



PROJECT DOWNTOWN CATALYST SITES

On December 14, 2010, the Wichita City Council unanimously voted to adopt Project Downtown – The Master Plan for Wichita. In making the motion to adopt Project Downtown, Mayor Carl Brewer stated, “The plan was the easiest part. Now it’s time to ask the community to roll up their sleeves. Where do you want to start first? I think the community will tell us what they want to do.” Finding out what the community wants to do first is the purpose of this document.

Project Downtown identifies catalyst sites that can serve as important strategic assets to help achieve the vision of Project Downtown. The location of each of these catalyst sites gives it a specific context of adjacent land uses, property ownerships, physical building and landscape, access and other factors that affect its potential to spur other growth.



While the catalyst sites are publically owned and include potential for an important piece of public infrastructure, such as public parking, a park, or improved public pedestrian access across the parcel, market-driven development by the private sector will play an important part in the redevelopment of each catalyst site. For this reason, significant redevelopment activity on most sites should wait until there is clear private-sector interest to help maximize return on public investment. The purpose of this document is to gauge the level of private sector interest in redevelopment on catalyst sites.



The map on page 3 illustrates the market-based development opportunities projected by Project Downtown. These market-based development opportunities are based on residential, hotel, office, and retail market demand analyses prepared by three nationally-recognized market specialists.

Also shown on the map on page 3 are eight city-owned properties that are highlighted beginning on page 5. In the opinion of city staff, these eight properties are the city-owned sites that are most ripe for redevelopment.

Each catalyst site will play important roles in reinforcing a sense of place and development value. For this reason, the descriptions of downtown's unique districts and neighborhoods in the Vision Plan section of Project Downtown make specific reference to the catalyst sites. Additionally, the Catalyst Sites section of Project Downtown describes a development approach for each site that is geared towards catalyzing development on surrounding sites.

The City of Wichita invites expressions of interest in redevelopment on the eight sites highlighted beginning on page 5, as well as expressions of interest in redevelopment of any other downtown property, including other city-owned properties not highlighted in this document. An inventory of all city-owned properties in downtown is available upon request.

The City of Wichita is particularly interested in redevelopment projects that include the eight highlighted sites as part of a larger-scale redevelopment project involving surrounding privately-owned properties.

Expressions of interest need not be formal development proposals but should include the information outlined on page 4. Interested parties also are encouraged to contact city staff to informally discuss redevelopment ideas for downtown.

