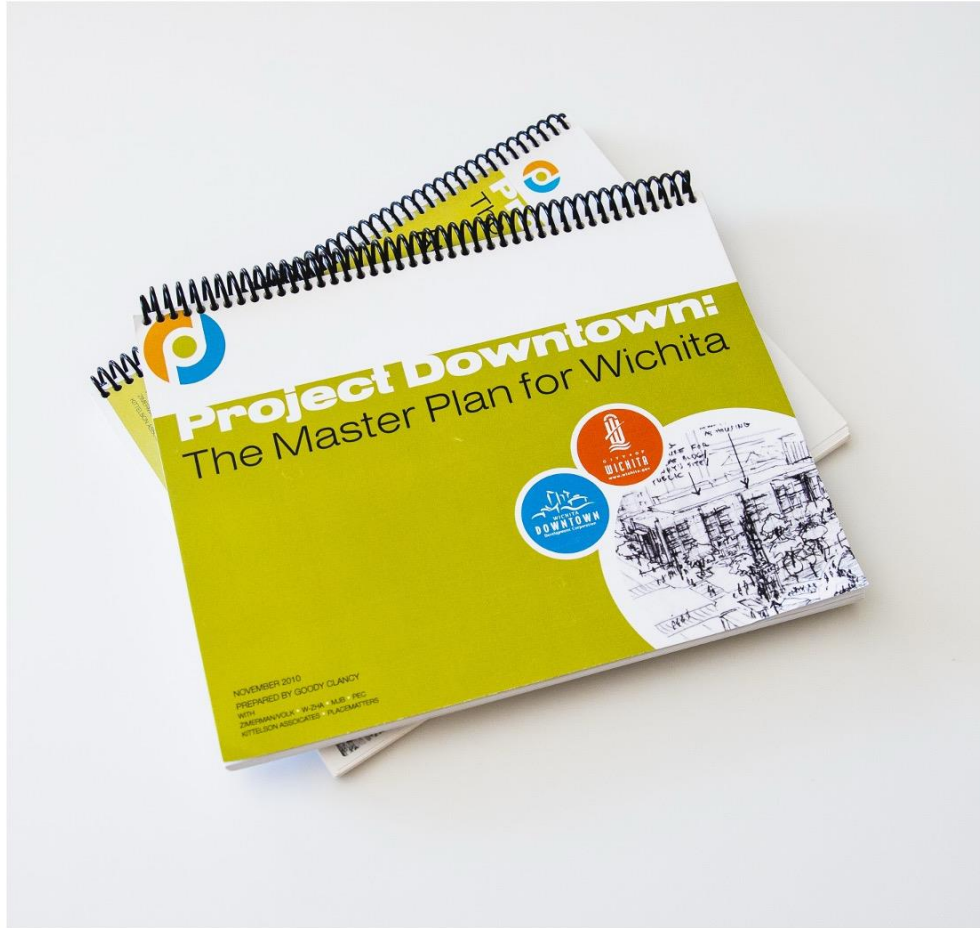


An aerial photograph of downtown Wichita, Kansas, featuring the Arkansas River flowing through the city. The skyline includes various skyscrapers and buildings, with a prominent tower on the right. A small boat is visible on the river. The image is framed by green and blue geometric shapes. The title "DOWNTOWN WICHITA ACTION PLAN" is overlaid in large white letters.

