

# Riverfront Legacy Master Plan

ONE RIVER. ONE VISION. ONE MASTER PLAN.



November 2019 Update



**WHAT MOTIVATES ME?**

Creating their future experience.





# Coalition Partners





# THE PLANNING TEAM

**POPULOUS<sup>®</sup>**

**NELSON**  

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NYGAARD

**RCLCO**  
REAL ESTATE ADVISORS

**OLIN**

**CMR**  
Cost Consultants

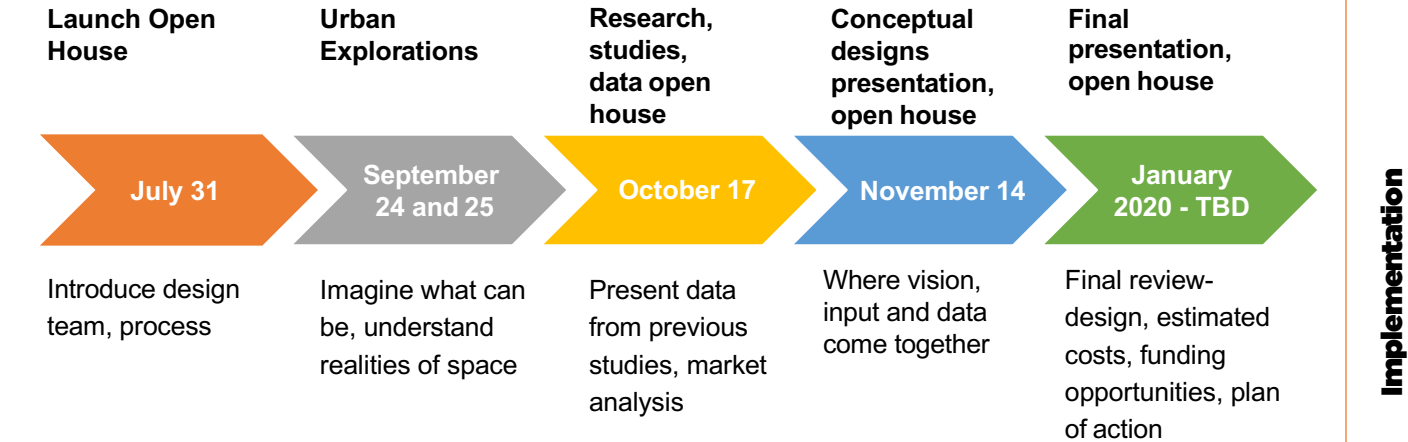
# COMMUNITY ENGAGEMENT

## Project Wichita 2018

- Community vision
- 14,000 people
- Quality of place
- Comprehensive and unified plan for urban core
- Gathering spot in the heart of the city
- Performing arts center, convention center

## Project Downtown 2010

- A plan that is built upon market economics
- Open houses, workshops



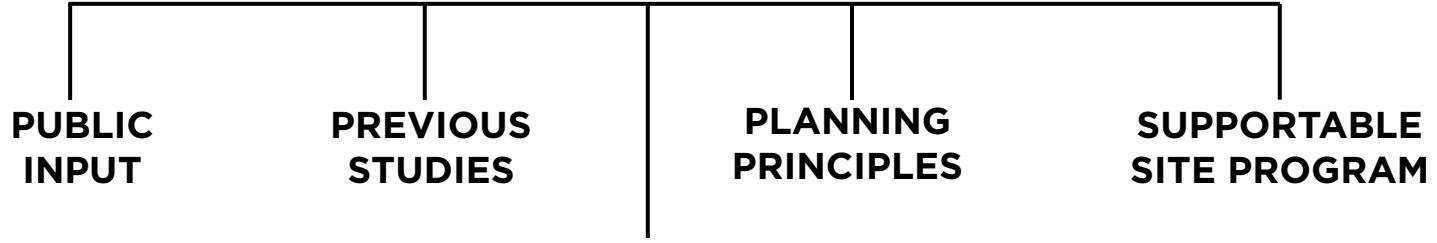
*Ideas being share online, website, social media*

*Outreach/presentations/panels (The W Listening Tours, District Advisory Boards, city council and county commissioner community breakfasts, associations and organizations)*

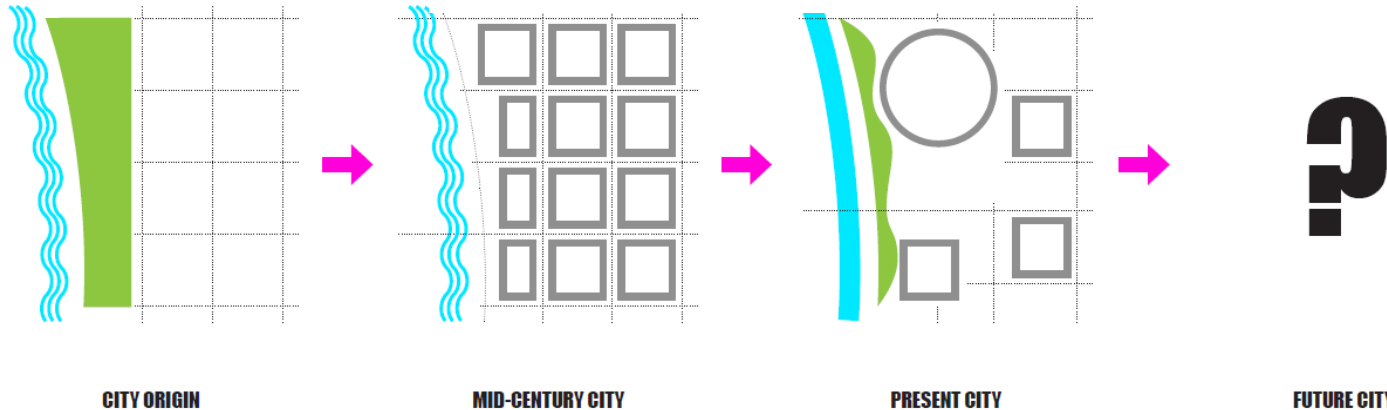
*Legacy Lounge / Community Foundation / Knight Foundation outreach*



# SCENARIO DEVELOPMENT



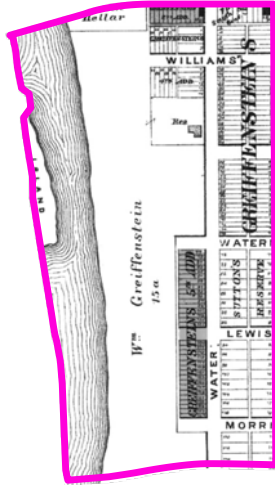
## HISTORY & ANALYSIS







# SITE PLANNING HISTORY



**1882**

- The east bank of the Arkansas River serve as Greiffenstein's property and the birthplace of the City. Wichita is platted with an urban grid that starts east of Water St.



**1938**

- Downtown is developed as a dense mid-sized City that integrates the City's convention center, the Forum, into the urban fabric.



**1974**

- Urban Renewal is underway and the new Century II Convention Center construction fractures the urban fabric, displacing buildings and streets for parking lots.



**2019**

- The site exists today as a series of large buildings, surface parking lots, and a broken urban grid. The connections from the Downtown Core to the River are present but lack cohesion and sense of place.

# PLANNING PRINCIPLES:

GOAL: Cultivate a signature, distinctive, and authentic riverfront to bring everyone in the region together, celebrate our local culture, and engage all generations.

- **Enhance Wichita's reputation** as a gathering place in the Midwest, while **celebrating our authenticity** by **creating a diverse district** characterized by regional innovations in arts and industry.
- Contribute to and **enhance Wichita's riverfront parks and open space** legacy.



# PLANNING PRINCIPLES:

- Create an **economic engine** that utilizes the planning site to support innovative and engaging public programming, while **promoting interaction with the river** and neighboring districts.
- Ensure **long-term sustainability of public assets**.
- **Share a bold vision** that ensures a **vibrant, uninterrupted and sustainable future** for Performing Arts and Convention activities in Wichita.
- Invigorate the site as **a cultural hub to attract and retain human capital**.

# PLANNING PRINCIPLES:

- **Enhance the vitality of downtown Wichita** by providing opportunities to support additional development.
- **Be the connective thread** between the west bank, downtown, and districts to the north and south.
- **Prioritize sustainable development strategies** that **conserve energy and natural resources** while providing **easy access to multimodal transit**, bike and pedestrian infrastructure.
- Create solutions that **emphasize accessibility and walkability** to provide a more human-centered experience.

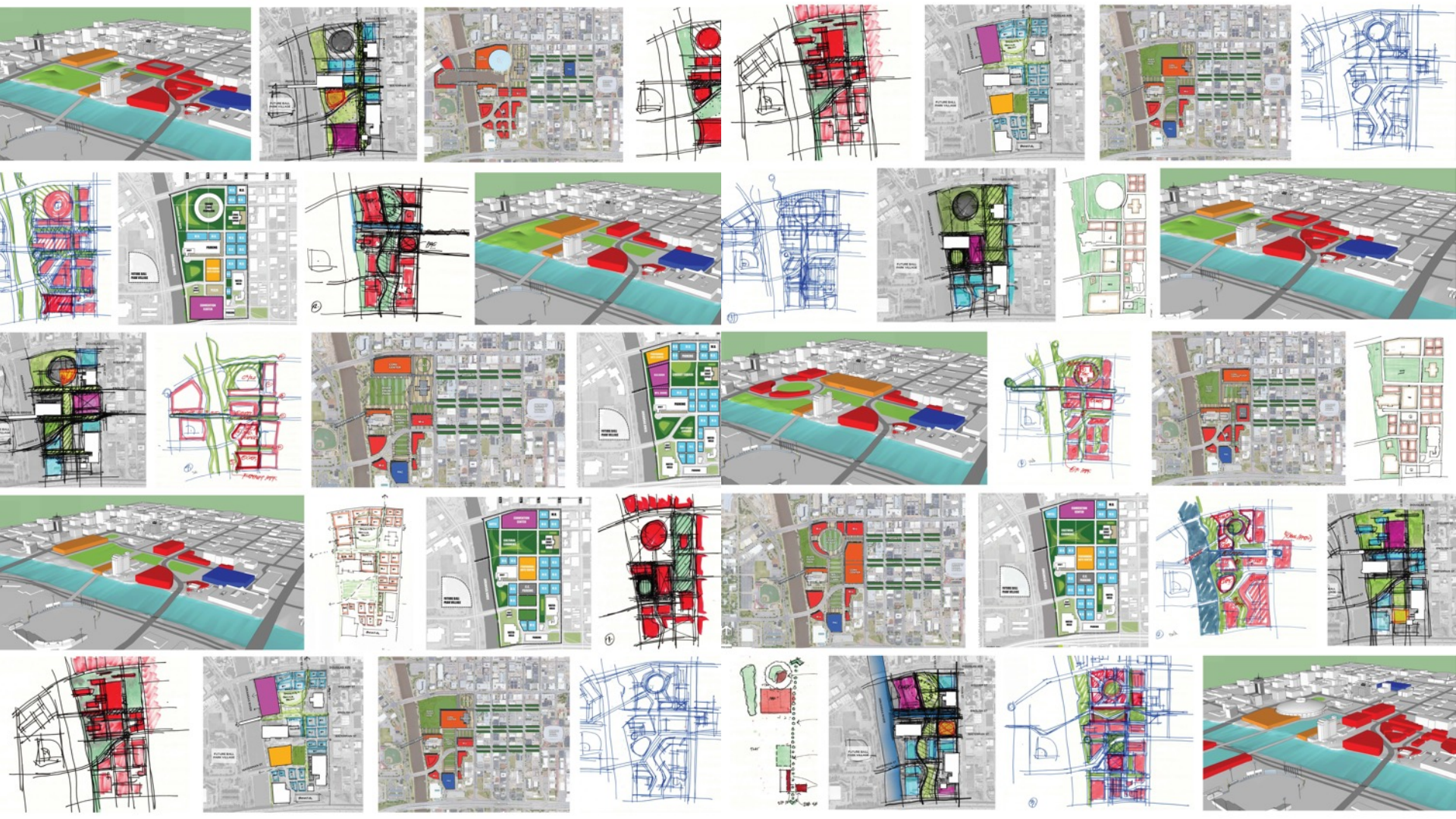
# RIVERFRONT LEGACY PROGRAM OPTIONS:

## WORKING DRAFT

TYPE	SIZE (proposed range)	NOTES
Convention Center	473,000 GSF	
Performing Arts Center	316,500 GSF	
Public Open Space	6-8 acres	
Rentable Public Open Space	4-6 acres	
Rental Apartments	250,000 - 400,000 GSF	325-800 Units
Office	130,000 - 335,000 GSF	
Retail	73,000 - 117,000 GSF	
Hotel	80,000 - 150,000 GSF	160-400 Keys
Parking	+/- 1,200 spaces	
Century II (Existing)	Existing	419,509 GSF
Library (Existing)	Existing	109,089 GSF
WaterWalk Place (Existing)	Existing	
Structured & Surface Parking (Existing)	Existing	1,956 spaces



AND NOW... **SCENARIOS**

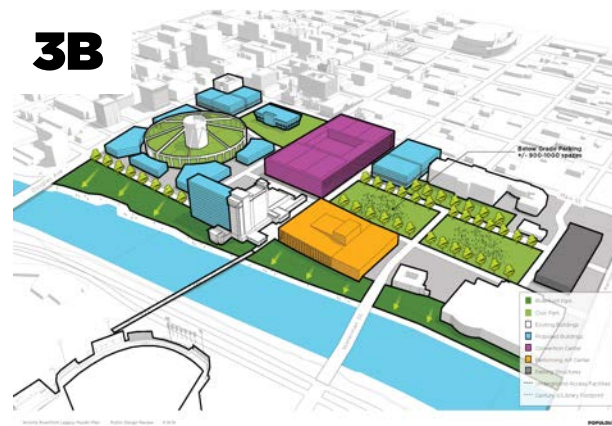


# PARAMETERS:

- 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
- Maximize mixed-use development



# 3 SCENARIOS (With almost infinite variations)



# SCENARIO MATRIX

(scenario evaluation criteria based on Planning Principles)

	EXPANSION (PAC / CC - YES / NO)	PARKING NUMBER OF DISPLACED SPACES (COMPARED TO EXISTING)	KEY FEATURES CONNECTED STREET GRID (YES OR NO)	ENHANCED RIVERFRONT (YES OR NO)	NEW CIVIC PARK (TOTAL ACRES OF PUBLIC GREEN)	MIXED USE POTENTIAL (TOTAL SQUARE FEET OF DEVELOPMENT)	PERFORMING ARTS (IMPACT TO OPERATIONS - NONE, PARTIAL, SIGNIFICANT)	SUPPORTS HYATT EXPANSION (YES OR NO / ADDITIONAL KEYS)	CONVENTION CENTER (IMPACT TO OPERATIONS - NONE, PARTIAL, SIGNIFICANT)	WATERWALK PLACE (REMAIN VS. REPLACE)	CENTURY II (RENOVATE VS. REPLACE)	LIBRARY STATUS (RENOVATE VS. REPLACE)	GANDER MOUNTAIN (REMAIN VS. REPLACE)	BOATHOUSE (REMAIN VS. REPLACE)	UNLOCK LAND VALUE POTENTIAL (STRONG, MODERATE OR WEAK)	PROJECT COST (TOTAL COSTS, NOT ENCLAVED, DOESN'T INCLUDE MIXED-USE COSTS)	PRIVATE INVESTMENT (ASSUMED 20-YEAR VALUE)
<b>SCENARIO 1A</b> PARK & RIVERFRONT NEW CC NEW PA REPLACE CII AND LIBRARY	YES	1,200	YES	YES	10 AC.	735,000 SF	NONE	YES 300	PARTIAL	REMAIN	REPLACE	REPLACE	REMAIN	REMAIN	STRONG	\$1-1.5 BILLION	\$146 MILLION
<b>SCENARIO 1B</b> PARK & RIVERFRONT NEW CC NEW PA REPLACE CII AND LIBRARY	YES NO	1,200	NO	YES	10 AC.	1,100,000 SF	NONE	YES 300	PARTIAL	REMAIN	REPLACE	REPLACE	REPLACE	REPLACE	STRONG	\$1-1.5 BILLION	\$221 MILLION
<b>SCENARIO 2</b> PARK & RIVERFRONT NEW CC NEW PA REPLACE CII, KEEP LIBRARY	YES YES	1,200	YES	YES	11 AC.	787,000 SF	NONE	YES 300	PARTIAL	REMAIN	REPLACE	RENOVATE	REMAIN	REMAIN	MODERATE	\$1-1.5 BILLION	\$157 MILLION
<b>SCENARIO 3A</b> PARK & RIVERFRONT NEW CC NEW PA RENOVATE CII AND LIBRARY	YES NO	1,200	NO	YES	6 AC.	485,000 SF	NONE	YES 300	PARTIAL	REMAIN	RENOVATE	RENOVATE	REMAIN	REMAIN	WEAK	\$970 MILLION - \$1 BILLION*	\$99 MILLION
<b>SCENARIO 3B</b> PARK & RIVERFRONT NEW CC NEW PA REPLACE CII, KEEP LIBRARY	YES NO	1,200	NO	YES	8 AC.	690,000 SF	NONE	YES 300	PARTIAL	REMAIN	REPLACE (KEEP STRUCTURE)	RENOVATE	REMAIN	REMAIN	MODERATE	\$1-1.5 BILLION	\$131 MILLION

\*Costs for renovating Century II assume a minimum renovation but do not include costs of tenant improvements (TI) as potential uses vary.

# WHERE IS THE STRONGEST VALUE PROPOSITION

LEVERAGE VALUE OF ADJACENCY TO KEY ANCHORS/USES THAT ARE SYMBIOTIC

Commercial Value Gradient (Today)



Residential Value Gradient (Today)



Commercial Value Gradient (Future)



Residential Value Gradient (Future)



Lower Value Higher Value

**RCLCO**  
REAL ESTATE ADVISORS

Lower Value Higher Value

Lower Value Higher Value

Lower Value Higher Value

# **COMMON** Themes



# CREATING A DISTRICT



Warren Old Town Theatre



Old Town Streetscape



Old Town Farmers Market



Gallery Alley

# AUTHENTIC / ICONIC Opportunities



MERCEDES BENZ STADIUM,  
PEDESTRIAN BRIDGE



BICYCLE SNAKE BRIDGE,  
COPENHAGEN



PERFORMING ARTS CENTER,  
KAUFFMAN CENTER, KANSAS CITY

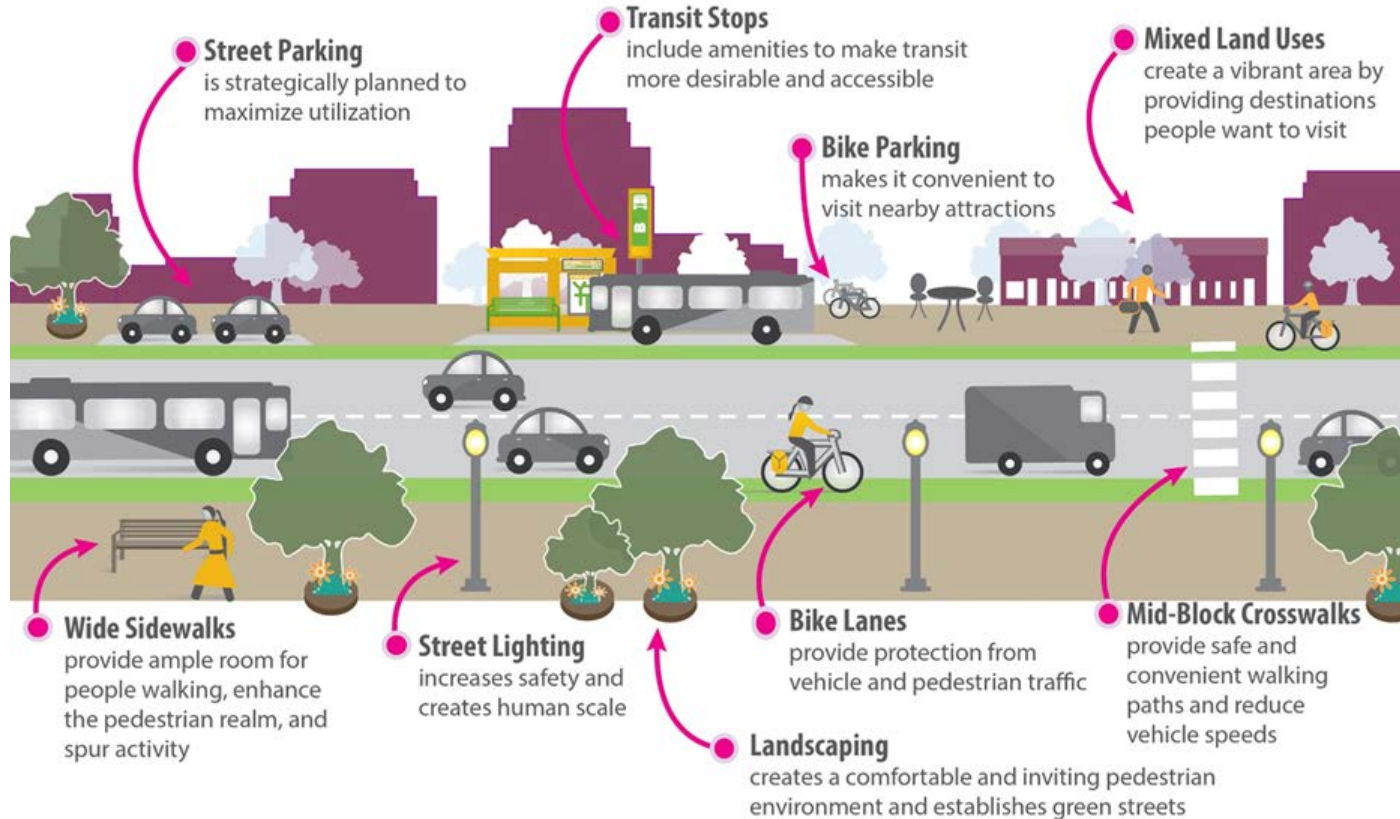


KLYDE WARREN PARK,  
DALLAS





# COMPLETE STREETS (Made for everyone)



# HISTORY

## RIVER LEGACY

- **Bartholomew Report (1922)**
- **For decades, the river and its banks were abused - a place to dump refuse**
- **Despite frequent floods, the River flow was often a trickle due to heavy agricultural use upstream**
- **Park land was set aside by Ross & McLean, however, Wichita still had no downtown parks**
- **The Bartholomew Report was a vision by Ross & Clapp to set aside greenways along all the urban watercourses and to provide Wichita a true Downtown Parks System**

