



17 E. 1st  
Hutchinson, KS 67501

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



# In Your Neighborhood

SPRING 2019

A Newsletter from the Healthy Neighborhoods Initiative

## 'THE LINK' OPENS IN SW BRICKTOWN



The LINK, a 29-unit apartment building at 1 S. Washington St., opened in January on the very edge of SW Bricktown. The project, developed in partnership by TECH and Manske and Associates, provides affordable housing for adults with developmental or intellectual disabilities and for adults 55 or older.

The first and third floors contain a total of 17 one-bedroom apartments for adults with developmental or intellectual disabilities. Each of those apartments is 730 square feet. The second floor contains 12 two-bedroom apartments for adults 55 or older. Each of those apartments is 925 square feet. All of the apartments have in-unit laundry and are furnished with kitchen appliances.

The building has a community room, commons/library, and a large outdoor deck. Lacey Mills, director of marketing and special events for TECH, said all 29 apartments are already leased and TECH has a waiting list. (Photo credit: Nick Hemphill Photo Video)

Hutchinson Healthy Neighborhoods Initiative is provided through a partnership with the City of Hutchinson & Hutch Rec. For more information, visit [hutchrec.com](http://hutchrec.com) or the Hutchinson Healthy Neighborhoods Initiative FB page.



## Introducing the Yard of the Month Awards

The Hutchinson Healthy Neighborhoods Initiative is pleased to introduce a new program: the Yard of the Month awards.

These awards will recognize residents who help make their neighborhoods attractive by maintaining their yards well. There are all sorts of things residents can do to make their yards attractive, from basics like keeping up a steady mowing schedule and edging around sidewalks, to planting and maintaining flower beds or putting up seasonal decorations. This will be a one-year trial run for 2019.

**Award Seasons:** One award will be given per neighborhood in each of four judging periods: June, August, October, and December.

**Eligibility:** Any residential property in one of the featured neighborhoods – SW Bricktown, College Grove, Farmington Park, or the neighborhood around Allen Magnet School – is eligible for one award per calendar year. A property that receives an award becomes ineligible for the remainder of the year.

**Nominations and Judging:** Anyone may nominate an eligible yard, including their own. Nominations may be mailed to or dropped off for the neighborhood development coordinator at Hutch Rec, 17 E. 1st Ave., Hutchinson, KS 67501. They also

may be emailed to [astewart@hutchrec.com](mailto:astewart@hutchrec.com). Nominations are due the first day of the month in the judging period.

Yards will be judged on all factors visible from the street or sidewalk. Special consideration may be given to yards showing a particular improvement through the inclusion of dated "before" photos. No distinction will be made among yards maintained by the owner, a renter, or professional yard care company.

**Awards:** Winning yards will receive a yard sign announcing their award and a \$50 gift card to a local garden center or hardware store. Winners also will be recognized on the Hutchinson Healthy Neighborhoods Initiative Facebook page and shared on the individual neighborhood pages and in the In Your Neighborhood newsletter.

**Sponsorship:** Elite Real Estate and Heartland Credit Union have both agreed to sponsor prizes. Other businesses or organizations interested in sponsoring prizes can email Adam at: [astewart@hutchrec.com](mailto:astewart@hutchrec.com).



## Neighborhoods hold annual meetings

### SW BRICKTOWN NEIGHBORHOOD

At their Jan. 19 meeting, 10 SW Bricktown residents spent considerable time discussing safety and crime prevention with Hutchinson Police Chief Jeff Hooper and several members of his department. Of particular interest to residents was lighting in otherwise dark alleys. Hooper said residents could contact Westar to inquire about adding lights in alleys.

Steve Allen with the city parks department said plans are in place for more improvements to SW Bricktown Park this year. Those include the addition of a swing set, a walking path, and lighting.

Other discussion topics included having a second National Night Out block party on Aug. 6, painting crosswalks in the neighborhood, and seeking a Make It Greater grant from the Hutchinson Community Foundation.

### COLLEGE GROVE NEIGHBORHOOD

About 16 College Grove residents met for breakfast and discussion on Jan. 26. Residents discussed possible events for the year, including continuing Donuts on the Driveway and National Night Out. In place of National Night Out, they decided the neighborhood ought to get involved with the Cosmosphere and Hutchinson Community College's event July 20 celebrating the 50th anniversary of Apollo 11's moon landing. They also discussed possibly having a separate, smaller event just for the neighborhood, possibly a barbecue after an organized effort during the citywide cleanup the last weekend of April. Details will be shared on Facebook as they are available.

The group also discussed Make It Greater grants from the Hutchinson Community Foundation. Ideas included redoing the decorative crosswalks on Poplar Street and apparel or yard flags with the neighborhood logo to show neighborhood pride.

### FARMINGTON PARK NEIGHBORHOOD

On Jan. 26, 15 Farmington Park residents focused on a neighborhood project with funding from the city and Hutch Rec Foundation. The group settled on improvements to and around the gazebo in the park and discussed combining a work day for the project with a spring event of some sort. Residents also expressed interest in applying for a Make It Greater grant from the Hutchinson Community Foundation to expand the scope of the project. Some residents even gathered at the gazebo afterward to brainstorm specific ideas.

