

History of Neighborhood Establishment

There are 808 residential properties in the Kutzky Park neighborhood. The first was built in 1863. August Kutzky himself built his second home at 718 Center Street West where that property still remains as one of the neighborhoods architectural and historical anchors.

Sixty percent of the homes in Kutzky Park were built between 1910 and 1930. These homes primarily consist of variations of the classic American four-square and bungalow, many influenced by classic Arts and Crafts styling. Homes built prior to 1940 are largely gathered on the East side of the neighborhood. Development of homes on the West side of Kutzky Park began in the late 1940's post-war era and into the 1950's. In 1953 Miracle Mile was built along Kutzky's West boundary and became Minnesota's first outdoor mall. A small portion of the neighborhood to the North consists of houses built in the 1960's, the latest being 1968.

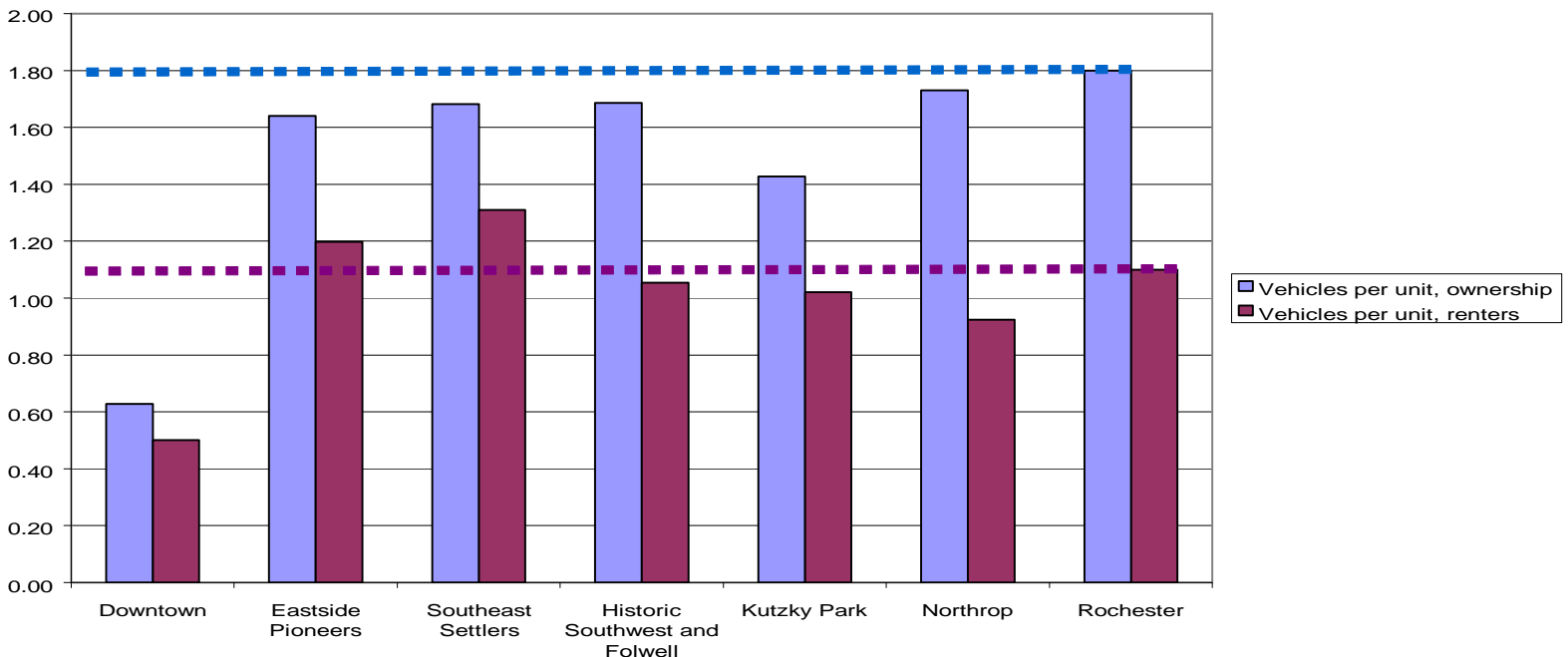
Neighborhood Location

The Kutzky Park area is bounded by Highway 52 to the West, Civic Center Dr. to the North, 4th Street SW to the East, and 2nd Street SW to the South. This location within Rochester is a major asset for the neighborhood. Convenient proximity to Rochester's major employer, major thoroughfares, and commercial amenities and services provide great potential for revitalization in Kutzky Park.

