



CENTURY II Movies Creative FUTURE Hotspots TREND  
Opera THEATRE Arts CONCERTS  
SPORTS NEW BUS  
Entertainment Art Events  
THE ORPHEUM VENUES  
EXPLORE FINAL FRIDAY  
Lofts Healthy DRIVE LESS  
Biking BISTROS  
PARKS  
ART COMMUNITY Skyline  
NEIGHBORHOODS CREATIVE DESIGN  
Historic Trendsetters  
Public  
Retail  
DEVELOPMENT  
POSSIBILITIES  
PROSPER  
GROW  
ADVANCE  
TRANSFORM  
DYNAMIC  
PROGRESS  
Parks EVOLVE  
Streetscaping CONVERTING  
UNDER CONSTRUCTION PLANNING COMPLETED



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\$272 Million completed 2010-2011 Approximately \$100 Million completed in 2012 Approximately \$112 currently under construction





*The Fountains at WaterWalk  
Completed October 2012*



*The Ambassador Hotel  
Completed December 2012*



*The Robert D. Love  
Downtown YMCA  
Completed December 2012*



*The Renfro  
Completed October 2012*

February 5, 2013

Dear Honorable Mayor and City Council,

The following is the 2012 Annual Report on the implementation of Project Downtown: The Master Plan for Wichita. Project Downtown continues to serve as an effective instrument in guiding strategic public investment and cultivating private development. Growth in key markets such as residential and hospitality are serving as catalysts in related markets as retail and service industries. In 2011, over \$60 million in projects were completed and over \$94 million in projects were commenced. We are pleased to report in 2012, this level of investment continued and increased.

Through the continued partnership between the City of Wichita and the Wichita Downtown Development Corporation, resources are readily available to assist the private sector in making key investment decisions. In 2012, over \$100 million in projects were completed and an additional \$112 million in projects were initiated. This noted investment garnered Wichita national awareness and visits from cities such as Tulsa, Oklahoma and Fort Wayne, Indiana.

Throughout Downtown, residential projects were completed, the development of an entire city block (Block One) was initiated marking the first new construction along the core of Douglas Avenue in over 38 years, and the skyline was enhanced with the completion of the new Robert D. Love YMCA. Each project is building toward the community's vision outlined in Project Downtown.

Looking to the future, there is increased local, regional and national interest in the transformation of Downtown Wichita. Over \$100 million in new projects are in due diligence which may further realize the market demand opportunities identified in Project Downtown. In the year 2013, total public/private investment since 2009 will exceed a half of billion dollars.

Sincerely,



**Scott Knebel**  
Downtown Revitalization Manager  
City of Wichita



**Jeff Fluhr**  
President  
Wichita Downtown Development Corporation





**PROJECTS SINCE JANUARY 2010**

- COMPLETED** (Approximately \$370 million)
  - 1. **Finn Lofts** Cost - \$3 million
  - 2. **Drury Plaza Hotel Broadview** Cost - \$29 million
  - 3. **INTRUST Bank Arena** Cost - \$205 million
  - 4. **The Flats 324** Cost - \$6 million
  - 5. **Fairfield Inn & Suites Wichita Downtown** Cost - \$11.5 million
  - 6. **Cargill Innovation Center** Cost - \$14.7 million
  - 7. **Riverfront Improvements** Cost - \$2.2 million
  - 8. **Sedgwick County/Rotary Foundation/Coleman** Cost - Approximately \$2.3 Million
  - 9. **J.P. Weigand and Sons Realtors** Cost - \$500,000
  - 10. **Bite Me BBQ** Cost - \$500,000
  - 11. **Albert Paley Sculpture Installation** Cost - \$350,000
  - 12. **Zelman's Building** Cost - estimated \$1.7 Million
  - 13. **Open Door** Cost - \$5.4 Million
  - 14. **St. Francis Streetscape Improvements** Cost - \$2.3 Million
  - 15. **WaterWalk's Gander Mountain Expansion** Cost - N/A
  - 16. **Hyatt Regency Wichita** Cost \$1.6 Million
  - 17. **Howerton+White Expansion & Renovation** Cost - \$600,000
  - 18. **Commerce Street Residential Project** Cost - \$500,000
  - 19. **Waltzing Waters at WaterWalk** Cost - \$1.6 Million
  - 20. **The Renfro** Cost - \$1.8 Million
  - 21. **Robert D. Love Downtown YMCA** Cost - \$27 Million
  - 22. **Ambassador Hotel at Block One** Cost - \$23 Million
  - 23. **Block One Parking Garage** Cost - \$6 Million
  - 24. **Urban Plaza at Block One** Cost - \$800,000
  - 25. **Pixius Corporation** Cost - \$3.2 Million
  - 26. **Player Piano Lofts** Cost - \$4 Million
  - 27. **The Catholic Diocese St. Mary Cathedral** - Cost - \$16 Million
- UNDER CONSTRUCTION** (Approximately \$112 million)
  - 1. **Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One** Cost - \$9 Million
  - 2. **The LUX** Cost - \$20 Million
  - 3. **CoBank** Cost - \$800,000
  - 4. **Commodore Apartments** Cost - \$5.9 Million
  - 5. **WaterWalk Apartments** Cost - \$8.5 - 9 Million
  - 6. **Corner 365 (Residential Project)** Cost - N/A
  - 7. **Douglas Avenue – Streetscape Development Phase One** Cost - \$1.3 Million
  - 8. **Exchange Place and Bitting Buildings** Cost - Approximately \$65 Million
  - 9. **William Street 2-Way Conversion** Cost - \$375,000
- PLANNING** (Approximately \$5.2 million)
  - 1. **St. Francis and Commerce Street Improvements** Cost - \$5.2 Million
  - 2. **Union Station** Cost - N/A





