



Figure 1.01: Buzz of Activity

1st & Waco

a place to call home

The 1st and Waco Project will serve as a focal point to draw new members of the creative class into Wichita, while establishing a unique urban live, work, and play center.

In today's Wichita, transitions from old to new are found nearly everywhere one looks. The city is constantly evolving and is ready to re-define itself as a social center of the midwest. Wichita already acts as an urban oasis in western Kansas, defining the cultural identity of the people and the region alike, but with well planned design interventions could see its influence reach even further.

As one of the last remaining underdeveloped sites along the river, we have the opportunity to create a true destination that marks the crossing of a threshold both physically and metaphorically looking towards Wichita's future.

The site and it's surroundings throughout this project has been refereed to as the nucleus of a developing "nexus." This site is the key to proving to developers and citizens alike that high density development can serve the community for many years to come. We have provided user friendly and aesthetically pleasing public access to the Arkansas River while maximizing potential mixed use riverfront development.

Overall, through design we have provided an identity to an underutilized space and in doing so re-established the connection between downtown and nature.

Questions Asked

What is downtown Wichita missing?

Who would take advantage of this space?

How can we balance creating an attractive and dense mixed use development while providing much needed public civic space?



Project Goals And Objectives

Mixed Use Program

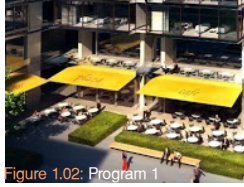


Figure 1.02: Program 1



Figure 1.03: Program 2

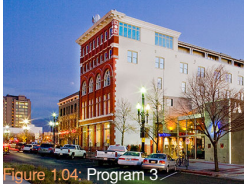


Figure 1.04: Program 3



Figure 1.05: Program 4

The site will provide a balance of mixed use features. Close street frontage and easy pedestrian access will be a strategy to attract people to the businesses. The upper floors of the buildings will house residences and offices with river views.

- Create a unique identity
- Engage the river and connect to the existing trail system
- Create a "threshold" into downtown Wichita
- Tap into the user-base currently existing in the area, as well as entice new and visiting people to the area
- A balance of mixed use features that support and thrive off one another, offering around the clock activities for users.
- Cater to an upscale market
- Develop a civic space that serves as an "anchor" on the west side of the city

Outdoor Spaces



Figure 1.06: Outdoor Spaces 1



Figure 1.07: Outdoor Spaces 2



Figure 1.08: Outdoor Space 3



Figure 1.09: Outdoor Spaces 4

Mixture of outdoor uses that provide a variety of options for people on the site: shaded cafes, open plazas, native landscapes, small urban parks, civic space for residents and visitors, and interactive water features.

Site Attractions



Figure 1.10: Site Attractions 1



Figure 1.11: Site Attractions 2

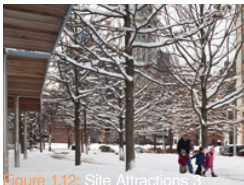


Figure 1.12: Site Attractions 3

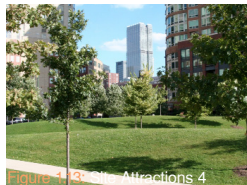


Figure 1.13: Site Attractions 4

The proposed design will be an attraction at all times of the day, every day of the week, and throughout seasonal changes. Lighting will play a big role in night-life attractions. Green space, shade, and an interactive water feature will also be a draw for pedestrians.

