

# WICHITA STATE UNIVERSITY

## “UNIVERSITY VILLAGE”

*A Wichita Destination  
– A Community Benefit*



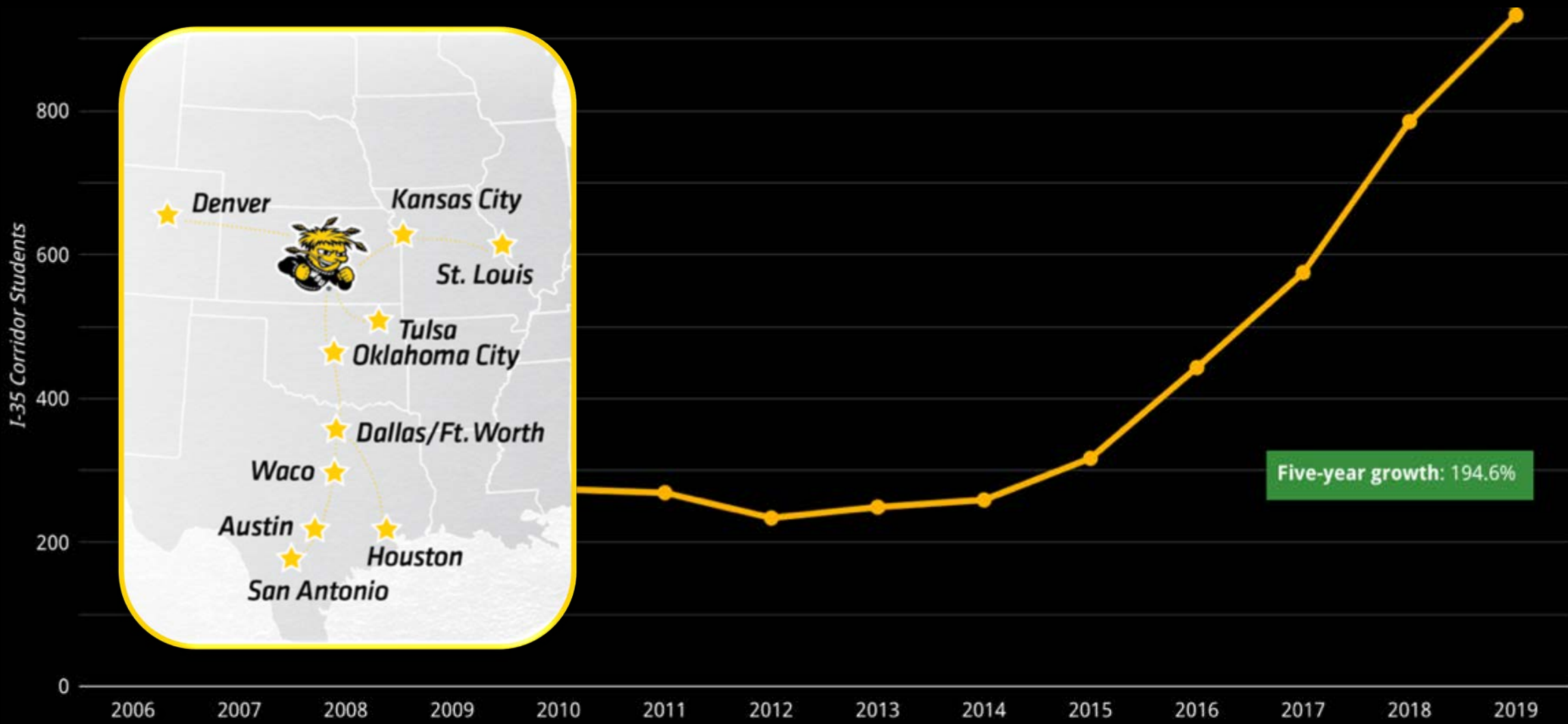
- **Founded 1895** – Celebrating 125 years!
- Located in the **largest** City in Kansas
- The **only** urban public research university in Kansas
- Combined enrollment: **20,978** | (16,058 + 4,920)
- **Most diverse** student body in Kansas
- Student Body from **all 50 states + 111 Countries**
- Students from **6 of 7** Continents
- **India is the largest international** student body on our campus (20% of international students) and growing
- **Top-ranked** engineering program in Kansas and **top 50 graduate** engineering schools in the United States
- **NASA Space Research & Grant Institution**
- Wichita State graduates have the **2<sup>nd</sup> highest earnings** out of college for any research university in Kansas
- **One of the nation's largest and fastest growing Innovation Research Parks**
- Highest percent of **graduates (76.8%) that stay in Kansas** after graduation vs. 66% for other KS research universities.



