



PROJECT  
DOWNTOWN



# 2014 Downtown DEVELOPER'S GUIDE

*Downtown Wichita, KS*





**PROJECT DOWNTOWN: THE MASTER PLAN FOR WICHITA** is a milestone we've worked together as a community to achieve. The plan focuses on key areas of our Downtown, illustrating the potential we have as a community to **GROW**. A blueprint for our future through **DEVELOPMENT**, it benefits the public and private sector when making decisions, being strategic with public sector investment so we, as a **COMMUNITY**, maximize private sector investment. Learn more about Project Downtown at [www.downtownwichita.org](http://www.downtownwichita.org).





# 2014 Downtown DEVELOPER'S GUIDE

*Downtown Wichita, KS*

*The 2014 Downtown Developer's Guide contains important information about doing business in Downtown Wichita, including economic programs, Downtown statistics and current markets.*

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Demand for residential remains strong in Downtown Wichita with nearly all of the current properties' occupancy rates approaching 95%, many with waiting lists. In addition, newly opened developments, such as the Renfro and the Player Piano Lofts have seen impressive absorption rates, leasing their units in a matter of months.

Visit pages 24-35 for information on available City, State and Federal economic development incentives.





*The Finn Lofts  
430 S. Commerce  
25 Units*



From a market perspective, the assets of Downtown Wichita that make it an attractive place to live include:

### **Historic buildings**

The number of significant architectural and historical buildings provide a unique identity unlike anywhere else in Wichita.

### **Employment**

Downtown Wichita is a regional employment center and home to a variety of businesses, as well as multiple city, county and state offices. There are approximately 26,000 daytime workers in Downtown.

### **Culture and Entertainment**

The Orpheum Theatre and the Century II Performing Arts & Convention Center joined by the INTRUST Bank Arena, providing another Downtown venue for concerts, cultural activities and sporting events. Wichita is home to Music Theatre of Wichita, the Wichita Grand Opera, and Wichita Symphony Orchestra, as well as one of the few cities with a Downtown multiplex movie theater, the Old Town Warren Theater. Several museums are located in or adjacent to Downtown: the Wichita Art Museum, the Wichita-Sedgwick County Historical Museum and Museum of World Treasures, among others. The Lawrence-Dumont Stadium, just across the river from Downtown, is home to the Wingnuts, a baseball team in the North Division of the American Association of Independent Professional Baseball. INTRUST Bank Arena is also home to the Wichita Thunder, a Central Hockey League team.

### **Shopping and Dining**

Over 50 restaurants and over 70 retail stores are located in and around Old Town and Delano, as well as scattered throughout the Downtown area.

### **Walkability**

Downtown is compact enough to walk from one end to the other. To aid in walkability and transportation, the Q-Line service runs on a fixed circular route within Downtown and is free of charge. There are currently efforts to expand the trolley service to attract greater ridership. See pages 14-15 for the Q-Line Route.

### **Location and Access**

Being in the geographic center of Wichita, Downtown is well positioned in the citywide and regional arterial network, which makes it a convenient and highly accessible area by car.

## **PROJECT DOWNTOWN - HOUSING MARKET DEMAND**

Downtown Wichita offers a strong potential for new residential units. Analysis from Zimmerman/Volk Associates, Inc. suggest that just over 2,500 young singles and couples, empty nesters and retirees, and traditional and non-traditional families currently living in the draw areas comprise the potential market for new housing units located within the Downtown area in the next ten years. Based on the tenure (renter/buyer) and lifestyle preferences of the draw area households that represent the potential market for the Downtown area, and excluding those households with preferences for single-family detached units, the potential market for new dwelling units within the Downtown area is approximately 1,500 units: 750 - multi-family for rent, 525- multi-family for sale, 225- single-family attached for sale.

*Source: Project Downtown the Master Plan for Wichita*



*Commerce Street Lofts  
416 S. Commerce  
4 Units*

*Photo Credit: Ryan Hendrix*



*River Vista Project  
(West bank of Arkansas River)  
154 Proposed Units*

# DowntownHotel DEVELOPMENT

There are six properties containing a total of 994 rooms that fall within the Downtown district boundaries. There are two other hotels within the 67202 zip code (Hotel at WaterWalk and Holiday Inn Express Hotel) that are not included in the statistics, but are shown in the map below. The hotels within Downtown Wichita SSMID district include: The Drury Plaza Hotel Broadview (200 rooms), Courtyard by Marriott (128 rooms), Hotel at Old Town (115 rooms), Hyatt Regency (303 rooms), Fairfield Inn & Suites Wichita Downtown (131 rooms), and The Ambassador Hotel at Block One (117 rooms).

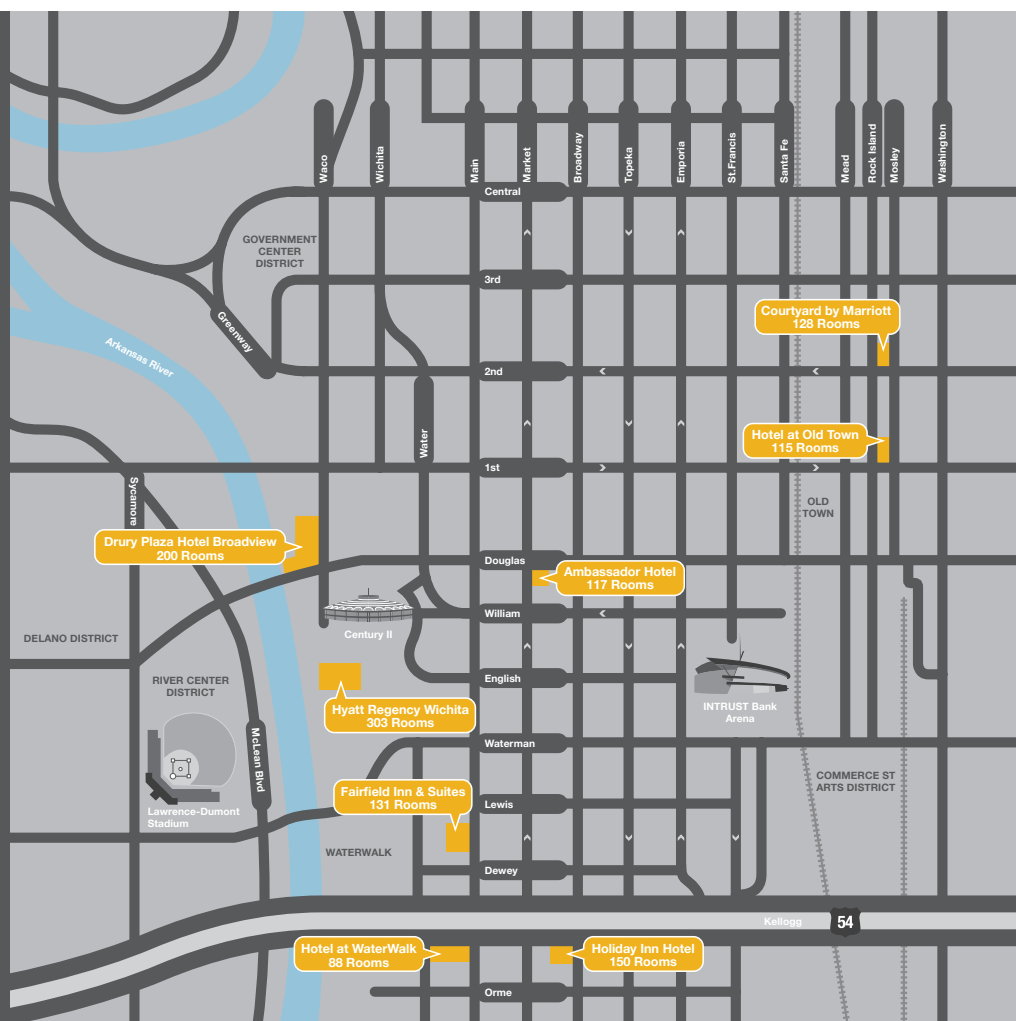
The Broadview, Ambassador and Hyatt Regency are full-service properties, while the Courtyard and Hotel at Old Town, and Fairfield Inn & Suites are limited service.

Visit pages 24-35 for information on available City, State and Federal economic development incentives.

## Downtown Hotels



**Existing Hotels**  
**1,232 Rooms**







*Ambassador Hotel  
at Block One  
117 rooms*



*Hyatt Regency Wichita  
303 Rooms*



*The Ambassador Hotel at Block One is a full service boutique hotel located on the corner of Douglas Avenue and Broadway.*

### PROJECT DOWNTOWN - HOTEL MARKET DEMAND

In a 2010 study by W-ZHA, LLC, Sarah Woodworth found that Downtown Wichita offers a strong potential for new lodging developments. Compared to the 42% office share that is in Downtown Wichita, there is only a 16% share of hotel rooms. While Downtown Wichita may not capture 42 percent (its share of the regional office market) of regional room supply, as office demand growth strengthens in Downtown Wichita this will generate increased lodging demand. Downtown Wichita also maintains the dominant position in the Wichita convention and meetings market.

Downtown Wichita has many amenities that increasingly provide compelling reasons for travelers to stay Downtown. Old Town has been a major destination for Downtown travelers; other amenities include the City's museums and INTRUST Bank Arena.

Downtown Wichita contains a limited supply of properties in limited-service, middle-market and budget categories. While Downtown's full-service niche may be adequately served at this time, strong performances at the Hotel at Old Town and Courtyard by Marriott properties indicate the strength of Downtown's limited-service hotel market.

Over the next ten years, research shows that Downtown Wichita is able to support two to four more facilities, containing a supply of 250-400 rooms.

	2007	2008	2009	2011	2012	2013
<b>Downtown Occupancy (%)</b>	71.3	71.4	68.7	62.9	65.2	62.6
<b>Overall Occupancy (%)</b>	66.6	66.7	59.2	57.5	57.8	58.4
<b>Downtown ADR (\$)</b>	101.33	108.73	97.51	107.80	106.86	107.57
<b>Overall ADR (\$)</b>	72.67	76.26	74.37	78.45	79.36	90.79
<b>Downtown RevPAR (\$)</b>	72.43	77.63	67.01	67.85	69.72	67.32
<b>Overall RevPAR (\$)</b>	48.43	50.85	44.06	45.14	45.83	47.21
<b>Downtown Rooms</b>	777	777	777	877	994	994

**Occupancy:** Rooms sold divided by rooms available. Occupancy is always displayed as a percentage of rooms occupied.

**RevPAR** (Revenue Per Available Room): Total room revenue divided by rooms available.

**ADR** (Average Daily Rate): Room revenue divided by rooms sold, displayed as the average rental rate for a single room.

Source: Smith Travel Reports; W-ZHA, LLC. Year 2010 is not included in the data report because of the Drury Plaza Hotel Broadview going off the market in 2010 for renovations. A minimum of four hotels is required for data sample. The Downtown hotels included in the data include: The Courtyard Marriott Wichita at Old Town, Fairfield Inn & Suites Wichita Downtown, Drury Plaza Hotel Broadview Wichita, Hyatt Regency Wichita and the Hotel at Old Town

# DowntownRetail DEVELOPMENT

The retail market will prove to be a key component in the revitalization effort of Downtown Wichita. With roughly 120 stores and restaurants Downtown, there will be a large opportunity for retail expansion in the area. In addition to restaurants and nightclubs, the current retail market offers a variety of stores. Downtown's retail mix attracts multiple niche markets, including hipsters (young, creatively and alternatively-minded types who live in and are drawn to the underground), yupsters (creatively and alternatively-minded types who are more established and affluent, ranging from young professionals to empty nesters) and young adults (college students and recent graduates). Different districts of Downtown tend to offer something for everyone, from Old Town, to WaterWalk and focusing on these specific niches, there is a great opportunity for retail expansion.

Visit pages 24-35 for information on available City, State and Federal economic development incentives.

## Downtown Retail Space



Existing Retail Space





The mixed-use Redstone Development located in Old Town offers a variety of shops including home decor, women's apparel, sunless tanning and restaurants.



