

A nighttime photograph of a city street, likely in Wichita, Kansas. The street is wide and paved, with yellow and white lane markings. Long-exposure light trails from cars create vibrant streaks of red, orange, and white light across the road. On the left side of the street, there are several parked cars. On the right side, there are trees, streetlights, and a few parked vehicles. In the background, several tall buildings are visible, some with lit windows. A sign on one of the buildings reads "COURT PLAZA WICHITA". The image is overlaid with a large, semi-transparent graphic consisting of a yellow triangle on the left and a blue triangle on the right, meeting at a diagonal line. The text "DOWNTOWN WICHITA" is written in large, white, sans-serif capital letters across the center of the image, partially overlapping the graphic and the street.

DOWNTOWN WICHITA



AREAS OF FOCUS



**DEVELOPING
DOWNTOWN**



**MARKETING
DOWNTOWN**



**ENHANCING
VIBRANCY**

A young man and woman are smiling and taking a selfie together outdoors. The man is holding a smartphone. They are standing in front of a wall with a colorful abstract mural. The image is overlaid with a green and blue geometric design. The text "ENHANCING VIBRANCY" is written in large white letters across the center.

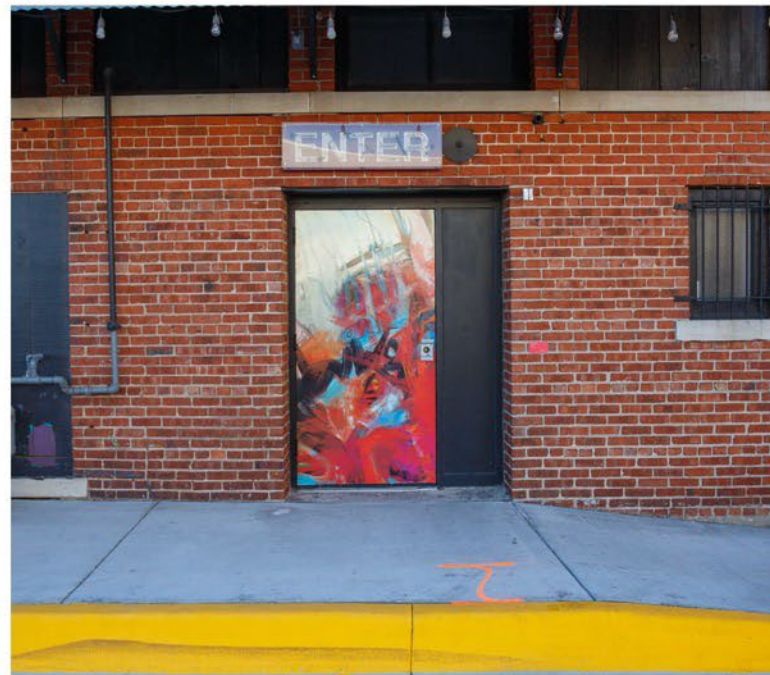
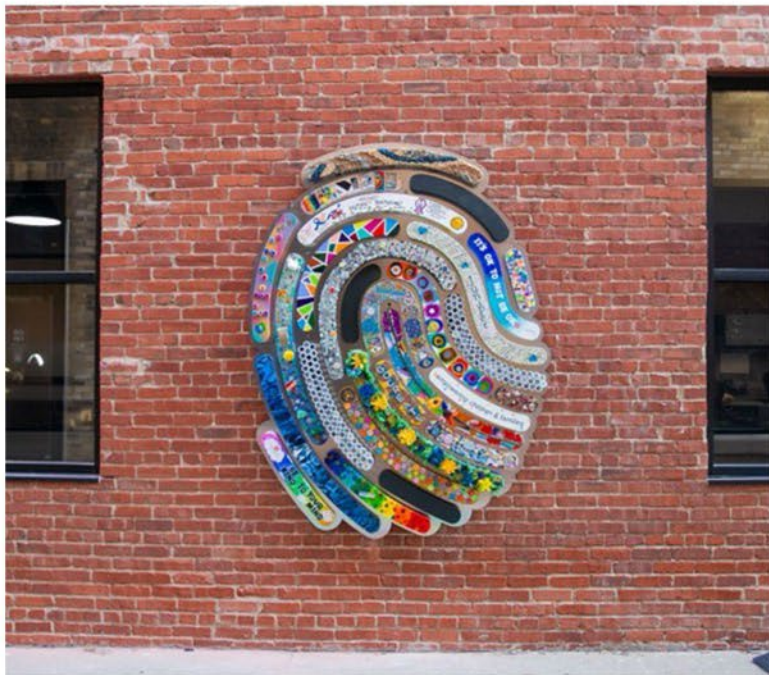
ENHANCING VIBRANCY



DOWNTOWN CLEAN UP



PUBLIC ART



FLOWERS ON DOUGLAS



HOLIDAY INITIATIVES



HOLIDAY INITIATIVES



A woman with glasses and a pink headband is taking a photo with a Canon camera. She is standing on a street in front of a modern building with large windows and balconies. The image is overlaid with a green and blue geometric design. The text "MARKETING DOWNTOWN" is written in large white letters across the middle of the image.

