

SCENARIO 1A



Plan Characteristics

- Douglas Corridor hosts mixed use
- Moderate connection of street grid
- Large green space faces Performing Arts Center, Convention Center, and River
- Convention Center is partially submerged (Ex Hall and Loading Docks are underground)
- Convention Center creates a moderate barrier between the northern and southern halves of the site
- Underground tunnel for Convention Center Loading access
- Performing Arts Center opens up to the park and provides presence along Main St.
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

Impacts to Existing

- Century II is Removed
- Former Library is Removed
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



WORKING SCENARIO MATRIX

	EXISTING FOOTPRINT	PARKING	CONVERTED TO STREET GRID	EMERGED REVENUE	NEW CIVIC PARK	NEW USE POTENTIAL	PERFORMING ARTS	EXHIBITION HALL	CONVENTION CENTER	MULTIFAMILY PLAZA	CENTURY II	IMPACT ON EXISTING FACILITIES				COST & FINANCE		
												LIBRARY	CHANGEMOUNTAIN	BOATHOUSE	UNIQUE PUBLIC SPACE	PERFORMING ARTS	PERFORMING ARTS	PERFORMING ARTS
SCENARIO 1A NEW EXHIBITION HALL NEW EXHIBITION HALL REPLACE EXHIBITION HALL	YES	1,200	YES	YES	10 AC.	735,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	REPLACE	REMAIN	REMAIN	STRONG	\$1-1.5 BILLION	\$146 MILLION
SCENARIO 1B NEW EXHIBITION HALL NEW EXHIBITION HALL REPLACE EXHIBITION HALL	YES	1,200	NO	YES	10 AC.	1,100,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	REPLACE	REPLACE	REPLACE	STRONG	\$1-1.5 BILLION	\$221 MILLION
SCENARIO 2 NEW EXHIBITION HALL NEW EXHIBITION HALL REPLACE EXHIBITION HALL	YES	1,200	YES	YES	11 AC.	787,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	RENOVATE	REMAIN	REMAIN	MODERATE	\$1-1.5 BILLION	\$127 MILLION
SCENARIO 3A NEW EXHIBITION HALL NEW EXHIBITION HALL RENOVATE EXHIBITION HALL	YES	1,200	NO	YES	6 AC.	485,000 SF	NONE	YES	300	PARTIAL	REMAIN	RENOVATE	RENOVATE	REMAIN	REMAIN	WEAK	\$970 MILLION - \$1 BILLION	\$90 MILLION
SCENARIO 3B NEW EXHIBITION HALL NEW EXHIBITION HALL REPLACE EXHIBITION HALL	YES	1,200	NO	YES	8 AC.	690,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE (STRUCTURE)	RENOVATE	REMAIN	REMAIN	MODERATE	\$1-1.5 BILLION	\$131 MILLION

SCENARIO 2



Plan Characteristics

- Douglas Corridor hosts mixed use and green space
- Strong connection of street grid
- Large continuous green space connects north/south
- Convention Center is partially submerged (Ex Hall and Loading Docks are underground)
- Underground tunnel for Convention Center Loading access
- Performing Arts Center runs parallel to the park and provides presence along Main St.
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

Impacts to Existing

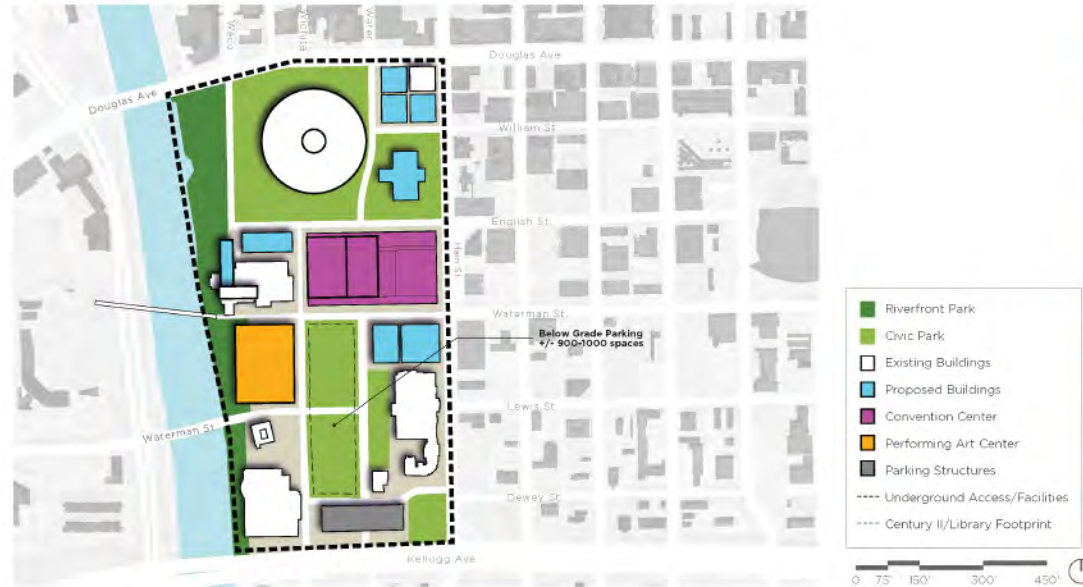
- Century II is Removed
- Former Library Remains
- Hyatt Garage is Relocated
- Gender Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