*Ft. Wayne City to City Group  
in Design & Innovation Center*

*When the WDDC received grant funding for the Design & Innovation Center space in 2011, part of its mission was educational engagement. Holding true to that mission, the WDDC has formed new partnerships with our local and State universities that continue the advancement of Downtown.*

# DESIGN & Innovation Center



*Public Input Meeting*



*The Downtown Developers  
Guide office space map*

## As a Tool and Resource

### *Downtown Design & Innovation Center*

The Downtown Design & Innovation Center is a partnership between the WDDC and the City of Wichita to assist developers with gaining access to the resources necessary to make downtown redevelopment projects happen. The Design & Innovation Center will also help determine if a project is consistent with Project Downtown's design guidelines in order that it may be eligible for public investment through a public-private partnership. Developers are encouraged to contact the Design & Innovation Center as early as possible in the project planning phase. As projects warrant, Project Downtown economic consultants are retained by WDDC to review and discuss prospective projects.

### *Downtown Developers Guide*

The Downtown Developers Guide is a resource for those looking to invest in Downtown. This document includes statistics and contact information to help businesses and developers expedite their process. The guide is updated quarterly.

### *Downtown Ground Leases*

The KS Chapter of the Certified Commercial Investment Member Institute (CCIM) and the Wichita Downtown Development Corporation (WDDC) have each committed funding to investigate Downtown properties with multiple land and land-lease holdings. The initial phase of this project will develop a master list of properties in Downtown Wichita that currently have ground leases and also the basic information about the corresponding lease holdings. The project will focus on the core properties of Downtown, starting at Douglas and Broadway and then work to the periphery of the Downtown district. Security 1st Title will be conducting the research and have donated their time at a cost-basis. This information will serve as another great tool that can be used to market Downtown Wichita to potential investors.

## Groups who have used the Design & Innovation Center in 2012

Visioneering Steering Committee University of Kansas US Green Building Council Kuel Girls Wichita Community Foundation Young Professionals of Wichita Wichita Insight Butler Community College CreativeRush College MECCA Tallgrass Film Festival Ft. Wayne City to City GSA Office Planning Apples & Arrows State Chapter ASLA Young Professionals of Wichita Board of Trustees Wichita Area Metropolitan Planning Organization Kansas State University

## Educational Engagement

### *WDDC Design Internship*

For the second year, Westar Energy has contributed funding to secure a Design Intern for the summer 2013. In 2012, the initial internship was a huge success. A Kansas State landscape architecture student joined the WDDC staff for the summer and was given the opportunity to collaborate on development projects still in planning. Having design ideas go from conversation to illustrated graphics proved very useful in advancing projects forward and, in some cases, influencing a project's final design. The internship was mutually beneficial and the WDDC is looking forward to more success in 2013.

### *Kansas State University Design Studio*

Through continued partnership with the Knight Foundation and the sponsorship of local design firms, the WDDC is able to host an urban design studio class from Kansas State for the spring 2013 semester. During the semester, the students will make multiple trips to Wichita and will focus on eight catalyst sites identified in Project Downtown. They will specifically examine how recent development projects may impact these potential catalyst sites and give design concepts that can be used to further demonstrate the development possibilities going forward.