DOWNTOWN WICHITA ACTION PLAN



UPDATE TO 2010 PLAN



PROJECT DOWNTOWN IMPACT

\$2 BILLION

INVESTED

119

COMPLETED PROJECTS
IN 15 YEARS



6.3 MILLION

SQUARE FEET
TRANSFORMED



1,935

NEW HOUSING
UNITS ADDED



1,350

NEW HOTEL
ROOMS OPENED



5,600

NEW GARAGE
PARKING SPACES
CONSTRUCTED



20

ADDITIONAL PROJECTS
UNDER CONSTRUCTION
OR IN THE PIPELINE



DOWNTOWN
WICHITA

Construction: **\$487 MILLION**
Pipeline: **\$293 MILLION**

Total Pending: **\$780 MILLION**

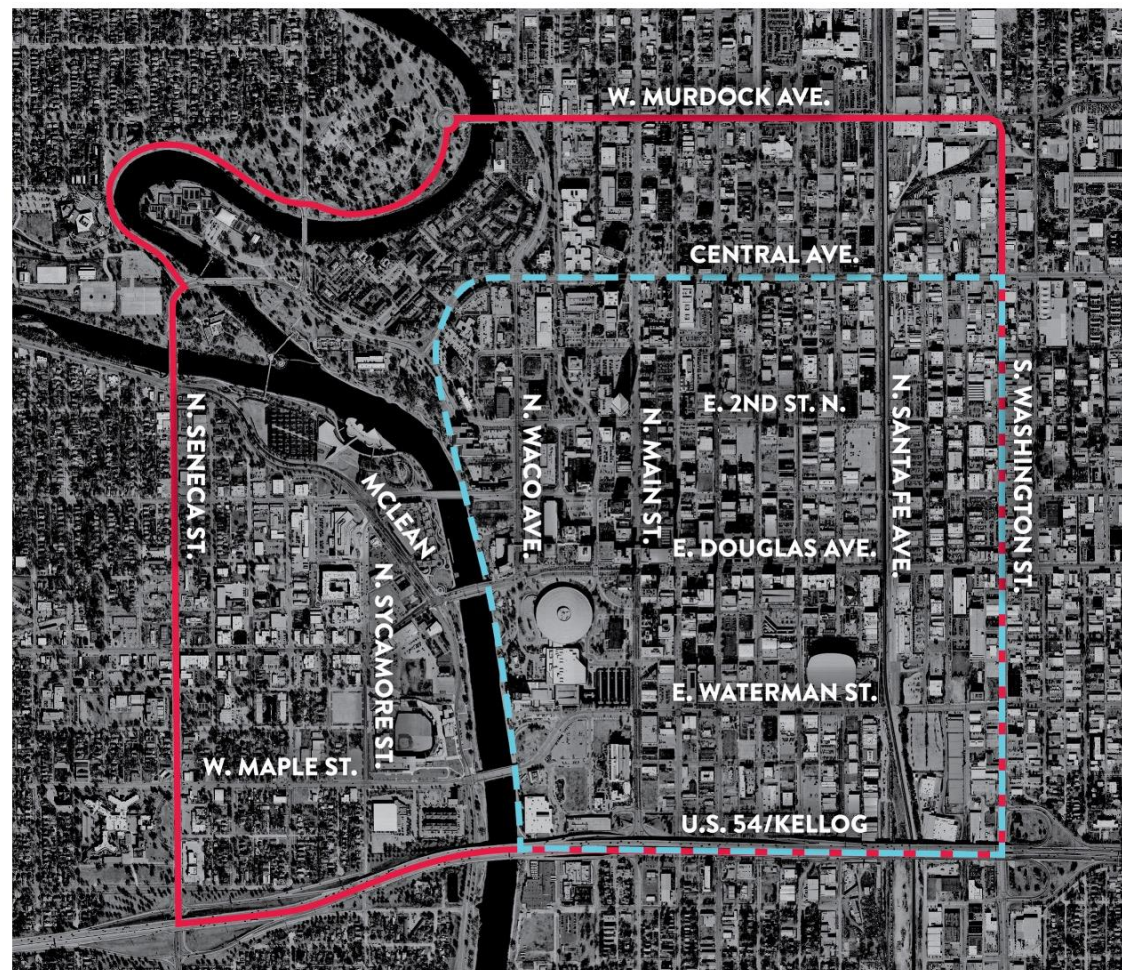


WHAT IS THE ACTION PLAN?

- **Community's plan** for downtown's growth over the next decade (2026-2035)
- **Vision** and **toolkit** with actionable steps



PLANNING AREA



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



MARKET RESEARCH – FALL 2024

Residential Market Potential: 626-753 new units per year, through 2030

- 3,130-3,765 units over five years
- 125% increase in residential population

Office Market Potential: 658,000 to 825,000 sq. ft. multi-tenant office space, through 2035

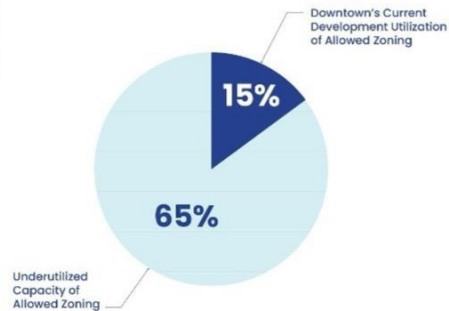
- Class A new construction: 425,000-565,000 sq. ft.

