

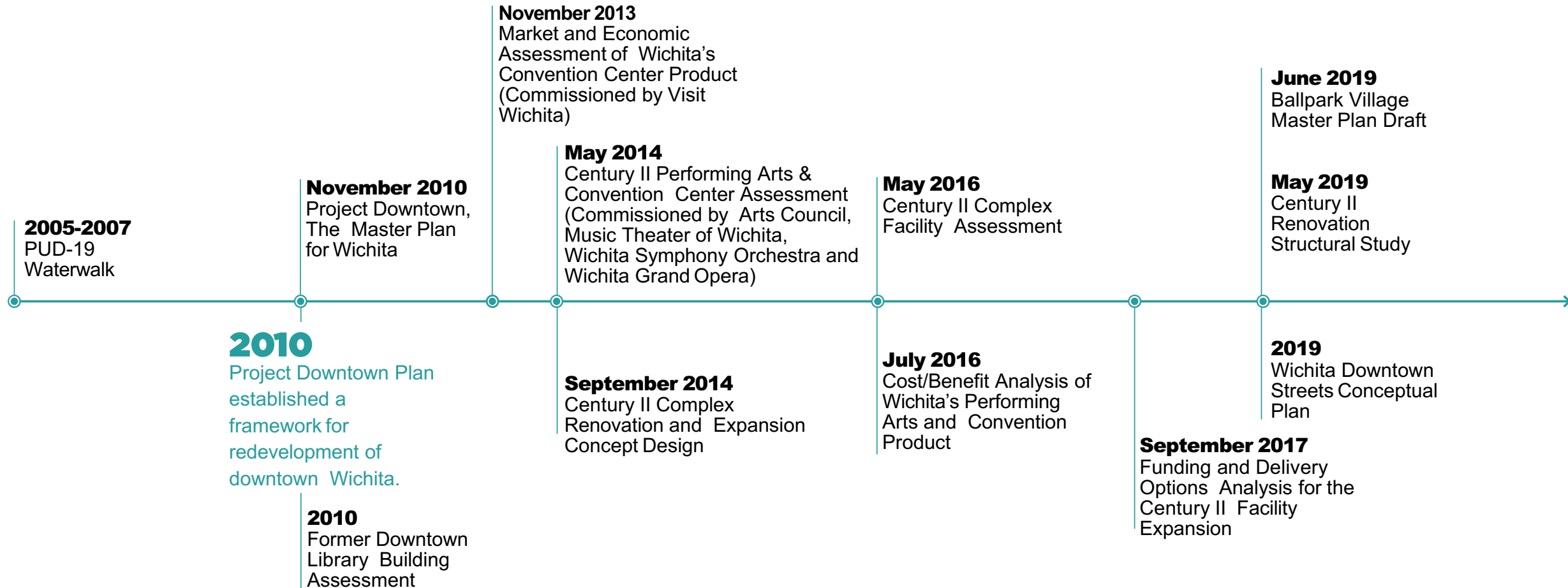
# Riverfront Legacy Master Plan

ONE RIVER. ONE VISION. ONE MASTER PLAN.





# Previous Studies



# Urban Explorations

- Understand the site, not just the buildings
- Observe condition and connections of existing facilities and site
- Understand the connections between the river and downtown
- Understand how the river is experienced at a human scale
- Get a sense of safety & security
- Observe the site at different times of day, how does it change? (Sun angles, human activation, traffic, noise, etc.)
- Imagine experiencing the site through different lenses
- Imagine what is possible within the constraints of the site



An aerial photograph of a river, likely the Arkansas River, with a city on the left bank. A bridge crosses the river, and a road labeled 'Douglas Avenue' is visible. The text 'CONTEXT ANALYSIS' is overlaid in large, bold, white letters.

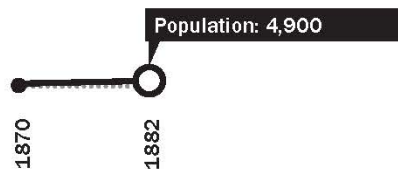
# CONTEXT ANALYSIS



# RIVER LEGACY

## City Limits (1882)

- First established as a trading post and key point along the Chisholm Trail
- City of Wichita incorporated (1870) near village of Wichita Native American Tribe at the confluence of the Little Arkansas River and the Arkansas River
- The confluence was an ideal settlement location due to trade opportunities with the Native American Tribes and the abundant Wildlife
- For nearly a century, the City experienced several significant floods from the adjacent Arkansas River



(SOURCE: GIS / U.S. Census Bureau)

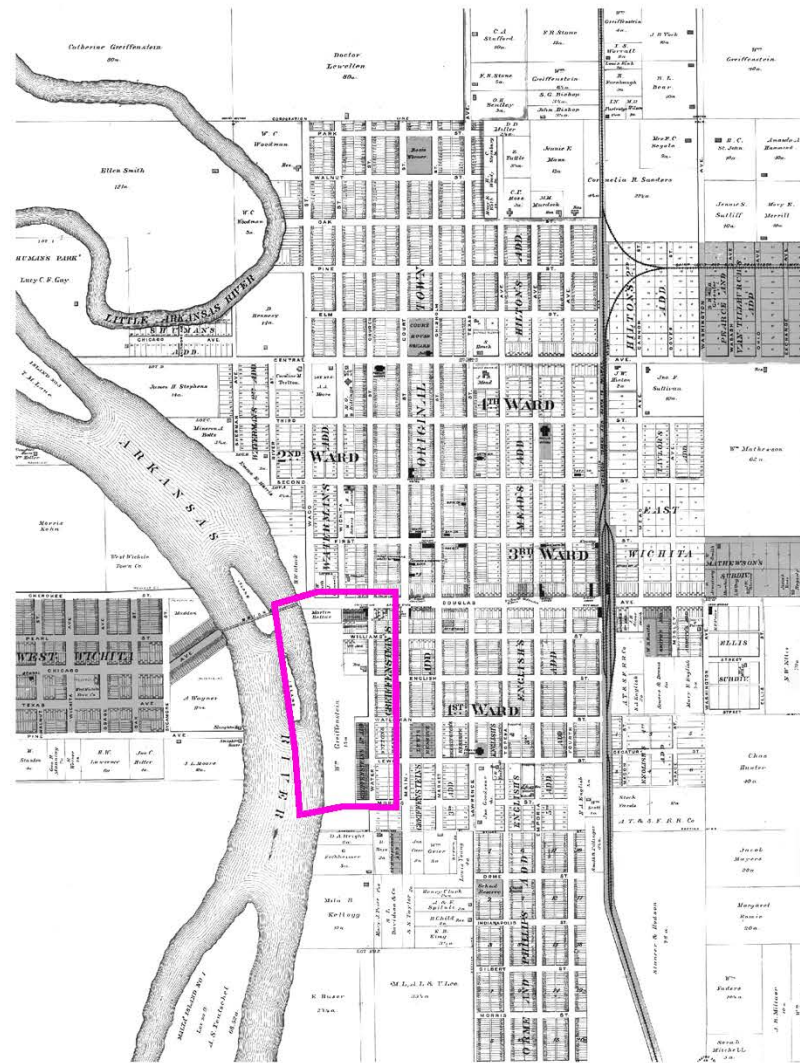




# RIVER LEGACY

## City Map (1882)

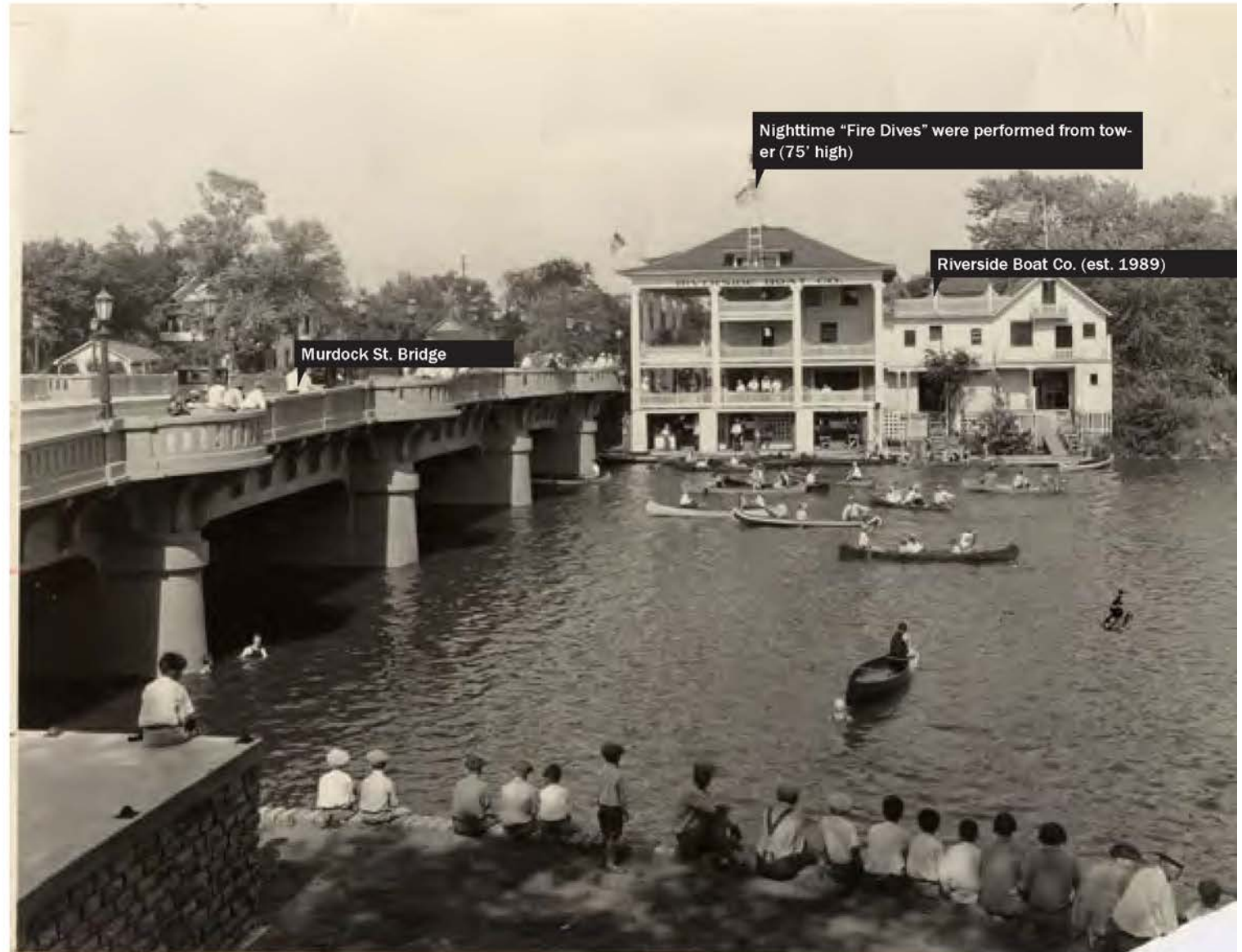
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- For nearly a century, the City experienced several significant floods from the adjacent Arkansas River





# RIVER LEGACY

- **Riverside Boat Co. (1890's-1930's)**
- **The early cattle drives shift west to Dodge City (late-1870's) and the City becomes a major milling center (1890)**
- **Ross & McLean convince the City to set aside the Riverside Park lands (1898)**
- **The local oil and aircraft industries provide economic expansion (1917-1918)**
- **The Park Board is formed (1919) and momentum for a Riverside Park System begins**