Intrust Bank Arena

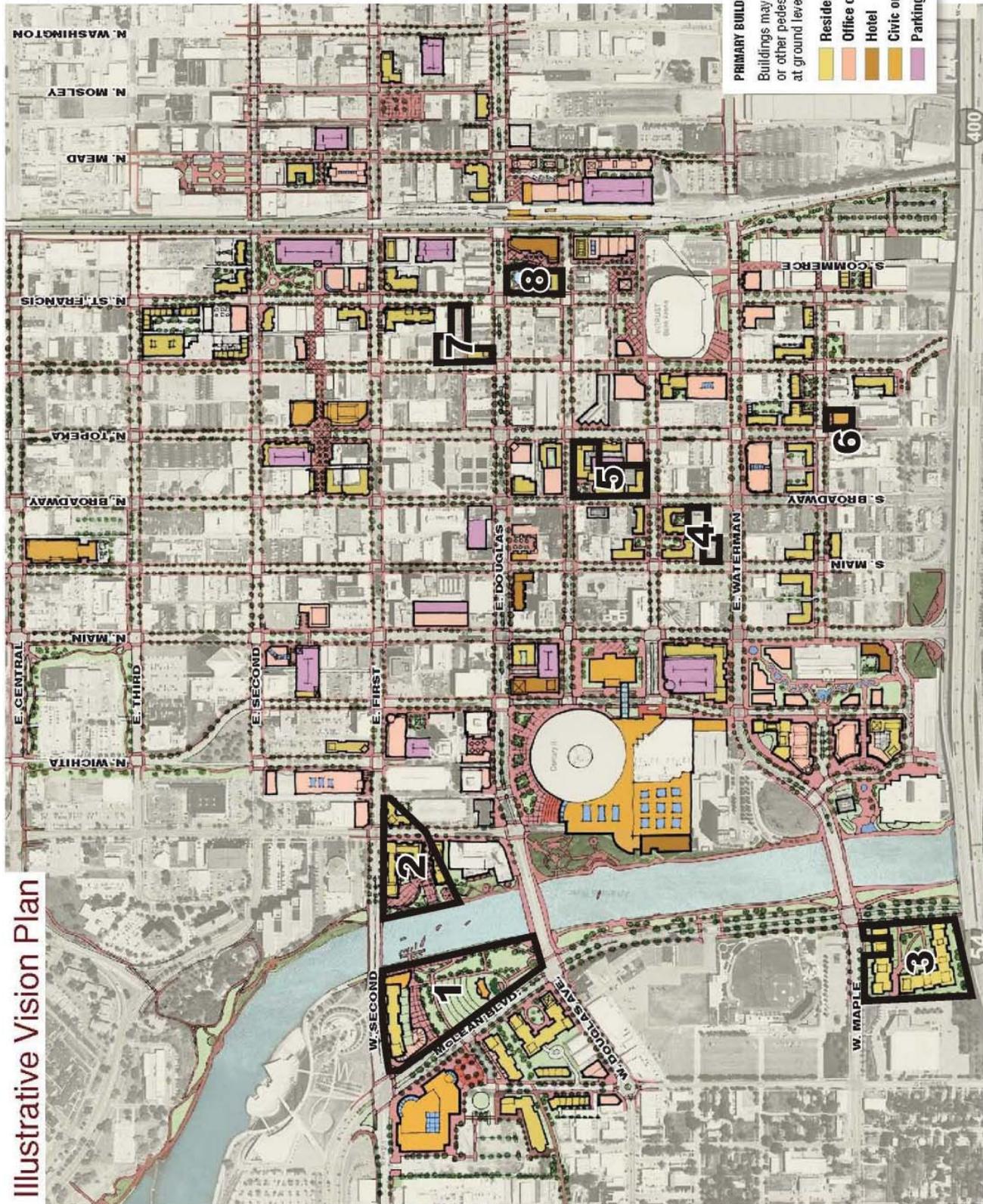


Keeper of the Plains, situated at the confluence of the Big and Little Arkansas rivers

The City of Wichita is partnering with the Wichita Downtown Development Corporation (WDDC) on Project Downtown. Interested parties also are encouraged to contact WDDC staff to informally discuss redevelopment ideas for downtown.

The City of Wichita will gauge the level of interest in redevelopment of various sites. Based on high levels of interest or development ideas that particularly further the vision of Project Downtown, a request for development proposal process may be initiated for one or more sites.

Illustrative Vision Plan



PRIMARY BUILDING USE
Buildings may also include retail or other pedestrian-oriented uses at ground level.

- Residential
- Office or retail
- Hotel
- Civic or Institutional
- Parking

Submitting an Expression of Interest

An expression of interest is not a formal or binding development proposal but is a tool for the City of Wichita to gauge private sector interest in redevelopment on catalyst sites. If desired by the submitting party, expressions of interest will be held in confidence by the City of Wichita, until such time as formal action on the site is considered by the Wichita City Council.

Rather than issue a formal request for binding development proposals on all catalyst sites at this time, the City of Wichita has chosen to seek expressions of interest in order to better time the availability of public resources with private sector interest in redevelopment. While all development ideas are welcome, an abbreviated request for proposals process may be used in instances where expressions of interest are received that particularly further the vision of Project Downtown.

Interested parties are encouraged to be creative in submitting an expression of interest, but the City of Wichita requests that the following information be provided:

- Name and contact information
- Whether or not the submittal is confidential
- Written description of the development concept and/or a conceptual site plan
- Description of how the development concept furthers the vision of Project Downtown and will catalyze future development on adjacent sites
- Development costs and potential sources of funding, including any investment sought from the City of Wichita

Parties submitting an expression of interest will be contacted by the City of Wichita to discuss the submittal and seek any additional information that may be needed. If a formal request for development proposals process is initiated for a specific site, parties submitting an expression of interest for that site will be contacted directly and invited to submit a development proposal.

Questions, requests for additional information, and expressions of interest should be directed to:

Scott Knebel, AICP
Downtown Revitalization Manager
Wichita-Sedgwick County
Metropolitan Area Planning Department
City Hall – 10th Floor
455 N. Main St.
Wichita, KS 67202
(316) 268-4456
(316) 268-4390 fax
sknebel@wichita.gov

Expressions of interest should be submitted no later than **April 29, 2011**.

