



17 E. 1st
Hutchinson, KS 67501

PRSR STD
US POSTAGE PAID
Permit # 184
Hutchinson, KS 67501



In Your Neighborhood

SPRING 2018

A Newsletter from the Healthy Neighborhoods Initiative

August block parties in the works for National Night Out

Residents in College Grove and SW Bricktown have expressed interest in having block parties for National Night Out in August, and the Hutchinson Healthy Neighborhoods Initiative is working to support any planned events.

What is it? National Night Out is a community-building campaign that promotes neighborhood camaraderie and community/police partnerships through block parties and other events.

When is it? National Night Out is officially held on the first Tuesday of August, which this year is Aug. 7. But SW Bricktown residents are interested in having a weekend event instead.

Where is it? Events are generally held at a neighborhood level. A group of SW Bricktown residents proposed having an event in front of SW Bricktown Park on First Avenue. No specific location has been proposed yet in College Grove.

More information will be in the summer issue of "In Your Neighborhood" and will be posted on the neighborhood Facebook pages as it is available.

Hutchinson Healthy Neighborhoods Initiative is provided through a partnership with the City of Hutchinson & Hutch Rec. For more information, visit Hutch Rec at www.hutchrec.com or the Hutchinson Healthy Neighborhoods Initiative Facebook page.



FAMILIES IMPROVE HOMES WITH ZERO-INTEREST LOANS

When Dick and Karen Willems married, they looked at the real estate market – Karen explained that she thinks a couple should choose a home together – but Dick didn't see anything he liked better than Karen's home in College Grove.

Through the years, they have tackled a lot of projects to improve the home, including replacing original windows on the front of the house. Karen said they planned to replace the rest of the windows, eventually, but it would cost quite a bit of money.

Then in 2017, they read and heard about a new loan program the City of Hutchinson was partnering on with Peoples Bank & Trust. Residents of featured neighborhoods – including College Grove – could qualify for interest-free home improvement loans up to \$15,000. But they didn't think much about it until neighbor Aaron Keller told them he planned to use it to build a garage.

After Keller left, Karen suggested they look into using the loan to replace the rest of their windows. They did, and their window replacement went quickly enough that theirs was the first project completed with the program. The cost even came in low enough that they replaced the front and side doors of their house, too.

"It couldn't have been any easier," Karen said. "They were wonderful to work with."

Dick said replacing the original windows on the house, built in 1915, has helped them save on heating and cooling, although he couldn't put a dollar figure on it.

"Oh, and they look so much better," Karen said. "And I don't mind washing windows now!"

Dick said it was a great program. His only regret is that more homeowners aren't able to use it, as some people can't afford to make home improvements or repairs, even with the loan.

Hutchinson Healthy Neighborhood Initiative's Vision: Hutchinson's neighborhoods have a strong sense of identity and community pride, where residents trust one another and are confident in their ability to positively impact the future.

In Your Neighborhood is a quarterly newsletter mailed directly to residents in the SW Bricktown, College Grove, Houston Whiteside Historic District, and the NEW Farmington neighborhoods.

Hutch Homeowner Opportunities

Zero-Interest Home Repair Loan Program: Provides interest-free loans for certain home improvement projects. There are no income restrictions and both rental and owner occupied houses qualify. **Contact Amy Allison at 620-694-2635 for more information.**

Down Payment Match Incentive: Applicants must purchase a home in the SW Bricktown, College Grove or Houston Whiteside Neighborhoods to be eligible for up to \$2,500 assistance in down payment and closing costs match. **Contact Charlene Mosier at 620-694-2639 for more information.**

Brush Up Hutch!: The City may be able to help with the cost of paint. In 2017, 12 houses were painted or approved to be painted. Look at the before/after pictures on the left on what a difference this program makes. **Contact Charlene Mosier at 620-694-2639 for more information.**

Changes at Avenue A



In January, the Hutchinson school district made it official that the school in SW Bricktown will cease operation as an elementary school, with preschool and alternative school programs using the building starting with the 2018-19 school year.

The school will be divided into two wings, with the north hall holding the alternative school programs, and the east hall being home to the preschool. A corridor will be added to give the preschool wing direct access to the library, gym, and cafeteria, all of which will be shared by the two programs.

Superintendent Gary Price said he expects 80 to 100 preschool students in the six classrooms, and the alternative school will have capacity for 20 to 30 students in two or three classrooms. Price said the SW Bricktown Neighborhood Center will still have space, although it will move into a different office in the building.

Boys and Girls Club also will use the school for after-school programs for elementary students, while continuing to use the nearby Shaddock Park for older kids.

Price said the district is having conversations with other organizations and individuals about using space in the school as well, including for art and medical programs.

"We really want the SW Bricktown office there and want this to be a community space," he said, adding that he hopes to see the neighborhood's annual Mexican dinner continue at the school. He anticipates adding additional programs to the school for the 2019-20 year.

