <http://anniekoh.tumblr.com/post/50101952799/infill>)

High housing development costs are an issue not limited to the area south of 11th Avenue. Residential developers and homeowners have both expressed concerns about affordability in new housing, specifically in regards to special assessments. Homeowners may be able to afford the purchase price of a new home, but special assessments for infrastructure prices many potential new homebuyers out of the market. The City has recently approved Rural Housing Incentive Districts (RHIDs), permitted by state statute, which allows developers to pay for the cost of infrastructure through reimbursement in property taxes. If successful, RHIDs may allow for more home purchasers to enter into the new home market.

- S.2.1.b.1 Implement the recommendations of the Infill Development Study.**
- S.2.1.b.2 Review current regulations for barriers to infill development and discretionary items that increase development costs.**
- S.2.1.b.3 Evaluate the effectiveness of the Rural Housing Incentive Districts in increasing new home construction.**

Goal	Performance Measure
G.2.1.c <i>Hutchinson residents take pride in their neighborhoods and feel confident about the Housing Market.</i>	<ul style="list-style-type: none"> • Home ownership rates increase in feature neighborhoods • Increase in valuation in feature neighborhoods

Issues & Strategies

Lack of community pride and engagement were mentioned in both the Comprehensive Plan Kick-off Event and Community Survey responses. Although the neighborhood effort hopes to encourage more neighborhood and City pride, the number of identified neighborhoods is a deterrent to reaching most of Hutchinson. Currently, Hutchinson is divided by subdivision boundaries that are not necessarily useful in a neighborhood context. Some neighborhoods in the northern part of town follow subdivision boundaries. However, many southern, older neighborhoods were subdivided in smaller sections (M.2.1.b??). Thus, defining neighborhoods by subdivision boundaries is not an adequate approach. Without clear neighborhood boundaries with meaningful neighborhood names, engaging residents at the neighborhood level cannot happen.

Because this work is a new approach for the City, creating a neighborhood development plan would assist in providing clear direction for future neighborhood work. A neighborhood development plan can also assist staff with tailored approaches to building successful neighborhoods that have strong identities, healthy environments and make people want to live in Hutchinson.

In addition to providing residents with the opportunity to engage in their neighborhoods, the neighborhood initiative presents the opportunity to educate homeowners about their homes and the housing market. The role of a resident in maintaining the stability of home values may not be commonly understood. Through small interventions, like providing homeowners with additional education, the City hopes to reverse the trend of housing decline over the course of the next twenty years.



- S.2.1.c.1. Map all neighborhood boundaries within the City.**
- S.2.1.c.2. Create a Neighborhood Development Plan that provides an outline for neighborhood revitalization.**
- S.2.1.c.3. Provide ongoing housing and neighborhood education, offering residents opportunities to learn about a variety of housing topics.**

Potential Future Strategies

- FS.2.1.a. Establish a Homelessness Prevention Task Force*
- FS.2.1.b. Find a dedicated funding source for housing related initiatives.*



2.2 Public Safety

Vision: Hutchinson provides a safe environment for people of all ages and backgrounds no matter where they live, work or go to school.

Background

Public Safety is an important priority for Hutchinson residents. According to the Community Survey, xx% of the respondents prioritized expenditure for police and fire. Public safety includes all services provided by the Police and Fire Departments, as well as code enforcement which is housed in other City departments.

Facilities & Coverage Area

The Police Department is housed jointly with the Reno County Sheriff's Department at the Law Enforcement Center, 210 W 1st Ave. The two entities work cooperatively in Emergency 911 dispatch, record keeping, an evidence custodian facility and the recently built Reno County Detention Center (F.2.2.a). All City police services are located at the Law Enforcement Center. Hutchinson is also home to a state penitentiary. The Hutchinson Correctional Facility is the second largest correctional facility in Kansas, housing more than 1,800 inmates. M.2.2.a. shows all public safety facilities in Hutchinson.



F.2.2.a. Reno County Detention Center (Planning Dept, 2016)



F.2.2.b. Fire Station 3 Construction (Planning Dept., 2016)

Hutchinson and Reno County Fire District #2 are serviced by seven fire stations, containing 22 emergency vehicles and 7 staff support vehicles. The coverage area for Fire District #2 contains 108 square miles located in northeastern Reno County (see M.2.2.b). Hutchinson has been systemically renovating and reconstructing its fire stations. F.2.2.b shows a recent fire station reconstruction project, which is a rebuild of Fire Station 3 (100 E Avenue E). This facility will increase fire coverage in the southern half of the City, as well as in South Hutchinson. Upcoming fire station projects include reconstruction of Fire Station 5 (11th and Hendricks)

and potential construction of a new station servicing northern neighborhoods and Reno County. Hutchinson is also home to the Fire Command Center, a regional training facility with a 4-story drill tower with burn rooms, training infrastructure and other training opportunities. Hutchinson Community College, in partnership with the City, constructed a 20,000 square foot fire science building that houses 5 classrooms and a large multipurpose room and is located adjacent to the Fire Command Center.

Personnel & Programs

The Police & Fire Department continue to plan for future needs and address arising community issues through recruitment, training and engagement. The Hutchinson Police Department currently has 71 sworn law enforcement officers and 32 civilian personnel. The Hutchinson Fire Department has 91 firefighters and civilian personnel. The City also employs a Neighborhood Standards Officer, Housing Inspector, three Animal Control Officers and two Zoning Technicians who work in public-safety-related enforcement. In addition, the City works cooperatively with other public safety organizations located within Reno County.



