



Figure 5.01: Activated alley during the day

# Knightley District

## Broadway and English

The *Knightley District* is transformed into a unique and vibrant mixed-use development catalyzed by the retrofitting of an under-utilized alley and an existing parking garage.



## Take a closer look...

*Knightley District* seeks to accommodate the increasing population of downtown users. By retrofitting the existing parking garage on site and proposing mixed-use development, users have the chance to live, work and play within a city block.

The design process has taken three phases: 1) acquiring knowledge about Wichita and the requirements of the project, 2) analyzing site information and provided information in the form of handouts, lectures and meetings, 3) applying the knowledge to create an environment that will support Wichita's future development and the master plan. The final design proposal came from recognizing Wichita's aviation history and the idea of wind. These ideas are carried throughout the design in paving patterns, building forms, balcony and awning forms, as well as sculpture and lighting on site.

The design proposal for the *Knightley District* accomplishes the following

goals: enhance the outdoor experience for downtown users, visually and physically strengthen pedestrian circulation, preserve and extend the unique geometry of the existing Knightley parking garage, increase the site's value and safety, and building upon the success of the Arena and Block 1 developments. These goals will be accomplished through the following objectives: to create pedestrian-friendly walkways, enhanced with amenities, provide a multi-use outdoor space, increase the amount of green space and vegetation on-site, provide day and nighttime activities for users, and incorporate public art installations.

The need for a unique environment usable by both the convention center, arena, and surrounding businesses became a driving factor in the design proposal of *Knightley District*. Since the blocks surrounding the site are mostly comprised of office buildings and parking spaces, the proposal needed to accommodate those who worked

on or around the site. This led to the proposal of mixed-use buildings which included upper floor residential units with private balconies, restaurants that served breakfast, lunch, dinner, and late night crowds, local and chain retail, as well as the addition of smaller office spaces. The block needed an attention-getter, which took the form of a pedestrian alley inspired by the European alleyway. This space would have store frontage along the main streets, as well as facing the alley. Anchoring this pedestrian-oriented alley is *Knightley Park*: a 4,200 square foot open space that would provide seating, shade, entertainment and art to the site. Five sculptural red airplanes are located within the site, as well as scattered along the alley, to reflect Wichita's rich aeronautical history. Adjacent to the alley is the existing Knightley parking garage which has been retrofitted into an indoor playground for all ages made of recycled airplane parts.

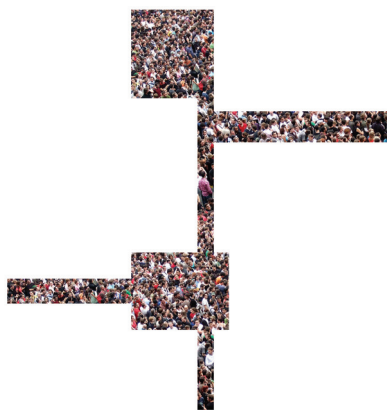


Figure 5.02: Activated Alley



Figure 5.03: Pedestrian-Building Relationship

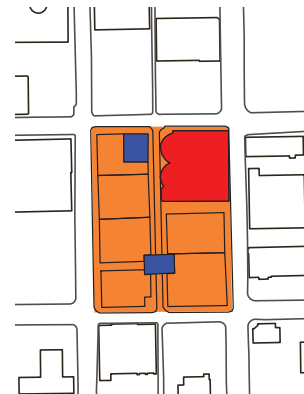


Figure 5.04: Proposed Land Use

### Activated Alley

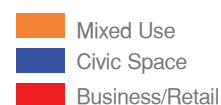
The vision for the *Knightley District* is similar to the European alley concept: activate the space used for service to create a high density, urban experience. By connecting this space with surrounding streets and providing gathering spaces, this district becomes a new destination point in Wichita.

### Pedestrian-Building Relationship

The sidewalk has been expanded to fifteen feet and includes street trees, storefront awnings, signage, and patio dining space. The sidewalk expansion promotes walkability and pedestrian safety.