### *University of Kansas Design Project – Wichita Boathouse*

In the spring of 2012, KU architecture students were in Wichita examining a potential boat house project along the west bank of the Arkansas River. The project gave the students real-world experience as they worked with officials from the Wichita State crew team, City of Wichita planners and engineers and staff from the WDDC. The concepts are outstanding and provide an exciting possibility for the Arkansas River and Downtown.

### *Kansas State Design Project – 1st and 2nd Streets*

In the fall of 2012, KSU Design students looked at 1st and 2nd Streets through the core of Downtown. Specifically, they examined the streets from a vehicular, bicycle and pedestrian points of view and developed design solutions to improve the corridors. The designs focused on on-street bicycle lanes, improved streetscape amenities, walkability and improved circulation and signage.

### *Wichita State Internship*

In 2012, the WDDC again partnered with the Wichita State University cooperative program by having a WSU student join our staff part-time. The intern helps manage the data on the WDDC website along with other clerical tasks and is a great addition to the WDDC.

## Public Engagement

Project Downtown was the topic for a multitude of organizational meetings including: Tuscan Regional Economic Opportunities, Society for Marketing of Professional Services, KS Chapter of the Appraisal Institute, Young Professionals of Wichita, Project Beauty, P.E.O., Friends University, Ft. Wayne City to City, Wichita Area Marketing Association, AIA Panel Discussion, GoWichita Annual Meeting, Downtown Kiwanis Club, KSC, International Downtown Association Spring and Annual Conference.



# IMAGE

## Enhancement Through Partnerships

### Community Engagement

With the new possibilities afforded through the Knight Foundation grant, the WDDC was able to host two separate events. Both of these events individually help further the discussion on “Community Priorities” set forth in the Visioneering process while building on each other to provide a national perspective for our community.

#### *Spring Event - Peter Kageyama “For the Love of Wichita” Interactive Workshop*

On April 17 Peter Kageyama, author of *For the Love of Cities*, hosted a workshop that connected audiences who may not have previously been engaged. This interactive workshop ignited the community to identify and execute more grass-roots initiatives, which builds the creative core of any city. The community was challenged to turn their personal engagement with Wichita into tangible action and use that excitement and energy as a much needed community development resource. Attendees explored how people connect with their community, how to improve and maximize that connection, and how to be more “in love” with Wichita. They created slogans for a Wichita t-shirt, reviewed likes, dislikes, and wanted changes for different demographics in the Wichita region, and came up with new ideas that would add to the “love” of Wichita. Creative Downtown Storefront Activation and the From Wichita With Love Postcard (mentioned in the Arts & Culture Section) are two grassroots initiatives that came out of Peter Kageyama’s workshop.

#### *Fall Event - WDDC 2012 Luncheon Featuring Former Mayor of Oklahoma City Kirk Humphreys*

On November 14, Mayor Kirk Humphreys spoke at the WDDC 2012 Luncheon with over 250 people in attendance at the development project The LUX in Downtown. Kirk Humphreys is a native of Oklahoma City, OK and was twice elected Mayor of Oklahoma City, serving from 1998 through 2003. Under Mayor Humphreys’ leadership, the city completed the historic MAPS Projects which dramatically revitalized the downtown area. In 2001, Mayor Humphreys led the effort that resulted in the approval of MAPS for Kids, a sweeping \$690 million revitalization of the city’s public schools. Mayor Humphreys helped to reiterate the initiatives identified through the Visioneering community prioritization process and provided another outside perspective on how to accomplish these goals.

***In 2012 the WDDC receive a grant from the John S. & James L. Knight Foundation in partnership with Visioneering and Young Professionals of Wichita. The central focus of the grant was to increase community engagement to help define the next chapter for Wichita. Through partnerships , the WDDC strives to foster dialogue on various quality of life initiatives that pertain to Downtown.***



*Peter Kageyama's “For the Love of Wichita” Workshop*



*St. Francis Street Celebration and Ribbon Cutting*



*Downtown Clean Up Day*

### Downtown Clean Up Day

A partnership between the City of Wichita Parks and Public Works Departments and WDDC brought together volunteers to collect trash, paint curbs and parking stripes along Douglas and complete landscaping and bed maintenance projects. Over 100 volunteers participated on April 14th.

