

Figure 2.01: Aerial Perspective

Waco Park

The Heart of Downtown

Our proposal looks to develop a unique sense of place along the Arkansas River, strengthening relationships between downtown neighborhoods and stimulating connectivity to the west of the River.

Design Intent

We are looking to create a place that encourages and supports relationship throughout downtown. By creating an attraction that can bridge the gap between downtown and the West museums as well as future construction on the West side of the river we are enhancing this relationship. In addition we want to enhance the urban atmosphere of downtown Wichita by creating a strong urban edge along both 1st and Waco streets. In addition this site will provide a unique amenity for the new base of residents on and around the site.

Important Considerations

Wichita is in need of a stronger base of residents in the downtown area to help entice business and activate the local economy. Our proposal helps to resolve this by creating an amenity for the residents on site and in future nearby sites while allowing businesses to start up on site as well. We are looking to the future where the west side of the river is more developed to help connect downtown across to the west and provide a unique space along the river that will draw people to and from the riverwalk.

We asked ourselves many questions:

How can we create a place that will be exciting and successful now and in the future?

What can entice people and businesses to move downtown?

How can we connect downtown Wichita across the river and create a more whole downtown?

Design Outcome

Our design strives to create a stronger relationship through downtown Wichita and establish a strong urban edge. It creates a sense of place while providing unique amenities to move Wichita into the future.





Figure 2.02: Context Map

Museums and future development on the west side of the Arkansas River is important to the evolution of our design over time. The location in relation to surrounding activities and the river are important aspects in the expression of our design.

Process

After our initial four day trip to Wichita to get acquainted with the city we started more research and analysis. From this research we created opportunities and constraints to help express our concept. By this point we started to define a program. Then using all of our research and ideas we transitioned into the preliminary drawings. After many reviews from peers and professors, including a trip to Wichita for a charette with local professionals, the design evolved to its current form.

Goals

- 1) Improve connection of the downtown and the riverwalk.
- 2) Develop an impressive arts program.
- 3) Enhance the walkability of the site and riverwalk accessibility.
- 4) Orient people to the urban feeling of the city and create a sense of arrival into the city.
- 5) Enhance the experience along the street.
- 6) Create an interesting and engaging experience for both day and night.
- 7) Cater to the new base of residents on site and surrounding the site as well as the City of Wichita.

Objectives

- 1) Create an urban edge on 1st and Waco street to enhance the urban feeling and orient people into the city.
- 2) Provide shade and amenities along the street.
- 3) Establish pedestrian access to strengthen the connection to the riverwalk.
- 4) Construct focalized vantage points to and across the Arkansas River, providing for the display of local art and regionally specific information.
- 5) Incorporate art in the design to continue the culture of Wichita and help connect to the Museums on the West side of the river.