# 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

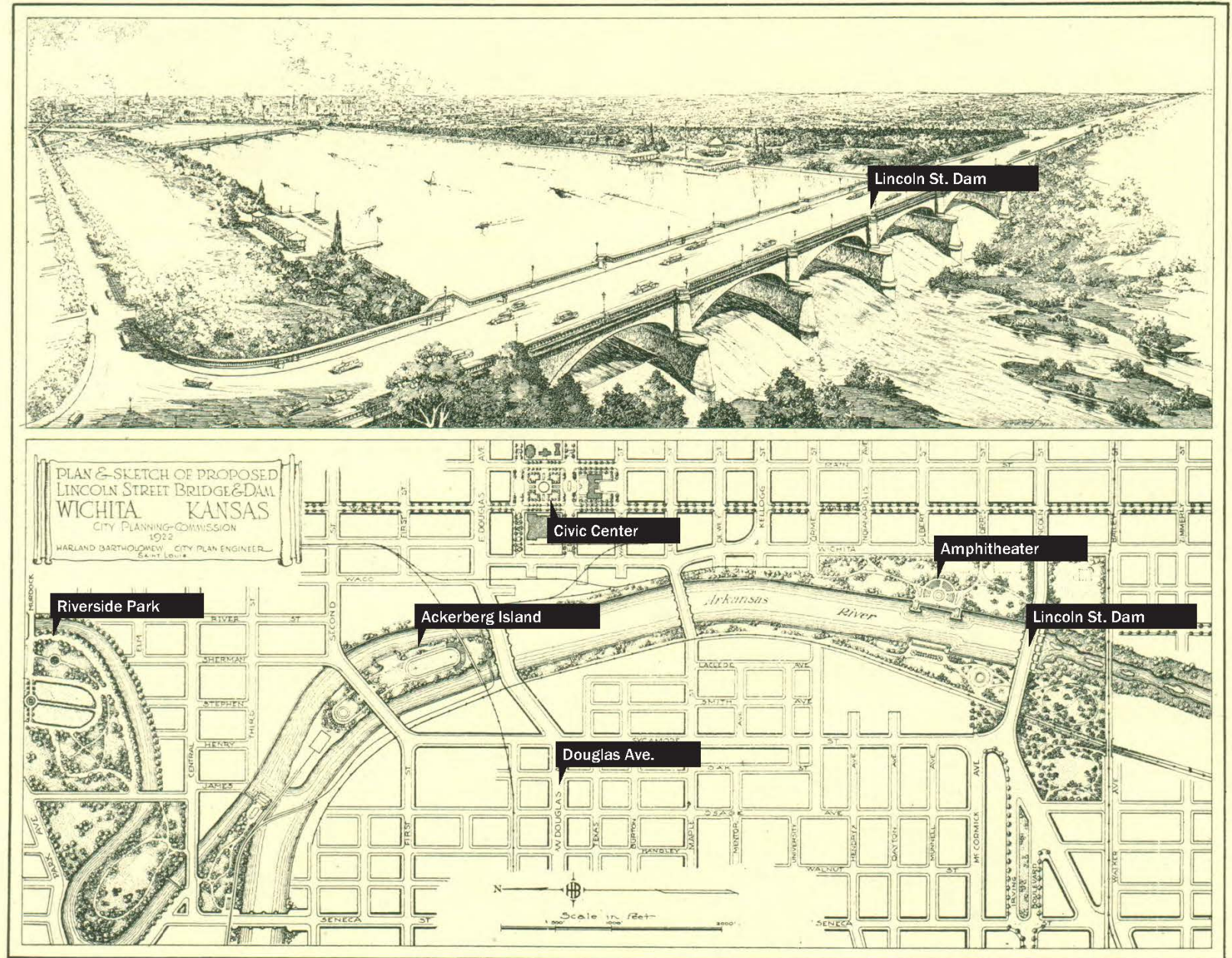
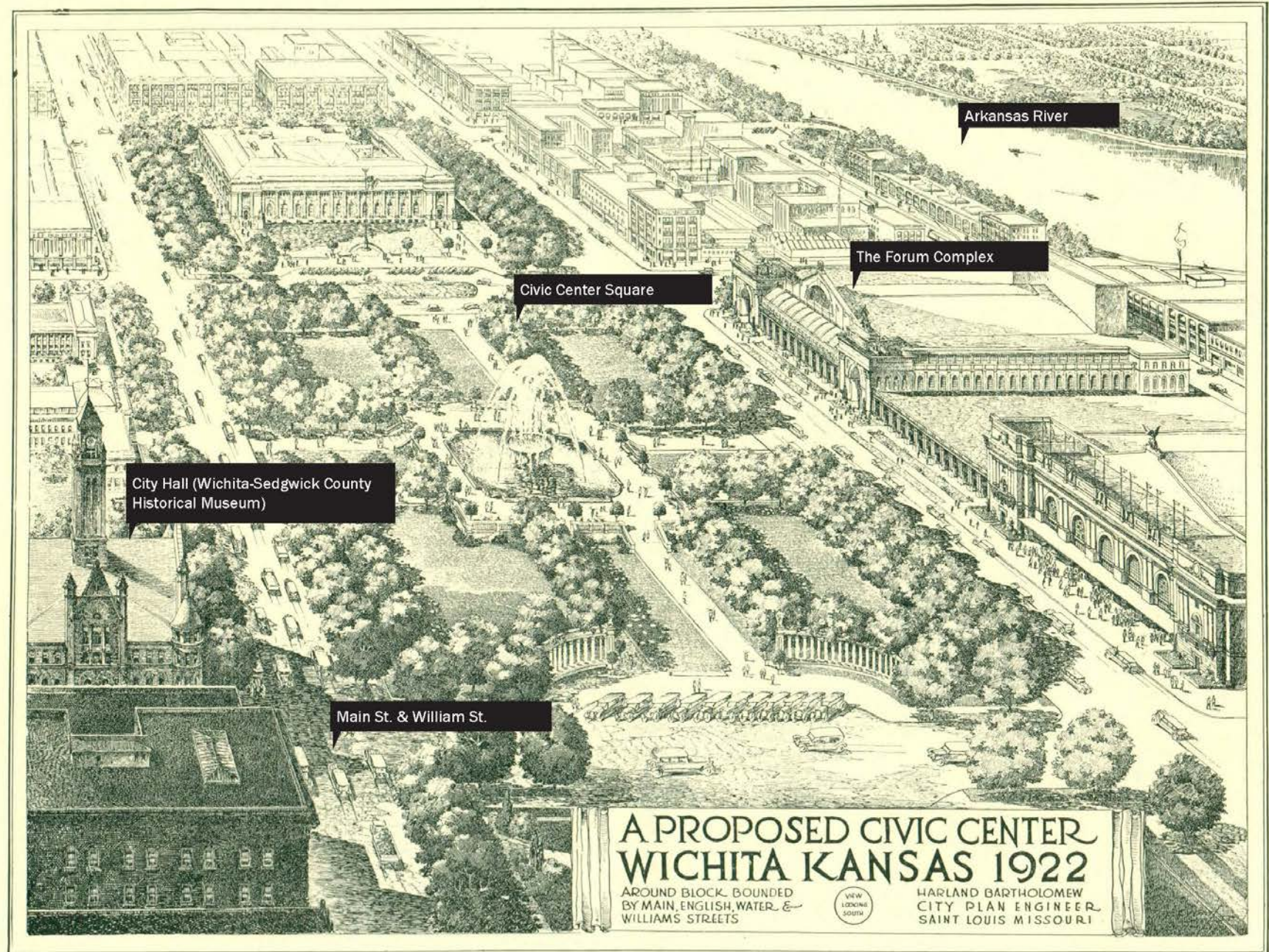


PLATE NO. 22



# RIVER LEGACY

- 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

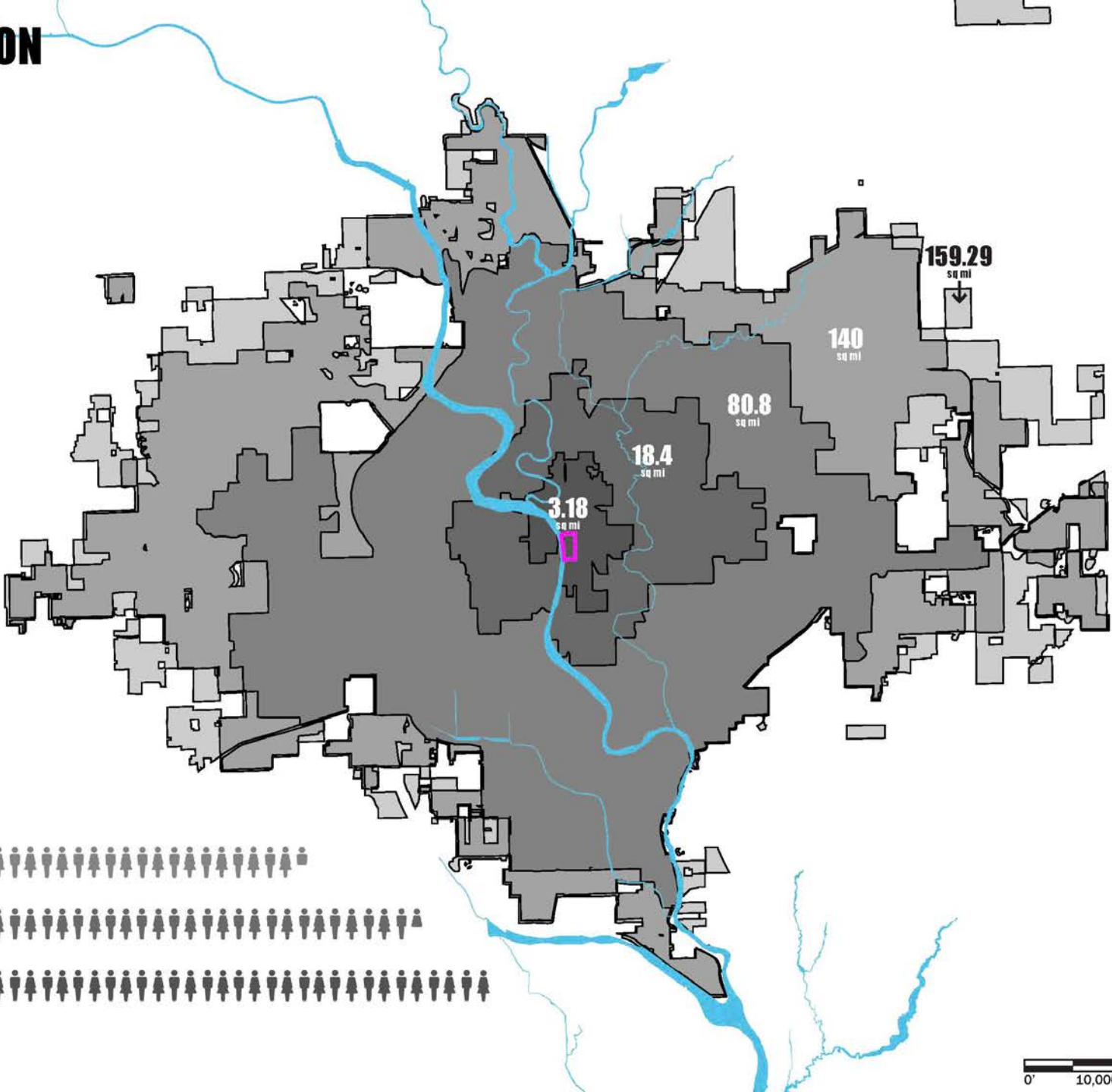


(SOURCE: Bartholomew Report, 1922)



# CITY EXPANSION

10,000 People



1884

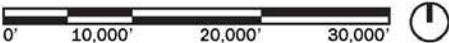
1938

1968

2003

2019

(SOURCE: GIS / U.S. Census Bureau)





# SITE

SCALE: 1" = 500'





### City Map (1882)

*Morris  
Kohn*

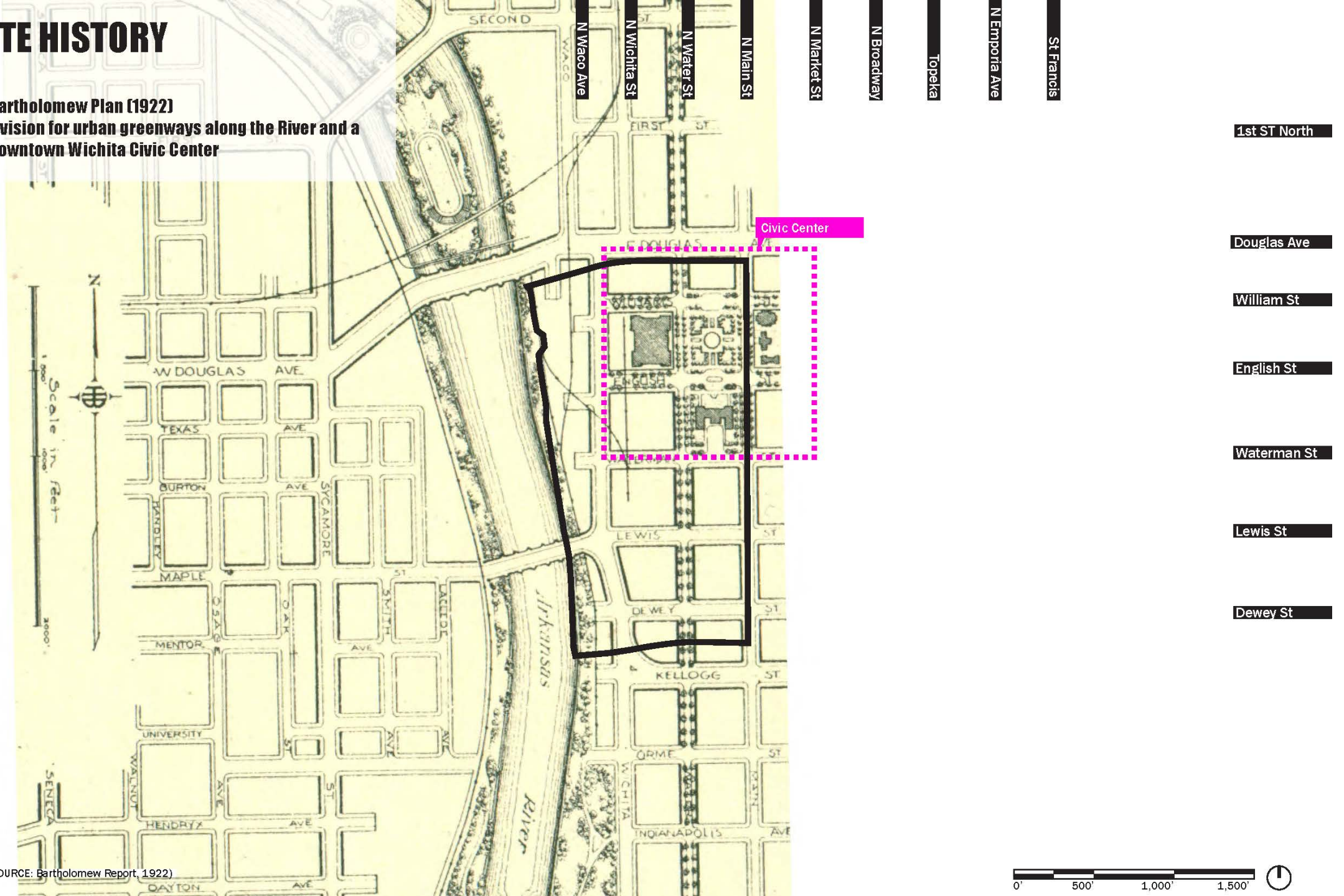
- 
- This is a detailed historical map of the 1st Ward of Wichita, Kansas. The map shows a grid of streets and property lots. The Arkansas River is depicted on the left side, flowing from the top towards the bottom. The city grid is labeled with street names such as Pearl St, Chicago Ave, Texas Ave, Walnut St, Pine St, and Douglas Ave. Property owners are listed in various blocks, including M. Stanton, Geo. R. Manning, W. Werner, H. W. Lawrence, Jno C. Ritter, J. L. Moore, D. A. Wright, G. Beckheimer, Mito B. Kellogg, Mary J. Price, S. L. Davidson, S. S. Taylor, Henry Clark, A. & F. Spitzli, H. Child, E. B. King, Jno. Carr, Wm. Grier, Brown, Louis Young, Jno. Goodyear, J. A. English, Wm. Scott, Smith & Pittinger, Stock Yards, A. T. & S. F. R. R. Co., and ne & Hodson. The map also shows the location of the 1st Ward, the 1st Ward, and the 1st Ward. A scale bar at the bottom indicates distances from 0 to 1,500 feet. A north arrow is located in the bottom right corner.

