



DOWNTOWN WICHITA

Completed Projects

Parking at Market & William

Dates Completed - 2016

Cost – Approximately \$9.68 Million

212 S. Market Street

Renovations to the former Macy's Garage at 215 S. Market are now complete. Repairs have stabilized the structure and opened all nine floors and the 434 spaces of the garage, which benefit nearby businesses and the public.

The Douglas

Dates Completed – December 2016

Cost - N/A

200 E. Douglas Avenue

The Douglas project is now complete. The pink marble Exchange Place and white brick Bitting Building have been renovated and now offer 240 luxury residential units and a new 300-space parking garage where the former Lerner and Michigan buildings were. The ground floors of all the buildings, about 30,000 square feet, are available for commercial space. This project has transformed the Douglas Avenue corridor. Tower 1, the former Bitting Building, includes 66 apartments ranging from a 400 SF studio to a 1,100 SF unit. The nine-story Exchange place building includes 139 apartments ranging from 450 SF for a studio to 1,300 SF for a two-bedroom, two-bath unit. The new five-story building will have 35 apartments in addition to a parking garage for tenants. Rent prices will range from \$825 to \$1,600. Resident amenities include a rooftop deck with wading pool, grills, fire pits, and a dog-washing station. Inside the apartments will be granite countertops, farmhouse kitchen sinks, stainless steel appliances and a washer and dryer.

520Commerce

Dates Completed – December 2016

Cost - \$3 Million

520 S. Commerce Street

520Commerce is a historic warehouse located in the Commerce Street Arts District that has been transformed into mixed-use space, and includes one and two bedroom apartments, lofts, brownstones, work studios, gallery space and creative office space. The building's historic integrity was preserved during the renovation, retaining the original signage and ironwork, floor scales, exposed original wooden beams and brick walls. Resident amenities include off-street parking and a maker space for rent.

Ronald Reagan Building Renovations

Dates Completed – November 2016

Cost - \$15.7 Million

271 W. Third Street

Renovations are complete for the former IRS Building, located at 271 W. Third, to house multiple Sedgwick County offices including: the Downtown Tag Office, the Appraiser's Office, the Sheriff's Office of Professional Standards Unit, the Building & Construction Administrative Offices, the Metropolitan Area Building and Construction Department (a joint City-County department), and Environmental Resources. The building was purchased for \$4.9 Million. Total renovations, which included remodeling, architectural services and furnishings were approximately \$15.7 Million.



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Pinnacle Lofts & Apartments

Dates Completed - June 2016

Cost - \$6 Million

429 E. Central Avenue

Seventy new residential units at Central and Waco in Downtown are now complete. The new three-story, two building Pinnacle Lofts & Apartments, is in close proximity to Riverside Park and Arkansas River bike paths, and includes 33 lofts, 20 one-bedroom units, and 17 two-bedroom units. The units feature flexible, open floor plans with modern finishes, exposed ductwork, wood grain flooring, granite countertops and washer/dryers. Resident amenities include a bike-share program and an on-site dry cleaning drop off. Other amenities include a clubhouse with a wet bar, covered parking, Wi-Fi is included in rent and a washer and dryer are included in each unit.

The Flats 324 Expansion

Dates Completed - June 2016

Cost - \$7 Million

324 N. Emporia Avenue

With the continued redevelopment of the St. Francis Street corridor, The Flats 324, located at 324 N. Emporia in the historic Wichita High School, has completed construction of 73 new units in addition to the existing 68 units. The new building has one- and two-bedroom contemporary style apartments with floor plans ranging from 575-905 SF and rents starting at \$700. Amenities include a swimming pool, Dog Park, dog-washing station, gated access, options for covered parking, an expanded exercise area and a clubhouse. This project was completed in 2016.

Union Station Phase One

Dates Completed - June 2016

Cost (Phase One and Two) - \$54 Million

701 W. Douglas avenue

Renovation of one of Downtown Wichita's most iconic buildings is complete. Occidental Management identified \$54 Million of redevelopment and expansion projects for the Downtown Union Station campus, which included the Wichita Historic train station, Union Station, Rock Island depot and baggage facility, and the former Wichita Grand Hotel. This project included five acres of public space, public streetscape and walking improvements. Phase One plans included updating the Rock Island Depot, Grand Hotel and a redeveloped public plaza area that fronts Douglas Avenue featuring food and drink vendors. This project was a key connector between Old Town, INTRUST Bank Arena and the Commerce Arts District. The first phase of this project was completed June 2016.

Douglas Avenue - Streetscape Development Phase 1

Cost - \$6 Million

423 E. Douglas Avenue

In 2011, the City approved a new plan, led by community input, for transit and streetscape improvements along the core of Douglas Avenue from Main to Washington Streets. Phase One design, led by the team of Law Kingdom, PEC and Gardner Design, focuses on the addition of transit shelters, added streetscape amenities and improved pedestrian way-finding signage. Phase One funding of \$1.3 million has been secured and work is currently under construction.

CoRTen Building

Date Completed - November 2015

Cost - N/A

100 S. Market Street



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The CORTen Building renovation is complete at the corner of Douglas and Market. Prior to its redevelopment, this building sat empty for over twenty years. Bokeh Development transformed the building into contemporary, modern offices with flexible leases, which gives the opportunity for startups and other new businesses to grow incrementally. The second floor has a shared conference room, coffee bar and workout center. Facade improvements were also included in the renovation.

Fidelity Bank Headquarters Renovation

Date Completed - September 2015

Cost – \$2 million

100 E. English Street

Fidelity Bank recently completed a major renovation of its 30 year old headquarter lobby space at 100 E. English. These renovations were part of a series of \$2 million in upgrades commissioned by the bank in recent years. The recent lobby renovation opened up views to the north courtyard, and features a custom tile floor pattern, and updated, custom-matched millwork, which ties the space together to create an open, welcoming environment for customers and bank employees. Work began on the lobby area in November 2014 and was completed in late September 2015.