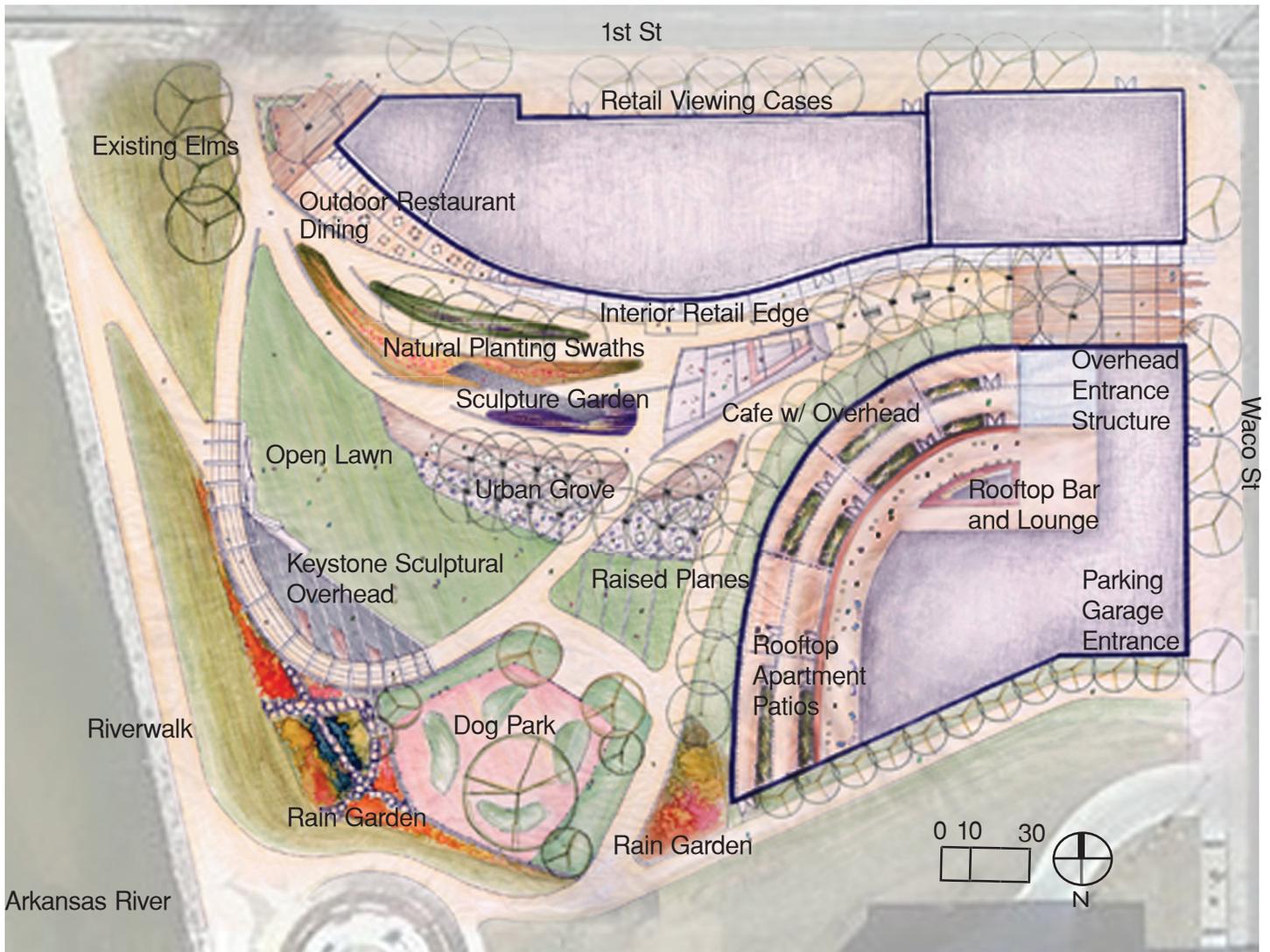


Figure 2.03: Site Plan

Materiality

Our proposal uses materials as a way to help move people through space and add emphasis throughout the design. A simple colored concrete was chosen for the main circulation paths. Inlay stone pavers in the form of sequential bands strengthening the cohesiveness of conceptual zones while aiding the transition between spaces are used throughout. Wood is used at the Waco entrance to initiate access and pedestrian interest. A similar strategy is used on the 1st street entrance around the restaurant to help break the sidewalk up and draw people into the site. The three overhead structures, along the river, over the cafe, and along the building are all finished with brushed aluminum.



Figure 2.04: Site Composition

Site Metrics

After evaluating the desire and demands for a revitalized base of downtown residents we believe a contemporary multi-use park will provide Wichita with a unique riverside green space in downtown now and enhance longevity for this natural and cultural experience. In response to increasing development along the river, our design strives to preserve and enhance green space while accommodating recreational activities beyond the casual stroll. Additionally it will improve the current economy and

downtown. Moreover, it strives to have an ever evolving meaning to downtown Wichita looking into the future. Our design calls for approximately 80 apartments at an average of 1000 sq ft with many opportunities for retail and offices to find a new home. Over half the site is a park and to capitalize on the retail, office, and apartment space we are proposing an underground garage with approximately 230 stalls that connects both buildings.

