

imagine
KUTZKY

* Building on the past * Planning for the future *

Mission Statement

To preserve, enhance and promote Kutzky Park as a vibrant and sustainable, mixed-use urban neighborhood.

GOALS, OBJECTIVES AND RECOMMENDATIONS

NEIGHBORHOOD STREETS

Goal: Create a safe, functional and attractive street system that balances the needs of automobiles with the needs of pedestrians, mass transit and bicycles.

Objectives:

- Reduce cut-through traffic by introducing a comprehensive traffic-calming program in the neighborhood.
- Encourage and promote alternative modes of transportation.
- Encourage outdoor dining and street activity such as vendors and musicians on the sidewalks of 2nd Street SW.
- Invest in the public realm and make streets safe, comfortable and attractive for pedestrians, bicycles, and vehicles.
- Increase public safety and street vitality by creating and maintaining human scale design elements through the placement and orientation of buildings, parking and streetscape materials.
- Reduce traffic speeds to an average of 20 mph through traffic calming measures.
- Reduce the amount of non-resident parking on residential streets.
- Provide an appropriate mix of parking to meet the needs of residents and businesses.

Recommendations:

- Work with Public Works to develop a long-range plan to phase in the following traffic-calming measures as a part of City's Capital Improvement Plan:
 - ❖ Return First Street SW, Center Street West, First Street NW and Second Street NW to two-way traffic.
 - ❖ Create a basket weave of stop signs and traffic circles throughout the neighborhood.
 - ❖ Add mid-block chokers, neck-downs on strategic corners, and painted parking lines.
 - ❖ Add pedestrian street crossing elements (such as bold, white reflective paint, special colored paving, etc.) through a hierarchy of crossing treatments based on street type.
 - ❖ Narrow streets where feasible to slow traffic and preserve existing street trees.

(Neighborhood Streets – Recommendations, continued)

- Add bike lanes where appropriate to facilitate safe bicycle transportation.
- Provide wide, accessible sidewalks, street trees, landscaping, decorative lighting and street furniture to selected enhanced streetscape areas.
- Design building openings that are oriented to the street, including well illuminated windows and welcoming entrances.
- Develop an on-street parking strategy that uses the following criteria:
 - ❖ Provides for parking on both sides of street in mixed-use, commercial and high-density residential areas
 - ❖ Provides for parking on only one-side in low-density residential areas
 - ❖ Encourages the use of angle parking in mixed-use and commercial areas
- Encourage the development of a St Mary's parking facility to accommodate employee and visitor parking needs and relieve demand on neighborhood streets.
- Utilize permit parking where needed.

LAND USE and URBAN DESIGN

Goal: To create a sustainable, compact, cohesive urban neighborhood where residents can live, work, shop and play.

Objectives:

- Develop a long-range land use plan that encourages a compatible mix of land uses, protects natural and built assets and creates a sense of place.
- Connect mixed-use areas with a network of landscaped “green” streets and walks.
- Ensure that development contributes to the social and economic life of the community through quality design of the physical environment.
- Strengthen small business activity that is compatible with the social and physical make-up of the neighborhood.
- Encourage quality-building practices, which are enduring and will accommodate future alternative uses.
- Encourage the design and placement of buildings that incorporate human scale design details and promote pedestrian and non-motorized vehicle usage.
- Preserve historic structures when feasible and consider adaptive re-use.
- Encourage demolition of unsafe and condemned buildings and infill with architecturally compatible uses
- Preserve and create walkable commercial and mixed-use areas
- Create on-site parking that:
 - is carefully and judiciously placed as to not create a void breaking the continuity of the neighborhood
 - assures safe vehicular and pedestrian circulation, minimizes negative visual impact and is well landscaped
 - integrates parking with buildings whenever feasible

- Use the following basic urban design principles when developing commercial and mixed-use areas:
 - ❖ Build to the sidewalk (i.e. property line).
 - Create a strong “streetwall” in which each building meets or comes close to the sidewalk.
 - Locate the inside floor level as close as possible to the level of the sidewalk outside.
 - ❖ Make the building front “permeable”.
 - Connect the inside of the building and the sidewalk outside with windows and doors.
 - Prohibit mirrored glass or window coverings that block visibility.
 - ❖ Prohibit parking lots in front of the building.
 - Put on-site parking above, below, behind, or beside the building.
 - Allow on-street parking. Stop-and-go parking is essential to real shopping districts.

