

Riverfront Legacy Master Plan

ONE RIVER. ONE VISION. ONE MASTER PLAN.

January 2020 Planning Team Recommendation

Community Engagement Interactions

4  Open Houses

 40+
Community presentations

 Social media conversations

5,000

Comments collected through vast community engagement

5  Public Coalition meetings

Community Engagement Themes



Green space, parks, open spaces

River activation, access and connection



Amenities such as restaurants, shops, bars, etc.



Data & Research

7 Robust studies about performing arts, convention center space and Century II since 2013



Builds on the work of:



PROTECT WICHITA



Includes market analysis of the site from RCLCO

Recommendations from mayor's CII Citizens Advisory Committee

Outcomes & Findings

New performing arts and convention center facilities needed



Structural limitations and market demands make it difficult to successfully repurpose Century II



Site can support mixed-use development including restaurants, office, hotel, retail and residential

Ultimately, an estimated \$3 return for every \$1 invested with new performing arts and convention centers



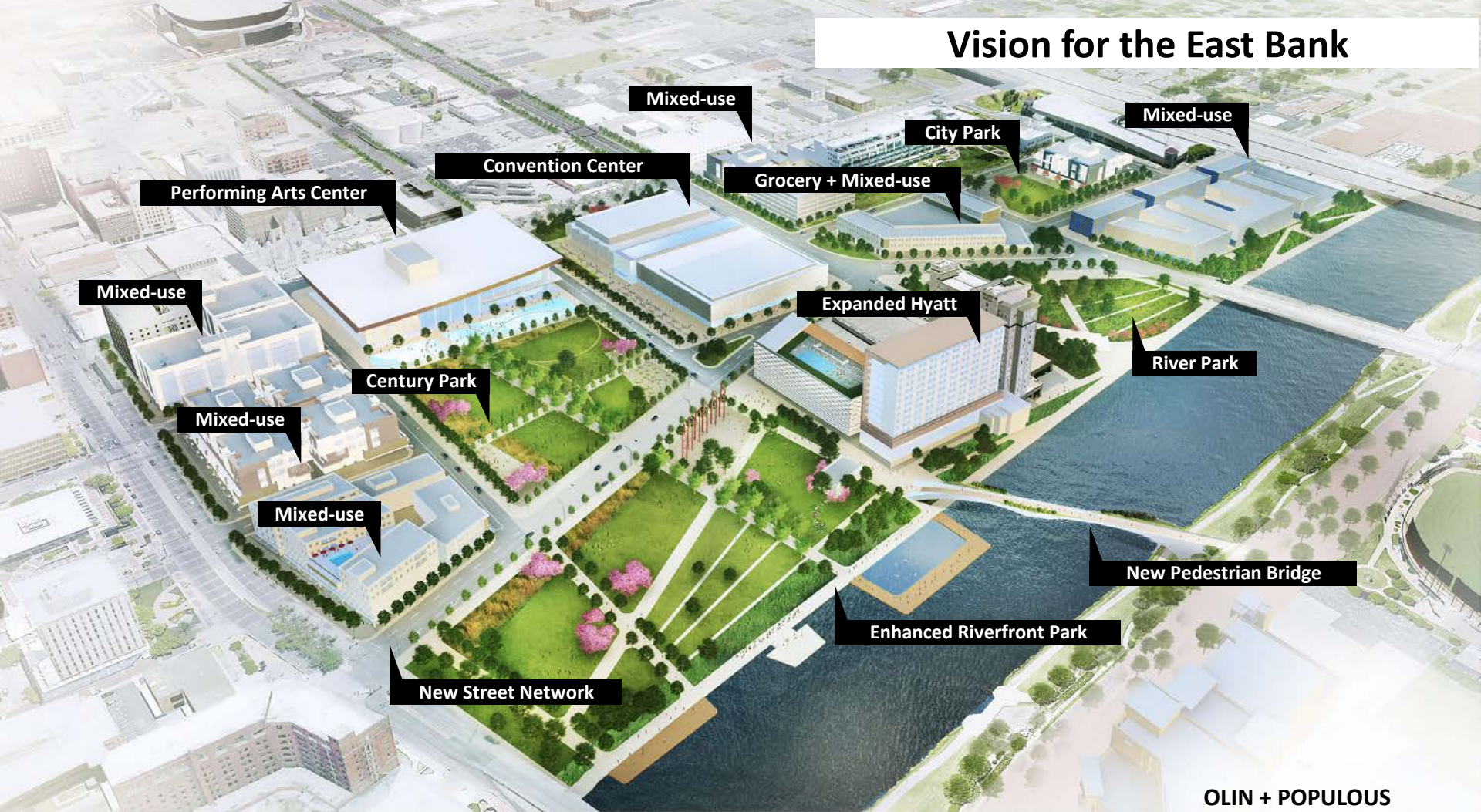
PLANNING TEAM

Recommendation

Vision for the East Bank



Vision for the East Bank



Performing Arts Center

Mixed-use

Convention Center

City Park

Mixed-use

Grocery + Mixed-use

Mixed-use

Expanded Hyatt

Century Park

River Park

Mixed-use

Mixed-use

New Pedestrian Bridge

New Street Network

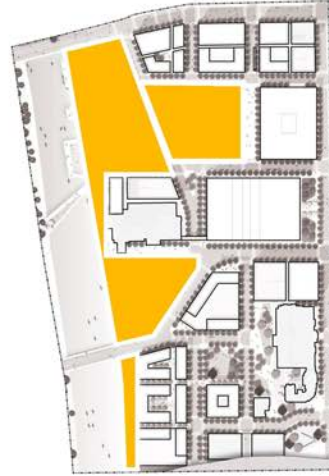
Enhanced Riverfront Park



COMPLETE STREETS



PED / BIKE BRIDGE



RIVERFRONT PARK



CIVIC GREEN
AND PLAZA



COMPLETE STREETS



PED / BIKE BRIDGE

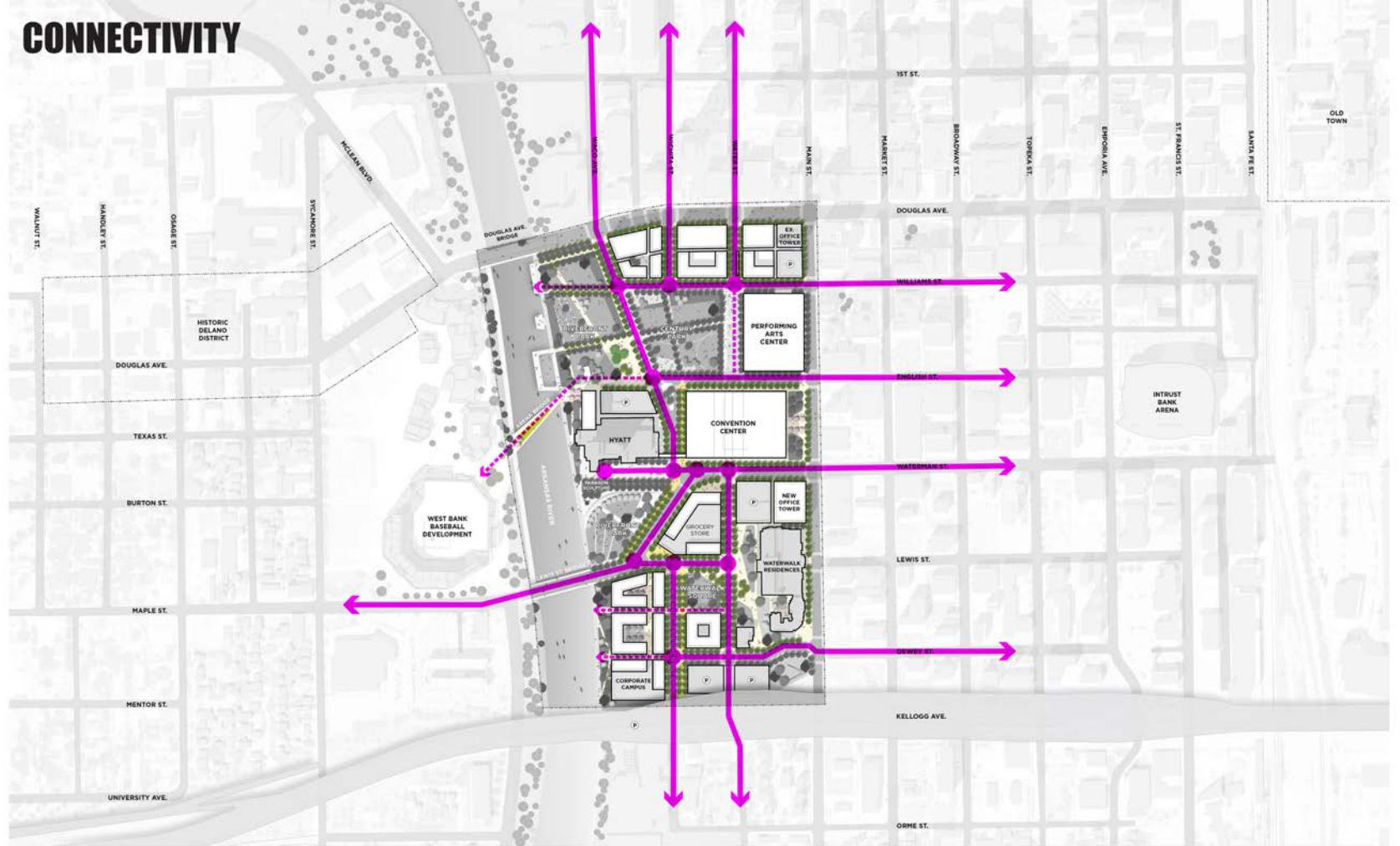


RIVERFRONT PARK



CIVIC GREEN
AND PLAZA

CONNECTIVITY



Vision for the East Bank





OLIN + POPULOUS



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CHARACTERISTICS

MORE GREEN PLEASE.