Hotel Market Potential: 510 to 625 new rooms, through 2035

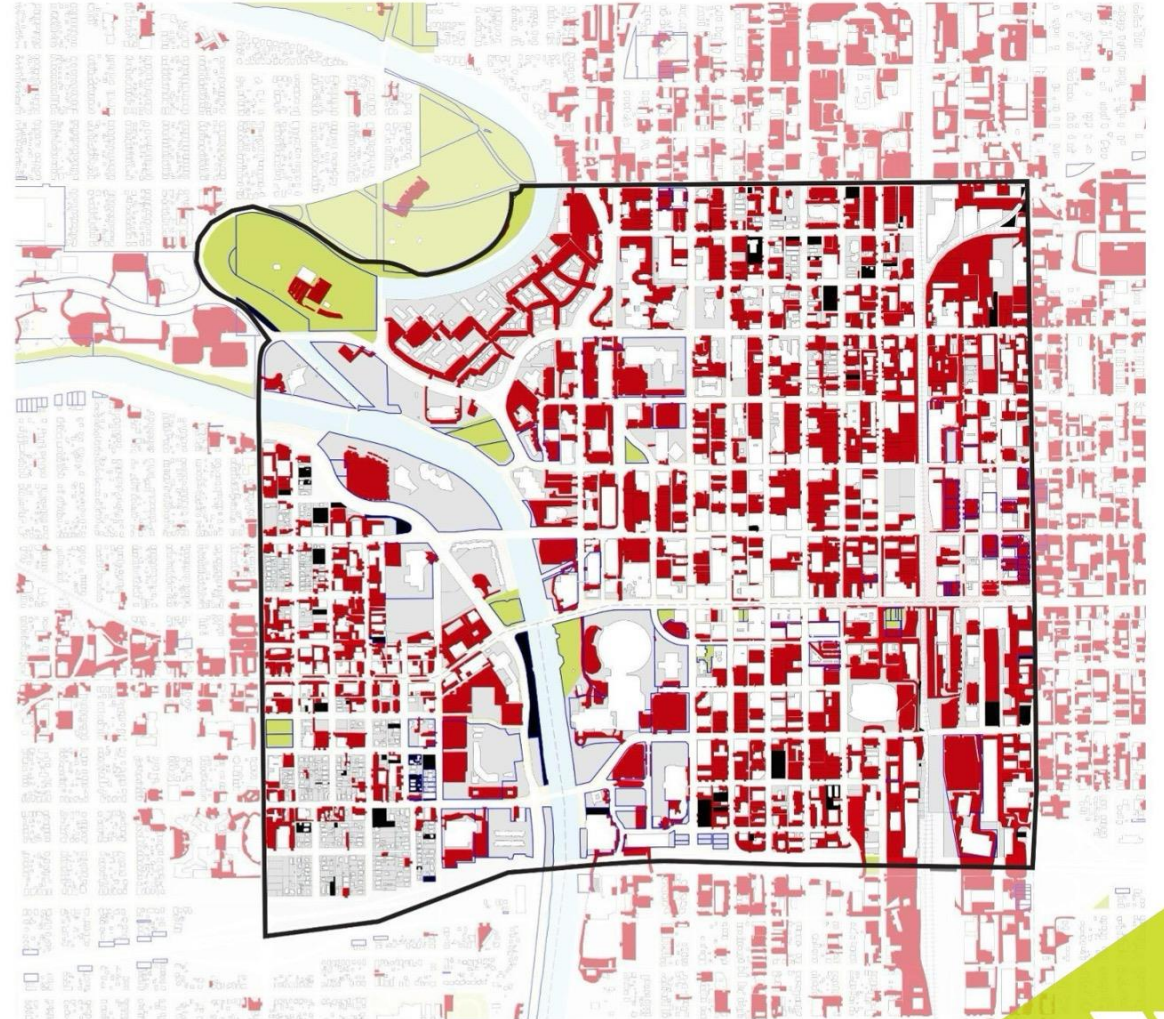
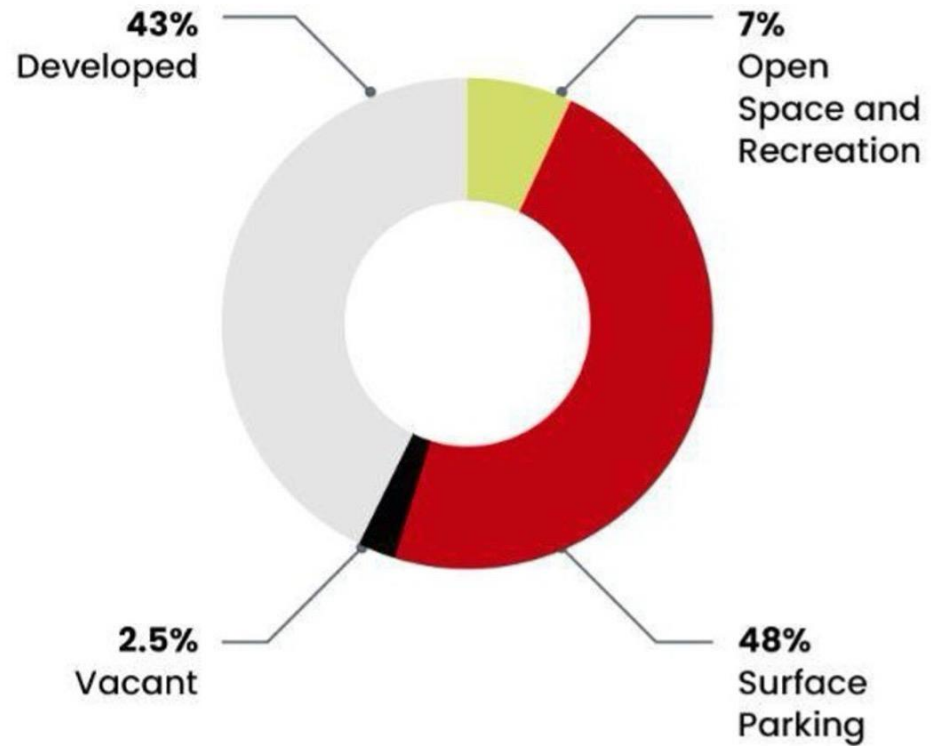
- 44% increase in hotel room count