F.2.2.c. Class of 2014 Fire Recruit Graduation (Fire Dept, 2014, Hutchgov.com)

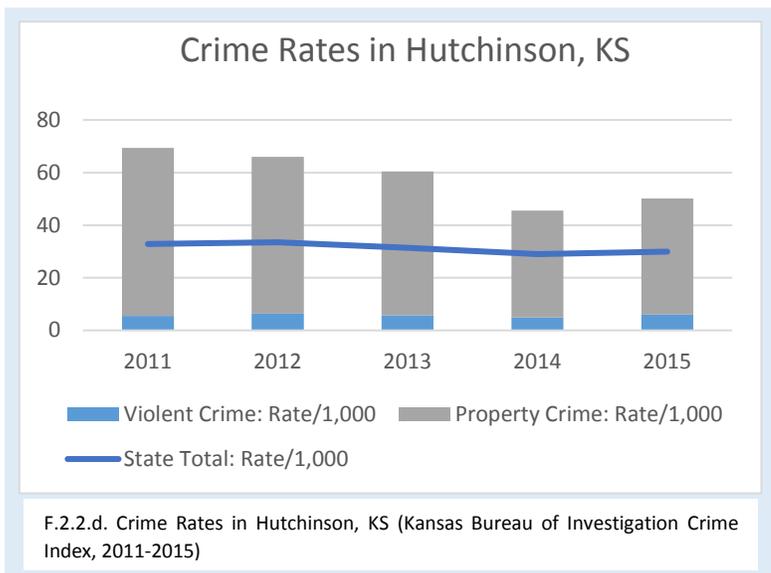
For the 2017 budget year, the Police Department requested two, new Community Police Officer positions be created to provide a strong presence in the Downtown area, as well as in adjacent neighborhoods. The Community Police Officers will provide a more personal interaction with businesses and residents, allowing for quick intervention before issues escalate.

Due to recent incidents in Hesston, Orlando and worldwide, the Police and Fire Departments have heightened response efforts to dangerous events by maintaining an Incident Management Team, a Hazardous Materials Team, Technical Rescue, the Task Force and an Emergency Response Team. The departments work cooperatively with other organizations to address emergency issues.

Crime & Fire Rates

In 2015, the Police Department responded to 34,730 calls for service (HPD, 2015). In addition to responding to calls for service, the Police conducted 8,222 traffic stops which resulted in 7,206 citations (HPD, 2015). Police Department arrests totaled 2,377 (HPD, 2015).

The number of crimes per 1,000 population, also known as the “crime rate”, has been declining in Hutchinson over the past five years. F.2.2.d shows the total crime rate from 2011 to 2015. Property crime rates have seen the largest decline, from 86,505 reported crimes in 2011 to 77,979 in 2015 (Kansas Bureau of Investigation Crime Index, 2011-2015).



F.2.2.d. Crime Rates in Hutchinson, KS (Kansas Bureau of Investigation Crime Index, 2011-2015)

Property crime rates have seen the largest decline, from 86,505 reported crimes in 2011 to 77,979 in 2015 (Kansas Bureau of Investigation Crime Index, 2011-2015). However, violent crime rates have not dropped, but actually increased from 9,503 in 2013 to 10,592 in 2015 (Kansas Bureau of Investigation Crime Index, 2013-2015). Violent crimes include murder, rape, robbery and aggravated assault/battery. Property crimes include burglary, theft and motor vehicle theft. Though the

overall crime rate has dropped, Hutchinson’s crime rate has consistently been higher than the State average.

In 2014, the Hutchinson Fire Department responded to 4,383 emergency situations (Hutchinson Fire Dept., 2014). The Fire Department responded to 4,661 emergency calls in 2015 (HFD, 2015). In both years, more than half of emergency response calls were associated with Rescue and Emergency Medical Services. F.2.2.e provides summary data for the different types of fire-related responses. Grass, tree, brush and crop fires consisted of the most fire-related responses, followed by residential structure fires. Because grass and brush fires are prevalent in our region, wildfire preparedness is address^{ed} in the Environment section of this Plan.

Type	2014	2015
Structure Fire (Residential)	72	55
Structure Fire (Commercial)	18	18
Outbuilding/Bridge Fire	12	4
Other Fire with Value	18	15
Vehicle Fire	36	32
Grass, Tree, Brush, Crop Fire	84	105
Rubbish Fire	40	25

F.2.2.e. Fire Related Responses (Hutchinson Fire Department, 2014-2015)

Community Goals, Performance Measures, Issues and Strategies

Goal	Performance Measure
G.2.2.a. All residents of Hutchinson have adequate public safety coverage and access to public safety personnel.	<ul style="list-style-type: none"> • Average response time • Decreased crime rate in target areas