(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Bartholomew Plan (1922)
- A vision for urban greenways along the River and a Downtown Wichita Civic Center



(SOURCE: Bartholomew Report, 1922)



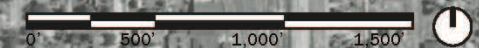


# SITE HISTORY

- **Aerial (1938)**
- **Douglass Ave. is thriving commercial corridor in Downtown Wichita**
- **The Greiffenstein home and property is razed for downtown development which included the Forum Complex (1910)**



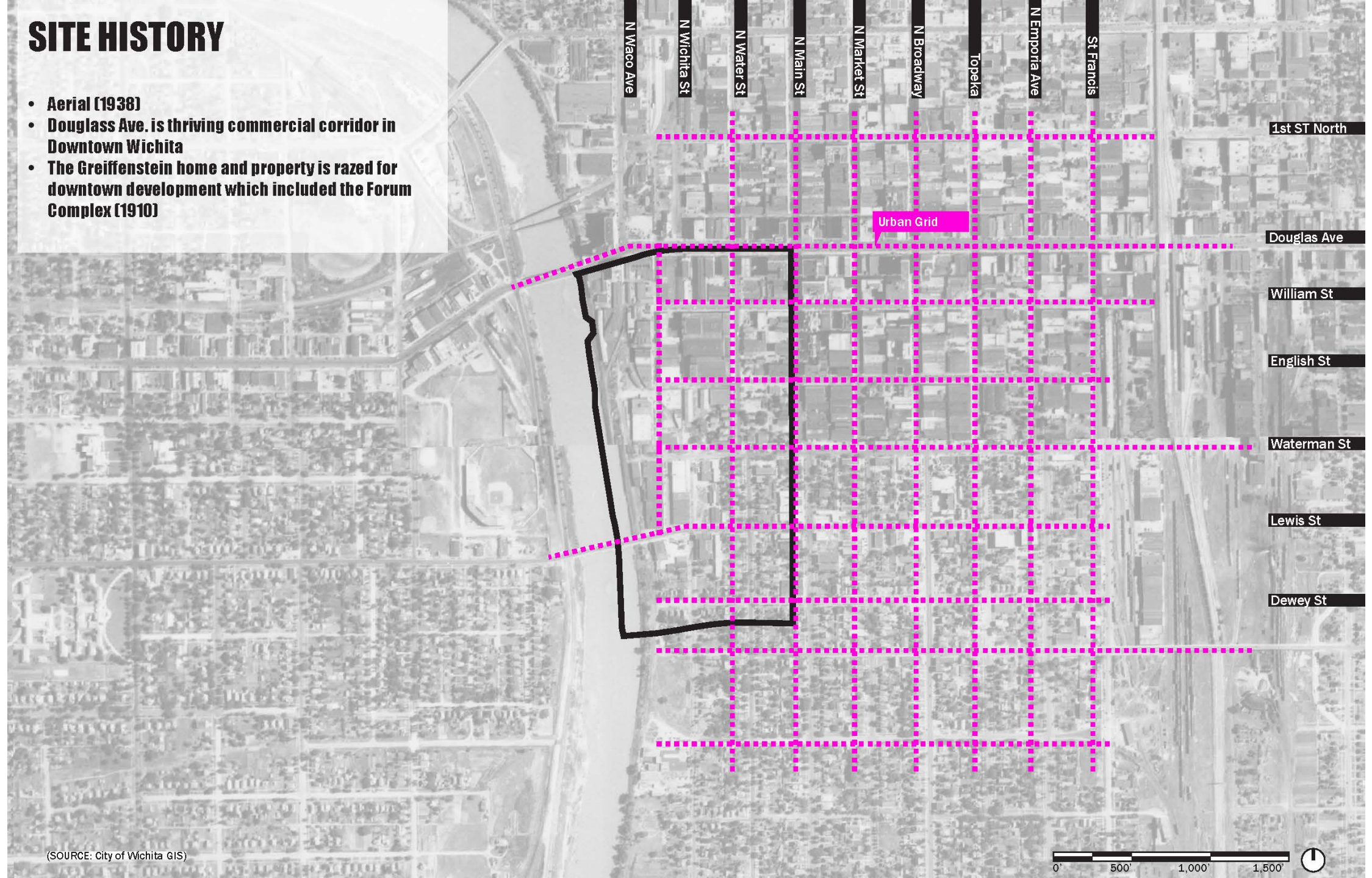
(SOURCE: City of Wichita GIS)





# SITE HISTORY

- **Aerial (1938)**
- **Douglass Ave. is thriving commercial corridor in Downtown Wichita**
- **The Greiffenstein home and property is razed for downtown development which included the Forum Complex (1910)**



(SOURCE: City of Wichita GIS)

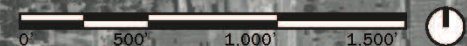


# SITE HISTORY

- **Aerial (1950)**
- **During WWII, Wichita Municipal Airport becomes Wichita Army Airfield & Boeing Airplane Co. No. 1 which becomes major manufacturing center for Boeing B-29 Bomber (1939-1945)**
- **Construction on Wichita-Valley Center Protection Project begins (1950)**



(SOURCE: City of Wichita GIS)





# SITE HISTORY

- Aerial (1968)
- Wichita & Valley Center Local Protection Project ("The Big Ditch") Construction Complete
- The Forum Complex along with another 128 Structures Razed for Urban Renewal Project
- Water St. & William St. Reconfigured & Broken
- Wichita St. & English St. Reduced
- Century II Convention Center Construction & Library Construction Begins
- US-400 Highway (Kellogg Dr.) constructed



(SOURCE: City of Wichita GIS)

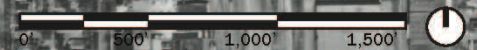


# SITE HISTORY

- **Aerial (1974)**
- **Century II Convention Center Construction Complete and Opened for Wichita Centennial (1970)**
- **Garvey Center Constructed**



(SOURCE: City of Wichita GIS)





# SITE HISTORY

- **Aerial (1974)**
- **Century II Convention Center Construction Complete and Opened for Wichita Centennial (1970)**
- **Garvey Center Constructed**



(SOURCE: City of Wichita GIS)



# SITE HISTORY

- **Aerial (1997)**
- **Lewis St. Bridge Reconstructed**
- **Bob Brown Expo Hall (1986) & Hyatt Regency Hotel (1997) Constructed**
- **Waterman & English St. Reduced**

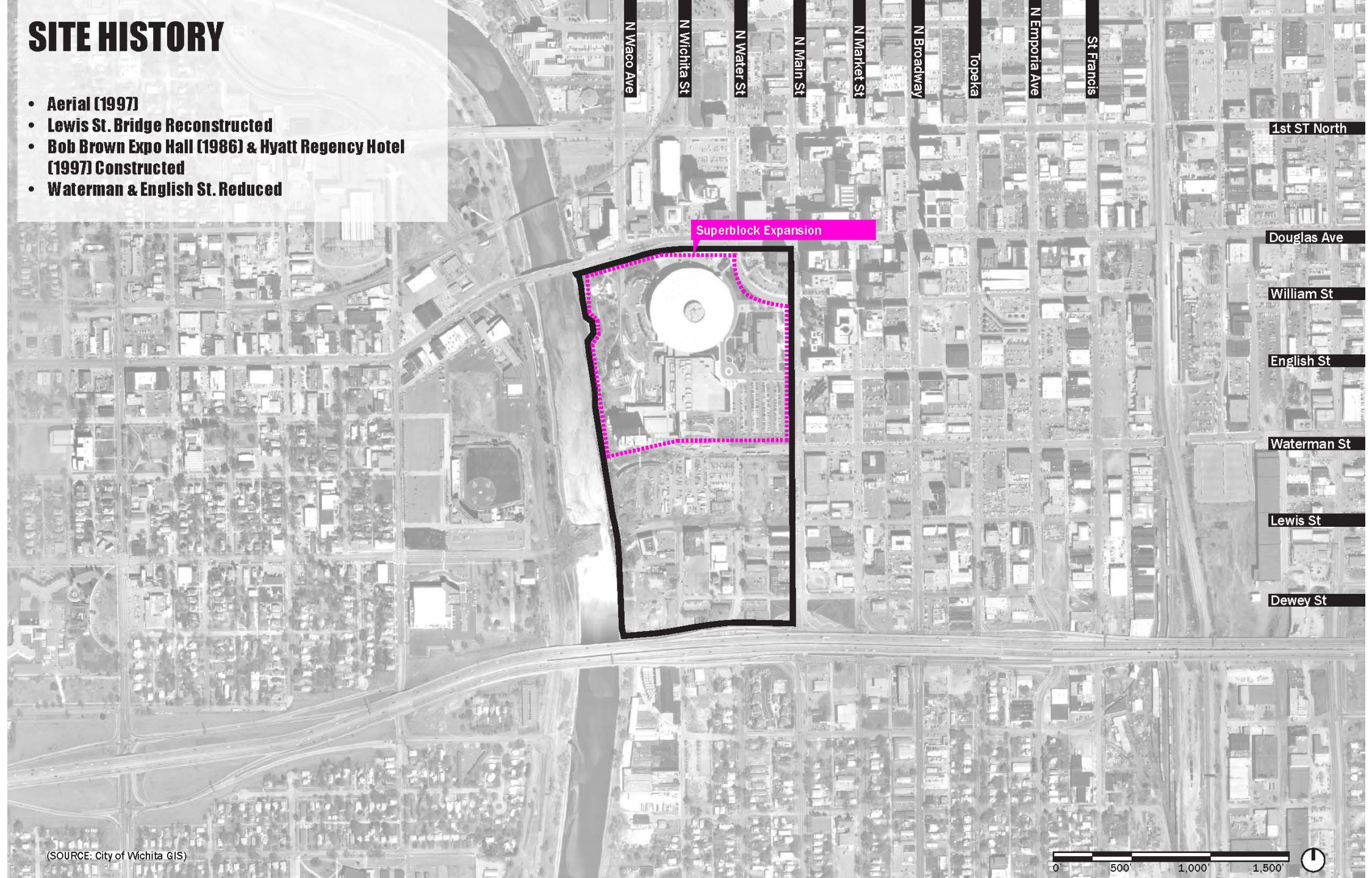


(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Aerial (1997)
- Lewis St. Bridge Reconstructed
- Bob Brown Expo Hall (1986) & Hyatt Regency Hotel (1997) Constructed
- Waterman & English St. Reduced



(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Aerial (2000)
- Railroad Bridge Removed
- Exploration Place Constructed



(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Aerial (2008)
- Waterwalk Development Construction Begins
- Intrust Bank Arena Construction Begins
- Lewis St. Bridge is Rerouted to Waterman St.

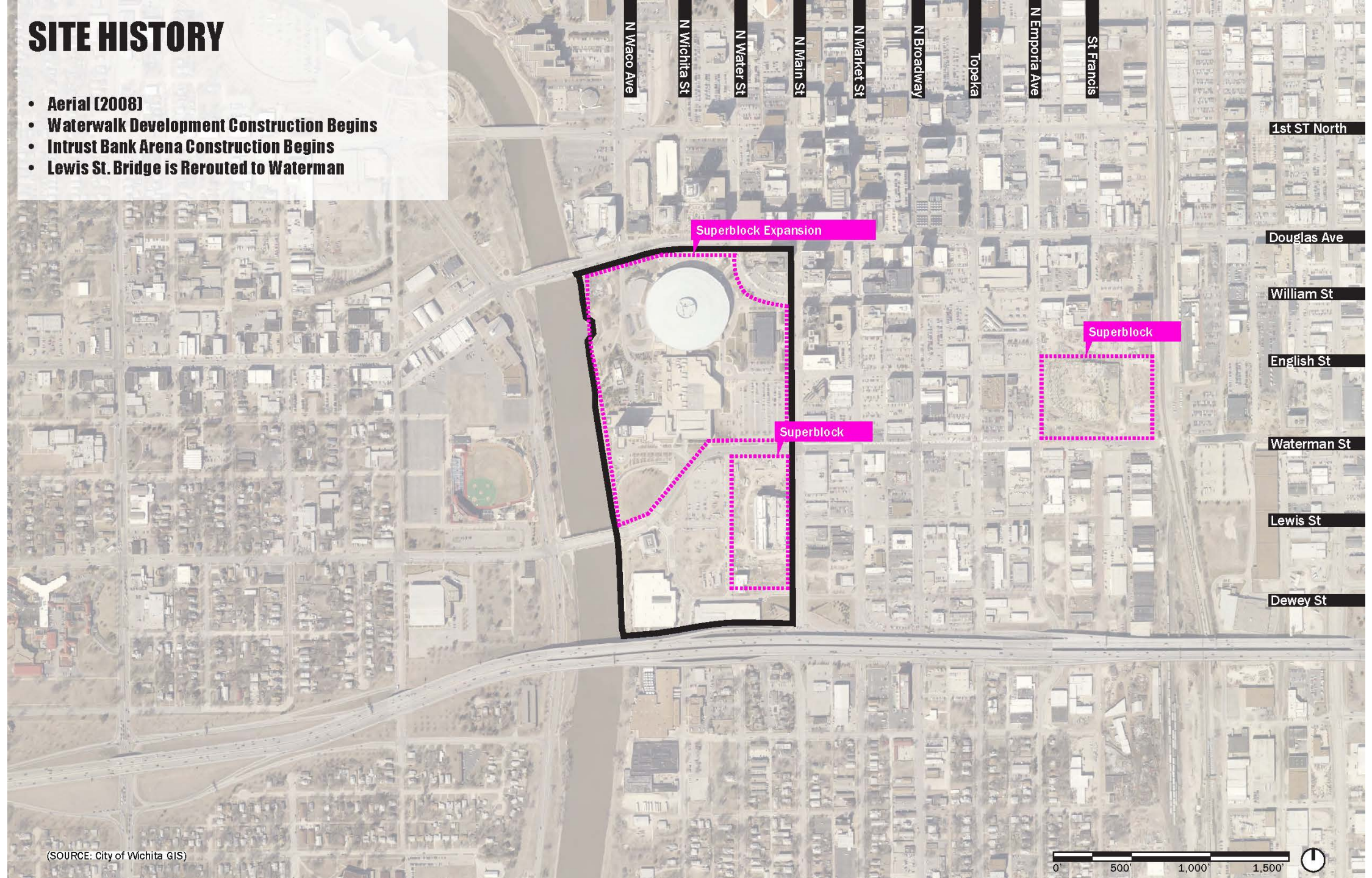


(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Aerial (2008)
- Waterwalk Development Construction Begins
- Intrust Bank Arena Construction Begins
- Lewis St. Bridge is Rerouted to Waterman



(SOURCE: City of Wichita GIS)



# SITE HISTORY

- Aerial (2019)



(SOURCE: City of Wichita GIS)