DOWNTOWN WICHITA ACTION PLAN



PARCEL UTILIZATION



2025 COMMUNITY ENGAGEMENT



BY THE NUMBERS

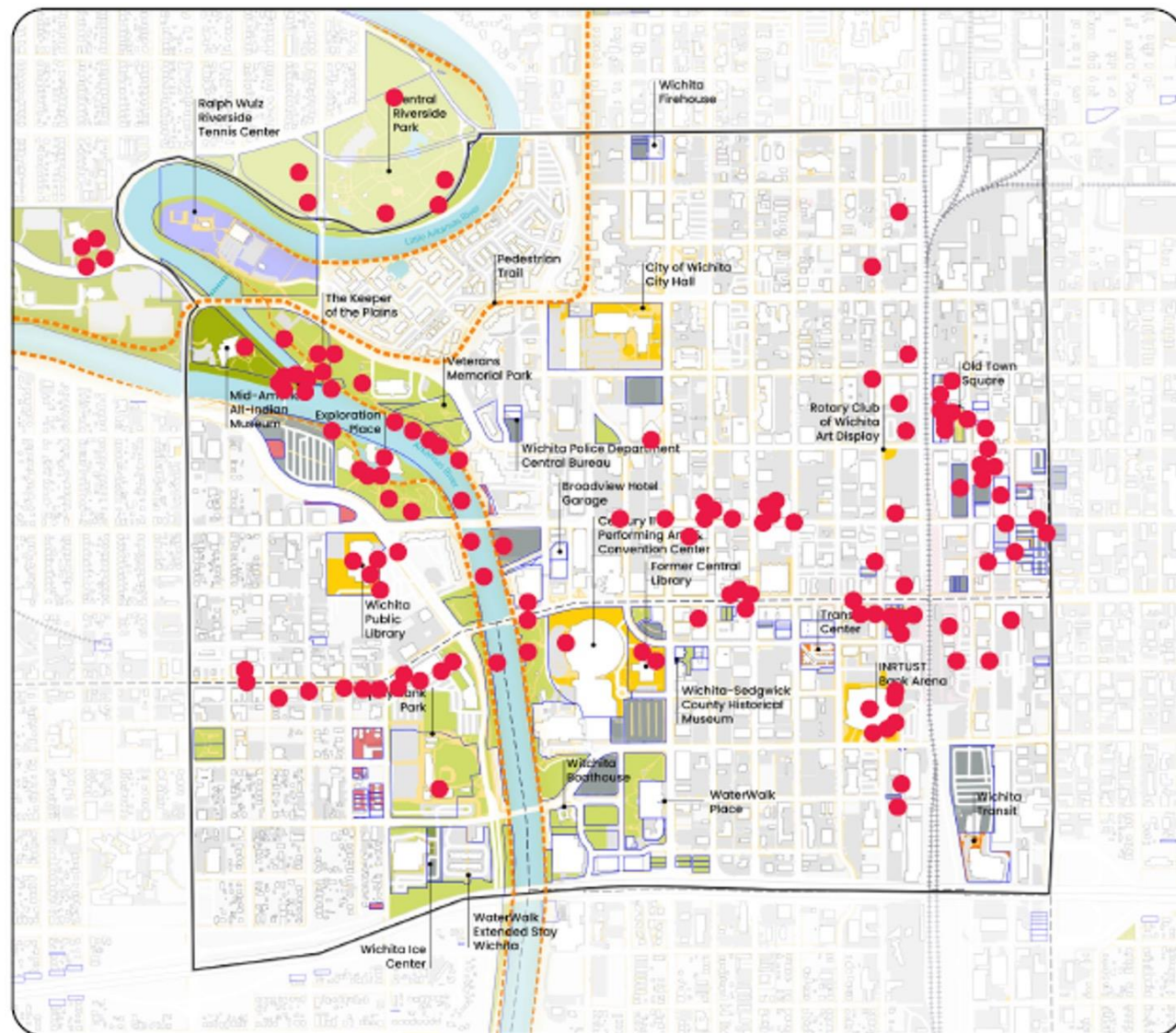
The Action Plan is shaped by the voices of over **1,000 Wichitans**, who shared their priorities and visions for the next decade of downtown.