Issues and Strategies

Fire and Safety Coverage 

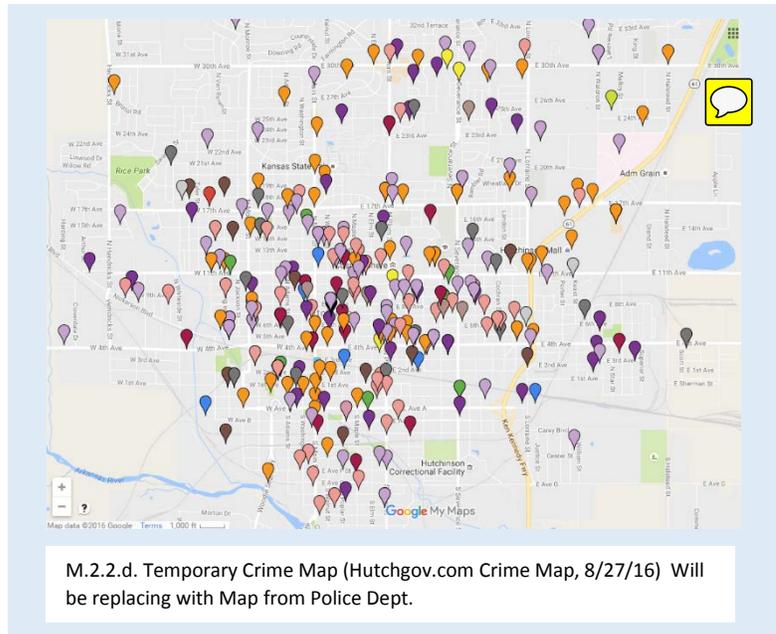
To ensure adequate, quality fire protection for all residents, fire departments across the nation conduct periodic comprehensive fire studies. These studies consist of a three-part assessment, which addresses: risk assessment, strategic plan and standard of cover. The risk assessment component maps areas that may be hazardous, such as industrial areas and areas where structures are in close proximity. The assessment also recognizes populations in the community that may be at higher risk due to lack of coverage. Taking the findings of the risk assessment, a strategic plan can then be developed, identifying funding, stakeholders, responsibilities and new training and equipment. The last part of the assessment, the standard of cover, sets the standard by which fire protection across the community must meet. M.2.2.c. shows current coverage by fire station within the community. With the standard of cover, each fire station will meet the community standard for coverage, manpower, equipment and training. The City has never completed a Comprehensive Fire Study.

M.2.2.3 Image placeholder

Community Policing



Community policing differs from traditional police methods because the police partner with residents and business owners “in the effort to enhance the safety and quality of neighborhoods” (Bureau of Justice Assistance, 1994). Community policing involves officers focusing on specific areas and neighborhoods, communicating and working with business owners and residents about potential issues before they escalate. M.2.2.d. shows crimes committed in Hutchinson in August 2016. Reported crimes occur throughout the City, but certain areas like Downtown and neighborhoods located south of 17th Avenue see a disproportionate share of crime activity. Community policing allows the Police Department to focus their efforts in target neighborhoods where crime is committed and where neighborhood groups are already active. If successful, there may be potential to expand the community policing effort to other high-risk neighborhoods and districts.



Strategies

- S.2.2.a.1. Conduct a comprehensive Fire Study for the City and Fire District #2.**
- S.2.2.a.2. Assess success of Pilot Community Policing effort and evaluate further reallocation or addition of officers to the program.**

Goal	Performance Measures
G.2.2.b. All residents are safe in their homes, place of work and across the community.	<ul style="list-style-type: none"> • Decrease in Crime Rate • Improved Fire Responses times • Reduction in Property Maintenance Violations and Complaints

Issues and Strategies

Public Safety through Design

Thirty-one percent of Community Survey respondents believe that Hutchinson’s housing situation has declined. Another 35 percent believe there has been no change. To protect the general public from the health and safety impacts of deteriorating buildings, the City adopted the International Property Maintenance Code (IPMC) in 2012. The IPMC requires properties to meet a standard level of maintenance to guarantee a safe environment. Those codes are currently enforced on a complaint-only basis except for residential rental properties. A recent program, the Rental Registration and Inspection Program (RRIP), now requires that all rental properties must comply with the IPMC on the exterior, and on the interior

with consent from the tenant. The inspection portion of the program went into effect in January 2016. F.2.2.f. shows inspection data from January 1, 2016 to August 25, 2016.

Of the 301 rental inspections conducted, approximately 90% of had violations for not having adequate smoke detectors or plumbing fixtures (Inspections Dept., 2016). Twenty-six renters filed complaints with the City outside of the RRIP inspection cycle, for which the inspector found that 40% had plumbing deficiencies, 35% had electrical issues, and 15% had mold or roof leaks (Inspections Dept., 2016). Fourteen rentals have been either boarded up or utilities removed because the unit was not livable. Because the RRIP underwent modifications to accommodate state law changes, as of August 2016 approximately 5% of all rental units in Hutchinson have been inspected. The RRIP will address property maintenance deficiencies visible from the exterior of all rental housing and on the interior of those units where the inspector is allowed entry. Unfortunately, many homes and buildings that still pose a threat to the general welfare and safety of Hutchinson residents are not included in the program.