MARKETING DOWNTOWN



TRANSIT SHELTERS



FIRST FRIDAY



FOLLOW US
@downtownwichita



11K+ LIKES



16K+ LIKES



9K+ LIKES

CONNECT

Text EVENTS to (888) 678-1540



Sign up to receive a weekly text with the top downtown events

MARKETING DOWNTOWN



A construction worker in a blue shirt, white hard hat, and safety harness is smiling while carrying a wooden plank on his shoulder. He has a tattoo on his left arm and a green marker in his belt. In the background, another worker is visible. The image is overlaid with a green and blue geometric design.

DEVELOPING DOWNTOWN



SSMID BOUNDARY MAP



PROJECT DOWNTOWN PLAN AREA

\$1.7B+

Total Investment
Completed Since 2010

\$760M

Total Pipeline

2012-2024 DEVELOPMENT PROJECTS

110 PROJECTS
COMPLETED

8 PROJECTS
UNDER
CONSTRUCTION

18 PROJECTS
IN PLANNING



RESIDENTIAL DEVELOPMENT

CURRENT AS OF JANUARY 2025

2,979
TOTAL UNITS

1,319
EXISTING UNITS
As of 2010.

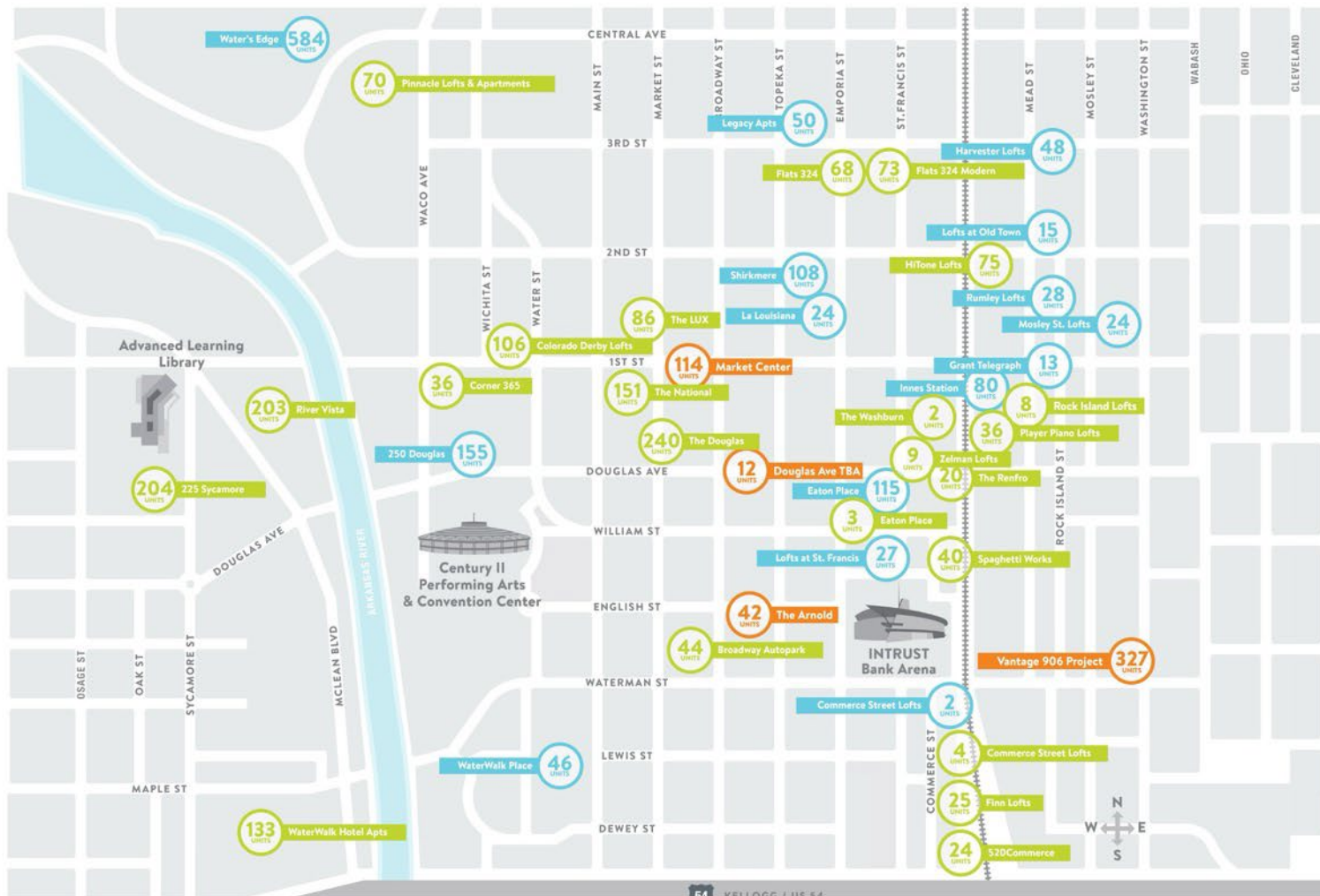
1,660
NEW UNITS

495
PLANNED UNITS
16% increase in downtown
residential units between
2025-2027.



505 E. Douglas Avenue
Wichita, KS 67202
P: 316.264.6005

downtownwichita.org





DOWNTOWN TRANSFORMATIONS



UNION STATION | BEFORE



UNION STATION | AFTER



ROCK ISLAND DEPOT | BEFORE



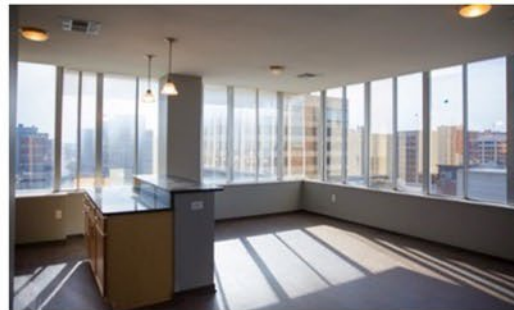
ROCK ISLAND DEPOT | AFTER



COLORADO DERBY APARTMENTS | BEFORE



COLORADO DERBY APARTMENTS | AFTER



HI-TONE LOFTS | BEFORE



HI-TONE LOFTS | AFTER



CARGILL PROTEIN GROUP | BEFORE



CARGILL PROTEIN GROUP | AFTER



RENEW WICHITA | BEFORE



RENEW WICHITA | AFTER



