

2019.12.16 – DRAFT Riverfront Coalition Meeting Agenda

1. **Welcome** [Don Sherman/Jon Rolph]
2. **Review of Agenda** [Evan Rosell]
3. **Review of Community Input Summaries**
 - a. Input Summary Tree Map (July-November 14) [Amber Luther, Populous]
 - b. November 14 Community Post Card Tally [Amber Luther]
 - c. Post-Scenario Questionnaire Analysis [Misty Bruckner, Wichita State University Public Policy and Management Center]
 - d. Make Wichita Win Survey [Courtney Bengtson, Wichita Community Foundation]
4. **Century II Exploration Summary** [Amber Luther]
5. **Economic Impact Summary** [Amber Luther]
6. **Coalition Discussion**
7. **Meeting Close** [Don Sherman]

Riverfront Legacy Master Plan – Coalition Meeting 2019.12.16

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Riverfront Legacy Master Plan Summary Report December 11, 2019

The goal of the Riverfront Legacy Master Plan is to create a comprehensive and aspirational vision and master plan for the east bank of the Arkansas River in downtown Wichita. The riverfront master plan was inspired by Project Downtown (2009-10) and the broad community engagement of Project Wichita (2018-19).

All elements of the riverfront are being considered together as part of this planning process – performing arts, convention facilities, the former library, Century II, the river and green spaces, as well as connections to the new ballpark on the west bank and other neighborhoods to the north, south and east.

Attached is a brief summary of information you are receiving, and which will be reviewed at the December 16, 2019, Coalition meeting. If you have questions, please direct them to Evan Rosell.

In short, the discussion will include:

PUBLIC INPUT: A number of tools were used to gather public input from July 31, through December 11, 2019. You will find a list of those methodologies, and key takeaways. [Pages 5-36.]

ECONOMIC IMPACT: Populous and RCLCO have reviewed previous studies, as well as updated market data related to what the market could support on the riverfront site and have extrapolated a range of economic impact figures for the site. A number of factors impact the economic impact estimates, including private and public investments, number of on-site jobs, the mix of new development (shops, restaurants, offices, residential, hotel), and leaving Century II on the site or removing it. [Pages 4, 40.]

CENTURY II: This process has recognized the special place the building holds in the community, while also focusing on the broader goal of defining a vision and master plan – one that expects each piece in the 55+acres to work together to offer the best scenario for a positive return on investment for the community. [Pages 36-39]

PARAMETERS: Here are the parameters that came out of the community engagement and planning efforts to date, and what is considered to be the backdrop for the conversation on Monday:

- Site must include green/public space
- Convention center needs to be connected to the Hyatt
- Performing arts cannot be interrupted
- Truly connected street grid to river to complement on-site public assets

- Maximize mixed-use development to complement the on-site public assets

SUMMARY

1. Community Engagement/Public Input

Sources of public input:

- **Website** beginning July 31, 2019 – questionnaire, which included a place to share ideas
 - Input analyzed by Populous – included in Input Summary Treemap [Page 5]
- **Website**, from Nov 14 through today – questionnaire specific to scenarios
 - Input analyzed by WSU Public Policy and Management Center – included in draft report from WSU [Pages 8-30]
- **Social media** – from July 31 through December 9, 2019
 - Populous analyzed through Nov 14 – included in Input Summary Treemap [Page 5]
 - Input from Nov 14 through December 9 currently being analyzed
- **Open house feedback** – collected and analyzed through Nov 14 by Populous – included in Input Summary Treemap [Page 5]
 - July 31 – Open House to kick off process and begin visioning process
 - September 24 and 25 – 3 Urban Explorations
 - October 17 – Open House to review research and data
 - Nov 14 – Open House to review scenarios
- **Community meetings**
 - DABs, breakfasts, Rotary, community groups – an estimated 40
 - Monthly Coalition meetings – open to the public
- **Media** – editorial board meetings, news releases
- **Make Wichita Win** – John S. and James L. Knight Foundation/Wichita Community Foundation – 1,242 responses [Pages 31-35]

What it means:

- An estimated 5,000 public comments – meetings, online, presentations
- Themes most often heard: Green space/parks/open spaces, river activation, amenities such as restaurants, shops, bars, etc.

2. Economic Impact

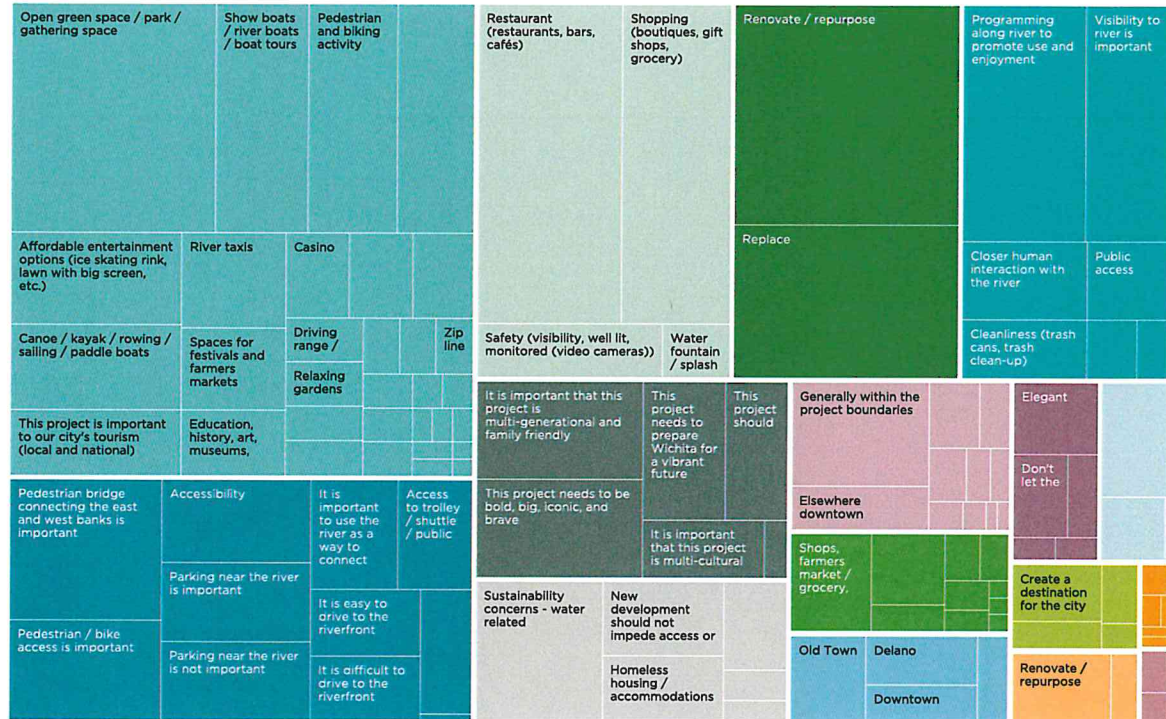
Sources for economic impact:

- Previous studies – particularly those related to Century II, Performing Arts and Convention Centers [Pages 36-39]
- 2019 Market Study [Pages 36-39]
 - What will the market support? Mixed use consisting of rental apartments, office, retail and a non-convention hotel
- Economic Impact Model [Page 40]
 - Public and private investments
 - New employment
 - Tax revenues

What it means:

- Performing Arts and Convention Centers need new facilities to maximize return on investments.
- Based on the findings of the 2016 Cost/Benefit Analysis, a minimal renovation scenario would yield roughly \$360 million in economic impact over a 10-year period, while it is estimated new facilities would yield \$915 to \$921 million in economic impact over a 10-year period, more than double that of minimal renovation.
 - Another way it was described is a renovated facility would return \$2.04 in economic impact for every \$1 of public investment over the first 10 years of operation, and on an annual stabilized basis, it would return \$.83 each year for every dollar of investment.
 - As a **comparison**, the economic impact of the convention center and performing arts center in scenarios 1, 2 and 3B from Populous are estimated to have a return of \$3.02 in economic impact for every \$1 of public investment over a 10-year period. The annual stabilized return is \$1.87 each year per every dollar of public investment, 225% more than the annual return in the minimal renovation scenario described in the prior bullet.
- Previous studies did not include a quantitative analysis of how new facilities would perform next to an empty/underutilized CII, such as would occur in the Populous Scenario 3A. In the professional opinion of Populous and RCLCO, the convention market would view such a large empty/underutilized building next to a new facility as a competitive disadvantage, leading to less economic return.
- The **hard construction costs** to construct the performing arts center and convention center facilities in all of the scenarios provided by Populous is similar, ranging from \$350 to \$412 million, depending on if part of the convention center is sunk below grade. The **total project costs** for the same projects ranges from \$505 to \$607 million.

WRLMP Input Summary Treemap



- Activities / amenities to enhance the site
- Activities to enhance the riverfront experience
- Arkansas River Accessibility
- Arkansas River Important River Amenities
- Century II / Convention Center Repurpose or Replace?
- Century II Opportunities
- Concerns
- Former Library Repurpose Opportunities
- Former Library Repurpose or Replace?
- How far would you walk for these types of amenities?
- Nearby Amenities Where do visitors grab a bite to eat or exercise?
- New Convention Center Opportunities
- New Performing Arts Opportunities
- Performing Arts Important Amenities
- Performing Arts Potential locations for a new Performing Arts Building
- Vision

Title Wichita Riverfront Legacy Masterplan - Postcard
Date of Event 11/14/19

Scheme	Responses	Split/Combo Responses	Total by Numbers	Total by Percentage
1	47	6.5	53.5	36%
2	62	6.5	68.5	47%
3A	11	1	12	8%
3B	11	2	13	9%
Total			147	100%

Comments	Text Side of Card	Map Side of Card - Verbal	Total by Numbers	Total by Percentage
Green Space				
Likes the ideas the parks borders the river	1	1	2	2%
Likes the parks to feel continuous	1		1	1%
Likes the idea of an L-shaped park	1	2	3	3%
Likes the idea of creating park access near Gander Mountain site		2	2	2%
Building				
Likes the idea of having the PAC on the river	11	7	18	19%
Likes the idea that the PAC will have a downtown connection	1	1	2	2%
Likes the idea of keeping Century II	1	8	9	9%
Likes the idea of Keep 1/2 of Century II	1	1	2	2%
Likes the idea of Exposing the Century II structure		2	2	2%
Likes the idea of removing Century II		3	3	3%
Likes the idea of removing Bob Brown Expo Hall		1	1	1%
Likes the idea of a new Convention Center in the location of the Bob Brown Expo Hall/Hyatt Garage		6	6	6%
Likes the idea of the convention center being underground	1		1	1%
Like the idea of replacing the library	1	1	2	2%
Likes the idea of keeping old library	2	1	3	3%
Likes the idea of removing Gander Mountain building	3	2	5	5%
Likes the idea of removing the boat house		1	1	1%
Transportation / Access				
Likes the idea of underground parking	1	3	4	4%