*The Ladies Golf Place, located in the Redstone Development*



*Lucinda's located in Old Town Square*



*New businesses continue to open in the Arena Neighborhood, including Walkers Bar & Jetty's Pizza*



## PROJECT DOWNTOWN - RETAIL MARKET DEMAND

In a recent study, Michael Berne of MJB Consultants recommended ways to utilize the different niches already established within Downtown Wichita.

**Businesses focusing on “hipsters”** (young, creatively and alternatively-minded types who live in and are drawn to the underground) should be targeted towards the Delano business district. Examples include funky footwear and vintage clothing shops.

**Businesses directed at “yupsters”** (creatively and alternatively-minded types who are more established and affluent, ranging from young professionals to empty nesters) should be steered towards Old Town and the emerging Old Town West. Examples include “upscale bohemian” fashion boutiques and “cross-over” ethnic eateries.

**Businesses catering to “young adults”** (college students and recent graduates) should be directed to Old Town and surrounding blocks. Examples include “cheap chic” purveyors and dance clubs.

The sorts of retail uses for which WaterWalk (and the South Main Street corridor, more generally) would be appropriate are those “one-per-market” brands, like Gander Mountain, that seek a central location easily accessible from the entire metro and therefore covet the close proximity to the U.S. 400/U.S. 54/East Kellogg Avenue freeway, and that are willing and able to stand alone.

One of the largest potential catalysts of Downtown retail is the INTRUST Bank Arena. The concerts, Wichita Thunder games and a variety of events generate large numbers of potential customers for nearby restaurants and nightspots, with the impact especially significant during the week, when such establishments would otherwise be less busy.

The crowd attracted by the Arena consists of far more than just students and recent graduates. The establishments likely to be the most successful in catering to the arena traffic are the ones that appeal to the broadest possible market. Even if Downtown Wichita can no longer be a mass-market shopping destination for an entire region, it can still be – and indeed should be – something that belongs to everyone, a true crossroads that in some ways welcomes all of Wichita, with businesses that are relevant to a wide audience and not just to one or two narrowly defined niche markets.

# DowntownOffice DEVELOPMENT

Downtown Wichita contains approximately 5 million square feet of public and private office space with 26,000 employees. This number has increased recently due to the expansion of Airbus in Old Town and Cargill in the core. Of that 5 million square feet, approximately 3.1 million is private, multi-tenant office space. This represents 42 percent of the multi-tenant office supply in the overall Wichita office market. Owner-occupied office space represents 20 percent of the office supply with the remaining office consisting of public sector employees.

Among the five buildings that make up Class-A office space, the vacancy rate currently stands at less than 10% (per NAI Martens Group), and these buildings can accommodate only two or three tenants seeking contiguous blocks of 10,000 square feet or more. In contrast to the Class-A multi-tenant office market, the overall vacancy rate in Class-B properties is estimated at 32% (per NAI Martens Group). Though there is high Class-B vacancy, many of these buildings have been targeted for residential opportunities.

Visit pages 24-35 for information on available City, State and Federal economic development incentives.

## Downtown Office Space



Existing Office Space







*The Kansas Health Foundation expanded their current Douglas Avenue offices to include the Kansas Leadership Center. This is the first new construction along the core of Douglas Avenue in approximately 38 years.*

## PROJECT DOWNTOWN - OFFICE MARKET DEMAND

This general volume of development is contingent on a wide range of project-specific considerations, including the availability of quality sites, trends in lease rates, parking availability, proximity to amenities, and others. Over the next ten years, Downtown Wichita offers the potential to support roughly 225,000 to 400,000 square feet of net new office development.

To capture this potential will require that office buildings be properly sited and scaled to the target market. The following paragraphs summarize market conclusions with regard to product.

**1. Modest Scale** – New office buildings will likely range from 40,000 to 80,000 square feet. It will be difficult to achieve the pre-leasing thresholds required by lenders for buildings much larger in scale. Buildings five-stories or less can be “stick-built” which is less expensive than mid and high rise construction. With lower cost comes lower rent.

**2. CoolSpace** – CoolSpace is office space located in older buildings that are architecturally distinct and within walking distance to restaurants. A share of the office market will locate in these types of buildings. Developers can often take advantage of historic tax credits as a tool to reduce the cost of rehabilitating older buildings to office space. In an effort to keep rents low, some newly constructed office space may be wise to adopt the hard loft concept where large, flexible, high-ceilinged, well lit space can be marketed with the option of minimal tenant finish.

**3. Price Point** – New office development will require a rent level of at least \$25 per square foot. Rents must be this high to offset construction costs and operating expenses.

**4. Parking** – Office buildings will require parking within easy walking distance to the building. In the near term, the rental market will not bear the cost of structured parking. Public/private financing will be necessary to support the development of structured parking to service Downtown land uses. Parking should be sited in locations where there is the greatest potential for 24-hour use. Office users (and lenders) will demand that parking be available for employees.

**5. In or Immediately Adjacent To Mixed-Use Districts** – To command the rents required to construct a new office building, Downtown must offer a distinctly “urban” office product. As such, office buildings should not be developed in the middle of a surface parking lot away from the street. Office buildings must be developed in (or adjacent to) those Downtown districts that offer restaurants, entertainment, services and housing within easy walking distance.



*Airbus located in the heart of Old Town*



*Pixius Corporation recently developed office space adjacent to Old Town at 301 N. St. Francis*

# DowntownCommunity ATTRACTIONS

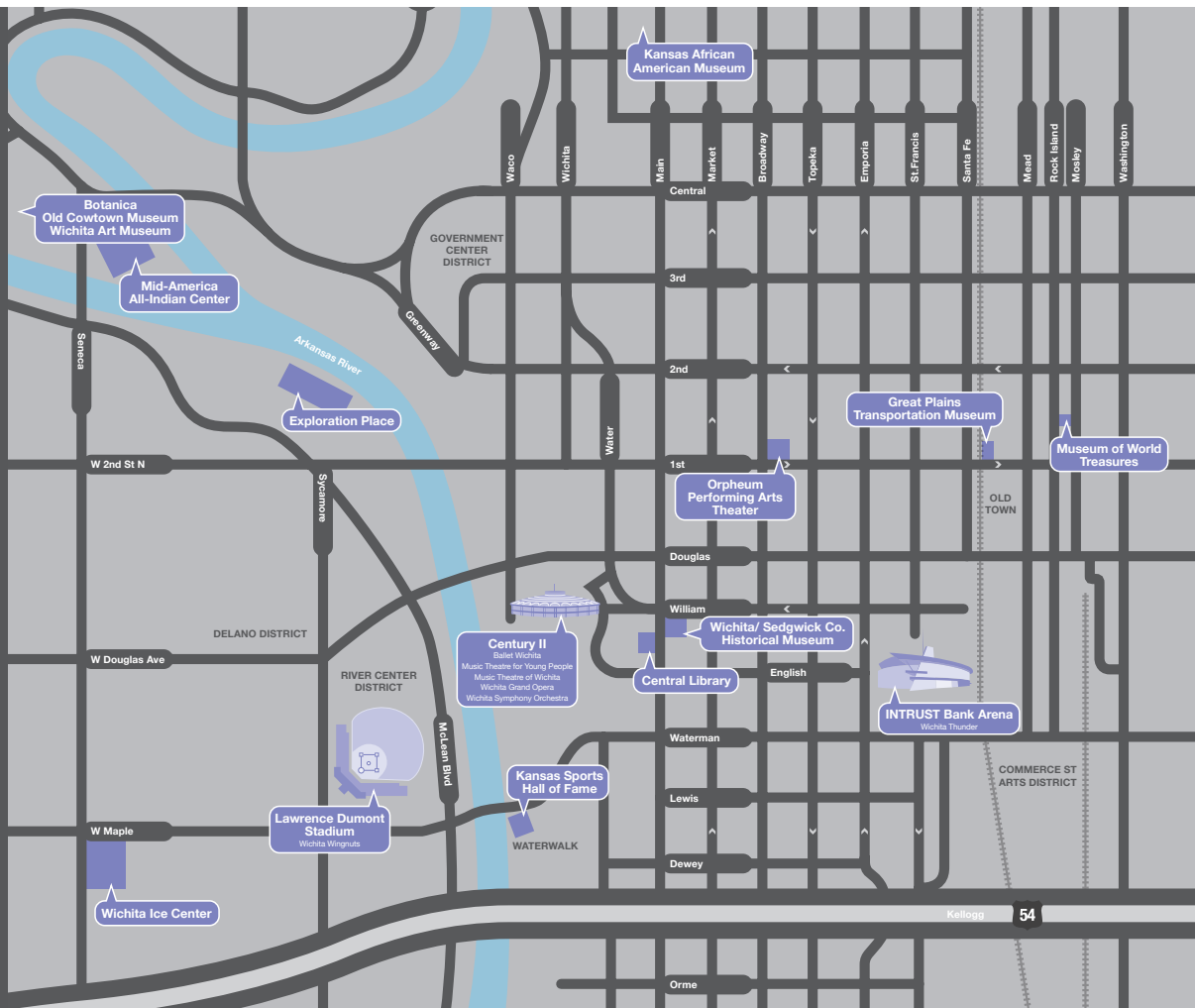
From year-round to seasonal events, attractions and conventions, Downtown is the preferred location for Wichita to celebrate throughout the year. A variety of events cater to the diverse interests of Wichita residents and many visitors from Kansas and throughout the regional area. Over two million people visit Downtown annually to enjoy events such as the Tallgrass Film Festival, the annual Riverfest, or a show at INTRUST Bank Arena. Century II brings in top conventions and tradeshow from across the country.

Events aren't the only thing that bring people Downtown. Downtown is full of attractions, museums and convention space that bring over a million people to the Downtown core.

In 2012, over 310,000 people attended one of 160 conventions or events in Downtown Wichita. The top trade shows in Downtown included Automobilia, Wichita Area Builders Assn Home Show and Black Top Nationals. The top conventions in Downtown for 2012 include Kansas Music Educators Assn and the Midwest Catholic Family Conference.

## Downtown Attractions

### Attraction Venues





Top Events	2009	2010	2011	2012	2013
Tallgrass	8,000	9,000	10,000	10,000	12,000
Riverfest	230,000	160,000	240,000	300,000	360,000
Automobilia	70,000	80,000	80,000	120,000	140,000
Chili Cookoff	7,500	7,500	8,000	9,000	8,000
Ribfest	N/A	N/A	N/A	10,000	8,500



Wichita Grand Opera

Riverfest brings the entire community together to focus on Wichita's beautiful natural resource, the Arkansas River. Riverfest is Wichita's biggest celebration and takes place for nine days every summer in Downtown, bringing hundreds of thousands of people to the core of our City.

In mid-July Automobilia, one of Wichita's largest outdoor gatherings, takes to the streets of Downtown bringing approximately 140,000 people to enjoy thousands of vintage automobiles and motorcycles.

The Tallgrass Film Festival, the largest independent film festival in the state of Kansas showcases over 100 films and a number of visiting filmmakers from around the country. Over 12,000 people attended in 2013.

The Wagonmaster's Downtown Chili Cookoff every September is a family fun event on Douglas between Emporia and the railroad overpass. Over 50 teams and 8,000 spectators gathered to regale the spicy concoction in 2013.

Final Friday is the monthly art gallery crawl that showcases Wichita's local artistic talent. Galleries around the area display all genres of art, and bring together all members of the community to enjoy.



