

Figure 7.01: The Quad Aerial Snapshot

The Quad

One Place. Two Axis. Three Dimensions. Four Elements.

One place to reinvent the city, rejuvenate the heart of downtown, and reinvigorate the people.

Within the heart of Wichita is The Quad. A new development off the most traveled road in the city, a block away from Douglas centrally located, and right next to the newly developed Block1. This existing infrastructure provides the site with a basis to become the new icon of the city.



Figure 7.02: Earth

Goals

- A new destination for the residents of greater Wichita
- Mixed-Use development
- Parking garage for residents, public, and employees
- Day and evening uses
- Redefine streetscapes
- Multiple civic spaces for different activities
- Private and public spaces
- Stronger connections to the arena and convention center
- New residential neighborhood
- Vertical design integration
- Promote local art & culture
- Maintain the urban edge



Figure 7.03: Water



Figure 0.01: Site Location Map

Objectives

- Integrate a small park within the site
- Art integrated into permanently designated space
- Vertical integration of outdoor space
- Circulation system connecting buildings and civic spaces
- Ease of access to the site
- A new main walkway off the outer edge
- Nighttime features
- Interactive features
- 360 degree building facade
- Semi-hidden parking garage



Figure 7.04: Wind

Design Intent

The Quad is a place that makes a statement. It strongly contradicts the existing grid by twisting and turning into a bold, strong movement meant to reinvent the city Wichita.

Two strong axis bring the urban street edge into the site making for a busy, lively experience anywhere people travel. With destinations in the buildings and in all the civic outdoor space, the four unique spaces allow The Quad to cater to people of all ages. All the spaces are designed as separate elements that give the everyday users of the site different memories, experiences, and places to go within the boundary of one block. The design brings together four elements, three dimensions and two axis together into one cohesive space people will remember as part of their home in Wichita.

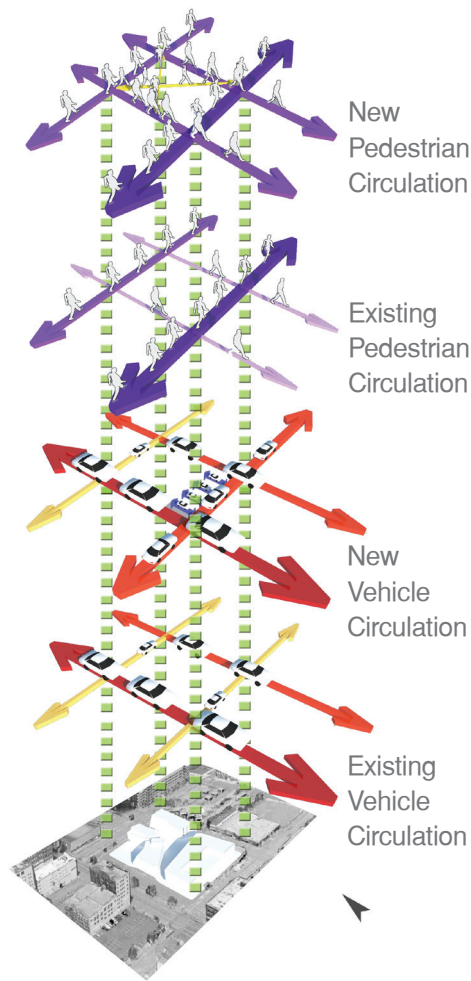


Figure 7.06: Old vs. New
Existing pedestrian and vehicular circulation versus the proposed.