# Wichita State a University on the Rise

- Enrollment up last 4-years  
– bucking the national trend
- I-35 corridor enrollment –  
recruiting of talent continues  
to rise rapidly
- One of the fastest growing  
Research Enterprises in the  
country
- One of the fastest growing  
Innovation Campuses





## I-35 Corridor Headcount, 2006-2019

I-35 Corridor includes Missouri, Oklahoma and Texas undergraduate and graduate students.

Source: Office of Planning and Analysis



# America's Fastest Growing Innovation Campus

2013



2018



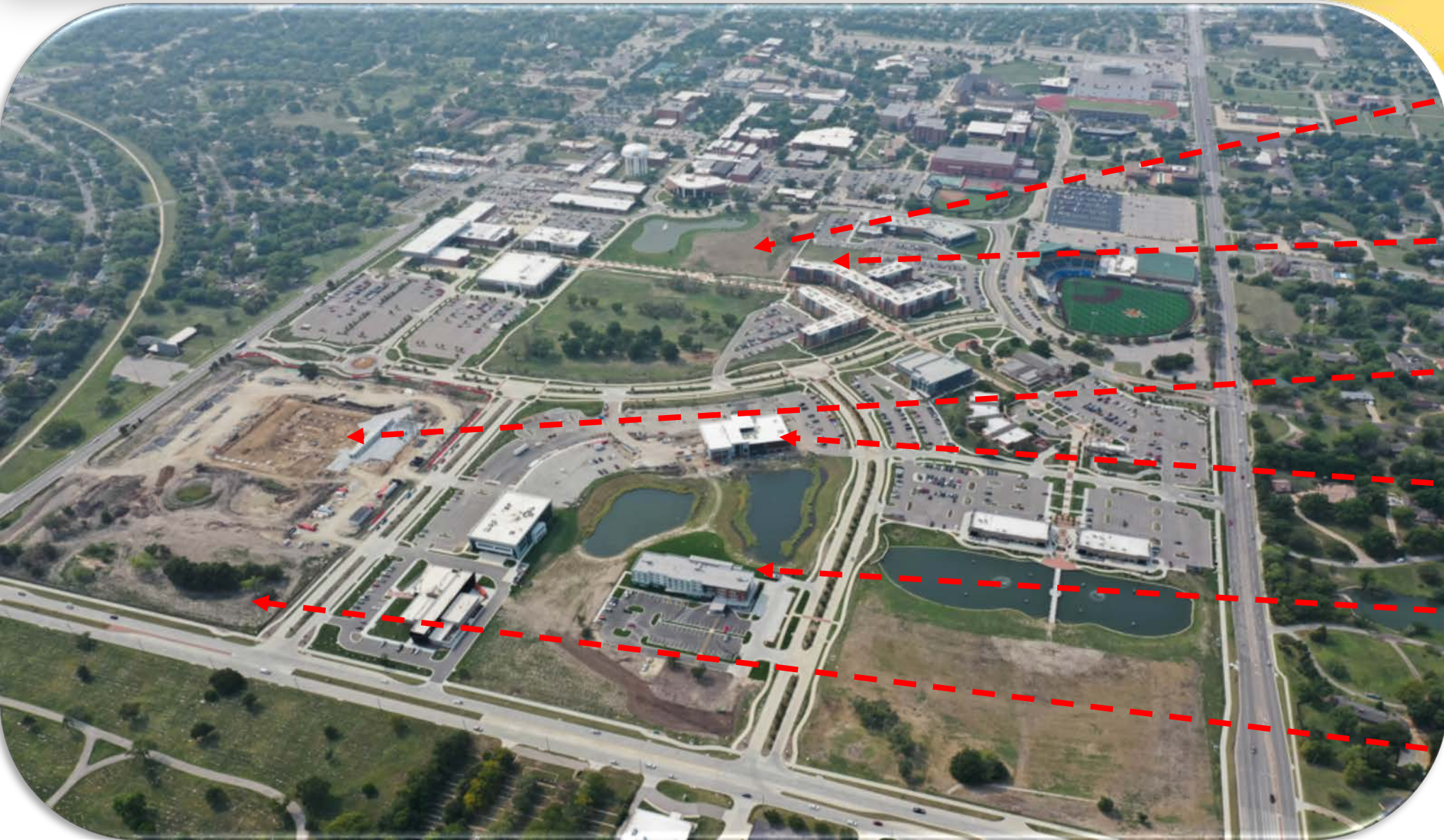