Wichitans' Input Resulted In:

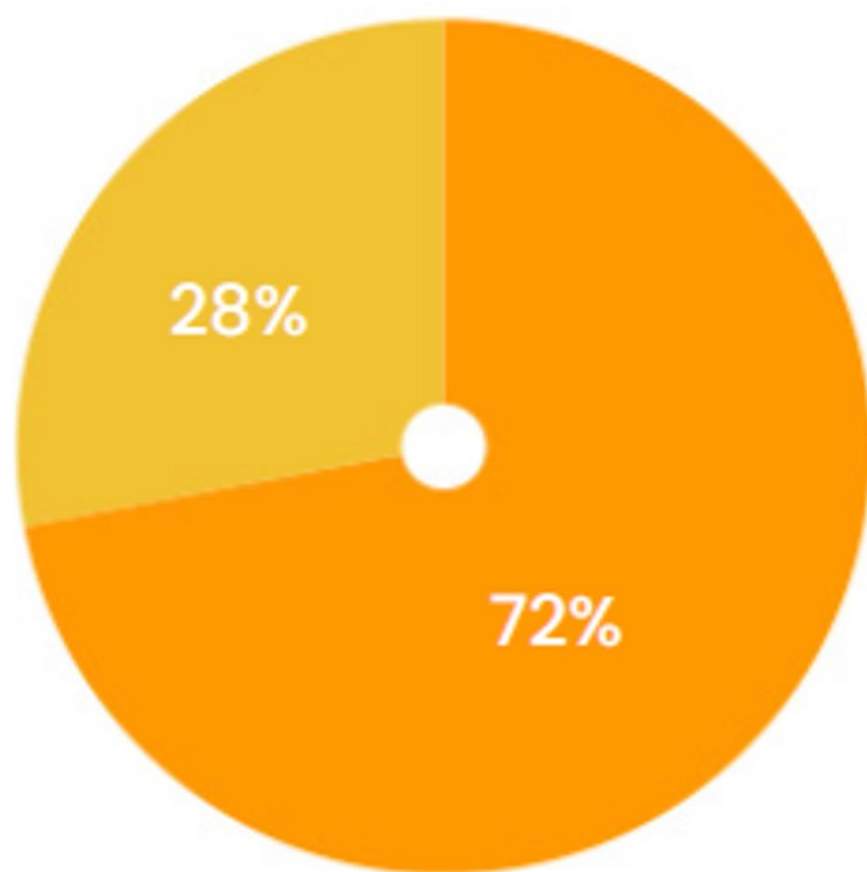
- 4 Goals
- 17 Strategies
- 100+ Actions
- 5 Demonstration Sites



Where do you take friends & family downtown?



Would you rather rent or buy?



What uses would you like to see on the river?



What do you want the river to look like?



45% of open house attendees want the river to be lush and activated, like the Avon River in New Zealand!

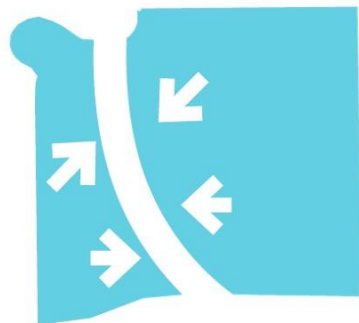


GOALS



CONNECTED

Downtown Wichita will be a connected, welcoming place where people can easily navigate to shopping, dining, and cultural attractions on foot, by bike, car, or transit.