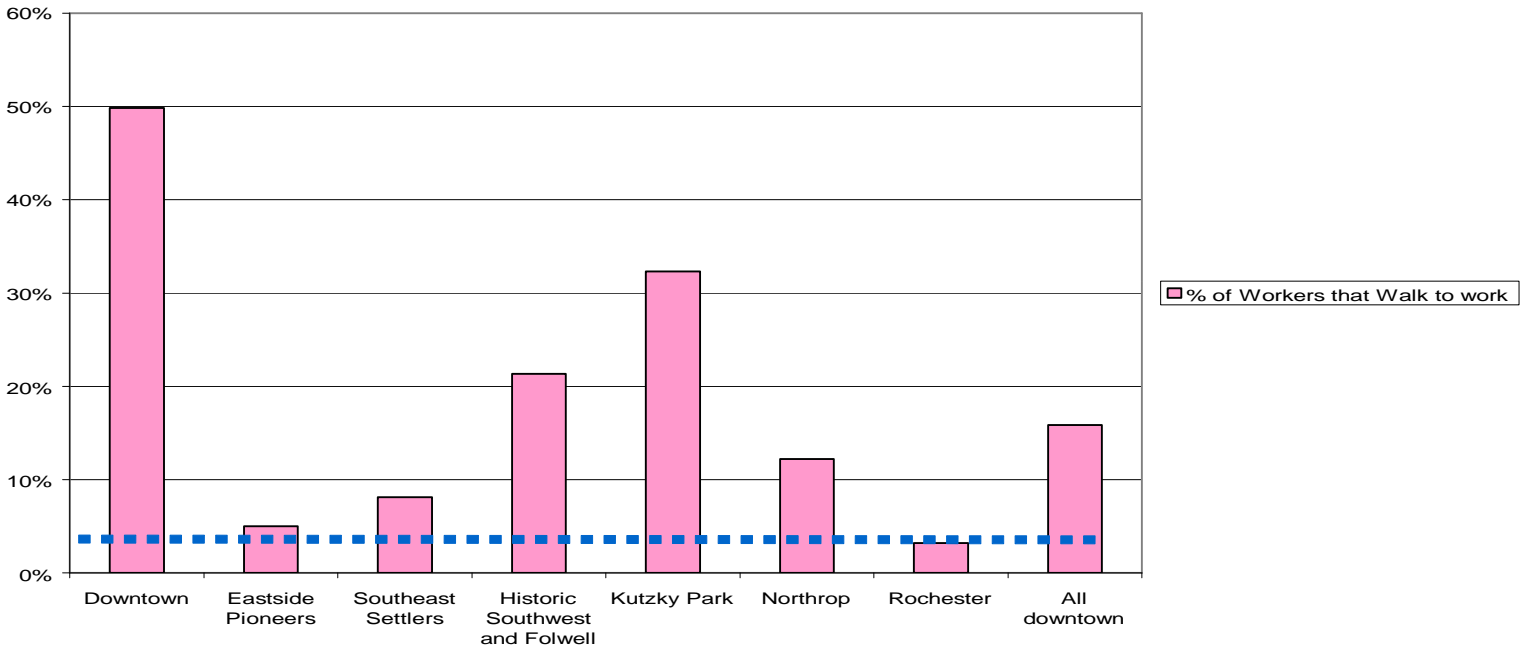
Neighborhood Characteristics

Kutzky Park is a compact, walkable urban neighborhood. Census data indicates that Kutzky Park residents collectively have fewer cars than many other neighborhood in the city, and also consists of the largest number of workers that walk to work (see charts from Census data below).