BUILDINGS

Residential Apartments	80	Units
Storefront retail	18,180	Sqft
Office	35,206	Sqft
Entertainment	5,000	Sqft

CIVIC SPACE TOTAL

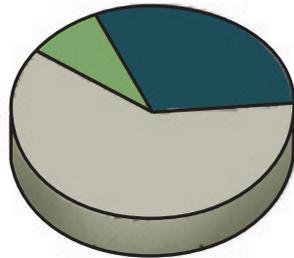
Parks	1.9	Acres
Plazas	0.15	Acres

PARKING TOTAL

District parking	100	Stalls
Dedicated parking	130	Stalls

Building Use

- Office
35,206 sqft
- Retail
18,180 sqft
- Entertainment
5,000 sqft



Land Use by Acre

- Building
0.95 Acres
- Plaza
0.15 Acres
- Park
1.9 Acres

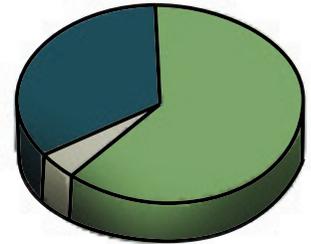


Figure 2.05: Building Use

Figure 2.06: Land Use by Acre

Land Use

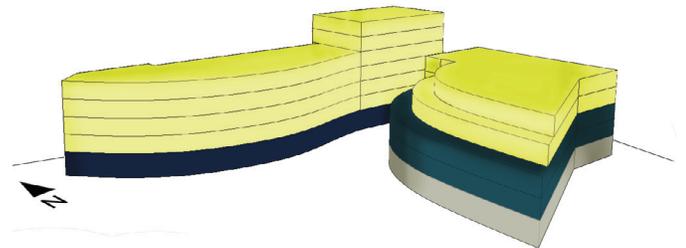
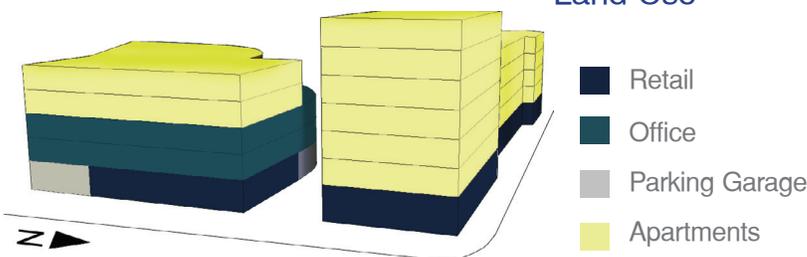


Figure 2.07: Land Use



Figure 2.08: Conceptual Photomontage

Photomontaging

This is one method we used to help to expand our thinking early in the design process. It is a good way to step away and try and capture things you envision in an artistic way. It depicts emotions, activities, experience, and elements that we imaged for our design.