12 ACRES

NEW PUBLIC PARKS +
RIVERFRONT PARK
(+ IMPROVING 8 EXISTING
ACRES OF RIVERFRONT PARK)

COMPLETELY CONNECTED STREET GRID:

YES

FACILITY FEATURES

NEW CONVENTION CENTER

NEW PERFORMING ARTS CENTER

REPLACE CII AND LIBRARY

2020 COSTS, NOT ESCALATED, EXCLUDING MIXED-USE:

\$1 B - \$1.2 B

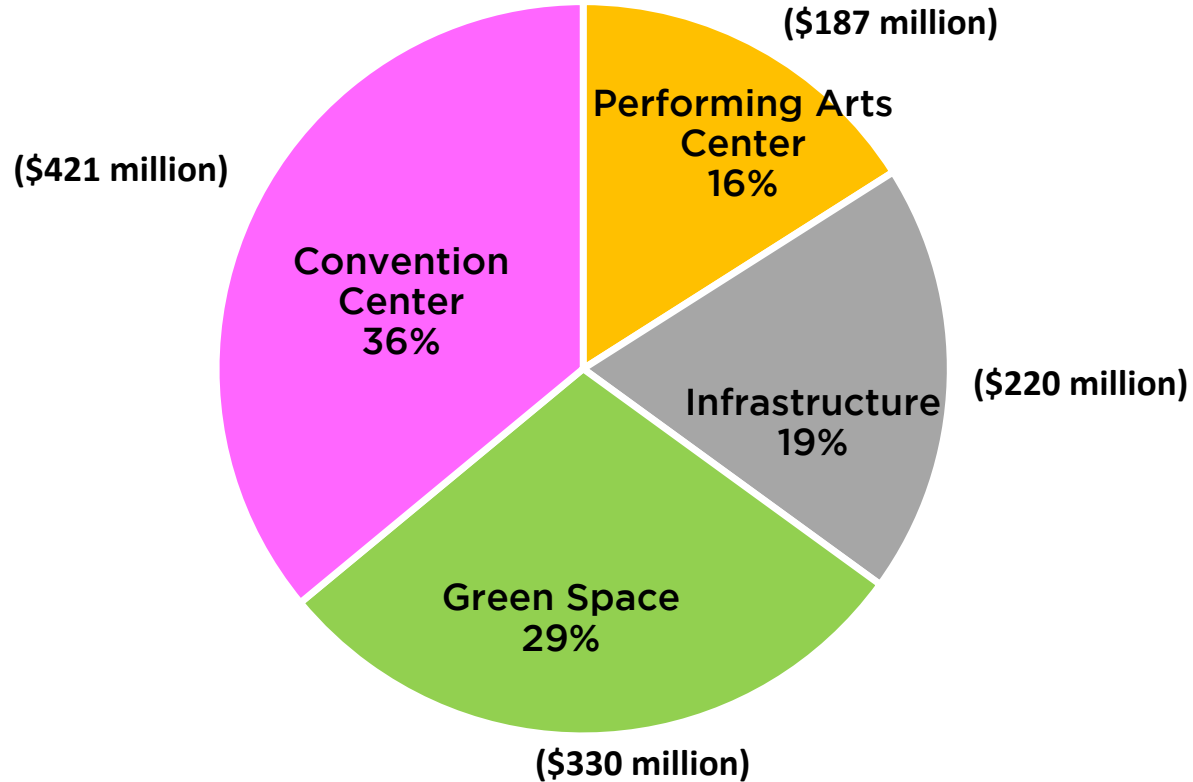
PERMANANT JOBS ON SITE

UP TO 2,170

10 YEAR TOTAL ECONOMIC IMPACT POTENTIAL:

\$915 M - \$1.2 B

COST BREAKDOWN BY PROJECT TYPE

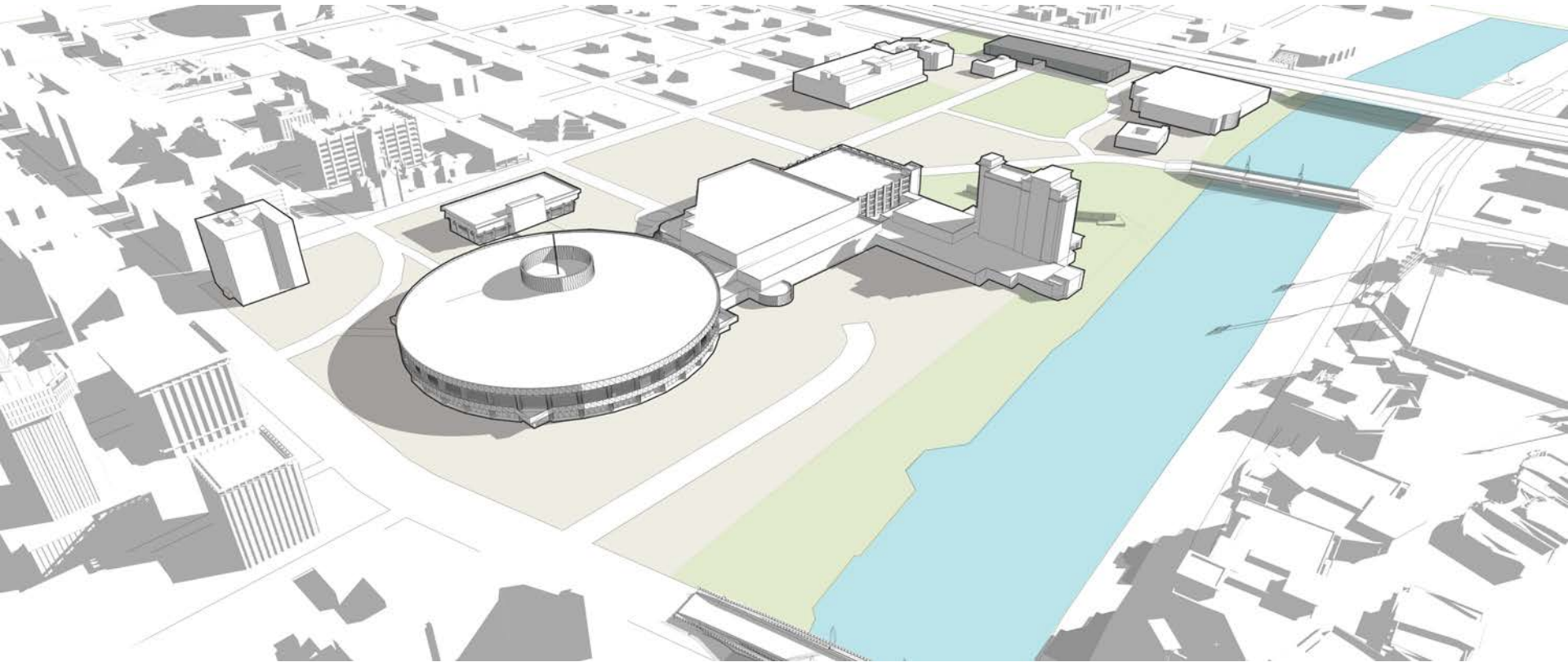


NOTE: Costs are in 2020 dollars (not escalated) and exclude cost of mixed use development

IMPLEMENTATION

17 major capital projects, 4 major project types, 10-15 years to realize them, 2-3 years get the first projects planned and funding aligned.

Existing Condition

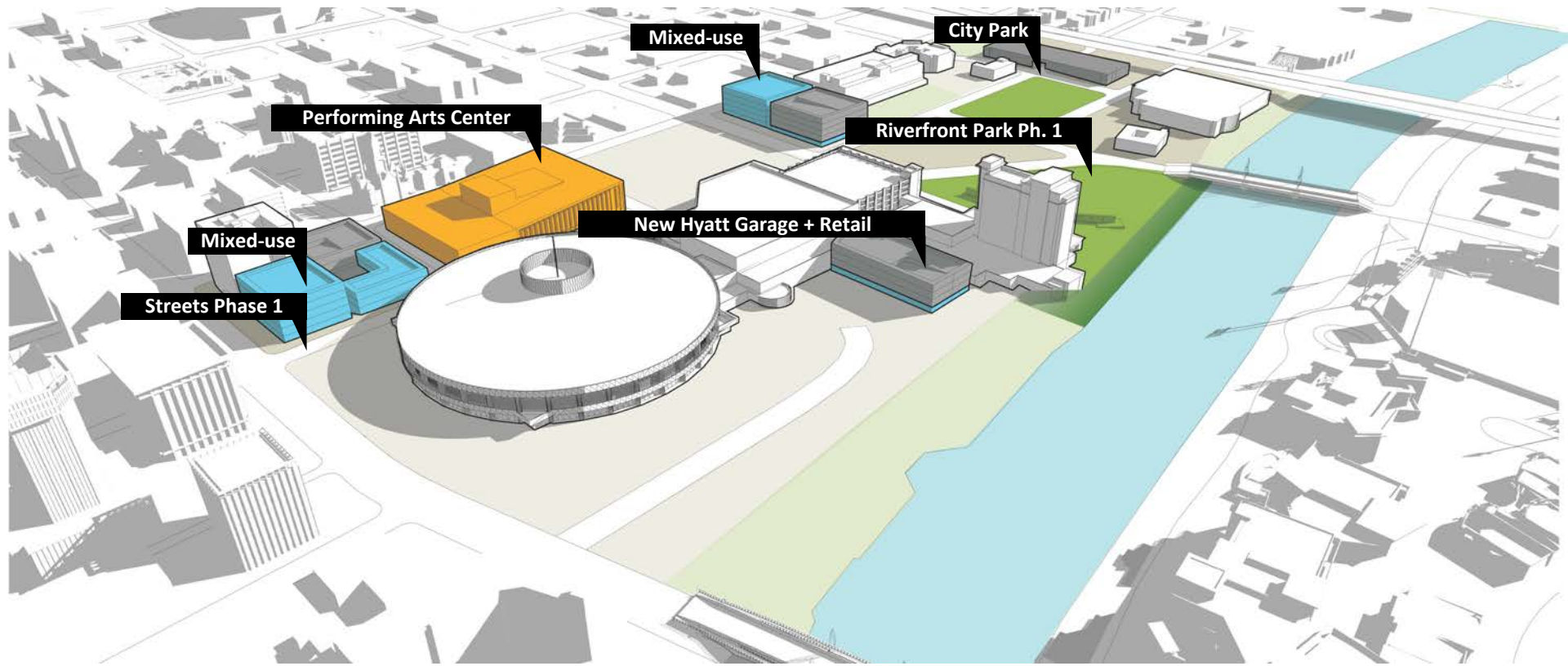


SHORT-TERM (3-5 YEARS)