RIVERFRONT

Downtown Wichita will embrace the Arkansas River as the city's central gathering place for recreation, entertainment, and the enjoyment of nature.



WELL-DESIGNED

Downtown Wichita will feature well-designed buildings, streets, and public spaces that create a safe, attractive, and welcoming environment.



FULL SERVICE

Downtown Wichita will evolve as a dense, mixed-use urban center to unlock new opportunities for living, working, shopping, and entertainment.



STRATEGIES & ACTIONS





BUILD HOUSING



CREATE CULTURAL TRAIL



REDESIGN DOUGLAS



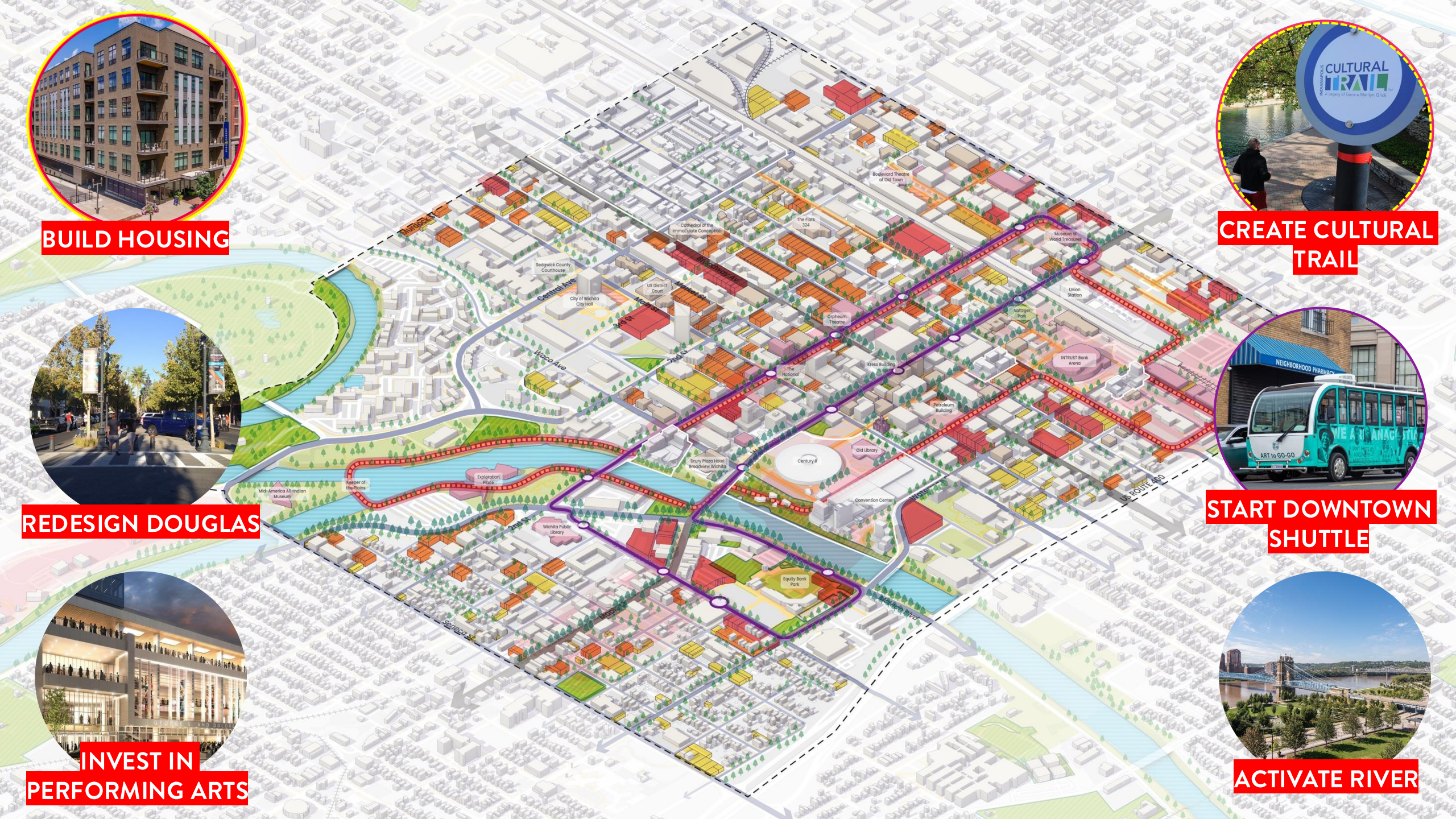
START DOWNTOWN SHUTTLE



INVEST IN PERFORMING ARTS



ACTIVATE RIVER



ENCOURAGE NEW HOUSING

Block 296, Portland, OR



ENCOURAGE NEW HOUSING

- Not enough housing downtown to support daily amenities like a grocery store or a pharmacy
- New uses like Wichita Biomedical Campus and Heartspring will require housing to support students, faculty, and staff

Solution? Expand development tools to encourage new housing.