SPAGHETTI WORKS – PHASE 2 | BEFORE



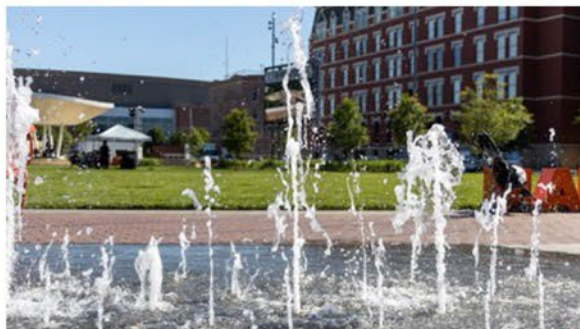
SPAGHETTI WORKS – PHASE 2 | AFTER



NAFTZGER PARK | BEFORE



NAFTZGER PARK | AFTER



EXPLORATION PLACE: AMPHITHEATER | BEFORE



EXPLORATION PLACE: AMPHITHEATER | AFTER



A man and a woman, both wearing white hard hats and orange safety vests, are standing on a rooftop under construction. The man is pointing upwards with his right hand while holding a tablet in his left. The woman is looking in the same direction. In the background, a city skyline is visible under a clear blue sky. The foreground shows wooden framing for a roof. The image is overlaid with large, semi-transparent green and blue geometric shapes.

CURRENT CONSTRUCTION



MULTIMODAL FACILITY



BROADWAY PLAZA AC MARRIOTT HOTEL





\$302M
3000 STUDENTS, 200 STAFF
470,000 SF

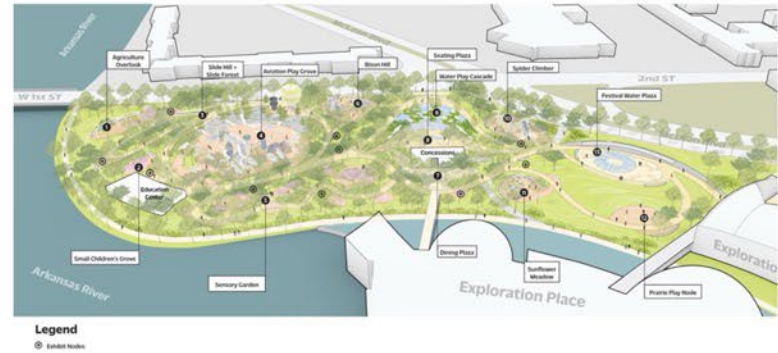
WICHITA BIOMEDICAL CAMPUS



EP: DESTINATION PLAYScape



Bird's Eye View



A photograph of two construction workers on a job site. The worker on the left is wearing a white hard hat with 'ASH ELECTRIC' and an American flag logo, safety glasses, and a high-visibility yellow vest. He is holding a tablet. The worker on the right is wearing a white hard hat with the 'conco' logo, safety glasses, and a high-visibility yellow vest with 'conco' branding. He is pointing towards the background. In the background, there is a construction site with rebar and a building with a 'NEW YORK LIFE' sign. The image has a large 'COMING SOON' text overlay in white, set against a background of green and blue geometric shapes.

