



## Appendix C

# Summary of Relevant Plans and Studies

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This appendix summarizes the plans and studies that Hutchinson has already conducted. These documents have a dedicated appendix to illustrate their importance in the downtown planning process.

## Downtown Hutchinson Economic Enhancement Strategy (2000)

**Overview:** This plan was conducted in 2000 to provide visioning and implementation strategies for a vibrant downtown. The plan conducted visioning exercises, including a vision for the year 2007, used throughout the plan. The plan then delves into growth potential and existing opportunities. The plan zooms in to the Development Framework, including defined districts within downtown, accompanied by map boundaries and definitions based on desirable use. The plan then provides a Course of Action, including elements such as Business Retention strategies, Business Recruitment strategies, Building Improvements, Streetscape Improvements, Parking, Real Estate Development, Incentives, Marketing, and Management strategies. The plan identified issues and opportunities, down to the details, and provides a vision for a successful downtown.

**Relevance to this Plan:** This plan provides great context for the historic visioning of downtown as well as the issues that downtown Hutchinson has faced over the years. The strategies that were identified over twenty years ago provide excellent insights into the way that downtown Hutchinson has evolved over the past couple of decades. The information included in this plan was evaluated and considered in the development of this Downtown Hutch Master Plan.

## Downtown Hutchinson Assessment (2007)

**Overview:** This assessment of downtown Hutchinson took place in 2007 and provides insights into the composition of downtown and advice that can be leveraged into a more vibrant downtown. The assessment opens with Key Observations including thoughts on Main Street, and the Civic Anchors downtown. The plan then delves into key issues including limited food and beverage options, development hurdles, and the lack of housing market. The plan articulates recommended next steps, including self-education, façade grant programs, upper floor loft demonstration efforts, and funding. The assessment concludes by urging Hutchinson to focus their efforts to develop their downtown.

**Relevance to this Assessment:** This assessment provides great context into the strategies that have been developed and followed over the course of the last decade or two. Many of the issues and observations included here are still true today, providing insights into the longevity of downtown Hutchinson's specific issues. The details of this plan were evaluated and considered in the development of this Downtown Hutch Master Plan.

## City of Hutchinson Bicycle and Pedestrian Master Plan (2015)

**Overview:** This plan is intended to provide guidance on the bicycle and pedestrian presence in Hutchinson. The study opens with an overview of the general benefits of walking and biking, including safety, public health, and community development. This section provides great context for the need to prioritize pedestrian and bicycle improvements and emphasis in city planning. The study then defines the study area, which aligns with the area inside the city limits of Hutchinson. This section provides some regional context including the mobility network connecting Hutchinson to the surrounding area. The study provides a summary of relevant laws, plans, and ordinances, which provides key insights into the political climate surrounding these topics, as well as the boundaries that must be acknowledged moving forward. The plan delves into the strategic approach to public involvement that took place ahead of the creation of this plan, including engagement techniques and findings.

The plan then delves into the Bicycle Facility Types and Pedestrian Facility Types recommended for Hutchinson. Each provides key insights into well-researched best practices for planning and pedestrian infrastructure and programming. Then, the plan delves into the existing conditions of the community to provide context for the recommendations. Finally, the plan identifies bicycle facilities opportunities and constraints, as well as pedestrian facilities opportunities and constraints, designed to advise Hutchinson on reasonable and attainable next steps. The study concludes with some detailed location-based strategies for bike and pedestrian network improvements including recommended segments and additions to the network.

**Relevance to this Plan:** Since downtown Hutchinson is included within this study area, and since there are bicycle and pedestrian recommendations listed for the downtown itself, this plan has direct implementations for the mobility network within downtown. This plan has been reviewed through the lens of downtown mobility and its recommendations were considered as the Downtown Hutch Master Plan was developed.

## Imagine Hutch 2037 (2017)

**Overview:** The City's most recent Comprehensive Plan update was structured through a series of themes including frameworks, livability elements, and amenities. The Frameworks are considered foundational to the long-term survival of the city. These include Regional Setting and Historic Preservation, Downtown, Demographics, Environment, Economy, Infrastructure, and Land Use. The Livability section contains the elements of a community that make it a desirable place to live. The Livability elements include Housing and Neighborhoods, Public Safety, Sense of Place, Community Health, and Education and Youth. The plan then delves into Amenities, which are intended to add value and aesthetics to the community. Aesthetics included in this plan are Parks and Recreation, Trails, Bikeways, and Pedestrian Facilities, Community Assets, and Trees and Open Space.