### Proposed Land Use

Proposed mixed use development on site includes residential, retail, restaurants, office space, and galleries to promote activity throughout the day and into the night.



## Experience the Knightley District

A place to live, work and play

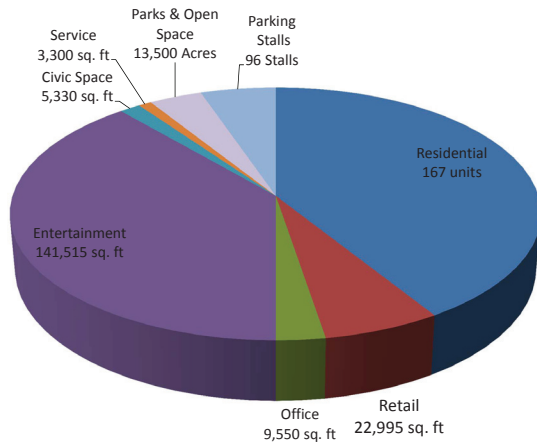


Figure 5.05: Proposed Site Metrics

The proposed site metrics include newly added green space, entertainment, residential, retail, and service space, as well as the reduction of parking stalls and some office space. The addition of these spaces allows for a more active, urban environment. Careful consideration of each building's program has been taken to ensure that people will occupy the *Knightley District* at all hours of the day and night. Such considerations include: restaurants that

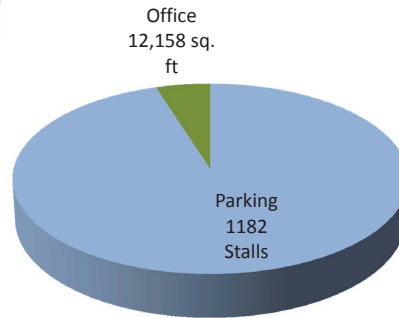


Figure 5.06: Existing Site Metrics

serve breakfast, lunch, dinner and late night hours, offices open during regular business hours, residential units to be occupied at all times, and retail units to bring liveliness to the space even on weekends.

The photomontage below portrays a variety of activities that can take place in *Knightley District and Park*. Activities ranging from playing frisbee on a sunny day to formal event receptions to personal reflection will contribute to the liveliness of the space.

Figure 5.07: Programming Montage





Market

English

Broadway

Waterman

retail,  
restaurant,  
residential

retail, restaurant,  
residential

retail, gallery, restaurant,  
residential

retail, restaurant,  
residential

indoor playground  
composed of recycled  
airplane materials

retail, restaurant,  
residential

retail, restaurant, parking  
garage

Plan

Scale: 1"=50'



Legend

1. Knightley Park
2. Green roof on programmed indoor playground
3. LED wall mural
4. Activated Alley
5. Private balconies for residential units

Figure 5.08: Illustrative Plan



## Vibrant & Unique

### The Knightly District Experience

*Knightley Park* activates English Street to provide a downtown urban experience unique to Wichita. Art installations on site include red polycarbonate paper airplanes which

can be found at the south entrance and other areas on site. Another art amenity to the site includes the aluminum tree, which offers a sense of permanence and beauty to the space. The site

offers seating, grassy lawn, and shade to visitors looking to relax in a safe, outdoor environment.



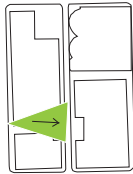
**Figure 5.09:** Walking along English to Knightley Park  
*Knightley park provides sun, shade, seating and storefronts that open up to this activity center.*





**Figure 5.11: Outdoor dining**

*Patio seating is provided at most restaurant locations to encourage outdoor activity and enhance the urban experience.*