Vehicles per unit in the Downtown Core



% of Workers that Walk to work



Cascade Creek runs through the North edge of the neighborhood and is accompanied by bike trails and a system of public recreation area and green space. Mature trees, a traditional grid of blocks, and narrower streets enhance the traditional neighborhood characteristics of Kutzky Park.

A neighborhood survey conducted in 2004 identified the top five things residents like most about Kutzky Park:

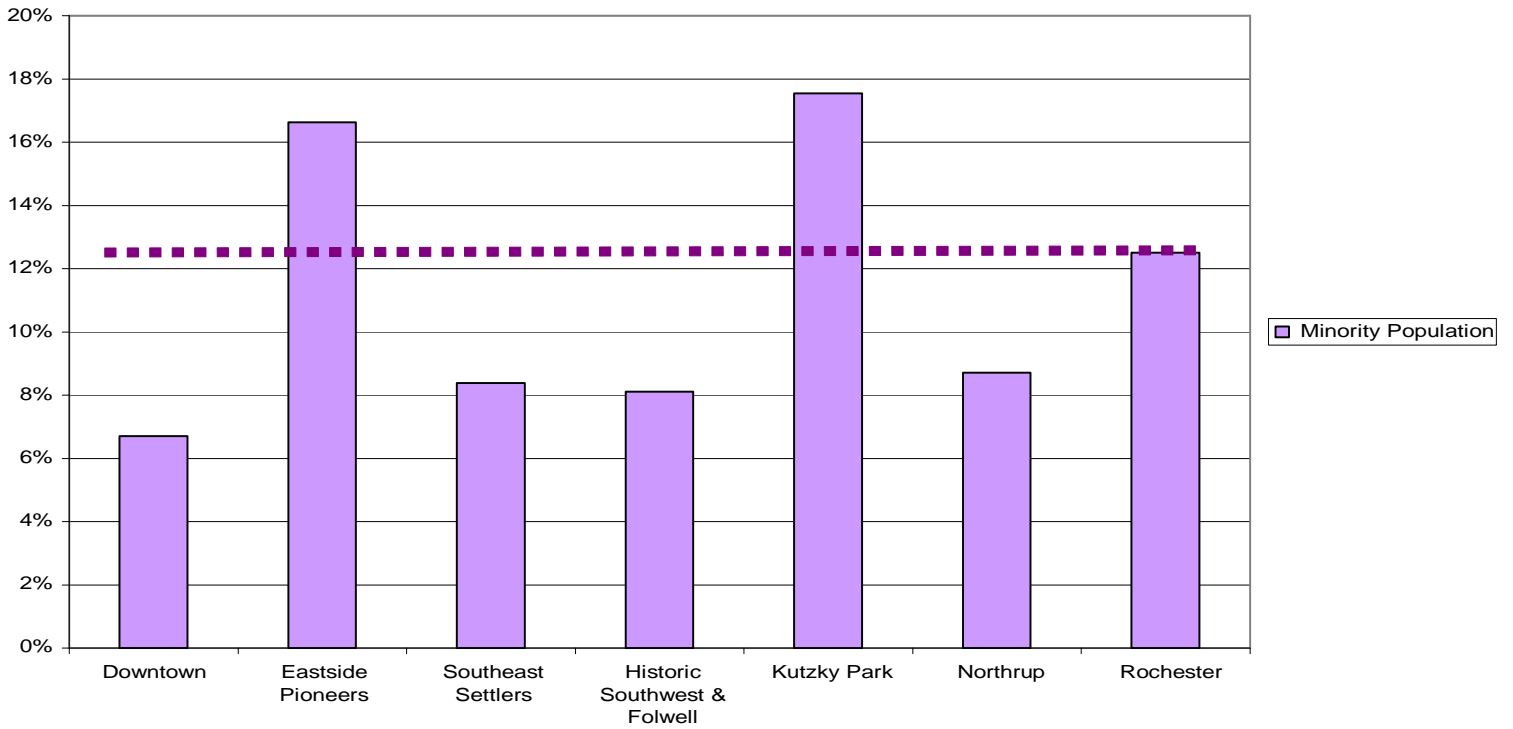
- 1.) Location or convenience;
- 2.) Architectural character, charm
- 3.) Bike path, park and other amenities;
- 4.) Neighborliness, friendliness of neighbors;
- 5.) Mature trees

A diverse range of uses are mixed throughout the residential areas of the neighborhood such as private schools, churches, rooming houses, semi-transient homes and shelters, home offices, a music studio, stained-glass artist shop, and a Victorian home converted to a gourmet restaurant. Commercial areas exist within walking distance to the South along 2nd Street SW and Highway 52 to the East that contain restaurants, personal services, retail shops, hotels and offices. The intent of the land-use plan is to further encourage this type of mix of uses.