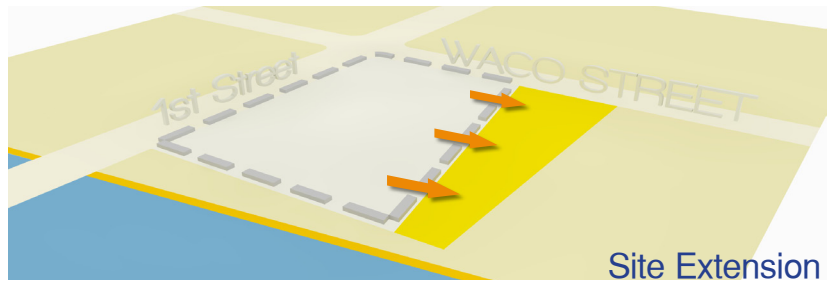


Figure 1.14: Evolution 1

Public land to the south (yellow) was taken to expand site opportunities

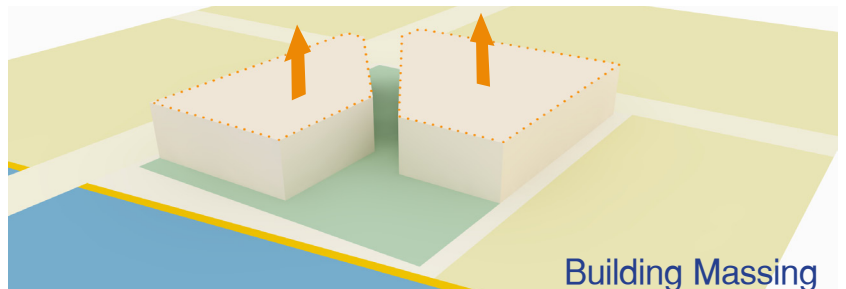


Figure 1.15: Evolution 2

Building form frames a hinged pedestrian promenade towards the river

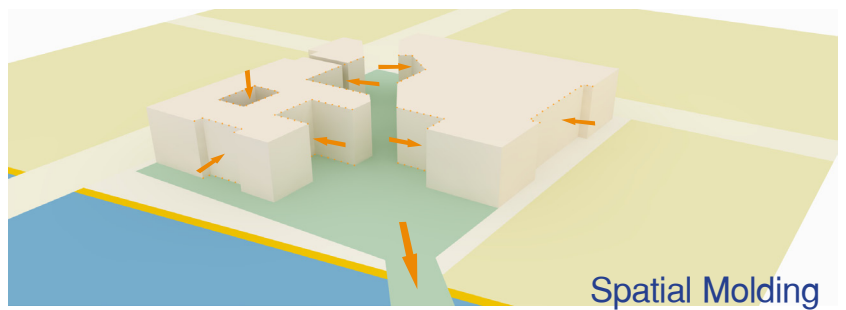


Figure 1.16: Evolution 3

Overlapping, unique subspaces take form from original building mass

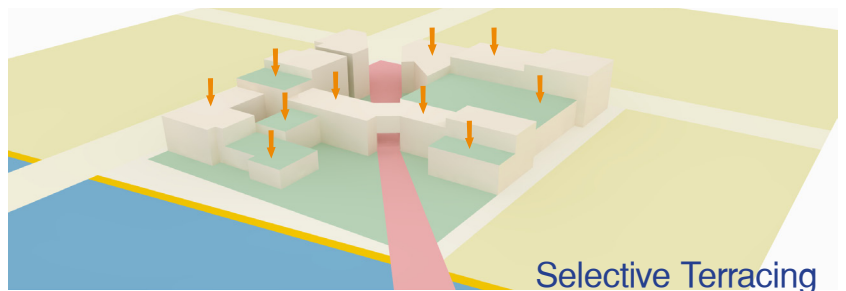


Figure 1.17: Evolution 4

Building forms are manipulated vertically to preserve views to river