Wichita Orpheum Theater

Attraction	2007	2008	2009	2010	2011	2012	2013
Kansas Sports Hall of Fame	2,188	8,663	3,376	4,666	15,561	17,818	29,229
Wichita Thunder	196,100	187,413	158,452	172,247	201,005	228,374	194,283
Wichita Wingnuts	185,415	191,439	232,230	127,401	257,292	262,619	DNR
INTRUST Bank Arena	N/A	N/A	N/A	492,532	391,801	384,608	411,121
Ballet Wichita	2,679	12,690	11,350	11,438	10,020	DNR	10,295
Botanica	102,323	75,370	73,997	103,835	76,383	75,903	105,239
Exploration Place	202,681	194,019	162,760	164,045	171,828	216,266	192,699
Great Plains Transportation Museum	3,794	875	1,208	2,174	1,962	3,155	2,998
Kansas African American Museum	46,924	17,488	6,675	1,590	1,962	3,824	1,644
Mid-America All-Indian Center	10,690	25,633	27,414	38,614	32,416	10,301	25,515
Museum of World Treasures	57,397	50,620	37,947	37,982	34,958	40,007	36,748
Music Theater for Young People	7,524	6,108	3,130	4,328	DNR	DNR	DNR
Music Theater of Wichita	82,418	68,891	67,921	55,913	64,886	62,143	74,489
Old Cowtown Museum	10,267	24,700	24,691	31,155	44,297	47,378	57,817
Orpheum Performing Arts	42,439	39,615	42,379	40,654	43,474	54,551	60,000
Wichita Art Museum	55,353	46,688	47,889	59,113	50,414	47,402	52,231
Wichita Symphony Orchestra	60,449	35,623	47,363	79,999*	27,931	25,966	39,398
Wichita/Sedg. Co. Historical Museum	8,366	10,436	12,174	11,143	27,931	25,966	13,112
Century II	N/A	451,894	425,941	448,708	454,864	528,708	438,751

Numbers shown above are received from Go Wichita from each individual attraction. Go Wichita assumes no responsibility as to the accuracy of reported statistics.

DNR = Did Not Report (for purposes of comparing year to year calculations, DNR's are assumed to be zero)

\* In 2010 the increased attendance total for WSO was due to the inclusion of both "ticketed" and free community events (i.e. Riverfest Pops Concert, etc).

The "ticketed only" attendance total is 24,585 persons.

# Travel Downtown

## Q-LINE

### Q-Line Timepoints

#### Monday - Thursday

(Frequency: Every 20 min)

1-Trolley from 6:00pm until 10:00pm

Waterman and Emporia at approximately - :00, :20, :40

Second and Mead at approximately - :06, :26, :46

Douglas and McLean at approximately - :12, :32, :52

Maple and Water at approximately - :15, :35, :55

Waterman and Market at approximately - :19, :39, :59

#### Friday and Saturday

(Frequency: Every 10 min)

2-Trolleys from 6:00pm until 12:00am (midnight)

Waterman and Emporia at approximately - :00, :10, :20, :30, :40, :50

Second and Mead at approximately - :06, :16, :26, :36, :46, :56

Douglas and McLean at approximately - :12, :22, :32, :42, :52, :02

Maple and Water at approximately - :15, :25, :35, :45, :55, :05

Waterman and Market at approximately - :19, :29, :39, :49, :59, :09

#### Saturday Q-Line Timepoints

(Museum Route)

(Regular red Q-Line route plus white arm)

#### Saturday

(Frequency: Every 20 min)

2-Trolleys from 12pm (noon) until 6pm

Waterman and Emporia at approximately - :00, :20, :40

Second and Mead at approximately - :06, :26, :46

Douglas and McLean at approximately - :12, :32, :52

McLean and Seneca at approximately - :13, :33, :53

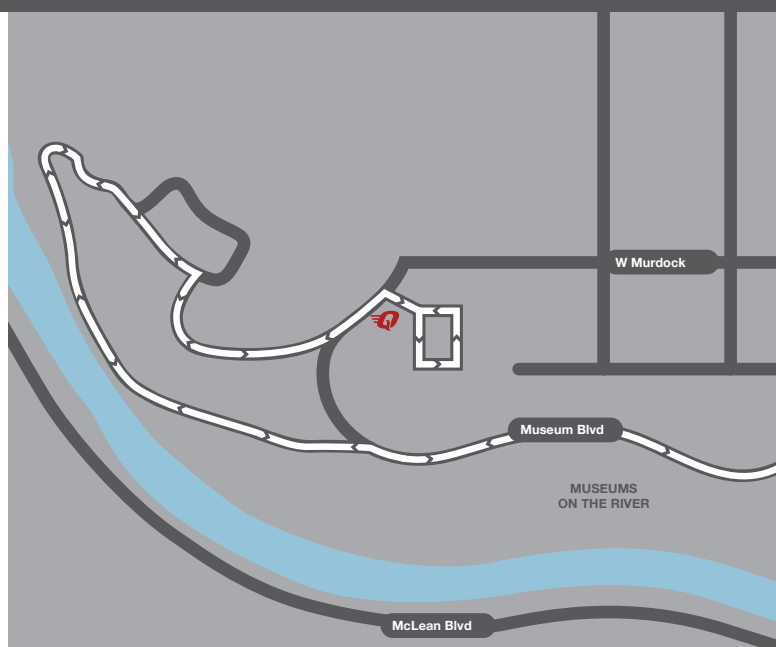
Botanica at approximately - :21, :41, :01

W. Museum Drive and Central at approximately - :27, :47, :07

Greenway and Waco at approximately - :29, :49, :09

Maple and Water at approximately - :35, :55, :15

Waterman and Market at approximately - :39, :59, :19



#### MAP LEGEND

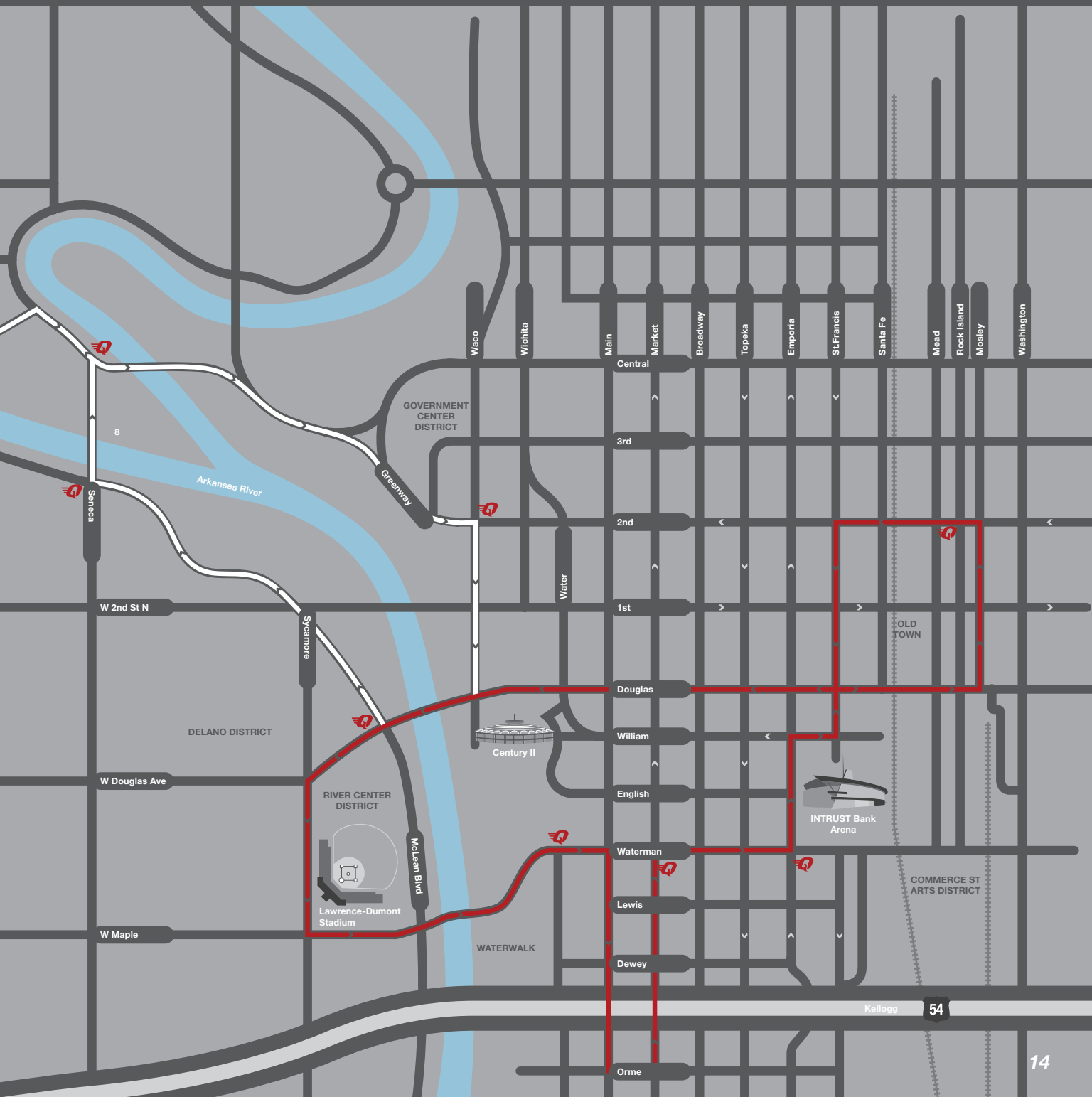
- Douglas Street name
- Street
- Q-Line Route
- Saturday Q-Line Route (Museum Route)
- 🚲 Q-Line Stop



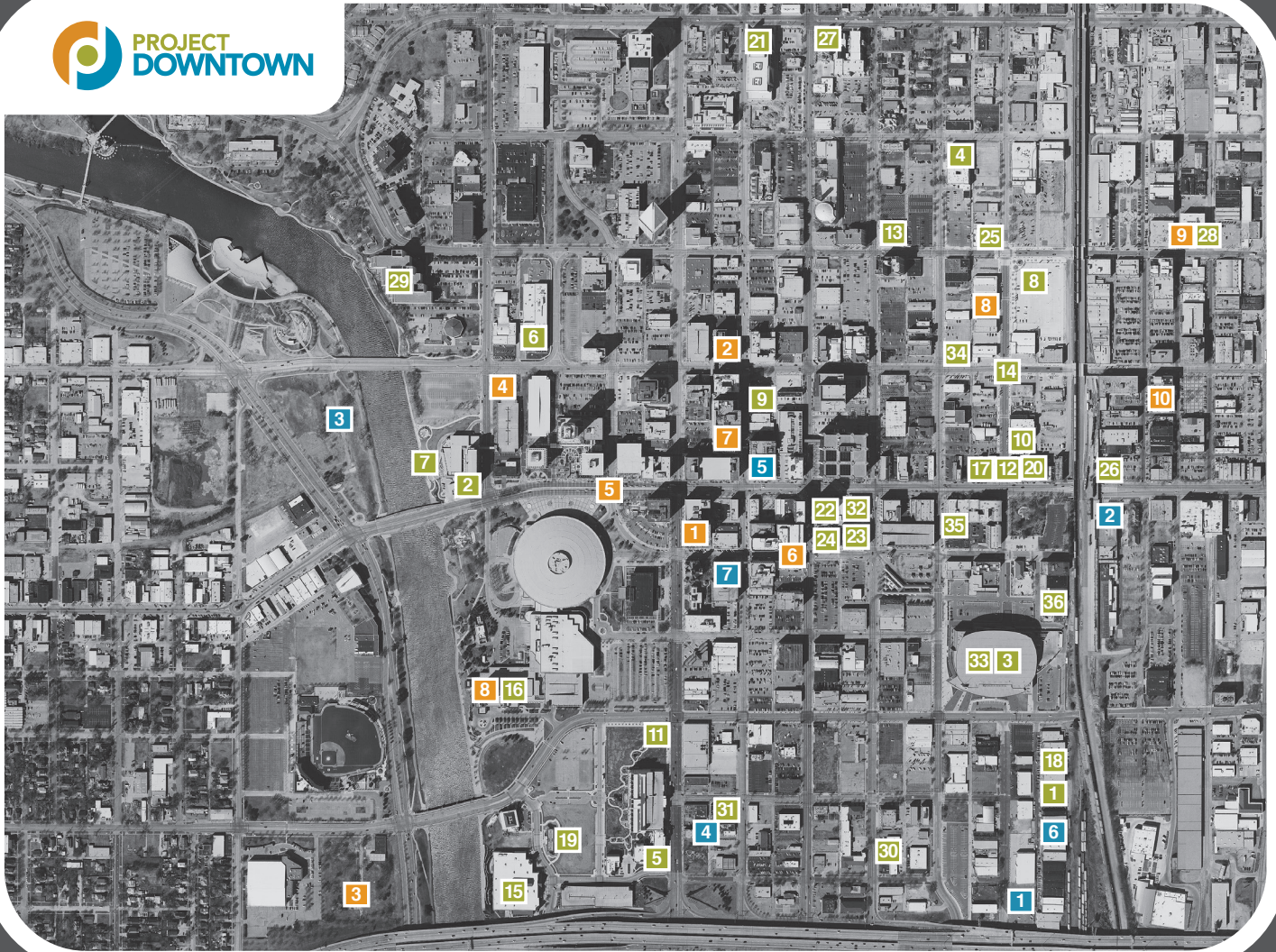
The Q-Line is a free trolley service operating during peak evening hours to connect you to restaurants, bars, hotels, museums and entertainment venues throughout Downtown Wichita.