Likes the idea of the pedestrian bridge	1	7	8	8%
Close McLean for pedestrians and parking		6	6	6%
Likes the idea that there could be a parking agreement with the new baseball stadium	1		1	1%
Other				
Like the idea of promoting more long term flexibility	1		1	1%
Likes the idea of renewable energy (innovative tech to attract outside revenues)	1		1	1%
Likes the idea of repurposing concrete and steel from existing structures	1		1	1%
Likes the idea of using the river as a place for boats and paddle boards	1		1	1%
Likes having more mixed use on the site		8	8	8%
Bring the water into the site			1	1%

Riverfront Online Survey Analysis

DRAFT

Prepared by
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December 11, 2019

www.wichita.edu/ppmc



WICHITA STATE
UNIVERSITY

DIVISION OF DIVERSITY AND
COMMUNITY ENGAGEMENT

Public Policy and
Management Center

Background and Methodology

In response to a request for assistance regarding the online feedback about the five scenarios presented for the Riverfront Legacy Master Plan, the Wichita State University Public Policy and Manager Center (PPMC) provided data analysis of the responses to the questions. The PPMC did not design or implement the questionnaire and serves as third-party review of the data only. There are five scenarios: 1A, 1B, 2, 3A and 3B for review in the online feedback form. There are two questions per scenario: “What do you like...” and “What do you not like...” There were a total 912 cases for review. All cases were included, but not all respondents provided information to all questions.

The PPMC used NVivo, a qualitative data analysis software, to sort the data by topics or themes for each question. The top 15-20 topics were identified for each question with synonyms included in the themes. The PPMC identified the weighted percentage that word or topic comprised of the top 15-20 themes per question. These percentages do not represent the total sample, but the identified top 15-20 topics within that question. The PPMC defined the words of significant or clear meaning, and words that comprised typically at least .5 percent of all feedback.

The PPMC then reviewed the specific comments about the highest-ranking themes or topic for each question, along with specific comments made about Century II. For each question, the PPMC provides an overview of the data and comments. Please note this report should be considered a preliminary overview of the data. There is significantly more work that can be done to understand specific ideas. This report provides a high-level synopsis of the initial review with the purpose to identify major themes and a basic approach to quantify qualitative information.

Overview of Scenarios

The Riverfront Legacy online scenario feedback form provides the respondent open-ended questions to share what “is liked” or “not liked” about each scenario. The questions are not designed to select a favorite plan, but more to provide feedback on the various elements of each option.

The vast majority of responses regarding, “What do you like?” on all scenarios focuses on green space, location of buildings, parking, connection and access, the river and access to the river, and the overall design element regarding proximity to the river and visibility. ***Specifically, for scenarios 1A, 1B and 2, (with topics accounting for more than 5% of the feedback), 65-78 percent of the feedback addressed green space, building and the aforementioned topics.*** This infers the focus of most respondents

for any scenario is about green space, the river, connection and access, and overall design and building location.

With the inclusion of Century II (Scenario 3A) and the reference to Century II (Scenario 3B) the feedback changes. With these, for Scenario 3A, **12 percent of the feedback was positive toward Century II and 59% percent of the feedback was positive regarding green space, buildings, access, river, etc.** Similarly, with 3B, **14 percent of the feedback was positive toward Century II and 63% percent of the feedback was positive regarding green space, buildings, access, river, etc.** In addition, there were 6% that liked “Nothing” about Scenario 3B. Again, more people focus on the outdoor elements and infrastructure design.

Regarding the questions on “What don’t you like?”, there is a similar percentage response rate regarding the majority of the feedback (54%-67%) focused on green space and design elements and (8%-11%) on Century II. Those numbers change slightly with Scenario 3A, with 16% referring to Century II and 54% referencing green space and design elements. There is a bigger jump with Scenario 3B, with 20% referencing Century II and 44% addressing green space and design elements.

Of the 912 possible responses reviewed, there are approximately 25-31 responses (about 3%) in scenarios 1A, 1B and 2 that are promoting eliminating Century II. There are approximately 118-125 responses (about 12%) for 1A, 1B and 2 that are promoting keeping Century II. These are consistent among scenarios 1A, 1B and 2. However, in Scenario 3A, the only scenario that keeps Century II repurposed, there are 186 comments supportive of this option and 185 comments against this option. While references to Century II, whether to keep or eliminate, tend to bring out the most specific and ardent opinions in responses, it is important to keep in mind that the vast majority of comments address preferences on greenspace, design features and access to/utilization of the river.

Following is an overview of comments from each scenario. For each scenario there are these elements:

- Summary of major themes
- Direct comments from respondents
- Word count of weighted percentages
- Visual “tree map” of the proportion of the comments by topic area
- Visual “word cloud” of the most common words

Scenario 1A: What do you like?

Following are the major themes identified:

- Use of green space and multiple parks
- Layout of the buildings and overall usage of space
- Access to the river
- Parking (underground and various options)
- Of the 689 responses, there were 31 references to Century II being removed as a positive

Sample of comments:

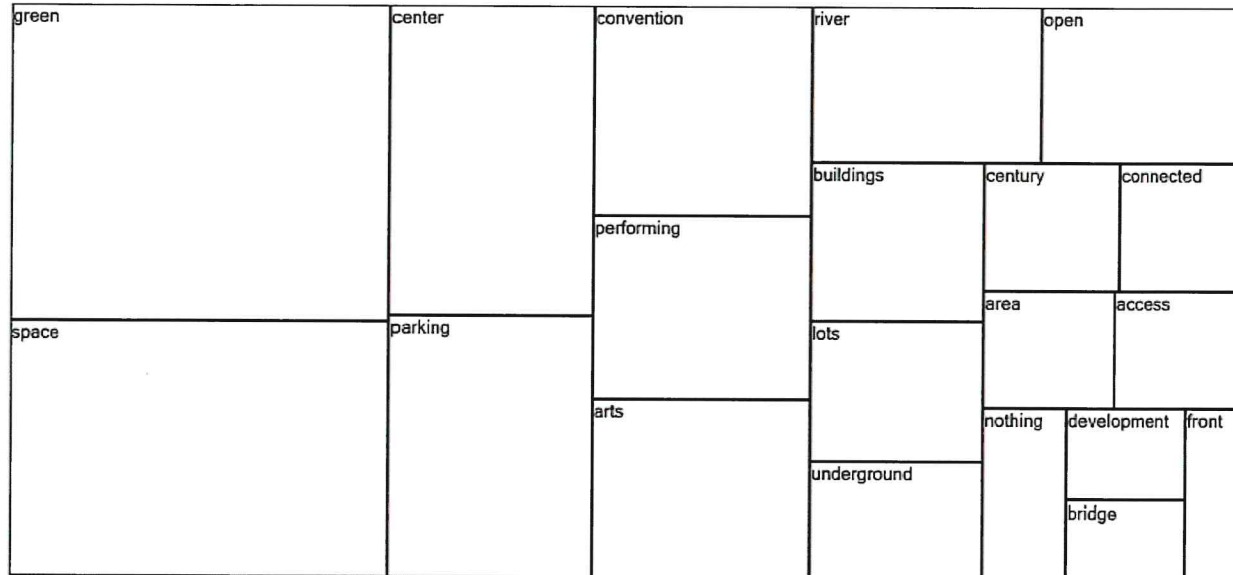
- *New convention center and performing arts center. Century II is gone. Love the green space*
- *Lots of green space and parking options.*
- *I like 2 distinct green spaces and largely a new waterfront area.*
- *Access to most facilities is clustered.*
- *At first, I thought removing CII wouldn't be good, but I've changed my mind.*

Visual 1. Scenario 1A: Word count for what do you like?

Word	Count	Weighted Percentage (%)	Similar Words
green	306	21%	common, green, greens, park, parking, parks
parking	187	13%	ballpark, park, parking, parks
space	176	12%	separate, separated, separation, space, spaced, spaces
center	114	8%	center, centers, direct, directly, focus, middle, plaza
convention	83	6%	convention, conventions, established, formal
performing	73	5%	operational, operations, performance, performing, play
arts	69	5%	arts
river	64	4%	river
open	57	4%	gives, open, opening, openness, opens, outdoor, outdoors, possibility, possible, possibly, spread, spreads, surface
buildings	55	4%	building, buildings, construction, established, framing, make, makes, making
lots	45	3%	loading, lots, mountain, much, plenty, tons
underground	36	2%	underground
access	35	2%	access, accesses, accessible, addition, additional, availability, available
Century II	31	2%	Century II
connected	30	2%	attached, connected, connecting, connection, connections, connects, continue, continues, continuous, tied
area	30	2%	area, areas, expansion, field, fields
front	26	2%	faces, facing, front, look, looking, looks

nothing	25	2%	nada, nothing
development	23	2%	development, gets, getting, grow, modern, modernization
bridge	17	1%	bridge

Visual 2. Scenario 1A: Tree map for what do you like?



Visual 3. Scenario 1A: Word cloud for what do you like?



Scenario 1A: What DON'T you like?