Detailed information regarding *Project Downtown-The Master for Wichita* is available online at:
<http://www.wichita.gov/CityOffices/Planning/AP/NR/Downtown/>

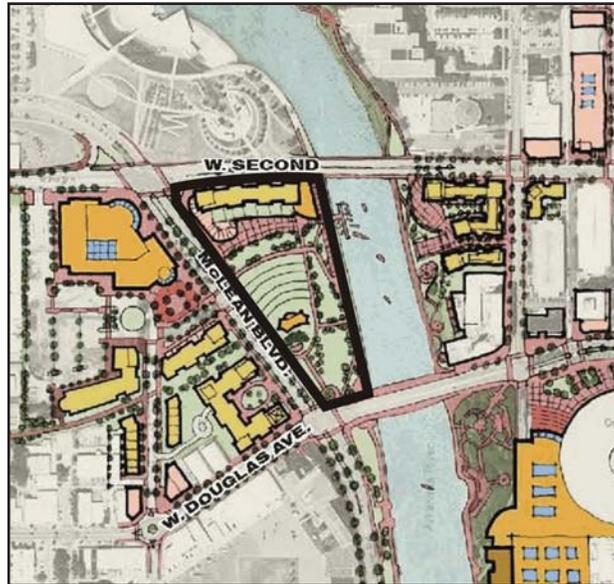
A *Downtown Development Guide*, including detailed information on economic development incentives, is available online at:
<http://www.downtownwichita.org/> in the *Project Downtown* section.

Exploration Place



Site 1

Address: 225 McLean



Control Numbers: 109520, 198159

Approximate Site Size: 8.5 acres

Legal Description: Not available. Site is unplatted and contains abandoned but not vacated right-of-way.

Zoning: Limited Commercial and General Commercial with Delano Neighborhood Overlay District

Historic Environs: Yes (partial)

Existing Uses: Delano Park, McLean Fountain, Chisholm Trail Marker, West Bank Stage, bicycle/pedestrian pathway

Project Downtown Development Approach: The Central Library will be constructed at the southwest corner of 2nd and McLean. At this time, expressions of interest are being considered on the property east of McLean. Delano Park and McLean Fountain will not be considered for redevelopment with another use. Project Downtown identifies this site as Catalyst Site C1 and the development approach for this site as:

- A new mixed-use building on current city-owned land along the south side of Second between McLean and the river. This building could play an important role in bringing peo-

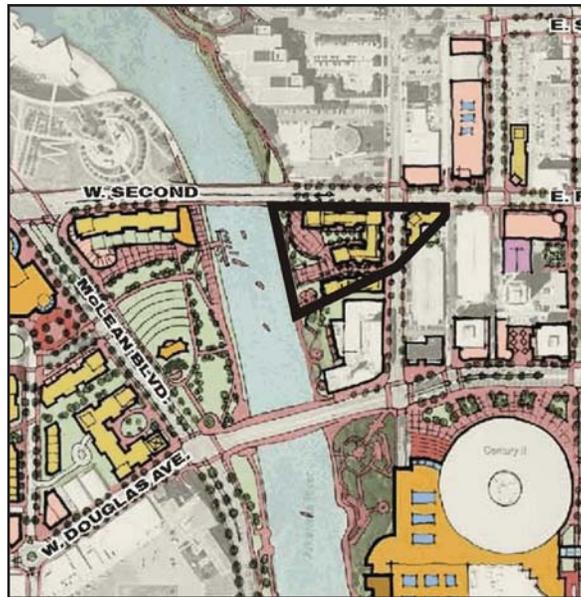
ple to the riverfront park on a daily basis, justifying its location on a modest amount of current open space (currently occupied by a berm) by making a much larger amount of adjacent park area more useful to the community. The vision scenario anticipates approximately 20,000 square feet of restaurant and/or retail space, 70 housing units, and a boating/biking recreation facility in a 4- to 5-story building. Restaurant and retail space should face McLean, Second, and the park area to the south as much as possible, taking advantage of park and river views. Housing should take advantage of river, park and Downtown views. The recreation facility should include functions such as a bike- or boat-rental facility that gives the community more opportunities to enjoy activities on and near the river. It also could include new boat-house facilities needed by Wichita State University's crew teams, possibly co-using facilities or management serving the public.

- Revitalization of existing park space between McLean and the river. Adding a stage and concert green would enhance the site's already important function of hosting concerts. The adjacent recreation facility could incorporate public rest rooms and/or other supportive facilities.