There are designated Q-Line stops along the route, or you can catch the Q-Line at any intersection along the route. It's easy to flag it down. Simply locate the trolley as it approaches, then wave. The trolley will pick you up quickly at the nearest intersection.

Once on board, you can stop the Q-Line at any time by pulling the cord located near the windows on both sides of the trolley.







## PROJECTS SINCE JANUARY 2010

### COMPLETED

1. Finn Lofts Cost - \$3 Million
2. Drury Plaza Hotel Broadview Cost - \$29 Million
3. INTRUST Bank Arena Cost - \$205 Million
4. The Flats 324 Cost - \$6 Million
5. Fairfield Inn & Suites Wichita Downtown Cost - \$11.5 Million
6. Cargill Innovation Center Cost - \$14.7 Million
7. Riverfront Improvements Cost - \$2.2 Million
8. Sedgwick County/Rotary Foundation/Coleman Cost - Approx. \$2.3 Million
9. J.P. Weigand & Sons Realtors Cost - \$500,000
10. Bite Me BBQ Cost - \$500,000
11. Albert Paley Sculpture Installation Cost - \$350,000
12. Zelman's Building Cost - Approx. \$1.7 Million
13. Open Door Cost - \$5.4 Million
14. St. Francis Streetscape Improvements Cost - \$2.3 Million
15. WaterWalk's Gander Mountain Expansion Cost - N/A
16. Hyatt Regency Wichita Renovations Phase One Cost \$1.6 Million
17. Howerton+White Expansion & Renovation Cost - \$600,000
18. Commerce Street Lofts Cost - \$500,000

19. Fountains at WaterWalk Cost - \$1.6 Million
20. The Renfro Cost - \$1.8 Million
21. Robert D. Love Downtown YMCA Cost - \$27 Million
22. Ambassador Hotel at Block One Cost - \$23 Million
23. Block One Parking Garage Cost - \$6.8 Million
24. Urban Plaza at Block One Cost - \$800,000
25. Pixius Corporation Cost - \$3.2 Million
26. Player Piano Lofts Cost - \$4 Million
27. The Catholic Diocese St. Mary Cathedral Cost - \$16 Million
28. Courtyard by Marriott Renovations Phase One Cost - \$900,000
29. CoBank Cost - \$800,000
30. The Arnold Group Renovations Cost - \$500,000
31. KE Miller Engineering Cost - \$300,000
32. Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One Cost - \$9 Million
33. INTRUST Bank Arena's Guitar Bar & Thunder Team Store Cost - \$120,000
34. Firestone Place Renovations Cost - N/A
35. Eaton Place Renovations Cost - N/A
36. Walkers Bar & Jettys Pizza Cost - N/A

### UNDER CONSTRUCTION

1. High Touch Technologies Cost - \$1 Million
2. The LUX Cost - \$20 Million
3. VALUE PLACE APARTMENTS Cost - \$10 Million
4. Corner 365 (Residential) Cost - N/A
5. Douglas Avenue - Streetscape Development Phase One Cost - \$1.3 Million
6. William Street 2-Way Conversion Cost - \$375,000
7. 125 N. Market Cost - \$5 Million
8. Live at 215 Performance Theater Cost - \$200,000
9. Courtyard by Marriott Renovations Phase Two Cost - \$1 Million
10. 143 N. Rock Island (Residential) Cost - N/A

### PLANNING

1. St. Francis and Commerce Street Improvements Cost - N/A
2. Union Station Cost - N/A
3. River Vista Cost - \$24.7 Million
4. Market & Main Apartments Cost - \$6.2 Million
5. Exchange Place and Bitting Buildings Cost - Approx. \$66 Million
6. 518-520 Commerce (Mixed-Use) Cost - N/A
7. Macy's Garage Renovation Cost - \$9.6 Million

# Under Construction/ Planning PROJECTS

## **Macy's Garage** Cost – *Approximately \$6.85 Million*

The Wichita City Council recently approved a plan to repair the former Macy's Garage at William and Market, which the City gained ownership of in November 2013. The repairs will stabilize the structure and will open the first four floors and 240 of the 550 total spaces in the garage, which will benefit nearby businesses and the public. Fences surrounding the garage will be removed when construction is finished, opening up the closed traffic lanes on Market and William. Tentative completion is scheduled for December 2014 with parking tenants being allowed to move back into the garage as early as November.

## **High Touch Technologies** Cost – *\$1 Million*

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 addressing deferred maintenance needs and tenant improvements including elevator updates as well as heating, ventilation and air conditioning systems.

## **125 N. Market** (formerly the Executive Centre) Cost – *Up to \$5 Million*

Renovations planned for the 19-story building include upgrading and redecorating the common areas on floors 11, 12, 14, and 17, upgrading 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 is currently 40% occupied and space ranging from 1,000 to 16,000 square feet is available, including one full floor with panoramic views of the City.

## **Hyatt Regency Wichita Renovations** Cost – *\$7.5 Million*

They Hyatt, located at 400 W. Waterman will be doing a renovation and redesign of the hotel's 303 guest rooms. The rooms' new look will incorporate some of Kansas' landscapes and color in the design. Each room will get new beds, new furniture, 42-inch flat-screen TVs, in-room safes, mini-refrigerators and accessible electrical outlets. The hotel will also undergo a renovation of the lobby and meeting areas.

## **River Vista** Cost – *\$24.7 Million*

The Wichita City Council recently approved a new mixed-use development project for Project Downtown's Catalyst Site One on the west bank of the Arkansas River. The new development, River Vista, will be a 154-unit apartment project with a 20,000 SF two-story commercial building located on McLean Boulevard (to be completed in a future phase). There will be 85 one-bedroom units, 51 two-bedroom units and 18 two-bedroom lofts. A pool deck area and clubhouse will be available for residents. Along with this development, the City has committed to make improvements to the river front 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.

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. BeitMisk, a development in Lebanon, inspired the project's modern architectural style. The plan also incorporates 341 public and residential parking spaces and provides improved access to the river and joining trail system.

## **Market & Main Apartments** Cost – *\$6.2 Million*

Sunflower Development Company based in Kansas City, MO is rehabilitating three existing apartment buildings just south of Lewis Street on Market and Main Streets. The historic red-brick structures will be converted to 52 affording housing apartments, including 16 studio units and 36 one-bedroom units in a manner that will maintain the historic character of the buildings. Each apartment will feature new central heat and air, washers & dryers, high-end finishes such as wood floors and granite counter tops and all new kitchen appliances. The projects adds affordable rental units to our highly desired Downtown residential market. Project is scheduled for completion fourth quarter 2014.



# Under Construction/ Planning PROJECTS

## **Courtyard by Marriott Renovations - Phase Two** *Cost – Approximately \$1 Million*

Renovations to the 128-room hotel include a design and color scheme update as well as a refresh to meeting spaces. This is the second phase of a two-phase renovation. Previously the lobby and guest areas were renovated and completed in February 2013.

## **Union Station** *Cost – N/A*

In 2013, Occidental Management acquired Wichita's Historic train station, Union Station, which includes the historic Rock Island depot and baggage facility and the former Wichita Grand Hotel. Plans to transform Union Station into a multimillion-dollar destination attraction include retail, restaurants and potentially hospitality and office space.

## **VALUE PLACE APARTMENTS** *Cost – \$10 Million*

The new VALUE PLACE APARTMENTS, located at 411 W. Maple, will deliver 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 will be comprised of 133 units with rates projected to begin at \$900 a month. Kitchens will feature rich brown cabinetry, a range, garbage disposal and refrigerator. Every apartment will be equipped with a stackable washer and dryer. VALUE PLACE APARTMENTS combines hotel convenience and apartment essentials. The project is scheduled for completion Spring of 2014.

## **Corner 365** *Cost – N/A*

Garvey Center owner, Builders Inc, is constructing 36 new apartments at the corner of First and Waco. Tenant parking will be within the Garvey Center's existing garage. This new project will dramatically transform the prominent intersection and will be a catalyst for further development along the First Street corridor. The project is scheduled for completion in 2014.

## **The LUX** *Cost – \$20 Million*

The LUX is the redevelopment of the former Kansas Gas & Electric Building. The project will be a mixed-use development offering office, residential and luxury terraces overlooking the City's skyline. 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 will cater to businesses while the top five floors house apartments - totaling 85 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 a rooftop garden, a lounge and an exercise room. Unit amenities include washer and dryer, unique energy-efficient lighting and walkout patios (in some units). Commercial and residential units are now available.

## **Douglas Avenue - Streetscape Development** *Cost – \$6 Million*

In 2011, the City approved a new plan, led by community input, for transit and streetscape improvements along the core of Douglas Avenue. Phase One design, led by the team of Law Kingdon, PEC and Gardner Design, will focus on the addition of transit shelters, added streetscape amenities and improved pedestrian way finding. The improvements will be focused on Douglas from Main to Washington Streets. Phase One funding of \$1.3 million has been secured and work will commence in the first quarter of 2014.

## **Douglas Avenue/Market Street** *Cost – N/A*

An investment group purchased three key Downtown sites; a development site located on Douglas Avenue (between Market and Main), the other on Market Street – 62,910 square foot Board of Trade Building and previous Merrill Lynch Building at the corner of Douglas Avenue and Market. The investment group is finalizing their development concepts.



# Under Construction/ Planning PROJECTS

**Exchange Place and Bitting Buildings** *Cost – Approximately \$66 Million*

The project will retrofit the Exchange Place and Bitting Buildings to offer 230 residential units on Douglas Avenue. The development will incorporate a new 273-space parking garage, office and retail space. The Wichita City Council unanimously approved the developer's agreement Tuesday, December 18, 2012 and construction is scheduled to commence in summer of 2014. This approximately \$60 Million project will continue the revitalization of the Douglas Avenue corridor.

**Wichita WaterWalk** *Cost – \$68 Million (to date investment)*

The WaterWalk project is creating 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.

**William Street 2-Way Conversion** *Cost – \$375,000*

The improvements from Main to Emporia include converting William Street from a one-way west-bound street to a two-way street providing one lane in each direction. The pavement will be improved as necessary and will be restriped to allow for two-way traffic. The project will also include replacing the wheelchair ramps and modifications to the traffic signals. Construction is to be completed in 2014.

# Completed PROJECTS

## **Walkers Bar & Jetty's Pizza**    *Date Completed – December 2013*    *Cost – N/A*

Just 200 steps northeast of INTRUST Bank Arena, this renovated warehouse space now houses Walkers Bar and Jetty's Pizza. Features of Walkers include large wood columns, wood beams and original wooden floors.

## **Eaton Place Renovations**    *Date Completed – December 2013*    *Cost – N/A*

The Eaton Place, a 115-Unit apartment complex in the 500 block of East Douglas created three new live-work units. 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*

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. Twotrees 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. \$120,000*

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. A set of bar stools overlook the Arena's loading dock, where fans will sometimes be able to see pre-show crew activity. The new bar serve drinks only, including specialty cocktails.

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

*Date Completed – August 2013*    *Cost – \$9 Million*

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*

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, 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*

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*

CoBank celebrated its merger with Wichita-based US AgBank by investing over three-quarters of a million dollars in interior renovations. The 257,000 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.

# Completed PROJECTS

## **Courtyard by Marriott Renovations - Phase One** *Date Completed – March 2013* *Cost – \$900,000*

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 were also included in the renovations. This was the first of two renovations planned for the hotel. Additional renovations to the hotel's design and color schemes will commence in the fourth quarter of 2013.

## **The Catholic Diocese – St. Mary Cathedral** *Date Completed – December 2012* *Cost – \$16 Million*

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.

## **Wichita Executive Center** *Date Completed – December 2012* *Cost – \$1.2 Million (to date investment)*

Previously the SC Telecom building, the project offers quality office space in Downtown Wichita.