WORKING SCENARIO MATRIX

	EXTENSION BY TENTH (NEW OR RELOCATED)	NUMBER OF EXISTING SPACES	CONVERTED STREET GRID	ENHANCED BY IMPROVEMENT	NEW CIVIC PARK (NEW OR RELOCATED)	MIXED USE POTENTIAL (NEW OR RELOCATED)	PERFORMING ARTS CENTER (NEW OR RELOCATED)	CONVENTION CENTER (NEW OR RELOCATED)	NATURAL PLAY SPACE (NEW OR RELOCATED)	CENTURY II (NEW OR RELOCATED)	LIBRARY (NEW OR RELOCATED)	BOATHOUSE (NEW OR RELOCATED)	PERFORMING ARTS CENTER (NEW OR RELOCATED)	CONVENTION CENTER (NEW OR RELOCATED)	PROPOSED COST (\$ MILLION)	ESTIMATED COST (\$ MILLION)			
SCENARIO 1A PARK & OVERGROUND NEW OR RELOCATED	YES	1,200	YES	YES	10 AC.	735,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	REPLACE	REMAIN	REMAIN	STRONG	\$1.5-BILLION	\$146 MILLION	
SCENARIO 1B PARK & OVERGROUND NEW OR RELOCATED	YES	1,200	NO	YES	10 AC.	1,100,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	REPLACE	REPLACE	REPLACE	REPLACE	STRONG	\$1.5-BILLION	\$221 MILLION
SCENARIO 2 PARK & OVERGROUND NEW OR RELOCATED	YES	1,200	YES	YES	11 AC.	787,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE	RENOVATE	REMAIN	REMAIN	REMAIN	MODERATE	\$1.5-BILLION	\$157 MILLION
SCENARIO 3A PARK & OVERGROUND NEW OR RELOCATED	YES	1,200	NO	YES	6 AC.	485,000 SF	NONE	YES	300	PARTIAL	REMAIN	RENOVATE	RENOVATE	REMAIN	REMAIN	REMAIN	WEAK	\$970 MILLION	\$89 MILLION
SCENARIO 3B PARK & OVERGROUND NEW OR RELOCATED	YES	1,200	NO	YES	8 AC.	690,000 SF	NONE	YES	300	PARTIAL	REMAIN	REPLACE (EXIST. STRUCTURE)	RENOVATE	REMAIN	REMAIN	REMAIN	MODERATE	\$1.5-BILLION	\$131 MILLION

SCENARIO 3A



Plan Characteristics

- Douglas Corridor hosts mixed use and green space
- Moderate connection of street grid
- Green space created around Century II
- Additional green space faces Performing Arts Center and Convention Center
- Convention Center is above ground (loading faces English St.)
- Convention Center creates a mild barrier between the northern and southern halves of the site
- Performing Arts Center runs parallel to the park and has great views of the river
- New Performing Arts Center location does not affect current Music Theater Wichita operations (no dark days)
- Parking is provided through a mix of above ground and below ground parking structures

Impacts to Existing

- Century II is Repurposed
- Former Library is Repurposed
- Hyatt Garage is Relocated
- Gander Mountain Remains
- Boathouse Remains
- Kellogg Parking Garage Remains



WORKING SCENARIO MATRIX

	EXTENSION	PARKING	KEY FEATURES	OPERATIONAL IMPACTS	IMPACT ON EXISTING FACILITIES	COST & FINANCE												
	EXPANSION BY 10% (NEW CO)	NUMBER OF PARKING SPACES (NEW CO)	CONNECTED STREET GRID	IMPROVED ENVIRONMENT	NEW CIVIC PARK (NEW CO)	MIXED USE POTENTIAL (NEW CO)	PERFORMING ARTS CENTER (NEW CO)	CONVENTION CENTER (NEW CO)	WATERFRONT PLAZA (NEW CO)	RENTAL BLDG (NEW CO)	LIBRARY (NEW CO)	GANDER MOUNTAIN (NEW CO)	BOATHOUSE (NEW CO)	HYATT GARAGE (NEW CO)	PRIME INVESTMENT (NEW CO)			
SCENARIO 1A NEW CO REPLACE OR AND LIBRARY	YES	1,200	YES	YES	10 AC.	735,000 SF	NONE	YES	300	PARTIAL	REPLACE	REPLACE	REPLACE	REPLACE	REPLACE	STRONG	\$1.5 BILLION	\$146 MILLION
SCENARIO 1B NEW CO REPLACE OR AND LIBRARY	YES	1,200	NO	YES	10 AC.	1,100,000 SF	NONE	YES	300	PARTIAL	REPLACE	REPLACE	REPLACE	REPLACE	REPLACE	STRONG	\$1.5 BILLION	\$221 MILLION
SCENARIO 2 NEW CO REPLACE OR AND LIBRARY	YES	1,200	YES	YES	11 AC.	787,000 SF	NONE	YES	300	PARTIAL	REPLACE	RENOVATE	REMAIN	REMAIN	MODERATE	\$1.5 BILLION	\$187 MILLION	
SCENARIO 3A NEW CO RENOVATE OR AND LIBRARY	YES	1,200	NO	YES	6 AC.	485,000 SF	NONE	YES	300	PARTIAL	RENOVATE	RENOVATE	REMAIN	REMAIN	WEAK	\$970 MILLION (\$1.5 BILLION*)	\$80 MILLION	
SCENARIO 3B NEW CO REPLACE OR AND LIBRARY	YES	1,200	NO	YES	8 AC.	690,000 SF	NONE	YES	300	PARTIAL	REPLACE (KEEP STRUCTURE)	RENOVATE	REMAIN	REMAIN	MODERATE	\$1.5 BILLION	\$131 MILLION	

*Costs for renovating Century II assume a minimum renovation but do not include costs of tenant improvements (TI) or potential lease value.