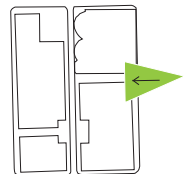


**Figure 5.13: Perspective View Diagram**

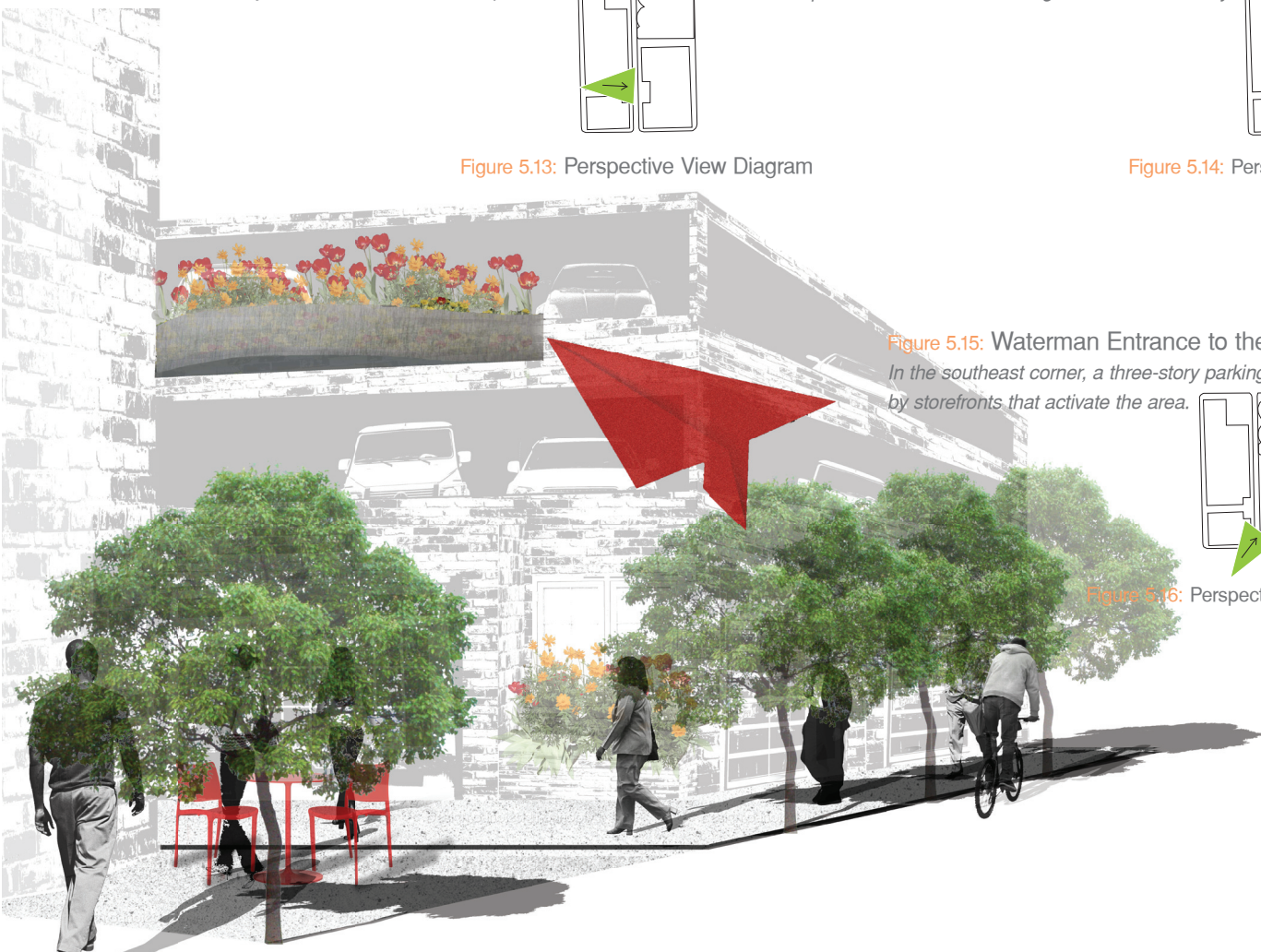


**Figure 5.12: Experiencing the moving mural**

*This LED wall mural provides lighting panels that synchronize to provide a wind effect leading visitors into the alley.*



**Figure 5.14: Perspective View Diagram**



**Figure 5.15: Waterman Entrance to the Alley Experience**

*In the southeast corner, a three-story parking structure is enclosed by storefronts that activate the area.*