Following are the major themes identified:

- Location of the convention center being away from the river
- Desire for Gander Mountain to be gone
- Concern about change to Douglas
- Mixed feedback on use of riverfront as open space versus having a view from buildings
- Lack of a “wow factor”
- Of the 689 responses, 112 commented on the loss of Century II

Sample of comments:

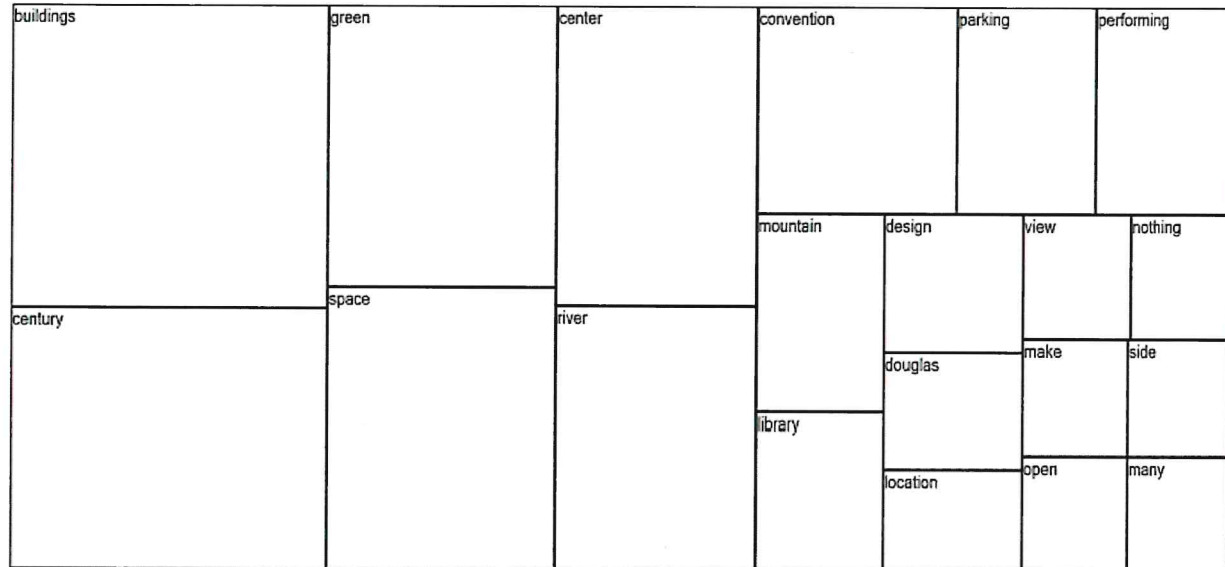
- *Would like to see the convention center on the river. Get rid of Gander Mountain.*
- *There's no “wow” factor. Very blocky and not terribly attractive.*
- *Too many buildings, parking too far away.*
- *Loss of sense of community that Century II provides.*
- *Century II iconic skyline*

Visual 4. Scenario 1A: Word count for what do you NOT like?

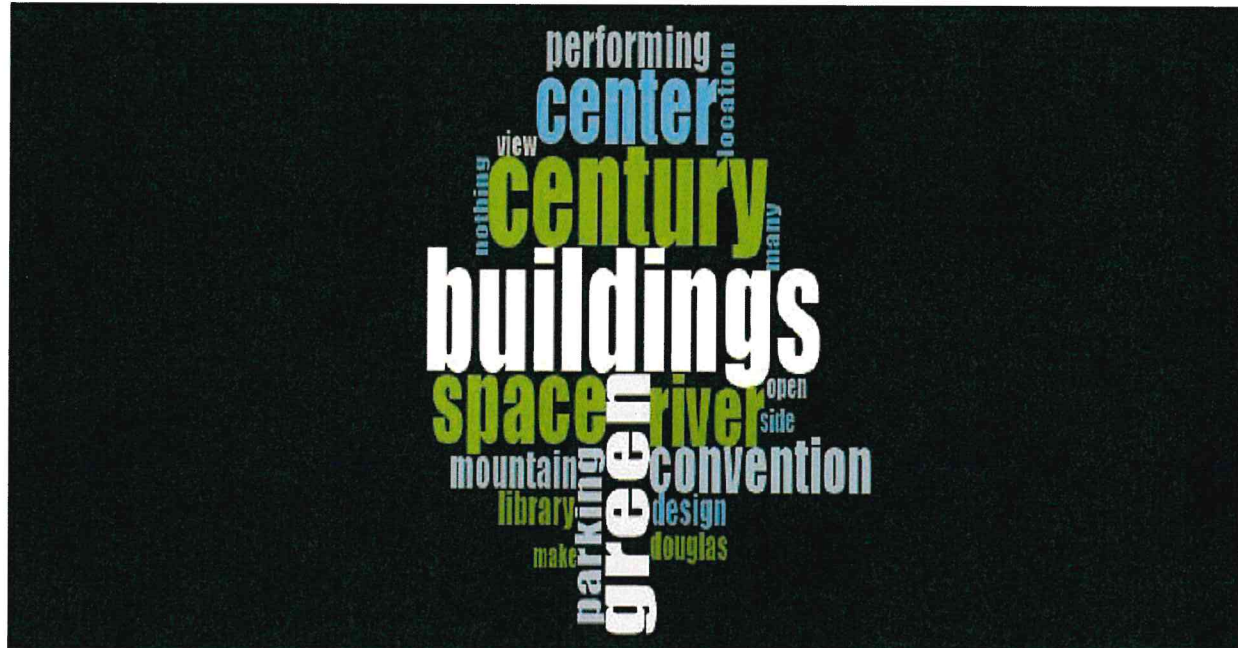
Word	Count	Weighted Percentage (%)	Similar Words
buildings	148	13%	build, building, buildings, construction, figure, form, forming, make, makes, making, progress, shape
Century II	118	11%	Century II
green	131	12%	green, 'green, park, parking, parks
space	101	9%	place, places, placing, separate, separated, separating, space, space', spaces
center	91	8%	center, centers, focused, inward, mall, middle, plaza
river	76	7%	river
convention	59	5%	convention, conventions
parking	81	7%	ballpark, park, parking, parks
performing	43	4%	function, functionality, performance, performing, play
Gander Mountain	40	4%	deals, lots, mess, mountain, plenty
library	29	3%	library
design	32	3%	design, designed, figure, indicated, innovative, plan, planned, plans, point, show, shows
Douglas	23	2%	Douglas
location	29	3%	located, location, place, placement, places, placing, positive, site, situated, situation
view	23	2%	catching, perspective, positive, regard, sentiment, show, shows, view, views
nothing	18	2%	nothing

make	42	4%	cause, create, created, creating, makes,
open	28	3%	clear, clearly, expose, give, open,

Visual 5. Scenario 1A: Tree map for what do you NOT like?



Visual 6. Scenario 1A: Word cloud for what do you NOT like?



Scenario 1B: What do you like?

Following are the major themes identified:

- Direct access to the river
- Underground parking
- Civic park and connected green spaces
- Elimination of Gander Mountain building
- Walkability
- Of 637 responses, 32 comments were in support of removing Century II

Sample of comments:

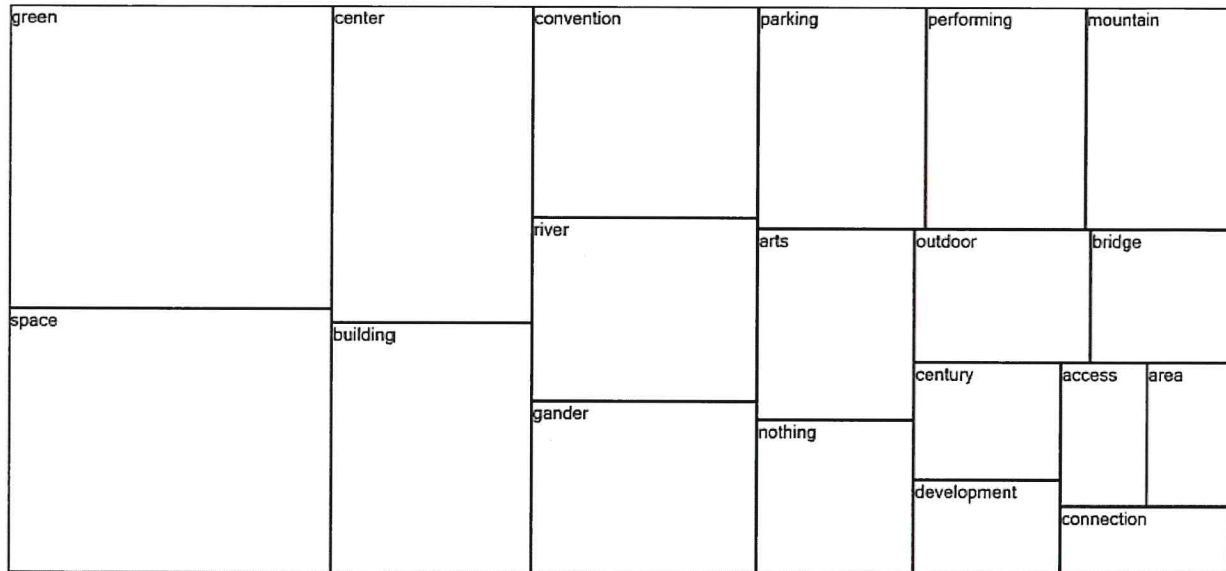
- *Addressing the Midwest parking lot landscape. Underground Parking. Maximizing greenspace in the process.*
- *Sad to see Century II go, BUT, if Wichita is served better in the process, then so-long Century II.*
- *I love that there is ample green space and that it opens right up to the river. Seeing the park in Tulsa really solidifies the importance of green space to me. It's something so many could use - for free!*
- *The green space, this is by far my favorite. And I was dead set about keeping Century II.*

Visual 7. Scenario 1B: Word count for what do you like?

Word	Count	Weighted Percentage (%)	Similar Words
green	263	18%	common, green, greens, park, parking, parks
space	173	12%	place, separate, separates, separation, space, spaces
parking	145	10%	parking
center	127	9%	center, centers, direct, directly, focus, middle
building	106	7%	build, building, buildings, construction, framing, make, makes, making, progress, shape
convention	93	6%	convention, conventional, conventions
river	81	6%	river
Gander Mountain	76	5%	Gander Mountain
performing	72	5%	functional, performance, performances, performing, play
outdoor	63	4%	open, opening, openness, opens, outdoor, outdoors, outside
arts	59	4%	arts
bridge	37	3%	bridge, bridges
Century II	34	2%	Century II
development	32	2%	developers, development, gets, getting, growing, growth, modern, modernization

access	27	2%	access, accessible, addition, additional, availability, available
area	26	2%	area, areas, expansion, field, fields
connection	25	2%	attached, connect, connected, connecting, connection, connects, continues, continuous, link, tied
underground	23	2%	underground

Visual 8. Scenario 1B: Tree map for what do you like?



Visual 9. Scenario 1B: Word count for what do you like?



Scenario 1B: What DON'T you like?

