

Figure 8.01: Envisioning Possibilities

Naftzger Green

A New Vibrant Downtown Civic Space

The Naftzger Green proposal leverages the regional economic draw of the Intrust Bank Arena, the up and coming Saint Francis corridor, and the Old Town District to create a catalytic civic space and urban mixed-use development.

Wichita is a physically, economically, and culturally growing urban city. Therefore, it needs adequate green and civic spaces to accommodate residents and visitors. Naftzger Green has the potential to serve as downtown Wichita's iconic urban green space. With the location just north of the Intrust Bank Arena and slightly west of Old Town, our site is in a high traffic area. This traffic flow will pull everyday users, as well as event goes into our site and ultimately along Saint Francis with the proposed pedestrian corridor. Recognizing the site's high profile location the proposal capitalizes on that value. Currently, Naftzger Park is a popular hang out for the local homeless. Developing a more open site plan for Naftzger Park could reduce the area's undesirable population.

Urbanizing the space in the most resilient way is also a high priority. The opportunity and responsibility to revamp and expand the green space on site is critical. Surrounding the site is mixed-use buildings including residential with diverse demographics. Catalyst Site 8 already exhibits a unique social atmosphere comprised of everyday and occasional patrons. This is an exciting chance to bring together an expanded sense of community. Opportunities are also available where the existing Spaghetti Works building stands and its adjacent surface parking. The vision for this area is to serve as a retail, restaurant, social hub attracting the entire city of Wichita while providing increased residential opportunities and amenities.

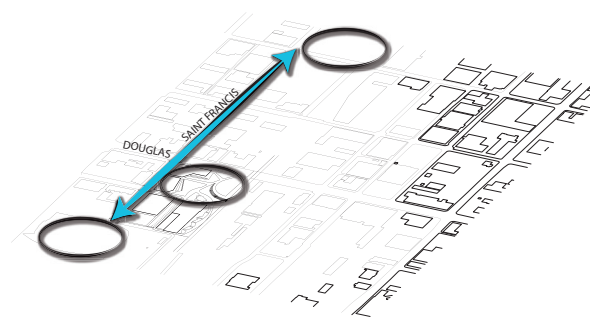


Figure 8.02: Saint Francis Anchors

Goals

- Create an iconic urban green space
- Use site as a destination point within the city of Wichita
- Connect Intrust Bank Arena to Old Town
- Provide spaces for interaction and community gatherings
- Create a pedestrian corridor along Saint Francis St.
- Develop a functionally diverse space
- Increase opportunities for urban agriculture and local markets
- Improve urban quality of life