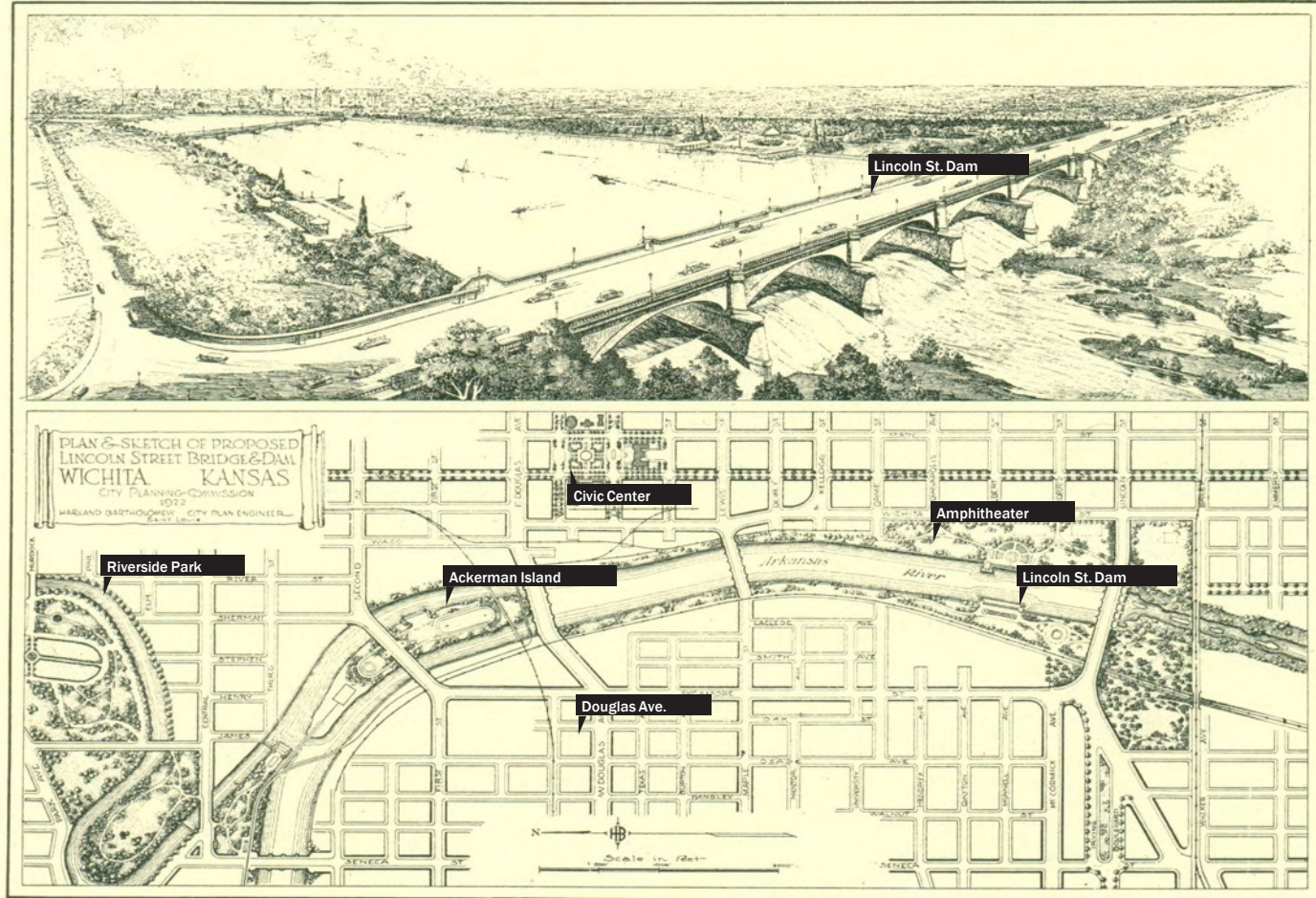
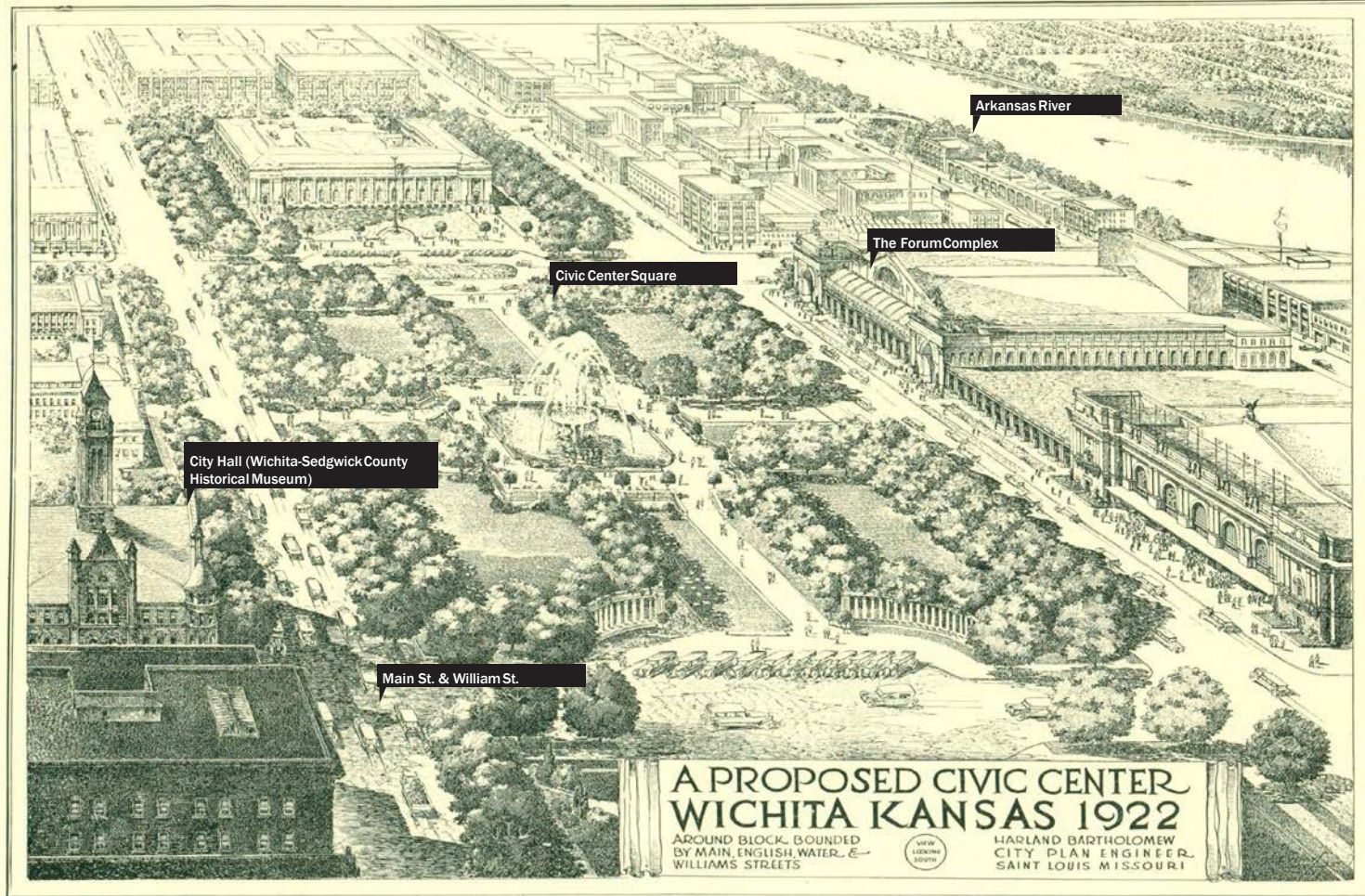


PLATE NO. 22



- **Bartholomew Report (1922)**
- **The vision in this plan has been somewhat realized in a piecemeal fashion, however, at the time, Downtown Wichita was business-centric and, therefore, no significant Downtown open space was developed**



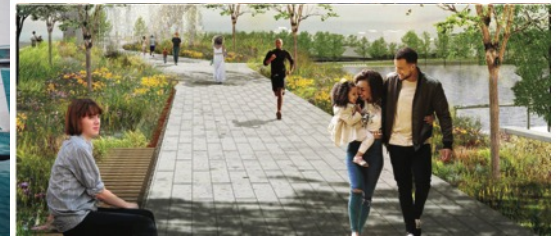
# OKLAHOMA CITY CONVENTION CENTER

(Scissortail Park)



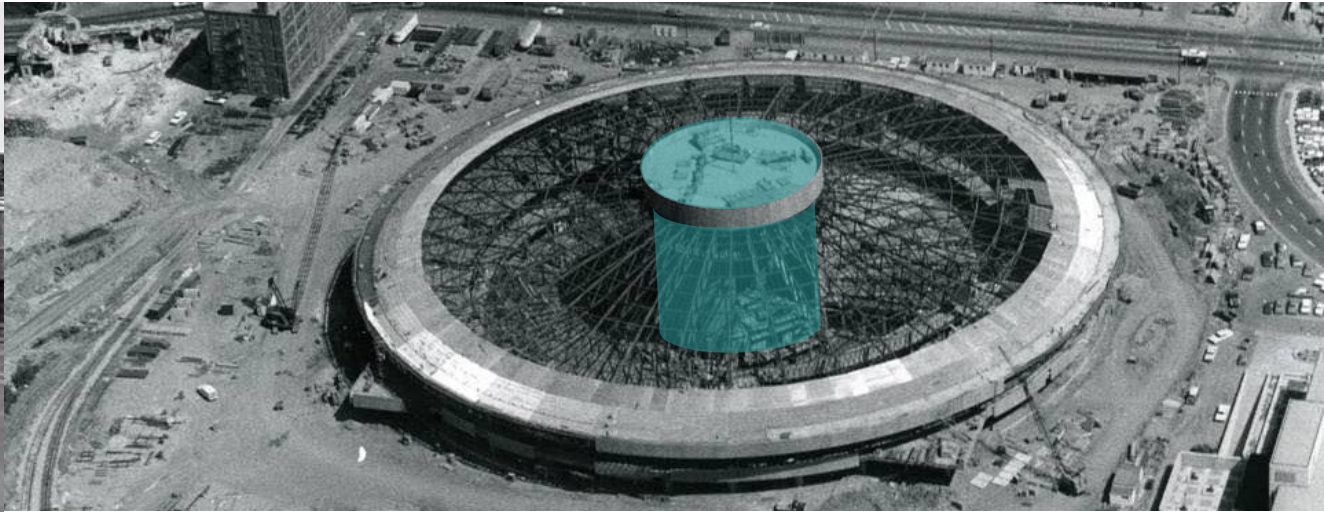
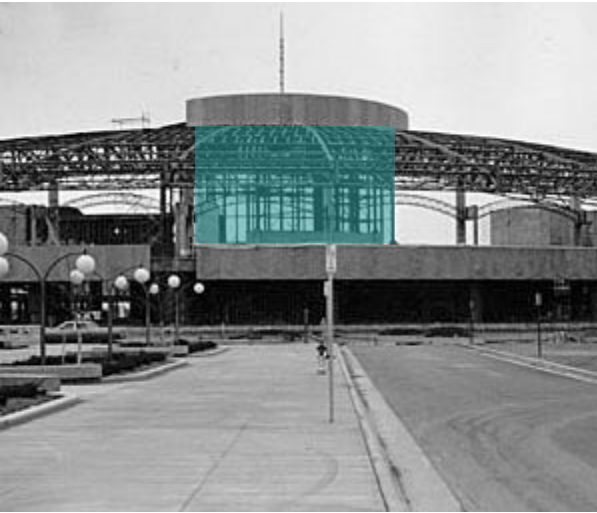


# RIVERFRONT ENGAGEMENT



# REPURPOSING CII (Complex structure to repurpose)

- CAN'T BE USED FOR PERFORMING ARTS OR CONVENTION DUE TO STEEL CORE STRUCTURAL CONDITION THAT CANNOT BE MODIFIED.



- STRUCTURE SIGNIFICANTLY LIMITS SHORT- OR LONG-TERM FLEXIBILITY OF FACILITY / OTHER USES.
- ESTIMATED \$272 MILLION RENOVATION + \$17 MILLION PER YEAR AFTER RENOVATION IN DEBT SERVICE AND OPERATING COSTS (2016 DOLLARS, SOURCE: JULY 13, 2016 CS&L / AMS COST/BENEFIT ANALYSIS).