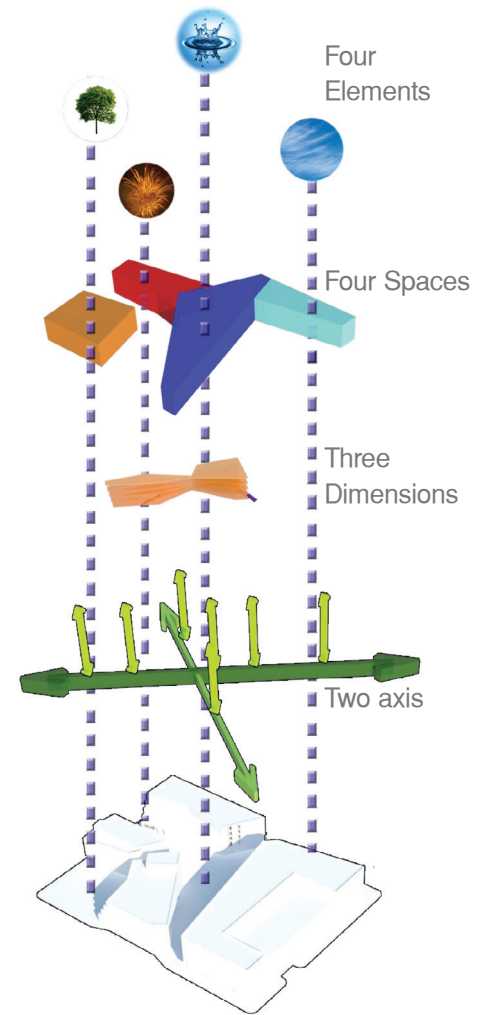


Figure 7.07: Quad Diagram
The key design factors that became The Quad



Figure 7.05: Fire

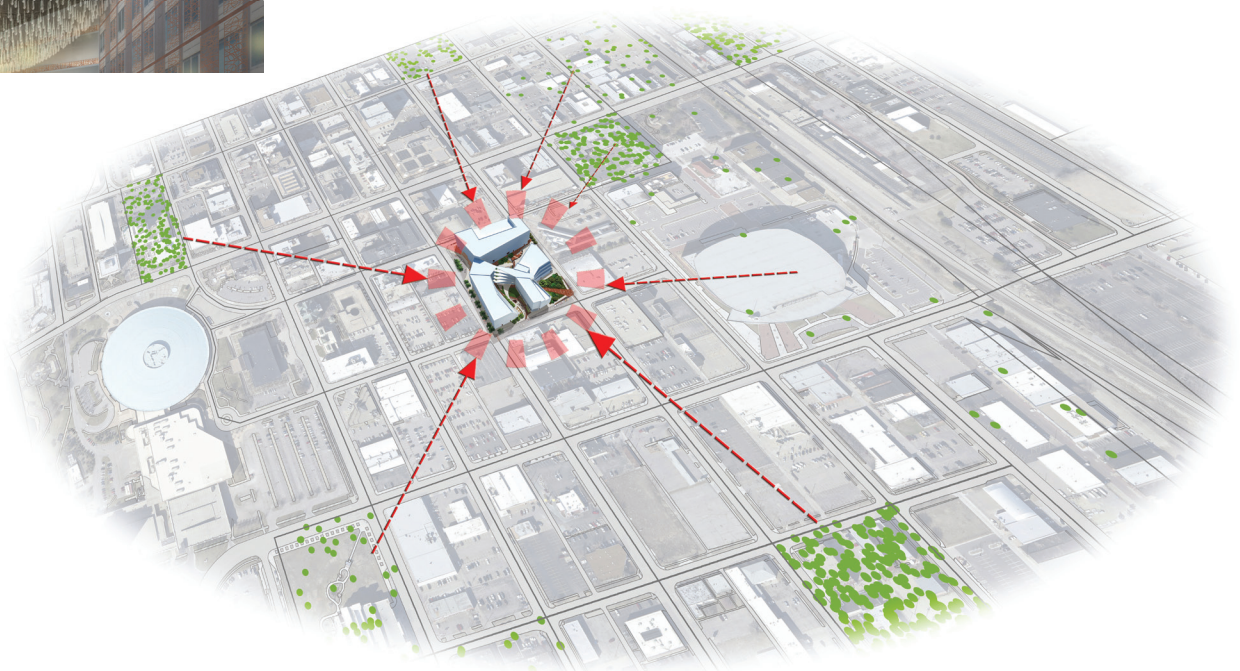
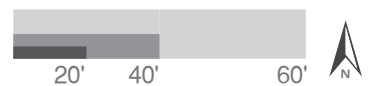


Figure 7.08: Population Moves to The Quad
The Quad proposes a new residential complex amid the existing neighborhoods.