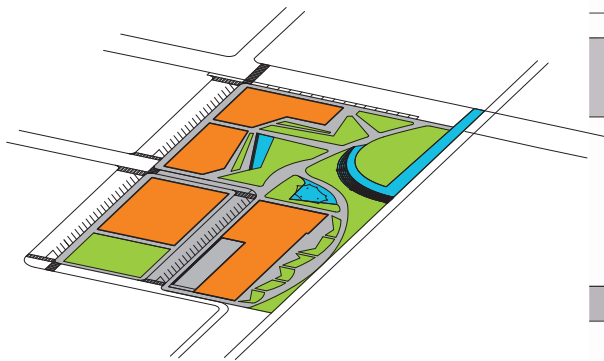


Figure 8.03: Land Use

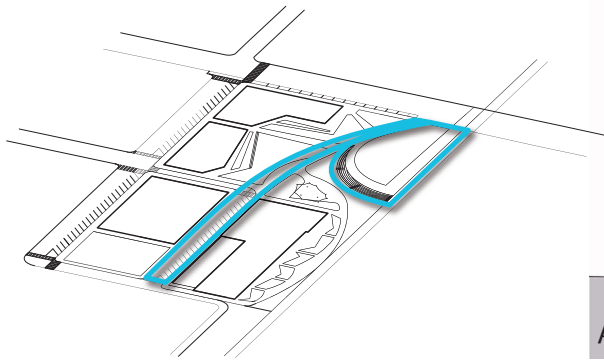


Figure 8.04: Site Framework

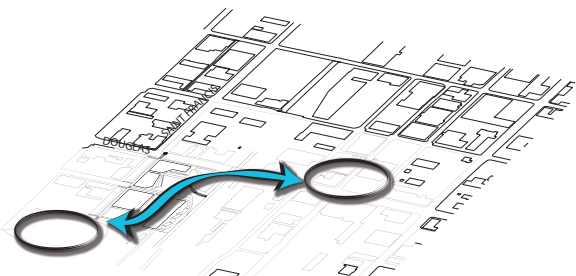


Figure 8.05: Old Town Expansion



Figure 8.06: Busy Site On A Festival Day

Parks	Plazas	District Parking		
1.9 AC	0.1 AC	127 Stalls		
Residential	Storefront	Office	Entertainment	
74 Units	45,203 SF	132,535 SF	31,408 SF	

Figure 8.07: Site Metrics

Objectives

- Revamp the existing Naftzer Park and open it up to the surrounding buildings and streets
- Propose mixed-use buildings that offer first floor retail/restaurants that engage pedestrians within the site
- Connect the site to Catalyst Site 9 along St. Francis Street by proposing a cohesive streetscape improving the street as a pedestrian corridor
- Use space to influence development of Saint Francis St.
- Use Catalyst Site 9 and Intrust Bank Arena as anchors for a pedestrian corridor
- Offer various plaza and green spaces that provide opportunities for people to gather
- Give event goers a place to occupy before and after programs
- Design a space to evoke thought and emotion
- Create a space that adequately adapts, changes, and evolves with the surrounding city
- Design a space that interacts with nature and allows visitors to subconsciously experience urban wilderness
- Create a space that adequately adapts, changes, and evolves with the surrounding city