Yellow Cab Company Building Renovations

Date Completed - 2015

Cost – N/A

252 N. Mosley

Renovations to the 26,000 SF Yellow Cab Company Building at the corner of 2nd and Washington Avenue (252 N. Mosley) included subdividing the space for multiple office, retail or restaurant tenants. Taste & See, an upscale restaurant and bar with a patio leased 4,532 SF, and Lotus Leaf Café, a healthy lifestyle café, opened in the Southwest corner of the building with 2,000 SF.

Pop-Up Urban Park

Date Completed - September 2015

Cost - \$146,000

121 E. Douglas Avenue

"The Hole" on Douglas Ave has been transformed into a Pop-Up Urban Park through a grant from the Knight Foundation Fund of the Wichita Community Foundation. The park is a place where the community can connect through activities by promoting engagement. The site is activated daily with food truck vendors and other public activities.

Restaurant Renovations - 301 N. Washington

Date Completed - April 2015

Cost - N/A

301 N. Washington Avenue

The building at 301 N. Washington underwent major interior and exterior renovations to be transformed into Gianni Bacci's, A Speakeasy Joint. This new restaurant, with a 40-seat patio area, features vintage style cocktails and upscale tapas.

P.E.C. Building Renovations

Date Completed - March 2015

Cost - Approx. \$2 million

303 S. Topeka Street

Professional Engineering Consultants, or P.E.C., has completed extensive interior renovations to their headquarters at 303 S.



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Topeka. The interior remodel was completed prior to the company celebrating their 50th anniversary.

Building Renovations at Topeka & Broadway on Waterman

Date Completed - November 2014

Cost - Approx. \$2 million

340 S. Broadway Street

Two buildings on the north side of Waterman along Broadway & Topeka completed exterior façade and interior renovations. The buildings, located at 340 S. Broadway and 329 S. Topeka, formerly housed Rainbows United and are now home to Comcare.

The LUX

Date Completed - November 2014

Cost - \$20 million

120 E. First Street

The LUX is the redevelopment of the former Kansas Gas & Electric Building. The project is a mixed-use development offering office, residential and luxury terraces overlooking the City's skyline. The first commercial and residential tenants moved in during 2013. The LUX is poised to develop a unique sense of community and place in Downtown Wichita while keeping true to the building's original 1950's character. The first and second floors of the seven story building offer office space while the top five floors house apartments - totaling 86 units. The LUX boasts countless amenities that will deliver the thrill of big-city living with the security of a close-knit community. Amenities include rooftop garden, a lounge and exercise room. Unit amenities include washer and dryer, unique energy-efficient lighting and free Wi-Fi.

Rock Island Lofts

Date Completed - November 2014

Cost - N/A

143 N. Rock Island Street

Old Town developer Dave Burk has completed renovations to the former Grant-Billingly building at 143 N. Rock Island. The building, constructed in 1923, was used as office and warehouse space for the Grant-Billingly fruit company. The building now has eight upscale apartment units above three retail/office spaces. Six of the eight apartments are two-level. The apartment units will range from 600-1,720 AF with rents starting at \$900 per month. The retail/office spaces range from 1,000-4,000 square feet.

Commerce & Waterman Renovations

Date Completed - November 2014

Cost - N/A

400 S. Commerce Street

Renovations to the building at the corner of Commerce and Waterman will enhance the connection between the Commerce Arts District and INTRUST Bank Arena. Completed renovations include repurposing shipping containers as meeting rooms in the interior, large exterior window additions, the addition of a large awning and deck facing Waterman, and asphalt replacing a dirt parking lot on the north side of the building. The building now houses two tenants with 900 SF of leasable retail space.

WaterWalk Hotel Apartments

Date Completed - October 2014

Project Cost - \$10 million

411 W. Maple Street



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The new WaterWalk Apartments, located at 411 W. Maple, offers flexible living choices with all bills paid, short leases, furnished or unfurnished one, two or three bedroom new apartments on the West bank of Arkansas River and adjacent to the Wichita Ice Center. The two buildings are comprised of 133 units with rates starting at \$900 a month. Kitchens feature rich brown cabinetry, a range, garbage disposal and refrigerator. Every apartment is equipped with a stackable washer and dryer. WaterWalk Apartments combine hotel convenience and apartment essentials.

Sonic

Date Completed - October 2014

Project Cost - N/A

504 S. Broadway Street

One of America's favorite fast food drive-in's, Sonic, constructed a new 1,800 SF location at 504 S. Broadway. This new building replaced the Golden House restaurant.

Corner 365

Date Completed - September 2014

Cost - N/A

365 W. First Street N.

Garvey Center owner, Builders Inc. has constructed 36 new apartments at the corner of First and Waco. Tenant parking is in the Garvey Center's existing garage. This new project has transformed the prominent intersection and will be a catalyst for further development along the First Street corridor.

William Street Two-Way Conversion

Date Completed - June 2014

Cost - \$375,000

200 E. William Street

The improvements from Main to Emporia Streets included converting William Street from a one-way west-bound street to a two-way street providing one lane in each direction. The pavement was improved as necessary and restriped to allow for two-way traffic. The project also added wheelchair ramps and modifications to the traffic signals.

Courtyard by Marriott Renovations - Phase Two

Date Completed - May 2014

Cost - Approx. \$1 million

820 E. Second Street N.

Phase two renovations included updates to the 128-room hotel's design and color schemes as well as a refresh to the meeting spaces. Phase One, renovation of the lobby and guest areas, was completed in February 2013.