COMING SOON



TKAAM



DOWNTOWN
WICHITA

VANTAGE 906 PROJECT

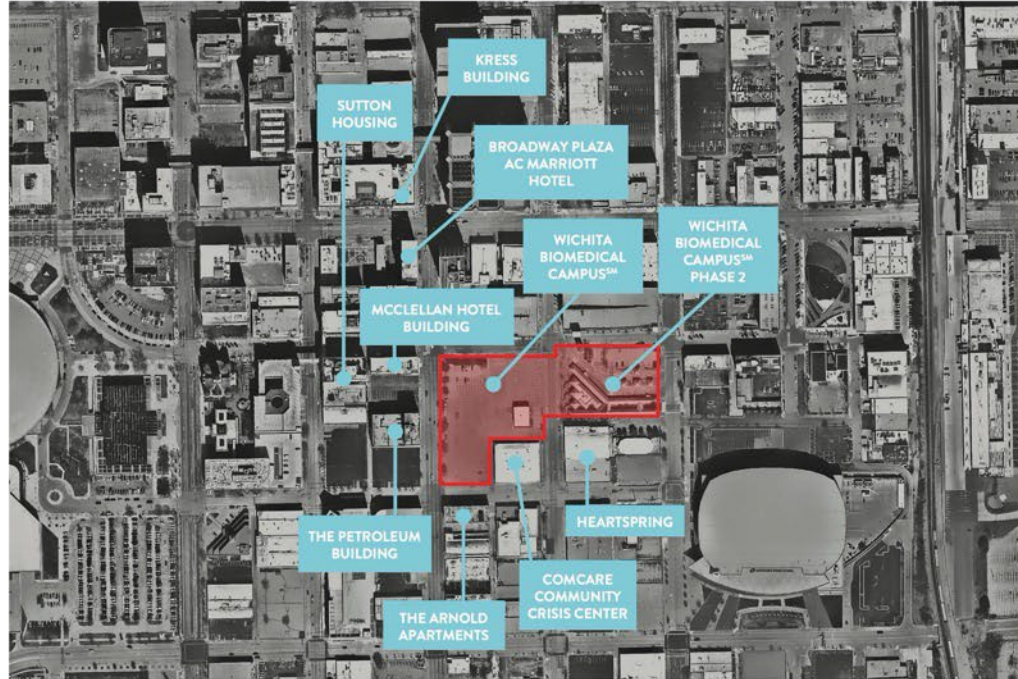


Image: Krehbiel Architecture



DOWNTOWN
WICHITA

BIOMEDICAL CORRIDOR



ORPHEUM THEATRE RENOVATION



DOWNTOWN
WICHITA

EPC BALLPARK



BUSINESS GROWTH

20+

New retail businesses opened in
Downtown Wichita since January 2024
(shopping, restaurant, personal services)



DOWNTOWN WICHITA ACTION PLAN



DOWNTOWN WICHITA ACTION PLAN

SEPTEMBER 2024

Release of RFP

DECEMBER 2024

Select firm

SUMMER 2025

Estimated completion
process

OCTOBER 25, 2024

Deadline for submissions

JANUARY 2024

Project Downtown 2035
kickoff

PLANNING AREA

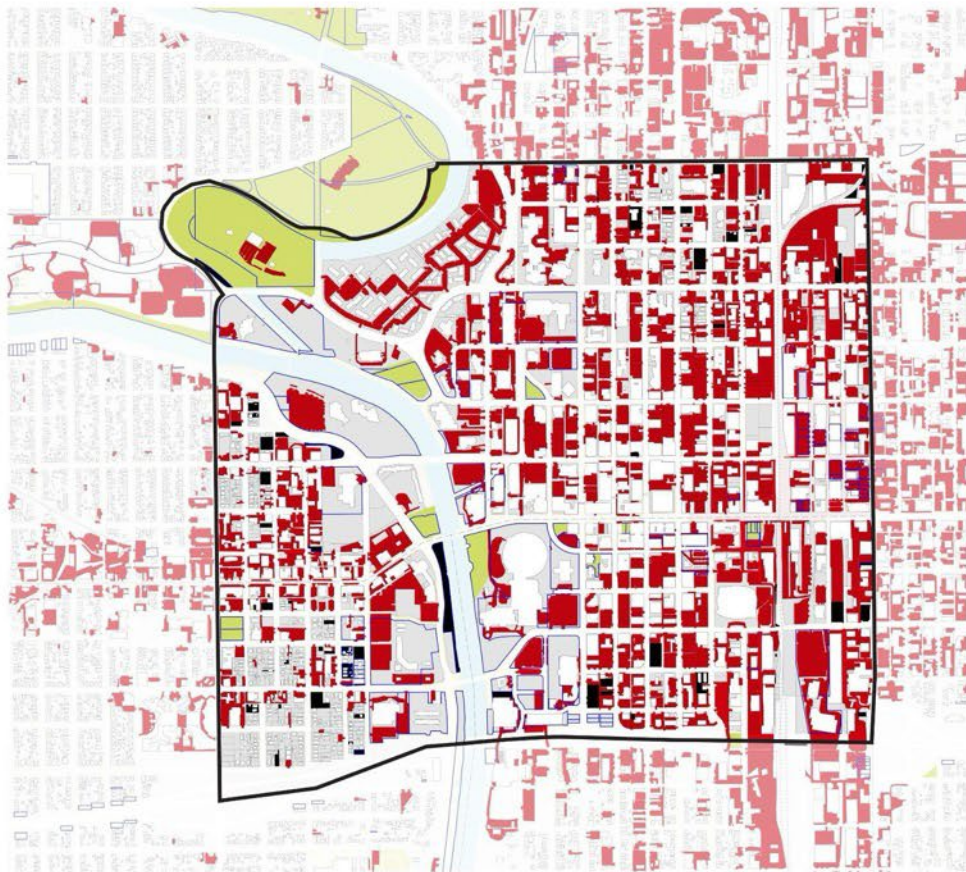
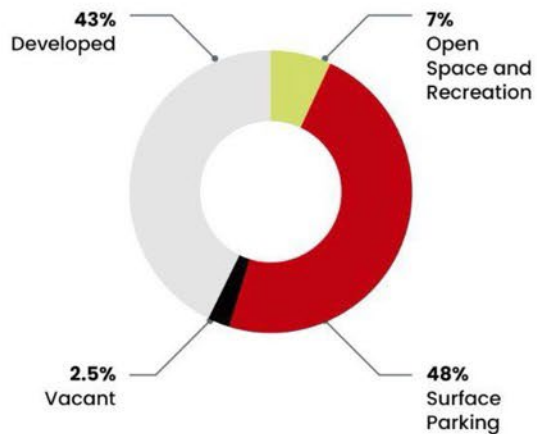