## **Player Piano Lofts** *Date Completed – December 2012* *Cost – \$4 Million*

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*

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*

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*

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* *Cost – \$27 Million*

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 work-out 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.



# Completed PROJECTS

## **Pixius Communications** *Date Completed – December 2012* *Cost – Approximately \$3.2 Million*

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* *Project Budget – \$1.6 Million*

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 Wichitans and visitors to our Downtown.

## **The Renfro** *Date Completed – October 2012* *Cost – \$1.8 Million*

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*

Located at 416 S. Commerce Street, the Commerce Street Lofts were completed in August of 2012 and is a mixed-use 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* *Project Budget – \$600,000*

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 Classical Revival two-story building was built by the Stites brothers 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*

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*

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

# Completed PROJECTS

## **Open Door** *Date Completed – March 2012 Cost – \$5.4 Million*

Open Door consolidated many of its services at its 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.

## **Zelman's Building** *Date Completed – December 2011 Cost – Estimated \$1.7 Million*

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.

## **J.P. Weigand and Sons Realtors** *Date Completed – January 2012 Cost – \$500,000*

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** *Date Completed – January 2012 Cost – \$1.6 Million*

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.

## **Sedgwick County/Rotary Foundation/Coleman** *Date Completed – December 2011 Cost – Approximately \$2.3 Million*

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.

## **WaterWalk's Gander Mountain Expansion** *Date completed – First Quarter 2012*

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.

## **Albert Paley Sculpture Installation** *Date Completed – December 2011 Cost – \$350,000*

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*

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*

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.

# Completed PROJECTS

## **Fairfield Inn & Suites Wichita Downtown** *Date Completed – June 2011 Cost – \$11.5 million*

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*

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*

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*

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 approximately 80 to 100 jobs in Wichita.

## **Finn Lofts** *Date Completed – 2010 Cost – \$3 million*

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*

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 Cos – \$500,000*

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.



# Downtown Economic Development Incentive Map



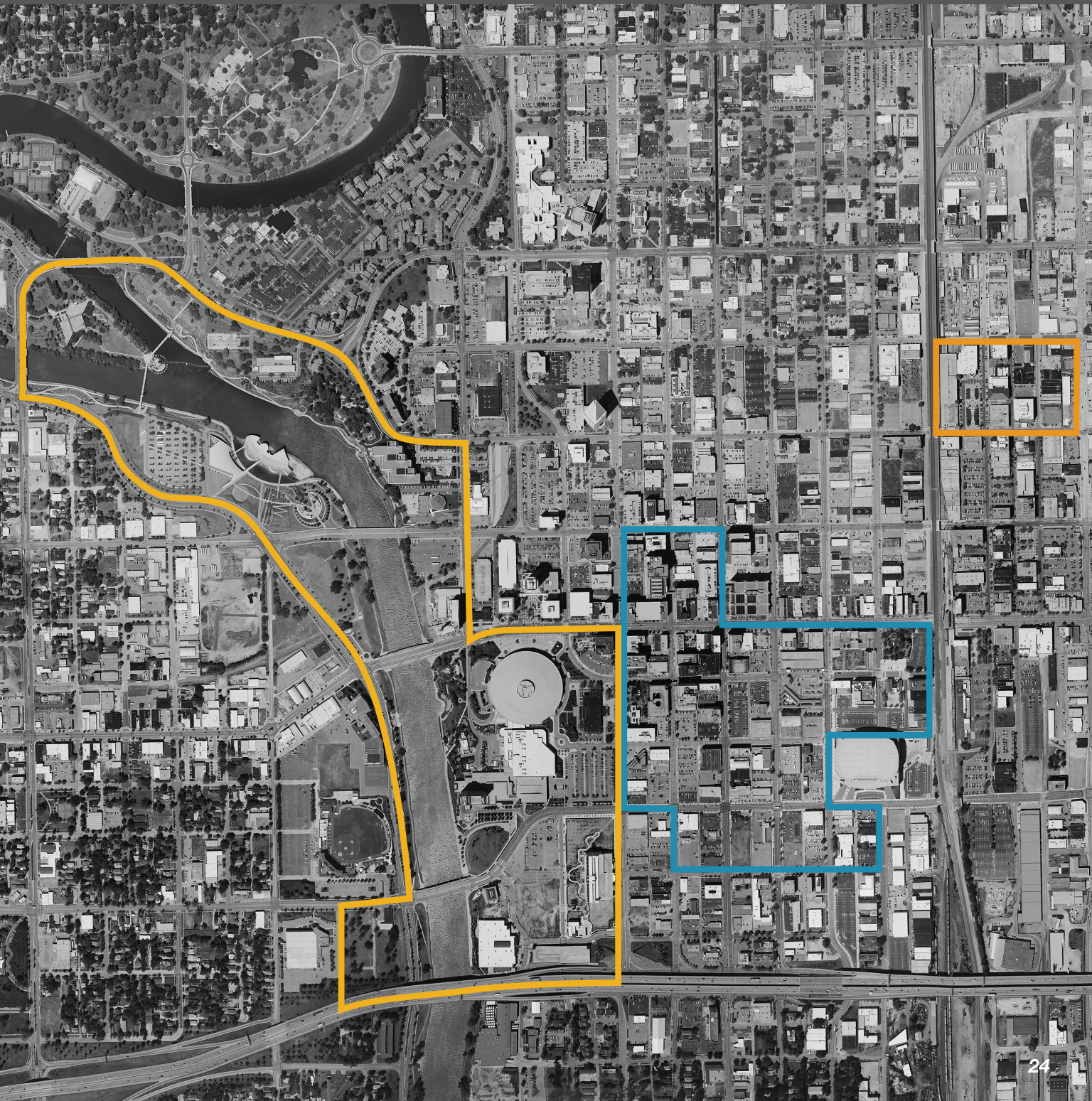
East Bank Redevelopment District



Center City South TIF District



Old Town Cinema TIF District





# Economic Development Incentive MATRIX

Incentive Program	Community Improvement Districts <i>City Incentive Program</i>	NRA Tax Rebate Program <i>City Incentive Program</i>
<b>Description of Incentive</b>	<p>Allows property owners and developers to petition the City to establish CIDs for commercial, industrial or mixed-use projects.</p> <p>CIDs can fund eligible private and public improvements by imposing a special property tax, sales tax or a combination of both within the district.</p>	<p>Tax rebates based on increased taxes actually paid on the improved value of a property.</p> <p>Receive up to a 95% five-year rebate on the increased taxes actually paid, as a result of new construction or rehab projects in the Neighborhood Revitalization Area (NRA).</p> <p>Property owner is required to pay full property tax amount and is in good standing. Taxes will be rebated afterward.</p>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. The CID must attract development which would enhance the economic climate of the City or otherwise benefit the City or its residents.</li> <li>2. The CID must result in the construction of public or private improvements and infrastructure, or the provision of ongoing services, that would otherwise not be financially feasible.</li> <li>3. The CID must promote redevelopment or rejuvenation of properties within the City which would otherwise be unlikely to happen.</li> <li>4. The CID must be used to assist the development of commercial, industrial and mixed-use projects.</li> <li>5. The CID must not be used for projects that are incompatible or inconsistent with a neighborhood plan.</li> </ol>	<ol style="list-style-type: none"> <li>1. Must be a non-resident property owner or owner/occupant.</li> <li>2. Property must be within the Neighborhood Revitalization Area boundaries.</li> <li>3. Must invest a minimum of \$10,000 in the rehab or construction project.</li> <li>4. Must obtain necessary building permits and adhere to City building codes, rules, and ordinances in effect at the time the improvements are made.</li> <li>5. Have no delinquent taxes on the property.</li> </ol>
<b>Eligible Expenditures</b>	<p>CID funds may be used to acquire, plan, design, engineer, improve, construct, demolish, remove, renovate, reconstruct, rehabilitate, maintain, restore, replace, renew, repair, install, relocate, furnish, equip, extend or finance:</p> <ol style="list-style-type: none"> <li>1. Building, structures and facilities;</li> <li>2. Site improvements, including without limit sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way and water mains and extensions;</li> <li>3. Parking garages;</li> <li>4. Streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls or barriers;</li> <li>5. Parks, lawns, trees and other landscaping;</li> <li>6. Communication and information booths, bus stops and other shelters, stations, terminals, hangars, restrooms and kiosks;</li> <li>7. Paintings, murals, display cases, sculptures, fountains, and other cultural amenities;</li> <li>8. Airports, railroads, light rail and other mass transit facilities; and</li> <li>9. Lakes, dams, docks, wharfs, lake or river ports, channels and levies, waterways and drainage conduits.</li> </ol>	<p>Non-qualifying projects include:</p> <ol style="list-style-type: none"> <li>1. Surface parking lots</li> <li>2. Multi-family housing, except as defined in the Neighborhood Revitalization Plan</li> <li>3. Railroads and utilities</li> <li>4. Swimming pools, gazebos, new unattached garages and workshops</li> <li>5. Any property located outside of USD 259</li> <li>6. Any property which has or will receive tax abatement</li> <li>7. Mini warehouses</li> <li>8. All property within a Tax Increment Financing District</li> <li>9. Conversion of a single family to multi-family housing units</li> <li>10. Mobile homes</li> </ol>
<b>Term of Incentive</b>	22 years	5 years - Eligible to renew for 5 additional years
<b>Threshold until Incentive</b>	\$2,000,000 for bonded projects or \$500,000 for pay-as-you go projects	\$10,000
<b>Contact</b>	Allen Bell (316) 268-4524	Mark Elder (316) 268-4524

Incentive Program	Façade Improvement Program <i>City Incentive Program</i>	Special Assessment Financing for Asbestos and Lead Paint Management <i>City Incentive Program</i>
<b>Description of Incentive</b>	Provides low cost financing (based on market conditions) over a fifteen-year period to renovate or restore a visible façade in the Downtown SSMD and other targeted areas. For non high-rise buildings, the City assistance also includes a grant of up to 25% of the project cost, subject to recapture (as liquidated damages) if the owner fails to maintain the façade during the term of the façade financing. The maximum City of Wichita assistance (grant) is \$10,000 (or 25% of the total project costs, whichever is lower) for one façade. Up to \$30,000 (or 25% of total project costs, whichever is lower) is available for a corner building with two visible façades. The balance of the City's financing package (up to 75% of the façade improvement costs) will be made available through a fifteen-year special assessment against the real property. Grants will not be permitted for high-rise buildings of façade projects over \$500,000.	Allows special assessment financing to pay for abatement of asbestos and lead paint in privately owned commercial buildings.  City pays abatement of the hazardous materials up front, and property owner repays costs over a fifteen-year period in annual or semi-annual payments.
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. Must be building owner or tenant with lease authority and approval of the owner.</li> <li>2. The building must be located within approved areas</li> <li>3. Owner or tenants cannot be delinquent on any current City charges, taxes, or assessments, or have defaulted on any previous City assistance.</li> <li>4. Owner must provide evidence of additional private investment in the redevelopment of the property, equal to or greater than the amount of City façade funding.</li> </ol>	Must be an owner of a privately owned commercial business needing removal of asbestos and lead financing.
<b>Eligible Expenditures</b>	<ol style="list-style-type: none"> <li>1. Masonry repairs and tuck pointing</li> <li>2. Repair/replace/preserve historically significant architectural details</li> <li>3. Storefront reconstruction</li> <li>4. Cornice Repair</li> <li>5. Power washing (subject to approval by historic preservation officer)</li> <li>6. Exterior painting and stucco</li> <li>7. Awnings and canopies</li> <li>8. Window and door repair or replacement</li> <li>9. Permanent exterior signage integrated into the storefront design</li> <li>10. Exterior lighting</li> <li>11. Repair/replacement of gutters and downspouts</li> <li>12. Façade building code items</li> <li>13. Visible roof repairs in conjunction with structural improvements</li> <li>14. Public art attached to the building (such as murals)</li> <li>15. Utility/trash enclosures attached to the building</li> <li>16. Sidewalks</li> <li>17. Decorative fencing attached to the building</li> <li>18. Decking and stairs attached to the building</li> <li>19. Architectural, engineering, or design fees</li> <li>20. Conversion of use on a case by case basis</li> </ol>	Abatement of asbestos and lead paint
<b>Term of Incentive</b>	15 years	15 years
<b>Threshold until Incentive</b>	\$50,000	N/A
<b>Contact</b>	Mark Elder (316) 268-4524	Mark Elder (316) 268-4524