Live at The Looney Bin

Date Completed - April 2014

Cost - Approx. \$200,000

215 N. St. Francis Street

Renovations and building alterations were made to 215 N. St. Francis by Graycon Building Group including a new 150-160 person theater, box office and bar. The renovated building features the Looney Bin comedy club Thursdays through Saturdays.

Hyatt Regency Wichita Renovations Phase Two



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Date Completed - March 2014

Cost – \$7.5 million

400 W. Waterman Street

The Hyatt, located at 400 W. Waterman, has renovated and redesigned the hotel's 303 guest rooms. The rooms' new look incorporates some of Kansas' landscapes and color in the design. Each room received new beds, new furniture, 42-inch flat-screen TVs, in-room safes, mini-refrigerators and accessible electrical outlets. The hotel completed Phase One renovations of the lobby and meeting areas in 2012.

220 & 222 S. Commerce Restaurant Renovations

Date Completed – December 2013

Cost – N/A

220 S. Commerce

Just 200 steps Northeast of INTRUST Bank Arena, this renovated warehouse space now houses two restaurants. Features of the property include large wood columns, wood beams and original wood floors. These two businesses have had a positive impact on the Arena Neighborhood revitalization efforts.

Eaton Place Renovations

Date Completed – December 2013

Cost – N/A

517 E. Douglas Avenue

The Eaton Place, a 115-Unit apartment complex in the 500 block of East Douglas created three new live-work spaces. The 1,000 sq. ft. spaces are the first such units in the Eaton and feature a kitchen island, accent walls, stackable washer/ dryer, front and back entrance, full size appliances, a build in desk and more.

Firestone Place

Date Completed – December 2013

Cost - N/A

440 S. Main Street

Formerly Automobilia, the newly renamed Firestone Place has undergone major renovations to become leasable office and retail space at the corner of 1st & Emporia. Renovations included exterior and interior. Two trees Technologies has already signed as the first tenant in the building.

INTRUST Bank Arena's Guitar Bar & Thunder Team Store

Date Completed – October 2013

Cost - Approx. \$250,000

500 E. Waterman Street

INTRUST Bank Arena, home to the Wichita Thunder hockey team, constructed a permanent Wichita Thunder team store. The store is located under Entrance B on the South side on the main concourse and was completed in time for the 2013-2014 season.

In addition, a new bar named "Guitar Bar" was constructed on the east side of the main concourse by sections 122/123. The new bar showcases signed guitars from visiting artists displayed in glass on the walls. Guitar Bar also features a giant guitar hanging from the ceiling. Sets of bar stools overlook the Arena's loading dock, where fans will sometimes be able to see pre-show crew activity. The new bar serves drinks only, including specialty cocktails.



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Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One

Date Completed - August 2013

Cost - \$9 million

325 E. Douglas Avenue

The Kansas Health Foundation expanded their current Douglas Avenue offices to include approximately 36,000 square feet of meeting rooms and headquarters space for the Kansas Leadership Center. This is the first new construction along the core of Douglas Avenue in approximately 38 years.

KE Miller Engineering

Date Completed – July 2013

Cost - Approx. \$300,000

117 E. Lewis Street

KE Miller Engineering completed renovations to the brick building at 117 E. Lewis into attractive professional offices inside and out. The 3,000-square-foot building was built in 1936. It formerly housed three companies and had been sitting vacant for 15 years before renovations. The seven member staff at KE Miller Engineering provides cost effective engineering and surveying services to the Wichita metro area.

Arnold Group Renovations

Date Completed – June 2013

Cost - Approx. \$500,000

530 S. Topeka Street

The Arnold Group is a human resource solutions company headquartered at 530 S. Topeka in Downtown Wichita. The company has grown from a temp agency to include consulting, training and professional placement services and they employ 13 full-time workers with over 2,000 temporary workers. After nearly five months, renovations to their existing property are complete. Interior updates include a high-tech conference room, new private offices as well as exterior façade improvements.

CoBank

Date Completed – March 2013

Cost - \$800,000

245 N. Waco Street

CoBank celebrated its merger with Wichita-based US AgBank by investing over three-quarters of a million dollars in interior renovations. The 256,000 square-foot building (also known as the Farm Credit Bank Building) is one of Downtown Wichita's largest Class A office buildings set on the East bank of the Arkansas River.

Courtyard by Marriott Renovations - Phase One

Date Completed – March 2013

Cost - \$900,000

820 E. Second Street N.

The 128-room Courtyard by Marriott, located at 820 E. 2nd Street in Old Town, completed a major renovation of its lobby and other public guest areas. The goal of the renovation was to create an area where guests can get out of their room and socialize with other guests. A new bistro, named Table 820, along with a Starbucks service station was included in the renovations. This was the first of two phased improvements planned for the hotel.

The Catholic Diocese – St. Mary Cathedral



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Date Completed – December 2012
Cost - \$16 million
430 N. Broadway Street

The Catholic Diocese restored the historic St. Mary's Cathedral located at Broadway and Central. The renovations included restoring the 105 foot dome and incorporating additional lighting to highlight its architectural details. All buildings on the campus are now connected by a new covered structure, which serves as a new gathering space. The renovations and construction were completed early 2013 to celebrate the Cathedral's 100-year anniversary.

Player Piano Lofts

Date Completed – December 2012
Cost - \$4 million
704 E. Douglas Avenue

Old Town developer Dave Burk renovated the Player Piano building, a 36-unit apartment project, in the 700 block of East Douglas. This beautiful 5-story brick building formerly housed the world's largest supplier of materials for rebuilding and repairing antique player pianos, organs, and coin operated musical instruments. The project introduces 36 two-bedroom and one-bedroom apartments ranging from 410-885 square feet in the six-level structure. The 33,000-square-foot building was built in 1901 and has desirable features such as large wood columns, wood beams and floors with exposed exterior brick walls and 16-foot ceilings on the first and second floors.