# REPURPOSING THE LIBRARY:

(Less complex to repurpose, still challenging)



- CONCRETE STRUCTURAL SYSTEM SIGNIFICANTLY LIMITS NEW INFRASTRUCTURE REQUIRED FOR ANY USE, INCLUDING SIGNIFICANT LIMITATIONS FOR USABLE WIFI THROUGHOUT THE BUILDING.
- TWO REPORTS SITE DIFFERENT VALUES FOR RENOVATION AND REPLACEMENT (JULY 2019 GMLV STUDY SITES \$17 MILLION FOR MINIMUM RENOVATION, LAW KINGDON STUDY SITES \$31 MILLION FOR LIBRARY RENOVATION)

# REPURPOSING Exploration



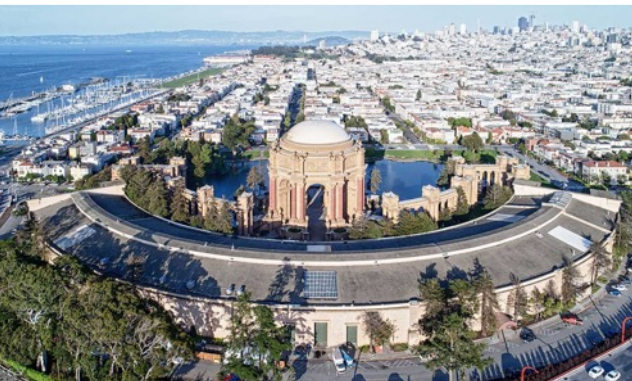
eSports (100,000 sf)



Market and food hall (14,000 sf)



Ferry Building, San Francisco  
(192,500 office + 72,500 sf retail)



Palace of Fine Arts, San Francisco (120,000 sf)



Incubator spaces, screening / black box theater, mixed-media museum + pop-up retail



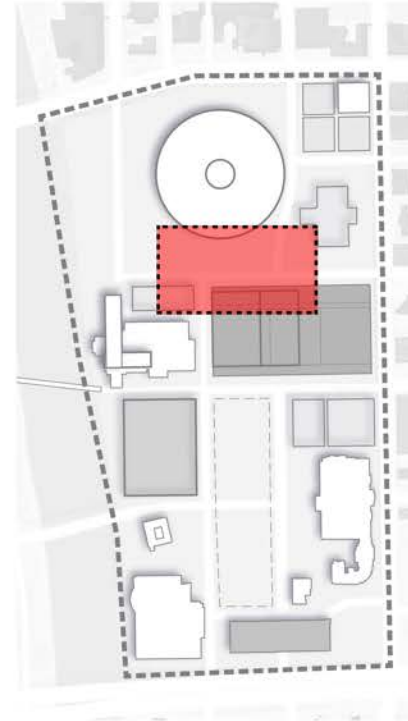
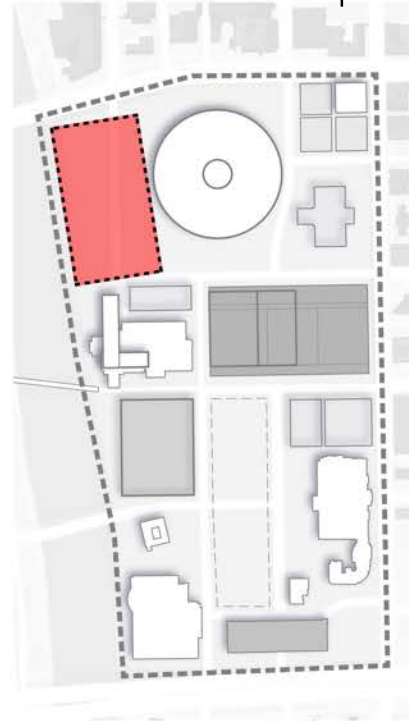
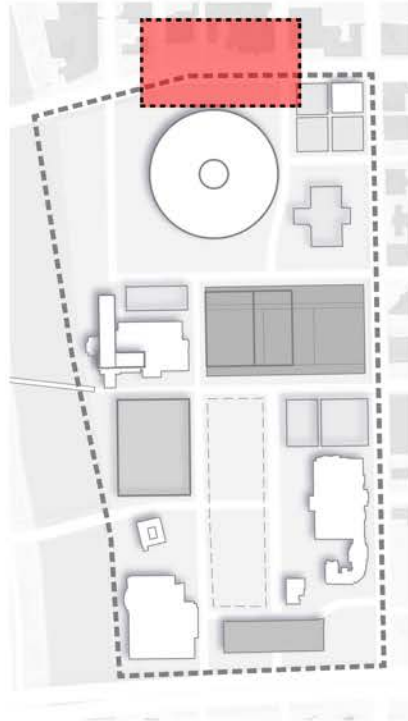
Indoor rec + special event space (13,000 sf)

# **REPURPOSING** Outcomes

- CII can be renovated, but suitable, sustainable uses for a building it's size (247,300 GSF) are few.
- While a combination of mixed-use development could be considered for an adaptive re-use of the building, it is unlikely these would generate developer interest in Wichita in the near future.
- A use that would generate some revenue, but not enough to cover debt service, could be parking.

# SCALE STUDY

## Convention Center Floorplate Tests



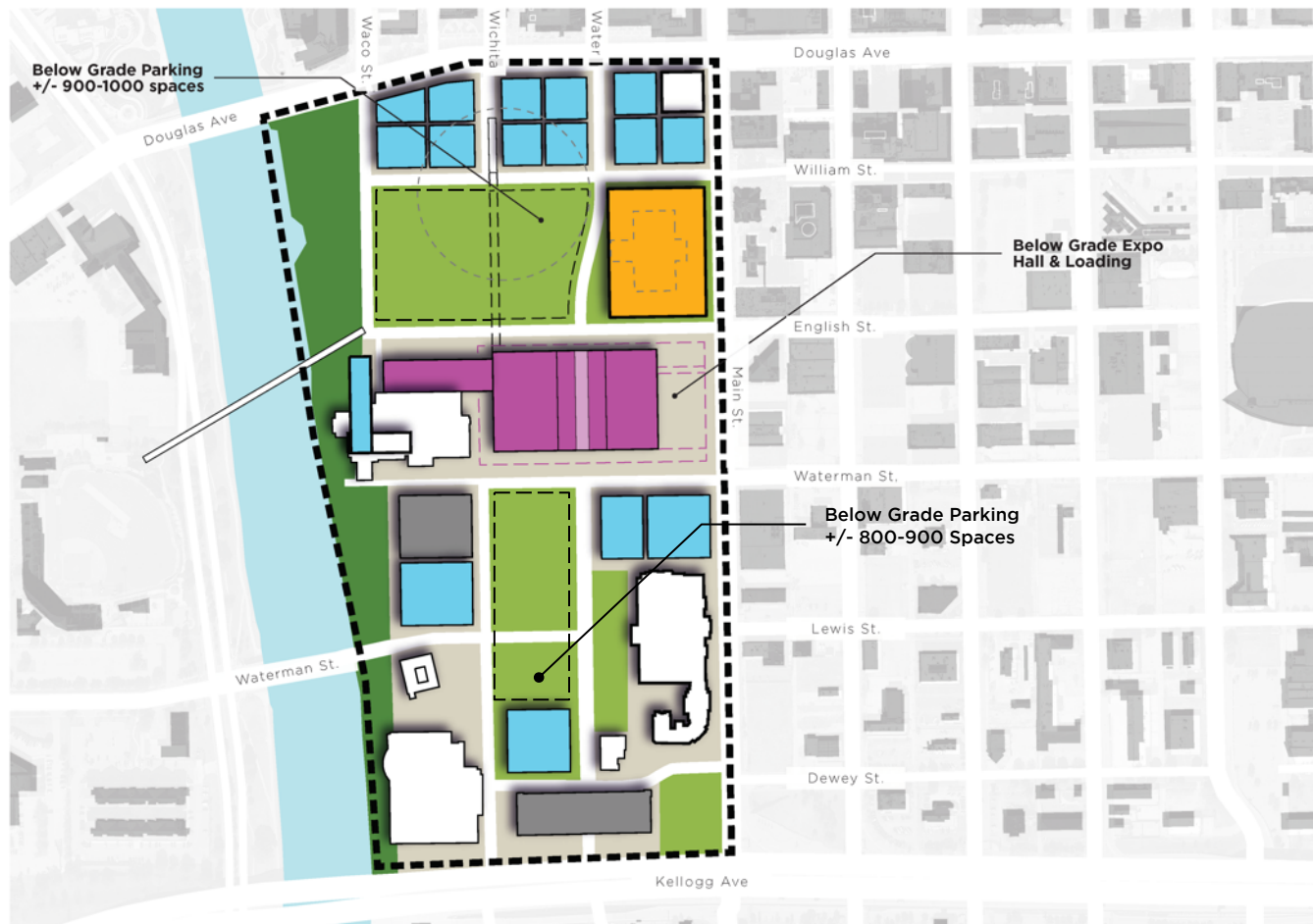


# **COST** (\$\$\$)

- Totals do not include cost of mixed-use development (assumed private development)
- Costs include an allowance for the pedestrian bridge
- Costs are not escalated
- CII + library renovation costs are based on assumptions for mixed-use, but do not include tenant improvement costs (TI's)
- Once the master plan is complete, further study will be required for each project to refine costs based on more detailed assumptions.
- Costs from 2014-16 are different from 2019 due to sustained successful market conditions (which tends to drive costs of construction and labor up from 2014-16 / post 2008 recession).

# **SCENARIO 1**

A+B

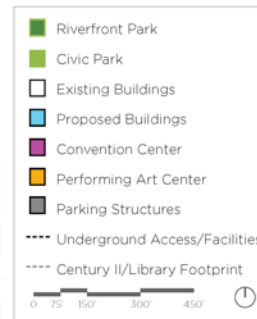


## Plan Characteristics

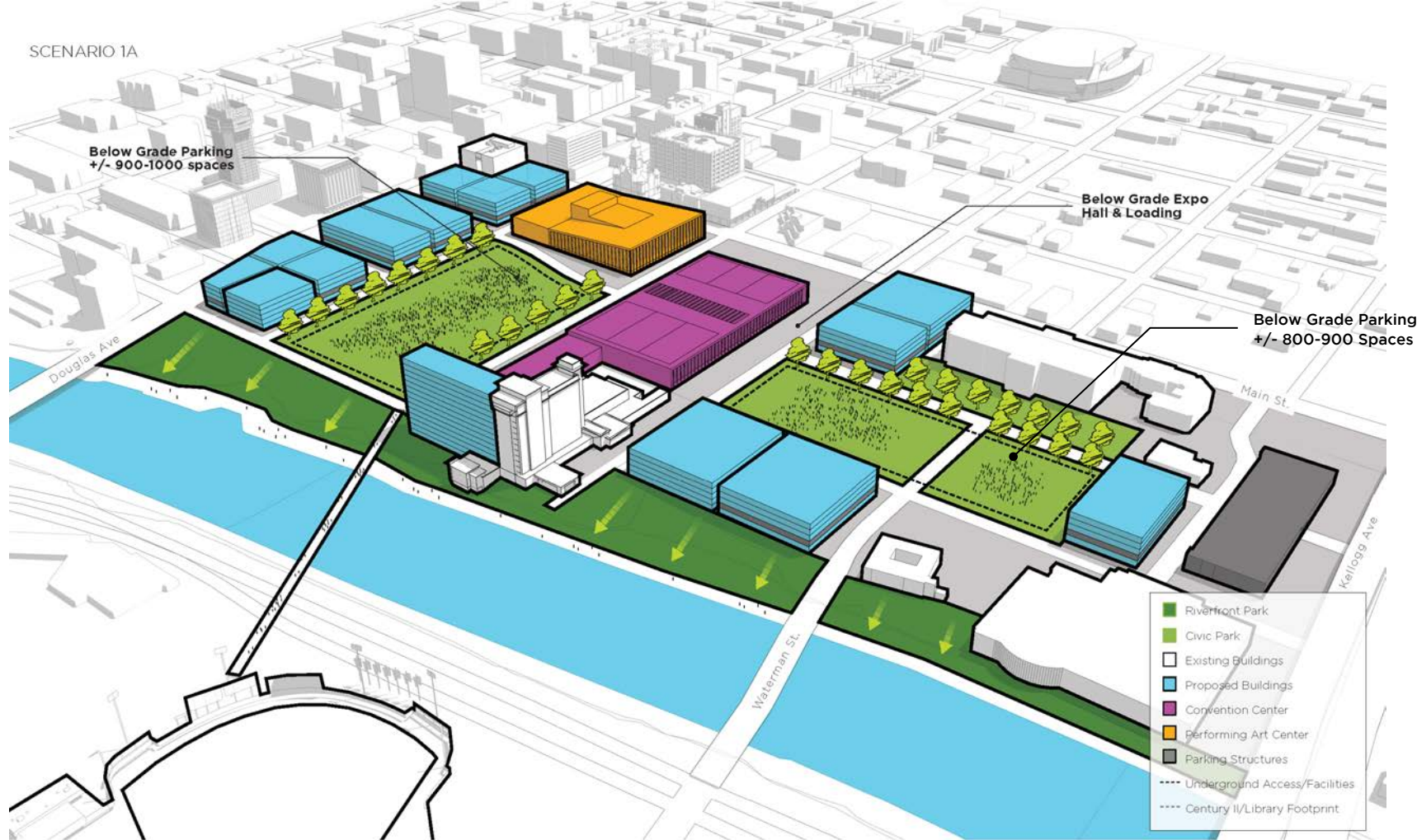
- Douglas Corridor hosts mixed use
- Moderate connection of street grid
- Large green space faces Performing Arts Center, Convention Center, and River
- Convention Center is partially submerged (Ex Hall and Loading Docks are underground)
- Convention Center creates a moderate barrier between the northern and southern halves of the site
- Underground tunnel for Convention Center Loading access
- Performing Arts Center opens up to the park and provides presence along Main St.
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

## Impacts to Existing

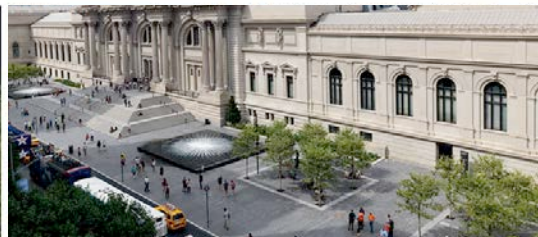
- Century II is Removed
- Former Library is Removed
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



# SCENARIO 1A







# SCENARIO 1A

## CHARACTERISTICS

MORE GREEN PLEASE.