**Figure 5.16: Perspective View Diagram**



# Lighting the Space

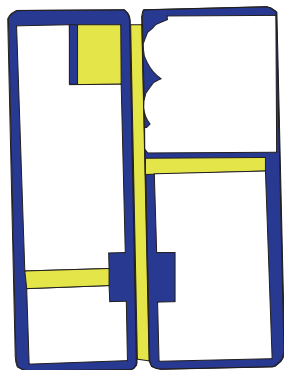


Figure 5.17: Lumen Levels

## Lumen Levels

Bright lighting levels create safety at night and are located along streets and civic spaces. Low levels of lighting are used as accent pieces for artistic expression along walkways and facades of buildings.

- 2 lumens
- 1 lumen

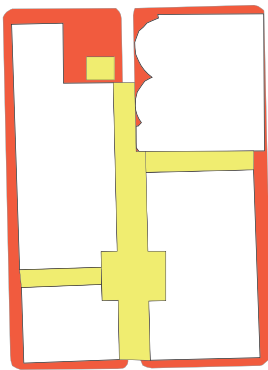


Figure 5.18: Lighting Zones

## Lighting Zones

Lighting zones provide functional and artistic elements to the site. Street lights provide safety while uplighting on buildings provide an artistic visual.

- Accent building
- Safety



Figure 5.19: Light interaction

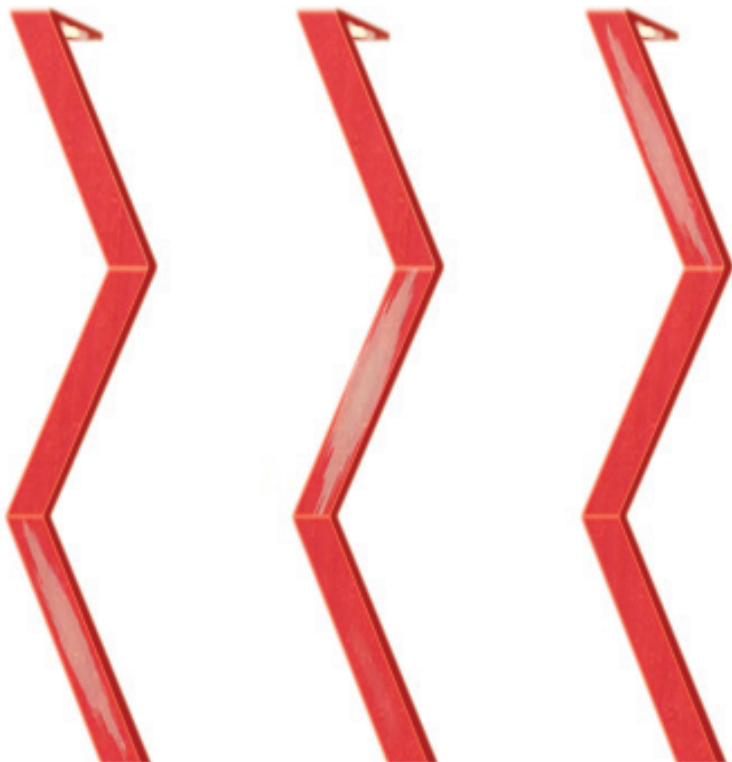


Figure 5.20: Lighting Series

Each lighting element provides safety during the night. As a singular element, each light fixture relates human scale and provides visual interest on site. As wind moves across the fixtures, LED lights are activated and move up and down the structure. Collectively, the light fixtures replicate oscillation patterns found in wind movement.

Custom seating elements are inspired by the red airplane installations on site. Each bench is comprised of four folds and balances on a single, 6-inch point.

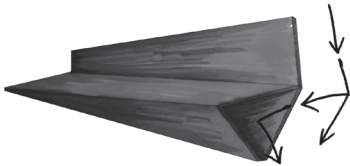


Figure 5.21: Folding

The folded benches are constructed out of a red polycarbonate material and anchored in the ground by a 6-inch steel footing reinforced by poured concrete.