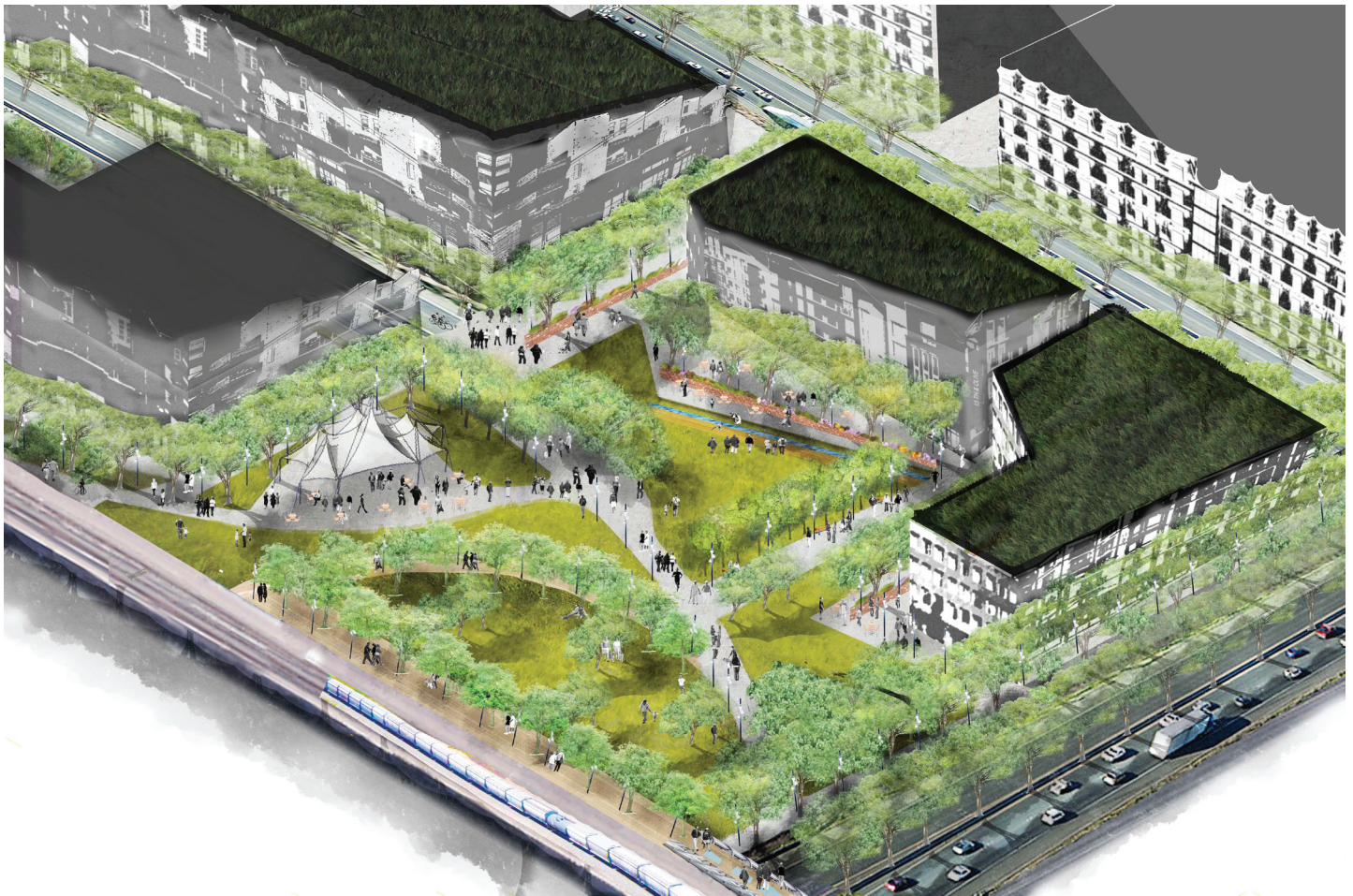


Figure 8.08: Typical Day At Naftzger Green

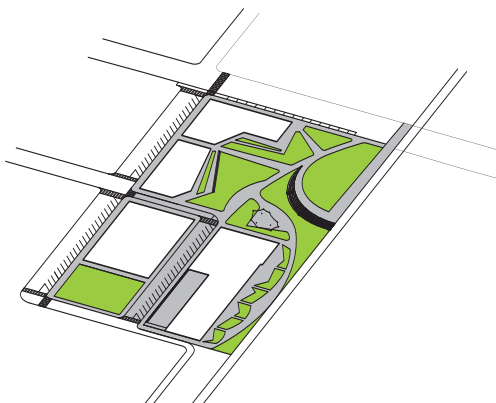


Figure 8.09: Surface: Paved vs Vegetative

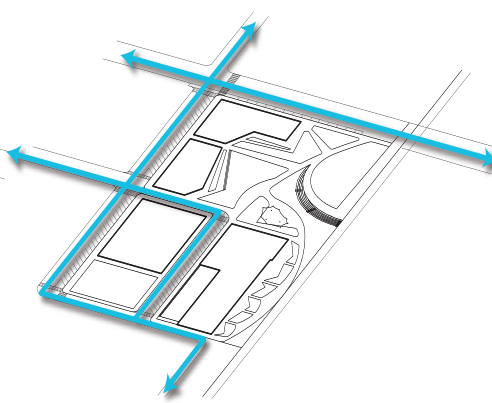


Figure 8.10: Vehicular Circulation

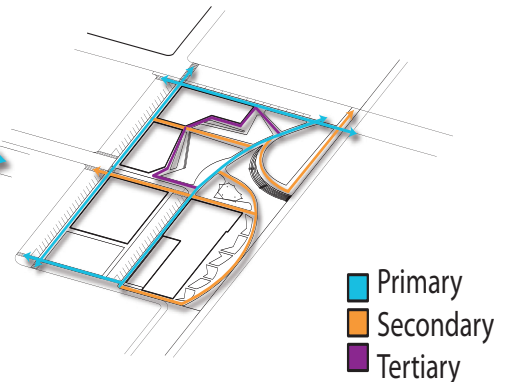


Figure 8.11: Pedestrian Circulation

Phase 1

Naftzger Green's Phase 1 process would focus on the retrofit of the existing Naftzger Park. The corner of Douglas and Saint Francis would be reinforced with mixed-use, five story buildings. First floor would offer plenty of retail space for offices, restaurants, small business, cafes, specialty shops, or small gyms or grocers. Street appeal would increase due to the influx in pedestrian level opportunity. The second floor could accommodate more office or loft space for local businesses and residents searching for a safe neighborhood with nice views. Third, fourth, and fifth stories would be for residential use. Various size apartments and lofts would be offered to residents for preferential size and location within the building. This type of building organization would be similar to both proposed buildings on site. Residents would benefit from the green roof located on the top story as well as the vast amount of green outside their window. Phase 1 would also include the implementation of the Douglas overlook as well as a new amphitheater space, pavilion, art walk, and water feature. The old Spaghetti Works building would be retrofitted to accommodate the street improvements made along both facades.