# 10 ACRES

PUBLIC PARK + CIVIC GREEN  
ENHANCED WATERFRONT

FACILITY FEATURES

NEW CONVENTION CENTER

NEW PERFORMING ARTS CENTER

REPLACE CII AND LIBRARY

COMPLETELY CONNECTED STREET GRID:

# YES

2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:

# \$1-1.5 BILLION

MIXED-USE DEVELOPMENT POTENTIAL:

# 735,000+ SF

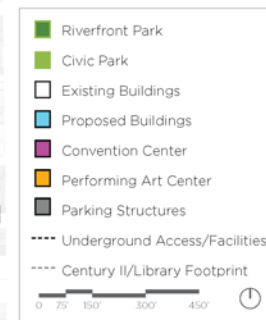


## Plan Characteristics

- Douglas corridor hosts mixed use
- Strong connection of street grid
- Large green space faces Performing Arts Center, Convention Center, and Arkansas River
- Convention Center is above ground (loading faces Waterman St.)
- Convention Center creates a mild barrier between the northern and southern halves of the site
- Performing Arts Center opens up to the park and provides presence along Main St.
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

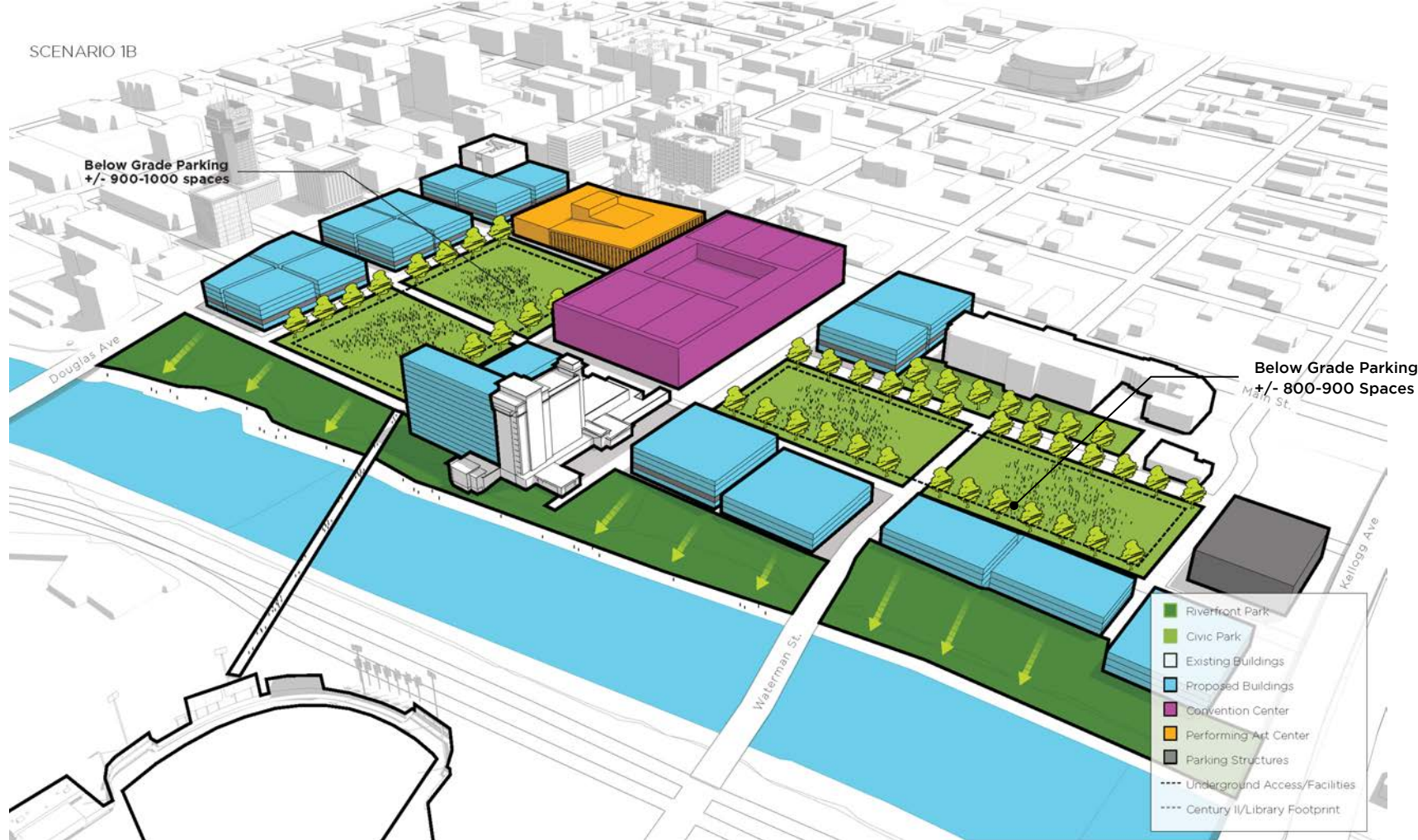
## Impacts to Existing

- Century II is Removed
- Former Library is Removed
- Hyatt Garage is Relocated
- Gander Mountain is Removed
- Boathouse is Removed
- Kellogg Parking Garage is Redeveloped





# SCENARIO 1B







# SCENARIO 1B CHARACTERISTICS

MORE GREEN PLEASE.

**10 ACRES** PUBLIC PARK + CIVIC GREEN  
ENHANCED WATERFRONT

FACILITY FEATURES

NEW CONVENTION CENTER

NEW PERFORMING ARTS CENTER

REPLACE CII AND LIBRARY

COMPLETELY CONNECTED STREET GRID:

NO

2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:

**\$1-1.5 BILLION**

MIXED-USE DEVELOPMENT POTENTIAL:

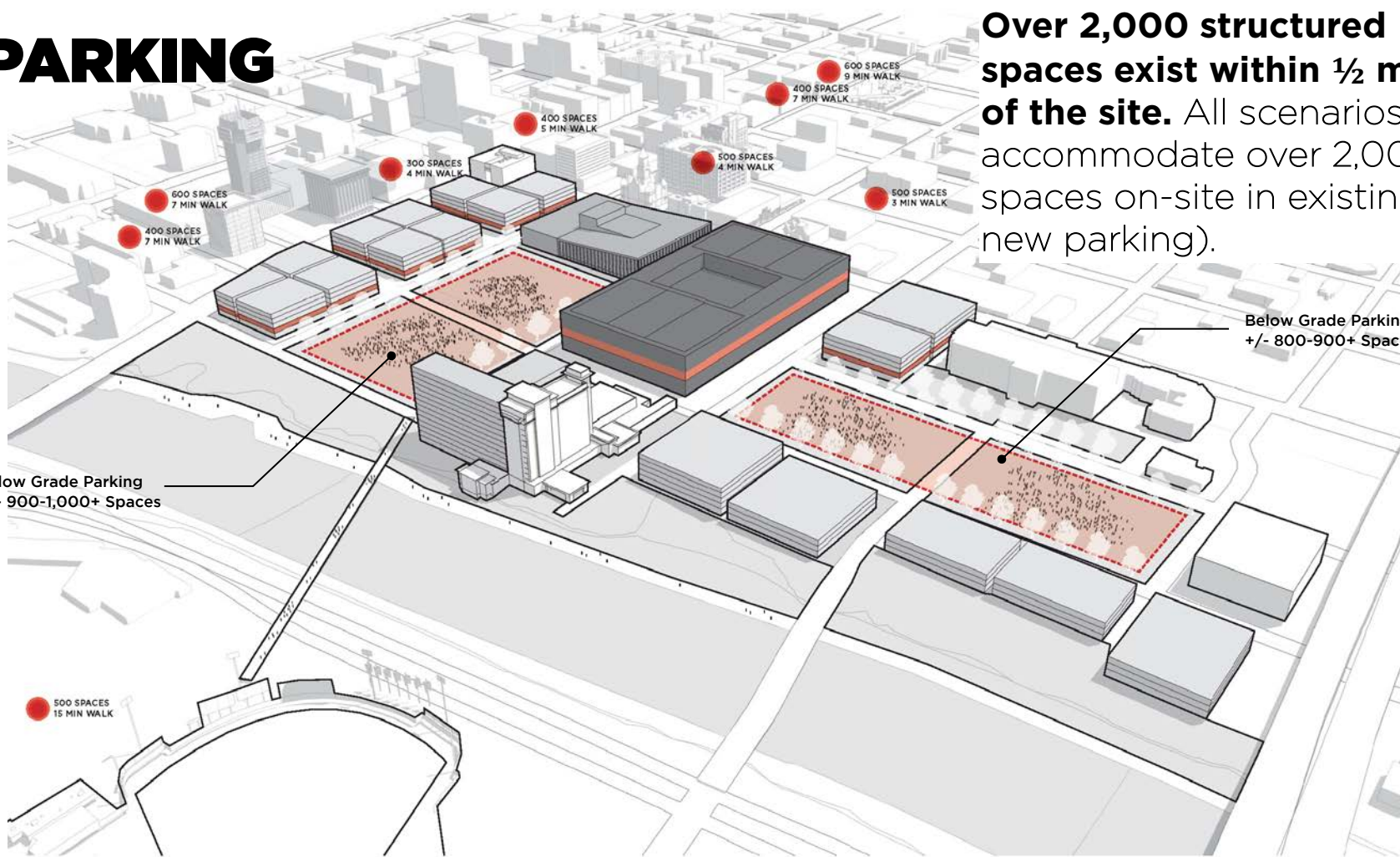
**919,000+ SF**

# PARKING

**Over 2,000 structured spaces exist within ½ mile of the site.** All scenarios can accommodate over 2,000 spaces on-site in existing + new parking).