Ambassador Hotel at Block One

Date Completed – December 2012
Cost - \$23 million
104 S. Broadway Street

A development team renovated the historic 14-story Douglas Avenue Building into a 117-room Boutique Hotel. Bright and spacious, with expansive windows overlooking the city of Wichita, the hotel's rooms and suites represent a showcase of luxury boutique accommodations at its pinnacle. This historic building is located at the corner of Douglas Avenue and Broadway.

Urban Plaza at Block One

Date Completed – December 2012
Cost - \$800,000
104 S. Broadway Street

The City of Wichita has constructed a new urban plaza that connects the new Block One Parking Garage and the historic Ambassador Hotel. The block's alley has been redesigned to make it more compatible for pedestrians and vehicles, as well as enhancing Downtown's mid-block pedestrian circulation. The mosaic public art is titled "Bravely Serene."

Block One Parking Garage

Date Completed – December 2012
Cost - \$6.8 million
104 S. Broadway Street

The City of Wichita constructed a parking garage with 270 spaces and 8,400 square feet of retail space facing William Street (at 360 E. William) to accommodate the new Ambassador Hotel, Kansas Leadership Center and the general public.

Robert D. Love Downtown YMCA

Date Completed - December 2012



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Cost - \$27 million
402 N. Market Street

The Greater Wichita YMCA constructed a new 110,000 sq. ft. Downtown location that houses the organization's corporate offices as well as a new state of the art workout and activity facility. The project developed approximately three-fourths of a city block adjacent to City Hall and the Federal and Sedgwick County Courthouses. The new facility is expected to serve 30,000 people throughout the area. There are more than 103,000 residents within a three-mile radius of the new Downtown YMCA location. The Greater Wichita YMCA serves more than 265,000 kids and adults.

Pixius Communications

Date Completed - December 2012
Cost - Approx. \$3.2 million
301 N. St. Francis Street

Pixius completed construction of their new headquarters at 301 N. St. Francis Street. Pixius Communications is an innovative, growing company uniquely positioned to provide a wide range of data communication solutions to business and residential markets in rural areas.

The Fountains at WaterWalk

Date Completed - October 2012
Cost - \$1.6 million
515 S. Main Street

Lights. Liquid. Music. Magic. The Fountains at WaterWalk are 150 feet long and located East of Gander Mountain. Three daily shows are offered at 12:30 p.m., 8 p.m. and 9 p.m. from April through December. Each show incorporates beautiful music, colorful lights and moving water in a synchronized display. The music alternates between different genres, including country, classic rock, classical, '80s rock and holiday songs. The Fountains at WaterWalk are a new destination for locals and visitors to our Downtown.

The Renfro

Date Completed - October 2012
Cost - \$1.8 million
612 E. Douglas Avenue

The Renfro is part of the East Douglas Avenue Historic District. It was built in 1908 as the Layle Hotel and later became the Renfro Hotel. The city then purchased the building and remodeled it, naming it Victoria Park Apartments. Located at 612 E. Douglas Avenue, The Renfro offers 20 residential units with two ground floor commercial spaces that offer the option of a live/work setting. The live-work units have first and second floor entrances and spiral staircases. The Renfro also offers more traditional layouts, including three studios, two 2-bedroom units and nine 1-bedroom units. One living space has a glass block wall, while another has an open and close freight door to invite the outside environment in. The units are equipped with electric high-efficiency heating & cooling systems, designed to use only the exact amount of energy needed to cool or heat the unit's area.

Commerce Street Lofts

Date Completed - August 2012
Cost - \$500,000
416 S. Commerce Street

Located at 416 S. Commerce Street, the Commerce Street Lofts were completed in August of 2012 and is a mixed-use



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two-story development (retail/office first floor - residential on the second). Located in the Commerce Street Arts District, the four two-bedroom units feature exposed brick and great views of Downtown Wichita. All kitchens have granite counters and stainless steel appliances, and beautiful wooden floors span the living room/ kitchen area. Industrial staircases are in every unit in the building as well as in the common areas.

Howerton+White Expansion & Renovation

Date Completed – August 2012

Cost - \$600,000

520 E. Douglas Avenue

Located at 520 E. Douglas, Howerton+White's 3,000-foot expansion provided much needed space for staff, which has grown from 4 to 21 employees in just six years. The Stites brothers built the Classical Revival two-story building in 1889, just two years after the opening of the Carey House (the Eaton Hotel). The remodeled first and second floors is now a very open, functional space for the agency and includes a new staircase and a 30-foot stainless steel slide to connect the two floors.

St. Francis Streetscape Improvements

Date Completed - June 2012

Cost - \$2.3 million

598 E. Douglas Avenue

The City of Wichita reconstructed St. Francis Street from Douglas Avenue to 2nd Street. This streetscape transformation converted the existing one-way configuration to two-way and also provides angled parking. In addition to improved infrastructure, the streetscape improvements added amenities such as street trees, new lighting, benches and decorative pavers. The revitalized streetscape provides an important pedestrian connection between the INTRUST Bank Arena and Old Town.

Bite Me BBQ

Date Completed - April 2012

Cost - \$500,000

130 N. St. Francis Street

Bite-Me-Bar-B-Q purchased 130 N. St. Francis and opened their restaurant in the second quarter of 2012.

Open Door

Date Completed March 2012

Cost - \$5.4 million

402 E. Second Street

Open Door consolidated many of its services at it's new spacious location at 402 E. 2nd St. The United Methodist's new center houses the former Drop-In-Center and Klothes Kloset which serves a large portion of Wichita's citizens in need.

J.P. Weigand and Sons Realtors

Date Completed – January 2012

Cost - \$500,000

150 N. Market Street

J.P. Weigand and Sons, Inc. renovated their Downtown Corporate Office at 150 N. Market Street. Renovations include work on the new façade along with interior renovations of the three-building complex.