Project Downtown Pages: 5.9-5.12, 5.21-5.24, 6.10-6.13, 7.4-7.8

Site 2

Address: 151 N. Waco



Control Numbers: 100188, 100215, 100217

Approximate Site Size: 3.5 acres (approximately 3.1 acres west of Waco)

Legal Description: Not available. Site is predominately unplatted and contains abandoned but not vacated right-of-way.

Zoning: Limited Industrial

Historic Environs: Yes

Existing Uses: Surface parking, bicycle/pedestrian pathway, bus stop

Project Downtown Development Approach: Project Downtown identifies this site as Catalyst Site C2 and the development approach for this site as:

- One or more new buildings containing housing and ground-floor restaurant and/or retail space framing a river-oriented courtyard that enhances public access to the river. Approximately 130 dwelling units could be accommodated in 3- to 5-story buildings. While market opportunity for restaurant and retail uses may not be extensive here, the site could provide at least one highly desirable and unique restau-

rant location overlooking the river and highly visible and accessible from First and/or Waco streets. The housing may incorporate a semi-private residential courtyard facing the river but should also leave room for public park or plaza space that expands on the existing riverfront recreational path.

- Redevelopment that improves pedestrian access—currently poor near the site—between the riverfront recreational path and nearby Downtown streets.
- On the lot partially owned by the city southeast of the First and Waco intersection, another 50 housing units, ideally with ground-floor retail, could be possible.
- Use of the existing public parking structure across Waco and/or additional private structured parking at the Garvey Center to the extent possible to free up additional capacity for accommodating uses on the development site, such as housing or restaurants. This could significantly reduce parking cost and design challenges on the catalyst site.

Project Downtown Pages: 5.9-5.12, 6.10-6.13, 7.9-7.12

Site 3

Address: Southwest of
Maple and McLean



Control Numbers: 200696, 200697, 200698,
200699, 200700, 200741, 200742, 200743,
200744, 200745, 200746, 200771, 200774,
200775, 200776, 200777, 200778, 200779,
200780, 200781

Approximate Site Size: 4.4 acres

Legal Description: The West portion of Lots 17, on Maple Street, Winne's Addition; the East portions of 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, and 24, on Smyth Avenue, Winne's Addition; all of Lots 18-24 inclusive, on Maple Street, Winne's Addition; all of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, on Laclede Avenue, Winne's Addition; portions of Reserve A, Winne's Addition; the portions of Mentor, Laclede Avenue, and all alleys adjoining all aforesaid Lots and Reserves; a portion of Lot 13, Shirk's 1st Subdivision; and all of Lots 4-12 inclusive, Shirk's 1st Subdivision (A more detailed metes and bounds description is available)

Zoning: Limited Commercial and "B" Multi-Family Residential with Delano Neighborhood Overlay District

Historic Environs: No

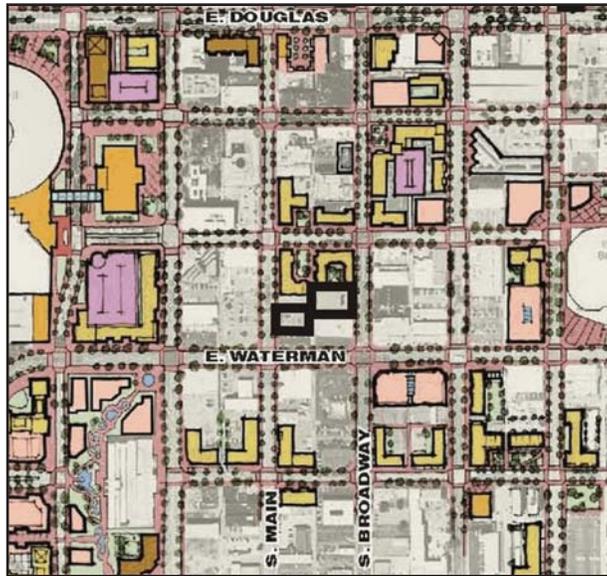
Existing Use: Vacant

Project Downtown Development Approach: This site is not one of Project Downtown's identified catalyst development sites; therefore, a detailed development approach is not contained in Project Downtown. However, Project Downtown identifies the site as a likely location for multi-story apartments or condominiums that take advantage of river views and amenities.