Program & Activities



Figure 2.09: Farmers Market



Figure 2.10: Park Concert



Figure 2.11: Cafe



Figure 2.12: Riverfest

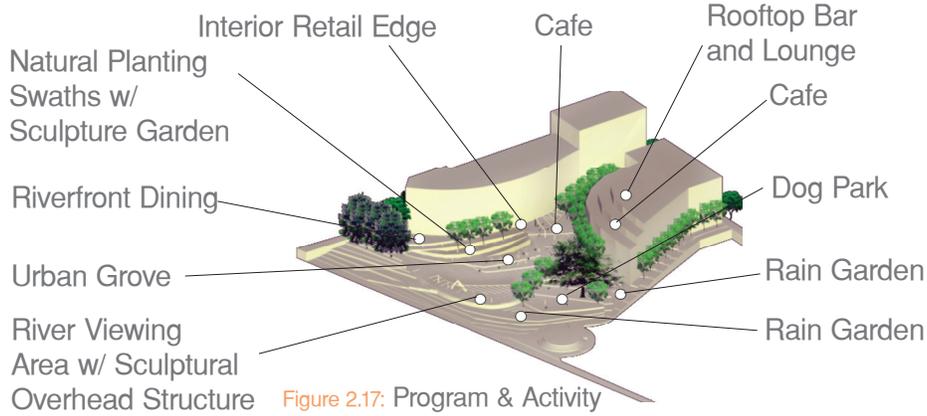


Figure 2.17: Program & Activity



Figure 2.13: Swaths



Figure 2.14: Urban Grove



Figure 2.15: Dog Park



Figure 2.16: Rooftop Bar and Lounge

Stacked Axon Floor Plan

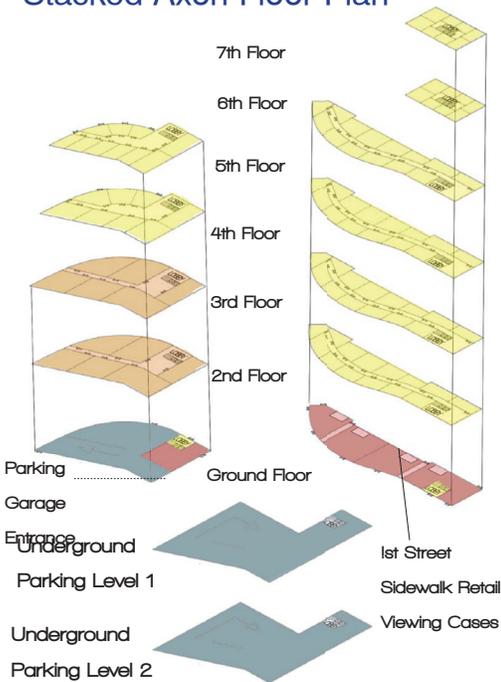


Figure 2.18: Stacked Axon Floor Plan

Building Plan

The two buildings are connected by the underground parking garage and both have access from below. Each floor shows an example layout for each use. The parking garage on the first floor of the southern building and underground two floors connecting the two buildings.

Water Management

Water management is an important part of our design. We included a large rain garden almost the length of the site to help to manage water in a more sustainable way. In addition, precipitation will be collected from the rooftops and harvested at underground cisterns located in the underground parking garage.

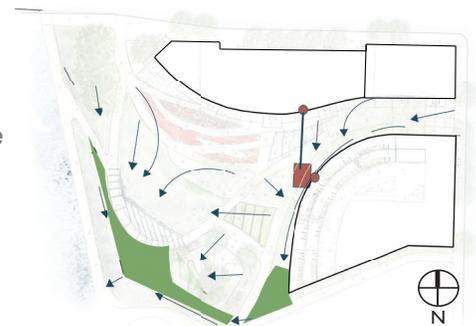


Figure 2.19: Water Management

- Roof Downspout
- Underground Cistern
- Ground Water Movement
- Rain Gardens



Figure 2.20: Keystone Overhead Viewing Structure

Intent

The Keystone overhead structure was designed to be a destination in the park. This structural icon will be a polarizing local feature for leisure activities, providing pedestrians of the riverwalk and park a place to relax, converse and enjoy framed views along the river.

The overhead structure is suspended 10 ft above the ground mainly by the 20 ft pointed arch, with an almost equal gap span, that is tilted at approximately a 60 degree angle toward the Arkansas River. It is completely brushed aluminum with an interior steel structure for support. There are 3/4" steel cables supporting each overhead arm running

back to the peak of the pointed arch. Additional support and shade is provided by cables running overhead along the path on the underside of the aluminum arms. Two attached benches on either side of the arch allow people to site and relax. People may walk under the arch while experiencing some of the best views.

