



Figure 3.01: Eidetic Montage

Activate the Space

A 3 Block Urban Initiative

Revitalizing Wichita through mixed-use development.

Shaping more user-friendly civic spaces.

Pioneering urban cultivation in Wichita.



First Impression

Initially, the main allure to this site was the opportunity to transform or renovate Finlay Ross Park. Currently, the site is underutilized and often occupied by the homeless. After taking a step back and reviewing the potential of this site on a broader scale, the prospect of creating a "Gateway" into the city of Wichita became apparent. With excellent visibility from Douglas and Main, the steady economic support from the convention center visitors, and a potential connection to Waterwalk, the three blocks adjacent to Century II would be activated and made into the iconic heart of the city.

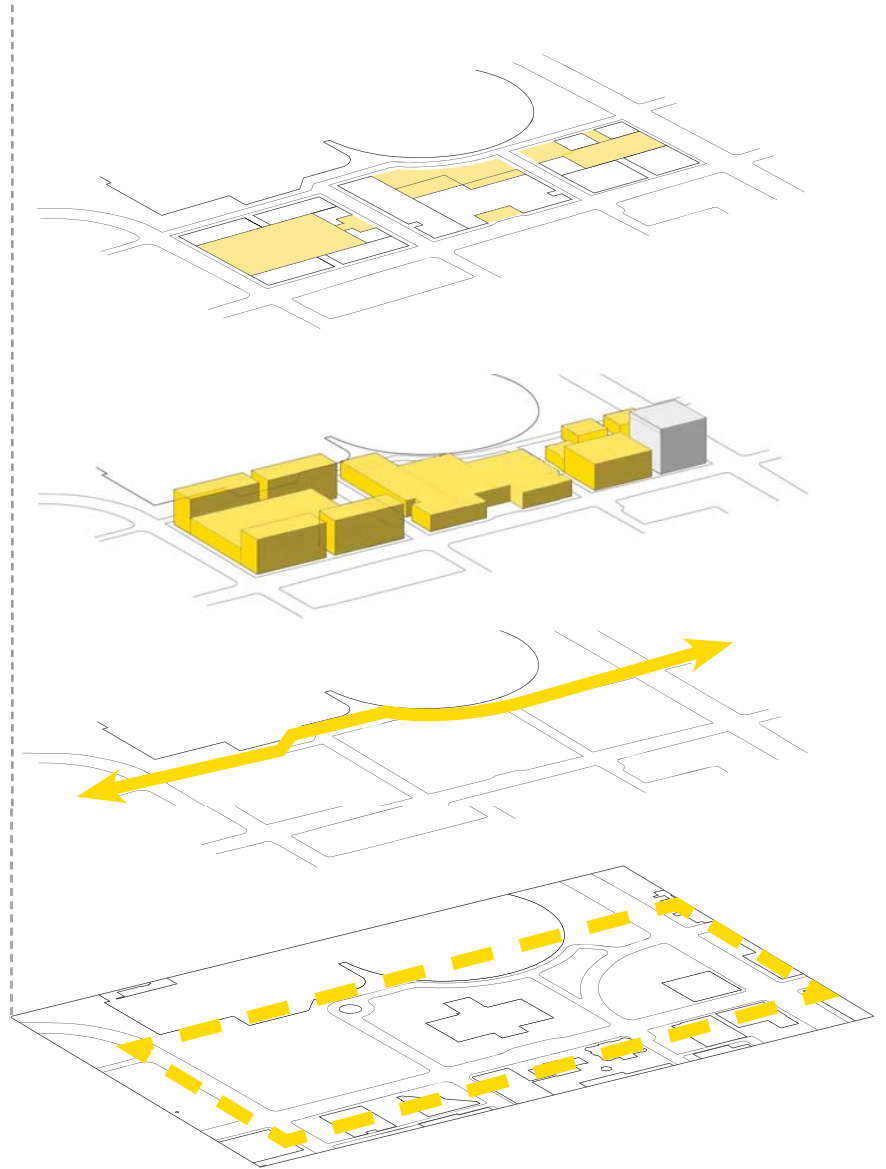


Figure 3.02: Big Moves



Figure 3.03: Aesthetics of Walkability

Dilemmas, Conditions, + Goals

Dilemmas

- Inefficient vehicular circulation
- Low spatial diversity
- Low visibility from street
- Lack of walkability
- Minimal human comfort amenities