Rental Inspections	301
Rental Complaints	26
Utility Disconnections	8
Uninhabitable	3
Insect Infestations	1
Electrical Deficiencies	1
Plumbing Deficiencies	1

F.2.2.f. Rental Inspections: Jan. 1, 2016 to Aug. 25, 2016 (Inspections Dept., 2016)

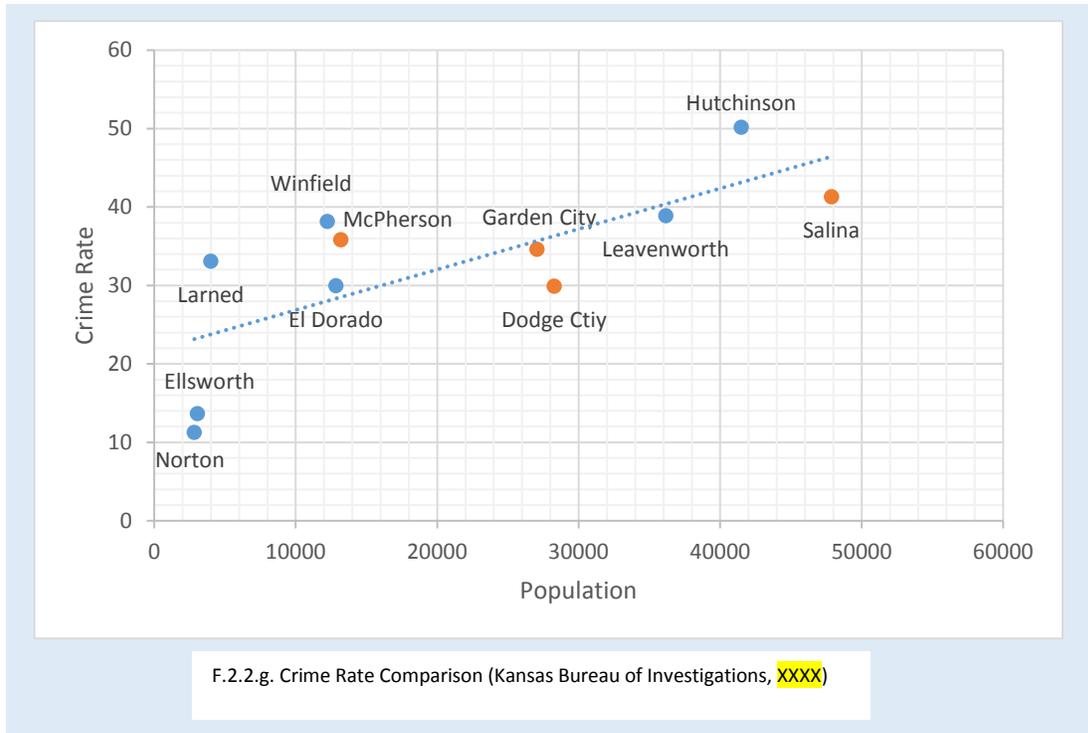
Other practices, such as enforcing the zoning and building codes, also improve the general public safety through design. Standards on building setbacks, fire accessibility, and building requirements, ensure that the City’s built environment protects and continues to protect residents. In addition, review of proposed developments based on access and building layout in regards to fire and police standards can further ensure that the community is safe, should an emergency occur. Currently, the City’s regulations do not take into account some emergency situations, such as: requiring access gates for backyard fencing; requiring adequate spacing between window wells and backyard fencing for ingress/egress; and enforcing removal of yard debris that pose a hazard for firefighters and emergency responders.

Prison Impacts

While most survey respondents felt safe in their neighborhood, downtown and where they work, 43% did not feel safe or were neutral about their safety in the community as a whole. Several discussions during the engagement process focused on the negative effects of having the second largest correctional facility in the state located in the City, especially the recidivism rate of released inmates and the impacts of prison families on a community. While the prison provides inmate release programs for its inhabitants, in recent years, many of those programs have been reduced due to expenditure cuts at the state level (FY 2016 Budget Analysis – Hutchinson Correctional Facility, 2016). F.2.2.g. provides the crime rates and populations of comparative cities, as well as for those communities in Kansas that have State correctional facilities. The red dots denote comparison cities and the blue dots are communities with State correctional facilities. The dashed line represents a trend line.

“We need to remove KSIF from town, or at least encourage resettlement of people leaving prison in other communities. Part of the reason we need more police is because of recidivism of released inmates. If we removed the prison, we’d remove part of that problem.”

(Community Survey Comment, 2016).



As can be seen, the City’s crime rate is higher than other communities commonly compared to Hutchinson. With the exception of McPherson, the comparative communities fall below the trend line in regards to crime rate and population. Hutchinson also has a higher crime rate than other communities with correctional facilities. However, Hutchinson is also the most populous community with a prison facility. The figure shows a trend that communities with higher populations and correctional facilities face more hardships in regards to crime than those that are smaller and without a facility. Various reasons could attribute to this trend, but larger communities typically have more opportunities for released inmates and their families to remain in that community. An increase in the number of jobs and housing availability could act as an incentive to stay for repeat offenders, driving up the crime rate. To understand the true effects of the prison, a study should be done to analyze what the presence of the prison means for Hutchinson.

Strategies

- S.2.2.b.1. Remove complaint only enforcement of key property maintenance and zoning codes. Require all properties to maintain a minimum standard of safety.**
- S.2.2.b.2. Review proposed developments based on potential safety risks and revise codes to be more safety-oriented.**
- S.2.2.b.3. Partner with the State to conduct a study on the impacts of the Hutchinson Correctional Facility on the City and develop strategies to reduce those impacts.**

2.3 Livability: Aesthetics

Vision: *Hutchinson is the clean, attractive Jewel of the Plains.*

Aesthetics, or the visual appearance of a community, is not typically considered a key function of government because investing in the way a community looks is not vital to ensuring the safety of residents. However, the way a community appears is vital to attracting new businesses and residents and it impacts the City's reputation throughout the state. First impressions matter. What is our unique identity? Do we want to look the same as everyone else? What will attract new residents and businesses to our community? Changing the way a community looks takes time but these changes will not happen unless purposeful action is taken.