Urban Grove + Water Feature

The Urban Grove provides an interactive place for visitors to relax and enjoy the park. The Grove is comprised of two bands, one of which includes a water feature. The water feature is made functional through a stainless steel grille where the water runs. Located on either end of the steps, the water maintains a thickness of a quarter inch - allowing visitors to walk on top of it.

Approximate Length x Width of Urban Grove
 Wood Band: 120' x 12'
 Paved Band: 110' x 15'



Figure 2.21: Urban Grove + Water Feature

A densely shaded area for Waco Park users to relax and meet.

Perspectives

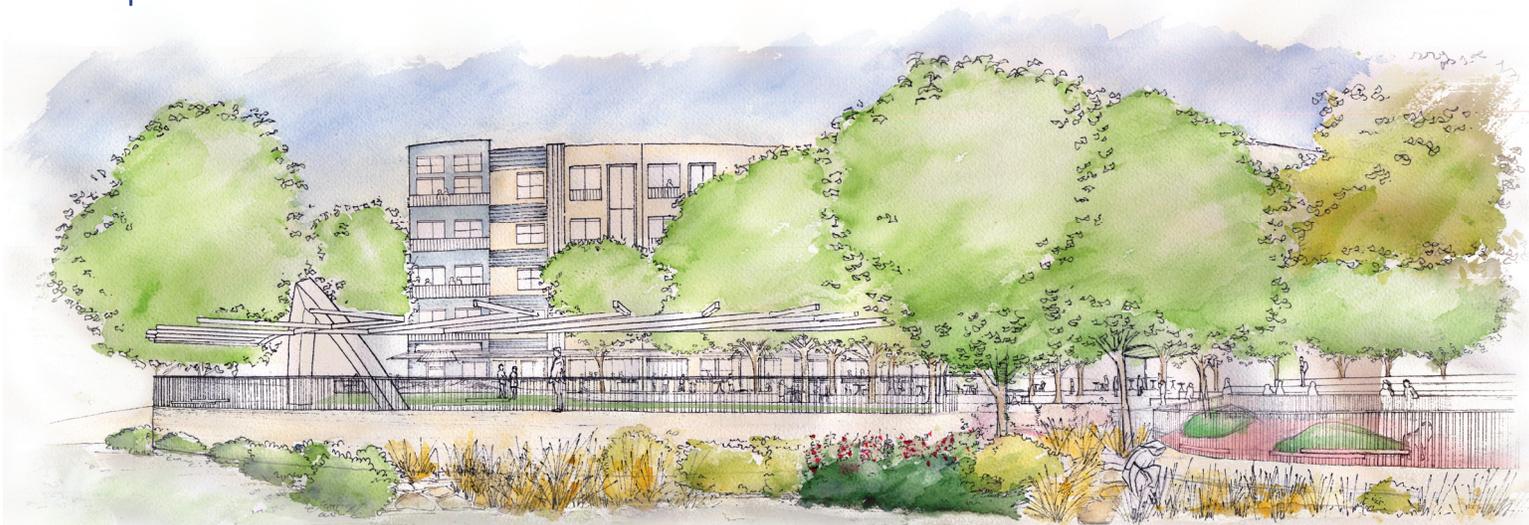


Figure 2.22: View from Riverwalk Trails ●

Waco Park provides a cool and comfortable destination point for riverwalk trail users.



Figure 2.23: View from the Riverwalk Callout

- Rain Garden
- Dog Park
- Keystone Overhead Viewing Area
- Urban Grove
- Cafe

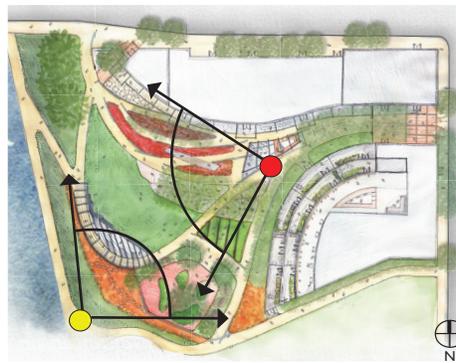


Figure 2.24: Perspectives Callout

- Cafe
- Urban Grove
- Keystone Overhead Viewing Area
- Swaths of Natural Planting

