Wichita Downtown Development Corporation *Sponsored*

Wichita Metropolitan Studio

LAR 442 | Site Planning & Design 2013
Landscape Architecture / Regional & Community Planning
College of Architecture, Planning & Design
Kansas State University

Wichita Metropolitan Studio

THE COLLEGE of
ARCHITECTURE, PLANNING & DESIGN // K-STATE

This publication is not intended for retail sale and cannot be sold, duplicated, or published, electronically or otherwise, without the express written consent of the College of Architecture, Planning & Design at Kansas State University. The purpose of this publication is academic in nature and is intended to showcase the research, scholarship, and design work of the students of the College of Architecture, Planning & Design.

Kansas State University. College of Architecture, Planning and Design, Department of Landscape Architecture / Regional and Community Planning, LAR 442: Site Planning and Design

Book Design and Organization Diane Cocchiara
2013

We would like to thank the following individuals for their support of this sponsored studio and the production of this document.

Wichita Downtown Development Corporation (WDDC)
Jeff Fluhr, President
Jason Gregory, Executive Vice President

Studio sponsorship by the WDDC made possible with grant funding through the **John S. and James L. Knight Foundation**.

City of Wichita
Scott Knebel, Downtown Revitalization Manager, Metropolitan Area Planning Department
Jess McNeely, Senior Planner, Metropolitan Area Planning Department
Paul Gunzelman, Traffic Engineer, Public Works Department

GLMV Architecture
Joe Steffes, LA

Ruggles & Bohm
Brent Thomas, LA

LawKingdon Architecture
Jeff Best, LA

Professional Engineering Consultants
Isaac Krumme, LA

College of Architecture, Planning and Design, Kansas State University
Tim de Noble, Dean
Stephanie Rolley, Department Head
Damon Fairchild, Director of Development

A special thank you to **David Dixon** and **Ben Carlson** with **Goody Clancy** for the "Principles of Good Urban Design" presentation and their participation in the design charrette. We sincerely appreciate the professional knowledge and guidance shared with our students and time invested in this collaborative effort.

We would also like to thank **GLMV Architecture**, **Schaefer Johnson Cox Frey Architects**, **LawKingdon Architecture**, **WDM Architects**, **Ruggles & Bohm**, **Professional Engineering Consultants** and the **PGASLA Chapter** for their sponsorship of the studio class, the Wichita Design Professionals for the Alumni reception, office tours, participation in the design charrettes, and the collective professional guidance of our students.

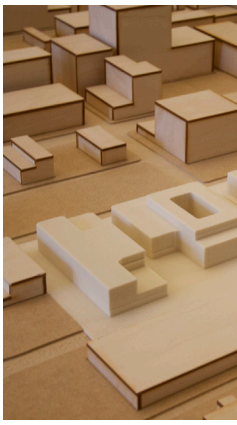
Thank you **K-State Librarians**: **Ellen Urton**, **Meagan Deuver**, & J**enny Oleen**.