Background

The City has made efforts on a variety of fronts to improve aesthetics. A summary of various initiatives and efforts is included below.

Community Improvement

The City began working on its visual appeal in 1986, through the creation of the Community Improvement Commission (CIC). The Commission was tasked with maintaining the appearance of Hutchinson. For three decades, the CIC participated in impression surveys, implemented projects such as the decorative fencing along K-61 and launched several programs that continue today, including the Brush Up Hutch! Paint program, Spring Clean-Up and the Community Gardens Initiative. The CIC was dissolved in 2016 but the beautification work of the Commission continues through its programs and policy changes. New strategies will be overseen by staff in partnership with the Hutchinson Healthy Neighborhood Initiative or through dedicated task forces.

Healthy Neighborhoods

As mentioned in the Housing & Neighborhoods section of this Plan, the Hutchinson Healthy Neighborhood Initiative works with neighborhood residents to improve the marketability of future neighborhoods and to promote engagement and social interaction between neighbors. A goal of the Initiative is to help residents develop distinct neighborhoods with identities that can be communicated and marketed through the physical appearance of the neighborhood. The Initiative utilizes City and partnering organizations' programs to incentivize resident-led beautification.

Public Art

Another initiative the City recently implemented was a Percent for Public Art Policy. Under the policy, one percent of the project budget for most publicly-funded capital improvement projects is required to be spent for public art. Overseen by the Public Art Design Council, the Percent for Art program has already resulted in the inclusion of art in three public projects: two fire stations and the Sports Arena (See F.2.3.a). The Design Council also adopted a policy for public art donations and a



F.2.3.a. Hutchinson Sports Arena Entrance Art Proposal
(Hutchnews.com, 2016)

citizen-initiated public art program. These efforts not only make the community more livable, but also provide a broad spectrum of residents and visitors the opportunity to enjoy art in public spaces.

Downtown Beautification

Efforts in Hutchinson’s Downtown have proven that focusing on the appearance of a specific area can lead to the creation of a community asset. Hutchinson’s Downtown redevelopment efforts are described in more detail in the Foundation section of this Plan. Those projects specifically aimed at beautification have reinvigorated the appearance of Downtown and include:

- Avenue A Park (F.2.3.b)
- Decorative Streetlighting
- Planters and landscaping
- Benches and tables



F.2.3.b. Avenue A Park (Hutchgov.com, 2013)



F.2.3.c. 26th and Severance Roundabout (Planning Dept., 2016)

Right-of-way beautification, also known as “streetscaping,” is not only found Downtown. The City has implemented streetscaping in connection to major community projects. For example, the intersections of 23rd and Severance (See F.2.3.c) and 30th and K-61 have had streetscape improvements. Both intersections continue to be attractive, welcoming spaces in the community and foster a sense of place and community pride.

Goals, Issues, Strategies & Performance Measures

Goal	Performance Measure
G.2.3.a. Key City entrances and corridors are attractive and inviting.	First impression survey results in 85% favorable scores.

Issues

Quantifying a community’s visual appearance can be difficult. What is beautiful to some, may not be beautiful to all. However, there are certain indicators of when a community is not succeeding in regards to its aesthetics. To analyze these indicators, Hutchinson partnered with the University of Wisconsin to conduct First Impression Surveys. Representatives from the University visited Hutchinson and completed a survey about the physical appearance as well as overall impression of the community. Responses from the First Impression Survey denoted Hutchinson excelled at resident positivity and Downtown beautification projects, but was weak when it came to streetscaping and cohesive community signage (Sisk, First Impressions of Hutchinson, 2009). The last such survey was conducted in 2009. Continuing the practice of using impression surveys can aid in the future direction of public expenditure for aesthetics.



In 2011, the City adopted new *Zoning Regulations* which included Gateway Corridor design requirements for entrances into the community. Hutchinson currently has a strong entrance on 30th Avenue and K-61. The addition of the entrance sign and pedestrian bridge, F.2.3.d, provides an appealing entryway to the community. Unfortunately, other entrances do not have the same visual impact. Entrances, such as Airport Road and the Woody Seat Freeway exit onto W Avenue A, F.2.3.e, do not convey the same welcoming atmosphere. Now, more than ever, businesses and people can locate virtually



F.2.3.d. K-61 Entrance Sign (Planning Dept, 2016)



F.2.3.e. Woody Seat Freeway Entrance Sign (Google Maps, 2016)

anywhere. When aesthetics are not a community priority, Hutchinson loses the potential to compete in the economic arena to more desirable communities. Setting standards for Hutchinson entrances insures that whenever a visitor enters the community they feel welcome.

A frequent comment from the Community Survey was the amount of unsightly businesses located in our community. **Sixty-three**% of respondents support using tax dollars to assist or relocate unsightly

buildings and businesses from major corridors. Hutchinson has many businesses that are not visually suited or compatible with their location and the surrounding neighborhood. These incompatible businesses drive away growth in the area and devalue neighboring properties. Some of the current conditions can be attributed to the location of highways along major corridors, which were then routed around the community, leaving development styles not commonly found on similar commercial corridors. This form of development has created vehicular-friendly spaces, which are inaccessible to pedestrian traffic. Throughout the public engagement portion of Plan development, a persistent theme is that Hutchinson needs to be walkable and pedestrian-friendly, with buildings that are maintained. **M.2.3.a.** shows potential corridors that could benefit from an overlay beautification districts and/or plans.