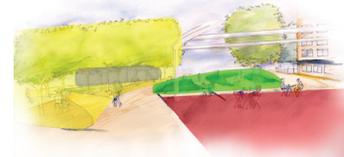


Figure 2.25: Morning Coffee Callout



Figure 2.26: Morning Coffee ●

Sections

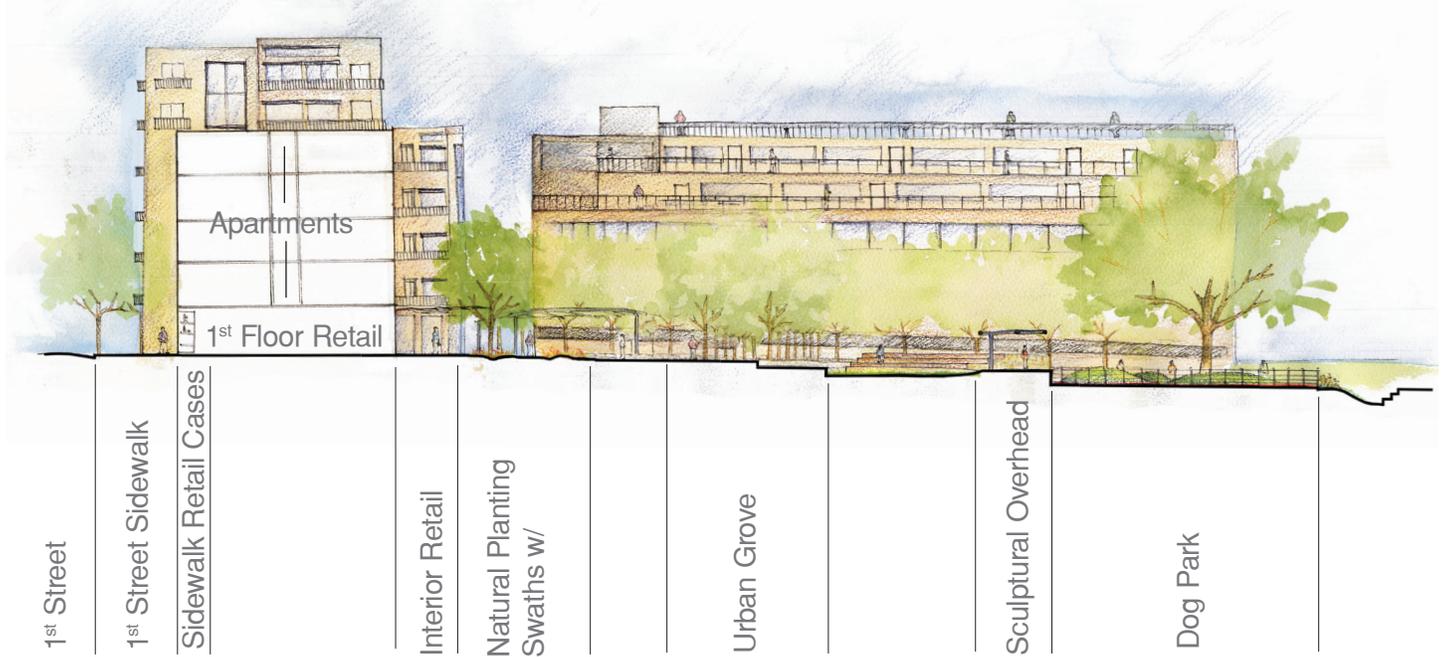


Figure 2.27: Park Section A

Site Topography Description

The site topography generally slopes from the northeast corner down toward the river at the southwest corner. There is a retaining wall on the west side of the site along the Keystone overhead viewing area and the dog park. The dog park is offset lower than the viewing area. The paths in the natural planting

swaths are lower as they move away from the building until meeting the open lawn and urban grove. The urban grove consists of two planes that are offset 1.5ft with a water feature flowing in between the levels. The raised planes between the dog park and the cafe are landforms stepping up at 1ft intervals.