- 1. Riverfront Park Phase 1**
- 2. Sustainable Infrastructure Planning**
- 3. Mixed-use on Waterman and Main St.**
- 4. Demo Library**
- 5. New Performing Arts Center**
- 6. Mixed-use on Douglas and Main St.**
- 7. New Hyatt Garage**
- 8. Start Design of Convention Center**
- 9. Complete Streets Phase 1**
- 10. Public Open Space Programming Planning**

(Short-term project cost total = \$265 - \$300M)

Short-Term (3-5 Years)



MID-TERM (5-10 YEARS)

- 1. Demo Old Hyatt Garage**
- 2. New Convention Center & Public Plaza**
- 3. Demo Century II and Support Buildings**
- 4. Complete Streets Phase 2**
- 5. New Century Park and Parking**
- 6. Mixed-use on Douglas**
- 7. Enhanced Riverfront Phase 2**

(Mid-term project cost total = \$690 - \$750M)

Mid-Term (5-10 Years)

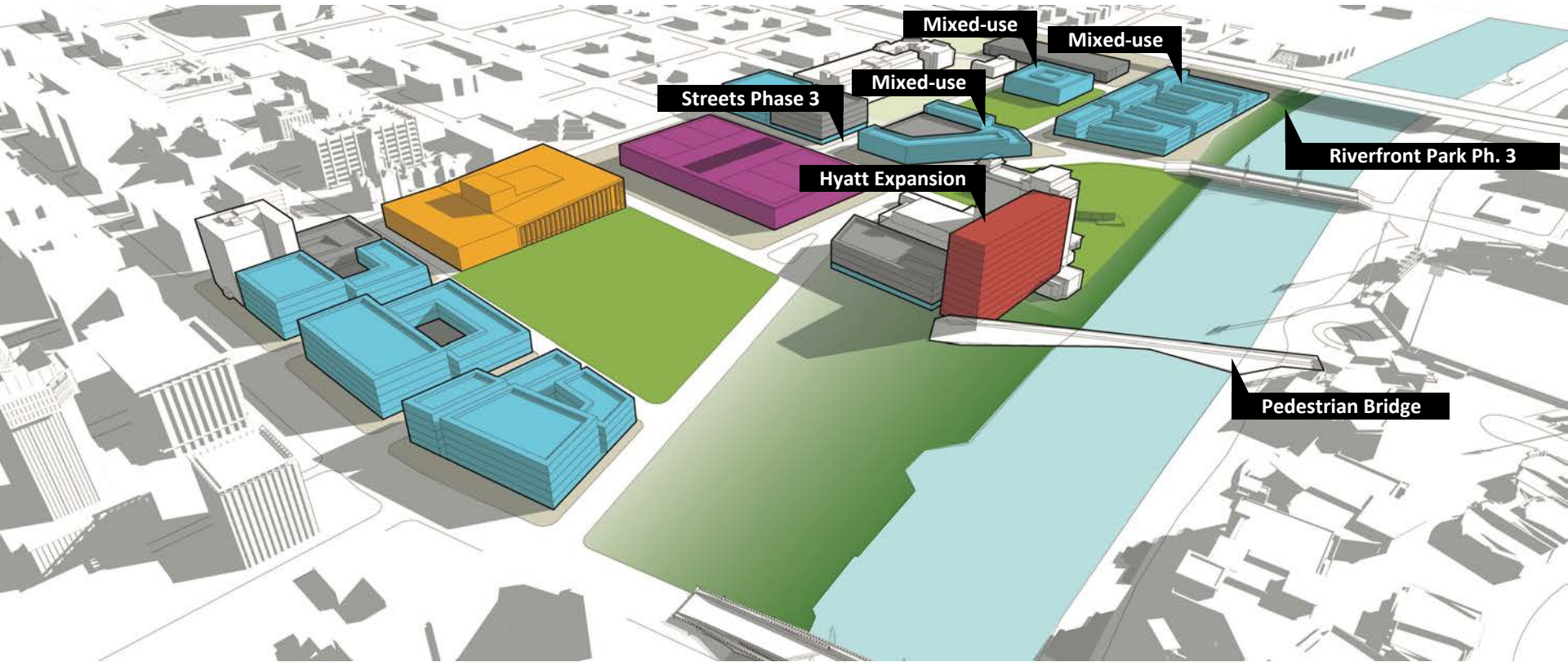


LONG-TERM (10+ YEARS)