- = PROJECT DOWNTOWN 2035 AREA
- - - = SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT (SSMID)

ATTENTION TO DETAIL



Parcel Utilization



Historic Assets
XXX

Wichita U.S. Courthouse

Use: Courthouse
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Legacy Square Apartments

Use: Residential
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Legacy Square

Use:
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



The Flats 324

Use: Residential
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Belford Electric Inc.

Use: Commercial
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Historic 1910 Lofts

Use: Residential
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Orpheum Theatre

Use: Entertainment
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



TempleLive at Wichita Scottish Rite Center

Use:
Year Built:
Owner:

Status:

Ground Floor
Condition:



Baltimore Apartments

Use: Lodging/
apartments
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Hayford Building

Use:
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



Farmers and Bankers Life Insurance Company Home Office

Use: Office
Year Built:
Owner:

Status:

Ground Floor
Condition:



Market Center

Use: Office
Year Built:
Owner:

Status:

Ground Floor
Condition: Vacant

Challenges:
Opportunities:



Drury Plaza Hotel Broadview Wichita

Use: Hotel
Year Built:
Owner:

Status:

Ground Floor
Condition:



Kress Energy Center

Use: Office
Year Built:
Owner:

Status:

Ground Floor
Condition: Vacant

Challenges:
Opportunities:



Broadway Plaza

Use:
Year Built:
Owner:

Status:

Ground Floor
Condition:

Challenges:
Opportunities:



A Legacy Antique Mall

Use: Commercial
Year Built:
Owner:

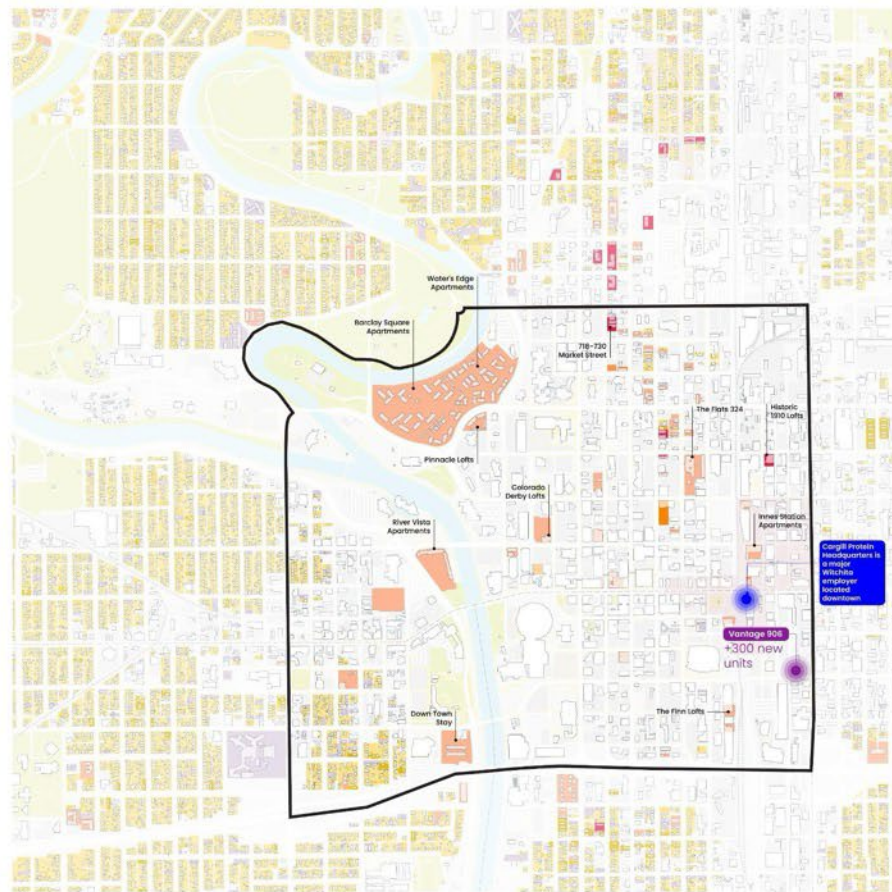
Status:

Ground Floor
Condition: Vacant

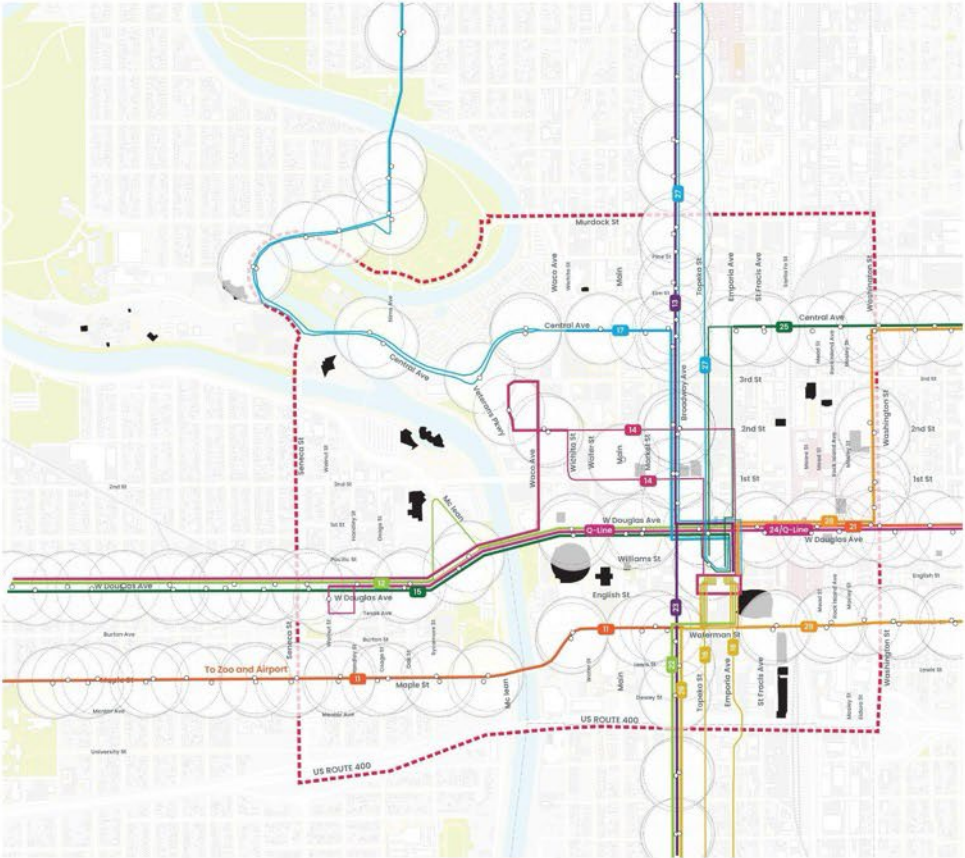
Challenges:
Opportunities:



Housing

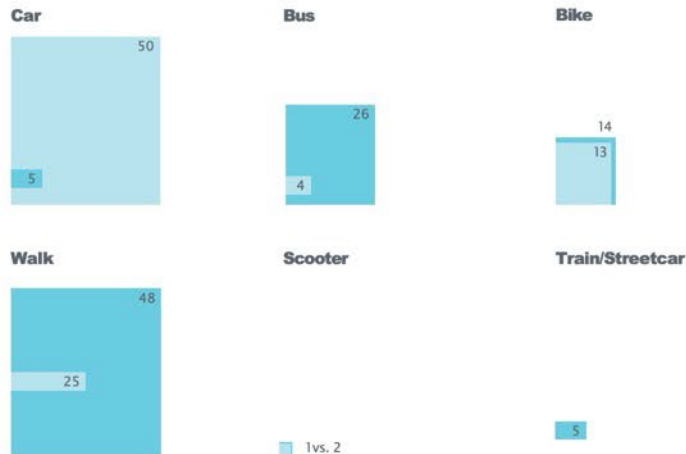


Transit



Getting Around

Mode

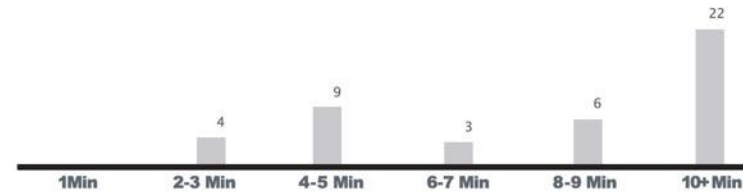


Key takeaways:

Cars are the most dominant mode of transit downtown today, but there is a strong desire to walk in the future. Some attendees also expressed desire to use public transit options like existing bus lines or a potential tram/streetcar.