Civic Center Pl
100
N
Cydnie

Rachel

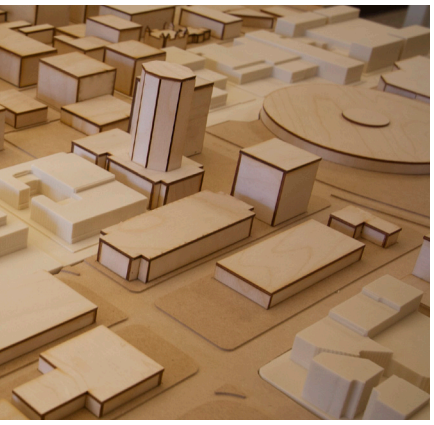
Abby & Michelle

Dale

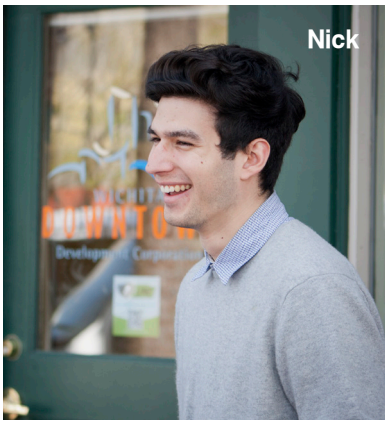


Betsy

Katie

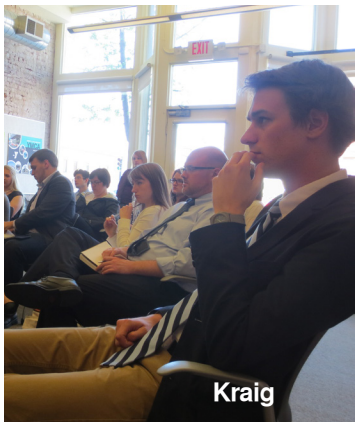


Danielle, Gabby & Benji

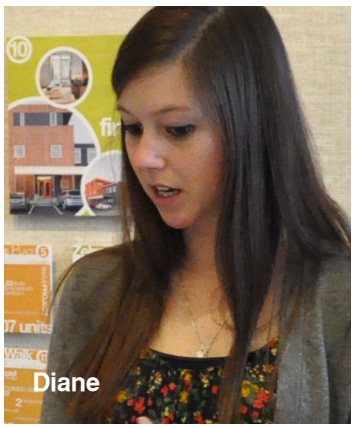

Nick

Rebecca

Ross & Glen


Kraig

Natalie


Diane

Ashley

This document presents nine visionary urban site plans building upon the long-range urban framework proposed in the *Wichita Downtown Master Plan, Project Downtown*. These proposals project a future where people can live downtown in unique identifiable districts, in a city with new regional destinations, a range of urban living opportunities, iconic landmarks, compelling civic space, and new economic opportunities.

The work was completed by 17 mid-level students in the Master's of Landscape Architecture program at Kansas State University under the leadership of Assistant Professors Blake Belanger and Jon Hunt in the spring of 2013. The design studio was a collaboration with the Wichita Downtown Development Corporation, led by President Jeff Fluhr and Executive President Jason Gregory. The corporation supported the studio with funding, professional expertise, and logistical coordination of the many Wichita design professionals that contributed to the effort.

In the following nine projects you will see a set of ideas that advance the vision of the Project Downtown Master Plan.

Projects 1 and 2
1st & Waco and *Waco Park* propose alternative mixed-use urban development plans for Catalyst Site C2, at the corner of 1st Street and Waco Street. Both proposals provide urban living opportunities, dining and shopping destinations for visitors as well as residents, and perhaps most significant to this particular site, they propose iconic public space that engages the Arkansas Riverfront and connects to the existing trail system.

Project 3
Activate the Space focuses on the three blocks immediately east of the Century II Performing Arts & Convention Center, within Project Downtown Catalyst Site C3. This mixed-used redevelopment proposal re-establishes the urban street grid, accommodates event parking in integrated parking structures, and provides a variety of outdoor civic spaces and private rooftop gardens.

Project 4
Although not identified as a catalyst site in the Downtown Master Plan, *100Wichita*, located along 1st Street between Wichita Street and Waters Street, leverages its adjacency to downtown's highest density residential block and current surface parking condition as an opportunity for a significant redevelopment. The residential-focused mixed-use plan aspires to make urban living more attractive to newcomers by transforming Wichita Street into a pedestrian mall and providing shared community gardens and a multi-modal transportation plaza.

Project 5
Located at Broadway Street and English Street, halfway between the Century II Performing Arts & Convention Center and the Intrust Bank Arena, *Knightley District* proposes a lively residential/retail development organized around a network of pedestrian alleys and civic plazas. The proposal's anchor, an aeronautically-themed play museum inspired by the St. Louis City Museum, is intended to be a regional destination and is retrofitted into a structurally sound but functionally obsolete parking structure.

Projects 6 and 7
Wichita Live and *The Quad* present alternative proposals for the block immediately south of the recently realized Block1 redevelopment project in Catalyst Site C5. *Wichita Live* envisions leveraging the two-block proximity to the Intrust Bank Arena by proposing a retail/residential program with a significant civic plaza and a major entertainment district intended to become a regional destination. Located on the same site, *The Quad* focuses on increasing downtown residential density housed in contemporary mixed-use buildings, complemented by a sophisticated civic space strategy.