Figure 3.04 Views Through Site

Conditions

- Significant cultural amenities (library, historic city hall, Century II, Waterwalk
- Views into site from adjacent business
- Proximity to Douglas Avenue and Main Street
- Scattered parking lots

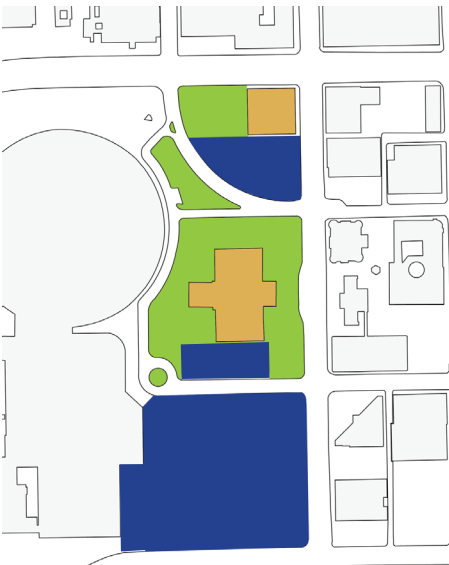


Figure 3.05: Century II Entryways

Goals

- Focus on Century II entryways
- Sensitivity to existing cultural icons
- Retrofit library + office building
- Develop walkability on Main Street
- Provide active civic spaces
- Screen + condense parking
- Create mixed-use development

Design Response



Main Dilemma: Inactive Spaces

Figure 3.06: Dilemma

- Existing Context Buildings
- Existing Site Buildings
- Existing Open Space
- Existing Parking

After analyzing human interaction with the site, the spaces are inefficient for walkability and vehicular circulation. Urban edges are non-existent.



Condense Parking + Create Urban Edges

Figure 3.07: Response

- Existing Context Buildings
- Existing Site Buildings
- Proposed Buildings
- ▨ Proposed Structured Parking
- Retrofitted Library Building

To activate the spaces, urban edges have been established to provide mixed-use residential, retail, and office spaces atop condensed parking garages.



Establish a Variety of Civic Spaces

Figure 3.08: Response

- Existing Context Buildings
- Existing Site Buildings
- Proposed Buildings
- Proposed Civic Spaces

As a result, more intimate, human-scaled civic spaces are created to promote walkability on Main Street and the connection of Water Street to Waterwalk.