Project Downtown Pages: 6.6-6.9

Site 4

Addresses:
319 & 325 S. Broadway,
324 S. Market



Control Numbers: 105824, 105825, 105842,
105844

Approximate Site Size: 0.7 acres

Legal Description: Even Lots 58-66 on Broadway Avenue, Greiffenstein's Addition; and Lots 66, 68, and the north half of Lot 70 on Market Street, Greiffenstein's Addition

Zoning: Central Business District

Historic Environs: Yes

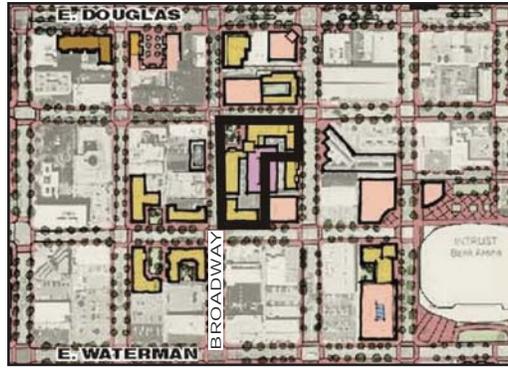
Existing Use: Surface parking

Project Downtown Development Approach: This site is not one of Project Downtown's identified catalyst development sites; therefore, a detailed development approach is not contained in Project Downtown. However, the site is located in close proximity to English Street, which Project Downtown identifies as a premiere walking street and landscaped promenade that offers a beautiful green route between the Century II and Intrust Bank Arena and is an attractive residential address.

Project Downtown Pages: 5.9-5.12, 6.26-6.29

Site 5

Address: 200 S. Broadway



Control Numbers: 123146, 123147, 123125, 123128, 123132, 123133

Approximate Site Size: 1.8 acres

Legal Description: Odd Lots 13-43 on Broadway Avenue, N A English's Addition; and Even Lots 14-24 and the north 10 feet of Lot 26 on Topeka Avenue, N A English's Addition

Zoning: Central Business District

Historic Environs: Yes

Existing Use: Surface parking for the State Office Building

Project Downtown Development Approach: Project Downtown identifies this site as Catalyst Site C5 and the development approach for this site as:

- A new public parking structure, preferably centered in the block and straddling the alley so that it can be screened from adjacent streets by occupied buildings. This parking structure should have convenient walking and driving access, with especially good walking connections to the block north of William and west along William to the state offices. In addition

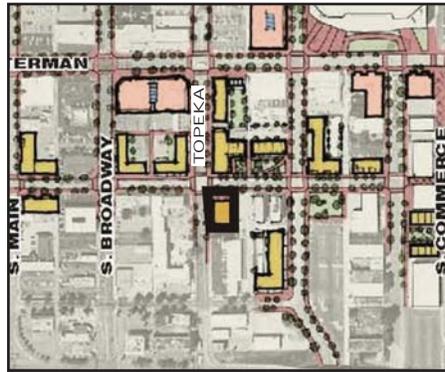
to serving current state-office and Arena parking needs, the parking structure could provide the capacity to support revived use of the Douglas, Henry's, and Petroleum buildings and other area buildings as well as new development on the block.

- New housing on the Allis Hotel site, making use of some of the capacity of a new parking structure on the site. Assuming the commercial building at English and Topeka remains but that the smaller office building north of it is redeveloped, approximately 80-120 new housing units could be created on the block.
- A new park on the Allis Hotel site, recommended at the corner of William and Broadway replacing the current green space. A park of modest size (7,000 to 11,000 square feet) should be created to serve as a center of community gathering and identity for the emerging Arena District, as well as to enhance the value of the private development around it. Consider including in the park design interpretive signage that tells the story of the celebrated Allis Hotel that once stood on the site, and/or of other buildings or history of the immediate area.

Project Downtown Pages: 5.9-5.12, 5.21-5.23, 5.26, 6.26-6.29, 7.22-7.25

Site 6

Address: 500 S. Topeka



Control Numbers: 123369

Approximate Site Size: 0.5 acres

Legal Description: Lot 2, excluding the south 35 feet, on Topeka Avenue, N A English's 5th Addition

Zoning: Central Business District

Historic Environs: No, but structure is eligible for listing on the state or national register

Existing Use: Former fire station currently used for offices and storage

Project Downtown Development Approach: Project Downtown identifies this site as Catalyst Site C6 and the development approach for this site as:

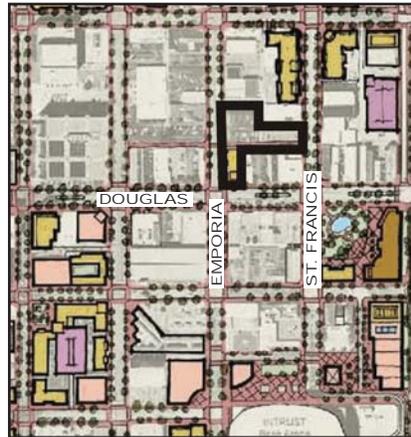
- Studio and/or gallery space on the ground level, taking advantage of the high ceiling and large glass doors of the firehouse bays.
- Additional studio space on the upper floor.
- Affordable housing for artists on the upper floor and/or in an addition behind the building.
- Market-rate housing on the upper floor and/or in an addition that helps finance other program supporting artists.
- A café, small store or other public use on the ground level, possibly combined with an art gallery.

Project Downtown Pages: 5.9-5.12, 5.21-5.23, 5.26, 6.26-6.29, 7.22-7.25

Site 7

Addresses:

114, 120, & 122 N. Emporia;
115 N. St. Francis;
and 500 E. Douglas



Control Numbers: 118459, 118461, 118463, 118620,
118825

Approximate Site Size: 0.9 acres

Legal Description: Lots 1, 3, and 5 on Emporia Avenue, J R Mead's Addition; Lot 2 and the south half of Lot 4 on St. Francis Avenue, J R Mead's Addition; and Lots 46 and 48 on Douglas Avenue, J R Mead's Addition

Zoning: Central Business District

Historic Environs: Yes, and 500 E. Douglas is located within the East Douglas Avenue National Historic District

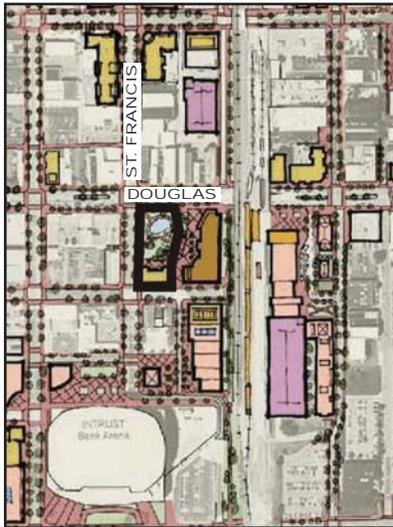
Existing Use: Surface parking

Project Downtown Development Approach: This site is not one of Project Downtown's identified catalyst development sites; therefore, a detailed development approach is not contained in Project Downtown. However, Project Downtown identifies 500 E. Douglas as a location for development of a downtown row-type building with retail/restaurant on the ground floor and residential or office on the upper floor(s). The properties north of the Douglas frontage likely will be needed to support parking needs for the properties along Douglas as they redeveloped, but development of the properties frontage along Emporia and St. Francis may be feasible.

Project Downtown Pages: 6.14-6.17, 6.22-6.25

Site 8

Address: 102 S. St. Francis



Control Numbers: 123218, 123219, 123266, 123267, 123268, 123269

Approximate Site Size: 1.1 acres

Legal Description: Odd Lots 1-11 on St. Francis Avenue, N A English's Addition together with half the vacated alley abutting said lots to the east and north; Odd Lots 73-85 on Douglas Avenue, N A English's Addition together with half the vacated alley abutting said lots to the east and south

Zoning: Central Business District

Historic Environs: Yes, also located within the East Douglas Avenue National Historic District

Existing Use: Naftzger Park, surface parking

Project Downtown Development Approach: Naftzger Park proper will not be considered for redevelopment with another use; rather, Project Downtown envisions improving Naftzger Park into downtown's signature "living room" surrounded on all sides by significant activity, economic value, and landmark architecture. Project Downtown identifies this site as Catalyst Site C8, and Project Downtown's devel-

opment approach for the surface parking lot south of Naftzger Park is:

- 50-70 dwelling units or 50,000-60,000 square feet of office space above 8,000-12,000 square feet of ground-floor retail/restaurant in a new building on the site. Ownership units would require dedicated parking on or near the site, which would likely be difficult to provide given the parcel's small size, lack of adjacent sites suitable for parking, and high cost of providing below-grade parking. Rental units could be more feasible in that they could use shared public parking up to a block away.
- In any scenario, a public walk of generous width—with the capacity to accommodate outdoor dining—should be created between the new building and Naftzger Park. This walk would continue around the park to provide additional access and pedestrian plaza space serving new development on the parking lot to the east.

Project Downtown Pages: 5.9-5.12, 6.14-6.17, 6.26-6.29, 7.34-7.37