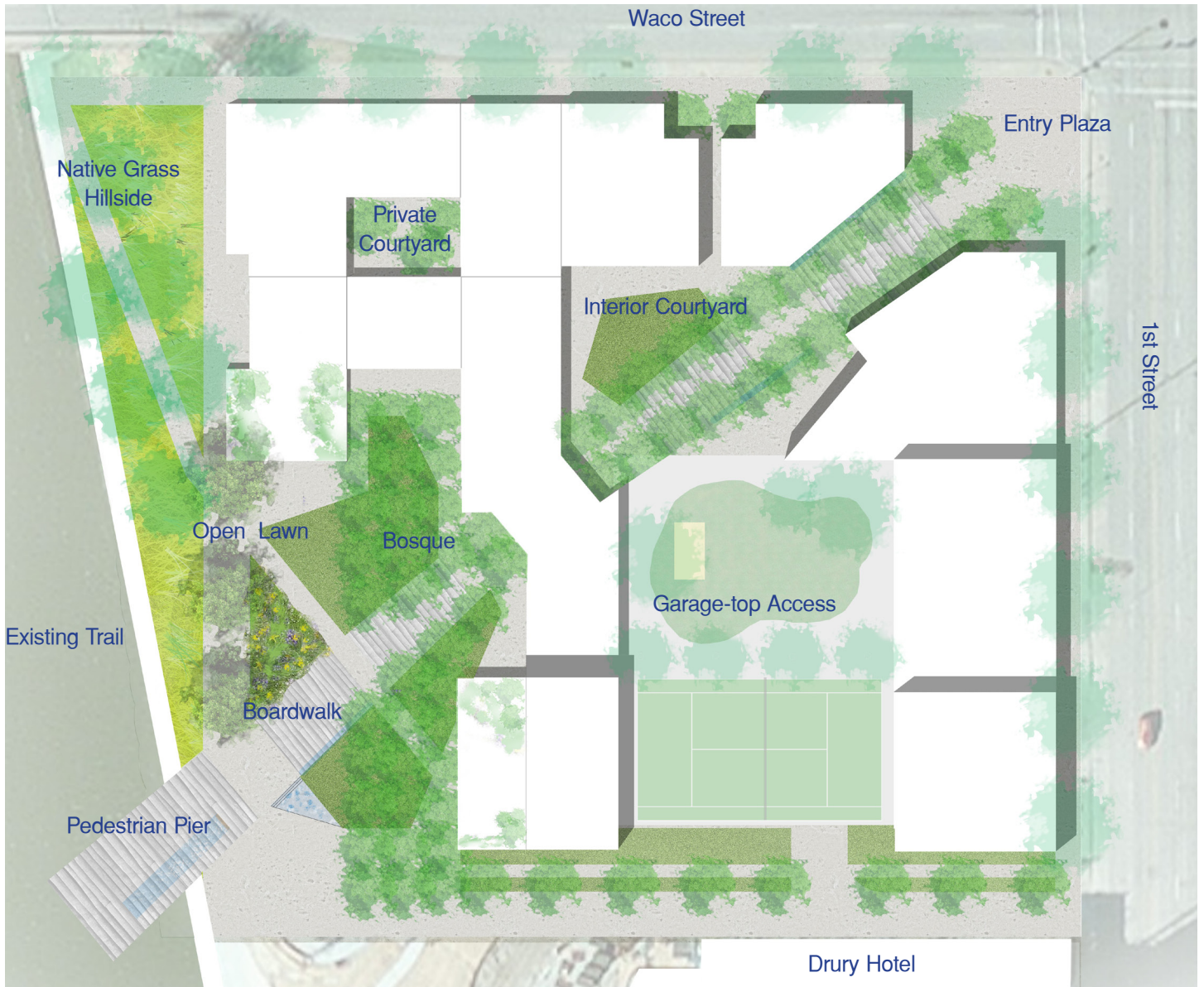


Figure 1.18: Site Plan ↑N



Figure 1.19 Framework



The Site

Throughout the design process, diagrams were used to convey how key site features would relate. The features emphasize a strong "pedestrian thoroughfare" that penetrates the site, becoming a spine which drives the spatial organization. These key elements create diverse and overlapping spaces which provide dynamic entertainment for one time users and everyday users alike. The orientation sequencing of the separate sub spaces allows the site to be extremely flexible for a variety of events.