Following are the major themes identified:

- The loss of historic buildings such as library and boathouse
- Closing off Douglas
- Buildings blocking the view of the river
- Concern for lack of “wow” factor and loss of architecture
- Unsure about use of proposed buildings or that there are too many
- Disconnected green space
- Too much green space
- Of the 789 responses, 118 comment on the loss of Century II as a negative

Sample of comments:

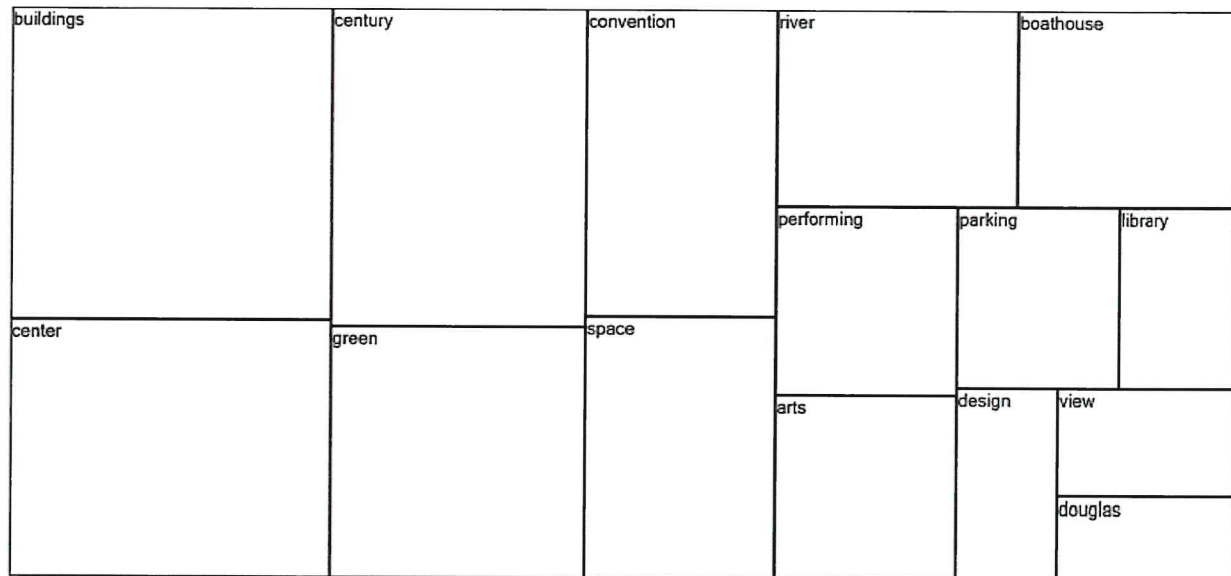
- *I don't like the split in public area by the convention center, I also don't like that the residents that took a risk and purchased Waterwalk will have their view impeded by buildings.*
- *I wish the performing arts center was overlooking the river.*
- *Too many green spaces which won't be used by people and no people from outside Wichita will have interest to visit that place. Create creative space for street performance*
- *It's philistine to demolish KS only AIA national awarding winning building (library) and another designed by a key student of Frank Lloyd Wright. Both mid-century masterpieces. Be proud of our design legacy, Wichita! also, this plan blocks access to river WAY too much*

Visual 10. Scenario 1B: Word count for what DON'T you like?

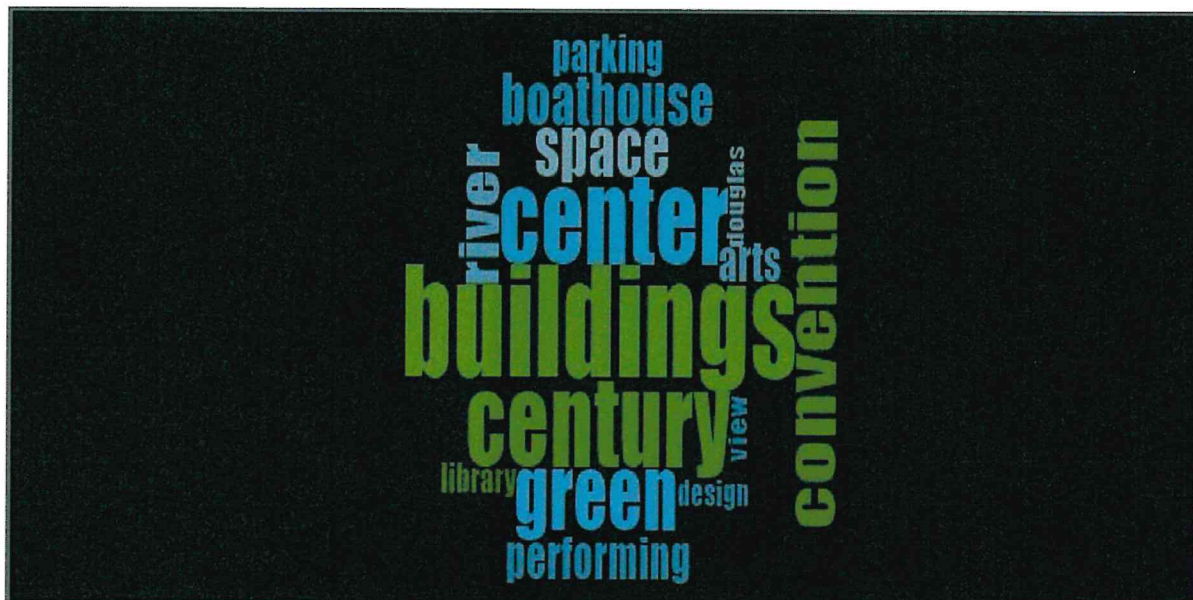
Word	Count	Weighted Percentage (%)	Similar Words
buildings	162	13%	build, building, buildings, builds, construction, edifices, forming, make, making, progress, shape
center	131	11%	center, centers, direct, focus, heart, inward, mall, middle, plaza
Century II	124	10%	Century II
green	141	12%	common, green, park, parking, parks
convention	90	7%	convention
space	86	7%	place, placed, places, separate, separated, separating, separation, space, spaces
river	73	6%	river
boathouse	67	6%	boathouse
performing	56	5%	function, operation, performance, performing, play
arts	51	4%	arts

parking	88	7%	ballpark, park, parking, parks
library	33	3%	library
design	41	3%	architect, concept, design, designed, designs, indicated, intent, intention, plan, planned, plans, points, showing, shows
view	36	3%	aspect, aspects, opinion, prospects, seeing, showing, shows, sight, view, viewing, views, vista
Douglas	23	2%	Douglas

Visual 11. Scenario 1B: Word tree map for what DON'T you like?



Visual 12. Scenario 1B: Word cloud for what DON'T you like?



Scenario 2: What do you like?

Following are the major themes identified:

- Contiguous, central green space
- Underground parking
- Keeping the library building
- Modern look
- Of the 615 responses, 26 comments were positive regarding the demolition of Century II.

Sample of comments:

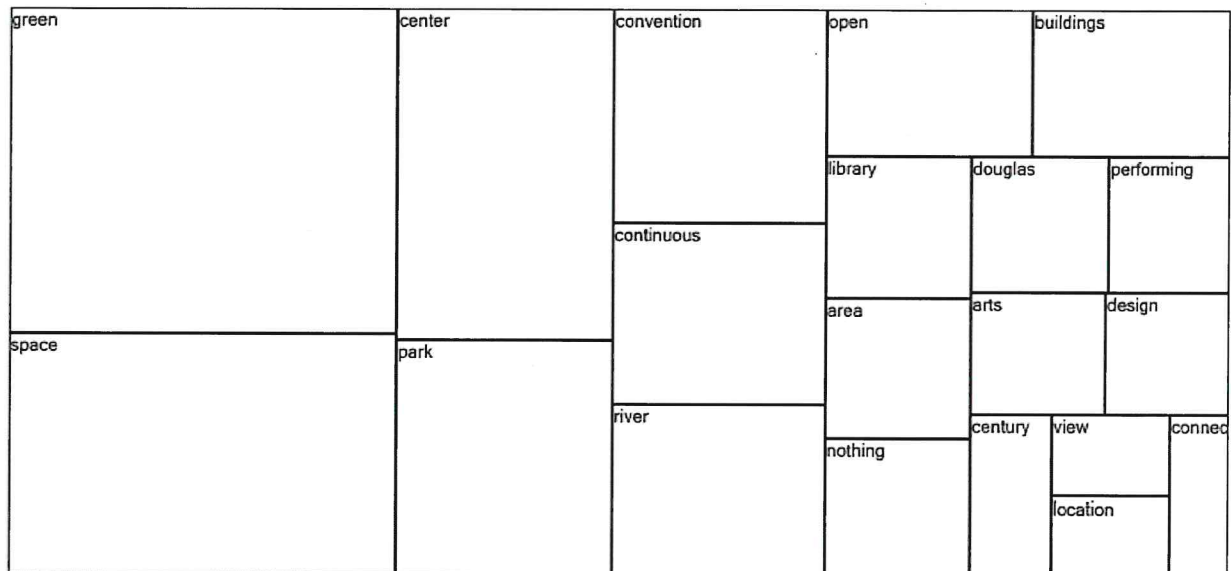
- *This openness makes it feel like a walk to the performing arts from the Hotel could also be an option. Perhaps underground structure to access both.*
- *This park gives me the feeling of the National Mall in DC. It's very open you can place anchor buildings around the outside.*
- *Best design for sure.*
- *Offers visible green space from Douglas, which invites people in to use it and connects green spaces to downtown wanderers. Lots of green space on the river is essential.*
- *The. Best. One!!!!!! I love love love the green "mall" concept.*

Visual 13. Scenario 2: Word count for what do you like?

Word	Count	Weighted Percentage (%)	Similar Words
green	374	20%	common, commons, green, park, parking, parks
park	212	12%	ballpark, park, parking, parks
space	208	11%	place, placed, places, placing, separated, separates, separation, space, spaces
center	172	9%	center, centers, mall, 'mall', middle, plaza
continuous	132	7%	connect, preserve, remain, remains, stay, uninterrupted
convention	97	5%	convention
river	77	4%	river
open	71	4%	capable, open, opened, openness, opens, outdoor, possible, possibly, spread
buildings	64	3%	build, building, buildings, construction, shaped
design	52	3%	architect, concept, design, destinations, intriguing, plan, point, project, showing, shows
area	47	3%	area, areas, country, expansion, expansive, fields, regional
library	44	2%	library
nothing	42	2%	nada, nothing

Douglas	40	2%	Douglas
connected	39	2%	associated, connect, connected, 'connected', connecting, connection, connectivity, connects, join, related, relates, ties
performing	38	2%	operational, perform, performance, performing, play
arts	35	2%	arts
location	34	2%	local, place, position, positives, sets, site
Century II	28	2%	Century II
view	28	2%	aspect, perspective, position, shows, sight, thought, view

Visual 14. Scenario 2: Word tree for what do you like?