Recommendations:

- Prohibit surface parking lots as a principle use.
- Amend the existing land-use plan to include the Imagine Kutzky Vision plan.
- Change neighborhood zoning where needed through a Special Zoning solution (such as a form based overlay zone, new zoning ordinance, etc.).
- Create design guidelines and standards that shape the character of new development to the existing neighborhood character and are in accordance with the Urban Design objectives in the Imagine Kutzky Vision Plan.

PUBLIC OPEN SPACE

Goal: Make the public open space system a unifying feature of the neighborhood that strengthens its unique identity.

Objectives:

- Strengthen the neighborhood's connection to the natural environment by improving pedestrian access to existing open spaces.
- Create a variety of open space types (trails, woods, athletic fields, plazas, etc.) to accommodate changing demographics.
- Establish a healthy urban ecology by protecting and restoring native vegetation and animal habitats.
- Intensify the use of natural storm water management and sustainable landscape practices to enhance water quality.
- Strengthen neighborhood identity through development of entrance features at key locations (signs, historic markers, etc).
- Emphasize the Civic Center Drive entrance to the city as a Community Gateway through landscaping and beautification.

Recommendations:

- Kutzky Park Neighborhood Association continues the official "adoption" of Kutzky Park and Cascade Creek through semi-annual park clean-up events.
- Eliminate non-user parking in tennis center parking lot year-round. Change current parking restrictions from *'three-hour parking, May 1 through September 30, Monday through Friday'* to *'three-hour parking, Monday through Friday.'*
- Explore the feasibility of the following park programming improvements in Kutzky Park:
 - ❖ Adding a Dog Park
 - ❖ Adding a leisure ice skating rink
 - ❖ Relocating the basketball court to a more site appropriate location within Kutzky Park
 - ❖ Improving the public availability of programming and facilities at the Tennis Center to capitalize on this asset within the neighborhood
- Close off the 13th Avenue NW vehicular entrance to Kutzky Park, converting to pedestrian-only entrance, and adding vehicular access to the Kutzky Park parking lot from 16th Avenue NW.

(Public Open Space – Recommendations, continued)

- Upgrade playground equipment at United Way site through city Parks Department.
- Create pedestrian access from 2nd Street SW to St. Mary's Park.
- Create or improve safe path connections where needed, prioritizing Cascade Creek path connection at 11th Avenue NW and future connection to Cascade Lake at 16th Avenue NW.
- Make the existing mid-block connection near the 13th Avenue foot-bridge more accessible.
- Work with public and private interests in securing property for new mid-block connections;
 - ❖ West Center Street to 1st Street SW between 11th and 7th Avenue
 - ❖ West Center Street United Way playground site to 1st Street NW

HOMES AND YARDS

Goal: Preserve and restore the charm and historic character of the neighborhood.

Objectives:

- Create a historical district and/or review process prior to proposed demolition of structures.
- Encourage reinvestment into older single-family homes that have been converted into multi-unit apartments.
- Identify blighted or crime-ridden properties and work closely with the Building Safety Department and law enforcement to identify key issues, solve problems and make improvements.
- Encourage infill development with well-designed compatible new structures.
- Maintain affordable housing that contributes to socio-economic diversity and the diversity of housing stock.
- Encourage remodeling projects that maintain the character of homes through incentives and guidelines.

Recommendations:

- Prohibit further conversion of single-family homes to multi-unit apartments.
- Carry out a windshield survey to inventory types of housing stock and property conditions; identify improvement needs and target investment areas.
- Create/identify funding programs that provide incentive and opportunity for those undertaking rehabilitation and reinvestment in single-family dwellings.
- Build a partnership program between landlords and neighborhood residents.
- Produce architectural guidelines and/or standards for new housing development and major remodels.
- Explore implementation of a deed-restriction program that assists home-owners in placing permanent restrictions on their property preventing it from conversion to rental or commercial use.
- Work with the First Homes Heritage Homes program to identify at-risk homes in need of renovations.
- Work with First Homes Community Land Trust program to ensure that certain homes are renovated and contribute to neighborhood character, yet remain affordable.