Hyatt Regency Wichita



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Date Completed – January 2012
Cost - \$1.6 million
400 W. Waterman Street

This investment marks the final phase of a multi-phase expansion and renovation of the riverfront hotel. This phase encompassed approximately 35,000 square feet of meeting space improvements.

WaterWalk's Gander Mountain Expansion

Date completed - First Quarter 2012
605 S. Wichita Street

Gander Mountain recently completed a 7,500 square foot expansion and store remodel. The expansion incorporates a new academy and the store's remodel includes new signage, better site lines and a better flow to the store giving guests a better overall shopping experience.

Zelman's Building

Date Completed – December 2011
Cost – Approx. \$1.7 million
602 E. Douglas Avenue

Located at the corner of St. Francis and Douglas Avenue, this project converted an historic structure to have nine residential units (6 studios and 3 one bedrooms) on the second floor and 4,800 sq. feet of retail/restaurant space on the first floor.

Sedgwick County/Rotary Foundation/Coleman Parking Lot & Plaza

Date Completed – December 2011
Cost – Approx. \$2.3 million
699 E. Second Street North

This project has four public/private sector partners. Sedgwick County redeveloped the previous Coleman Warehouse site to accommodate parking for the INTRUST Bank Arena. The Downtown Rotary Club Foundation provided a new urban park celebrating their centennial year (Centennial Plaza and Rotary Time Tower) and Coleman contributed funds for a monument to commemorate Coleman's first manufacturing site. Concurrently, the City of Wichita implemented new streets and streetscape for two consecutive city blocks.

Albert Paley Sculpture Installation

Date Completed – December 2011
Cost - \$350,000
Waterman and Main Streets

The Albert Paley Sculpture, located at the NE corner of the WaterWalk development at Waterman and Main Street, is a contemporary sculpture comprised of bronze, stainless and Cor-Ten steel. The 38-foot-tall metal sculpture is an icon for Downtown and creates a sense of place with the large surrounding plaza and Bosque of River Birch trees that act as a backdrop. The sweeping upward motions of the sculpture signify Wichita's aviation heritage while the earth-tone colors of the bronze and Cor-Ten steel are suggestive of the natural environment significant to our Native America Indian heritage.

Drury Plaza Hotel Broadview

Date Completed – August 2011
Cost - \$29 million
400 W. Douglas Avenue



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Drury Southwest has completed renovations of the Historic Broadview Hotel. The hotel offers 200 guest rooms and suites, and relocates the guest entrance and check-in to face the river; the renovations also include the construction of a skywalk connecting the parking garage with the hotel. The building's interior has been restored to reflect the historic character of the hotel.

Riverfront Improvements

Date Completed – June 2011

Cost - \$2.2 million

Douglas Avenue and Second Street

The Riverfront Improvements between Douglas Avenue and 2nd street include venue space, pedestrian access from Waco Street and river overlook areas. This component of improvements completes the east bank improvements connecting the Keeper of the Plains and WaterWalk. The improvements also connect to the Drury Plaza Broadview Hotel.

Fairfield Inn & Suites Wichita Downtown

Date Completed – June 2011

Cost - \$11.5 million

525 S. Main Street

The new 131-room Marriott hotel opened in June 2011. The hotel is located on the northwest corner of Main and Dewey. The hotel opens onto the gardens of WaterWalk. The design of the hotel incorporates key design principles from Project Downtown, the Master Plan for Wichita.

Cargill Innovation Center

Date Completed – summer 2011

Cost - \$14.7 million

300 W. First Second Street

The 75,000-square-foot Innovation Center is located on Wichita Street between 1st and 2nd. The new center houses a food service culinary center including a model commercial food kitchen so Cargill chefs can test and demonstrate to customers how their products perform. There is also a retail center of expertise, which includes model home kitchens to showcase and simulate for retailers how Cargill products will work in shoppers' homes. The center also houses an analytical laboratory and small processing facility where the company can work on developing new products and technologies.

The Flats 324

Date Completed – 2010

Cost - \$6 million

324 N. Emporia Avenue

The Historic Wichita High School was converted into 66 market rate apartments with two unique apartments in the building's old art and boiler rooms. The Flats opened in January 2010 and had 100% occupancy by July 2010.

Airbus

Date Completed – 2010

Cost - \$1 million

238 N. Mead Street

Old Town developer Dave Burk bought the building at 238 N. Mead, the former Kansas Sports Hall of Fame, in February 2010 and leased it to Airbus. Airbus moved into the new facility in May 2010. With the expansion, Airbus added



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approximately 80 to 100 jobs in Wichita.

Finn Lofts

Date Completed – 2010
Cost - \$3 million
430 S. Commerce Street

A contemporary-design conversion of an historic warehouse, The Finn Lofts is the first residential and commercial project of this scale in the Commerce Arts District. Home to 27 sophisticated, state-of-the-art studios, 1 and 2 bedroom lots to rent and over 7,000 sq. ft. of office and retail space, The Finn Lofts are a new look in Downtown. The project was featured in the October 2011 edition of DWELL Magazine.

INTRUST Bank Arena

Date Completed – 2010
Cost - \$205 million
500 E. Waterman Street

The INTRUST Bank Arena is a modern, state-of-the-art sports and entertainment venue, perfect for concerts and conventions alike. Located in the heart of Downtown Wichita with trendy restaurants, shops and eclectic entertainment options nearby, the INTRUST Bank Arena is the premier arena in the Midwest. The \$205 million arena features 22 suites, 40 loge boxes, 300 premium seats with a total 15,000-seat capacity and will boast the top notch sporting events and entertainment with the industry's best acoustics and sound system. The arena is managed by SMG, a world-leader in venue management and booking for more than 200 arenas worldwide.