### St. Francis Street Celebration

To celebrate the completion of the St. Francis streetscape, from Douglas Avenue to 2nd Street, the WDDC hosted a street celebration to recognize the vast improvements made by the City of Wichita. The event occurred on June 29 at the Centennial Plaza and Rotary Time Tower at the Coleman Parking Lot. Events included personal remarks from Mayor Carl Brewer and Vice Mayor Janet Miller, a Highland Dairy Ice Cream Social, classic cars parked along the corridor, fire eaters and a Final Friday exhibit in Zelman’s.

### Bus Livability Grant

Project Downtown identifies the Douglas Avenue corridor as Wichita’s “postcard avenue” that is primed for reinvestment and activity that will bring its remaining empty and underutilized sites to life. Project Downtown identifies two strategies as critical to realizing this reinvestment potential along Douglas: 1) make Douglas a distinctive walking corridor and 2) make Douglas Wichita’s premiere transit street. To that end, the Douglas Avenue Corridor Transit Oriented Development Study, completed in February 2012, developed design concepts and guidelines for future transit and streetscaping improvements to support economic development along the corridor. The top investment priorities of the Douglas TOD Study are bus shelters and transit-related improvements. In August 2012, the City of Wichita received a grant from the Federal Transit Administration Bus Livability Initiative that will fund the \$1.35 million first phase of improvements. These improvements are currently under design and are scheduled to be completed in Fall 2013.

*WDDC 2012 Luncheon featuring Kirk Humphreys*





# WDDC

## Downtown Marketing Initiatives

*2012 was a dynamic year for Downtown Wichita. Construction began on the first new building along the core of Douglas in 38 years, over 40 new businesses opened in Downtown, 69 new residential units were put on the market and over two million visitors came to experience Downtown's amenities. WDDC's marketing and communication efforts voice to visitors and residents that Downtown Wichita is truly a center of progress.*



St. Francis Street Celebration  
Ribbon Cutting



Kansas Leadership Center at Block  
One Project Downtown Banner



WDDC Ten Year Timeline

### Project Downtown Marketing

A major marketing initiative for 2012 was to promote the vision of Project Downtown: The Master Plan for Wichita by illustrating the potential Wichita has to grow as a community. A major theme to promote this was Project Downtown caution tape, which was used for ribbon cuttings, printed pieces and take aways at events, as well as at actual construction sites.

### Downtown Construction Banners

To promote development projects announced under Project Downtown, banners were created for pedestrian and motor traffic and hung at project construction sites. Sites included all four projects in Block One as well as Pixius Corporation. These graphically included the Project Downtown caution tape. For more on the Block One branding see the Arts & Culture section.

### WDDC Celebrates Ten Years

2012 marked the ten year celebration for the WDDC. In honor of this, a 10 year logo commemorating the original logo was created. Also a 10 year timeline document highlighting past achievements of the WDDC was designed and produced. This document was given away at the 2012 WDDC Annual Luncheon Lecture featuring Kirk Humphreys on November 14, 2012.



Development Update Email



The WDDC Website Provides  
Real Time Information

### Downtown Wichita Social Media

Downtown Wichita actively markets Downtown projects, businesses, development activity and Downtown events through social media while interacting with residents and visitors about their Downtown Wichita experience. Twitter followers for @DowntownWichita increased by 1,241 in 2012. Total followers are currently 3,444. Downtown Wichita's parking Twitter profile, @parkdowntown, currently has 283 followers. Downtown Wichita's Facebook "Likes" increased by 407 last year and currently sits at 1,340 "Likes." WDDC also implemented the use of Instagram in 2012 and currently has 260 followers.

### WDDC Email Marketing

Downtown Developments and Downtown Weekly Events emails keep the community apprised of all Downtown development initiatives as well as events happening in the district. In 2012, 78 emails were sent out to over 3,700 subscribers.

### WDDC Website

The WDDC website ([downtownwichita.org](http://downtownwichita.org)) is a great resource for Downtown development project listings, amenities, parking, public event listings, for sale and lease properties in the Downtown area, and Project Downtown information. In 2012, a homepage update was executed to create a better user experience for visitors. An average of 4,667 users/month visited the site with an average of 13,427 pageviews/month.

### Retained MJB Consultants

Mike Berne was the retail consultant for Project Downtown. He is currently recruiting prospective tenants throughout the region and introducing Downtown Wichita as a new business opportunity.

### Downtown Marketing Brochure

The Downtown Marketing Brochure was released in 2012. The document is utilized to market our Downtown to potential developers and retailers. Information included in the brochure on the enclosed flash drive is updated quarterly.