Figure 8.12: Saint Francis Revitalization

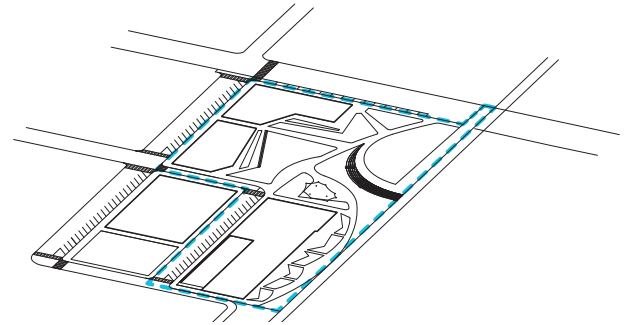


Figure 8.13: Phase 1

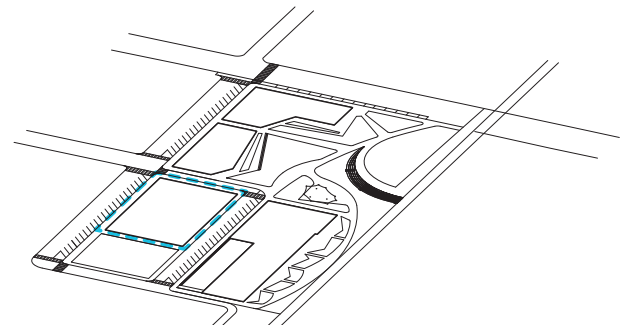


Figure 8.14: Phase 2

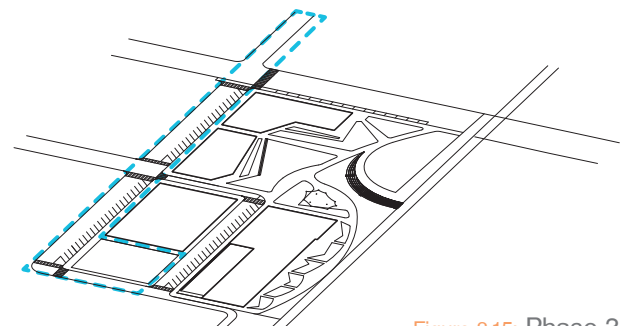


Figure 8.15: Phase 3

Phase 2

With increased amounts of people on site comes the issue of parking. In order to adequately accommodate the park, residents, and visitors another mixed use building is proposed to include a parking structure. The building would have more retail space on the first and second floor. While the third, fourth, and fifth would be additional residential space. This development would emphasize the social atmosphere in the street between the proposed building and old Spaghetti Works.

Phase 3

Phase 3 would include improvements along Saint Francis and an added green space directly north of the Intrust Bank Arena. Reinventing Saint Francis to appeal to a larger variety of people would improve economic, retail, and residential growth in downtown Wichita. Developments would begin to link Naftzger Green and the Intrust Bank Area to the downtown and Old Town districts. This corridor would be supported by pedestrian level attractions all down Saint Francis and continuing down Douglas and into Old Town. With an extension of green space added to the north of the Arena, event goes will be more likely to enter the site and circulate through the entire site and potentially follow Saint Francis. All these phases are important to the urbanization and revitalization of downtown Wichita. Improvements made at the pedestrian level increase land value and social interaction.



Figure 8.16: Walking On The Moon

Art Walk

The proposed art walk running parallel to the existing railroad retaining wall offers visitors an opportunity to enjoy more private outdoor spaces. Art installations would vary from permanent to temporary depending on the artistic mediums and concepts. Revolving art would be incorporated into the original corridor design for an eclectic and evolving environment; therefore, residents and frequent visitors will always be provided new experiences and spaces. The idea of interchangeable installation space will continue to bring visitors back to the park. Also located along this corridor would be private patio space allotted to businesses located in the old Spaghetti Works complex. The multi-functioning space gives a lively and diverse environment encouraging social interaction and exploration.