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, 001A-5, 1,000' D, 10N, 1,500' S U Community



# SITE HISTORY

- Aerial (2019)



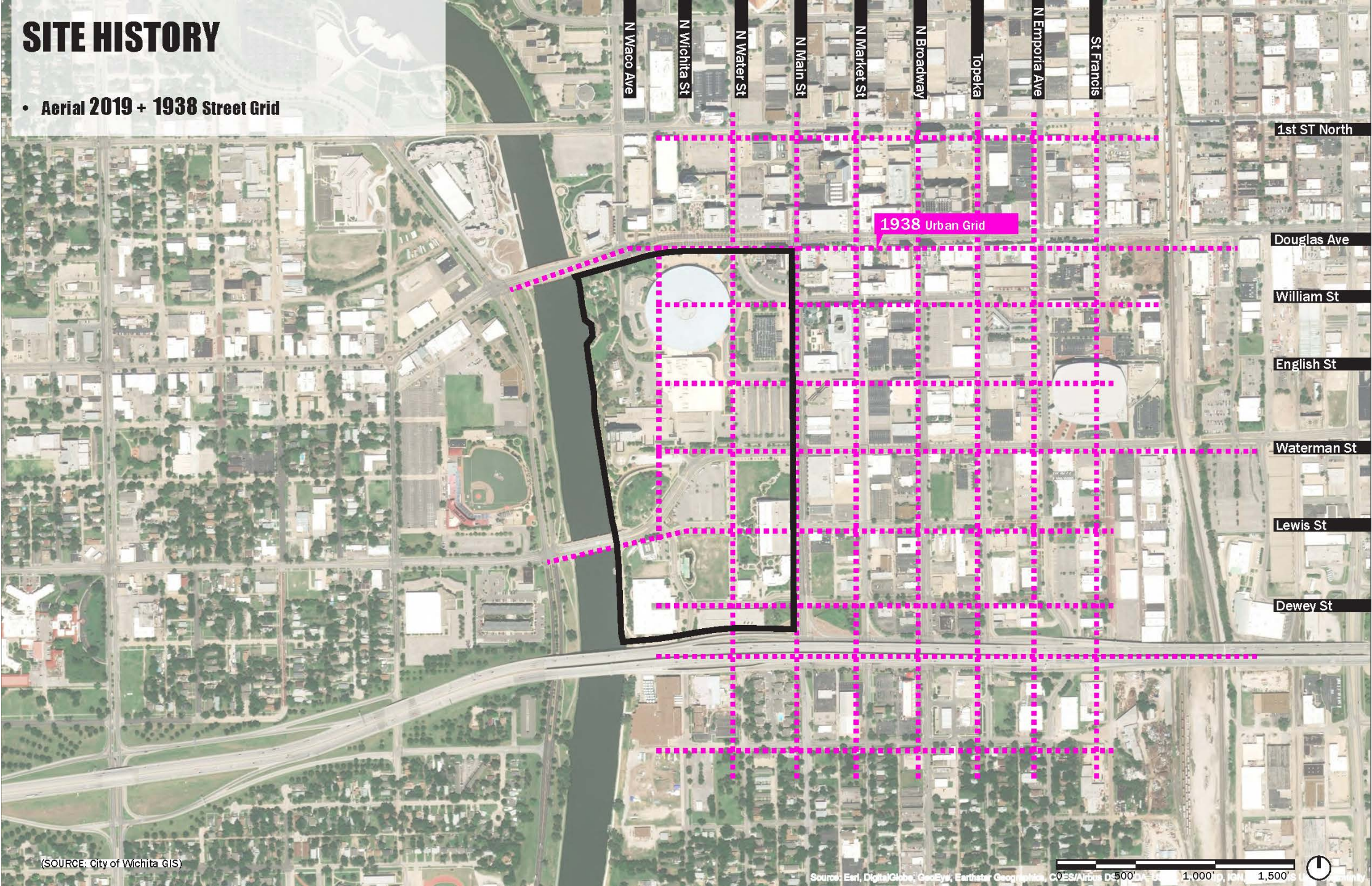
(SOURCE: City of Wichita GIS)

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus D-500, USDA, 1,000' 1,500'



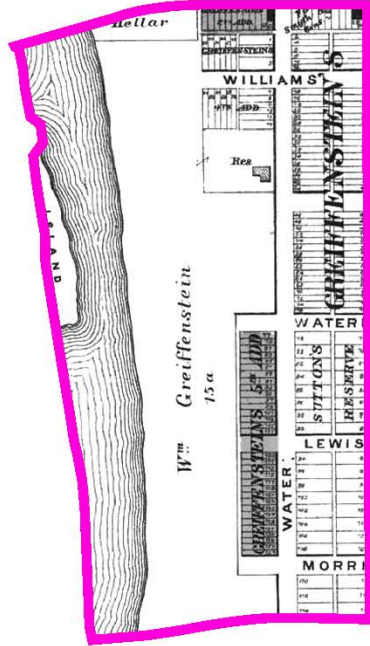
# SITE HISTORY

• Aerial 2019 + 1938 Street Grid



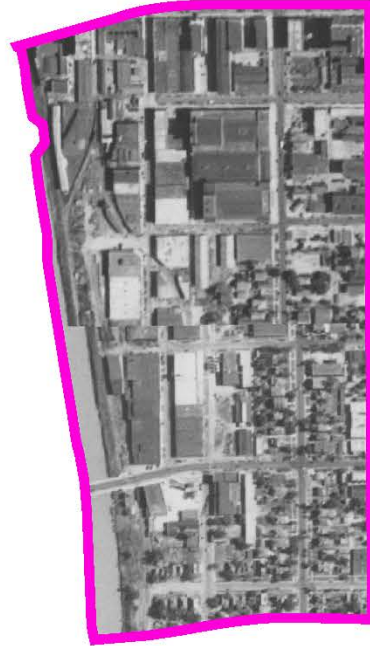


# SITE HISTORY



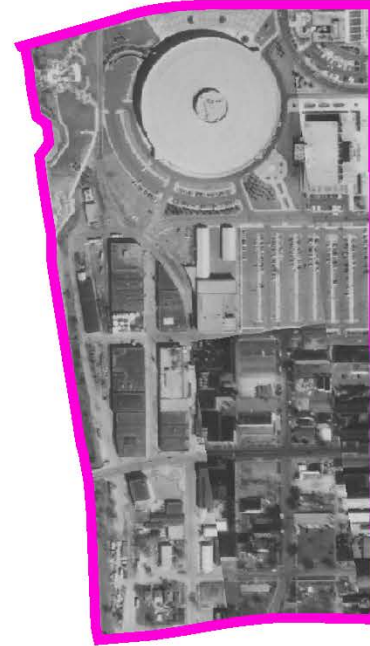
1882

- 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.



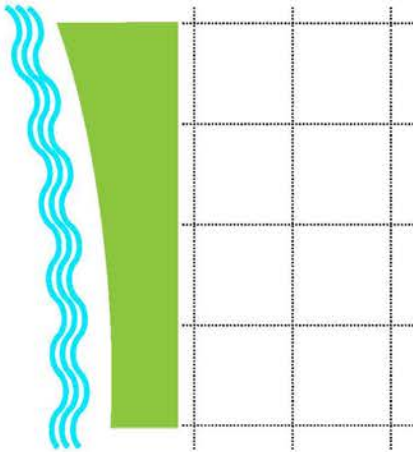
2019

- 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.