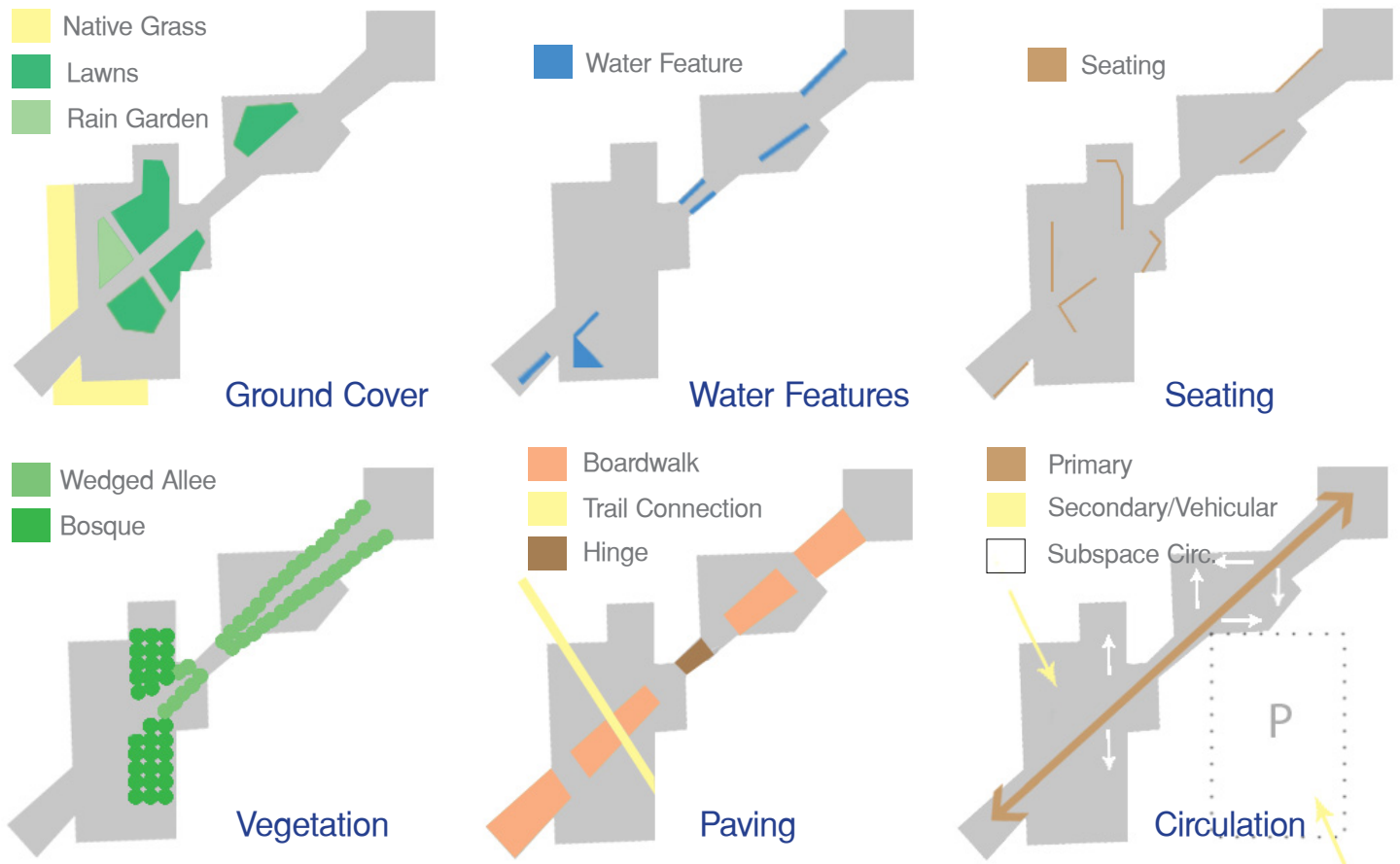


Figure 1.21: Site Feature Diagrams



Figure 1.22: Crossing The Arkansas River Into Downtown Wichita

The Specifics

Inherent with riverfront properties, the value lies within the views and access to the river itself. By stepping back building heights and facades away from the river we not only preserve views, but create accessible rooftop spaces for private use by both residents and office users. The first floor provides a diverse program to engage and attract from a wide and evolving users base of Wichita.