Through the Frameworks, Livability themes, and Amenities themes, this plan delves into the community of Hutchinson and the components of this community. Each section has a vision, some background information, goals, performance measures, issues, and strategies for success. This plan provides guidance for the successful implementation of the vision brought forth through the planning process and is intended to guide Hutchinson into 2037.

**Relevance to this Plan:** Since this plan is developed for Hutchinson as a whole, it provides key insights into the community outside of downtown Hutchinson, and therefore into community and market needs within downtown. This plan also provides a Framework chapter on Downtown, which provides contextual information on the visioning that took place in 2017, and the recommended goals, performance measures, and strategies for success. This plan has been reviewed through the lens of downtown planning and its recommendations were considered as the Downtown Hutch Master Plan was developed.



## Downtown Assessment (2018)

**Overview:** The 2018 Downtown Assessment was conducted as a block-by-clock physical assessment of Downtown Hutchinson. This plan provides an assessment of streetscape, parks, landscaping, and parking within Downtown. The plan provides key initiatives to improve downtown including merchandising strategy, special districts, prioritization of investments, and management strategy. Each of these sub-sections includes actions that can be taken to improve downtown.

**Relevance to this Plan:** This plan provides insights into the physical state and management of downtown within the last five years. This plan's actions and recommendations have been reviewed and were considered in the context of the development of the Downtown Hutch Master Plan.

## Retail Market Assessment (2018)

**Overview:** This assessment was conducted in 2018 to understand the Market of Hutchinson, including its Pull Factor, Primary Trade Area, Population Density, Income, Major Employers, PTA Demand, Leakage, Projected Demand, Demographics, and Market Void. Each of these indicators are explained at a high level with supporting documentation and major findings.

**Relevance to this Plan:** This plan provides insights into Hutchinson's market in 2018. This information, though not specific to Downtown, contextualizes the analysis of downtown Hutchinson and the findings of this assessment were considered as the Downtown Hutch Master Plan was developed.

## Target Industry Analysis (2018)

**Overview:** The Target Industry Analysis provides a list of recommended target industries for Hutchinson to focus on as its economy develops. The target industries are provided in this analysis along with supporting profiles with local and global trends, as well as potential for opportunity in these industries. Identified targets include advanced manufacturing, healthcare, technology-oriented services, and retail and destination tourism. Each target includes some information about the industry, why it's a fit for Hutchinson, and some selling points for the industry.

**Relevance to this Plan:** This assessment provides insights into Hutchinson's market strategy and contextualizes some of the recent economic growth and development since 2018. This information was reviewed and were considered in the context of the development of the Downtown Hutch Master Plan.

## Healthy Community Parks and Recreation Master Plan (2019)

**Overview:** This plan was conducted to take a closer look at creating healthy communities in Hutchinson. Through a community engagement process and insights from local leadership, this plan was developed. The plan opens with some background and context for the planning process and parks and recreation within Hutchinson. The plan then delves into a Hutchinson Profile and Needs Assessment, providing key insights into the demographic composition of the community, findings from the public engagement process and local survey, trends in parks and recreation, and additional context. The plan then delves into the specifics of Hutchinson's parks and recreation facilities, including an inventory of existing resources and a level of service analysis.

Based on these findings, the plan delves into Key Issues facing Hutchinson's pursuit of an active and engaged community. Recommendations are then provided, aligned with an Action Plan, detailed with cost estimates and prioritization.

**Relevance to this Plan:** This plan, though not specific to downtown, provides great context for the needs and desires of Hutchinson as it aspires to be a more healthy and active community. This plan mentions downtown in its promotion of cultural events and tourism, its understanding of different sub-areas of town, and in its approach to working with community leaders and organizations to foster success. Parks and recreation are a critical component of a healthy downtown, and the findings of this plan were referenced in the development of this Downtown Hutch Master Plan.