# SITE HISTORY

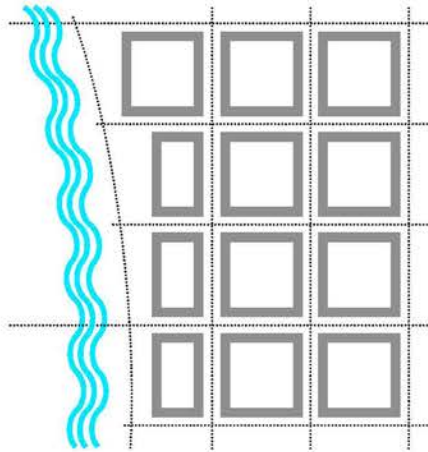
**CITY & RIVER**



**CITY ORIGIN**



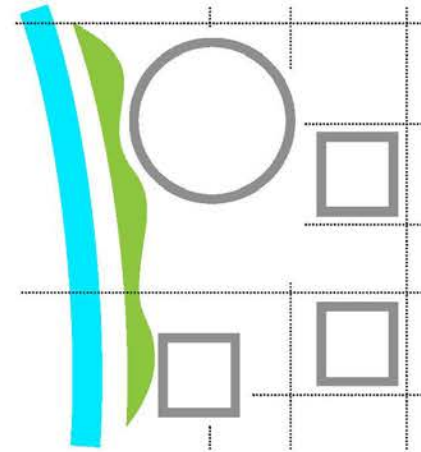
**CITY > RIVER**



**MID-CENTURY CITY**



**CITY [ RIVER ]**



**PRESENT CITY**

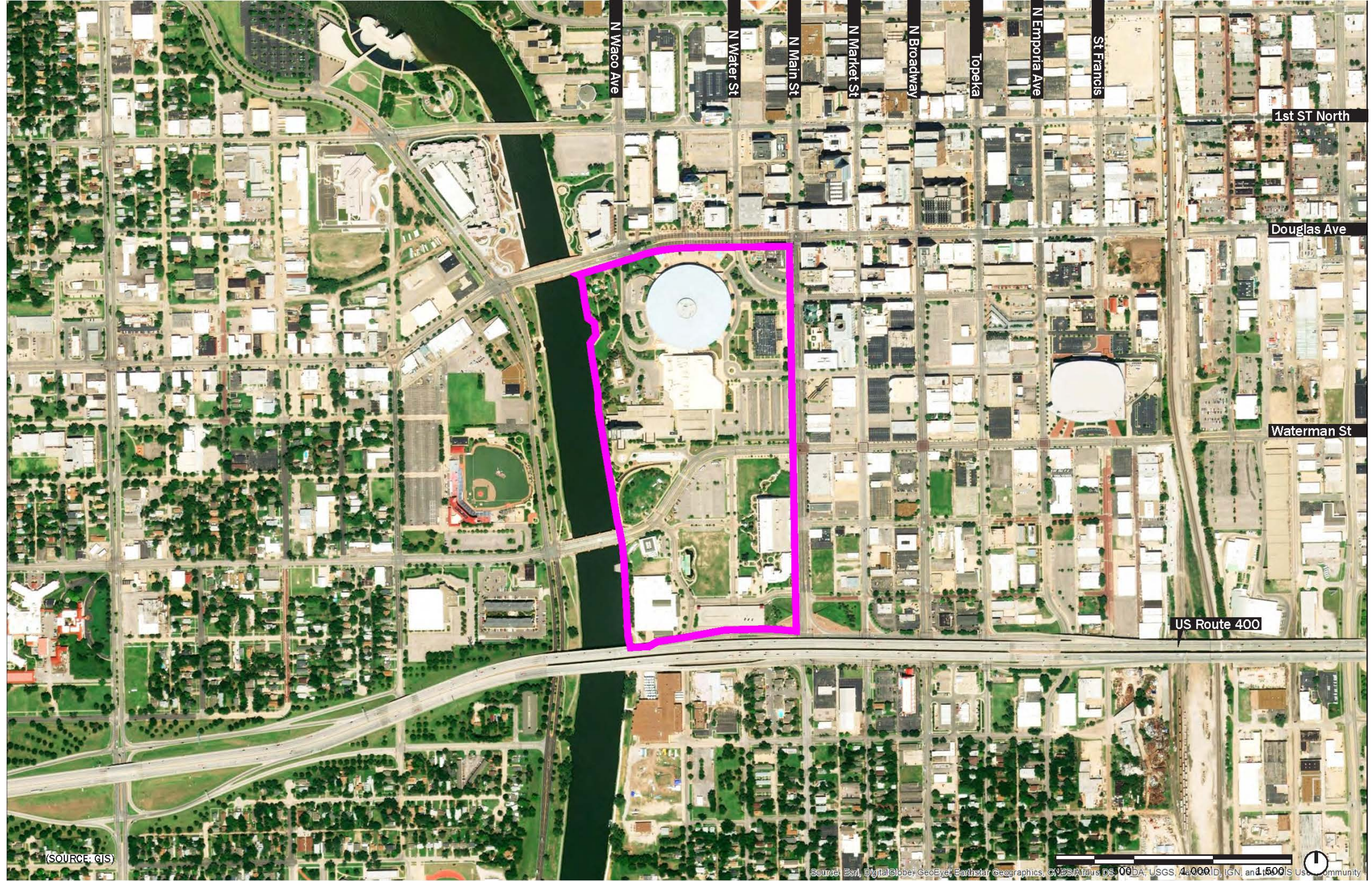


**RIVERCITY?**



**FUTURE CITY**





N Waco Ave

N Water St

N Main St

N Market St

N Broadway

Topoka

N Emporia Ave

St Francis

1st ST North

Douglas Ave

Waterman St

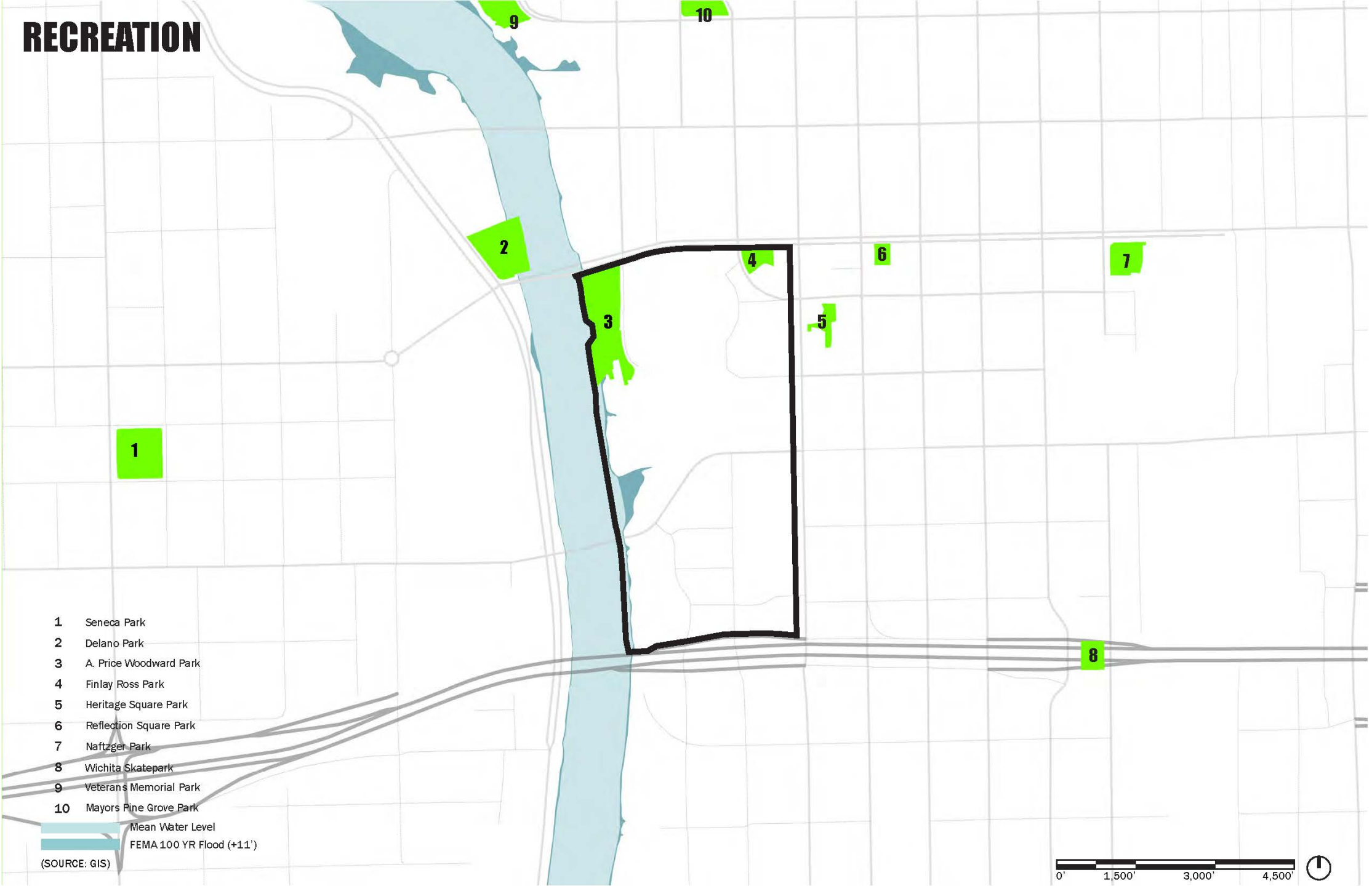
US Route 400

(SOURCE: GIS)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA/USGS, 4,000, IGN, and 1,500 USGS US Community



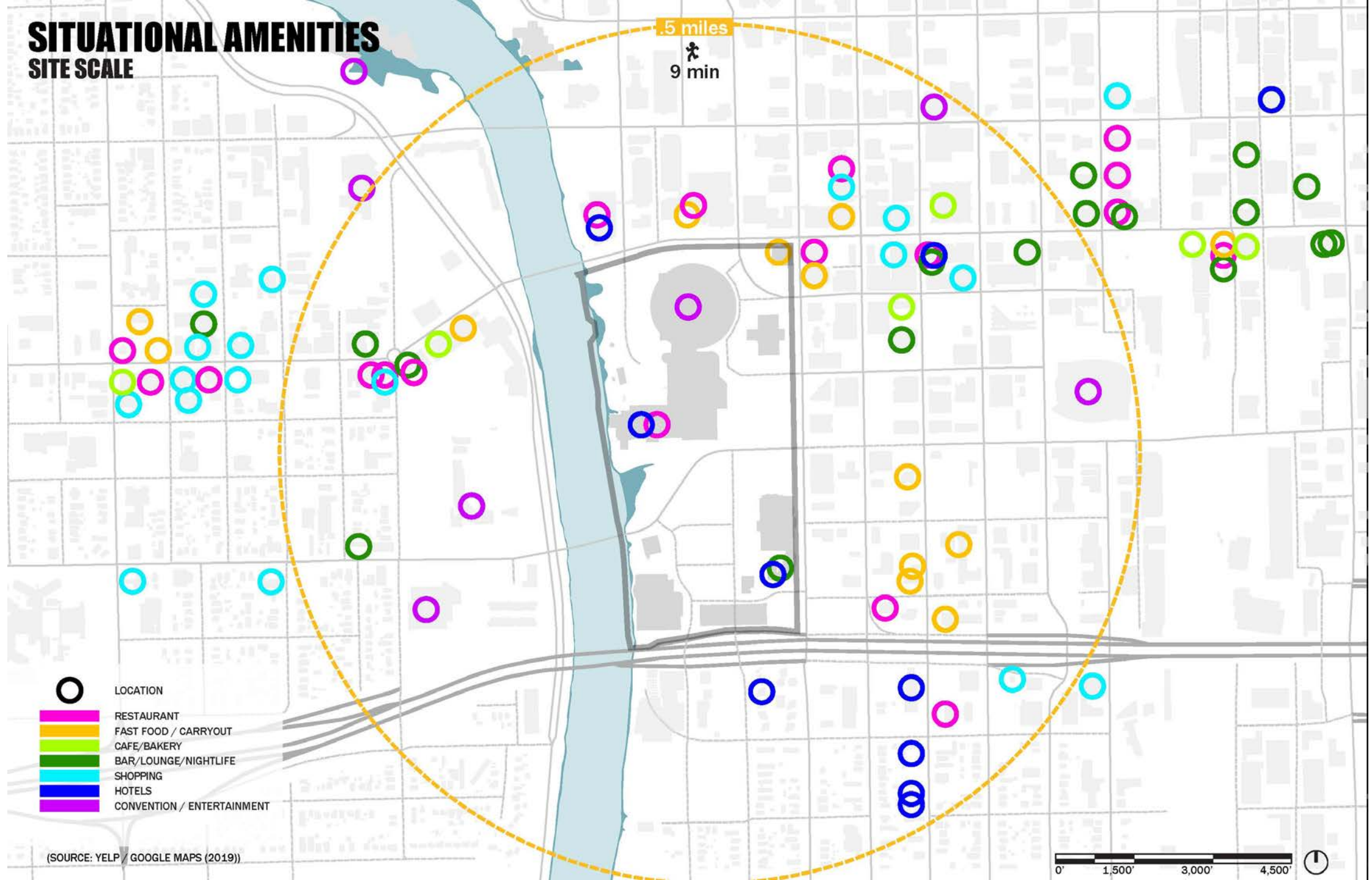
# RECREATION





# SITUATIONAL AMENITIES

## SITE SCALE





# EVENTS



Wichita Asian Festival [32]



Autumn and Art [10]



ICT Blocktober Fest [30]



Illuminations [11]



Wingapalooza [19]



Wichita Taco Festival [5]



Open Streets ICT [28]



Wichita Pride Parade [20]



Prairie Fire Marathon [14]



Wichita Riverfest [15]



River Run [16]



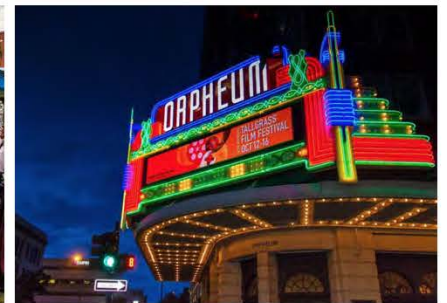
Red White and Boom [22]



St. Patrick's Day Parade [12]



Great Plains Renaissance Festival [2]



Tallgrass Film Festival [31]



Anime Festival Wichita [25]



Zoobilee [7]



Automobilia Car Show [17]



Gladiator Dash [3]



Praireland Beer and Music Festival [6]



# EVENTS SITE SCALE

.5 miles  
9 min



JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC



# EVENTS CITY SCALE

- 1 Wichita Jazz Festival
- 2 Great Plains Renaissance Fest
- 3 Wichita Gladiator Dash
- 4 Wichita Open Golf Tournament
- 5 Wichita Taco Festival
- 6 Prairieland Beer + Music Festival
- 7 Zoobilee
- 8 ICT Fest
- 9 Avenue Art Days
- 10 Autumn and Art
- 11 Illuminations



DURATION  
OF DAYS

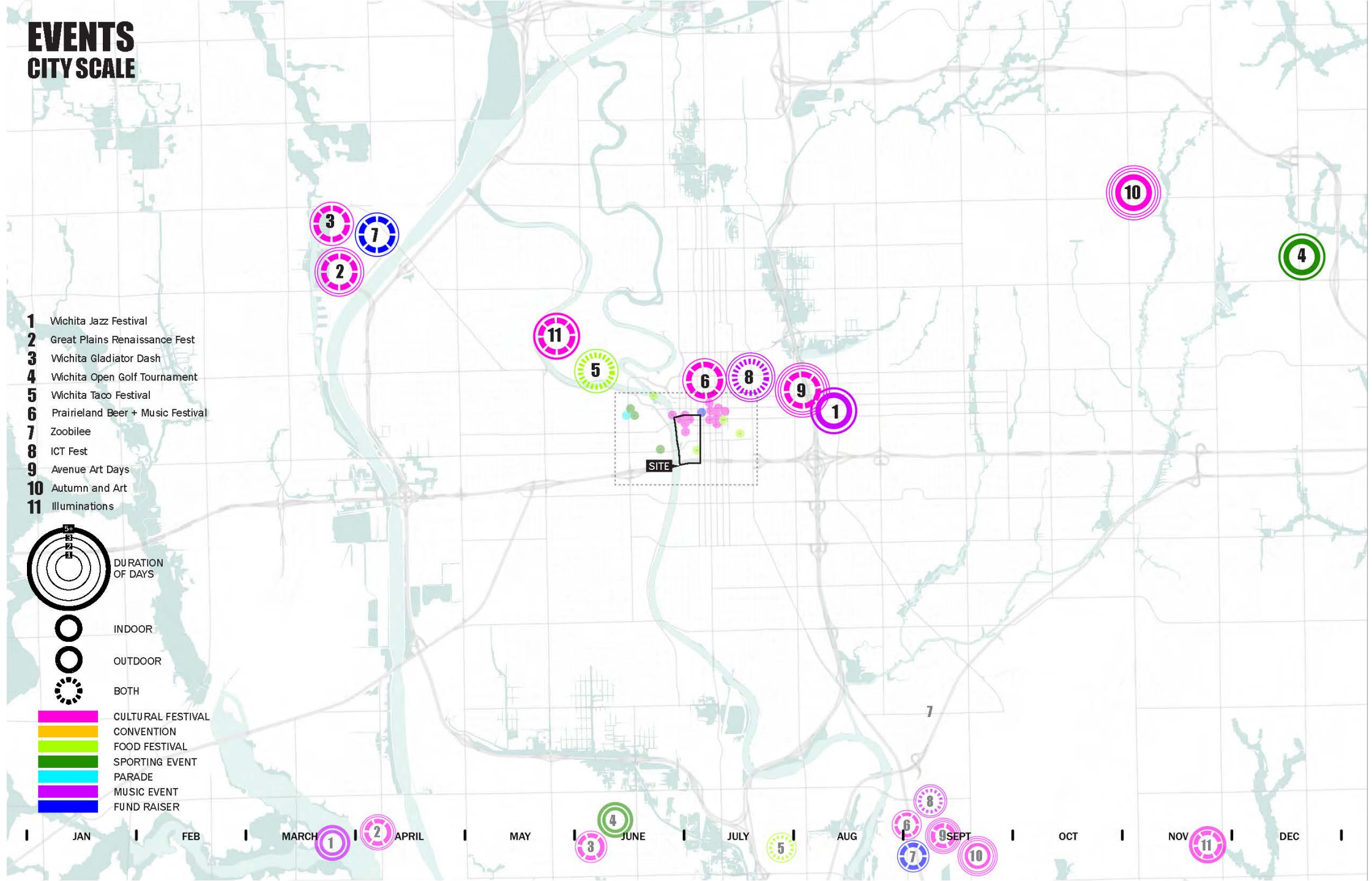
INDOOR

OUTDOOR

BOTH

- CULTURAL FESTIVAL
- CONVENTION
- FOOD FESTIVAL
- SPORTING EVENT
- PARADE
- MUSIC EVENT
- FUND RAISER

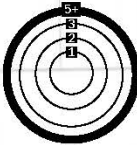
JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC





# EVENTS SITE SCALE

- 12 St. Patrick's Day Parade
- 13 Chisholm Trail Marathon
- 14 Prairie Fire Marathon
- 15 Wichita Riverfest
- 16 River Run
- 17 Automobilia Car Show
- 18 Wichita Music Theatre Season
- 19 Wingapalooza
- 20 Wichita Pride Parade
- 21 Dinner in the Park
- 22 Red White and Boom
- 23 NBC World Series
- 24 Final Fridays
- 25 Anime Festival Wichita
- 26 ICT Pizza Festival
- 27 ICT Comic Con
- 28 Open Streets ICT
- 29 Wagonmasters Downtown Chili Cookoff
- 30 ICT Blocktober Fest
- 31 Tallgrass Film Festival
- 32 Wichita Asian Festival
- 33 Air Capital Comic Con