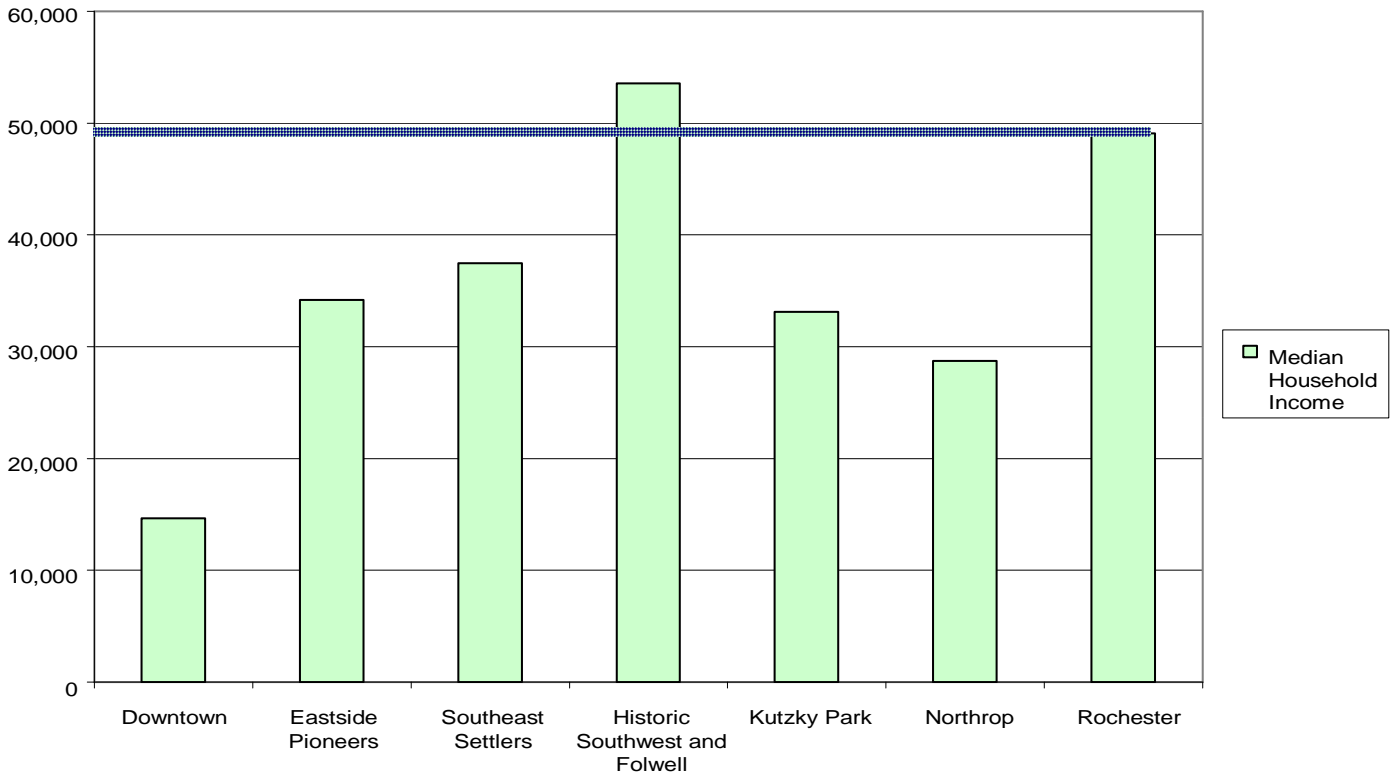
Neighborhood Population

Demographically, the Kutzky Park neighborhood is also diverse and unique. With a population of 3,310, census data indicates that Kutzky Park has the most diverse cultural population in the city, with approximately 18 percent minority population, and 21 percent foreign-born population. Median income in Kutzky Park is approximately \$33,000 per year; comparative to \$50,000 median income through the larger Rochester community. (See charts from Census data below)