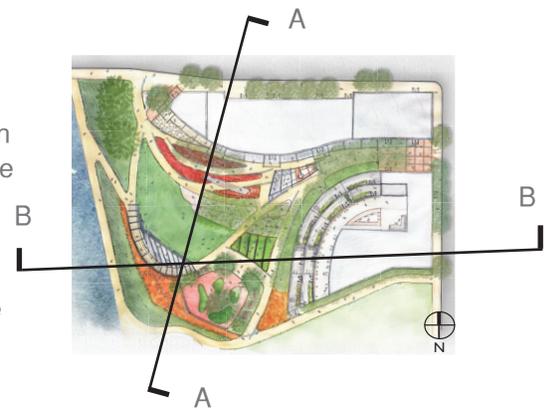


Figure 2.28: Park Section Callouts

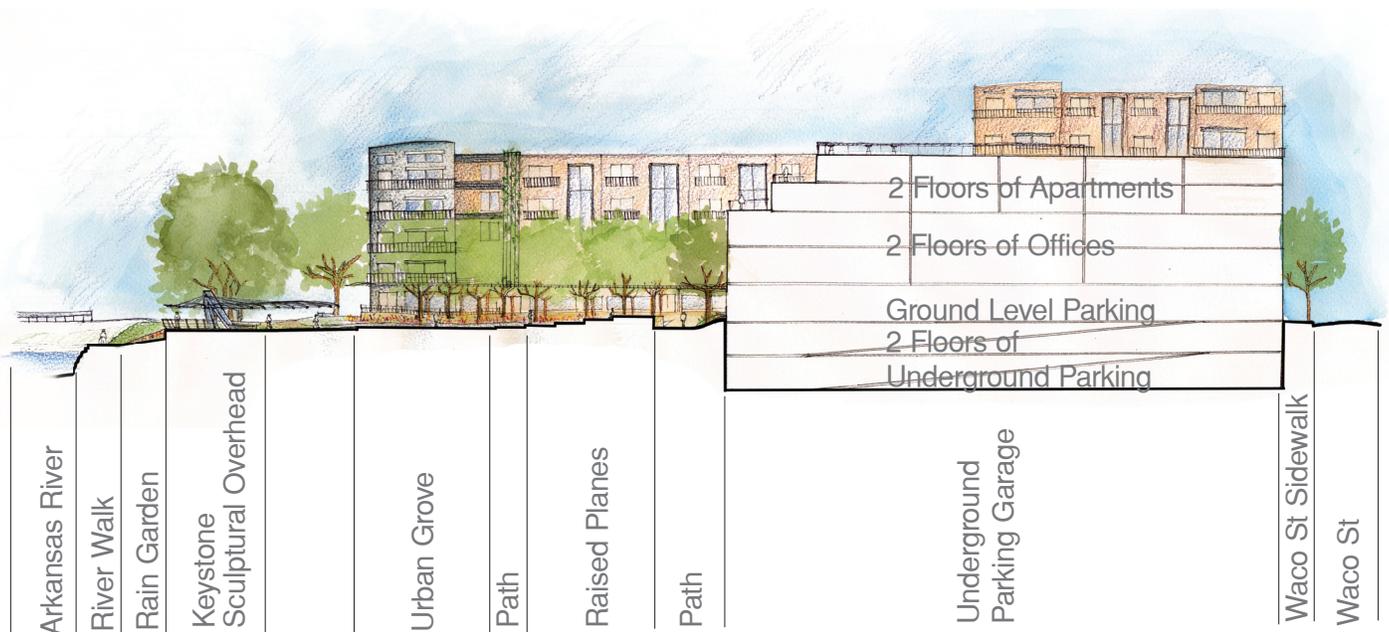


Figure 2.29: Park Section B