How far are you willing to walk from your car to your destination?



What are the barriers to walking around downtown?



Notes

"Too many vacant buildings makes it feel unsafe"
 "Sidewalks aren't well lit"
 "Unsafe crossings"
 "It's hot in summer – no trees!"

Key takeaways:

Many open house attendees cite street quality, the maintenance of the urban environment, and safety as the biggest barriers to walking around downtown.

Attendees have varying preferences for walking distances from their car to their downtown destination, with 30% preferring to walk 5 minutes or less and 50% willing to walk 10 minutes or more.

Your Experience Today



**STREET PARKING
MINIMIZES SPACE
FOR PEOPLE TO GET
AROUND**

**UNPROTECTED
BIKE LANE
CREATES
SAFETY RISKS**

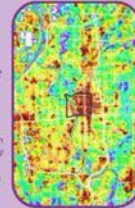
**STREET PARKING
MINIMIZES SPACE
FOR PEOPLE TO GET
AROUND**

Did you know?

Downtown is much hotter than surrounding residential neighborhoods.

Higher land surface temperatures align to areas with lots of pavement such as along major roads and in built-up areas downtown without tree canopy.

Arizona State University
Land Surface Temperature
2015



**LACK OF
SHADE MAKES
DOWNTOWN
HOTTER**

**PARKING LOTS
DETRACT
FROM VITALITY**

**NARROW
SIDEWALK
POSES
ACCESSIBILITY
BARRIERS**

Your Experience in 2035?



**FLEX PARKING
BALANCING
LANDSCAPE AND
STREET INFRASTRUCTURE**

**SAFER PEDESTRIAN
CROSSING**

**SAFER
BIKE LANE**

**ACTIVE STREET EDGES
RECESSED FOR SHADE**

**ROBUST TREE
CANOPY TO
IMPROVE
COMFORT AND
AIR QUALITY**

**GROUND FLOOR
PROGRAMMING
TO INCREASE
VITALITY**

**EXPANDED
AND PAVED
SIDEWALK**

Case Study

Douglas Ave

Heart of Downtown

Douglas Avenue is the heart of downtown Wichita. Its physical quality, and its success as a social space, are read by locals and visitors alike as a signifier of the city in its entirety. If it doesn't look good, Wichita doesn't look good.

Conversely, a truly welcoming and, dare we say, beautiful Douglas Avenue has the potential to transform the reputation and life of the city in a disproportionately powerful way. Like Greenville, South Carolina or Lancaster, California, Wichita could see its national status hoisted magnificently on the back of a single street.



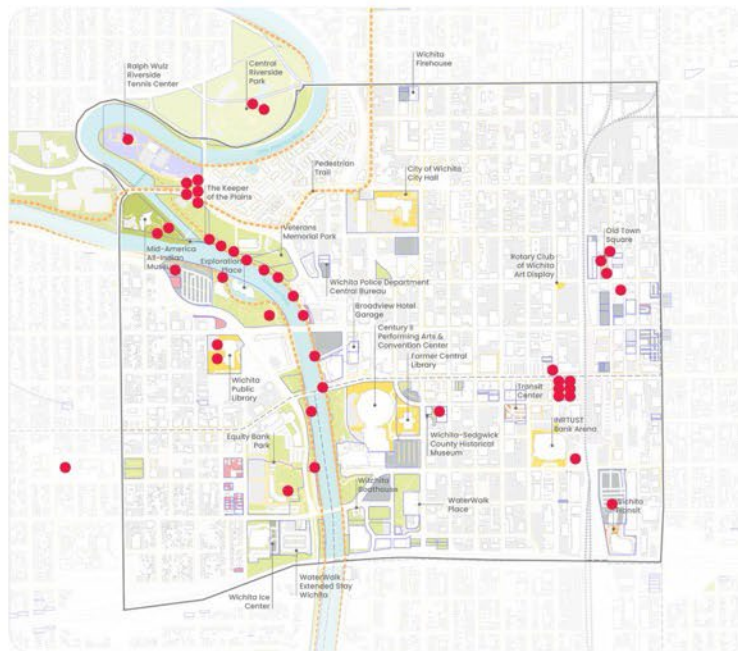
▲ In Lancaster, CA, an \$11.2 M reconstruction is credited with generating \$282 M in economic impact, including 800 new homes, 5 new businesses, and 2,000 new jobs.



▲ In Greenville, SC, a Main Street revitalization is widely regarded as a model of success, demonstrating how strategic investments in infrastructure, culture, and mixed-use development can catalyze economic growth while enhancing community vibrancy.

Landscape Systems

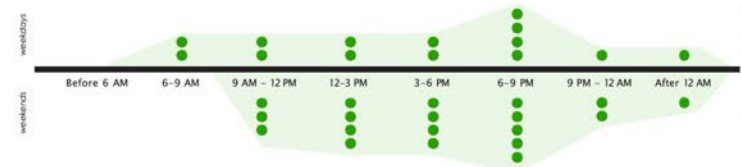
Which Open Spaces Do You Use Most?