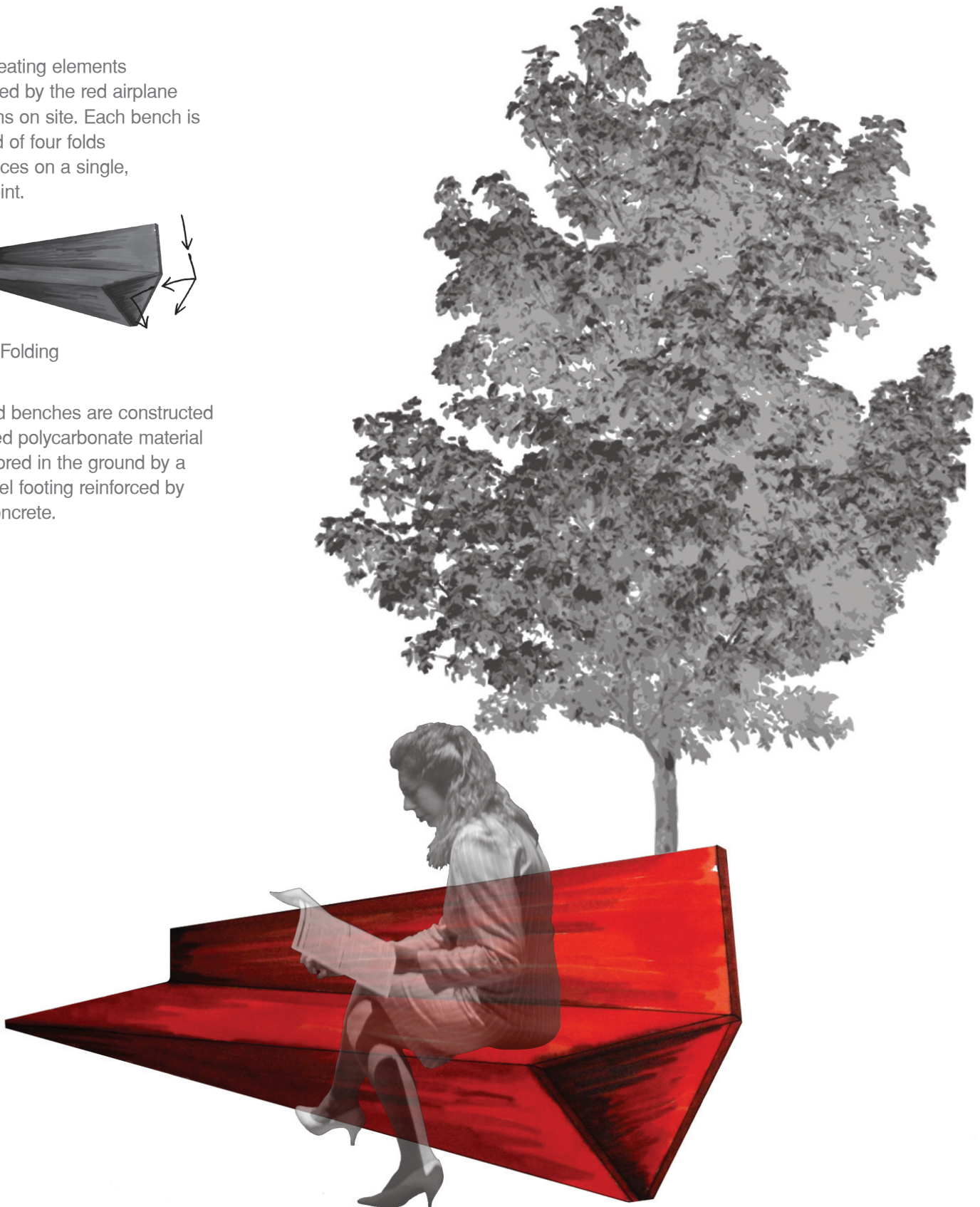


Figure 5.22: Bench Interaction