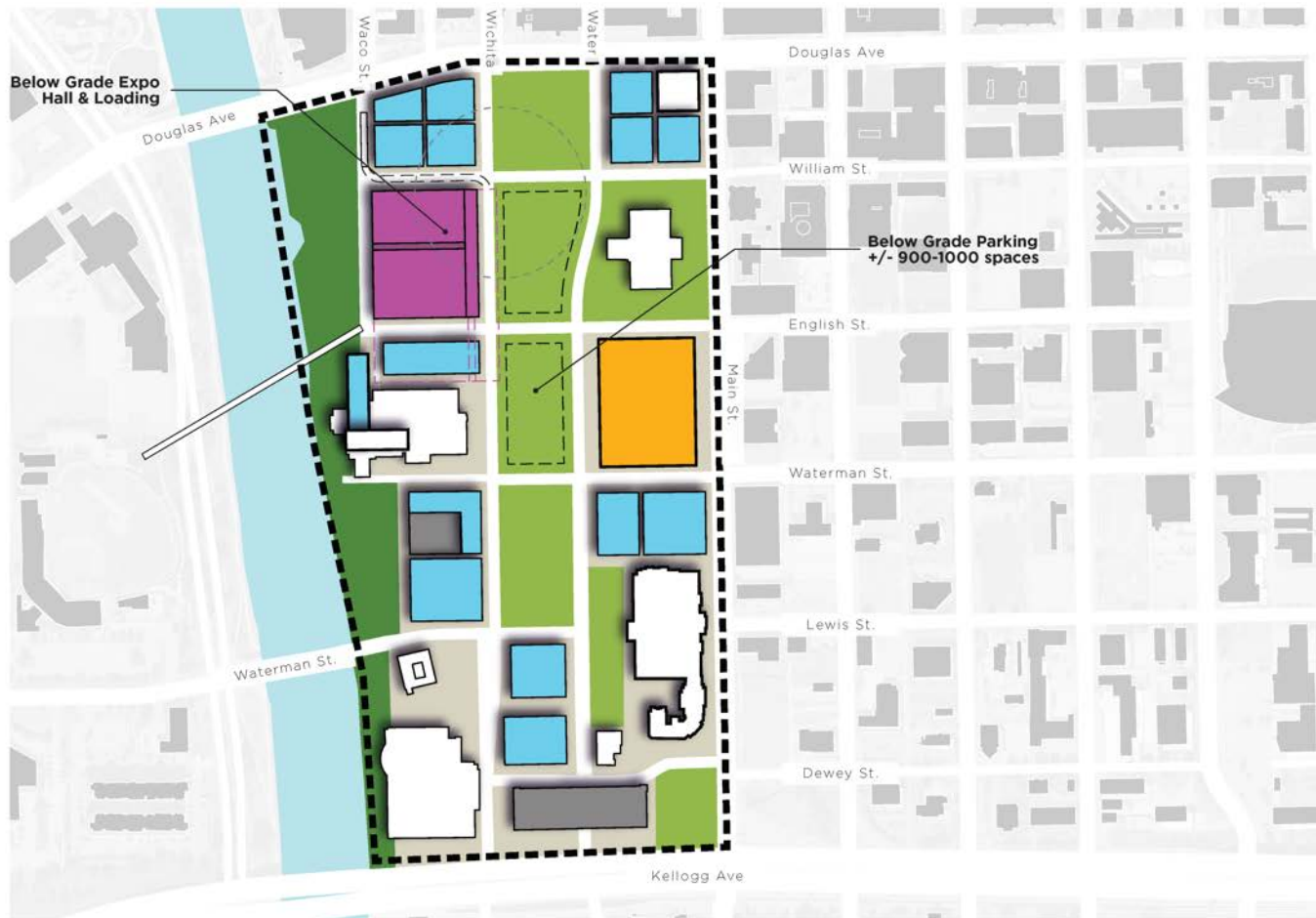
Below Grade Parking  
+/- 900-1,000+ Spaces

Below Grade Parking  
+/- 800-900+ Spaces



## **SCENARIO 2**



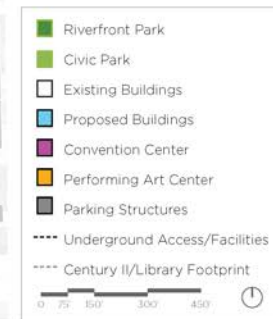


## Plan Characteristics

- Douglas Corridor hosts mixed use and green space
- Strong connection of street grid
- Large continuous green space connects north/south
- Convention Center is partially submerged (Ex Hall and Loading Docks are underground)
- Underground tunnel for Convention Center Loading access
- Performing Arts Center runs parallel to the park and provides presence along Main St.
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

## Impacts to Existing

- Century II is Removed
- Former Library Remains
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



## SCENARIO 2





# SCENARIO 2

## CHARACTERISTICS

COMPLETELY CONNECTED STREET GRID:

YES

MORE GREEN PLEASE.

11 ACRES

PUBLIC PARK + CIVIC GREEN  
ENHANCED WATERFRONT

2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:

\$1-1.5 BILLION

FACILITY FEATURES

NEW CONVENTION CENTER

NEW PERFORMING ARTS CENTER

REPLACE CII AND RENOVATE LIBRARY

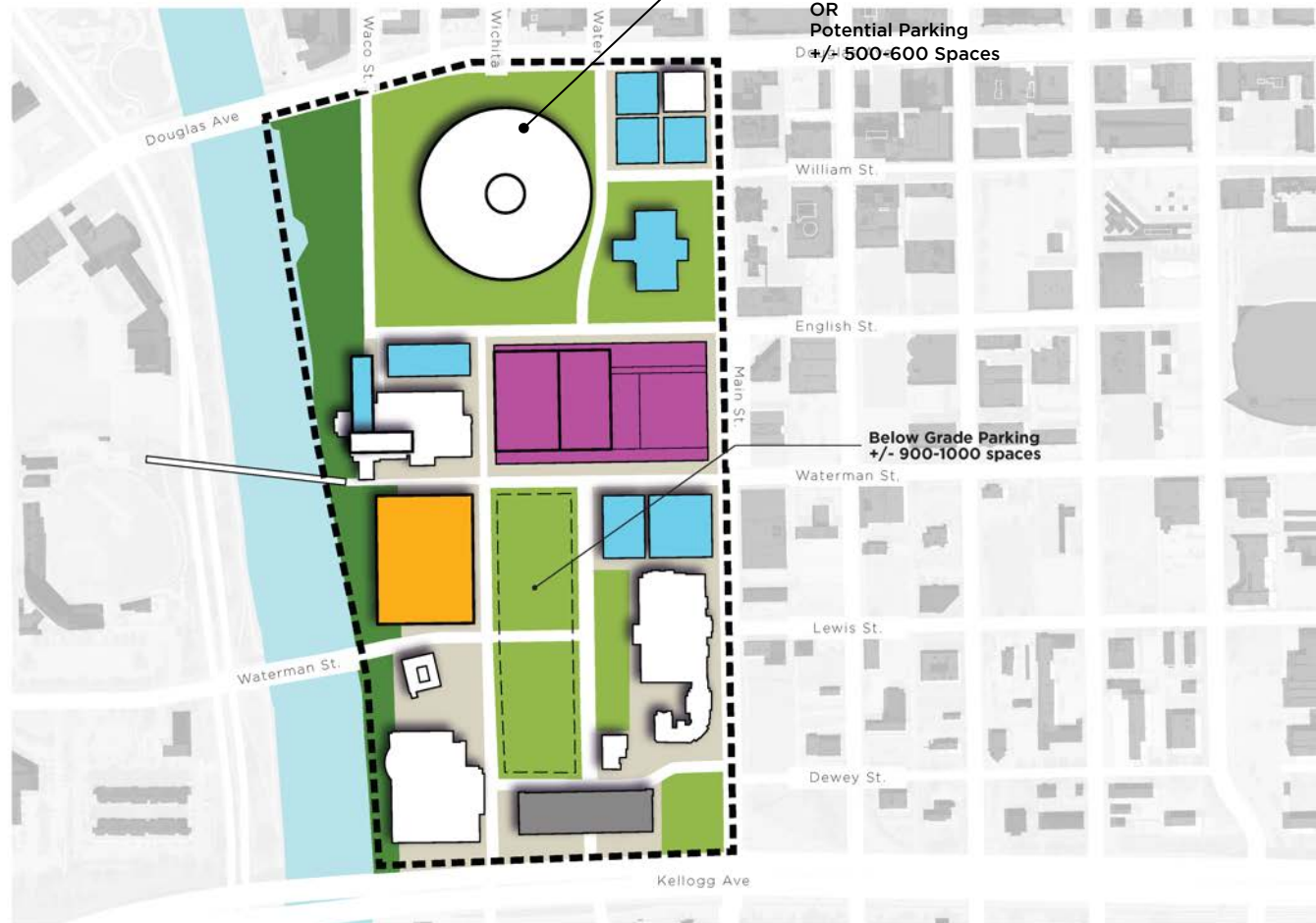
MIXED-USE DEVELOPMENT POTENTIAL:

825,600 + SF



# **SCENARIO 3**

A+B

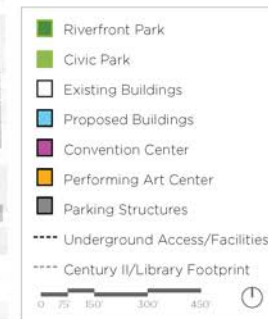


## Plan Characteristics

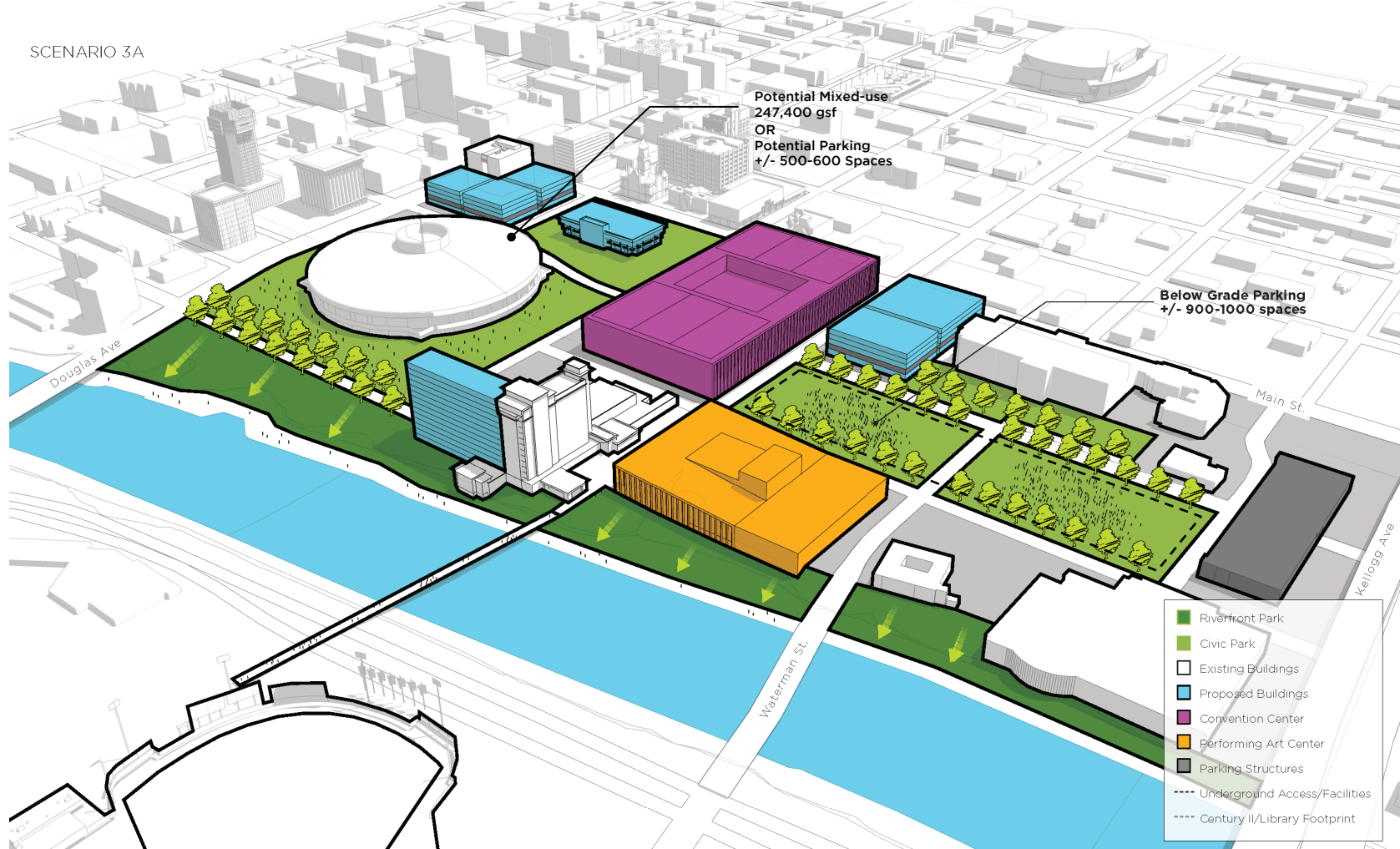
- Douglas Corridor hosts mixed use and green space
- Moderate connection of street grid
- Green space created around Century II
- Additional green space faces Performing Arts Center and Convention Center
- Convention Center is above ground (loading faces English St.)
- Convention Center creates a mild barrier between the northern and southern halves of the site
- Performing Arts Center runs parallel to the park and has great views of the river
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

## Impacts to Existing

- Century II is Repurposed
- Former Library is Repurposed
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



# SCENARIO 3A







# SCENARIO 3A

## CHARACTERISTICS

COMPLETELY CONNECTED STREET GRID:

NO

MORE GREEN PLEASE.