Wichita's hub for arts and culture is Downtown. With the INTRUST Bank Arena ranked #40 in U. S., a 500,000+ annual moviegoer multiplex Warren Theater, Century II Performing Arts & Convention Center, a plethora of art and music venues plus multiple museums and theatres, Downtown is the center of entertainment and attracts over 2 million visitors annually. The list on these pages are 2012 initiatives, which under Project Downtown: The Master Plan for Wichita, have helped further define Downtown as Wichita's cultural and artistic hub.

# ARTS

## & Culture

### Block One Branding

Project Downtown is guiding the first complete city block of development along the core of Douglas Avenue. The block encompasses the Kansas Leadership Center (KLC), the Kansas Health Foundation (KHF), the Ambassador Hotel, the Henry's Building, the Block One Parking Garage and a new Urban Plaza. The Kansas Leadership Center is the first new construction along the core of Douglas Avenue in 38 years. Total investment exceeds \$43 million. To showcase this achievement, the developers of the block have taken the opportunity to name all the projects as Block One. This name will be used as a reference location point when speaking of the major organizations and tenants that are members of the block, for example the Ambassador Hotel at Block One, the Kansas Health Foundation at Block One. Sullivan Higdon & Sink, a local creative agency, worked closely with the block's developers to brand Block One.

# BLOCK

Block One is the origin point for future growth, with the word 'One' communicating this as the first completed block of new development in Downtown Wichita in over 30 years. The word 'Block' refers to the area between South Topeka and South Broadway adjacent to the 300 block of East Douglas.

### Block One Parking Garage Mosaics & Hockaday Historical Story

Two sets of three mosaics each line the new Block One's Parking Garage facade. These mosaics plus the new urban signage stimulate interest and energy for the pedestrian traffic traveling through the block. Window graphics in the parking garage stairwell create a user-friendly experience. The interior also pays tribute to the site's history by recognizing F.W. "Woody" Hockaday, a famous Wichita cartographer, with a plaque and salvaged tile from the tire store that once bore his name on the site.

### Block One Urban Plaza

The new Urban Plaza at Block One serves as the connective fabric for the block's significant buildings. The alley has been redesigned to make it more compatible for pedestrians and vehicles, and also enhances Downtown's mid-block pedestrian circulation. The new waterwall fountain features the same hand-cut vitreous glass tiles as the Block One Parking Garage mosaics. This 150,000+ individual tile mosaic collection was designed by Murano Studios has been titled "Bravely Serene". Each piece of glass was hand laid. This new public art transforms Block One from bricks and mortar into an experience all can enjoy.



Block One Urban Plaza

Block One Parking Garage Facade



Fountains at WaterWalk



Q-Line Route Expansion



Albert Paley Sculpture

### The Fountains at WaterWalk

A new destination for Wichitans and visitors to our Downtown, The Fountains at WaterWalk play three daily shows that incorporate beautiful music, colorful lights and moving water in a synchronized display.

### Q-Line

In 2012, the Saturday Q-Line route was expanded to promote accessibility for visitors and Wichitans to the Museums on the River. GPS tracking devices were affixed to the trolleys for real time tracking for Wichita Transit and for riders using mobile phones.

### Creative Downtown Storefront Activation

Launched from Peter Kageyama's Wichita workshop, the Creative Downtown Storefront Activation effort vitalized unused storefronts in Downtown to promote local artistic and cultural events.

### From Wichita With Love Postcard

Another initiative from Peter Kageyama's visit to Wichita, the "From Wichita With Love" postcard was designed and produced by a group of creative individuals from the local community to send to people or performing acts they wish to experience Wichita.

### Ribfest

2012 marked the first year for INTRUST Bank Arena's Ribfest. Six nationally recognized cooks competed along with over 10,000 people in attendance.

### Lion King

During its four week run in Wichita at Century II, The Lion King grossed \$4.3 million making it the highest-grossing theatrical production in Wichita history, as reported by Disney Theatrical Productions. The show overall brought \$15 million into the Wichita economy based on hotels, restaurants, parking etc., utilized by both patrons and the production staff.

### Albert Paley Sculpture

WaterWalk's new 38-foot-tall, contemporary sculpture comprised of bronze, stainless and Cor-Ten steel creates a sense of place with the large surrounding plaza and bosque of River Birch trees that act as a backdrop.