Douglas Plaza

Century II
Front Porch

Read and Relax
Transit Rest Area

Activate the Street

Cultivate Wichita

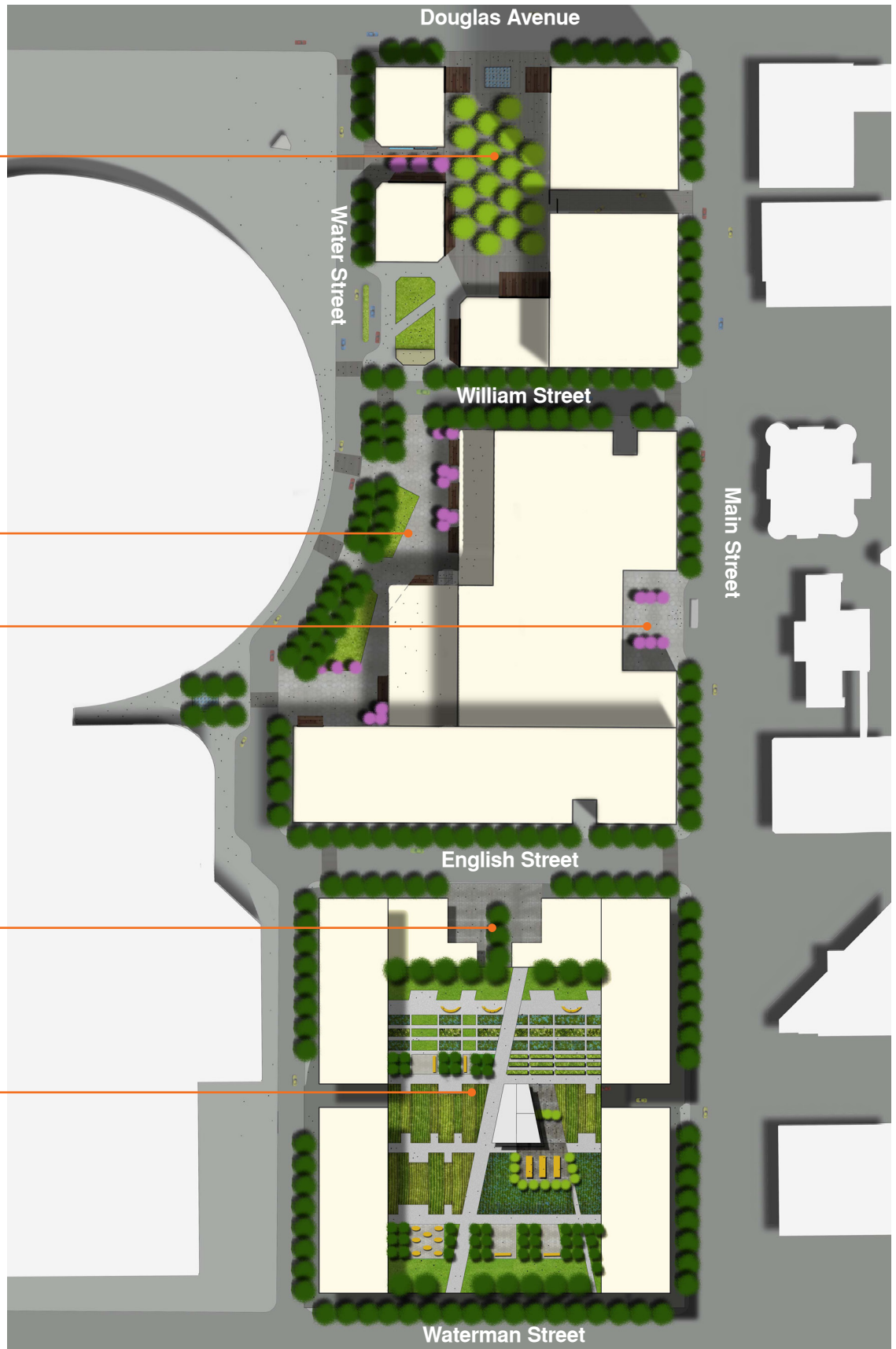


Figure 3.09: Site Plan
Scale: 1" = 150'