Strategies

- S.2.3.a.1. Conduct periodic First Impression Surveys to monitor progress toward meeting aesthetic goals.**
- S.2.3.a.2. Improve and maintain all entrances into Hutchinson.**
- S.2.3.a.3. Develop and implement a cohesive Streetscape Plan for major corridors and work with businesses for façade and landscaping improvements.** 

Goal	Performance Measure
G.2.3.b. Hutchinson has a unique, attractive character that makes our community marketable.	<ul style="list-style-type: none"> • First Impression Survey results in 85% favorable scores • Feedback survey from prospective businesses contains 75% favorable scores

Issues

What is Hutchinson’s identity? Some members of the community compare Hutchinson to the fictional “Smallville” while others say we are the stereotypical, mid-sized Kansas town. Is Hutchinson the “Salt City” or are we home to the world famous Cosmosphere? What makes Hutchinson different? What makes Hutchinson a destination? What is Hutchinson’s identity?



How can we market our community if we do not have an established, unified identity? Many communities embrace their identities and use them as the basis for tourism and development. For example, “Keep Austin Weird” is the battle cry for many residents in Austin, Texas. Rather than ignore their different personality, the community has embraced the slogan. If Hutchinson can identify who we are, and more importantly who we want to be, we can begin to separate ourselves from just another Kansas town.

Unique communities maintain their uniqueness through development of and adherence to design standards. Communities like Taos, New Mexico, Soledad, California and Overland Park, Kansas have unique identities and standard for parking, construction, landscaping and signage that ensure new businesses are compatible with existing ones. The 2011 *Zoning Regulations* included compatibility statements, landscaping standards and a maximum parking space requirement. While these go a long way toward addressing new construction, existing corridors and development are difficult to change. For example, in many cases, large parking lots were developed to meet old parking standards that provided enough spaces for the three busiest shopping days of the year. In their aftermath, those standards left behind large expanses of concrete that are not only unattractive – how pretty can a sea of asphalt be? – but also, if not maintained, become home to a weed-riddled, pothole wasteland (F.2.3.f). Newer standards need to be developed that address both existing and new development. Similar standards can be used for overhead powerlines, abandoned signs, and outdated street and traffic lights.



F.2.3.f. Abandoned Fourth Ave Parking Lot (Google Maps, 2015)

Neighborhood Design Standards

Commercial districts are not the only contributor to Hutchinson’s hodgepodge, disjointed appearance. Residential neighborhoods fall victim to similar design elements or lack thereof. Many older neighborhoods have character not seen in newer developments. Design standards can help maintain the unique appearance of older neighborhoods and at the same time create newer developments that don’t appear to be as “cookie-cutter” in character. Neighborhood design standards can address such things as alleyways (maintenance or vacation of), streetlights, power poles, crosswalks and neighborhood identification signage. Requiring such standards will go a long way toward maintaining and marketing the uniqueness of our neighborhoods.

Strategies

- S.2.3.b.1. Develop a community brand.**
- S.2.3.b.2. Revise existing parking standards to meet both the needs of vehicles and pedestrians.**
- S.2.3.b.3. Educate residents on neighborhood beautification and the importance of standards.**

Potential Future Strategies ~~(if needed)~~

- Help create Neighborhood Design Review Committees for specific neighborhoods. 
- Promote the Citizen-Initiated Public Art Program through the Neighborhood Initiative.
- Take advantage of temporary design solutions to build consensus for permanent projects.

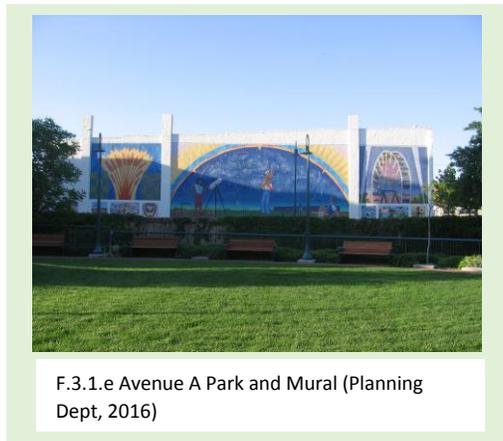
3.1 Parks & Recreation

Vision: *Hutchinson residents have a variety of safe, affordable, accessible and attractive parks and recreation opportunities.*

When designed correctly, parks, open space, and recreation facilities can improve a community’s physical and mental health, facilitate social connections between neighbors and provide aesthetic and environmental benefits to a community. As communities become increasingly urban, parks and open space often become the key connection to nature and natural landscapes. A well-placed park with the proper facilities can become a neighborhood’s living room, creating a commonality between people who may ~~have~~ not have much else in common.

Background

Park space has long been an essential part of Hutchinson’s physical and social fabric. Hutchinson has 28 parks. A full listing of parks is included in F.3.1.d at the end of this section. The City’s largest park, Carey Park, has served Hutchinson since the turn of the twentieth century. Other parks and open spaces, such as the Dillon Nature Center, Avenue A Park and Rice Park not only provide citizens with recreational opportunities, but also inform their community identity. Map M.3.1.a shows where current city parks are located, and includes the category of park based upon the National Parks and Recreation Association (NRPA) standards. 