Columbus, OH has added over 8,000 new housing units downtown since 2020.

An architectural rendering of a city street redesign for Douglas Avenue. The scene shows a wide street with a median, sidewalks, and various buildings. There are trees, cars, and pedestrians. The sky is blue. The text 'REDESIGN DOUGLAS AVENUE' is overlaid in large white letters. The background is a mix of blue and yellow geometric shapes.

REDESIGN DOUGLAS AVENUE

Hohman Ave Vision, Hammond, IN (Under Construction)



REDESIGN DOUGLAS AVENUE

- Douglas is overbuilt for cars
- Wichitans don't walk around downtown
- Different users compete for space on narrow sidewalks

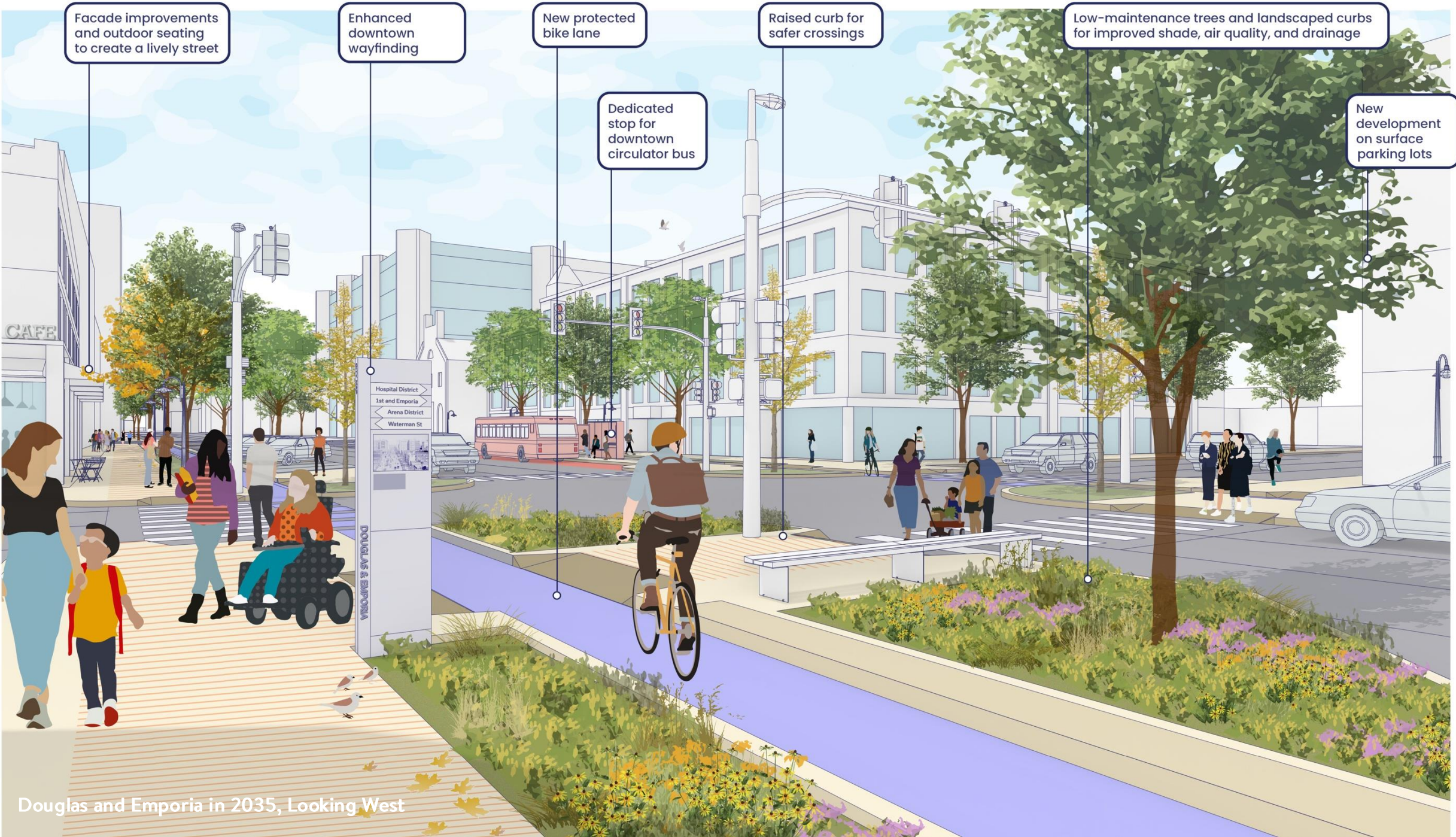
Solution? Let's redesign Douglas Avenue to prioritize pedestrians from Washington to Main