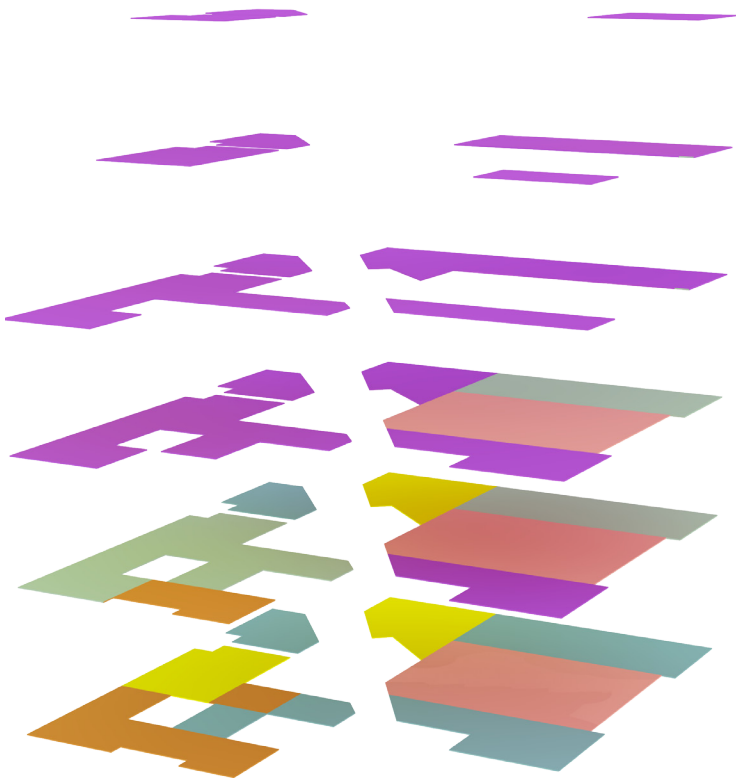


Figure 1.23: Floor Use

- Retail
- Personal Uses (tanning, gym)
- Food Services
- Class A Office
- Residential
- Parking Garage

Site Metrics

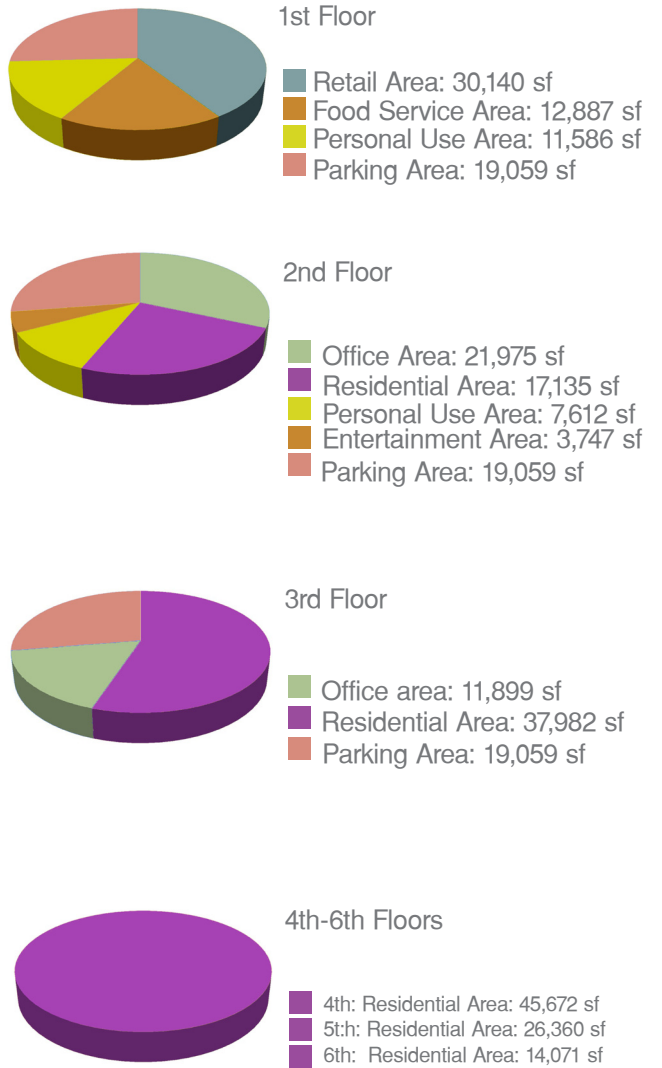


Figure 1.24: Floor Use Metrics



Figure 1.25: "Sunny Afternoon On The Boardwalk"

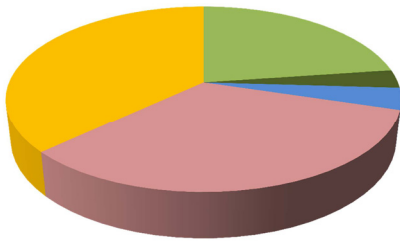


Figure 1.26: Site Metrics

- Circulation Area: 13,992 sf
- Lawn Area: 8,617 sf
- Rain Garden Area: 1,190 sf
- Water Area: 1,430 sf
- Plaza Area: 12,580 sf