WICHITA STATE UNIVERSITY

**INNOVATION CAMPUS**



# INNOVATION CAMPUS

*Sustained Growth*



**Woolsey Hall (2022)  
Business School**

**FUTURE Expansion  
Residence Hall - tbd**

**FUTURE NetAPP  
under construction  
600 employees-Q4 2021**

**SMART Factory (Deloitte)  
opens Q2 2021**

**Hyatt Place – 106 rooms  
opened Sept. 2020**

**FUTURE National Institute  
Digital Transformation  
groundbreaking July 2021**



**A Great City Needs a Great University**

*and*

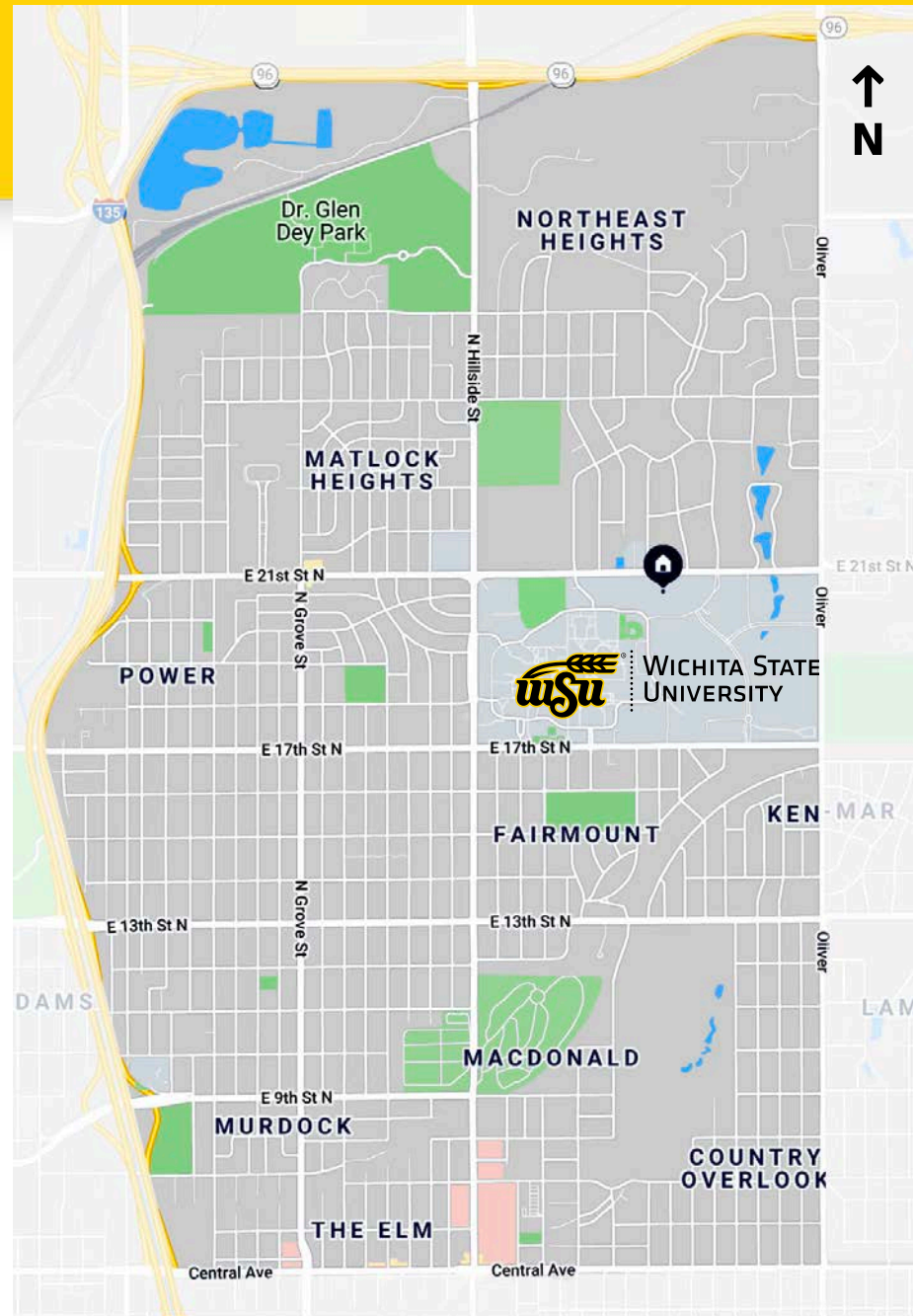
*A great university depends on a vibrant community*