Kansas Sports Hall of Fame/Wichita Boat House

Date Completed – 2010
Cost \$500,000
515 S. Wichita Street

Renovations to the Wichita Boat House for the Kansas Sports Hall of Fame were completed in summer 2010. The Boat House now serves as the headquarters for the Hall of Fame and offers premier event rental space.

Warren Theatre

Date Completed – 2009
Cost - \$1 million
353 N. Mead Street

Approximately \$500,000 was invested in renovations with another \$500,000 allocated for the digital conversion. The new Old Town Warren features the latest in movie technology, including the high-definition digital projection and new sound systems. In addition, two auditoriums have been equipped with silver screens, allowing the showing of 3-D films. The destination averages 500,000 visitors annually.

Farmers and Bankers Building

Date Completed – 2009
Cost - \$293,000
200 E. First Street

Built in 1911, the Farmers and Bankers Building located at 200 E. 1st Street underwent renovations in 2009. A new roof and new interior (paint, carpet, lighting, fixtures and furniture) and long-awaited exterior façade improvements will bring the



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building back to its original quality, making it a prime location for doing business in the downtown core.

Carnegie Library

Date Completed – 2009
Cost - \$3.9 million
204 S. Main Street

After opening more than nine decades ago, and standing vacant for nine years, the Wichita Carnegie Library Building has been carefully restored to its original glory. This magnificent Beaux Arts building was a gift to the City of Wichita from steel magnate and philanthropist Andrew Carnegie. Civic cultural leader and one of Wichita's most successful women, Mrs. Louise Caldwell Murdock, designed the lavishly detailed interiors. The building is now the new headquarters of the Commercial Banking Division of Fidelity Bank.

Garvey Center and Apartments

Date Completed – 2007
Cost - \$1.54 million
250 W. Douglas Avenue

This residential project converted space formerly utilized as a hotel into apartments. The developer renovated the structure into 95 residential units.

River Corridor Improvement Project

Date Completed – 2006
Cost - \$37 million
650 N. Seneca Street

This project provides pedestrian amenities and public space along the east and west banks of the Arkansas River from the Kellogg bridge to Cowtown. The Keeper of the Plains statue raises approximately 30 feet and a set of eternal flames surrounds the statue.

Lofts at St. Francis

Date Completed – 2006
Cost - \$8 million
201 E. William Street

This building was converted from an empty warehouse to plush condominiums. The development features secured parking, balconies and an excellent rooftop deck with a kitchen and basketball court. The property is within a block of the Downtown arena.

Courtyard by Marriott in Old Town

Date Completed – 2006
Cost - \$15 million
820 E. Second Street N.

This project converted a two-story warehouse into a four-story hotel loaded with amenities. Located in the heart of Old Town, the property features a beautiful interior lobby, an exercise room and offers breakfast.

Grant Telegraph Centre Condominiums

Date Completed – 2005
Cost - \$8.71 million



DOWNTOWN WICHITA

151 N. Rock Island Street

This historic building rehabilitation project cost \$8.71 million and created 13 condominium units for residential use. These will be the first owner-occupied residential development project in the center city. Units range from 1,600 to 4,000 square feet. Sales price for unfinished space is \$75 to \$100 per square foot.

The Harvester Apartments

Date Completed – 2004

Cost - \$5.7 million

355 N. Rock Island Street

This historic building rehabilitation project created 47 residential units. The development includes mixed income clients.

City Arts – Old Town

Date Completed – 2004

Cost - \$3.86 million

334 N. Mead Street

This community arts center provides classes to learn about arts and crafts projects. The building also includes gallery space that features new exhibits on a monthly basis.

Old Town Square/Movie Theatre

Date Completed – 2003

Cost - \$20 million

Moore and Mead Street (right in front of the Warren in Old Town)

This project includes a 6 screen movie theater, 30,000 square feet of retail space, 60,000 square feet of office space, a public plaza with interactive fountains and a 500 space parking garage offering free parking. Original Tenants include: Warren Theatre, Imbass Grill, Old Chicago, Best Cleaners, Andy's Woods and Crafts, Zyng Noodlery, Old Town General Store, Lucinda's, Muse E Yum and Uptown Grill. Old Town celebrated its twentieth anniversary in 2011.

Old Town Square Parking Garage

Date Completed – 2003

Cost - \$7.2 million

353 N. Mead Street

This facility includes 500 parking spaces that are free for public use. The ground floor space facing the plaza contains a number of shops and restaurants.

Under Construction

The Wichita Eagle, Old Town Square Headquarters

Cost - N/A

300 N. Mead Street

The Wichita Eagle recently announced plans to move their headquarters from 825 E. Douglas Avenue to a new location in



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the heart of Old Town. The Eagle will renovate the spaces, which formerly housed Associated Integrated Marketing and the Oeno Wine Bar. The new headquarters will embrace technology as the Eagle moves forward as a digitally driven company.

Broadway Autopark Apartments

Cost - N/A

303 S. Broadway Street

The vacant parking garage at Broadway and English will be transformed into a mixed-use building in Downtown Wichita. The redevelopment project will include 44 new residential units, covered apartment parking, and ground floor commercial space. Each tenant will have front-door parking and a large patio. The redevelopment plans will preserve 85 percent of the structure, which was originally built in 1949.

Hilton Garden Inn

Cost - \$14.2 million

383 E. Douglas Avenue

The Wichita City Council has approved plans to transform the Commerce Plaza building at the corner of Douglas and Topeka into a Hilton Garden Inn. The project will utilize the neighboring parking garage, allotting slots for guest parking. Construction crews have already begun with demo to the interior of the building. Developers hope to complete the hotel prior to the NCAA men's basketball tournament that will be held at INTRUST Bank Arena in spring of 2018.