Four Elements



Figure 7.09: The Quad Site Plan



Form & Space

A twist on the modern grid created a unique interior and exterior environment. The ground plane is rotated off the grid and continues this rotation vertically throughout the entire site. The negative space between the forms broke down perfectly into four elements. Each one has a unique geometry influence from the surround building forms and the elements of earth, wind, water, and fire. In the midst of all the chaos is the architectural vertical circulation system being at the heart of it all.

Function

The main function of The Quad is the experience of buildings, circulation, and civic space designed as one place in three dimensions. The site functions as multiple parks systems catering to all people of all ages: tenants, office workers, children, and the entire public in general. Every circulation core is placed in the center of the site and all connected by the walkway system for consolidated and simplistic circulation in the interiors and exterior. Each element uniquely functions as a relaxing, contemplative, recreational, interactive and transportation space.

Sustainability

This site is designed to be self-sustaining, sustainable development inside and out. Large amounts of water can be collected from rain events or condensation of air conditioning units. This can be stored in cisterns and used to irrigate and replenish the fountains on site and be recycled into the buildings as well. The design of modern buildings provides the perfect set up for modern LEED certified buildings to complement the site. A self-sustaining complex allows The Quad to stand as an icon of beauty and sustainability.

Site Metrics

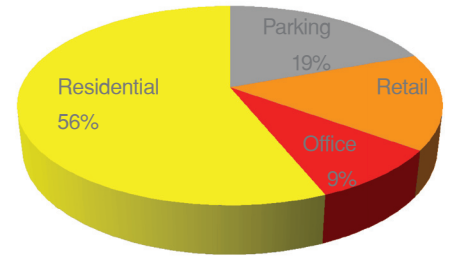
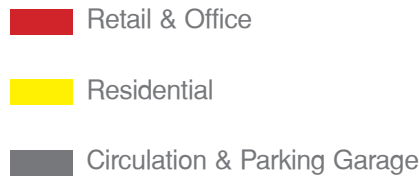


Figure 7.10: Land Use Allocations

Parking Garage

47,596 sq.ft.
(158 spaces)

Retail

38,170 sq.ft.
(7 units)
Office
21,786 sq.ft.

Residential

137,787 sq.ft.
(Excluding mechanical & circulation)
91-196 Units
(700-1500 sq.ft. units)

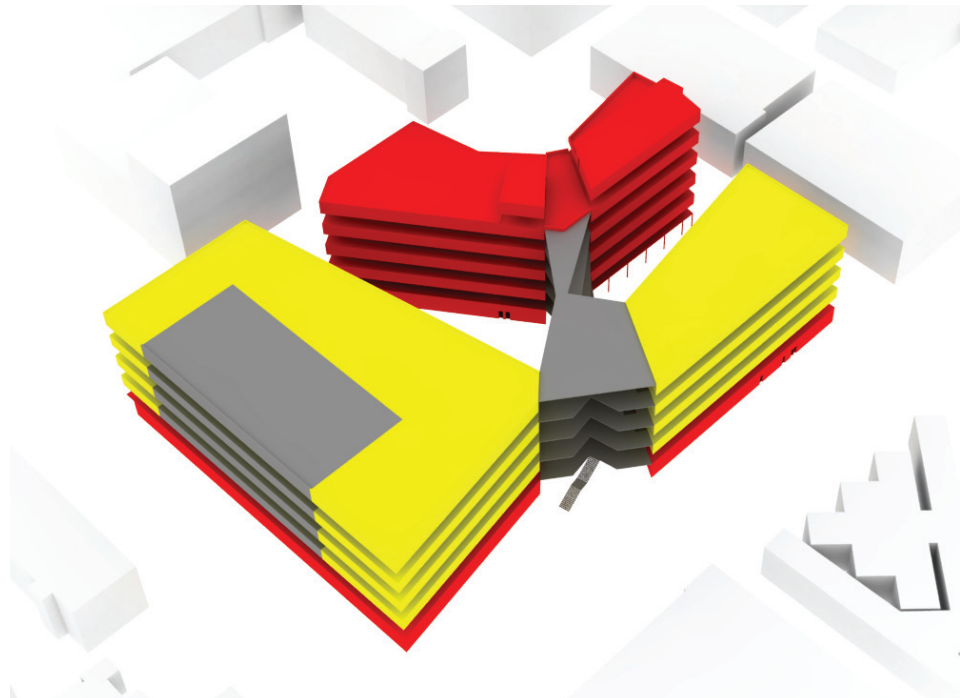


Figure 7.11: Land Use by Floor

The Park

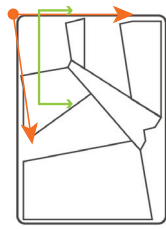


Figure 7.12: Park Map

The Park is a representation of the element of the earth. The high percentage of vegetation promotes a high amount of interaction with the users and ground, grass, plants, and trees.