City seeks input on new zoning



The Planning and Development Department is preparing a proposal for a new zoning classification, R-6, for infill residential zoning to be established in older parts of the city that were developed with very different principles than modern subdivisions.

Town hall meetings will be held from 6:30 to 8 p.m. on April 10 at McCandless Elementary School, 700 N. Baker St., and April 24 at Lincoln Elementary School, 315 E. Bigger St. These meetings will allow residents to learn more about the proposal.

Setbacks: The first element of the proposed new zoning district is reducing setback requirements. Under current rules, Hutchinson requires setbacks of 25 feet for a front yard, 5 feet for side yards, and 15 feet for a rear yard. No new structures or additions can be built in those setbacks. The proposed change would reduce those setbacks in the R-6 zone to 15 feet in front, 3 feet on the side, and 10 feet in the rear.

Lot coverage limits and size minimums: Other changes proposed include increasing the amount of a lot that can be built on and decreasing the minimum lot size. Currently the maximum amount of a lot that can be covered by a house plus any other buildings is 45 percent. The Planning and Development Department has proposed increasing the limit to 60 percent.

The city's minimum lot size for new residential construction is 9,000 square feet, with lots at least 60 feet wide. The proposed change would allow lots 30 feet wide and 3,500 square feet in the R-6 zoning district.

Accessory dwelling units: The Planning Department also is proposing to allow accessory dwelling units – the official name for what are more colloquially called mother-in-law cottages, among other nicknames – in the R-6 zone. The city does not currently allow these in any zoning district.

These are just a few of the changes included in the proposed R-6 zoning district. You can learn more and give your input at either of the scheduled town hall meetings or read the recommendations online at www.hutchgov.com/planning.

City extends, expands home-buying & improvement incentives

Down Payment Assistance Program: On Jan. 16, City Council voted to continue the down payment assistance program and open it up to anyone in Reno County who doesn't own a home – which could include people living rent-free with family, and not just renters – and to allow the incentives in any HHNI featured neighborhoods south of 17th Avenue. That program had \$27,034 remaining at the start of 2018 out of \$35,000 initial funding and has helped five people buy homes in featured neighborhoods.

Zero-interest home improvement loans: City Council voted to continue and expand the zero-interest home improvement loan partnership with Peoples Bank & Trust. That program was expanded to include all HHNI featured neighborhoods, not just those south of 17th Avenue. In the first year of operation, 10 homeowners received loans through the program, with the city picking up the tab for interest on almost \$125,000 of loans. This program is available for both owner-occupied and rental housing and had \$17,467 remaining of its original \$35,000 allocation at the start of 2018.

DONUTS ON THE DRIVEWAY

Donuts on the Driveway. The name just about tells you everything you need to know about the get-togethers made popular in the College Grove neighborhood over the past couple of years.

"I love getting to know more people in the neighborhood," resident Josie Thompson said. And at a neighborhood breakfast on Jan. 20, several residents signed on to host the gatherings at their homes this spring and summer.

Tony and Andrea Finlay volunteered to host at 9 a.m. on April 21 at their home, 412 E. 15th Ave.

Other hosts include:

- May: Josie Thompson
- June: Karen and Dick Willems
- July: Mike Wallace
- September: Michelle McCartney

Dates are not yet set but will be posted on the College Grove Neighborhood Facebook page, [facebook.com/CollegeGrove](https://www.facebook.com/CollegeGrove).

Conversations begin in Farmington neighborhood



The Hutchinson Healthy Neighborhoods Initiative is beginning work in the next featured neighborhood - the Farmington area - which will turn 100 years old in August.

The area between Walnut and Elm streets and 30th Avenue and Robert Street in north central Hutchinson was originally platted by pioneering landscape architects Hare & Hare on Aug. 8, 1918, and surveyed by Reno County Surveyor W.H. Dunkin. Just a few years later, the area between Elm and Plum streets was added to the subdivision.

A revised plat from 1953 shows the Farmington subdivision, originally platted by landscape architecture pioneers Hare & Hare in 1918.

It was more than a decade before major development began in the neighborhood, with many houses being built in the 1930s and early 1940s in the southern portion of the neighborhood. Development really took off after World War II, with most of the houses in the neighborhood being built in the 1950s.

When the subdivision was platted, it was outside the city limits of Hutchinson, and the city annexed it in 1953. The layout of the neighborhood now isn't quite the same as the plat when it was annexed, though. Two small street connections are missing – between Curtis and Walnut, and North and South Park drives at the northwest end of the park. A lake in the park shown on the plat also is missing, replaced by a drainage canal that longtime resident Gerry Graber said reduced flooding.

The area is notable for the nearly 9-acre park located in the middle of the neighborhood. Farmington Park features two playgrounds, a gazebo, and a metal pedestrian bridge over the drainage canal.

Residents of the area say the gazebo hosts all sorts of parties and reunions during warm weather and has been a popular location for wedding photos, and the park has even been used for several weddings in the past. In addition to the park, the neighborhood is close to the city's northeast trail system