# Completed Projects 2012



## Ambassador Hotel at Block One

Date Completed - December 2012

Cost - \$23 Million

A development team recently renovated the historic 14-story Douglas Avenue Building into a 117-room Boutique Hotel. Bright and spacious, with expansive windows overlooking the city of Wichita, the hotel's rooms and suites represent a showcase of luxury boutique accommodations at its pinnacle. This historic building is located at the corner of Douglas Avenue and Broadway.



## Robert D. Love Downtown YMCA

Date Completed - December 2012

Cost - \$27 Million

The Greater Wichita YMCA constructed a new 110,000 sq. ft. Downtown location that houses the organization's corporate offices as well as a new state of the art work-out and activity facility. The new facility is expected to serve 30,000 people throughout the area. There are more than 103,000 residents within a three-mile radius of the new Downtown YMCA location. The Greater Wichita YMCA serves more than 265,000 kids and adults.



## Urban Plaza at Block One

Date Completed - December 2012

Cost - \$800,000

The City of Wichita has recently constructed a new urban plaza that connects the new Block One Parking Garage and the historic Ambassador Hotel. The block's alley has been redesigned to make it more compatible for pedestrians and vehicles, as well as enhancing Downtown's mid-block pedestrian circulation. The mosaic public art is titled "Bravely Serene."



## The Catholic Diocese - St. Mary Cathedral

Date Completed - December 2012

Cost - \$16 Million

The Catholic Diocese restored the historic St. Mary's Cathedral located at Broadway and Central. The renovations included restoring the 105 foot dome and incorporating additional lighting to highlight its architectural details. All buildings on the campus are now connected by a new covered structure, which serves as a new gathering space. The renovations and construction were completed late 2012 to celebrate the Cathedral's 100-year anniversary.



## Block One Parking Garage

Date Completed - December 2012

Cost - \$6 Million

The City of Wichita constructed a parking garage with 270 spaces and 8,400 square feet of retail space facing William Street (at 360 E. William) to accommodate the new Ambassador Hotel, Kansas Leadership Center and the general public.



## Pixius Corporation

Date Completed - December 2012

Cost - Approximately \$3.2 Million

Pixius Corporation completed their new headquarters at 301 N. St. Francis Street. Pixius Communications is an innovative, growing company uniquely positioned to provide a wide range of data communication solutions to business and residential markets.



## Player Piano Lofts

Date Completed - December 2012

Cost - \$4 Million

Old Town developer Dave Burk recently renovated the Player Piano building, a 36-unit apartment project, in the 700 block of East Douglas. The project introduces 36 two-bedroom and one-bedroom apartments ranging from 410-885 square feet in the six-level structure. The 33,000-square-foot building was built in 1901 and has desirable features such as large wood columns, wood beams and floors with exposed exterior brick walls and 16-foot ceilings on the first and second floors.



# Completed Projects 2012



## Commerce Street Residential Project

Date Completed – August 2012

Cost - \$500,000

Located at 416 S. Commerce Street, the Commerce Street Lofts project was completed in August of 2012 and is a mixed-use two-story development (retail/office first floor - residential on the second). Located in the Commerce Street Arts District, the four two-bedroom units feature exposed brick and great views of Downtown Wichita. All kitchens have granite counters and stainless steel appliances, and beautiful wooden floors span the living room/ kitchen area. Industrial staircases are in every unit in the building as well as in the common areas.



## The Renfro

Date Completed - October 2012

Cost - \$1.8 Million

Located at 612 E. Douglas Avenue, The Renfro offers 20 residential units with two ground floor commercial spaces that offer the option of a live/work setting. The live-work units have first and second floor entrances and spiral staircases. The Renfro also offers more traditional layouts, including three studios, two 2-bedroom units and nine 1-bedroom units. One living space has a glass block wall, while another has an open and close freight door to invite the outside environment in.



## St. Francis Streetscape Improvements

Date Completed - June 2012

Cost - \$2.3 Million

The City of Wichita reconstructed St. Francis Street from Douglas Avenue to 2nd Street. This streetscape transformation converted the existing one-way configuration to two-way and also provides angled parking. In addition to improved infrastructure, the streetscape improvements added amenities such as street trees, new lighting, benches and decorative pavers. The revitalized streetscape provides an important pedestrian connection between the INTRUST Bank Arena and Old Town.