Park Type	Definition	Approx. Size	Service Level (Acres per 1000 residents)	Service Radius
Mini Park 	Small park used to address limited, isolated, or unique recreation needs, usually within neighborhoods with a higher density.	< 3 Acres	2 Acres	1/2 Mile
Neighborhood Park	Basic unit of park system and servers recreational and social focus of a neighborhood.	3-10 acres	2 Acres	1 Mile
Community Park	Serve a larger segment of the community with recreational space, passive space, and other amenities such as activity fields for softball and soccer.	10-50 Acres	3 Acres	3 Miles
Regional Park	Areas that serve an entire city with unique recreation opportunities.	50+ acres	7.5 Acres	City-wide
Special Use Park		Varies	Varies	City-wide

F.3.1.a; Source: National Recreation and Park Association, 2016

F.3.1.a above provides the typical size service area and service radius for the various categories of parks. Based upon the NRPA standards, Hutchinson has ample park space. The Association’s basic standard for park service is 10 acres of parkland per each 1,000 people. Under the standard, Hutchinson would need 420 acres of park space. Since the City has 732 acres of maintained park space, total parkland exceeds the standard by some 312 acres. While on the surface this excess may be perceived as an asset; the standard ignores local neighborhood access to park space and specific programming on how that space should be used. Research has shown that residents receive the greatest benefit from parks when they live within walking distance (1/4-1/2 mile) to a park (Harnik & Simms, 2004, *Parks: How far Is Too Far?*). F.3.1.b provides the calculated surplus/deficit of the different park types based upon the NRPA standards.

Park Type	Proposed Hutchinson Standard	Total Acres	Acre Excess/Deficit
Mini Parks	84.2 acres (2/1000 residents)	13.0 acres	71.2-acres deficit
Neighborhood Parks	84.2 acres (2/1000 residents)	64.8 acres	19.4-acres deficit
Community Parks	126.2 acres (3/1000 residents)	123.5 acres	2.74-acre deficit
Regional and Special Use Parks	315.6 acres (7.5/1000 residents)	535.3 acres	219.7-acre excess

F.3.1.b: Park acreage standards based on population; *population based on American Community Survey 2014 5-year estimate.*



F.3.1.f Carey Park Fountain (Planning Dept, 2016)

Map M.3.1.b depicts the service areas for the varying types of City parks according to the NRPA standards. As can be seen, the City is amply covered by regional, special use and community parks and has service area gaps in neighborhood and mini parks. This confirms the information noted in F.3.1.b.

F.3.1.c illustrates the percentage of residents that have access to City parks according to the provided service standards. These percentages were calculated based upon 2010 census block population within park service areas over Hutchinson’s 2010 population count of 42,080. Greenspace in the City, specifically spaces located within

medians and in cul-de-sacs, have been omitted from this analysis and will be discussed in section 3.4: Trees and Open Space of this Plan. It should also be noted that the City has traditionally counted playgrounds associated with neighborhood schools toward meeting mini park and neighborhood park standards. These have not been included as part of this analysis. This practice is discussed in more detail in the Issues portion of this chapter.

Park Type	Service Area	Population Served	% of Population
Mini Parks	1/2 mile	14,909	35.5%
Neighborhood Parks	1 mile	33,749	80.5%
Community Parks	3 miles	42,080	100%
Regional and Special Use Parks	City-wide	42,080	100%

F.3.1.c: Park service area standard based on type; *population based on 2010 decennial US Census data.*

Goals, Issues, Strategies and Performance Measures



Goal	Performance Measures
G.3.1.a: Hutchinson Parks are accessible to all residents.	<ul style="list-style-type: none"> • 50% of all residents live within ½ mile walking distance of a mini park. • 50% of all residents live within 1 mile of a neighborhood park. • 70% of all residents live within 3 miles of a community park. • 60% of all new homes are within ½ mile of a mini park. • 60% of all new homes are within 1 mile of a neighborhood park. • 75% of all new homes are within 3 miles of a community park.

Issues & Strategies 

In the 2016 Community Survey, a majority of residents (XX%) said they would use City parks more if they lived closer to a park. Between this survey response and the analysis in the previous section, it appears that Hutchinson needs more parks at the neighborhood scale. Acquiring the land needed for neighborhood-level parks, however, brings up a few issues. First, the City cannot require the establishment of new parks or collect fees in lieu of parks until a Parks Master Plan is developed. And, even then, these parks would be associated with new development and would provide little, if any, benefit to existing residents. Second, new neighborhood parks will require a larger maintenance budget. Finally, acquiring land in existing neighborhoods will require money and a focused strategy determining what properties to acquire and how to acquire them. Schools have not been included in the calculations for neighborhood parks for a variety of reasons, including: 1) lack of programming; 2) lack of consistent, year-round access; 3) perception of trespassing; and 4) formal agreements between the City and schools do not exist authorizing this use.