Visual 15. Scenario 2: Word map for what do you like?



Scenario 2: What DON'T you like?

Following are the major themes identified:

- Blocking the river view
- Loss of historical buildings
- Green space is not adjacent to river; lack of access to river
- Preference for performing arts center on the river instead of the convention center
- Of the 615 responses, 117 had negative comments about removing Century II.

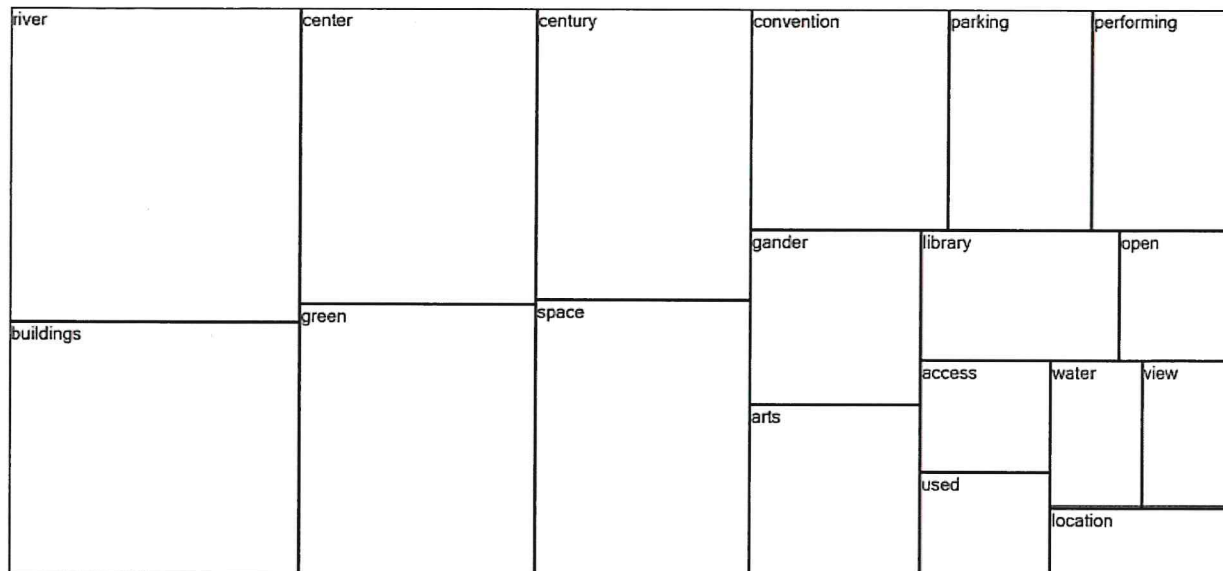
Sample of comments:

- *No way, should you put the ugly convention space "container" right on the river.*
- *Performing arts would be better at the south terminus of the greenspace and the proposed buildings shown moved to Main.*
- *feels like the river is blocked off... could be difficult for people to access the river*
- *I do not like the convention center being on the river. If something is going to be on the river it should be a business that can be enjoyed by many people daily so they can enjoy that view, not just conventions.*
- *Seems to "wall the river off" from downtown with the buildings.*

Visual 16. Scenario 2: Word count what DON'T you like?

Word	Count	Weighted Percentage (%)	Similar Words
river	182	12%	river
buildings	159	10%	build, building, buildings, construction, form, forming, make, makes, making, progress, shape, shaped
center	147	9%	center, centers, core, direct, directly, inward, mall, middle, plaza
green	190	12%	green, greens, park, 'park, parking, parks
Century II	125	8%	Century II
space	134	9%	place separate, space
convention	88	6%	convention
parking	126	8%	ballpark, park, 'park, parking, parks
performing	65	4%	functions, performance, performing, play
Gander Mountain	60	4%	Gander Mountain
arts	59	4%	arts
library	52	3%	library
open	45	3%	clearly, expose, opens, outdoor, possibilities spread
access	31	2%	access, accessible, accessing, additional, availability
used	37	2%	enjoy, enjoyed, exercise, functions, purpose, usage, used, utilization
water	27	2%	water
view	29	2%	aspect, catching, shows, views, vista

Visual 17. Scenario 2: Word tree what DON'T you like?



Visual 18. Scenario 2: Word cloud what DON'T you like?



Scenario 3A: What do you like?

Following are the major themes identified:

- Performing arts center on the river (instead of Convention Center)
- Reuse of both Century II and the library
- Good size and location of green space
- Of the 763 responses, 193 commented positively on repurposing Century II.

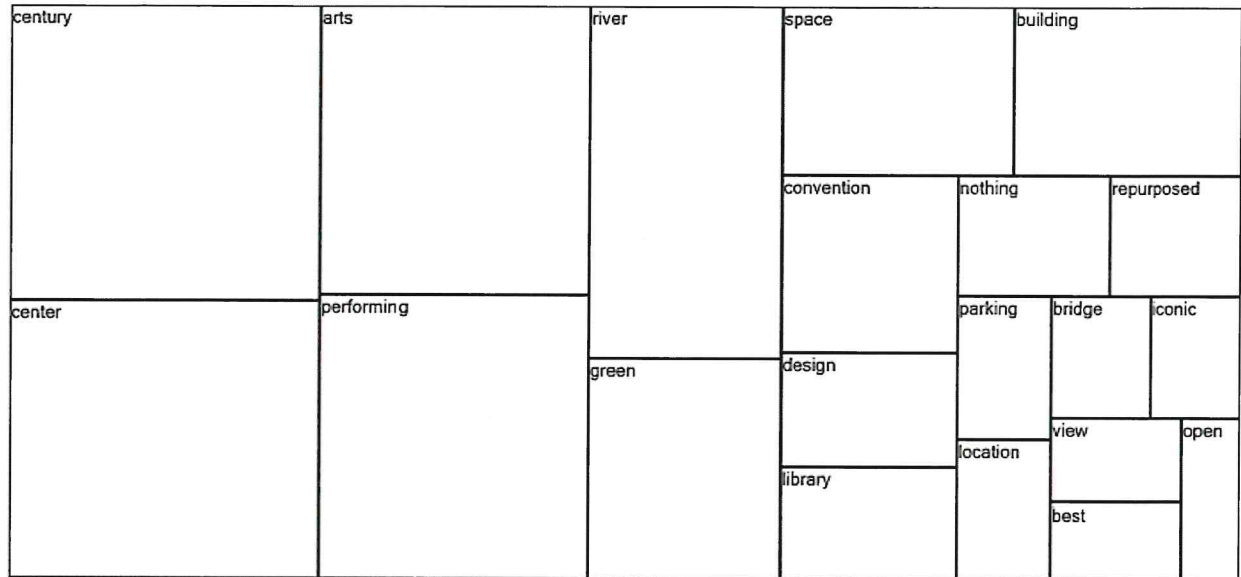
Sample of comments:

- *This plan is the best proposal for Wichita. Century II needs to be renovated and used as it is being used currently.*
- *The performing arts center is on the river which feels like it could be a real gem, especially with framed views to the ballpark and pedestrian bridge... Solid plan, I'm a big fan! 100% love this!*
- *I like that the Hyatt, convention center and performing arts are all central to the design. I like century two in the mix simply because it is on Douglas and is a good entryway to the green space that accesses the area.*
- *I love everything about it! We get to keep our iconic skyline and still get some great new buildings to serve the public!*

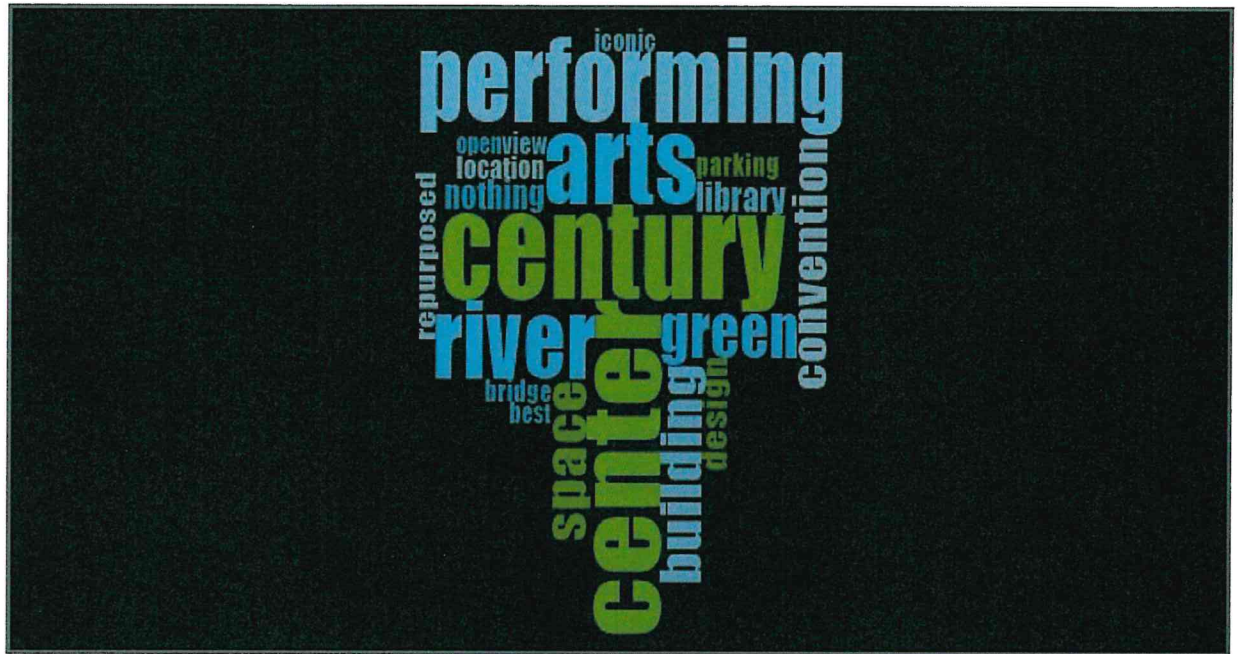
Visual 19. Scenario 3A: What do you like?