## The Fountains at WaterWalk

Date Completed - October 2012

Project Budget - \$1.6 Million

Lights. Liquid. Music. Magic. The Fountains at WaterWalk are 150 feet long and located East of Gander Mountain. Three daily shows are offered at 12:30 p.m., 8 p.m. and 9 p.m. from April through December. Each show incorporates beautiful music, colorful lights and moving water in a synchronized display. The music alternates between different genres, including country, classic rock, classical, '80s rock and holiday songs. The Fountains at WaterWalk are a new destination for Wichitans and visitors to our Downtown.



## Bite Me BBQ

Date Completed - April 2012

Cost - \$500,000

The owners of Bite Me BBQ purchased 132 N. St. Francis and opened their restaurant in the second quarter of 2012. Bite Me BBQ's menu features traditional barbecue favorites. The owners live on the second floor of the restaurant.



## Howerton+White Expansion & Renovation

Date Completed - August 2012

Project Budget - \$600,000

Located at 520 E. Douglas, Howerton+White's 3,000-foot expansion provided much needed space for staff, which has grown from 4 to 21 employees in just six years. The Classical Revival two-story building was built by the Stites brothers in 1889, just two years after the opening of the Carey House (the Eaton Hotel). The remodeled first and second floors are now a very open, functional space for the agency and includes a new staircase and a 30-foot stainless steel slide to connect the two floors.



## Open Door

Date Completed - March 2012

Cost - \$5.4 Million

Open Door has consolidated many of its services at its new spacious location at 402 E. 2nd St. The United Methodist's new center houses the former Drop-In-Center and Clothes Closet which serves a large portion of Wichita's citizens in need.



## Completed Projects

# 2012

## Under Construction/ Planning

# 2013



### J.P. Weigand and Sons Realtors

Date Completed - January 2012

Cost - \$500,000

J.P. Weigand and Sons, Inc renovated their Downtown Corporate Office at 150 N. Market Street. Renovations include work on the new façade along with interior renovations of the three-building complex.



### CoBank

Cost: \$800K

CoBank celebrated its merger with Wichita-based US AgBank by investing over three-quarters of a million dollars in interior renovations. The 257,000 square-foot building (also known as the Farm Credit Bank Building) is one of Downtown Wichita's largest Class A office buildings set on the East bank of the Arkansas River.



### Hyatt Regency Wichita

Date Completed - January 2012

Cost - \$1.6 Million

This investment marks the final phase of a multi-phase expansion and renovation of the riverfront hotel. This phase encompassed approximately 35,000 square feet of meeting space improvements.



### WaterWalk Apartments

Project Cost - \$8.5 - 9 Million

The proposed 4.4 acre WaterWalk Apartments are located adjacent to the Wichita Ice Center, on the Southwest corner of Maple and McLean. The two proposed four-story buildings will include 134 one-, two- and three-bedroom units. This \$8.5 - 9 Million project is scheduled to begin construction in 2013.



### Commodore Apartments

Project Cost - \$5.9 Million

The Commodore Apartment project will renovate an existing Wichita landmark at the corner of Elm and Broadway, just North of Central Avenue. Upon completion, the proposed project will offer a total of 58 apartments including 17 studio units, 26 one-bedroom units, and 15 two-bedroom apartment units. The apartments will be made available exclusively to persons over the age of 55. On-site amenities will include laundry facilities, a community room and a computer lab.



# Under Construction/ Planning 2013



## Douglas Avenue – Streetscape Development

Cost - \$6 Million

In 2011, the City approved a new plan, led by community input, for transit and streetscape improvements along the core of Douglas Avenue. Phase One design, led by the team of Law Kingdon, PEC and Gardner Design, will focus on the addition of transit shelters, added streetscape amenities and improved pedestrian way finding. The improvements will be focused on Douglas from Main to Washington Streets. Phase One funding of \$1.3 million has been secured and work will commence in the first quarter of 2013.



## Corner 365

Cost – N/A

Garvey Center owner, Builders Inc, is constructing 36 new apartments at the corner of First and Waco. Tenant parking will be within the Garvey Center's existing garage. This new project will dramatically transform the prominent intersection and will be a catalyst for further development along the First Street corridor. The project is scheduled for completion in 2013.



## Exchange Place and Bitting Buildings

Cost - Approximately \$65 Million

The project will retrofit the Exchange Place and Bitting Buildings to offer 230 residential units on Douglas Avenue. The development will incorporate a new 273-space parking garage, office and retail space. The Wichita City Council unanimously approved the developer's agreement December 18 and construction is scheduled to commence in summer of 2013.