DURATION  
OF DAYS



INDOOR

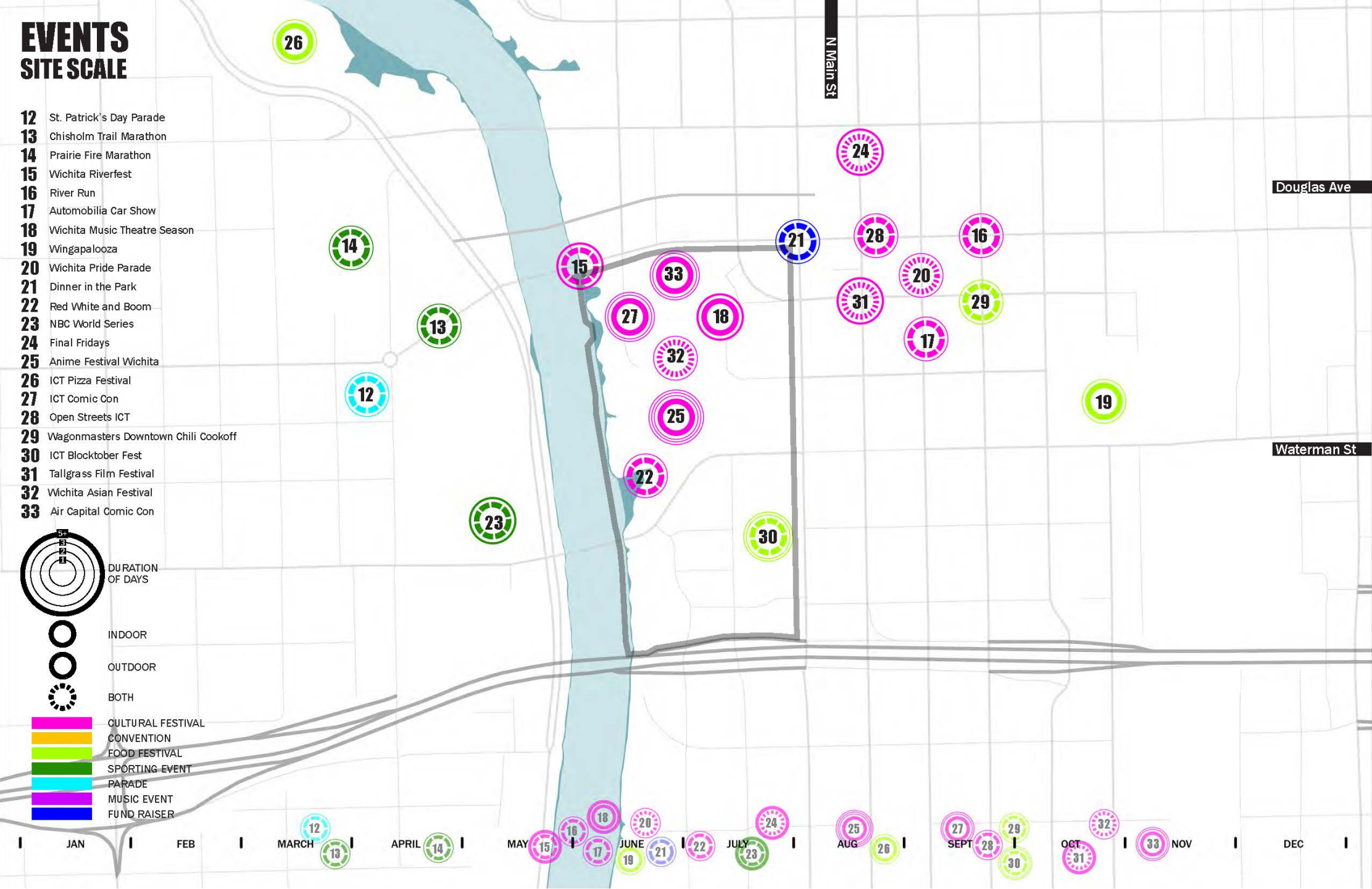


OUTDOOR



BOTH

- CULTURAL FESTIVAL
- CONVENTION
- FOOD FESTIVAL
- SPORTING EVENT
- PARADE
- MUSIC EVENT
- FUND RAISER



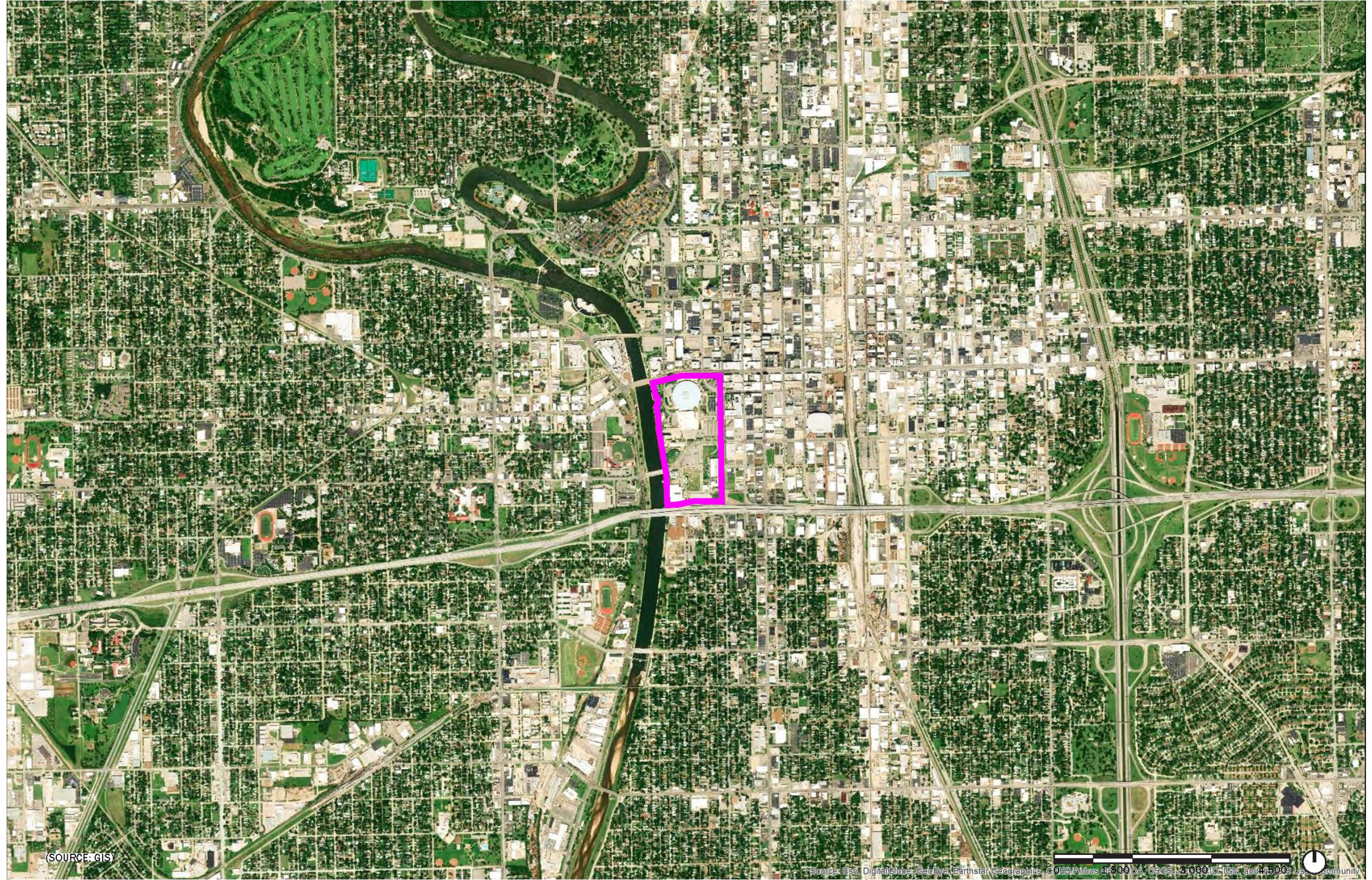


# URBAN CORE

SCALE: 1" = 1,500'



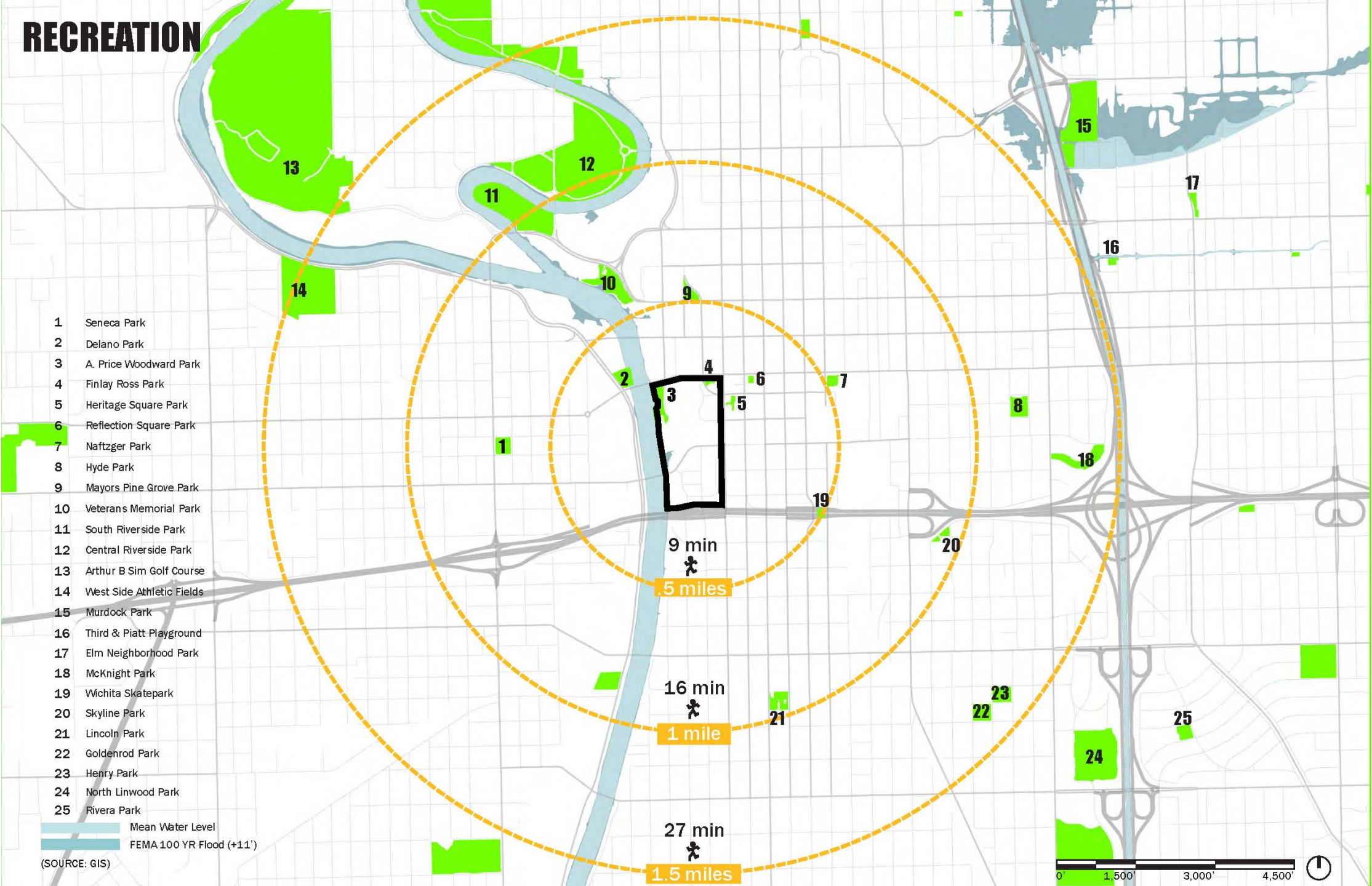




(SOURCE: GIS)



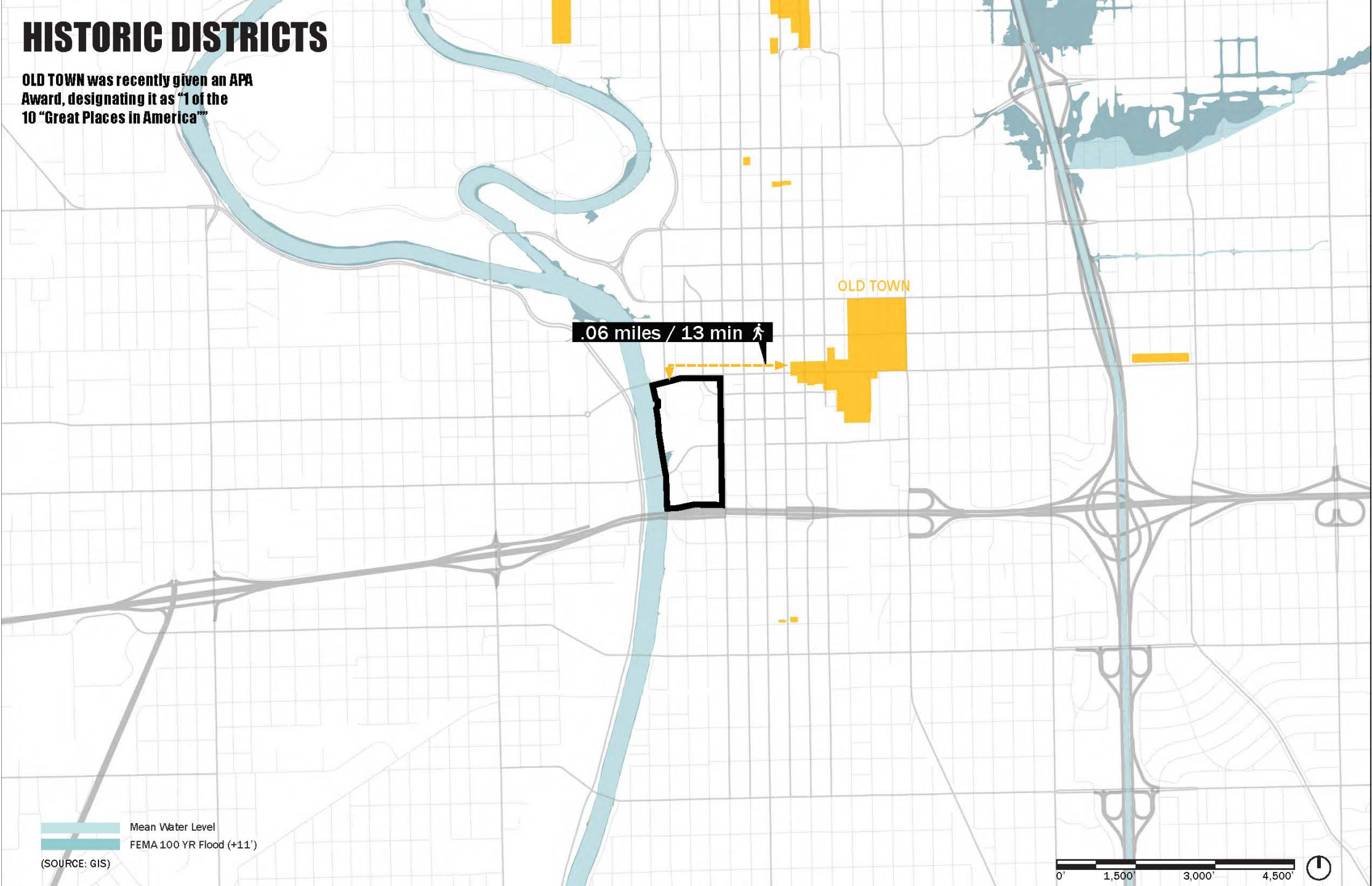
# RECREATION





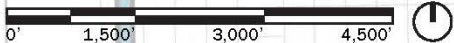
# HISTORIC DISTRICTS

OLD TOWN was recently given an APA Award, designating it as "1 of the 10 "Great Places in America""