2000 Minority Population



2000 Median Household Income



The Imagine Kutzky Process

In 2003, Imagine Kutzky was begun as a way to find solutions to recurring problems, as well as encourage and promote neighborhood-friendly redevelopment. Through proactive, inclusive and long-range visioning and planning, a mission, goals, objectives and recommendations for neighborhood improvement were developed in the form of the Imagine Kutzky Vision Plan.

The Imagine Kutzky process was based on the book, "Planning to Stay," by William Morrish and Catherine Brown. Using six planning steps outlined in this guidebook Kutzky Park neighborhood leaders and residents embarked on the following process:

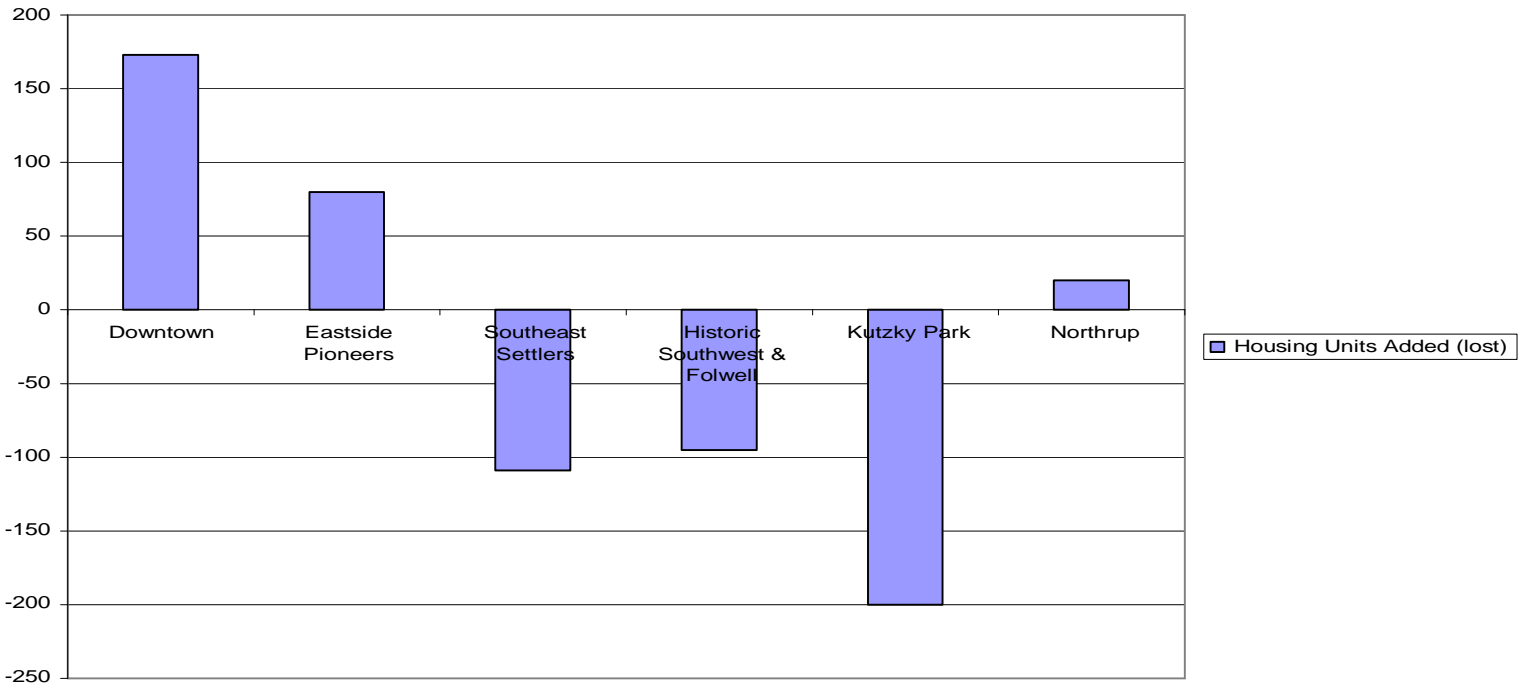
1. **Organizing** - *Agreeing to meet and work together for a common purpose:* Developing structure and process, acquiring funding, developing partnerships.
2. **Gathering** - *Evaluating what kind of neighborhood we have:* Gathering historical data, demographic, physical and geographical data, seeking input from neighbors through a series of neighborhood workshops and a survey developed by the Planning Department, meeting with community leaders and city officials, and consulting an advisory board representing non-resident stakeholders in the neighborhood.
3. **Ordering** - *Deciding what kind of neighborhood we want:* Creating the Mission Statement and Preliminary Vision Plan
4. **Making** - *Creating a plan for what kind of neighborhood we can make:* Seeking community feedback for the Preliminary Vision Plan, identifying specific neighborhood improvement projects, creating a final Vision Plan approved by the Kutzky Park Neighborhood Association membership.
5. **Taking Action** - *Putting the plan to work in the neighborhood:* Establishing neighborhood leadership to lead plan implementation, establish collaborations and partnerships to implement neighborhood improvements.