Two small steps give the user a transition into the oasis in the middle of downtown. They are given the

opportunity to sit, eat lunch, and mingle in the park with the simplicity of just a lawn and trees. The placement of trees allows for ample amounts of shade in the summer and more sun in the winter months for year round usage. Lastly, the park is strategically located in the northwest corner to invite the surround office workers with the appeal of a lush park.

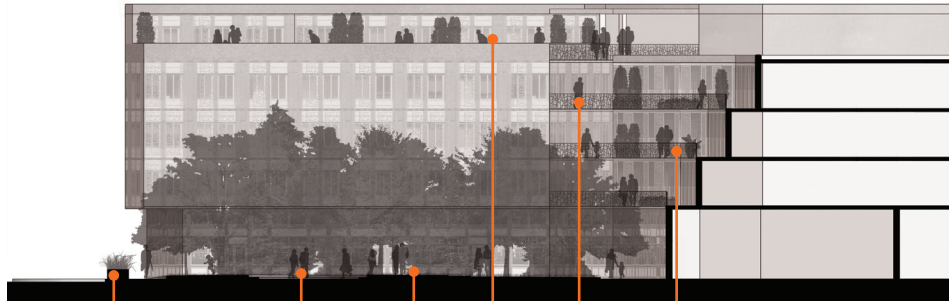


Figure 7.13: Quad Park Section
Section cut looking east.

- Raised Planter
- Main Walkway
- Raised Lawn
- Rooftop Restaurants
- Vertical Walkways
- Balconies with Planters

The Court

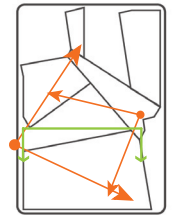


Figure 7.14: Court Map

The Court's main element is water. It is scattered throughout the space in multiple forms. Interactive fountains allow for children to play in the summer months and the sounds of running water to fill the air. One small reflection pool sits near the fountains for people to walk in or sit around. Lastly, there are more elevated pools scattered through area enclosed by the wall for interaction and cooling effects in summer months. A play on some terrace grass areas gives families and friends somewhere to hang out and be in the middle of all the action in a semi enclosed space.



Figure 7.15: Northwest Entry into Quad Park



Figure 7.16: Quad Court Section
Section cut looking north

- Interactive Fountains
- Ground Pool
- Raised Planter
- Elevated Pool
- Arched Wall
- Vertical Walkways
- Terraced Lawn
- Bar Seating

Design Concept

The water feature plays a major role in the center plaza of the site allowing people to have different experiences as the time changes, and forms the concept for the water feature design.



Figure 7.17: Pool in the Winter

Dry garden

By taking inspiration from a dry garden, people are able to draw their own patterns on the pebble base when the water is gone. To experience a different culture is to have a different visual experience.



Figure 7.19: An Afternoon at Quad Court



Figure 7.18: Pattern of Fountain

Pattern

The curve lines and circles resemble the pattern of water flow. The pattern of corten steel continuously travels through the whole site on the wall, providing a link between pools and fountains.