# Economic Development Incentive MATRIX

Incentive Program	Revolving Loan Program for Historic Properties <i>City Incentive Program</i>	Building Permit Fee Waiver <i>City Incentive Program</i>
<b>Description of Incentive</b>	Provide low-interest loans to encourage the preservation and rehabilitation of historic properties in Wichita.  Interest rates will be four percentage points below the prime lending rate, not to be lower than two percent, at the date of loan closing.	Office of Central Inspection will waive building permit fees on new residential (one and two family) construction and remodeling with a building permit value of \$10,000 or more in designated Neighborhood Rehabilitation Areas.
<b>Eligibility</b>	1. Property must be designated and listed in the local, state, or national historic register, or be a contributing structure in a residential district. 2. Any qualifying property must additionally be within an area designated as "slum and blighted," or pose a situation of "spot blight."	Project must be on residential (one and two family) property.
<b>Eligible Expenditures</b>	1. Work necessary to bring structure up to life-safety code standards. 2. Structural - Foundation repair - Roof repair, chimney repair - Framing repair, sill - Heading repair, windows and doors 3. Mechanical - Rewiring - Replumbing - Insulation - Mechanical systems, climate control 4. Interior architectural elements of outstanding historical importance; for example, a ceiling, fireplace, a staircase.	Residential (one and two family) construction in designated Neighborhood Rehabilitation Areas. Project may be additions, remodeling, and/or new construction.
<b>Term of Incentive</b>	20 years	N/A
<b>Threshold until Incentive</b>	N/A - \$25,000 maximum	\$10,000
<b>Contact</b>	Kathy Morgan (316) 268-4392	Tom Stolz (316) 660-1840



Incentive Program	Redevelopment Infill Waiver and/or Modification Consideration <i>City Incentive Program</i>	Water/Sewer Tap and Plant Equity Fee Waiver <i>City Incentive Program</i>
<b>Description of Incentive</b>	Waiver and/or modification of fees for payment in absence of special assessments.	These fees are waived for new single-family construction projects.
<b>Eligibility</b>	Property must exhibit some or all of the following characteristics: 1. Inclusion within the corporate limits of the City of Wichita prior to 1970. 2. Potential public benefits relating to the redevelopment or infill of urban properties. 3. Absence or inclusion of adjoining properties in a benefit district at time of development. 4. Potential overriding public benefits: preservation of public health through provision of a public water supply in cases of groundwater contamination, which may accrue to application of the fees in particular situations.	1. Project must be within the Self Supported Municipal Service District (SSMD) which falls within the Neighborhood Revitalization Area boundaries. 2. Must be a new single-family project.
<b>Eligible Expenditures</b>	N/A	N/A
<b>Term of Incentive</b>	N/A	N/A
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Mark Jacobs (316) 268-4235	Mark Jacobs (316) 268-4235

# Economic Development Incentive MATRIX

Incentive Program	Housing Development Loan Program <i>City Incentive Program</i>	Industrial Revenue Bonds <i>City Incentive Program</i>
<b>Description of Incentive</b>	<p>HOME Investment Partnerships funds are available for the development of affordable residential housing in the City's Redevelopment Incentives and Local Investment Areas.</p> <p>HOME funds are provided in the form of interest-bearing loans or advances, non-intrust-bearing loans or advances, deferred payment loans, and other subsidies consistent with the purpose of the HOME program.</p>	<p>Industrial Revenue Bonds (IRBs) are used in Kansas to finance acquisition and construction of a broad variety of commercial and industrial properties.</p> <p>IRB's require a governmental entity to act as the "Issuer" of the bonds, who will hold an ownership interest in the property for as long as the IRBs are outstanding. The Issuer leases the property to the business "Tenant" on a triple-net basis for a term that matches the term of the IRBs, with lease payments which are sufficient to pay the principal and interest payments on the IRBs.</p> <ol style="list-style-type: none"> <li>1. Property and services acquired with the proceeds of IRBs are eligible for sales tax exemption.</li> <li>2. The income earned on all IRBs issued in Kansas are exempt from all State taxes except inheritance taxes. The income earned on IRBs issued for manufacturing facilities, facilities owned by 501(c) corporations, low-income multifamily housing projects and single-family mortgages are also exempt from federal income taxation.</li> <li>3. Property is deeded back when IRBs are paid off.</li> </ol>
<b>Eligibility</b>	<ol style="list-style-type: none"> <li>1. Property must be within the City's Redevelopment Incentives and Local Investment Area which includes the Self Supported Municipal Service District (SSMID).</li> <li>2. New construction of single-family homes for owner-occupancy.</li> </ol>	<ol style="list-style-type: none"> <li>1. A substantial employment increase will result from the project, or</li> <li>2. The project may add significantly to the needed diversification of the economy, or</li> <li>3. The project will likely result in an economic growth potential and benefit to the community, or</li> <li>4. The project will likely expand the type of job skills available to the job market in the community or utilize key skills of locally unemployed persons, and</li> <li>5. The project will not create an unfair advantage to one firm over other firms in the local market structure, and</li> <li>6. The project will not remove an existing property from the tax rolls, except as specifically contemplated in Section "4" of the Wichita Business Incentive Policy.</li> </ol>
<b>Eligible Expenditures</b>	Construction "hard" costs and related "soft" costs.	<p>Eligible properties for financing are:</p> <ol style="list-style-type: none"> <li>1. Manufacturing and distribution facilities</li> <li>2. Hospitals, medical and assisted living facilities</li> <li>3. Offices</li> <li>4. Service companies</li> <li>5. Housing - Rehabilitation costs must equal at least 20% of the cost of acquiring the facility</li> <li>6. Downtown development</li> <li>7. Hotels and motels</li> <li>8. Child care facilities</li> <li>9. Parking garages</li> <li>10. Speculative facilities and buildings</li> <li>11. Education facilities</li> </ol>
<b>Term of Incentive</b>	N/A	Up to 20 years
<b>Threshold until Incentive</b>	N/A	\$1,000,000
<b>Contact</b>	Mark Stanberry (316) 462-3734	Allen Bell (316) 268-4524

Incentive Program	Tax Abatement (IRB) <i>City Incentive Program</i>	Economic Development Exemption Abatement <i>City Incentive Program</i>
<b>Description of Incentive</b>	Property taxes may be abated up to 10 years for new improvements to real property and for newly acquired items of personal property used by an eligible business in connection with an expansion or relocation of the business' operations in Wichita.	Property taxes may be abated up to 10 years for new improvements to real property and for newly acquired items of personal property used by an eligible business in connection with an expansion or relocation of the business' operations in Wichita.
<b>Eligibility</b>	1. Requires use of Industrial Revenue Bonds - Please reference IRB Eligibility. 2. Land and existing buildings are not generally eligible for property tax abatement. Existing buildings will only be considered for tax abatement if the building has been vacant for at least three years and is acquired by a party not related to the previous owner.	1. Does not require use of Industrial Revenue Bonds 2. Land and existing buildings are not generally eligible for property tax abatement. Existing buildings will only be considered for tax abatement in the building has been vacant for at least three years and is acquired by a party not related to the previous owner.
<b>Eligible Expenditures</b>	Eligible properties for tax abatement are: 1. Manufacturing facilities and distribution facilities 2. Hospitals, medical, and assisted living facilities attracting 30% of patients from outside of MSA 3. Service companies deriving 51% of revenue from outside of MSA 4. Downtown development (not retail) 5. Hotels and motels 6. Parking garages 7. Speculative facilities and buildings <i>See 2004 City/County Economic Development Incentive Policy</i>	Eligible properties for economic development exemption abatement are: 1. Manufacturing 2. Research & development 3. Warehouse & distribution
<b>Term of Incentive</b>	10 years (5 years + 5 year renewal option)	10 years (5 years + 5 year renewal option)
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Allen Bell (316) 268-4524	Allen Bell (316) 268-4524

# Economic Development Incentive MATRIX

Incentive Program	Tax Increment Financing City Incentive Program	Historical Preservation Tax Credit City Incentive Program
<b>Description of Incentive</b>	<p>Redevelopment financing tool used to fund the costs of public infrastructure and other eligible improvements related to redevelopment of blighted or declining areas.</p> <p>Allows use of increased taxes derived from redevelopment of property in a redevelopment district to pay for certain improvements in conjunction with the redevelopment projects.</p>	<p>Tax credit is taken off income taxes owed to the state:</p> <ol style="list-style-type: none"> <li>1. The credit is 25% of qualified rehabilitation expenses when over \$5,000.</li> <li>2. Tax credits may be sold.</li> <li>3. Credits may be carried forward for up to 10 years following the tax year in which the qualified rehabilitation plan was first placed into service.</li> </ol>
<b>Eligibility</b>	<p>Eligible areas under the act currently include:</p> <ol style="list-style-type: none"> <li>1. Blighted Areas - also includes environmental contamination and 100-year floodplains</li> <li>2. Conservation - over half the buildings older than 35 years old and showing signs of dilapidation</li> <li>3. Former Enterprise Zones (1991)</li> <li>4. Major commercial entertainment or tourism areas</li> <li>5. Bioscience development areas - owned by or leased to Kansas Bioscience Authority</li> </ol> <p>Current TIF districts:</p> <ol style="list-style-type: none"> <li>1. Old Town District</li> <li>2. Old Town Cinema Redevelopment District</li> <li>3. Center City South Redevelopment District</li> </ol> <p>See map on page 25 for TIF district boundaries</p>	<ol style="list-style-type: none"> <li>1. Buildings may be income-producing or non-income producing.</li> <li>2. Private residences do qualify for the state tax credit.</li> <li>3. Buildings must be listed on the Kansas State or National Register of Historic Places, or be a "contributor" to a state or nationally listed historic district before you apply.</li> <li>4. All projects just be reviewed and approved <i>before</i> work begins. The state tax credit cannot be used retroactively.</li> <li>5. There is no cap on project expenses nor is there a limit to the number of times you may apply and take the state tax credit.</li> <li>6. The credits may not be transferred to other taxpayers at the property owner's request (please contact the SHPO to find out how).</li> <li>7. Tax credits may be distributed among multiple owners based on ownership percentage or as the property owners agree.</li> <li>8. There is no recapture provision for the state tax credits.</li> <li>9. All work must meet the Secretary of the Interior's <i>Standards for Rehabilitation</i>. The State Historic Preservation Office reviews plans and specifications.</li> </ol>
<b>Eligible Expenditures</b>	<p>Current statutes identify the following eligible uses of TIF funds:</p> <ol style="list-style-type: none"> <li>1. Property acquisition</li> <li>2. Relocation costs</li> <li>3. Site preparation, including demolition and environmental remediation</li> <li>4. Sanitary and storm sewers and lift stations</li> <li>5. Utility relocations and extensions</li> <li>6. Landscaping</li> <li>7. Lighting</li> <li>8. Paving, including parking lights</li> <li>9. Streets</li> <li>10. Drainage conduits, channels, levees and riverwalk canal facilities</li> <li>11. Plazas and arcades</li> <li>12. Parking facilities, including multi-level parking structures</li> <li>13. And costs associated with the above uses, such as design and financing.</li> </ol>	<ol style="list-style-type: none"> <li>1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing and fire escapes.</li> <li>2. Permanent coverings such as paneling, tile and glued down carpeting.</li> <li>3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators and elevators.</li> <li>4. Engineering fees, architect fees and reasonable developer fees.</li> <li>5. Construction management costs.</li> <li>6. Preservation consultant fees.</li> </ol>
<b>Term of Incentive</b>	20 years	10 years
<b>Threshold until Incentive</b>	N/A	\$5,000
<b>Contact</b>	Allen Bell (316) 268-4524	Kathy Morgan (316) 268-4392