Advanced Learning Library

Cost - \$33 Million

711 E. Second Street

The Wichita City Council recently approved building a new Central Library and Advanced Learning Center at Second Street and McLean Blvd. The plans, designed by GLMV Architecture, call for the new building to increase in square footage of the current library to 95,000 square feet. A multitude of flexible community meeting spaces that can function independently or together are included in the plans, along with a large meeting room that will have seating for up to 300 people. Technology will include over 100 computers and charging stations, which will be available for public use. The City of Wichita will finance the new library in conjunction with private fundraising by the Wichita Public Library Foundation. A groundbreaking ceremony was held June 2016, construction will take 18 to 24 months with a possible completion date in 2018.

High Touch Technologies

Cost - \$1 Million



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110 S. Main Street, Suite #600

High Touch Technologies recently bought the building that houses their Corporate Headquarters at 110 S. Main. High Touch, an employee owned company that offers IT and technology-related services, offices 126 employees in Downtown Wichita. In 2014 alone, High Touch will spend about \$1 Million in addressing deferred maintenance needs and tenant improvements including elevator updates as well as heating, ventilation and air conditioning systems.

125 N. Market

Cost - \$5 Million

125 N. Market Street

Security National took ownership of the 19-story 125 N. Market building in 2013 and has renovated office tenant areas, common areas, restrooms and elevators on several floors. Other renovations will upgrade infrastructure, including new chillers, modernizing all elevator controls, renovating the 19th floor as a reception and events area, and repairing the walkway connecting the building to Exchange Place. The building offers spaces ranging from 1,000 to 16,000 SF, some that include panoramic views of the City. This building was constructed in 1963 and was formerly the Wichita Executive Center.

INTRUST Bank Renovations

Cost - Approximately \$2.5 Million

105 S. Main Street

INTRUST Bank is renovating its Downtown headquarters at 105 N. Main. This multi-million dollar investment will provide updates to the 90-year-old building. Improvements include work on office and customer areas as well as the installation of new heating and air conditioning equipment. Extensive work will also be done to update interior finishes. The project is to be completed by summer 2015. Previously, a \$400,000 basement refurbish was completed in 2011.

Mosley Ave. Streetscape Project

Cost - Approximately \$1.6 Million

Mosley and Second Streets

The streetscape enhancements for Old Town will soon be expanding to the north. Mosley Avenue from 2nd Street to 3rd Street and also Rock Island for one-half block north will be improved. The corridors will be reconstructed as brick streets and sidewalks with amenities and on street parking consistent with the design of the other streets in Old Town. Ornamental lighting, landscaping, benches, trash receptacles and bicycle racks will all be installed as part of the project. The project will add approximately 33 on-street parking stalls and significantly improve the walkability for these corridors north of 2nd Street. The project is anticipated to begin in the summer of 2015 and be completed by the summer of 2016.



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Orpheum Theatre (Phase One)

Cost - Approximately \$500,000

200 N. Broadway Street

The Orpheum, built in 1922 at 200 N. Broadway, is a historic theatre and venue in the heart of Downtown Wichita. It has been listed on the National Register of Historic Places since 1981. It was designed and built by one of the nation's leading architects, "Opera House John" Eberson. Six phases of renovation have been identified. Phase One renovations are currently underway and encompass \$500,000 of work, includes plastering, refurbishing and repainting walls, ceilings, decorative crown molding, mirrors, sconces and stair railings. New doors will replace old doors, and new carpeting and benches will be installed.

River Vista

Cost - \$38.4 Million

First Street and McLean Boulevard

River Vista will be a new residential development project at Project Downtown's Catalyst Site One on the west bank of the Arkansas River. The new development, River Vista, will be a 203-unit apartment project located on McLean Boulevard. In addition, the City of Wichita and State have committed to make improvements to the riverfront and adjacent Delano Park. These enhancements will continue the connective trail system along the river and add an exciting amenity that will allow the general public to further engage the river. Crews broke ground on the project in July after more than two years of planning, starting with dirt work and underground sewer and utility work. The project also includes a "Boats and Bikes" concept that will be used by area rowing groups and also offer public boat and bike rentals. The plan also incorporates 341 public and residential parking spaces and provides improved access to the river and joining trail system. Construction should start on the apartments in summer of 2016, with an expected opening in the middle of 2017.

In Planning

EPC Delano (Mixed-Use)

Cost - \$40 million

226 N. Sycamore Street

EPC Real Estate LLC has been selected by the City of Wichita to develop two parcels of land in Delano. The proposed project includes 180 multi-family residential units, as well as a mixed-use hotel concept with commercial space on the ground floor. The sites are located adjacent to the River Vista residential development and the new Advanced Learning Library.

Cargill Protein Group, New Division Headquarters



DOWNTOWN WICHITA

825 E. Douglas Avenue

Cost - \$60 million

Cargill Protein Group's new Downtown headquarters will be located on the site of the former Wichita Eagle Building at 825 E. Douglas. The new building will complement the warehouse character of Old Town through its use of similar materials, while incorporating a modern design with an open floor plan and spaces for collaboration. Employees will also be able to utilize private outdoor patio and courtyard spaces. The innovative new headquarters will also increase connectivity between INTRUST Bank Arena, Union Station and Old Town. Proposed completion is summer 2018.

The Flats 324, Second Expansion

Cost - \$5.5 million

324 N. Emporia Avenue

A second expansion is in the works for the Flats 324, located in the historic Wichita High School. Plans include converting the adjacent property at 412 E. Third Street into a second clubhouse. Two of the neighboring parking lots will be converted into an additional 60 new units. The property's first expansion added 70 new units and new amenities such as a clubhouse with complementary Wi-Fi, a pool, a pet washing station and more.

