



PRELIMINARY REVIEW PROCESS

PURPOSE

[Project Downtown: The Master Plan for Wichita](#) charts a 20-year vision for Downtown Wichita. The vision is guided by five principles that address the critical factors necessary to initiate a more strategic and accelerated revitalization process for Downtown, and each of the five vision principles contains an element that speaks to design. To accomplish design elements of the vision, all projects within the Project Downtown plan area are encouraged to be developed in a manner consistent with the plan's [General Design Guidelines](#) and [Project Development Criteria](#), and any project involving public investment is required to be developed in a manner consistent with the guidelines.

The Downtown Design Resource Center (DDRC) is a partnership between the Wichita Downtown Development Corporation and the City of Wichita to assist developers with gaining access to the resources necessary to make the projects happen and designing projects in a manner consistent with the guidelines. The DDRC also has been charged with determining if a project's design is consistent with the guidelines in order that it may be eligible for public investment through a public-private partnership.

GETTING STARTED

Developers are encouraged to contact the DDRC as early as possible in the project planning phase. Upon initial contact, a meeting will be scheduled with the DDRC leadership team to learn about the project. The various resources available to assist the project will be discussed along with the requirements of the assistance programs. The goals, objectives, and design guidelines of Project Downtown also will be discussed. A project approach suitable to the developer will be determined. Based on this approach, follow-up meetings with appropriate individuals (City, County, other) will be scheduled as necessary to review and provide input on the various components of the project such as: availability of Downtown development incentives (City, State, Federal, WDDC, and other), site/building design, infrastructure, parking, zoning/subdivision, historic preservation, or building/other city codes.

Initial contact should be directed to either member of the DDRC leadership team:

Wichita Downtown Development Corporation

Jason Gregory, Executive Vice President
316.264.6005
jason@downtownwichita.org

City of Wichita

Scott Knebel, Downtown Revitalization Manager
316.268.4456
sknebel@wichita.gov

DESIGN CONCEPT MEETING

If the developer elects voluntary design review or if public investment in the project is sought, then the project will be scheduled for a design concept meeting. The design concept meeting is an opportunity for the DDRC to engage in dialogue with the developer and provide feedback on the design concept. To facilitate an efficient meeting, developers should provide a site plan and perspective drawings at least one week prior to the meeting. The DDRC will provide the developer a written report regarding any suggested design modifications determined as a result of the meeting. A follow-up meeting may certainly be accommodated at the developer's request to further discuss the design feedback or if the DDRC would like to obtain more information to assist the developer's formal application. In instances where public investment in the project is sought, the developer will provide a modified site plan and perspective drawings to the DDRC, and the DDRC will provide the developer with written confirmation that the project design is consistent with Project Downtown guidelines to include with a formal application for Downtown Development Incentives to the City of Wichita.



DOWNTOWN DESIGN RESOURCE CENTER

507 E. Douglas
Wichita, KS 67202
316.264.6005
www.downtownwichita.org



ADDITIONAL REVIEWS

Projects involving public investment also must be reviewed by the [Design Council](#). This review addresses how the visual qualities of the project contribute to a more beautiful city. The DDRC will assist the developer with the Design Council review process.

Many projects will be within the environs of a designated historic landmark. Other projects may be located within historic districts that have specific design requirements. These projects must be reviewed by the [Historic Preservation Board](#). This review ensures that the project does not encroach upon, damage, or destroy the environs of the designated historic landmark or district. The DDRC will assist the developer with the Historic Preservation Board review process.

Projects involving public investment will be evaluated based on the [Public-Private Partnership Criteria](#) to determine the terms of public financing. The DDRC will assist the developer with this evaluation process.

ADDITIONAL DOWNTOWN DESIGN RESOURCE CENTER SERVICES

The DDRC provides a number of other services to assist with the planning and design of downtown projects. Examples of the additional services are listed below; however, the DDRC is open to requests for other services needed to assist with the planning and design of downtown projects. Additionally, the DDRC may contract with the consulting team that prepared Project Downtown for additional services needed to facilitate the planning and design of downtown projects.

- Downtown property database and geographic information system
- Downtown market research and studies
- Design symposiums and charrettes
- Information on infrastructure availability, condition, and planned improvements
- Information on downtown parking and transit availability
- Information on economic development incentives
- Information on zoning, subdivision, historic preservation, building permit, sign, and other requirements

ONLINE RESOURCES

Developers may find the following online resources useful in planning and designing their projects. Assistance with any of these online resources may be received by contacting the DDRC.

- [Project Downtown: The Master Plan for Wichita](#)
- [Downtown General Design Guidelines](#)
- [Downtown Project Development Criteria](#)
- [Downtown Wichita Streetscape Design Guidelines](#)
- [Downtown Parking Studies](#)
- [Downtown Transportation and Parking Locations](#)
- [Traffic Volume Flow Maps](#)
- [Sidewalk Café Requirements](#)
- [Zoning and Subdivision Regulations](#)
- [City of Wichita Historic Preservation Office](#)
- [Making the State Environs Law Work for You: Successful Architectural Design for Downtown Wichita, Kansas](#)
- [Commercial Plan Review and Building Permits](#)
- [Sign Regulations](#)
- [City of Wichita Design Council](#)
- [Wichita Downtown Development Corporation](#)
- [Downtown Development and Economic Incentive Guide](#)
- [City of Wichita Economic Development Office](#)
- [Greater Wichita Economic Development Coalition](#)
- [Kansas Department of Commerce Finance and Incentives](#)
- [Wichita Metro Chamber of Commerce](#)
- [Go Wichita Convention and Visitors Bureau](#)
- [Center for Economic Development and Business Research](#)



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