Mean Water Level  
FEMA 100 YR Flood (+11')

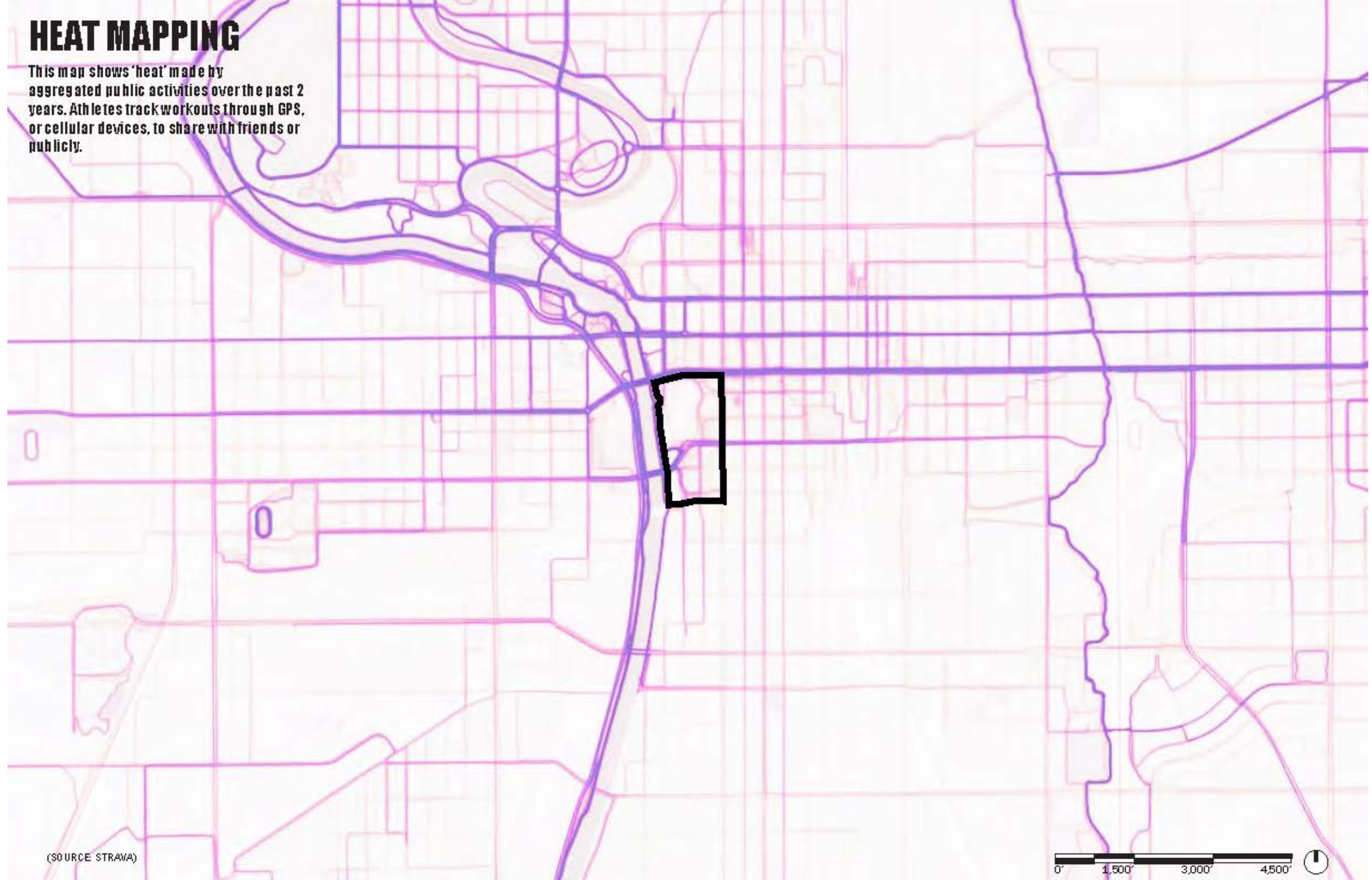
(SOURCE: GIS)





# HEAT MAPPING

This map shows 'heat' made by aggregated public activities over the past 2 years. Athletes track workouts through GPS, or cellular devices, to share with friends or publicly.



(SOURCE STRAVA)





# **URBAN CORE OPPORTUNITIES**



# OPPORTUNITY

What is the site to the Greater Downtown Wichita Area?



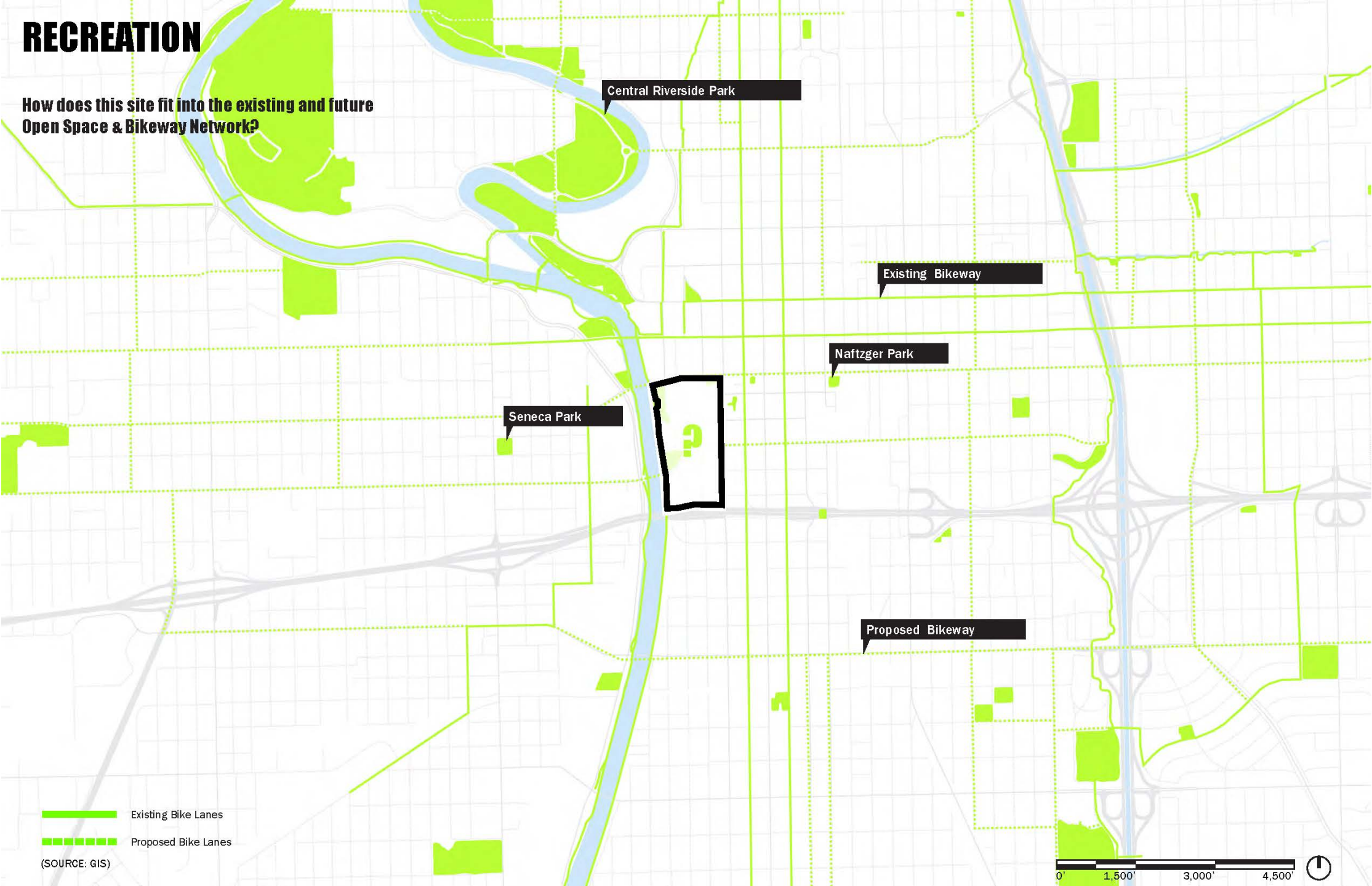
(SOURCE: GIS)





# RECREATION

How does this site fit into the existing and future Open Space & Bikeway Network?



- Existing Bike Lanes
- Proposed Bike Lanes

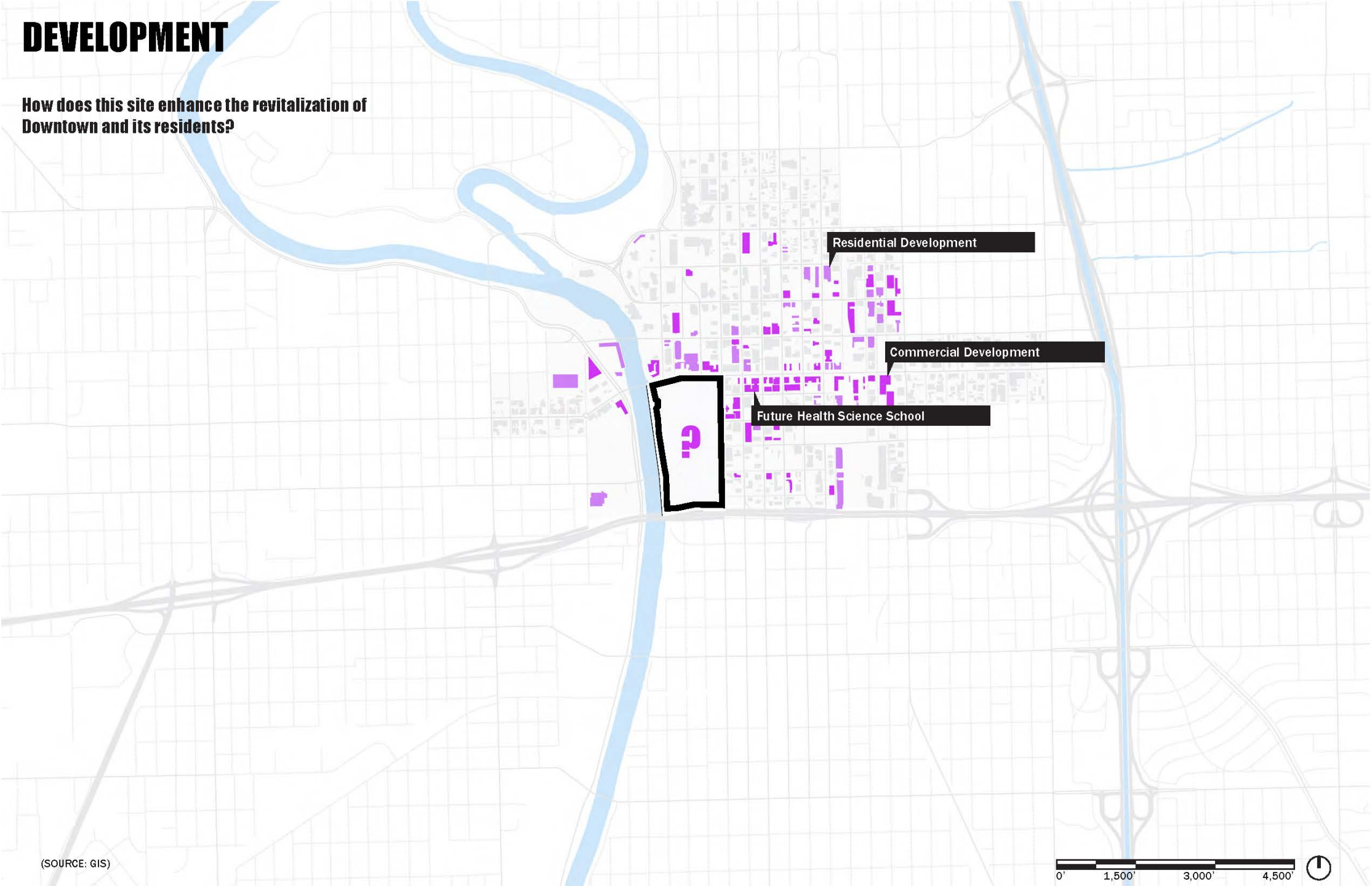
(SOURCE: GIS)





# DEVELOPMENT

How does this site enhance the revitalization of Downtown and its residents?