Word	Count	Weighted Percentage (%)	Similar Words
Century II	204	12%	Century II
center	196	12%	center, centers, direct, directly, middle
arts	172	10%	arts, graphics
performing	170	10%	functional, performance, performances, performing, performing
river	152	9%	river
green	124	7%	common, green, park, parking, parks
building	98	6%	build, construction, established, form, makes, shaped
space	95	6%	place, places, separate, space, spaces
convention	71	4%	convention, established
parking	59	3%	ballpark, park, parking, parks
design	57	3%	architect, concept, design, designed, designs, plan, point, project, purpose, purposed, purposes, purposing, show
library	44	3%	library
nothing	41	2%	nothing
location	39	2%	located, place, placement, places, placing, position, positive, site
repurposed	36	2%	repurpose, repurposed, repurposing
view	34	2%	consider, perspective, position, positive, sees, show, sights, thought, views
open	30	2%	clear, give, opens, outdoor, possibly
bridge	27	2%	bridge, bridges
iconic	27	2%	icon, iconic, image, picture
best	23	1%	best, better

Visual 20. Scenario 3A: Word tree what do you like?



Visual 21. Scenario 3A: Word cloud what do you like?



Scenario 3A: What DON'T you like?

Following are the major themes identified:

- Keeping Century II
- Smaller green space; separation of green space
- Underground parking concerns (i.e. flooding, not enough parking, cost)
- A “patchy” design feel
- Of the 787 responses, 183 comments disapprove of keeping Century II.

Sample of comments:

- *Least green space of all the options. No need to keep century II just for the sake of keeping it.*
- *Civic park south of convention center should be all parking*
- *This is the weakest scenario in my mind. It seems to lack the flow of other options.*
- *Century II is an important structure, but this plan does not have any use for it. Keeping Century II without a plan for its use will only invite continued blight to the downtown area. If it serves no purpose, it should be torn down.*
- *There is so much less open space here, and there are such limited opportunities for future mixed-use development.*

Visual 22. Scenario 3A: Word count what DON'T you like?

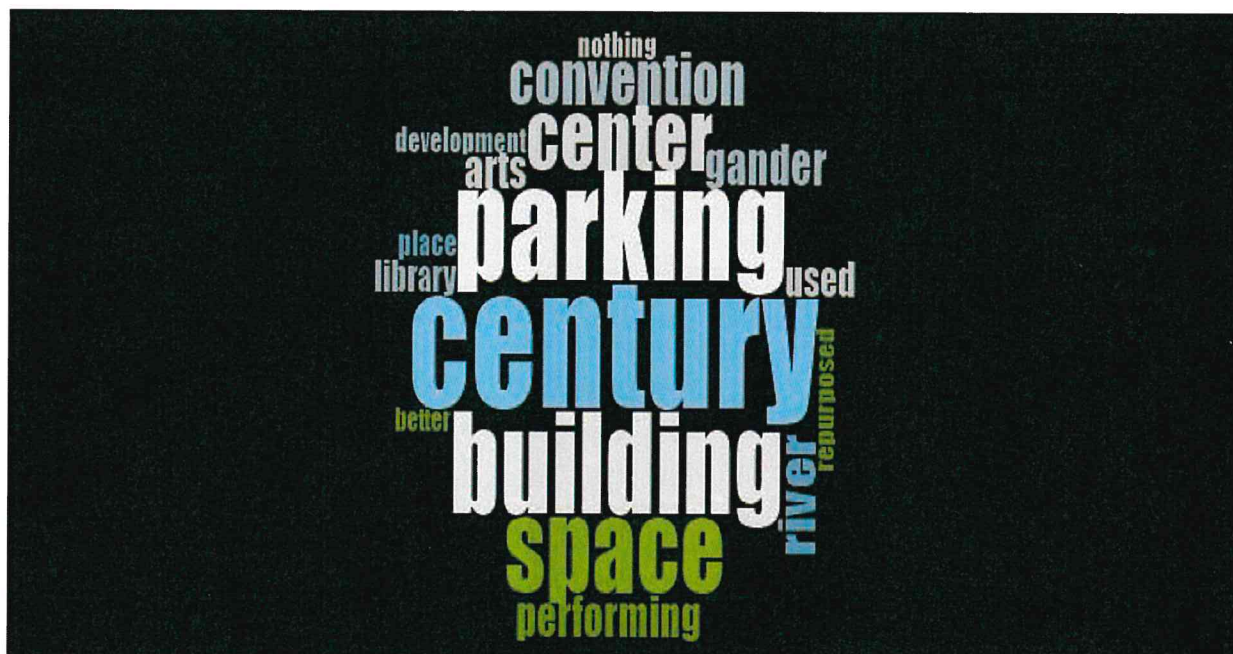
Word	Count	Weighted Percentage (%)	Similar Words
Century II	197	16%	Century II
parking	156	13%	Parking
building	145	12%	build, building, buildings, construction, progression
space	134	11%	place, places, space, spaces
center	101	8%	center, centers, heart, inward, middle, plaza
convention	68	6%	convention, conventions
river	61	5%	river
Gander Mountain	52	4%	Gander Mountain
performing	51	4%	perform, performance, performing, play
arts	47	4%	arts
used	43	3%	enjoy, used, useful, usefulness, uses, utilization, utilize, utilized
library	34	3%	library
place	42	3%	grade, invest, location, place, places, plaza, point, site, spot
nothing	25	2%	nothing, zero

development	30	2%	developed, developers, development, education, growth, modern, modernized, trained
better	22	2%	best, better, improve
repurposed	21	2%	repurpose, repurposed, repurposing

Visual 23. Scenario 3A: Word tree what DON'T you like?

century	building	center	gander	performing
			arts	used
		convention		
parking	space		library	nothing
		river	place	better
				repurposed
				development

Visual 24. Scenario 3A: Word cloud what DON'T you like?



Scenario 3B: What do you like?

Following are the major themes identified:

- The creative repurposing of Century II
- New Performing Arts Center and Convention Center
- Overall site layout
- Of the 679 comments, 135 were in support of repurposing Century II.

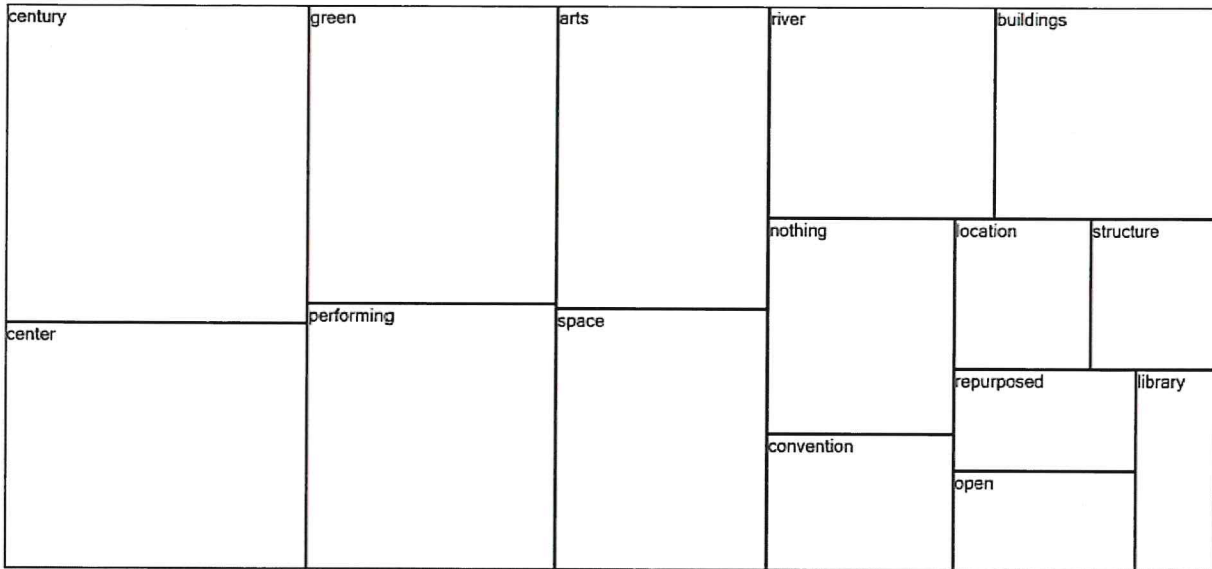
Sample of comments:

- *It seems to honor the memory of Century II while creating a new and exciting reuse of the land it currently sits on.*
- *Honestly, I really like this option. I like I love the modern appeal and keeping the tradition that is Wichita.*
- *I think that this is an interesting compromise proposal.*
- *Love the art instillation that would come of the green space created under century II skeleton. It pays tribute to the skyline and makes new green space. Turn the cap/very center of Century II into an observation deck.*

Visual 25. Scenario 3B: Word count what do you like?

Word	Count	Weighted Percentage (%)	Similar Words
Century II	148	14%	Century II
center	117	11%	center, centers, direct, direction, mall, middle, plaza
green	113	10%	common, green, park, parking, parks
performing	104	10%	function, functions, perform, performance, performing
arts	99	9%	arts
space	87	8%	place, space, spaces
river	74	7%	river
buildings	88	8%	buildings, construction, established, form, frame, makes, making, progression, shape
nothing	62	6%	nothing
convention	40	4%	convention, established
location	39	4%	local, locals, located, location, locations, place, placement, position, positioning, site
structure	31	3%	construction, integral, structural, structure, structured, structures
repurposed	29	3%	repurpose, repurposed, repurposing
open	34	3%	exposing, gives, open, opened, outdoor, possible, possibly, surface
library	25	2%	library

Visual 26. Scenario 3B: Word tree what do you like?



Visual 27. Scenario 3B: Word tree what do you like?



Scenario 3B: What DON'T you like?

Following are the major themes identified:

- Creating a “skeleton” of Century II and the loss of its iconic blue roof
- Lack of visibility and access to river
- Not enough green space; too many buildings

- Not eliminating the Gander Mountain building
- Lack of parking
- Of the 679 responses, 218 had a negative comment about repurposing Century II.