F.3.1.g George W. Pyle Park Gazebo (Planning Dept, 2016)

- S.3.1.a.1 **Develop a parks master plan to: 1) ensure adequate parkland is set aside in new subdivisions; 2) develop a strategy for parks and open space acquisition for infill areas; and 3) consider the option of dual-use parks/storm drainage facilities.**
- S.3.1.a.2 **Prioritize parks and open space acquisition as part of CIP.**
- S.3.1.a.3 **Formalize use of school playgrounds as part of parks system.**
- S.3.1.a.4 **Develop trail connections between City parks.**

Goal	Performance Measure
G.3.1.b: Hutchinson Parks are safe for all users.	<ul style="list-style-type: none"> • Improved citizen perception of park safety from survey

Issues & Strategies

Park safety is affected by more than police patrols. Park design and abutting land use also influence park use, safety and perception (Kazmierczak, 2013, *The Contribution of Local Parks to Neighborhood Social*

Ties). Park safety can be improved by providing “eyes on the street,” or, in other words, by providing opportunities for informal surveillance by increasing foot traffic and reducing opportunities for isolated crime (Jacobs, 1961, *The Death and Life of Great American Cities*). Parks located in isolated areas or containing excessive visual barriers, are not only difficult to patrol, but also feel unsafe. Parks built in low-density neighborhoods or near an incompatible land use may end up empty and become targets for vandalism, or worse. Park safety begins when parks are planned.

- S.3.1.b.1 As part of Parks Master Plan, develop park safety design standards for future park development.**
- S.3.1.b.2 Perform a survey of perceived and actual safety of all existing park space and redesign parks as needed.**
- S.3.1.b.3 Consider surrounding land uses when acquiring future park space.**

Goal	Performance Measure
G.3.1.c: Hutchinson Parks are attractive and well-used.	<ul style="list-style-type: none"> • Increase park use by xx% • Improved citizen perception of park attractiveness improved by survey • Percent of parks that meet visual quality objectives • All parks have at least three programmed activities annually. • All parks have at least 1 amenity and restrooms.

Issues & Strategies

The ultimate goal of City parks is to provide attractive outdoor spaces for activities. Parks should attract users through amenities (such as playgrounds, picnic areas, sports facilities), programming (such as sports leagues, community events, summer camps), and quality aesthetics. However, not all park space is equally maintained, equipped or programmed; and not all parks serve their neighborhoods and community equally. Efforts are underway to improve parks in some neighborhoods, including Shadduck Park and Ashmead Park. Other, existing parks may not be performing at their full potential (i.e., Green Street Park and parts of Farmington Park). Like any City utility, for parks to perform at their best, they must be measured against a given standard. Consistent measurement will allow parks workers to maintain a level of quality.

- S.3.1.c.1 Establish aesthetic criteria for city parks.**
- S.3.1.c.2 Collaborate with Hutchinson Recreation Commission and explore amenity and programming opportunities for City parks that may be underutilized.**
- S.3.1.c.3 Survey area residents to determine what programming/amenities may be keeping them from using certain parks.**
- S.3.1.c.4 As part of the Parks Master Plan, establish parks restroom service standards.**

Hutchinson City Parks

Name	Address	Class	Acre
Animal Shelter & Dog Park	1501 S Severance St	SPECIAL USE	4.4
Ashmead Park	300 W 1st Ave	NEIGHBORHOOD/MINI	1.0
Avenue A Park	13 W Ave A	SPECIAL USE/MINI	1.4
Bernard White Park	600 W 5th Ave	NEIGHBORHOOD/MINI	0.5
Carey Park	1100 S Carey Park	REGIONAL	377.8
Centennial Park	400 E Harvey	NEIGHBORHOOD	8.2
Countryside Park	198 Countryside Dr	NEIGHBORHOOD	8.7
Crescent Park	1700 N Main St	SPECIAL USE/MINI	0.7
Dillon Nature Center	3002 E 30th Ave	REGIONAL	25.9
Elmdale Park	402 E Ave E	NEIGHBORHOOD	3.4
Fairgrounds Park	2101 N Severance St	COMMUNITY	22.3
Farmington Park	3211 North Walnut St	GREENSPACE/MINI	1.8
Farmington Park	100 East Kansas Ave	GREENSPACE/MINI	0.8
Farmington Park	3009 Farmington Rd	NEIGHBORHOOD	8.8
Fun Valley Athletic Complex	4401 4Th Ave W	SPECIAL USE	127.2
Gano Park-Soldiers & Sailors Memorial	100 E 1st Ave	SPECIAL USE	0.0
Garden Grove Park	3108 Garden Grove Pkwy	NEIGHBORHOOD/MINI	1.1
George Pyle Park	100 E Ave B	NEIGHBORHOOD/MINI	1.9
Grandview Park	1906 E 30th Ave	NEIGHBORHOOD	4.7
Green Street Park	2101 N Adams St	NEIGHBORHOOD/MINI	0.3
Harsha Memorial Park	1300 N Woodlawn	NEIGHBORHOOD	6.4
Herman & Helen Bunte Park	35 Circle Drive	NEIGHBORHOOD	2.1
Hyde Park	101 Hyde Park	NEIGHBORHOOD/MINI	1.4
Martin Johnson Park (Cub Square)	1600 N Monroe St	NEIGHBORHOOD	3.1
Rice Park	44 Swarens St	COMMUNITY	39.3
Rivers Banks Orchard Park	275 East 43rd Ave	COMMUNITY	61.9
Shadduck Park	600 2nd Ave W	NEIGHBORHOOD	8.4
Vic Goering Park	1801 James St	NEIGHBORHOOD	8.8
Total Park Area:			732.4

F.3.1.d City of Hutchinson Parks Department