Neighborhood Challenges

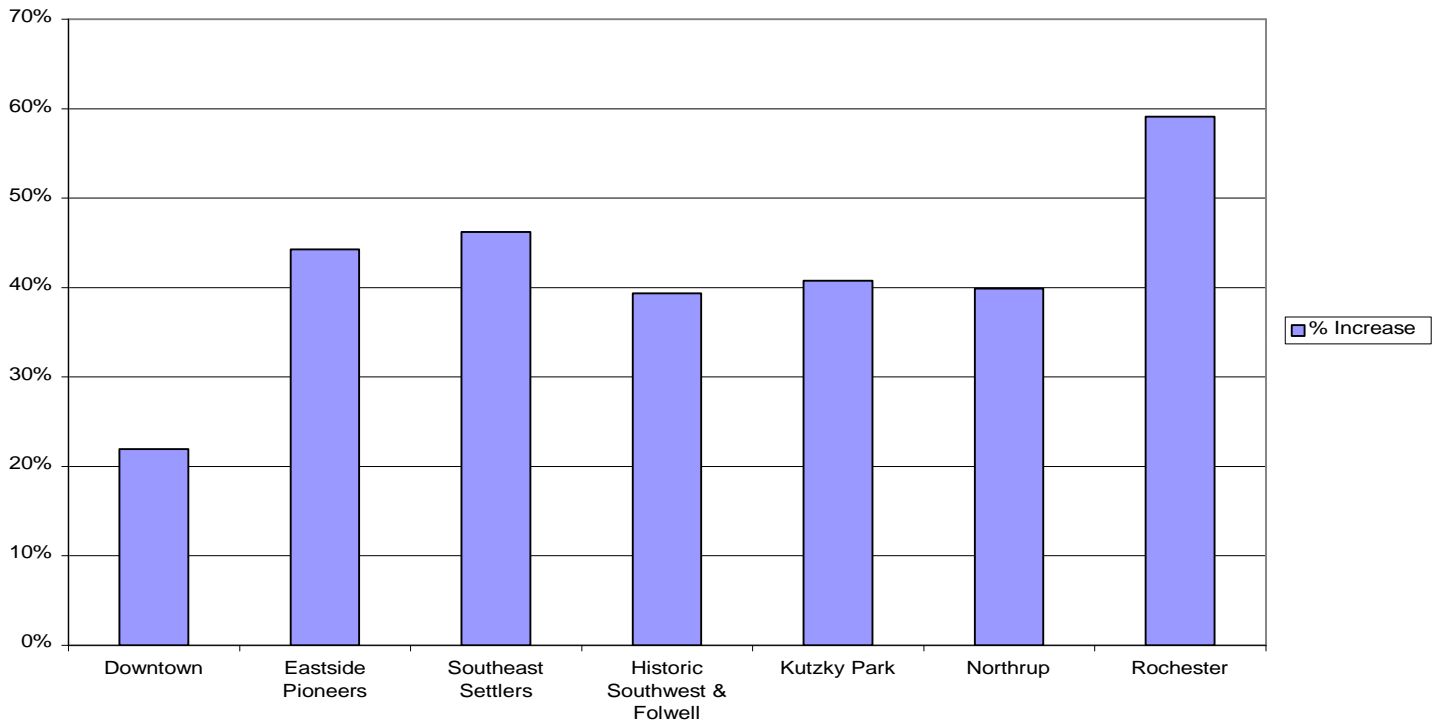
Census data shows that between 1990 and 2000, 200 housing units were lost in Kutzky Park. This is the most of any other neighborhood or area in the city. Median owner-occupied home value increased in Kutzky Park between 1990 and 2000, but at a significantly slower rate than the rest of the community. The neighborhood has a transient characteristic with 67 percent of housing units in Kutzky Park being rental. Higher home-ownership turnover occurs as well compared to Rochester as whole, with census data showing approximately 32% of homeowners living in the same house from 1995 to 2000, as opposed to 50% throughout Rochester. (*See Census data charts below.*) The neighborhood survey conducted in 2004 identified the top five things residents disliked most about living in Kutzky Park:

- 1.) Rental Property
- 2.) Traffic speed or volume; one-way operation
- 3.) Property condition
- 4.) Litter, noise, nuisances
- 5.) Condition of infrastructure

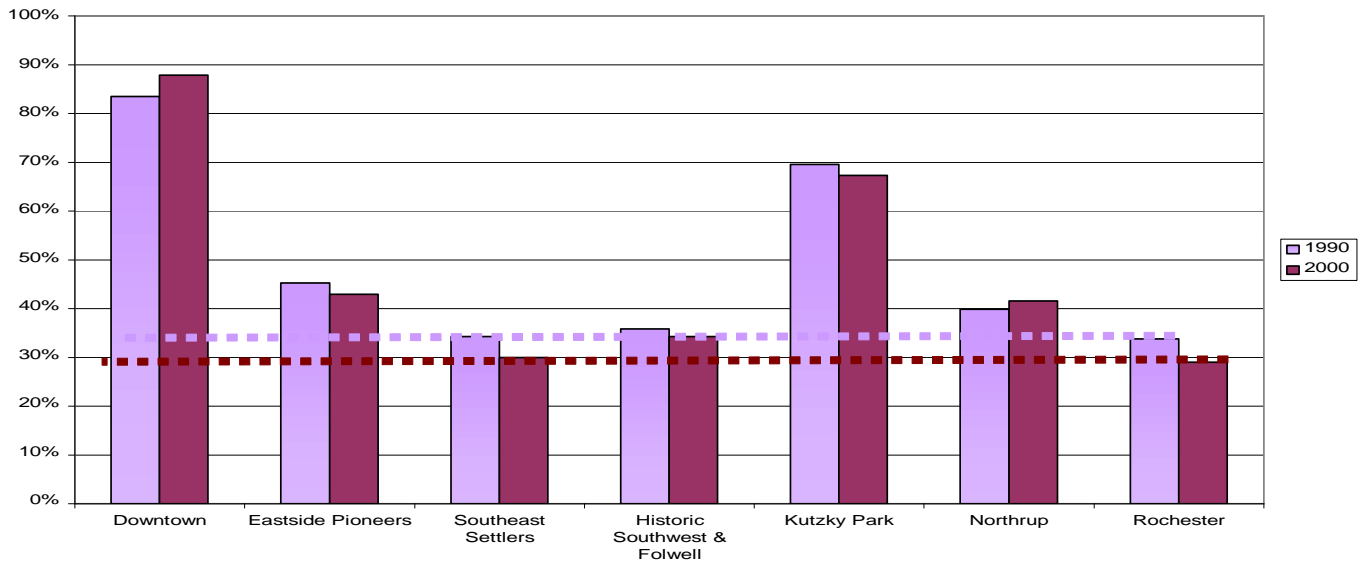
1990-2000 Housing Units Added (lost)