Figure 1.27: Photo Montage

Photomontage was used in order to take a step back and re-examine the

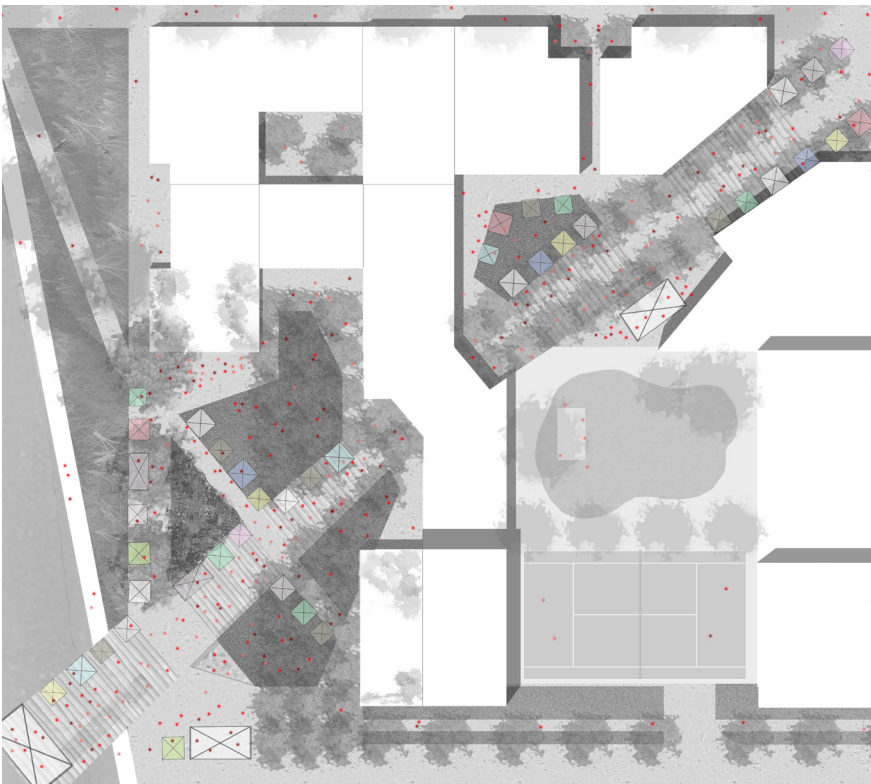


Figure 1.28: Riverfest Setup

River-Fest

After careful site analysis, it was brought light that our site holds value in its current form as a parking lot in that the space can be used to set up attractions, tents, food trucks, and other amenities for large crowds. The broad uses of this site for River-fest and other similar events have been addressed and strengthened in our design in a more flexible and aesthetic manner. The flexibility of the promenade and arrangement of the lawns lends itself to serve a multitude of uses and users. Thanks to plentiful vehicular access and clear circulation patterns, the site can become an iconic location to hold large scale public gatherings.

Crowd Gathers Around Outdoor Concert

The current trail system and spaces along the river neglect uses catered towards the large crowds of public events. The development at 1st & Waco brings the public realm towards the river while framing a more urban downtown fringe. The arrangement of the buildings and sloping of the ground plan directs focus towards the river. Views of the Keeper of the Plains and downriver serves as an elegant backdrop to the potential creative performances. These may take the form of theater, concerts, art exhibits, or farmers markets.

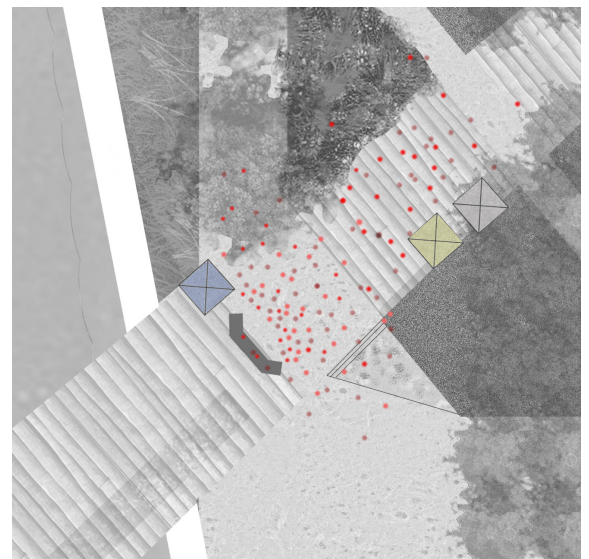
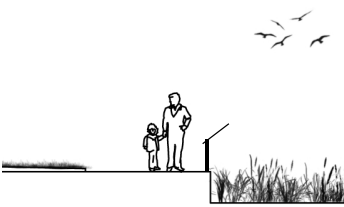


Figure 1.29: Concert On The Pier



Figure 1.30: A Weekend Afternoon in the Courtyard



Rain Garden

Signage along rain garden provides educational opportunities.