Lancaster, CA recently designed their main street to choose people over cars.



Douglas and Emporia Today, Looking West



Facade improvements and outdoor seating to create a lively street

Enhanced downtown wayfinding

New protected bike lane

Raised curb for safer crossings

Low-maintenance trees and landscaped curbs for improved shade, air quality, and drainage

New development on surface parking lots

Dedicated stop for downtown circulator bus

Douglas and Emporia in 2035, Looking West

A photograph of the Omaha RiverFront at dusk. The scene features a calm river reflecting the city skyline and several tall, red, illuminated light poles. The skyline includes the Omaha World-Herald building and other skyscrapers. The foreground shows lush green reeds and a bridge in the distance. The image is framed by large, overlapping geometric shapes in lime green and light blue.

ACTIVATE THE RIVER

Omaha RiverFront, Omaha, NE



ACTIVATE THE RIVER

- Downtown buildings turn their backs to the river
- The river doesn't feel like a destination – no opportunities to eat, drink, play along the river.

Solution? Let's add more green space, retail kiosks, new housing, and food/beverage along the river.



Chicago Riverwalk features retail and dining to help activate the riverfront.

CREATE DOWNTOWN DESIGN STANDARDS

Country Club Plaza, Kansas City, MO



CREATE DESIGN STANDARDS

- Storefronts and ground floors often don't engage passersby
- Buildings don't have awnings to protect from sun, wind, rain

Solution? Downtown design standards offer pointers on how to construct new buildings or retrofit old ones to encourage more vitality downtown.

2.2 Block Frontages & Standards

The chart below summarizes some key standards for each of the four designated block frontage types. For detailed provisions, review the specific standards for each block frontage type set forth below.

	Storefront	Commercial/Mixed use	Landscaped	Other	
Permitted frontages		storefront -or- landscaped frontages are permitted		storefront -or- landscaped frontages are permitted	
Parking location	New surface or structured parking along street shall be placed to the side, rear, below or above storefronts 	 Parking to rear	 Parking to below For each building development, no more than 50% of frontage shall be parking or otherwise access ways.	 Parking to above	No parking lot location restrictions
Other key provisions	- Min commercial space depth = 30' (new buildings only) - No ground floor residential uses except lobbies/entrances for upstairs units	- Landscaping to soften facade and screen blank wall surfaces. - Provide minimum facade windows/transparency for residential buildings (at least 25% of new window depth)	Provide minimum facade windows/transparency for non-residential uses (between 25-40% of ground floor depth, depending on building setbacks)		

Fig. 2-7: Summary of key standards for each of the four block frontage designations.

Boise, ID created detailed design standards that set ideal conditions for downtown buildings, such as block frontages by building type.

START DOWNTOWN SHUTTLE



Downtown San Antonio Shuttle, San Antonio, TX



START DOWNTOWN SHUTTLE

- Lack of high frequency transit to downtown points of interest
- Transit Center relocation to The Hub in Delano moves public transit further from the core
- Downtown route needs to offer a unique experience

Solution? Start a high-frequency downtown shuttle loop that runs every 5-10 mins.



Las Vegas, NV and many other downtowns have started electric shuttle services that offer easy ways to get around downtown.

NEXT STEPS



PLAN ADOPTION: APRIL - JUNE

- **Month 1:** Department Review and Feedback; Advisory Board Presentations and Feedback; Revisions; Steering Committee Finalize Plan
- **Month 2:** MAPC Advanced Plans Committee; MAPC Recommendation
- **Month 3:** City Council Vote; County Commission Vote; Adoption into Comprehensive Plan

A nighttime photograph of a city street, likely in downtown Wichita, featuring light trails from moving vehicles and illuminated buildings in the background. A semi-transparent green and blue graphic overlay is on the left side of the image.

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