Land Use

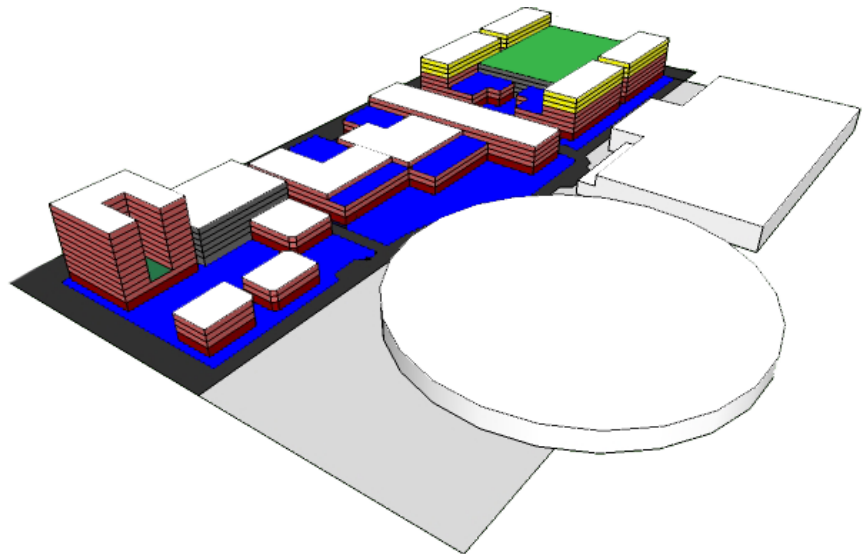


Figure 3.10: Land use--Southeast View

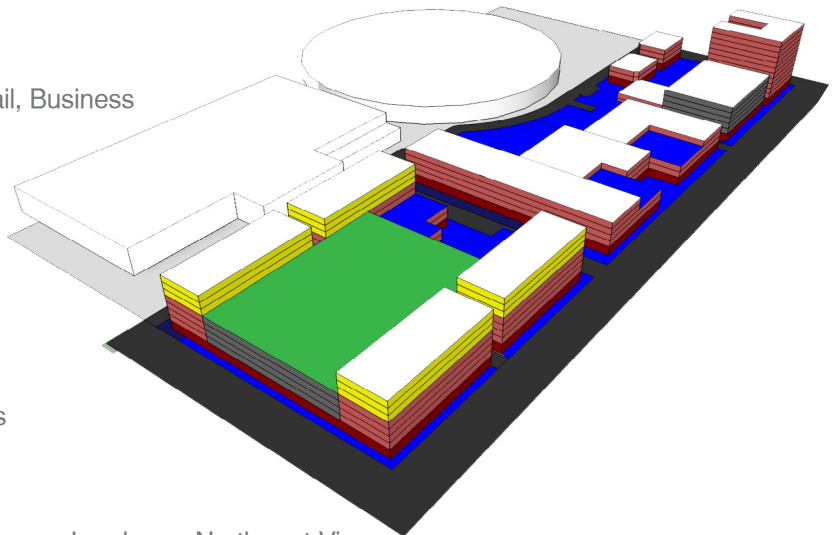


Figure 3.11: Land use--Northwest View

Site Metrics

Retail

103060 ft²

Office

551738 ft²

Entertainment

41868 ft²

Civic Space

2.43 Acres

Parking

925 Stalls

Hotel

175 Rooms

Residential

145 Units

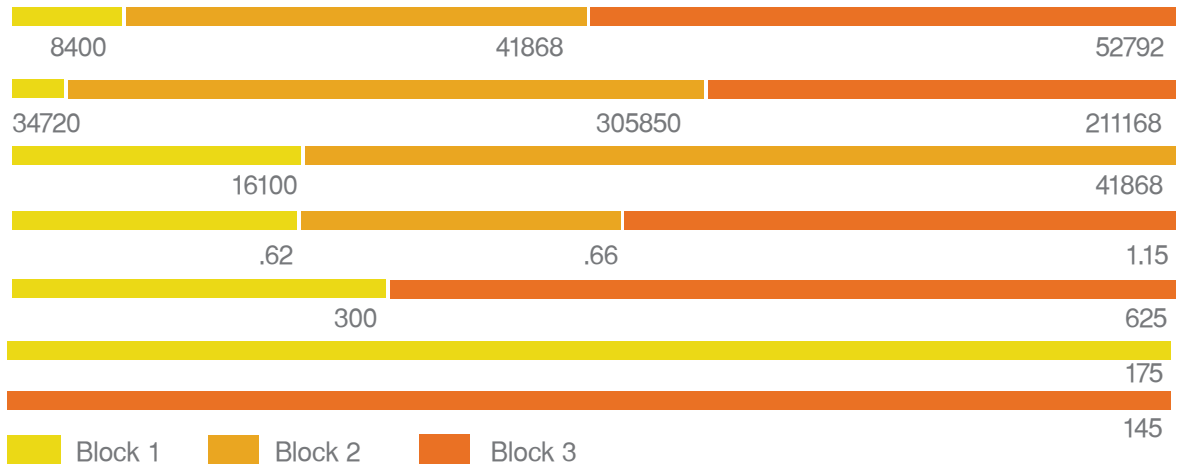


Figure 3.12: Site Metrics



Figure 3.14 Context

Initially, Block 1 walkability was non-existent. Site visitors were forced to either walk around Finlay Ross Park, or go several feet below street level into the park. With the redevelopment of Block 1,

pedestrian experience is re-established. Visitors are drawn into Douglas Plaza by the brightly painted red tree trunks, restaurant and retail spaces provided continued activity and user interest.

Douglas Plaza



Figure 3.15: Spring Stroll Down Douglas Alley
An active transition space into Douglas Plaza from Century II.

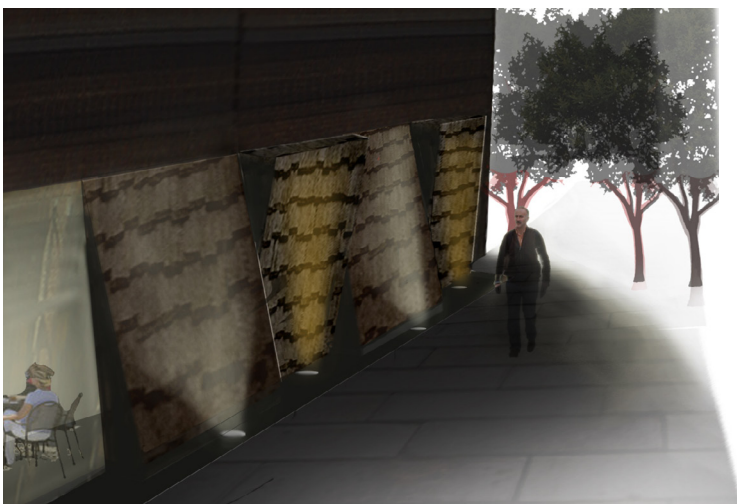