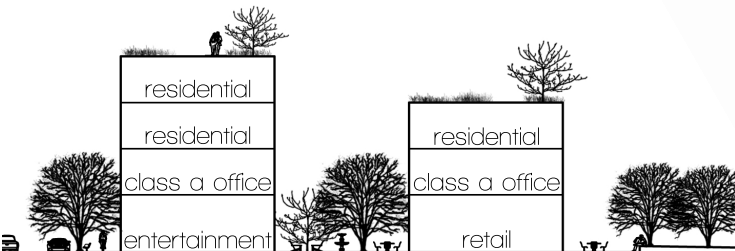


Overhead Pier

A pier extends from the site over the river trail. A veil of water cascades down through the floor, providing interesting noise and visuals to those

Release Towards The River

Landscape and architecture merge to emphasize the hinge point of the site and frame the expansion of the boardwalk to the river. Dual cascading water walls heighten the experience within the hinge.



Site Relationships

The site cascades towards the river to allow for views from all building on the site. The vertical scale is activated with rooftop access to gardens and patios. Trees at ground level provide enclosure and intimacy.

Figure 1.31: Section Studies

Spatial Syntax Ideagram



Figure 1.32: Ideagram

Pedestrian Thoroughfare As Spine

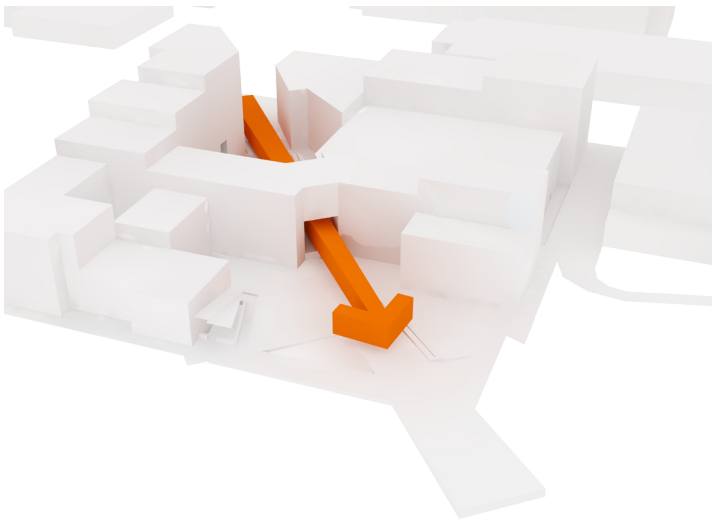


Figure 1.33: Spine

The "pedestrian street" serves as the main spine to the site. It connects the street users to the river in an artistic manner.

Vegetation Connections

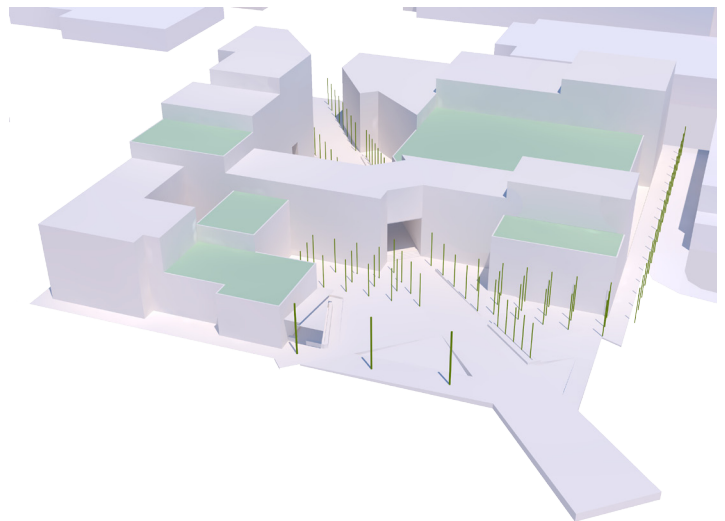


Figure 1.34: Vegetation

Vegetation is used selectively to provide visual connections between spaces on the ground plane and those on rooftops above.



Figure 1.35: Gathering for Pictures on the Pier