- 1. Pedestrian Bridge**
- 2. Complete Streets Phase 3**
- 3. New City Park and Parking**
- 4. New Mixed-use on Gander Mountain Site**
- 5. Enhanced Riverfront Phase 3**
- 6. New City Park Mixed-use Development**
- 7. Hyatt Expansion**
- 8. Re-route Waterman (optional)**
- 9. New Mixed-use on new Riverfront Parcels (optional)**

(Long-term project cost total = \$175 - \$250M)

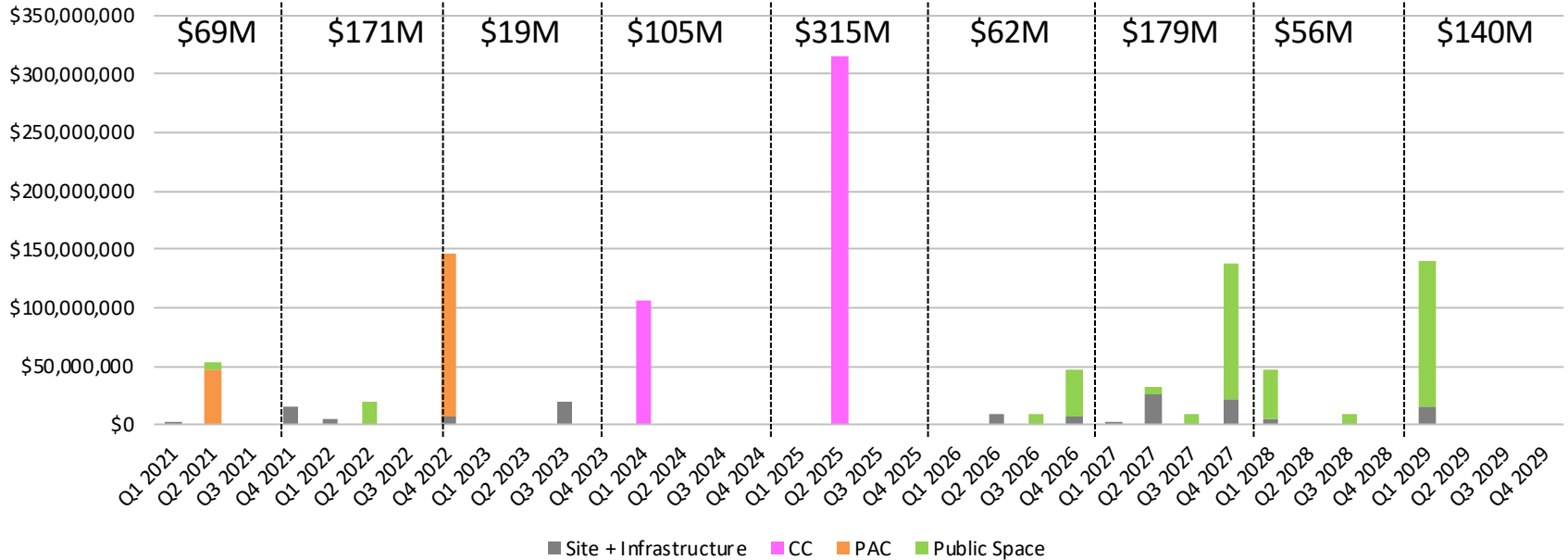
Long-Term (10+ Years)



IMPLEMENTATION

Quarterly Funding Needs by Project Type

(Assumes 25% of Project Cost needed at Initiation and 75% Needed at Construction Start)

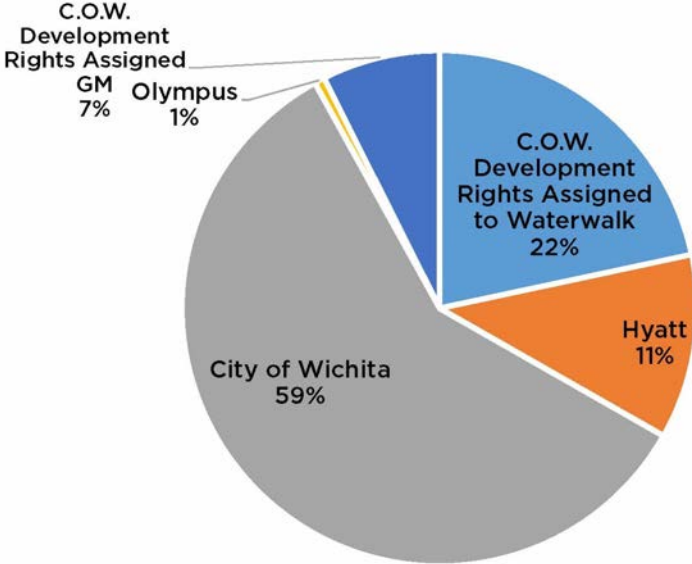


FUNDING OPPORTUNITIES

- **Private philanthropy**
- **Corporate donations/sponsorships**
- **Foundation money**
- **Visitor taxes (hotel, rental car, etc)**
- **Additional city or county-wide sales tax**
- **STAR Bonds**
- **Tax Increment Finance (TIF) District**
- **Community Improvement District (CID)**
- **Land lease payments from private development**
- **State and/or federal grants (EDA, DOT Build)**
- **City or County GO bonding (if needed)**