**6 ACRES**

PUBLIC PARK + CIVIC GREEN  
ENHANCED WATERFRONT

2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:

**\$970 MILLION - 1 BILLION**

FACILITY FEATURES

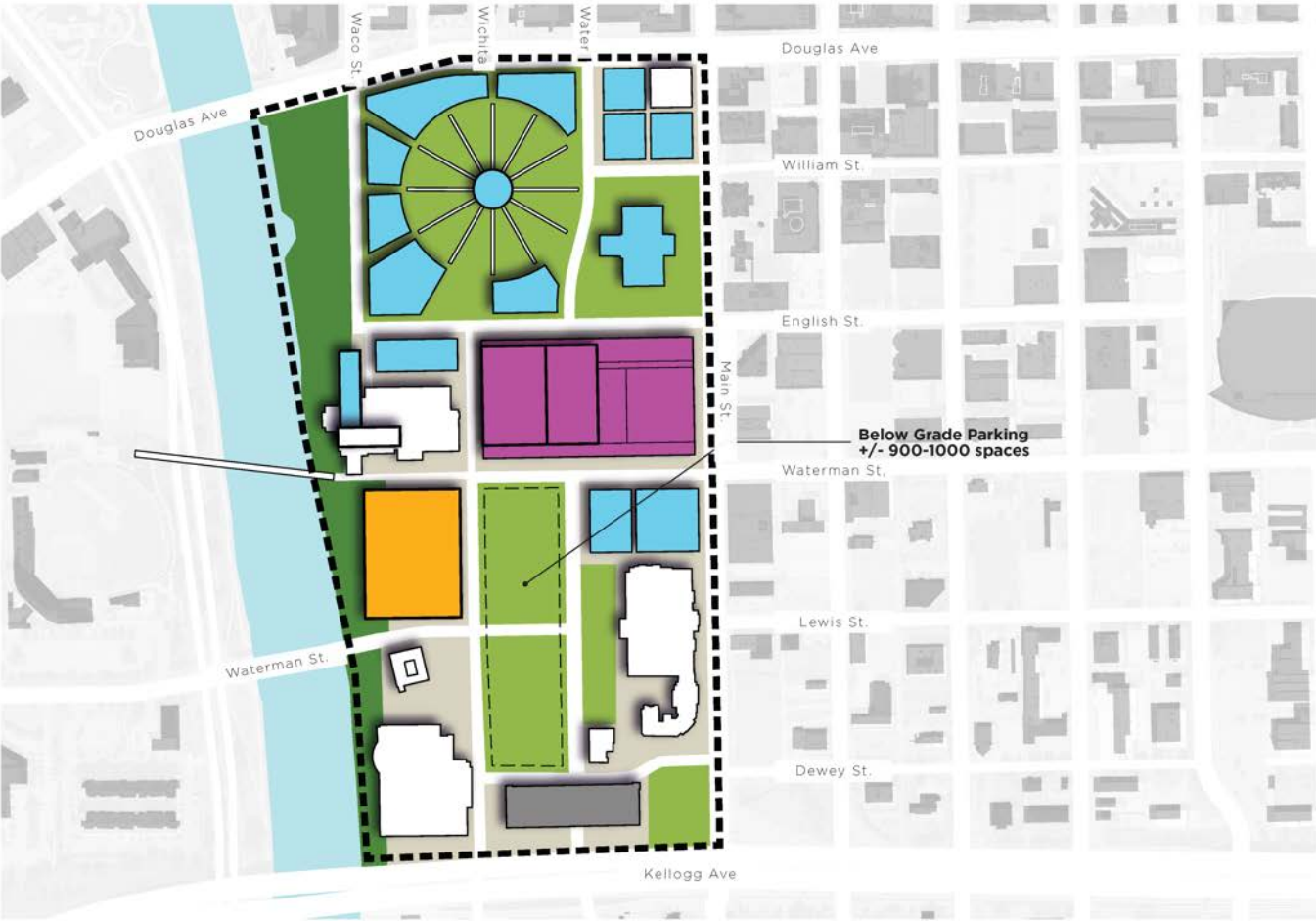
NEW CONVENTION CENTER

NEW PERFORMING ARTS CENTER

RENOVATE CII AND LIBRARY

MIXED-USE DEVELOPMENT POTENTIAL:

**453,500 + SF**



Plan Characteristics

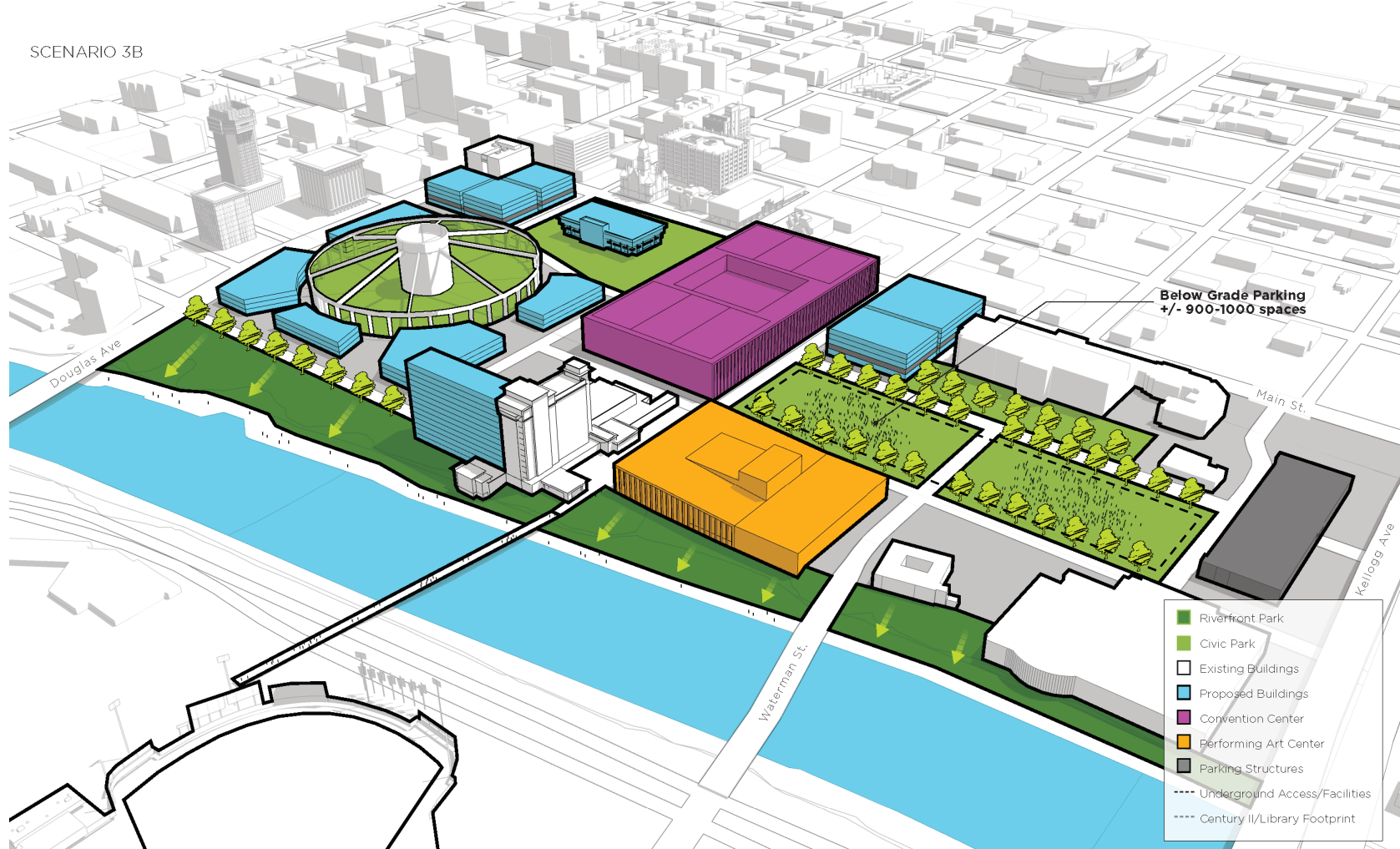
- Douglas Corridor hosts mixed use and green space
- Moderate connection of street grid
- Large green space created through re-use of Century II structure
- Additional green space faces Performing Arts Center and Convention Center
- Convention Center is above ground (loading faces English St.)
- Convention Center creates a mild barrier between the northern and southern halves of the site
- Performing Arts Center runs parallel to the park and has great views of the river
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

Impacts to Existing

- Century II is Repurposed
- Former Library Remains
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



# SCENARIO 3B







# **SCENARIO 3B**

## **CHARACTERISTICS**

**COMPLETELY CONNECTED STREET GRID:**

**NO**

**MORE GREEN PLEASE.**

**8 ACRES**

**PUBLIC / PRIVATE PARK +  
ENHANCED WATERFRONT**

**2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:**

**\$1-1.5 BILLION**

**FACILITY FEATURES**

**NEW CONVENTION CENTER**

**NEW PERFORMING ARTS CENTER**

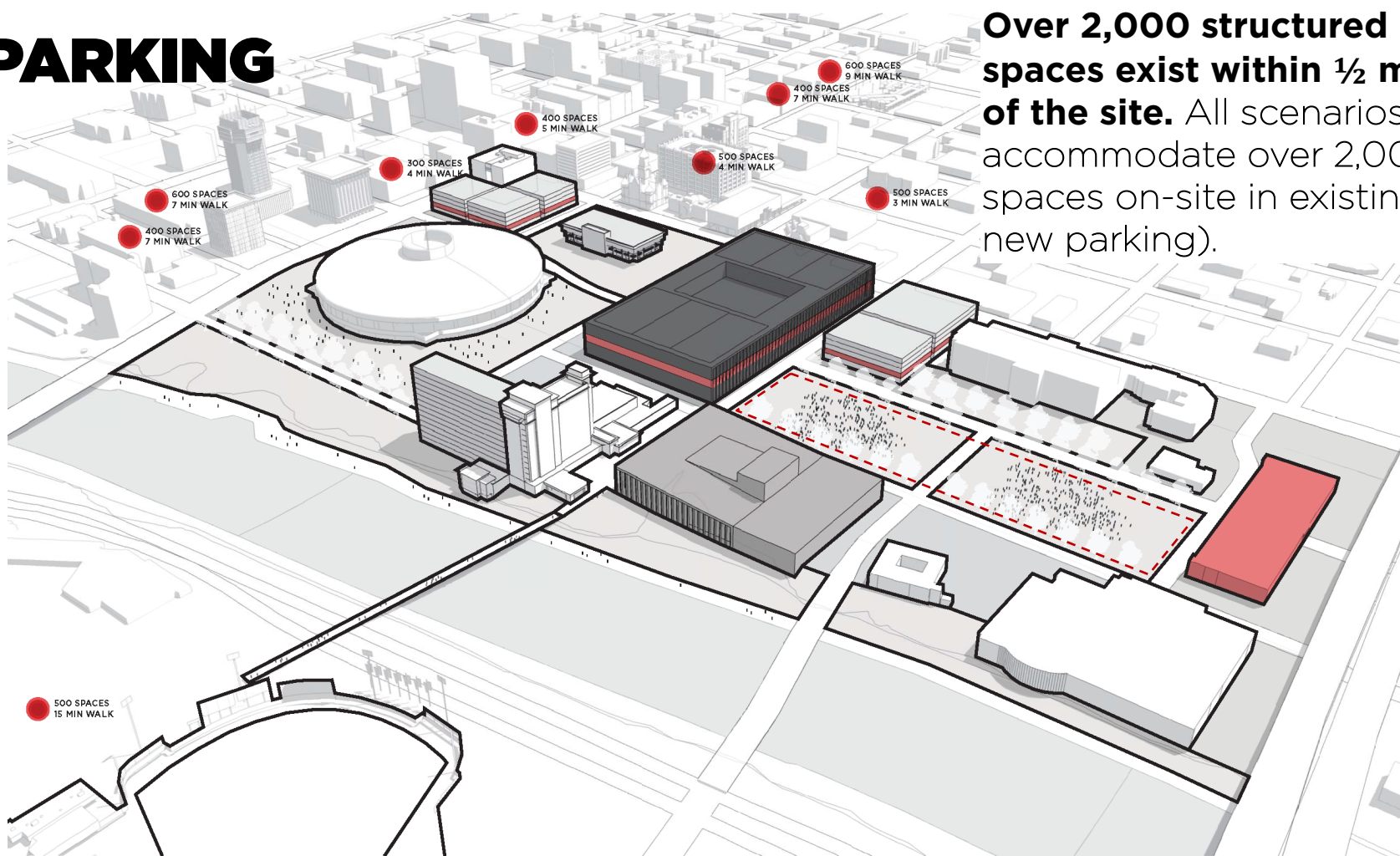
**KEEP CII STRUCTURE AND RENOVATE LIBRARY**