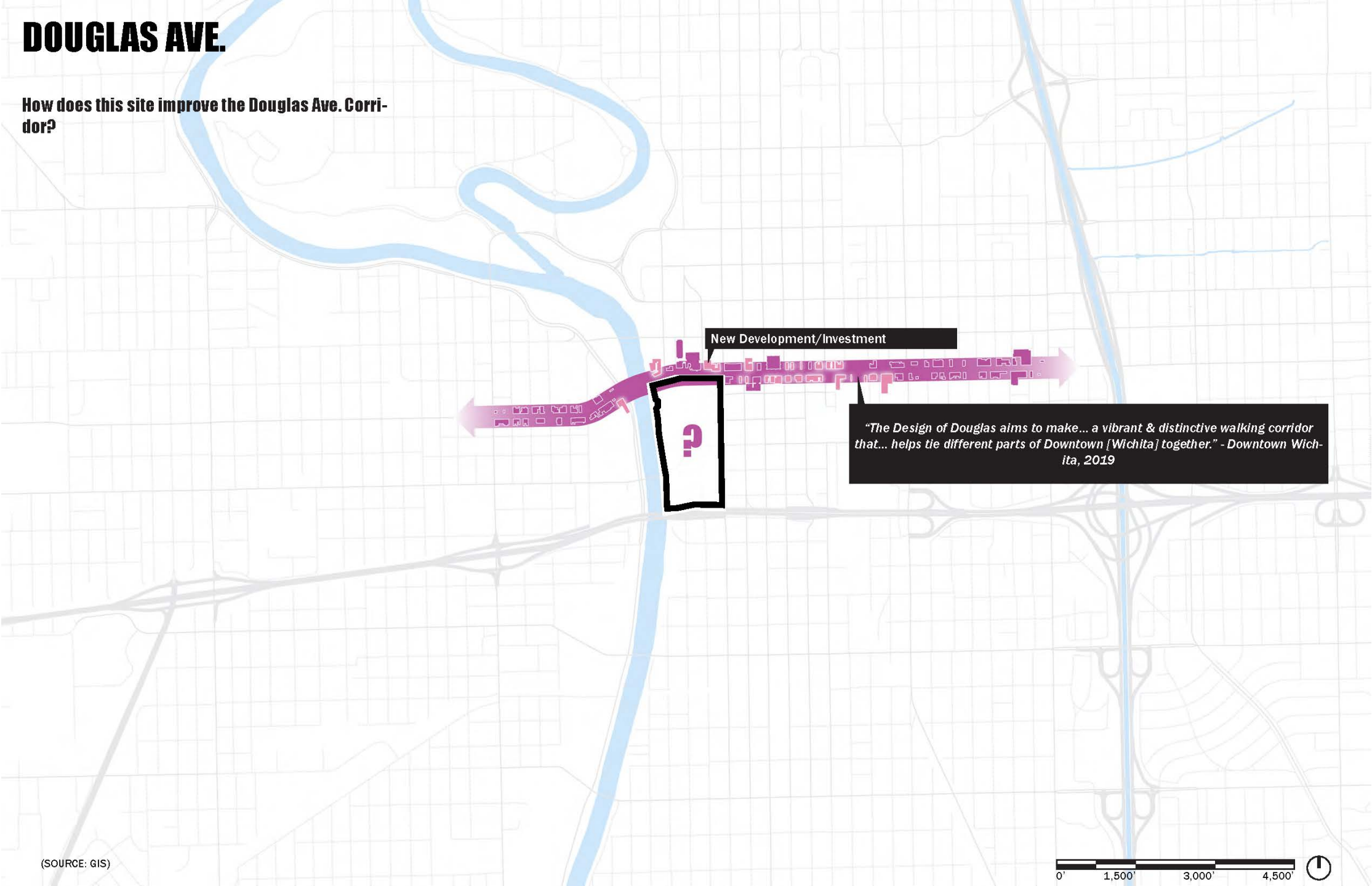


(SOURCE: GIS)



# DOUGLAS AVE.

How does this site improve the Douglas Ave. Corridor?

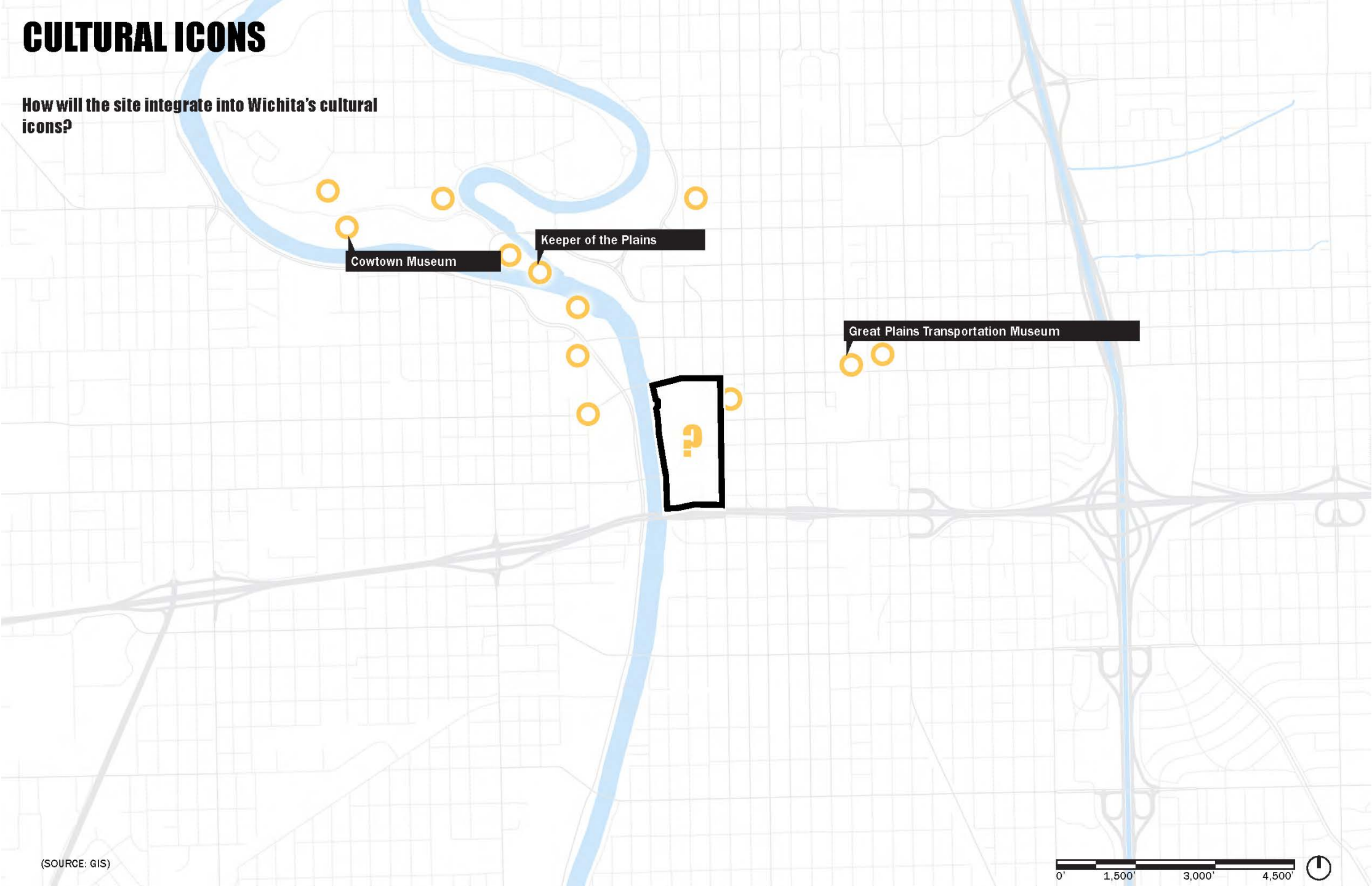


(SOURCE: GIS)



# CULTURAL ICONS

How will the site integrate into Wichita's cultural icons?

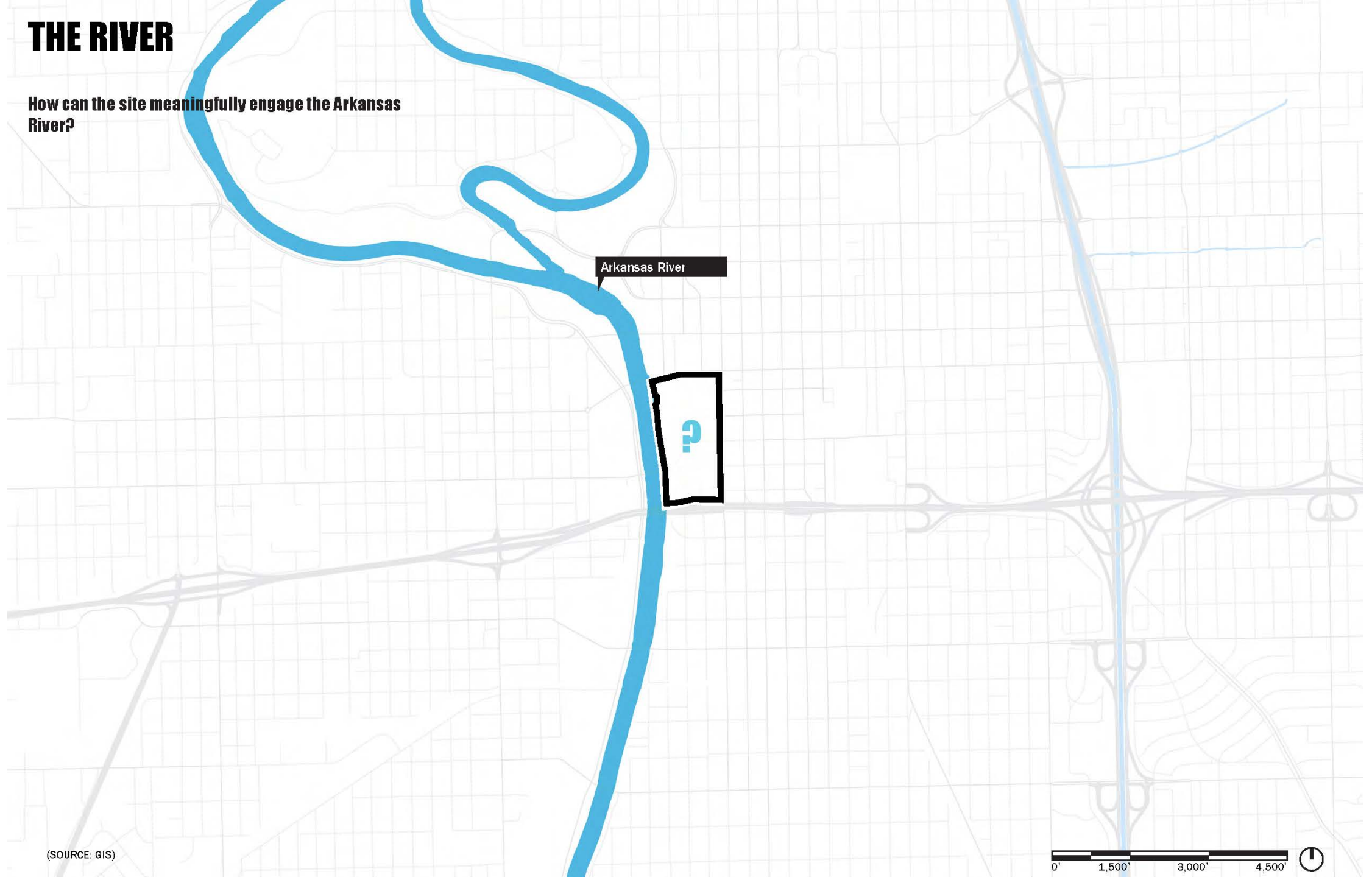


(SOURCE: GIS)



# THE RIVER

How can the site meaningfully engage the Arkansas River?

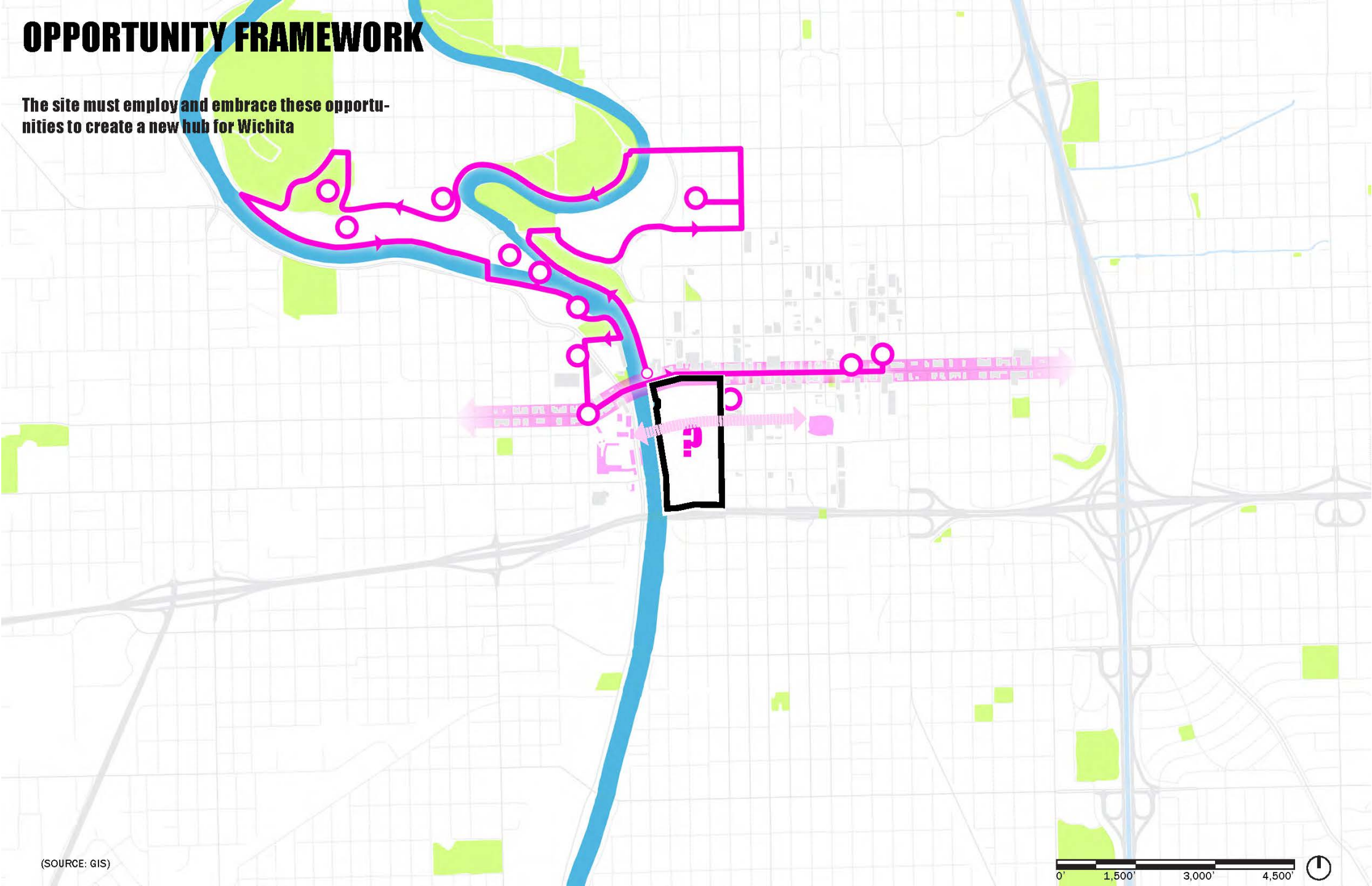


(SOURCE: GIS)



# OPPORTUNITY FRAMEWORK

The site must employ and embrace these opportunities to create a new hub for Wichita



(SOURCE: GIS)