Figure 3.16: Winter Dining & Texture Water Feature Experience
Even in cold seasons, the textured undulating walls provide visual allure into Douglas Plaza.

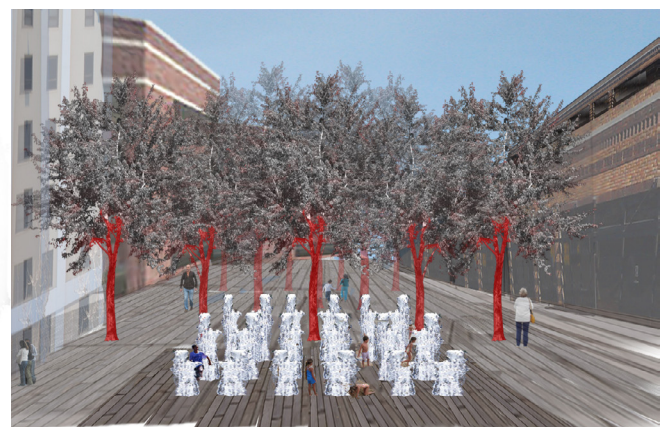


Figure 3.17 Douglas Plaza Red Trunk Tree Bosque

Whether walking, driving, or cycling along Douglas, the intensity of the red tree bosque captivates viewers and draws them back to enjoy this whimsical canopy.



Figure 3.18: Block 2 Site Plan
Scale: 1" = 80'



To intensify the over-arching concept of activating the civic spaces, public ground level, outdoor dining and rooftop dining, allows for the site visitors to enjoy elevated views out of the site along with views down into the more intimate civic spaces. These same civic

spaces allow for larger scale venues to operate--such as a Farmer's Market event or outdoor concert performance. With mid-block crossings provided, walkability from Century II, Douglas Plaza, and Cultivate Wichita is made simply enjoyable.