The mission of Wichita State University is to be an essential **EDUCATIONAL, CULTURAL** and **ECONOMIC DRIVER** for Kansas and the greater **public good**.



# Shocker Neighborhood

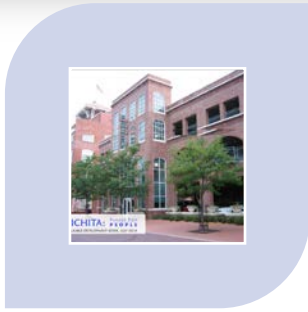
Shocker Neighborhood comprises the following 1-35 east to Oliver, and K-96 south to Central Street



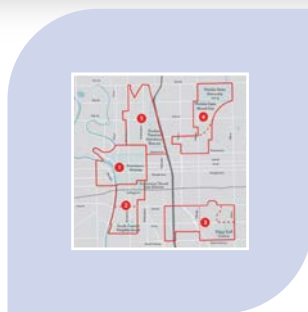
# Current and Recent Exploratory Work and Planning



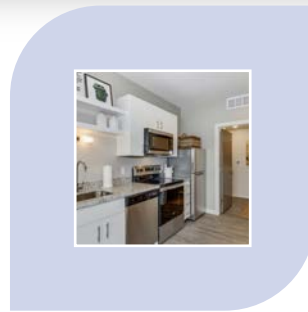
PROJECT WICHITA



WICHITA: PLACES FOR PEOPLE PLAN



OPPORTUNITY ZONES



PRIVATE DEVELOPMENT NEAR CAMPUS



COMMUNITY BENEFITS AGREEMENT



INNOVATION CAMPUS



**FAIRMOUNT NEIGHBORHOOD THROUGH THE EYES OF RESIDENTS**  
 Part 1: Neighborhood Development Guided by the Public Interest  
 Fall 2017

Prepared by  
 Wichita State University  
 Public Policy and Management Center

Mark Glaser,  
 Professor and Principal Investigator

Misty Bruckner, Director  
 Craig Crossette, Graduate Assistant  
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 Kevin Ash, Graduate Assistant

Wichita State University  
 1845 Fairmount  
 Wichita, Kansas 67260-0155

**FAIRMOUNT NEIGHBORHOOD: THROUGH THE EYES OF RESIDENTS**  
 highlights from part 2 of the community survey report

**NEARLY 2/3**  
 OF RESIDENTS WITH USD259 CHILDREN REPORT THE NEED FOR ASSISTANCE WITH HOMEWORK

**HEALTH NEEDS**  
 RESIDENTS REPORTED NEED FOR HEALTH ACCESS INCLUDES:  
 Dental: 39.8%, Eye: 29.5%, Medical Rx/Drugs: 28.3%, Mental: 23.7%, Handicap: 17.3%