Sample of comments:

- *Dismantling CII but retaining the frame would be a cruel reminder of what we used to have.*
- *Unsure what is happening with Century II... are we gutting it and turning it into a gazebo?*
- *Don't understand the Century II repurpose*
- *Too many new buildings along Douglas. The Century II "ghost" is insulting.*
- *I think parks by the river is smarter.*
- *Gander Mtn building can go. How about a 1C or 3C that eliminates Gander Mtn building but maintains the Boathouse.*

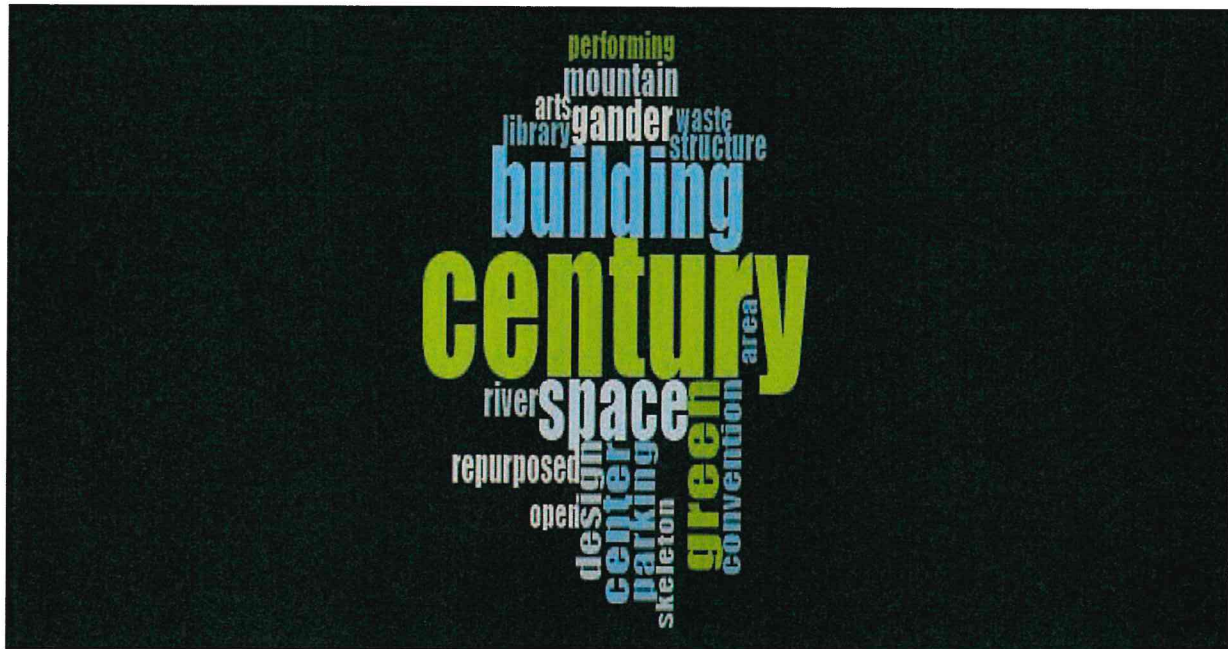
Visual 28. Scenario 3B: Word count what DON'T you like?

Word	Count	Weighted Percentage (%)	Similar Words
Century II	224	20%	Century II
building	134	12%	build, building, buildings, construction, frame, shape
space	108	10%	distance, place, places, separate, separated, separating, separation, space, spaced, spaces
green	114	10%	green, park, parking, parks
center	61	5%	center, centers, core, direct, direction, hearted, mall, middle, plaza
Gander Mountain	45	4%	Gander Mountain
parking	77	7%	parking
design	46	4%	architect, concept, design, designed, designs, innovative, plan, planned, plans, point
mountain	38	3%	deal, lots, mess, mountain, sight
river	32	3%	river
convention	29	3%	convention, conventions
repurposed	29	3%	repurpose, repurposed, repurposing
structure	27	2%	construction, structure
library	25	2%	library
open	29	3%	expose, exposing, open, opening, opening, outdoor, possibilities, possible, possibly, spread
performing	22	2%	performance, performing, play
skeleton	26	2%	frame, skeleton, skeletons
waste	22	2%	pointless, waste, wasted, wasteful, wastes, wasting
area	21	2%	area, areas, arena, country, expansion
arts	20	2%	arts

Visual 29. Scenario 3B: Word tree map what DON'T you like?

century	building	green	parking	design	mountain
			river	structure	library
		center		open	skeleton
	space		convention		waste
		gander	repurposed	performing	area
					arts

Visual 30. Scenario 3B: Word cloud what DON'T you like?



Riverfront Not-Another-Survey Survey

1,290 responses



Which of these locations do you prefer for the new performing arts center?

1K out of 1K answered

- | | | |
|---|--|-----------------|
| 1 | Smack dab next to the river, please! | 42% / 537 resp. |
| 2 | Replacing old Library on Main Street would be swell! | 38% / 481 resp. |
| 3 | Hands off the old library, pal! Move the performing arts center further south along Main Street. | 15% / 199 resp. |
| 4 | Other | 3% / 48 resp. |



Which of the recommendations do you prefer for a new convention center?

1K out of 1K answered

- 1 Let's get low - put it partially underground, while opening up to Main St and a large park 43% / 544 resp.
- 2 I'm down with the underground idea, but let's put it along the river 29% / 378 resp.
- 3 What is this, a convention center for moles? Keep it above ground, opening to Main St and a large park 23% / 296 resp.
- 4 Other 3% / 47 resp.



What do you think about the parking recommendations?

1K out of 1K answered

- 1 Underground parking is cool. 67% / 862 resp.
- 2 We need more parking! 23% / 304 resp.
- 3 We won't even have cars in like 20 years. Get rid of most of it! 8% / 109 resp.



Which recommendation to you prefer for Century II?

1K out of 1K answered

- 1 It's had a good run, but it's time for it to go. 35% / 442 resp.
- 2 An open-air park that honors the shape of the old building sounds pretty neat. Let's do that! 33% / 422 resp.
- 3 Invest in updating it now. Figure how to repurpose it later. 22% / 281 resp.
- 4 Let's try to sell it! 3% / 48 resp.
- 5 Other 5% / 65 resp.



Which of the recommendations do you prefer for the public spaces and parks?

1K out of 1K answered

- 1 An open-air park that honors the shape of the CII sounds pretty neat. Let's do that! 30% / 393 resp.
- 2 A parkway running north to south sounds pretty interesting. I like that. 23% / 297 resp.
- 3 Let's create an L-shaped park running along Douglas and the river. 21% / 278 resp.
- 4 Why have one big park when you can have lots of smaller ones? Let's do "pockets of parks" in between new buildings and CII. 20% / 257 resp.
- 5 Other 3% / 48 resp.

Century II Exploration Summary

Prepared by Design Team – Populous/RCLCO

There have been many comments, questions and concerns raised about the level of effort that has gone into adaptive reuse and renewal of Century II. Below is a summary of the findings of studies that have informed the work of the Wichita Riverfront Legacy Master Plan Initiative for your consideration and review:

2013-2019 CII Specific Studies Many studies were completed as a result of the 2010 Project Downtown Plan calling for a vision plan, not only for CII, but for the entire site on the East Bank. This kicked off 7 separate studies to further explore what could / should be done with CII:

- 1. November 2013 Market and Economics Assessment of Wichita's Convention and Performing Arts Center Products** - Concluded that CII's space is "substandard in industry terms and is significantly challenged with its marketability and functionality" for conventions and recommended a new convention center be developed.
- 2. May 2014 Century II Performing Arts & Convention Center Assessment** - Response to 2013 Market Study that gave heavy consideration to the future of the performing arts and related future opportunities created by the potential development of a new convention center.
- 3. September 2014 Century II Complex Renovation and Expansion Concept Design** - explored feasibility options for retro-fitting CII for Performing Arts and / or Convention concluding with 1 renovation concept, 1 renovation / expansion concept and 2 new facility concepts intended to inform Wichita's decision making process to raze or renovate CII based on the needs of performing arts and convention programs. The findings of this study suggested that while CII can be renovated for performing arts and convention programs, the space would be substandard compared to nearby cities and would have a limited return on substantial investment.
- 4. May 2016 Century II Complex Facility Assessment** - explored a full facility renovation (assuming performing arts and convention programs would remain in the facility) as well as minor additions to the facility to create adequate prefunction and loading space to minimally improve functionality of the performing arts and convention programs. The cost provided for the facility renovation and addition was \$235,400,000 in 2016 dollars.
- 5. July 2016 Cost/Benefit Analysis of Wichita's Performing Arts and Convention Product** - Determined that the construction and the subsequent operations of the new and redeveloped performing arts and convention facilities in downtown will represent substantial new economic impact to the Wichita area. Specifically, that a minimal renovation scenario (Scenario 1 in their report) which estimates that a renovated facility would return \$2.04 in economic impact for every \$1 of public investment, and that on an annual stabilized basis, it would return \$.83 for every dollar of investment. It also found that new facilities (Scenarios 3 and 4 of the study) would have a higher return of \$3.02 in economic impact for every \$1 of public investment over a 10-year period. Meaning that the annual stabilized return of new facilities is \$1.87 per every dollar of public investment, 225% more than the annual return in the minimal renovation scenario (Scenario 1).
- 6. September 2017 Funding and Delivery Options Analysis for the Century II Facility Expansion** - Evaluated funding and delivery options for the expansion and redevelopment of CII assuming 1 renovation / expansion concept and 1 new facility concept as detailed in the September 2014 CII study. It recommended a variety of potential funding mechanisms including revenue from signage and naming rights, land sales, temporary increase in sales tax, and expansion of the existing TIF Central District as ways to fund a new or renovated facilities.
- 7. February 2019 Century II Citizens Advisory Committee** - Recommended the city build a new performing arts and that CII and that it is unrealistic that the City could achieve a high-quality, cost-effective result by renovating Century II as the future home for performing arts.

8. May 2019 Century II Renovation Structural Study - determined that the buildings structure can be modified to adjust to the needs of the performing arts at the detriment of permanently displacing portions of symphony, convention and associated spaces. While expansion of CII is possible to accommodate these displacements, neither the PAC or CC operations would be able to improve their business performance to partially fund and the facilities would remain sub-industry standard.