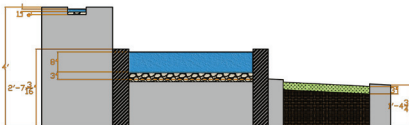


Figure 7.20: Section cut of Pool

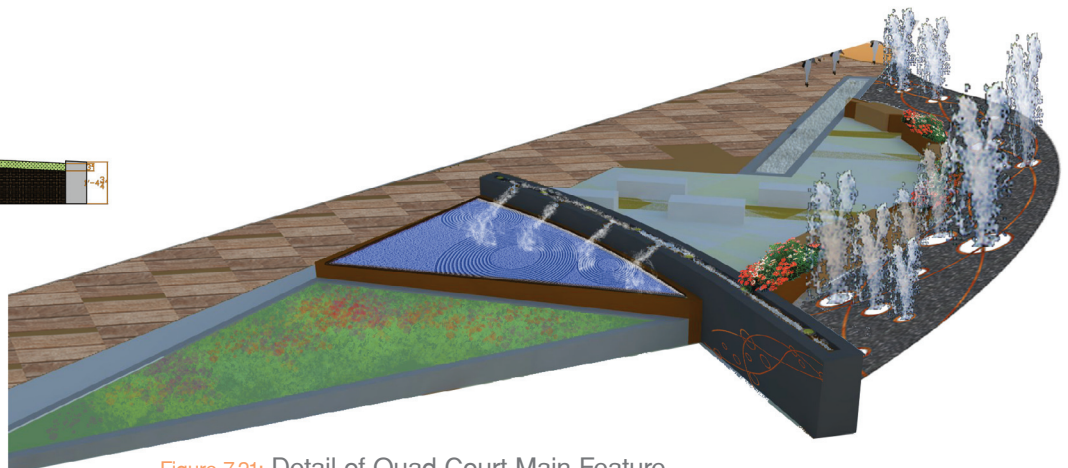


Figure 7.21: Detail of Quad Court Main Feature

The Corner

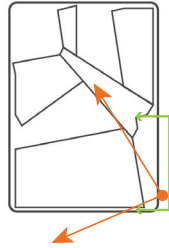


Figure 7.22: Corner Map

The corner is inspired by wind. The idea is that the people use the space mimicking the random patterns of wind while the space functions mostly as a short term activity space. Being next to the main vehicular drop-off, 50% of the space is covered by a modular structure that curves down the side of the building to the stairs that enter

into the vertical space. This structure allows for a place people can wait for a ride, seating for the retail space, and a walkway for people to walk under if they so choose. The predominate feature is the prefabricated metal panels that make up the structure and bleed and merge throughout the rest of the site and up onto all the buildings.



Figure 7.23: Quad Corner Elevation
Elevation looking West.

- Overhead Structure
- Covered Seating
- Covered Walkway
- Covered Stairs
- Vertical Walkways



Figure 7.24: The Quad Corner Busy After an Event

The Panel

A linear and curvilinear design combine to form the coreten prefabricated panel. the panel abstractively represents the inspirational elements of the four spaces: earth, wind, water & fire.

The Application:

The panel makes a statement at The Corner and begins to scatter into the rest of the site forming a cohesive design element in the four space as well as making a distinct, unique the building facade for each building.

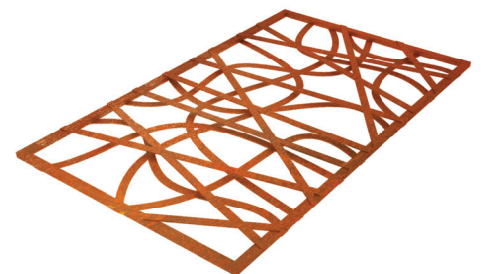


Figure 7.25: The Linear Prefab Panel Design

Sculpture Garden

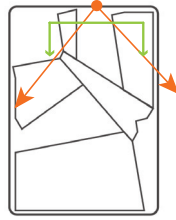


Figure 7.26: Sculpture Map

The Sculpture garden is inspired by the idea of fire. This transformed directly into the main feature: an overhead sculptural chandelier. The entire space caters to local art and cultural with a designated space just for art in the center of the garden. Meandering walkways go through the garden of art. Multiple seating spaces surround this

area for the retail stores on the first floor with a large covered lounge area that belongs to the office building to rent out or use for large events. People have the options to walk down the paths, take a detour through the art pieces, or sit around on elevated lawn spaces to relax and take in the art or chandelier.