**EMPLOYMENT**  
 38.7% REPORT SOMEONE IN THEIR HOUSEHOLD IS UNEMPLOYED  
 47.6% REPORT SOMEONE IN THEIR HOUSEHOLD IS UNDEREMPLOYED

**OTHER CONCERNS**  
 24% REPORT NOT HAVING ENOUGH TO EAT  
 21% REPORT HAVING UNMET CLOTHING NEEDS  
 43% REPORT LACK OF TRANSPORTATION AS A BARRIER TO EMPLOYMENT

These statistics are highlights from a longer report completed by the Wichita State University Public Policy and Management Center.

**FAIRMOUNT NEIGHBORHOOD: THROUGH THE EYES OF RESIDENTS**  
 highlights from part 3 of the community survey report

**SUPPORT FOR INVESTMENTS**  
 89% SUPPORT A RECREATIONAL AND PHYSICAL FITNESS CENTER  
 77% SUPPORT NEW RESTAURANTS  
 93% SUPPORT A NEW GROCERY STORE

**CHANGE AT WSU**  
 94% SAY CHANGES TAKING PLACE AT WSU ARE MAKING THE NEIGHBORHOOD A BETTER PLACE TO LIVE

**RETENTION**  
 FAIRMOUNT NEIGHBORHOOD  
 ABOUT 3 OF 5 RESIDENTS EXPECT TO BE LIVING IN FAIRMOUNT NEIGHBORHOOD IN 3 YEARS

**WICHITA AREA**  
 ABOUT 4 OF 5 RESIDENTS EXPECT TO BE LIVING IN THE WICHITA AREA IN 3 YEARS

© Wichita State University Public Policy and Management Center 2017  
 These statistics are highlights from a longer report completed by the Wichita State University Public Policy and Management Center. In some cases, numbers are rounded for consistency of display. In the case of support for investments, residents were asked if someone in their household would be a customer at each of the proposed investments.



# Community Needs Previously Identified

- Affordable housing/home ownership
- Safety and infrastructure issues
- Workforce development
- Engagement in early childhood education
- 3<sup>rd</sup> Grade Literacy/ HS Graduation
- Access to quality health care including mental health needs
- Services for aging populations
- Access to healthy food options

# Some of the work has already begun

## Childcare & Education

Better  
Academics  
and Social  
Excellence  
(WPS)

Shocker  
Promise  
Program

## Health & Wellness

COVID  
Response

Change  
Church  
Food  
Distribution

## Safety & Place

Neighbor-  
hood  
Clean-ups

Flicks on the  
Field

## Community Development

Degrees of  
Freedom

Neighbor-  
hood  
Association  
Support



# New Commitment & Possible Opportunities

We've had success with the Innovation Campus, we created a new division to strengthen Shocker Neighborhood and beyond... we envision another bold investment in our community, building off our success and furthering the possible economic activity in and around our campus with University Village.