Are There Enough Open Spaces Downtown?

No 11
Yes 0

What Time(s) Do You Visit Open Spaces Downtown?



What Do You Like About Existing Open Spaces?

- +1 "Bike Paths Along River"
- +1 "River"
- "Nature"
- "Big Trees"
- "Kansas Wildlife Exhibit"
- "Bike Paths"
- "Spaces to Read in the Sun"
- "Foodtruck Capability"

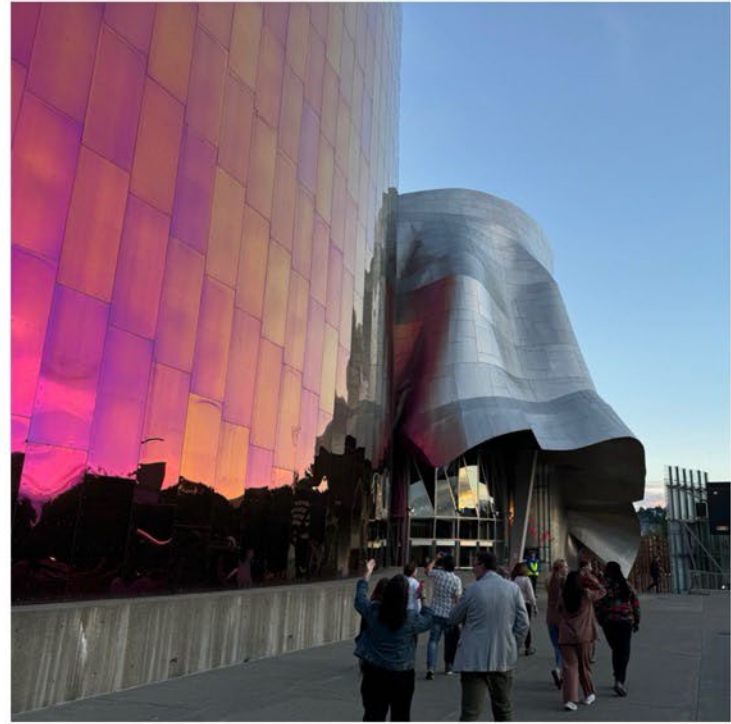
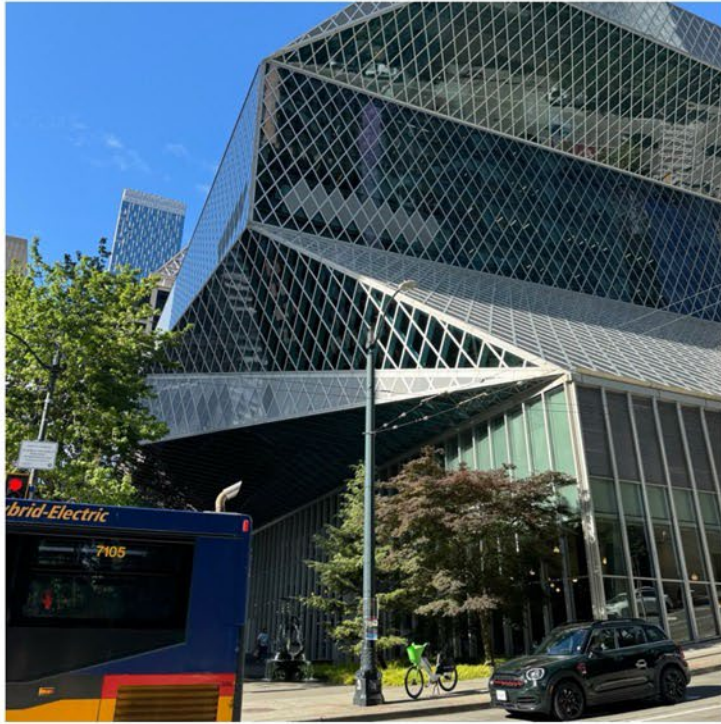
What Are the Challenges With Existing Open Spaces?

- +5 "Not Enough Trees"
- +3 "Restrooms"
- +2 "Lack of Shade"
- "More Trees, More Maintenance"
- "Family Spaces, More Nature, Art and Interactive Displays"
- "Less Astroturf"
- "Trees, Walking Path, Safety"
- "Lack of Maintenance"
- "Safety, Comfort"
- "Restroom, Playplaces for Kids"
- "No More Artificial Grass"
- "Old Thinking, Reduced Parking, Not Maintaining"

Key takeaways:

Most activities reside along the river. This aligns with the challenge of "lack of trees" that many people mentioned in the city's open spaces.

ARCHITECTURE



DOWNTOWN
WICHITA

QUESTIONS

**What would make
downtown Wichita
more kid-friendly?**

QUESTIONS

What would make
downtown Wichita
more *you*-friendly?

QUESTIONS

How can downtown
Wichita help educators?

QUESTIONS

**What do you wish
more people knew
about your city?**