Reinventing Saint Francis

Developing and improving Saint Francis Street to act as a gateway into Old Town would provide Wichita a cultural corridor. The vision for the avenue is to include spaces such as art galleries, small businesses, boutiques, cafes, restaurants, and a variety of other unique destinations for residents and visitors. This development scheme would finally link the Intrust Bank Arena to downtown and Old Town, both high profile destinations. The corridor also creates a higher level of value to the surrounding context. Property values would continue to rise as a greater number of people begin to gravitate towards the area. Saint Francis would be the creative link that unites the city.

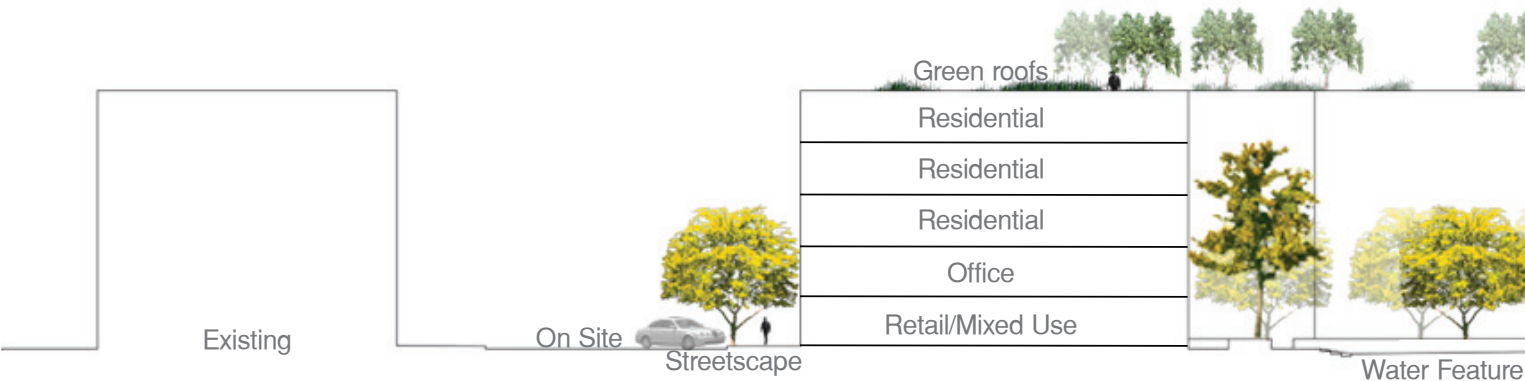




Figure 8.17: A Summer Day At Naftzger Green

The Stream

The in-ground water feature running along the eastern facade of the proposed mixed-use building is intended to give park users a place of refreshment. Patrons would have an opportunity to sit in shade next to the shallow channel while enjoying the views of Naftzger Green. Visitors will be encouraged to sit and play in the shallow, still water channel on warm afternoons. Wood decking would be placed directly on either side of the channel to help erosion and deterioration of vegetation. Water would collect from the grassy terrace to the left of the channel and sloping lawn to the right. Natural methods would be used for initial water treatment to reduce use of chemicals on site.