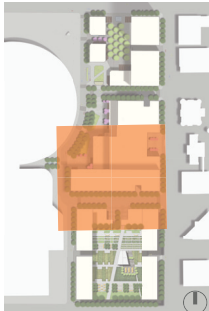


Figure 3.19: Context

Cultivate Wichita

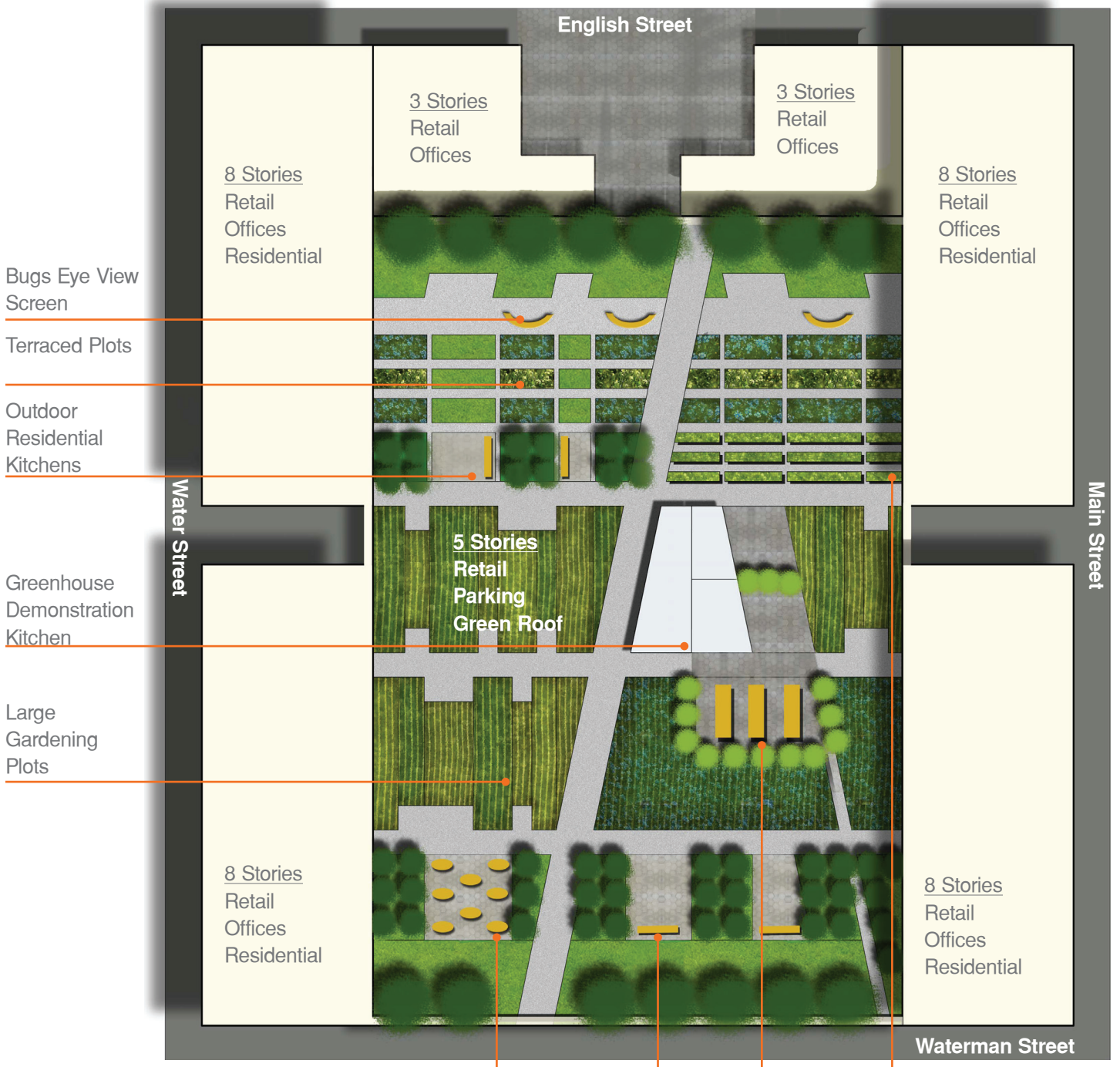


Figure 3.20: Block 3 Site Plan
Scale: 1" = 60'