## Shocker Neighborhood Coalition

Health

Education

Economics

Place

## University Village

Pharmacy

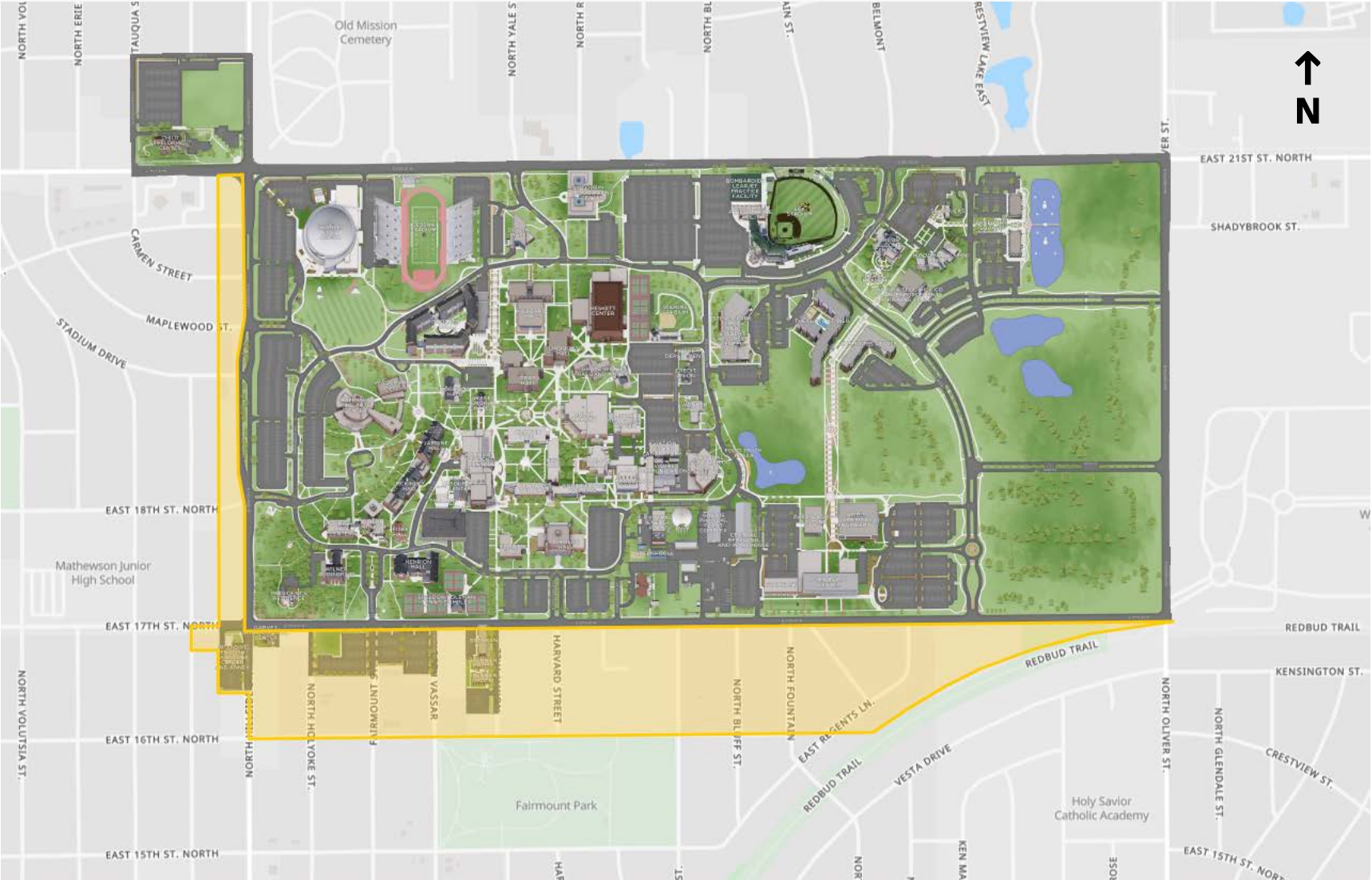
Child  
Care

Small  
Business

Restaur-  
ants

# University Village

*A part of our Shocker Neighborhood*





# Our Primary Village Stakeholders

*Progress Without Gentrification*



Our Students,  
Staff, Faculty and  
Campus Visitors



Our  
Innovation  
Campus  
Partners

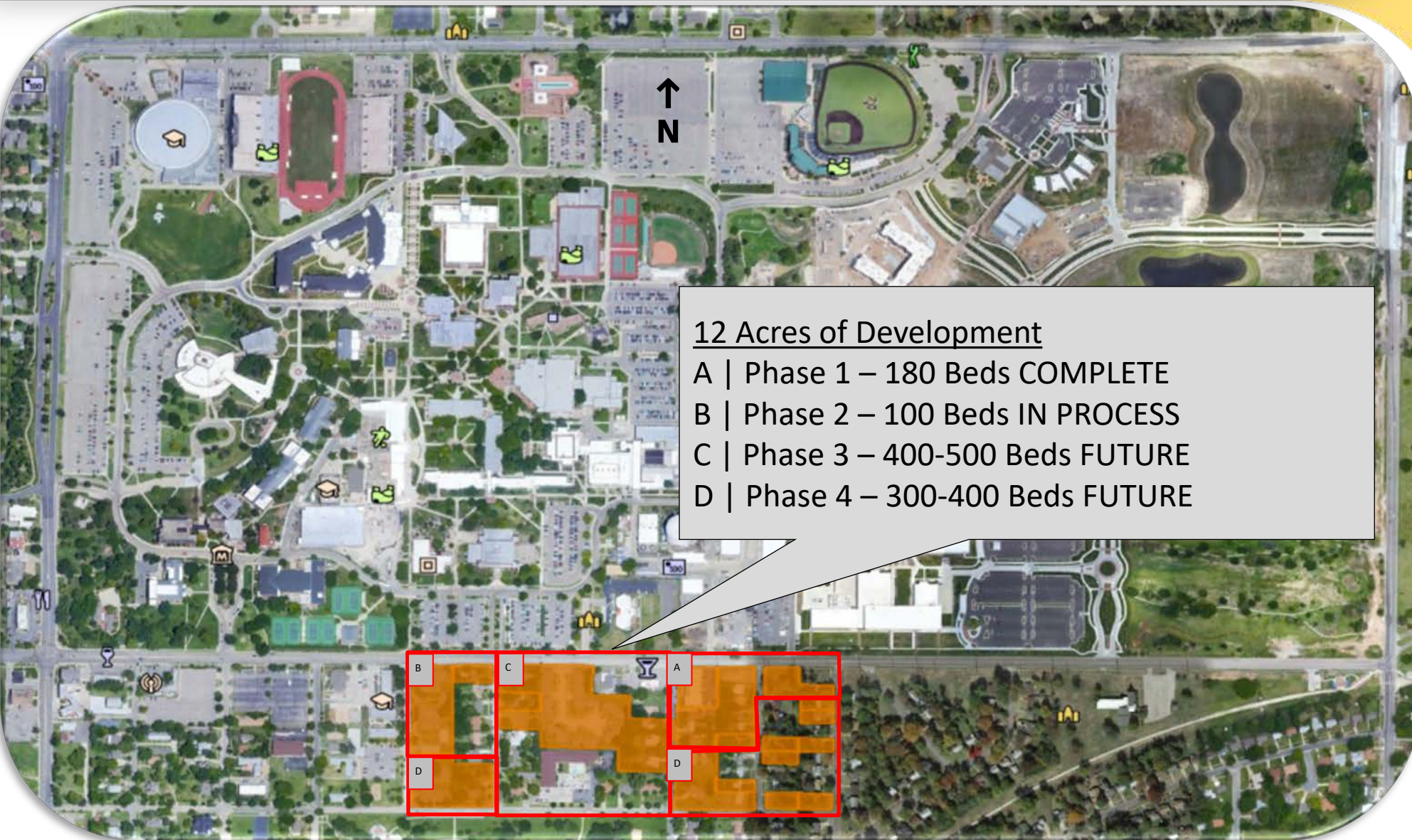


Our Surrounding  
neighborhoods  
in all directions



# Residential

Phase 1 Completed | Phase 2 In-Progress



12 Acres of Development  
A | Phase 1 – 180 Beds COMPLETE  
B | Phase 2 – 100 Beds IN PROCESS  
C | Phase 3 – 400-500 Beds FUTURE  
D | Phase 4 – 300-400 Beds FUTURE

Private Residential Student Apartments – in progress-

~1,180 Beds

View looking North. Orange development is south side of 17<sup>th</sup> between Hillside (left/west) & Oliver (right/east)