Figure 8.18: Art Is In The Air



Figure 8.19: East to West Section Facing North

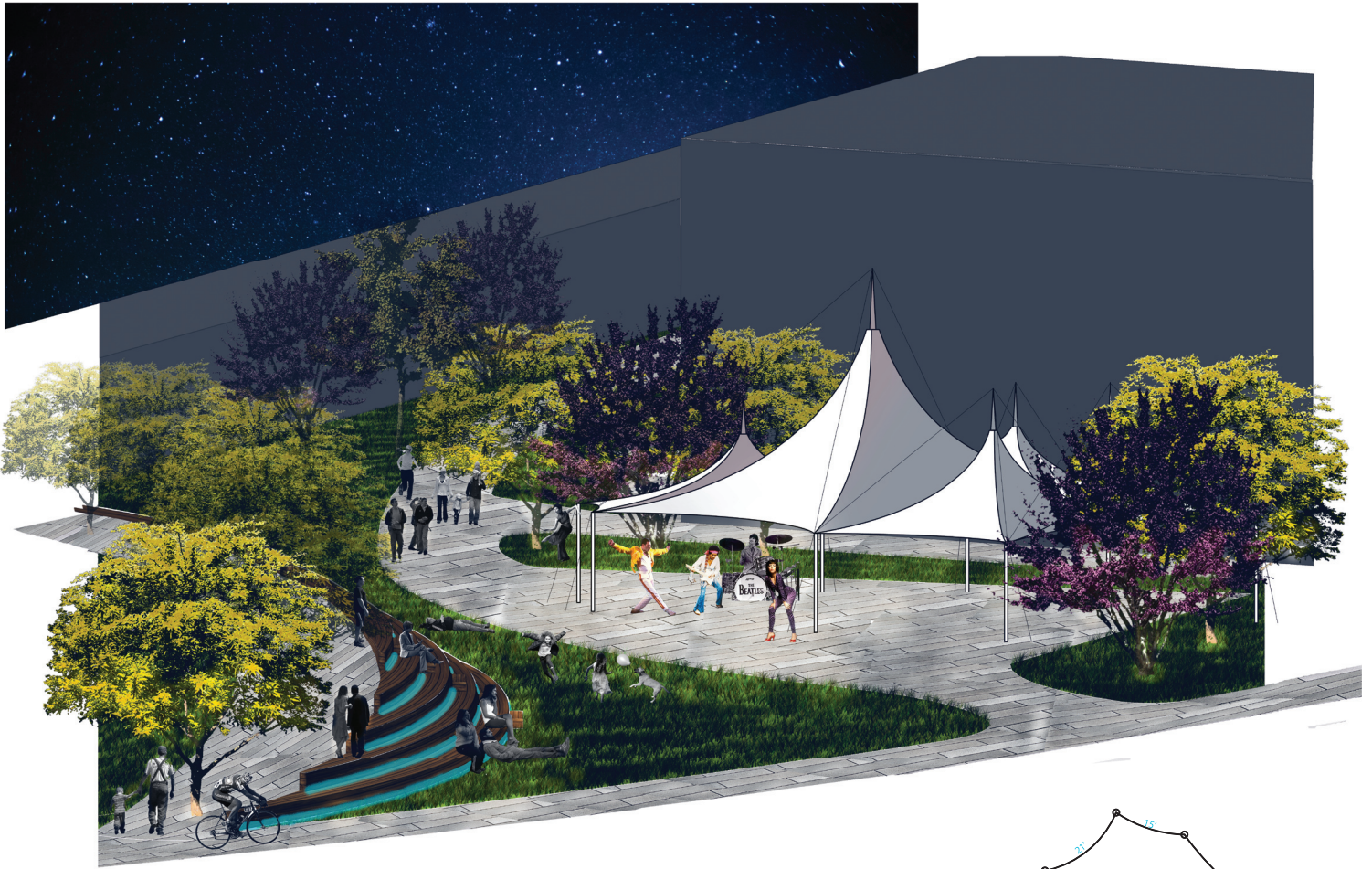


Figure 8.20: Shadows Of The Night

Pavilion

The pavilion was designed as a dynamic form to create interest while also providing an area for small concerts and various outdoor gatherings. The tensile structure contrasts the surrounding buildings, creating a unique space for users. The structure is made up of steel posts, cable, and white tensile membrane fabric for the roof. The white fabric used for the roof of the pavilion will block out the majority of the sun's rays during the day, and create an opportunity to utilize interesting lighting patterns and colors against the fabric during the night. With a pavilion comes many opportunities for the people of Wichita to utilize the space in different ways. From a Friday night concert, to a Saturday outdoor market, the pavilion is something park visitors will use on a regular basis.