Market Potential Framework - Riverfront Legacy Site Demand

Site-specific estimated market potential will inform programming for scenarios

Land Use	Pricing	Short-Term By 2023	Medium-Term By 2027	Long-Term By 2030	Likely Product Type	Overall Opportunity
 Rental Apartments	\$2.00/SF	325 Units	600 Units	800 Units	3-5 stories; wood-frame; 200-300 unit buildings or adaptive reuse	Strong
 Office	\$20-\$25 FS	130,000 SF	248,000 SF	335,000 SF	5-10 stories; multi-tenant, Class A/B construction	Strong
 Retail	\$15-\$20 NNN	73,000 SF (2019)	98,000 SF (2024)	117,000 SF (2029)	Grocery store; restaurants and locally serving services (i.e., bank, salon, fitness)	Moderate
 Non-Convention Hotel	\$130 ADR	150 Units	200 Units	240 Units	Upscale or nicer hotel (i.e., aloft or Hyatt Place)	Moderate

Exhibit 1: Table by RCLCO

2019 Wichita Riverfront Legacy Market Study The analysis completed by RCLCO in September of 2019 (see Exhibit 1) explored potential mixed-uses on the site and within CII. Findings are displayed in the table above. The goal of this analysis was to explore what other uses would be supported from a market perspective in downtown Wichita before any further capital resources were spent on studying CII's adaptability. The second part of this analysis was to determine the likelihood of development interest in adapting CII for mixed-uses vs. constructing new mixed-use developments on the site. The findings suggested that CII can be renovated, but there are no suitable, fiscally sustainable mix of uses for a building it's size and condition (247,300 GSF). While a combination of mixed-use development could be considered for an adaptive re-use of the building, it is highly unlikely these would generate developer interest in Wichita in the near future.

Can CII be used for mixed-use? According to RCLCO, with high deferred maintenance costs and a highly purpose built structure, it is unlikely that there would be developer interest in retrofitting the building for any mixed-use, unless it was subsidized by the city or another entity.

Can CII be used as a museum? Since the City and County have recently struggled to support the Wichita-Sedgwick County Historical Museum, the Wichita Art Museum, the Mid-America All-Indian Center, Botanica and Old Cowtown Museum and about 30 other smaller cultural institutions (including institutions like the Kansas Aviation Museum), the planning team would not recommend any additional cultural space be added downtown at this time. Rather, that the city and county focus their resources on improving and maintaining the cultural institutions it already has.

Can CII be renovated for modern Performing Arts or Convention programs?

The short answer is no. The structural limitations of the building prevent the Performing Arts from retro-fitting the stage and support spaces it needs to accommodate a mix of programs and performances. The structural limitations also prevent Convention Center from having the minimum contiguous space (column free space) it needs to sell to meeting planners and remain competitive with other nearby cities. Essentially the facility could be renovated, but that renovation would not solve the functional challenges of the two programs who occupy the building today and the high cost renovation would create substandard spaces for both programs.

Exhibits 2-3 are excerpts from the *Century II Renovation Structural Study - Interim Report* by DWA Engineers dated May 3, 2019 which illustrate the significant structural modifications that would need to be undertaken just to accommodate a typical performing arts stage. Essentially the structure of the building would have to be completely re-constructed.

Exhibit 4 illustrates diagrams from the 2016 scenarios that were explored. Not shown is Scenario 1, which was explored and assumes CII is minimally renovated “as-is”.

To construct the stage area for the new theatre area, very roughly half of the lineal length of the concrete walls and steel framing lines within the center core area which support the building structure would need to be completely removed. Additionally, the majority of the remaining lineal length of concrete walls and steel framing lines within the center core area which support the building structure are significantly weakened by the removal of portions of the wall or framing segments. Generally, the existing floor levels and the roof framing within the center core area will need to be removed and rebuilt throughout much, if not most of the center core area. A new vertical and lateral load carrying support structure will need to be constructed within the center core area to support the floor and roof levels while conforming to the geometry of the new stage area and the repurposing of the surrounding building areas. Temporary shoring systems would need to be constructed to support the long-span radial roof truss layout over the building area surrounding the center core area. New deep foundation systems will need to be constructed within the center core area to support the rebuilt building structure within and adjacent to the center core area. It is most likely that no activities or public use would be able to occur within the building while the center core area is being selectively removed and rebuilt.

Exhibit 2: Excerpt from the *Century II Renovation Structural Study - Interim Report* by DWA Engineers dated May 3, 2019.

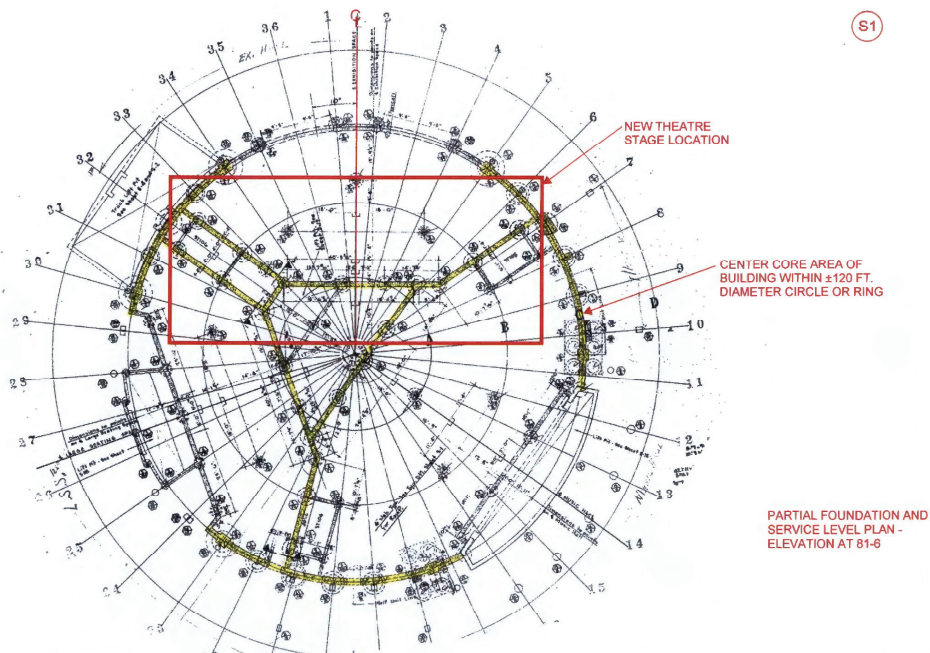
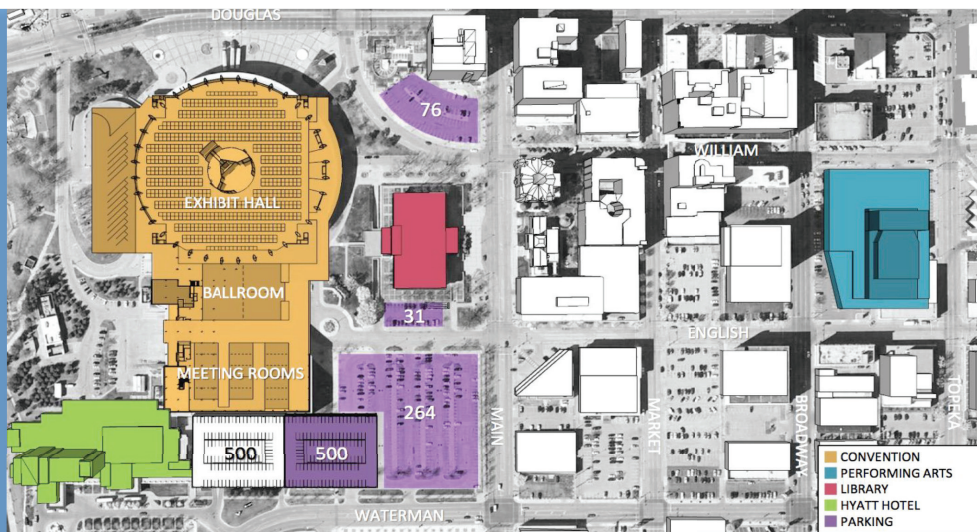


Exhibit 3: Excerpt from the *Century II Renovation Structural Study - Interim Report* by DWA Engineers dated May 3, 2019.

Scenario 2:
Renovated CC +
New PAC
(Separate)



Scenario 3:
New CC +
New PAC
(Combined)



Scenario 4:
New CC +
New PAC
(Separate)



Exhibit 4: 2016 Scenario Diagrams by Populous

Summary of Metrics

Economic Impact Model - Development Scenarios
Wichita, KS
2020-2040

	Summary Metrics			Private Development (2020-2040)								
	Projected Public Investment in Plazas, Greenspace, and Riverfront	\$ of Private Investment per \$ of Public Investment	Projected Jobs On-Site ²	Projected Private Investment			Projected Tax Revenue Generated ¹				New Employment	
				Projected Private Investment (On Site and In Surrounding Area)	Projected On-Site	Additional Private Investment In Surrounding Area	Projected Tax Revenue to All Jurisdictions	City of Wichita	Sedgwick County	State of Kansas	Permanent Jobs On-Site	Temporary Jobs On-Site (Construction)
Scenario 1A	\$288M	\$1.36-\$1.50	2,150-2,170	\$391M-\$433M	\$245M-\$287M	\$146M	\$69M-\$82M	\$10M-\$11M	\$14M-\$16M	\$45M-\$55M	2,050-2,070	1,530-1,800
Scenario 1B	\$288M	\$1.44-\$1.59	2,180-2,200	\$416M-\$459M	\$234M-\$277M	\$182M	\$64M-\$77M	\$10M-\$11M	\$14M-\$16M	\$40M-\$49M	2,080-2,100	1,460-1,730
Scenario 2	\$325M	\$0.79-\$0.92	1,810-1,830	\$256M-\$298M	\$128M-\$170M	\$128M	\$68M-\$81M	\$7M-\$8M	\$12M-\$14M	\$49M-\$59M	1,710-1,730	800-1,060
Scenario 3A	\$111M	\$1.05-\$1.42	1,290-1,310	\$117M-\$158M	\$98M-\$140M	\$18M	\$43M-\$56M	\$4M-\$5M	\$8M-\$10M	\$31M-\$41M	1,190-1,210	620-880
Scenario 3B	\$287M	\$0.58-\$0.74	1,740-1,760	\$169M-\$211M	\$132M-\$174M	\$37M	\$55M-\$68M	\$6M-\$7M	\$10M-\$12M	\$39M-\$49M	1,640-1,660	820-1,090

¹ Taxes generated include the following: City - Retail Sales Tax and Real Property Tax; County - Retail Sales Tax and Real Property Tax; and State - Personal Income Tax, Retail Sales Tax, and Personal Property Tax

² Includes approximately 100 CC/PAC jobs