- Hammock Seating
- Outdoor Residential Kitchens
- Outdoor Event Space
- Raised Planters

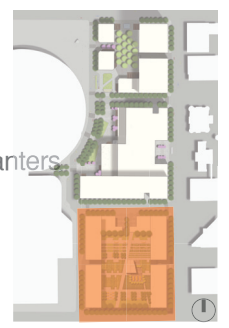
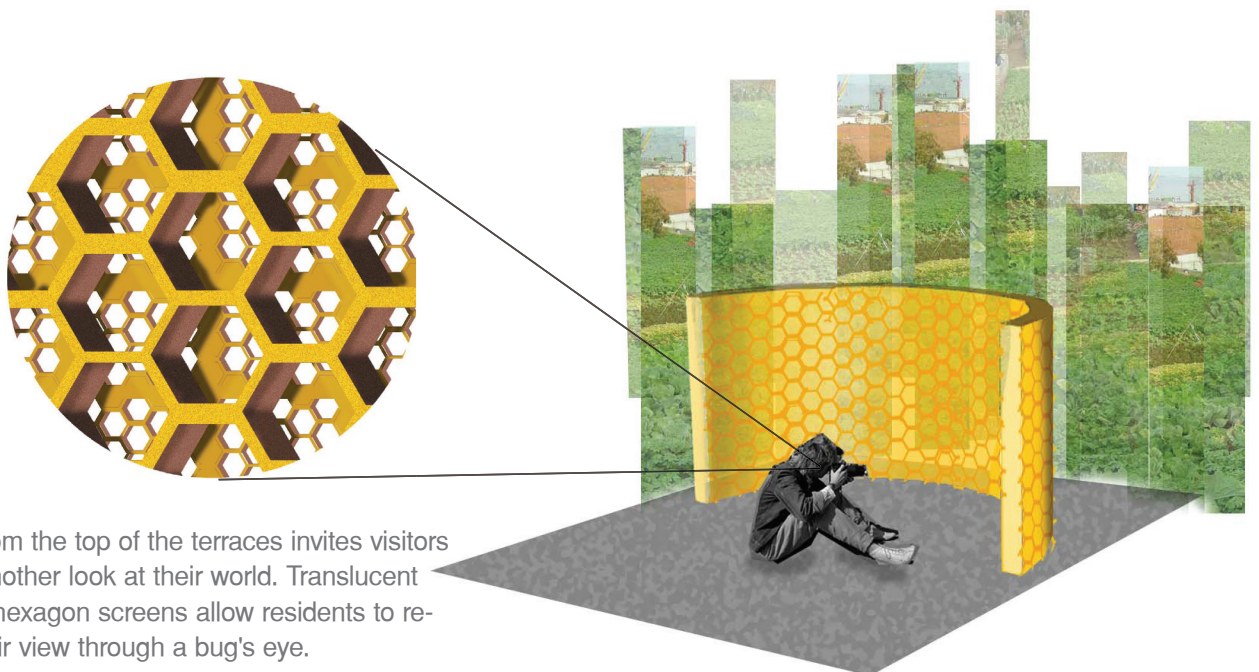


Figure 3.21: Context



Figure 3.22: Preparing for a Saturday Feast
Residents of Cultivate Wichita harvest and prepare their own food alongside Wichita's finest local chefs



A view from the top of the terraces invites visitors to take another look at their world. Translucent layers of hexagon screens allow residents to re-frame their view through a bug's eye.

Figure 3.23: The World within a Bug's Eye View