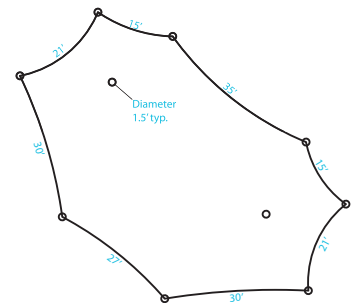


Figure 8.21: Pavilion - Plan

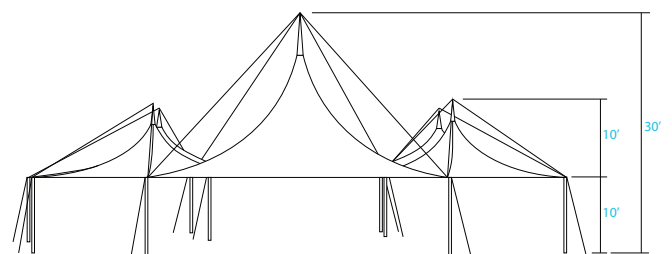


Figure 8.22: Pavilion - Front View

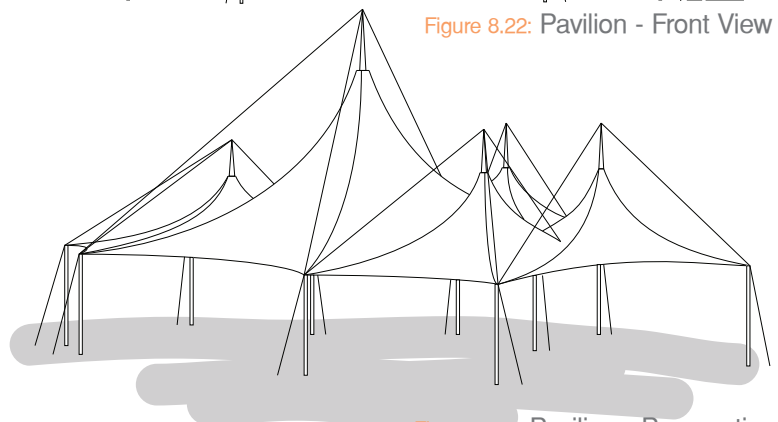


Figure 8.23: Pavilion - Perspective



Figure 8.24: Reaching New Heights

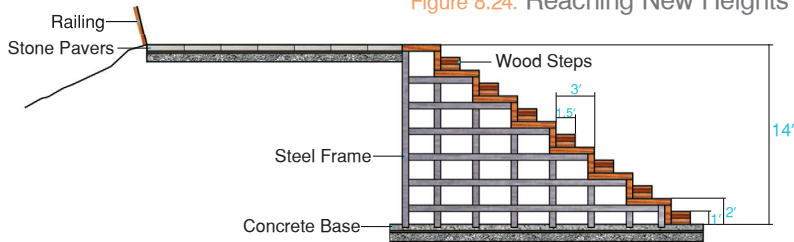


Figure 8.25: Step Structure

The Steps

This element within our design was implemented with ideas of social interaction in mind. Peeling off of the path, each two foot wooden step serves as seating while three rows of one foot intermediate steps are provided for accessibility. During the day The Steps serve as a comfortable and relaxing space for outdoor dining and leisurely activities. It provides access to the Lookout Walk and eventually to The Overlook. This space directly faces our proposed pavilion, creating a strong connection between the two spaces. These spaces respond to each other, causing The Steps to transform into amphitheater during day activities or during night time entertainment. These spaces act as the by providing various spatiality and encouraging social interaction.

Douglas Overlook

The Overlook is all about views. The proposed sky-walk overlooks Douglas Avenue providing the people of Wichita a place to appropriately appreciate the growing downtown views. The structure is made of vertical and horizontal steel beam supports attached to the existing railroad overpass. Convex glass walls attach to the underside allowing users to experience a full range of views to downtown Wichita. With glass panels also inserted into the floor plane of the overlook users are able to watch traffic below and experience an almost floating aesthetic. Lights of various colors, directions, and density are surrounding and being integrated into the structure. This dual purpose proposal allows people of Wichita to gather and appreciate the urban lights of Wichita at night. Originally, The Overlook was inspired by the idea of improving the quality and value of the existing bridge. Adding a destination and light to the space makes the area a more welcoming and inviting space.



Figure 8.26: Celebrating Douglas



Figure 8.27 Under The City Lights