**MIXED-USE DEVELOPMENT POTENTIAL:**

**735,000 + SF**

# PARKING

**Over 2,000 structured spaces exist within ½ mile of the site.** All scenarios can accommodate over 2,000 spaces on-site in existing + new parking).



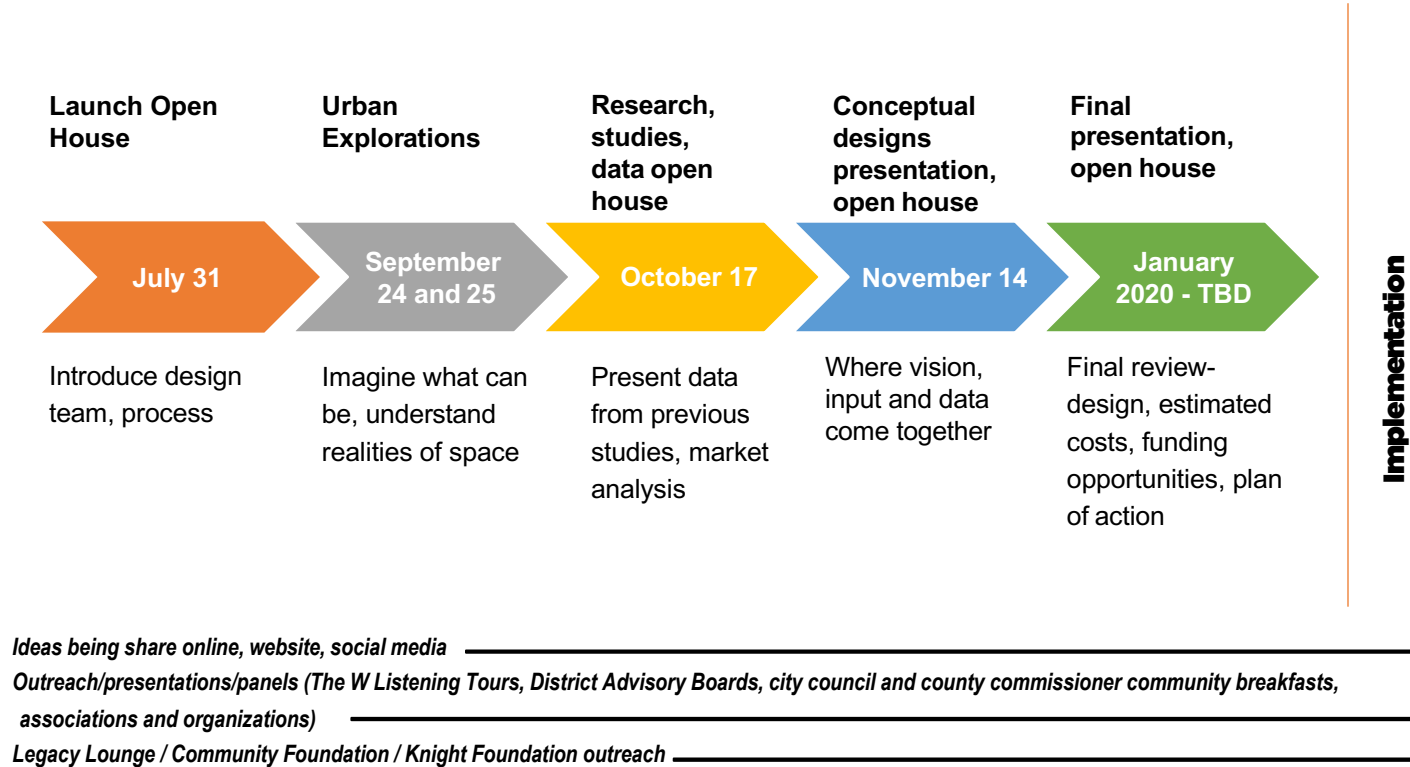
# Next stop: Think about it.

## Project Wichita 2018

- Community vision
- 14,000 people
- Quality of place
- Comprehensive and unified plan for urban core
- Gathering spot in the heart of the city
- Performing arts center, convention center

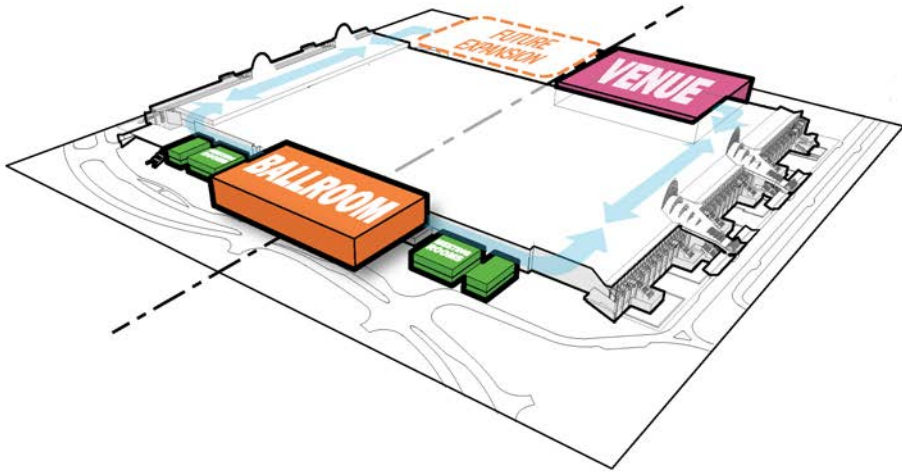
## Project Downtown 2010

- A plan that is built upon market economics
- Open houses, workshops



# STAGES OF DESIGN VISUALIZATION

## MASTER PLAN



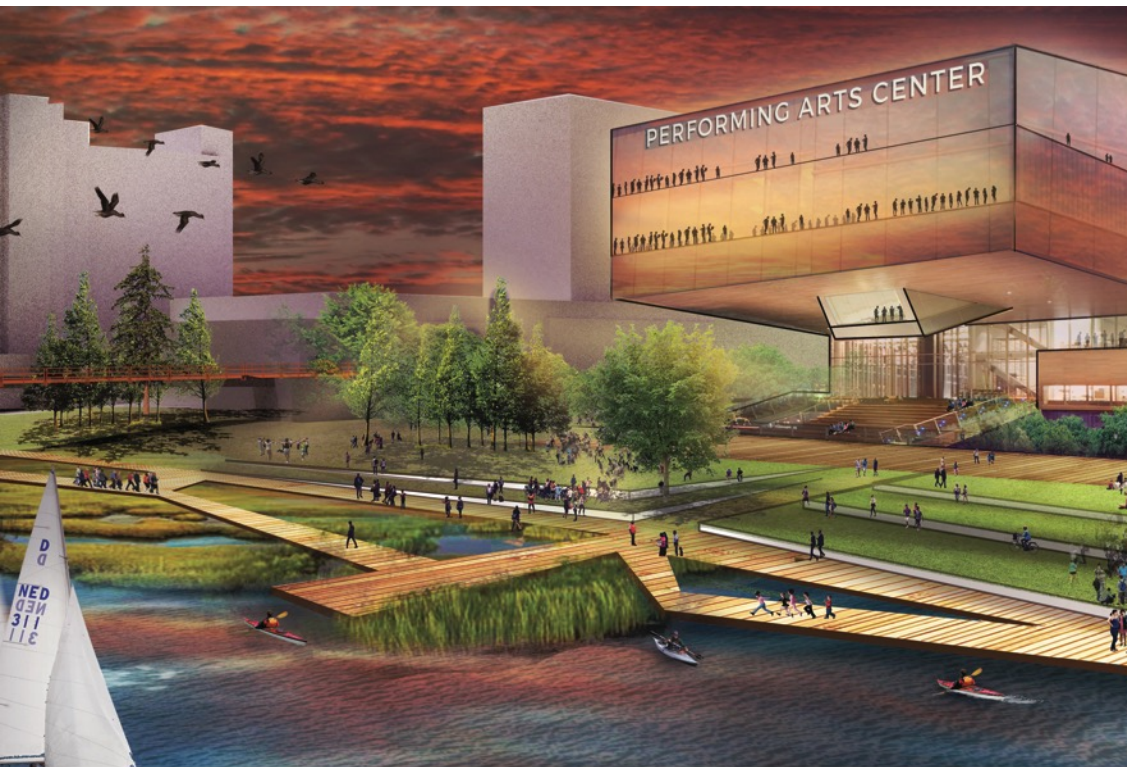
## SCHEMATIC DESIGN



*(Sample from Orange County Convention Center Master Plan + Schematic Design)*



# WHAT TO EXPECT FOR WICHITA...



# LET'S WORKSHOP!

## POSTCARD MAP OF SITE

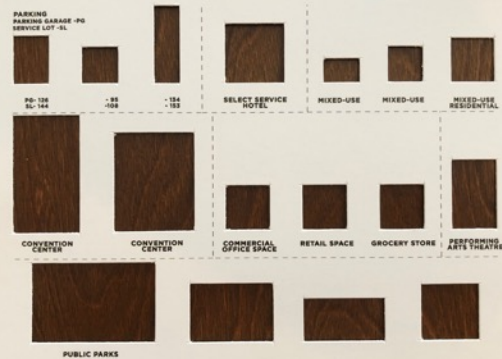


### DIRECTIONS

If you favor one of the Master Plan Scenarios presented by the design team, simply write the scenario name and / or number in the box at bottom and submit it. If you have an idea for an alternate scenario, use the stencil card provided to draw it over the aerial map post card. Each scenario must accommodate a Convention Center as well as a Performing Arts Center as these are two essential program elements that must be accommodated on-site. Parking will need to be provided if surface parking lots are removed. Keep in mind that, while not essential, program components for mixed-use development will be favored as these will help the city establish a revenue stream for site programing and long-term maintenance. Similarly, a large public park is the #1 request during the public input process. The shapes on the stencil card represent the minimum footprints of appropriately sized versions of program elements identified by the planning team. If a program block from the stencil overlaps a building or road, it will be assumed you are demolishing those elements. If Century II and the Library are kept, please note a recommended use for these buildings other than Convention or Performing Arts. Master Plan solutions that don't utilize the minimum program component sizes from the stencil card will be disqualified as they will not meet the minimum program requirements of their users. Please feel free to provide notes as needed to clarify your intent. Submit your aerial map postcard to a team member when complete.

PREFERRED SCENARIO

## STENCIL





# Riverfront Legacy Master Plan

ONE RIVER. ONE VISION. ONE MASTER PLAN.



November 2019 Update



# 3 SCENARIOS (With almost infinite variations)



- 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
- Maximize mixed-use development