Incentive Program	Housing Tax Credits <i>State Incentive Program</i>	High Performance Incentive Program <i>State Incentive Program</i>
<b>Description of Incentive</b>	Indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing: 1. Provides as much as 55% to 65% of the total development cost, which reduces the amount of debt financing and allows lower rents. 2. 4% Housing Tax Credits are combined with Industrial Revenue Bonds.	Encourages companies to expand their capital investment and raise employee wage and training levels through Kansas income tax credits and sales tax project exemptions: 1. Kansas Investment Tax Credit which equals 10% of all eligible capital investment that exceeds \$50,000. 2. Employee Training Tax Credit which provides a dollar-for-dollar state tax credit up to \$50,000 for training and education expenditures that exceed 2% of total payroll at the work site. 3. Sales Tax Project Exemptions on purchases of materials and services related to capital investment at the work site.
<b>Eligibility</b>	1. Apartment units must be affordable to individuals/families with incomes below 60% and 50% of median income, depending on the income targeting strategy chosen by the developer. 2. City Council Resolution of Support required for Housing Tax Credit applications.	1. Be a for-profit company subjected to sales tax 2. Pay above-average wages 3. Make a significant investment in eligible employee training 4. Be either a manufacturer OR able to document that most of its sales are to Kansas manufacturers and/or out-of-state businesses or government agencies.
<b>Eligible Expenditures</b>	Eligible costs include construction costs, financing expenses, developer fees and other project-related soft costs.	N/A
<b>Term of Incentive</b>	30 years	10 years
<b>Threshold until Incentive</b>	N/A	\$50,000
<b>Contact</b>	Fred Bentley (785) 217-2029	Ed Bryan (785) 296-7174

# Economic Development Incentive MATRIX

Incentive Program	Kansas Enterprise Zone Program <i>State Incentive Program</i>	Kansas Economic Opportunity Initiatives Fund <i>State Incentive Program</i>
<b>Description of Incentive</b>	<p>The Kansas Enterprise Zone Program is designed to encourage businesses to create new jobs.</p> <p>A sales tax exemption is available on materials, equipment, and services purchased when building, expanding, or renovating a business facility.</p>	<p>These funds are provided by the State Legislature to address opportunities or emergencies that may have substantial impact on the Kansas economy.</p> <p>This program offers zero percent interest, forgivable loans for a five-year period.</p>
<b>Eligibility</b>	<p>Eligibility for the various incentives and the value of the incentive depend on:</p> <ol style="list-style-type: none"> <li>1. The type of business</li> <li>2. The location of the business within the state, and</li> <li>3. The number of net new jobs created</li> </ol>	<p>Project must address opportunity(ies) or emergencies that may have substantial impact on the Kansas economy.</p> <p>Specific economic opportunities addressed by the project; i.e.</p> <ol style="list-style-type: none"> <li>1. The expansion of an existing Kansas enterprise,</li> <li>2. The potential location in Kansas of the operations of a major employer,</li> <li>3. The award of a significant grand which has a financial matching requirement,</li> <li>4. The departure from Kansas or the substantial reduction of the operations of a major employer,</li> <li>5. The closure of a major federal or state institution or facility.</li> </ol>
<b>Eligible Expenditures</b>	Eligible expenditures include materials, equipment, and services purchased when building, expanding, or renovating a business facility.	N/A
<b>Term of Incentive</b>	N/A	5 years
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Darla Price (785) 296-1868	Darla Price (785) 296-1868

Incentive Program	Promoting Employment Across Kansas (PEAK) <i>State Incentive Program</i>	STAR Bonds <i>State Incentive Program</i>
<b>Description of Incentive</b>	<p>The 2009 Kansas Legislature passed Senate Bill 97 enacting the Promotive Employment Across Kansas (PEAK) incentive program to encourage businesses to relocate employment to Kansas.</p> <p>Allows for-profit qualified companies that are relocating jobs from outside the state to Kansas, to retain 95 percent (95%) of the payroll withholding tax of the relocated jobs over a period of five or more years.</p>	<p>Sales Tax Revenue (STAR) Bonds provide Kansas municipalities the opportunity to issue bonds to finance the development of major commercial, entertainment, and tourism areas and use the sales tax revenue generated by the development to pay off the bonds.</p>
<b>Eligibility</b>	<p>Must be creating new jobs in Kansas resulting from relocating, locating, or expanding a business function(s);</p> <ol style="list-style-type: none"> <li>1. Must be organized as a "for-profit" business and shall not have the NAICS assignment of: <ul style="list-style-type: none"> <li>-Gambling Industries, Religious Organizations, Retail Trade, Educational Services, Public Administration, Utilities including Water &amp; Sewer Services, or Food Services and Drinking Places.</li> </ul> </li> <li>2. Shall not be a bioscience company.</li> <li>3. Shall not be delinquent in the payment of taxes to any federal, state, and/or local taxing entities.</li> <li>4. Shall not be under the protection of the federal bankruptcy code.</li> <li>5. Must make available to full-time employees adequate health insurance coverage and pay at least 50% of the premium.</li> <li>6. Must have a median wage for PEAK jobs of at least 100% of the county median wage at the time of application.</li> <li>7. Must create a minimum of 10 PEAK jobs in a designated metropolitan (metro) county within two years of application to receive basic program benefits.</li> <li>8. Must create a minimum of 100 jobs within two years of application regardless of location to receive high impact program benefits.</li> <li>9 Must be approved by the Secretary of Commerce to participate.</li> </ol>	<p>The following criteria will be evaluated when considering the tourism potential of the project:</p> <ol style="list-style-type: none"> <li>1. Visitation</li> <li>2. Economic impact</li> <li>3. Unique quality of the project</li> <li>4. Ability of the project to capture sufficient market share</li> <li>5. Integration and collaboration with other resources and/or businesses</li> <li>6. Quality of service and experience provided</li> <li>7. Project accountability</li> </ol> <p>Eligible projects must:</p> <ol style="list-style-type: none"> <li>1. Be capable of being characterized as a statewide and regional destination</li> <li>2. Include a high quality innovative entertainment and tourism attraction</li> <li>3. Contain unique features which will increase tourism</li> <li>4. Generate significant positive and diverse economic and fiscal impacts</li> <li>5. Be capable of sustainable development over time</li> </ol> <p><i>See attached map for WaterWalk STAR Bond District</i></p>
<b>Eligible Expenditures</b>	N/A	Expenditures on the proposed project are eligible as long as they aid in the development of 100% public space.
<b>Term of Incentive</b>	5+ years	N/A
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Darla Price (785) 296-1868	Robert North (785) 296-1913

# Economic Development Incentive MATRIX

Incentive Program	Historic Preservation Tax Credit, Historic Buildings <i>Federal Incentive Program</i>	Historic Preservation Tax Credit, Non-Historic Buildings <i>Federal Incentive Program</i>
<b>Description of Incentive</b>	The federal income tax credit is equal to 20% of qualified rehabilitation expenses associated with a certified rehabilitation on any certified historic structure. All work must meet the Secretary of the Interior's <i>Standards for Rehabilitation</i> . Plans and specifications are reviewed by the State Historic Preservation Office then are forwarded to the National Park Service for final approval. These reviews should take place before work begins to insure the plans will meet the <i>Standards</i> .	Federal Tax Credit is equal to 10% of expenses incurred during a substantial rehabilitation of a qualified building.
<b>Eligibility</b>	A certified historic structure is: 1. Any building on the National Register of Historic Places 2. A "contributor" to a National Register listed district 3. A building that has been determined eligible for the National Register through Part 1 of the application and will be placed on the National Register within 30 months of project completion 4. Rehabilitations must be substantial. The IRS requires that the expense of the project must exceed the greater of \$5,000 or the adjusted basis of the building (purchase price, minus land value, minus depreciation, plus any improvements done since purchase). 5. Buildings must be income-producing: retail, office space, rental, bed & breakfast, hotel, etc. Private residences <i>do not</i> qualify for the federal tax credit program. 6. The credit can be carried forward for 20 years and back for 1 year 7. Owners taking the credit are required to maintain ownership of the building for five years to avoid recapture of the credit. The recapture amount is reduced by 20% each year the building continues in your ownership. Projects that are approved for the Federal tax credit may automatically receive the state tax credit as well.	1. Buildings must have been built prior to 1936, but cannot be buildings listed on the National Register or otherwise determined to be eligible for the 20% Federal Tax Credit. 2. Rehabilitation projects must be "substantial." This means that the expense of the rehabilitation must exceed the adjusted basis of the building. 3. At least 50% of the building's walls, existing at the time the rehabilitation began, must remain in place as external walls at the conclusion of work. 4. At least 75% of the building's existing external walls must remain in place as either external or internal walls. 5. At least 75% of the building's internal structural framework must remain in place.
<b>Eligible Expenditures</b>	1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing, and fire escapes 2. Permanent coverings such as paneling, tile, and glued down carpeting 3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators 4. Engineering fees, architect fees, and reasonable developer fees 5. Construction management costs 6. Preservation consultant fees	1. Building components such as walls, partitions, floors, ceilings, doors, windows, stairs, chimneys, roofing, and fire escapes 2. Permanent covering such as paneling, tile, and glued down carpeting 3. Building and mechanical systems such as electrical wiring, lighting fixtures, central air and heating, plumbing, fire suppression systems, escalators, and elevators 4. Engineering fees, architect fees, and reasonable developer fees 5. Construction management costs 6. Preservation consultant fees
<b>Term of Incentive</b>	20 years	20 years
<b>Threshold until Incentive</b>	N/A	N/A
<b>Contact</b>	Kathy Morgan (316) 268-4392	Kathy Morgan (316) 268-4392