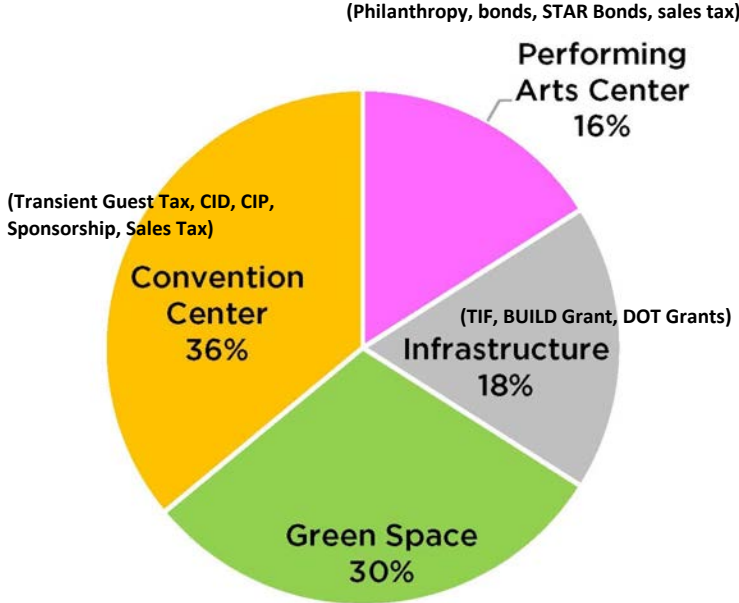
FUNDING REALITIES

Landholding Summary



(City of Wichita is responsible for most of the land on the site)

Cost & Funding Summary by Type



(Bonds, BUILD Grant, Federal DOT, STAR Bonds, Riverfront Grants, Foundations, Sponsorships)

FUNDING BENCHMARK CITIES

No two cities are exactly the same, neither are their capital projects and funding strategies.

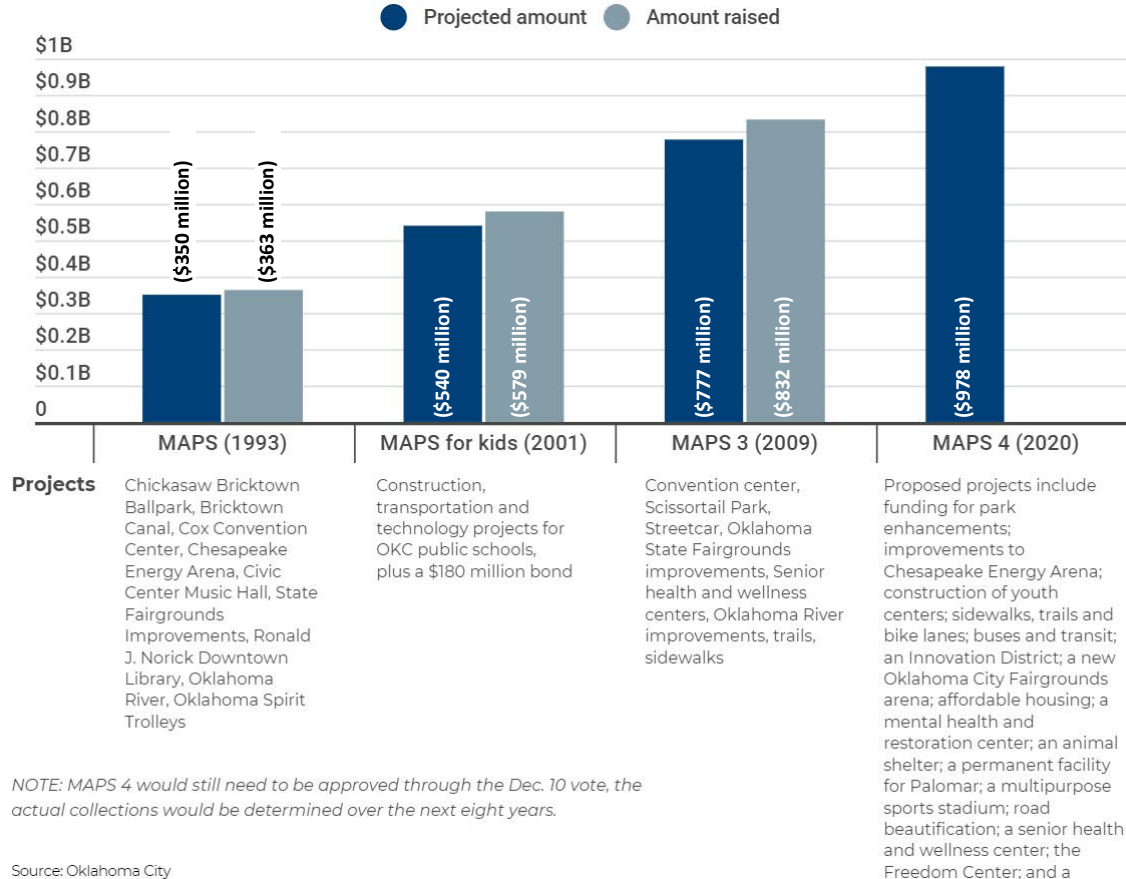
OKLAHOMA CITY "MAPS"