## The LUX

Cost - \$20 Million

The LUX is the redevelopment of the former Kansas Gas & Electric Building. The project will be a mixed-use development offering office, residential and luxury terraces overlooking the City's skyline. Scheduled to open first quarter 2014, The LUX is poised to develop a unique sense of community and place in Downtown Wichita while keeping true to the building's original 1950's character. The first and second floors of the seven story building will cater to businesses while the top five floors house apartments and condos - totaling 72 units.



## William Street 2-Way Conversion

Cost – \$375,000

The improvements from Main to Emporia include converting William Street from a one-way west-bound street to a two-way street providing one lane in each direction. The pavement will be improved as necessary and will be restriped to allow for two-way traffic. The project will also include replacing the wheelchair ramps and modifications to the traffic signals. Construction is to be completed in 2013.



## Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One

Cost - \$9 Million

The Kansas Health Foundation is expanding their current Douglas Avenue offices to include approximately 36,000 square feet of meeting rooms and headquarters space for the Kansas Leadership Center. Construction commenced in 2012 and will be completed in the summer of 2013. This is the first new construction along the core of Douglas Avenue in approximately 38 years.



## Union Station

Cost – N/A

Recently announced was the sale of the Wichita's historic train station, Union Station, which includes the old Rock Island depot and baggage facility and the old Wichita Grand Hotel. Plans to transform Union Station into a multimillion-dollar destination attraction, include retail, restaurants and potentially hospitality and office space.



# Past Projects 2011



## Drury Plaza Hotel Broadview

Date Completed – August 2011

Cost - \$29 million

Drury Southwest has completed renovations of the Historic Broadview Hotel. The hotel offers 200 guest rooms and suites, and relocates the guest entrance and check-in to face the river; the renovations also include the construction of a skywalk connecting the parking garage with the hotel. The building's interior has been restored to reflect the historic character of the hotel.



## Zelman's Building

Date Completed - December 2011

Cost - Estimated \$1.7 Million

Located at the corner of St. Francis and Douglas Avenue, this project converted an historic structure to have nine residential units (6 studios and 3 one bedrooms) on the second floor and 4,800 sq. feet of retail/restaurant space on the first floor.



## Fairfield Inn & Suites Wichita Downtown

Date Completed – June 2011

Cost - \$11.5 million

The new 131-room Marriott hotel opened in June 2011. The hotel is located on the northwest corner of Main and Dewey. The hotel opens onto the gardens of WaterWalk. The design of the hotel incorporates key design principles from Project Downtown, the Master Plan for Wichita.



## Rotary Time Tower & Plaza at the Coleman Parking Lot

Date Completed – December 2011

Cost – Approximately \$2.3 Million

This project has four public/private sector partners. Sedgwick County redeveloped the previous Coleman Warehouse site to accommodate parking for the INTRUST Bank Arena. The Downtown Rotary Club Foundation provided a new urban park celebrating their centennial year (Centennial Plaza and Rotary Time Tower) and Coleman contributed funds for a monument to commemorate Coleman's first manufacturing site. Concurrently the City of Wichita implemented new streets and streetscape for two consecutive city blocks.



## Cargill Innovation Center

Date Completed – Summer 2011

Cost - \$14.7 million

The 75,000-square-foot Innovation Center houses a food service culinary center including a model commercial food kitchen that Cargill chefs can test and demonstrate to customers how their products perform. There is also a retail center of expertise which includes model home kitchens to showcase and simulate for retailers how Cargill products will work in shoppers' homes. The center also houses an analytical laboratory and small processing facility where the company can work on developing new products and technologies.



## Albert Paley Sculpture Installation

Date Completed – December 2011

Cost - \$350,000

The Albert Paley Sculpture, located at the NE corner of the WaterWalk development at Waterman and Main Street, is a contemporary sculpture comprised of bronze, stainless and Cor-Ten steel. The sweeping upward motions of the sculpture are meant to signify Wichita's aviation heritage while the earth-tone colors of the bronze and Cor-Ten steel are suggestive of the natural environment significant to our Native America Indian heritage.



## Riverfront Improvements

Date Completed – June 2011

Cost - \$2.2 million

The Riverfront Improvements between Douglas Avenue and 2nd street include venue space, pedestrian access from Waco Street and river overlook areas. This component of improvements completes the east bank improvements connecting the Keeper of the Plains and WaterWalk. The improvements also connect to the Drury Plaza Broadview Hotel.