# Helpful CONTACTS

## CITY OF WICHITA

### Mayor

Carl Brewer  
(316) 268-4331

### Vice Mayor

Pete Meitzner  
(316) 268-4331

### City Manager

Robert Layton  
(316) 268-4351

### Urban Development

Allen Bell, Director  
(316) 268-4524

### Downtown Revitalization Manager

Scott Knebel  
(316) 268-4456

### Public Works

Alan King, Director  
(316) 268-4422

### Metropolitan Area Planning Dept.

John Schlegel, Director of Planning  
(316) 268-4425

Kathy Morgan, Historic Preservation  
(316) 268-4392

Scott Knebel, Downtown Initiatives  
(316) 268-4456

### Department of Law

Gary Rebenstorf, Director  
(316) 268-4681

### Parks and Recreation

Doug Kupper, Director  
(316) 268-4628

### Department of Finance

Shawn Henning, Director  
(316) 268-4300

## Metro Area Building & Construction

Tom Stoltz, Director  
(316) 268-4460

## Neighborhood Services

Mary K. Vaughn, Director  
(316) 462-3795

## Department of Arts and Culture

John D'Angelo, Manager  
(316) 303-8600

## Property Management and Parking

John Philbrick  
(316) 268-4237

## SEDGWICK COUNTY

### County Manager

Bill Buchanan  
(316) 660-9393

### Sedgwick County

Appraisers Office  
(316) 660-9110

## ORGANIZATIONS AND ASSOCIATIONS

### Wichita Downtown Development Corporation

Jeff Fluhr, President  
(316) 264-6005

### Wichita Area Association of Realtors

RJ Marshall, CEO  
(316) 263-2832

### Wichita Independent Business Asscn.

Tim Witsman, President  
(316) 201-3264

### Wichita Arts Council

Sharon Fearey, Chair  
(316) 263-8054

### Chamber of Commerce

Gary Plummer, President & CEO  
(316) 265-7771

## Greater Wichita Economic Development Coalition

Tim Chase, President  
(316) 268-1134

## Go Wichita Convention & Visitors Bureau

Susie Santo, President  
(316) 265-2800

## Young Professionals of Wichita

Suzy Finn, Executive Director  
(316) 268-1170

## Visioneering Wichita

Suzie Ahlstrand, VP Community Advancement  
(316) 265-7771

## LARGEST OFFICE BUILDINGS

### 104 S. Broadway Building

Wichita, KS 67202  
Tim Foley  
(316) 942-7940

### 125 N. Market Building

125 N. Market  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

### 150 N. Main Building

Wichita, KS 67202  
Essential Properties Management  
(316) 201-3300

### Bank of America Building

100 N. Broadway  
Wichita, KS 67202  
Chris Ruffin  
(316) 942-7940

### Century II Plaza Building

111 W. Douglas  
Wichita, KS 67202  
Steve Anthimides  
(316) 267-0205

# Helpful CONTACTS

## CoBank

245 N. Waco  
Wichita, KS 67202  
Utter Commercial Real Estate  
(316) 263-2448

## Emprise Bank Center

257 N. Broadway  
Wichita, KS 67202  
Patrick Belt  
(316) 383-4190

## Epic Center

301 N. Main  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

## Finney State Office Building

230 E. William  
Wichita, KS 67202  
City of Wichita  
(316) 942-4482

## Garvey Center

250 W. Douglas, Ste. 100  
Wichita, KS 67202  
Larry Weber  
(316) 261-5325

## High Touch Building

110 S. Main  
Wichita, KS 67202  
Kristen Stang  
(316) 292-3971

## INTRUST Bank

105 N. Main  
Wichita, KS 67202  
Chad DePew  
(316) 383-1156

## Market Centre

155 N. Market  
Wichita, KS 67202  
Patrick Ahern  
(316) 262-0000

## One Main Place

100 N. Main  
Wichita, KS 67202  
Chad DePew  
(316) 383-1156

## Orpheum Office Building

200 N. Broadway  
Wichita, KS 67202  
Troy Palmer  
(316) 262-1404

## Petroleum Building

221 S. Broadway  
Wichita, KS 67202  
Troy Palmer  
(316) 262-1404

## Riverview Building

345 Riverview St.  
Wichita, KS 67202  
Tony Utter  
(316) 263-2448

## River Park Place

727 N. Waco  
Wichita, KS 67202  
Tony Utter  
(316) 263-2448

## Sutton Place

209 E. William St.  
Wichita, KS 67202  
Craig Simon  
(316) 262-2442

## The LUX

120 E. First  
Wichita, KS 67202  
Bokeh Development  
(316) 290-9596

## HOTELS

### Ambassador Hotel at Block One

104 S. Broadway  
Wichita, KS 67202  
Shelia Cole  
(316) 239-7100

### Hyatt Regency Hotel

400 W. Waterman  
Wichita, KS 67202  
Ripton Melhado  
(316) 293-1234

### Fairfield Inn & Suites Wichita Downtown

525 S. Main  
Wichita, KS 67202  
Tad Stricker  
(316) 201-1400

### Drury Plaza Hotel Broadview

400 W. Douglass  
Wichita, KS 67202  
Scott Ragatz  
(316) 262-5000

### Courtyard by Marriot-Wichita at Old Town

820 E. Second St. N.  
Wichita, KS 67202  
Andrew Bryant  
(316) 264-5300

### Hotel at Old Town

830 E. First  
Wichita, KS 67202  
Stephanie George  
(316) 267-4800

# Helpful CONTACTS

## RESTAURANTS

### Aida's Coffee House

920 E. 1st St.  
Phone: (316) 262-6721

### Angela's Cafe

901 E. Central  
Phone: (316) 269-9232

### Anna Murdoc's Cafe

209 E. William  
Phone: (316) 771-5051

### AVI Seabar & Chophouse

135 N. Waco  
Phone: (316) 262-3300

### B&C Barbeque

355 N. Washington  
Phone: (316) 263-8815

### Beacon Restaurant

909 E. Douglas  
Phone: (316) 263-3397

### Berube Snack Shop

150 N. Main St.  
Phone: (316) 269-9277

### Bite Me BBQ

132 N. St. Francis St  
Phone: (316) 729-2904

### Cafe Bel Ami

229 E. William St. #101  
Phone: (316) 267-3433

### Caffe Moderne

330 N. Mead Suite 108  
Phone: (316) 260-1199

### City Bistro

455 N. Main 2nd Floor

### City Life Cafe

217 S. Broadway  
Phone: (316) 217-2616

### Cow & Sow Deli & Mini Grocery

612 East Douglas  
Phone: (316) 260-2523

### Doo-Dah Diner

206 E. Kellogg  
Phone: (316) 265-7011

### Eggcetera

242 N. Mosley  
Phone: (316) 263-1787

### Emerson Biggin's

808 E. Douglas  
Phone: (316) 303-9800

### Espresso To Go Go

602 E. Douglas  
Phone: (316) 530-1905

### Fat Tony's Grill

417 E. Douglas  
Phone: (316) 303-9316

### Garden Grill Cafe

300 N. Main St.  
Phone: (316) 978-9213

### Green Leaf Cafe

320 E. William  
Phone: (316) 269-4160

### Hana Cafe

325 N. Mead  
Phone: (316) 267-3766

### Hana Next Door

321 N. Mead  
Phone: (316) 260-8701

### Harvest Kitchen / Bar

400 W. Waterman  
Phone: (316) 293-1931

### Heroes Sports Bar & Grill

117 N. Mosley  
Phone: (316) 264-4376

### Jetty's Pizza

222 S. Commerce  
Phone: (316) 260-3399

### Kyoto Garden

220 W. Douglas #32  
Phone: (316) 262-6727

### Larkspur Bistro & Bar

904 E. Douglas  
Phone: (316) 262-5275

### McDonald's

411 S. Broadway  
Phone: (316) 838-4448

### Mead's Corner

430 E. Douglas  
Phone: (316) 201-1900

### Oeno Wine Bar

330 N. Mead #100  
Phone: (316) 440-

### Old Chicago

300 N. Mead  
Phone: (316) 264-2057

### Old Mill Tasty Shop

604 E. Douglas  
Phone: (316) 264-6500

### Papa John's Pizza

220 W. Douglas  
Phone: (316) 264-7272

### Pasta Piazza Italian Restaurant

217 E. Douglas  
Phone: (316) 440-3359

### Petroleum Club

100 N. Broadway  
Phone: (316) 262-6471

### Playa Azul Mexican Restaurant

111 N. Washington  
Phone: (316) 262-2284

# Helpful CONTACTS

## **Public at the Brickyard**

129 N. Rock Island  
Phone: (316) 263-4044

## **Pumphouse**

825 E. 2nd St.  
Phone: (316) 265-6080

## **Quizno's Classic Subs**

111 E. Douglas  
Phone: (316) 267-7800

## **Rain Cafe and Lounge**

518 E. Douglas, Suite 100  
Phone: (316) 261-9000

## **River City Brewery**

150 N. Mosley  
Phone: (316) 263-2739

## **SABOR Latin Bar & Grill**

309 N. Mead  
Phone: (316) 201-4880

## **Siena Tuscan Steakhouse**

104 S. Broadway  
Phone: (316) 440-5300

## **Spangles Restaurant**

612 S. Broadway  
Phone: (316) 267-6969

## **Subway**

519 S. Broadway  
Phone: (316) 265-3666

## **Table 820 Bistro**

820 E. 2nd St. N.  
Phone: (316) 264-5300

## **Taste & See**

255 N. Mosley  
Phone: (316) 260-4233

## **Todd Brians Brick Street Cafe & Tavern**

315 N. Mead  
Phone: (316) 295-4260

## **Toni D's Too**

301 N. Main- Epic Center  
Phone: (316) 264-1011  
Hours: 7:30am - 2pm

## **Walkers Bar & Venue**

220 S. Commerce  
Phone: (316) 260-9988

## **Walkway Cafe**

100 N. Broadway

## **Warren Old Town Theater Grill**

353 N. Mead  
Phone: (316) 691-9700

## **Wasabi**

912 E. Douglas  
Phone: (316) 927-3524

## **Wendy's Restaurant**

555 S. Broadway  
Phone: (316) 267-1979



# Helpful CONTACTS

## RESIDENTIAL

### 139 N Rock Island Apartment

129 N. Rock Island - 2nd Floor  
Phone: (316) 262-1475

### 250 Douglas Place (Garvey Center)

250 W. Douglas  
Phone: (316) 261-5335

### Commerce Street Lofts

416 S. Commerce

### Eaton Place

517 E. Douglas  
Phone: (316) 265-5700

### Finn Lofts

430 S. Commerce  
Phone: (316) 393-5259

### Grant Telegraph Centre

151 N. Rock Island  
Phone: (316) 267-0505

### Harvester Loft Apartments

355 N. Rock Island  
Phone: (316) 260-3926

### Innes Station Apartments

701 E. 1st St. N.  
Phone: (316) 265-2829

### La Louisiana

207 N. Emporia  
Phone: (316) 990-1077

### Lofts @ Old Town

331 N. Rock Island  
Phone: (316) 265-2829

### Lofts at St. Francis

201 S. St. Francis  
Phone: (316) 771-7100

### Mosley Street Lofts

230 N Mosley St  
Phone: (316) 265-2829

### Noble Building

330 N. Mead  
Phone: (316) 267-0505

### Player Piano Lofts

704 E. Douglas  
Phone: (316) 265-2829

### Riverpark Plaza Apartments

400 W. Central Ave.  
Phone: (316) 265-9471

### Rumley Lofts - Condos

242 N. Mead  
Phone: (316) 651-6616

### Shirkmere Apartments

256 N. Topeka St.  
Phone: (316) 265-0671

### The Flats 324

324 N. Emporia  
Phone: (316) 201-4909

### The LUX

120 E. 1st St.  
Phone: (316) 290-9596

### The Renfro

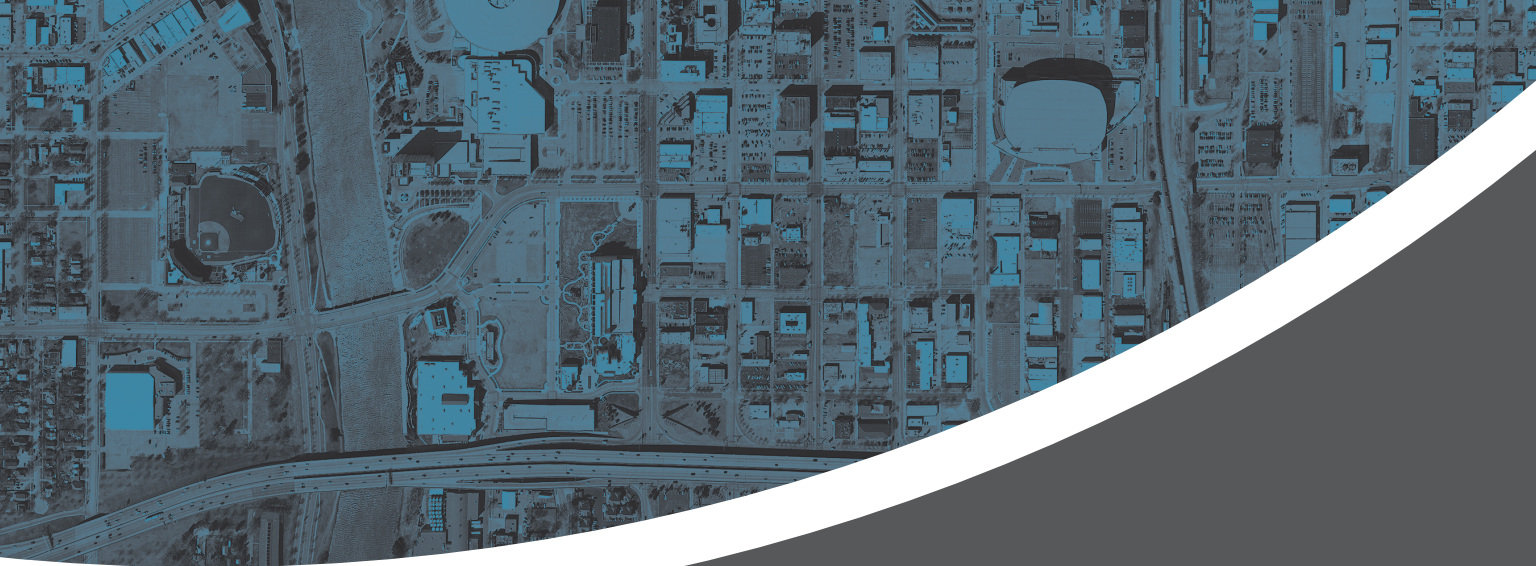
612 E. Douglas  
(316) 290-9596

### WaterWalk Place Residences

515 S. Main  
Phone: (316) 219-6060

### Zelman Lofts

602 E. Douglas  
Phone: (316) 425-7222



**Wichita Downtown Development Corporation**

507 East Douglas Avenue  
Wichita, KS 67202

P 316.264.6005 / F 316.264.0869

[www.downtownwichita.org](http://www.downtownwichita.org)

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