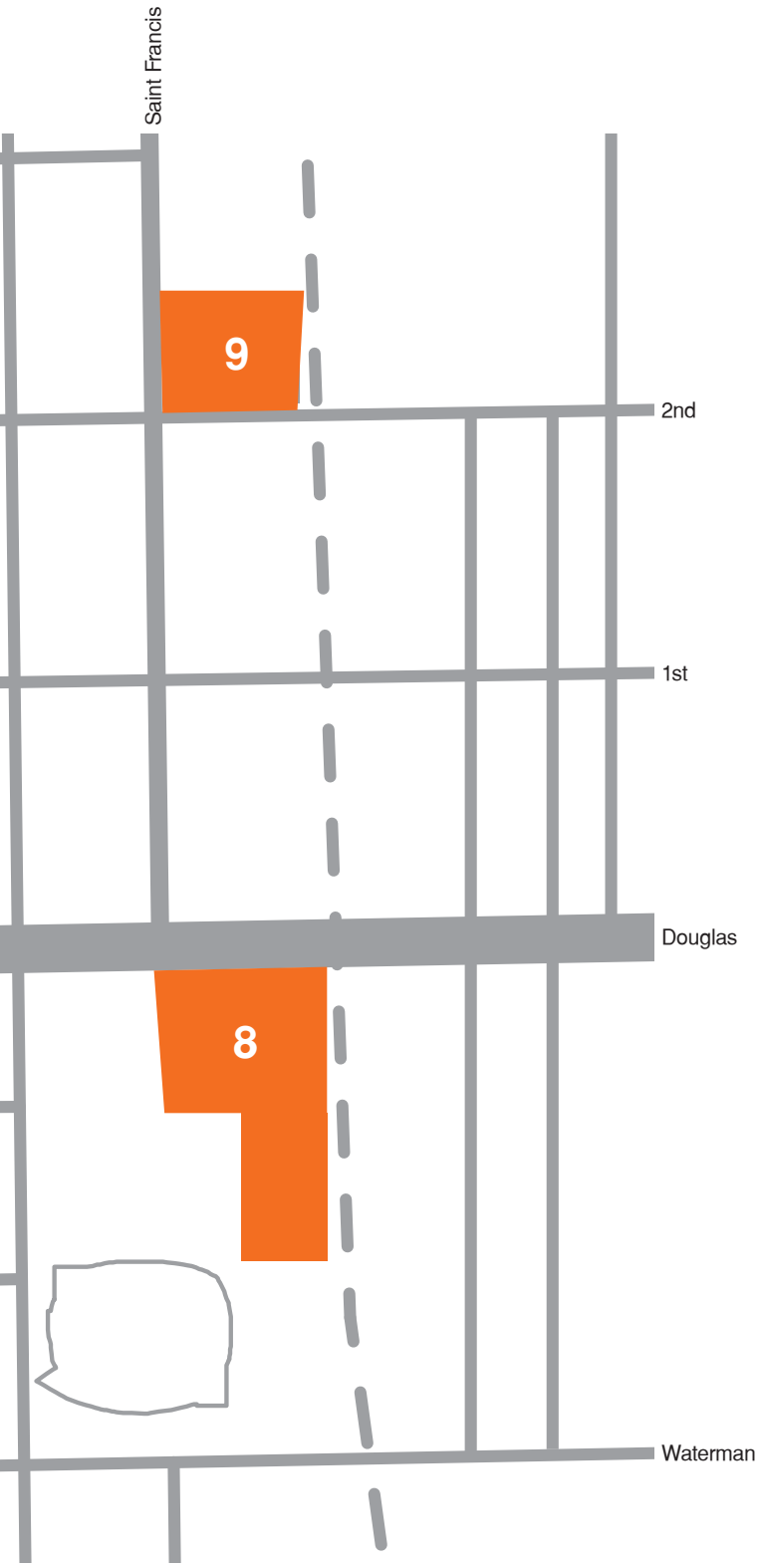
Project 8
Naftzger Green re-images Naftzger Park in Catalyst Site C8, at the corner of Douglas Avenue and St. Francis Street. The proposal calls for a highly-charged park and gathering space framed with both retrofitted and new residential/retail buildings, highlighted by a memorable urban overlook of Douglas Avenue.

Project 9
Two blocks north on St. Francis Street, *Coleman North* proposes drawing the vitality of Old Town toward the west with a retail/residential development featuring an activated performance plaza. The design, which advances the initial ideas presented in Catalyst Site C7, is inspired by the historical significance of the Coleman Company and creates a unique identity for the site.

We hope these proposals will provide inspiration for planners, designers, and developers, and we invite you to approach the work with a spirit of creativity and optimism for the future of Downtown Wichita. While we don't claim to have all the answers, we believe these projects each have merit and have the potency to contribute to the emergence of a more urban, more lucrative, and more vibrant Downtown Wichita.

—Studio Professors Blake Belanger and Jon Hunt

Figure 0.10: Full Study Area Site Map



1 1st & Waco — 2
Glen Jarrett & Ross DeVault

2 Waco Park — 10
Nicholas Mercado & Dale Bradley

3 Activate the Space — 18
Rachel Fox & Cydnie Jones

4 100Wichita — 28
Katherine Leise & Ashley Brewster

5 Knightley District — 36
Gabriela Weber & Natalie Webb

6 Wichita Live — 44
Kraig Weber & Benjamin Williamson

7 The Quad — 54
Diane Cocchiara & Yue (Rebecca) Liu

8 Naftzger Green — 62
Abigail Glastetter, Michelle McElroy, & Danielle DeOrsey

9 Coleman North — 70
Elizabeth Haddox