Metropolitan Area Projects (MAPS) Plan 1-4

- Limited term, one-cent sales tax that has been reapproved 3 times
- Projects built debt-free, as money is raised before project starts
- Each initiative at 10-12 year process; 1993, 2001, 2009, 2019



OKLAHOMA CITY “MAPS” HISTORY



TULSA, OK GATHERING PLACE

A 66 acre public park

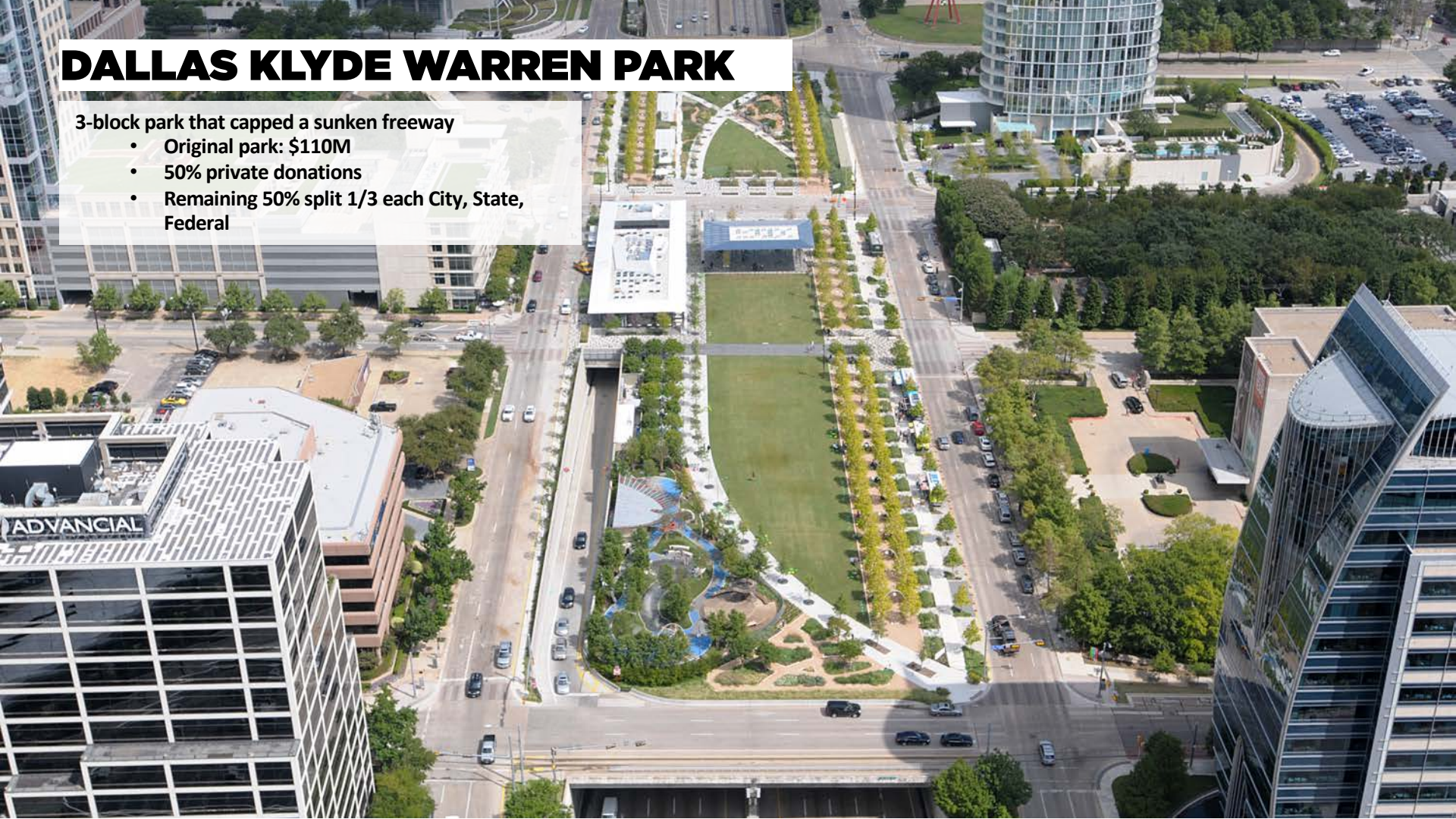
- \$465M in private philanthropy (mostly George Kaiser)
- \$100M endowment for maintenance and programming from Kaiser Family Foundation
- Facility rental, restaurants provide ongoing revenue
- ~\$30M city-funded pedestrian bridge in planning stage



DALLAS KLYDE WARREN PARK

3-block park that capped a sunken freeway

- Original park: \$110M
- 50% private donations
- Remaining 50% split 1/3 each City, State, Federal



**“The future belongs to
those who believe in the
beauty of their dreams.”
—*Eleanor Roosevelt***

Vision for the East Bank