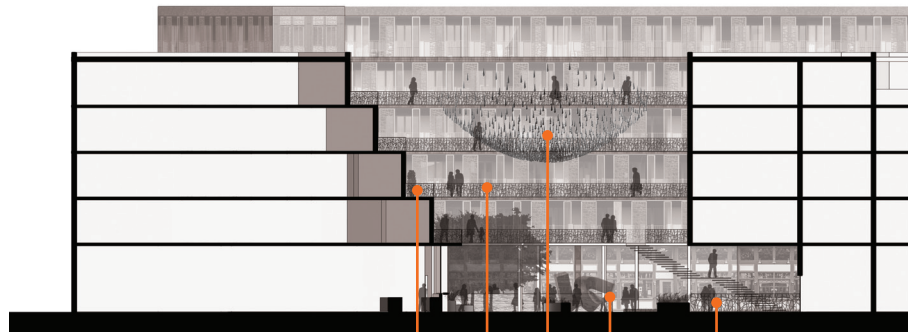


Figure 7.29: Sculpture Garden Section
Section cut looking South.

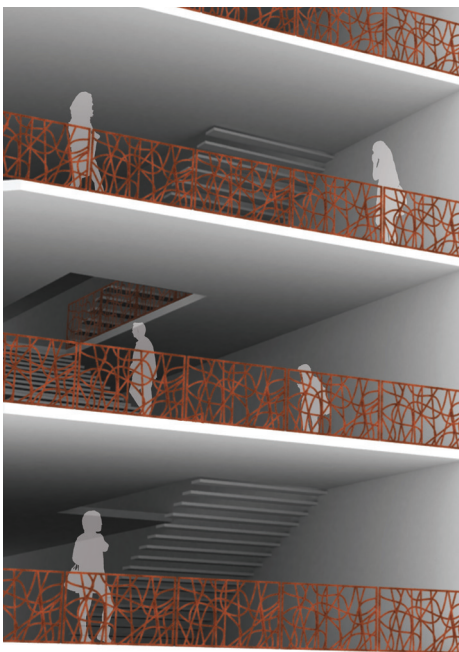


Figure 7.27: Railing Application

The panels can easily be placed on their sides for the perfect railing height.



Figure 7.28: Facade Application

Two panels make create a movable screening device for the units with balconies.

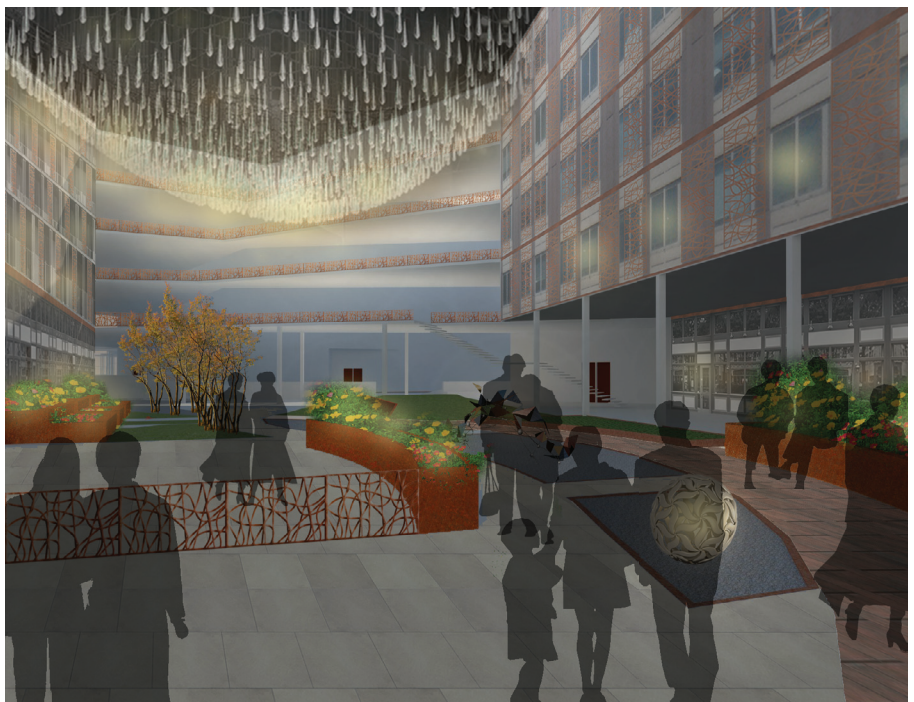


Figure 7.30: A Night Under the Light