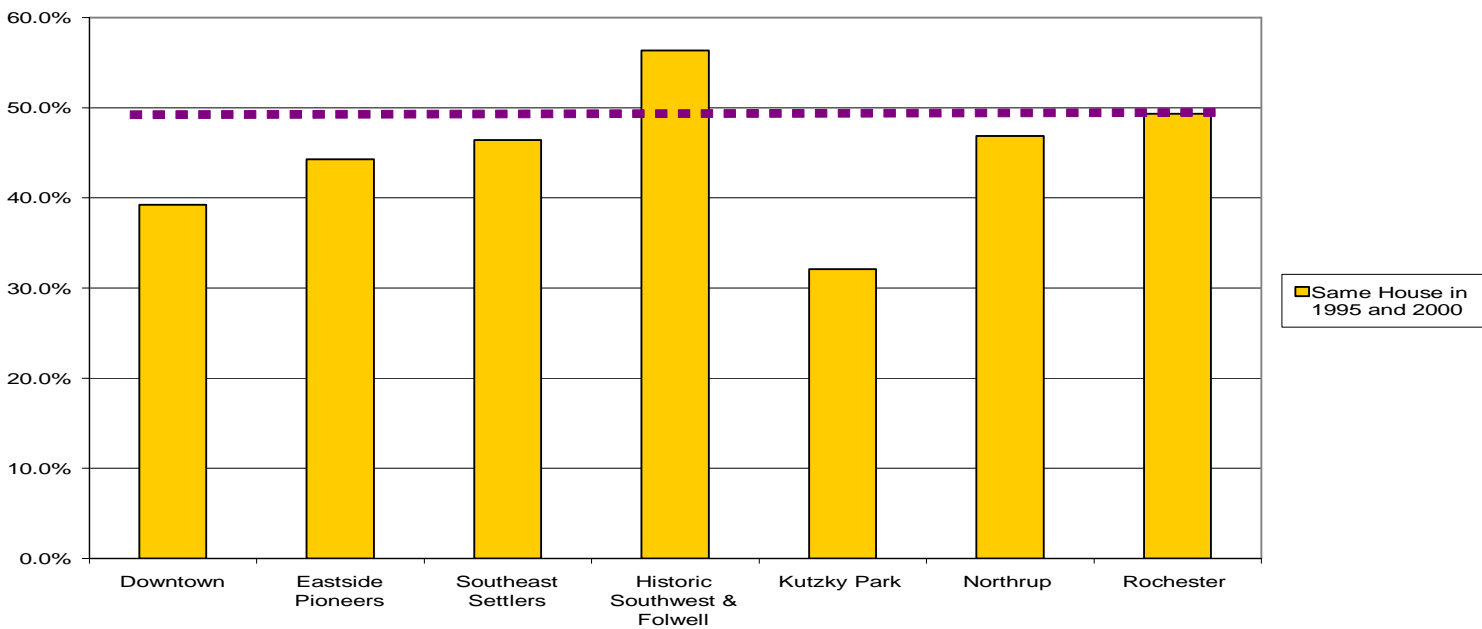
1990-2000 Median Home Value Increase - Owned Homes



1990 and 2000 Percent Rental Units



Living in the Same House in 1995 as 2000



Solutions

The Imagine Kutzky Vision Plan addresses ways to meet these challenges and improve the neighborhood. Through encouraging redevelopment in targeted areas, building density as redevelopment occurs to recover population losses, maintaining existing unique character through preservation of high-quality, historically and architecturally rich properties that serve as neighborhood anchors, and addressing urban-design principles that maximize the walkable, mixed-use urban character traits already established in Kutzky Park, the desirability and liveability of Kutzky Park will be enhanced. In turn, this will lead to revitalization that will benefit the downtown area and entire community. Addressing land-use is one portion of a larger set of improvements recommended in the Imagine Kutzky Vision Plan. The intent of the proposed land-use plan amendment is to establish a basis by which redevelopment occurs that fits the character of an urban neighborhood with unique and historical character, and contributes to the sustainability of the Kutzky Park neighborhood.