Residents discussed several different possible events for 2019. Melvin Barnett discussed having another neighborhood garage sale this spring. And the group discussed having a spring event, National Night Out on Aug. 6, or both. Follow the neighborhood Facebook page for details about those events as they are available, and if you want to be involved in planning events, email [astewart@hutchrec.com](mailto:astewart@hutchrec.com).

### POLICE EXPLAIN NEW BEAT SYSTEM

Chief Hooper attended all three events, to meet residents and speak about Hutchinson Police Department's new beat system. The city is divided into quadrants from the corner of 11th Avenue and Plum Street, with beat officers assigned to a specific beat for a minimum of a year to get to know the neighborhoods. The department was working to get a cell phone and email address for each beat. Those will be shared on the neighborhood pages.



*Residents of SW Bricktown, College Grove, and Farmington Park neighborhoods gathered in January for annual meetings over breakfast to review 2018 and plan the year ahead.*

## Neighborhood around magnet school starts organization efforts

In 2018, the Hutchinson Housing Commission selected the neighborhood around Allen Magnet School to be the next featured neighborhood. After conducting one-on-one conversations and walking the neighborhood, the Hutchinson Healthy Neighborhoods Initiative had the first neighborhood meeting on Jan. 17 at the Hutchinson Public Library.

At that meeting, residents discussed concerns for the neighborhood and early organizing steps, including boundaries and naming. For boundaries, residents said Fourth and 11th avenues and Main Street were sensible boundaries. For the western boundary, they said Monroe Street could make sense, but they also were interested in extending the boundary to Cow Creek and trying to reconnect the two sides of Monroe Street.

Residents will make decisions on boundaries and work on naming the neighborhood at future meetings. A second meeting was scheduled for Feb. 28. The group voted on priorities, with crime reduction being their highest priority, followed by sidewalk repairs and housing improvement.

## 'City Doctor' emphasizes importance of attachment



The things that make people love their communities aren't necessarily the ones everybody expects. The economy and job availability are important, but they aren't the keys. And someone can love their job but not be happy in their community.

Instead, the factors that most affect how attached people are to their communities are their perceptions of social offerings, aesthetics, and openness in the community, according to Dr. Katherine Loflin, aka "The City Doctor," an expert in place science and placemaking.

Those were the findings of a three-year study across 26 American cities and 43,000 people, and they were consistent across all 26 cities, Loflin said at a community conversation sponsored by the Hutchinson Community Foundation, Hutch Rec, and other partners on Feb. 5.

Another finding of that study was that high resident attachment contributed to higher levels of local GDP growth, Loflin said, which means that placemaking is a form of economic development. It also doesn't take years or decades to start seeing results, and it doesn't necessarily take lots of new investment.

Wichita was part of the study, and in 2010 residents rated the city's aesthetics – particularly its parks – higher despite minimal new investment in parks, as this was during the economic downturn. Loflin interviewed Wichita residents about why that was and learned people had rediscovered Wichita's parks when they traded vacations for more affordable staycations that year.

All of this is growing in importance, because the generation that is now entering the job market is the first to prioritize living in a place that they love over job prospects or job satisfaction, Loflin said.

## Land Bank lots priced to sell



The Hutchinson Land Bank, established to acquire, maintain, and market vacant lots, has three lots in featured neighborhoods as of the beginning of February. All three are large enough to build housing on, according to city staff. The Land Bank's standard asking price is half of a lot's county appraisal.

**15 W. Eighth Ave.:** This lot a block south of the Hutchinson Public Library is 8,857 square feet, which is substantially larger than the other residential properties on its block. Asking price: \$445

**00000 N. Walnut St.:** This property, just southeast of Hutchinson Community College's Davis Hall, is 7,983 square feet, larger than other residential properties on the block. Asking price: \$400

**00000 E. Seventh Ave.:** This property at the corner of Seventh Avenue and Maple Street is 5,565 square feet. Asking price: \$280.

**Success story:** In 2017, local contractor Eddie Spellman purchased a 7,040-square foot lot near the intersection of Eighth Avenue and Cleveland Street from the Land Bank for \$350 and set to building a house on it. He completed construction in the summer of 2018, adding a brand new 1,060-square foot home with an attached garage to the neighborhood. He successfully sold the home. Data on the home's value isn't available yet, but Spellman said he was asking \$88,800 for it.

## Programs aid homeowners, home buyers

**Brush Up Hutch!** is a city program to reimburse the cost of exterior paint for qualifying home repainting projects. Residents can qualify either based on income or on the home's appraised value. Applications must be received and approved prior to the painting project, and reimbursement is made after the project is completed. **Contact the Hutchinson Planning & Development Department at 620-259-4198.**

**Interest-free home improvement loans:** The City of Hutchinson and Peoples Bank and Trust have partnered to provide interest-free home improvement loans to residents in the featured neighborhoods. Loans for qualifying projects are available, up to \$15,000. **For more information, contact Peoples Bank and Trust at 620-699-0234 or toll-free at 877-998-0234.**

**Down payment match:** The City of Hutchinson has made matching funds available for down payments on homes in featured neighborhoods south of 17th Avenue. Home buyers who currently live in Reno County but do not own a home can receive up to \$2,500 toward down payment and closing costs. **Interfaith Housing & Community Services administers the program; for more information, call 620-662-8370.**