Douglas Avenue Streetscape Phase Two

Cost - \$1.3 Million

Douglas Avenue and St. Francis Street

Phase Two will continue the improvements to Douglas Avenue. Curb extensions and streetscape amenities will be implemented as defined in the master plan for Douglas Avenue. The total cost of phases one and two is \$6 million.

Spaghetti Works Building

Cost - N/A

619 E. William Street

The four-story Spaghetti Works building, located between the newly developed Union Station property and INTRUST Bank Arena, was built in 1894 and has been recently purchased by Seneca Property. In addition to the 40,000 SF building, the property includes a 10,000 SF warehouse to the south and a parking lot on the north adjacent to Naftzger Park. Plans for the property include a "live, work, play" concept. Construction could start as soon as this year, with the entire project potentially taking up to two years.



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Union Station Phase Two

Cost (Phase One and Two) - \$54 Million

701 E. Douglas Avenue

Renovation of one of Downtown Wichita's most iconic buildings is underway. Developer Gary Oborny of Occidental Management identified \$54 Million of redevelopment and expansion projects for the Downtown Union Station campus, which includes the Wichita Historic train station, Union Station, Rock Island depot and baggage facility, and the former Wichita Grand Hotel. Over five acres of public space will include public streetscape and walking improvements. Phase Two plans are being finalized, and include renovating the Union Station terminal, and building an additional 150,000 SF of new office space. Phase Two redevelopment efforts will also provide a new 480-stall parking garage. The terminal and operations buildings will be a mix of commercial retailers, restaurants and office space.

Market Centre Apartments

Cost - N/A

155 N. Market Street

The Market Centre building, at the southwest corner of First and Market, was built as the Lassen Hotel in 1919. It was recently purchased with plans to convert the building into 110 apartment units. Construction is slated to start within the next year.

Water Street Lofts

Cost - Approximately \$9.5 Million

201 n. Water Street

Wichita's Alvin E. Morris Administrative Center for USD 259 at 201 N. Water was recently acquired by Old Town developer Dave Burk, who plans to repurpose the nine-story, 96,000 SF building into 90 apartments. The property includes an abundance of windows, adequate parking for residents and beautiful views of the Arkansas River. Construction is not anticipated to start until 2016.

Commerce Arts District Parking

Cost – \$950,000

751 E. Waterman Street

In December 2014, the City Council approved the overall concept design for the Commerce Arts District, including arts and



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aesthetic improvements and also the proposed streetscape improvements to Commerce and St. Francis Streets south of Waterman. The first phase will design and construct additional public parking between the railroad and the east façade of the buildings along Commerce Street. The new public parking and access drive will provide much needed circulation improvements and add additional parking for the district. Also initiated was the final design of the Commerce and St. Francis streetscape improvements –the City will have construction documents ready to implement that project when funding becomes available in the future.

St. Francis and Commerce Street Improvements

Cost – N/A

On the corner of St. Francis and Commerce Streets

Proposed streetscape improvements include upgrading utility and drainage infrastructure, refurbishing the existing brick streets and the further definition of parking and drive lanes, all while still preserving the character of the Commerce Street Arts District. Recommended design solutions also include a gathering space located just north of Kellogg between Commerce and St. Francis which will link the two streets and provide new amenities such as trees, lighting and urban art.

Douglas Avenue Underpass Renovation

Cost – N/A

On the underpass if you can mark a pin there (Douglas Avenue and Mead area)

The Wichita Downtown Development Corporation was awarded \$75,000 from the Knight Foundation Fund of the Wichita Community Foundation in order to derive design concepts that will revitalize the historic Douglas Avenue underpass from its current status into an inviting Downtown gateway. This grant allowed the WDDC to hire Law Kingdon Architecture to lead the design team to help in the first phase of the project. The WDDC is currently working on securing funding for future phases of the Douglas Ave Underpass revitalization effort.

Wichita Orpheum Theatre (Phases Two - Five)

Cost - Approximately \$30 Million

200 N. Broadway Street

Phases Two - Five must be done simultaneously, and include the restoration of the auditorium, stage house and lobby expansion for a total of \$15 Million. Phase Six is a \$15 Million build-out addition to the current facilities. All work is part of the Orpheum's Capital Campaign.

Wichita WaterWalk



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Cost - \$68 Million (to date investment)

515 S. Main Street

The WaterWalk project creates a new destination for Downtown Wichita. The project offers commercial space, residential, plazas and gardens, destination retail/restaurant locations and direct connectivity to the Arkansas River. In November 2009, the first residents of WaterWalk Place moved into the condominiums. Other commercial developments such as Gander Mountain, the headquarters for the Wichita Area Association of Realtors and the WaterWalk Fairfield Inn have been completed.

Download Student Work:

[Full Wichita Metropolitan Studio Document \(pg 1-97\)](#)

Download Student Work In Sections:

[Introduction \(pg 1-11\)](#)

[1st & Waco \(pg 12-19\)](#)

[Waco Park \(pg 20-27\)](#)

[Activate the Space \(pg 28-37\)](#)

[100Wichita \(pg 38-45\)](#)

[Knightley District \(pg 46-53\)](#)

[Wichita Live \(pg 54-63\)](#)

[The Quad \(pg 64-71\)](#)

[Naftzger Green \(pg 72-79\)](#)

[Coleman North \(pg 80-87\)](#)

[References \(pg 88-97\)](#)

Local Wichita firms who helped make this KSU LAR Class possible:

[LawKingdon Architecture](#)

[WDM Architects](#)

[Professional Engineering Consultants](#)

[Ruggles & Bohm](#)

[GLMV Architecture](#)

[Schaefer, Johnson, Cox, Frey Architecture](#)



DOWNTOWN WICHITA

Prairie Gateway Chapter ASLA

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