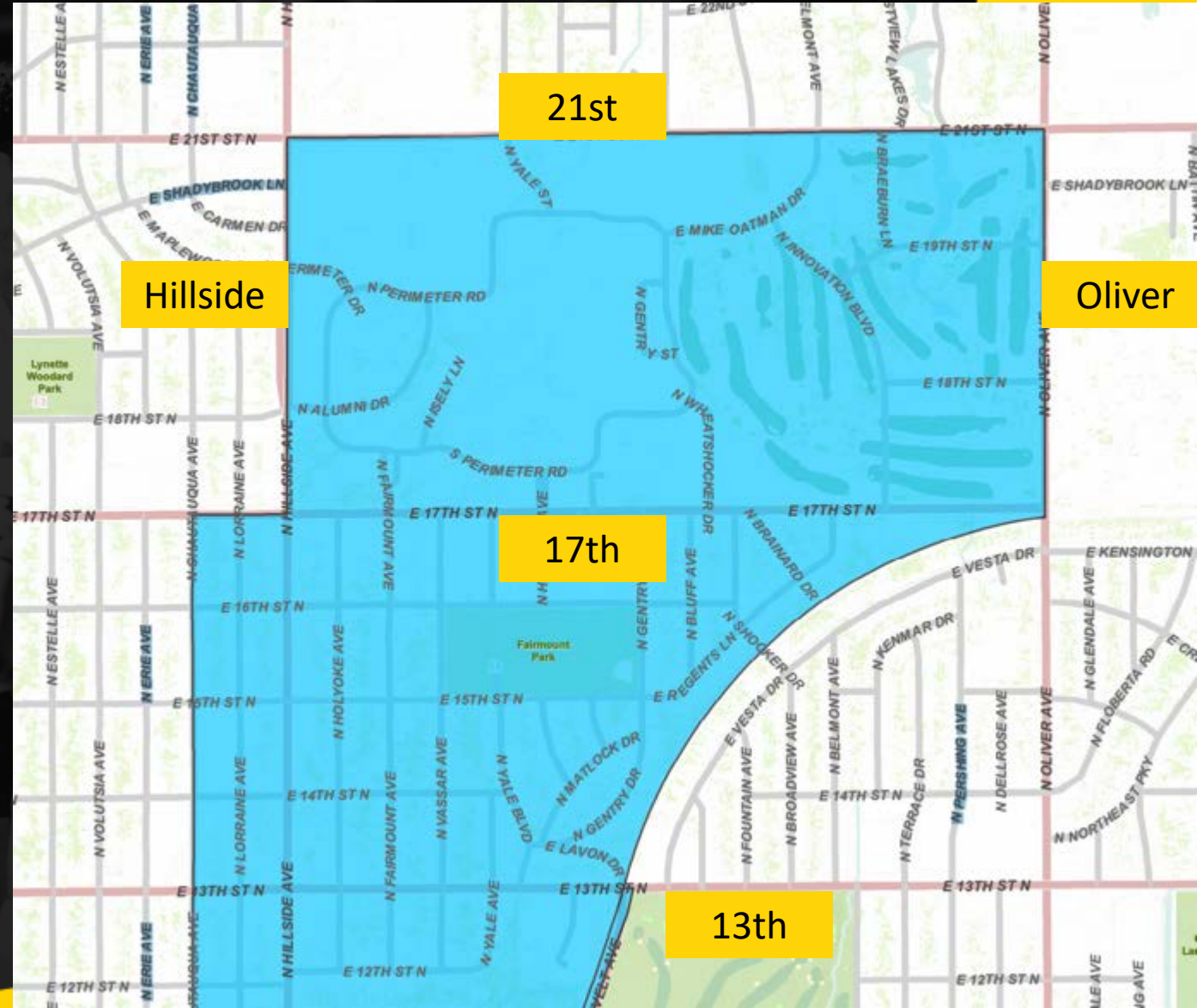


# The Opportunity Zone

LOCATED IN AN “OPPORTUNITY ZONE”

For the investor, the Opportunity Zone program offers tax incentives to citizens who re-invest their unrealized capital gains into Opportunity Funds dedicated to investing in designated census tracts.

The program provides deferral and reduction of capital gains taxes when the gain is invested in a Qualified Opportunity Fund and maintained for at least five years. Additional tax incentives are available for investments held for periods of seven and 10 years.





# University Village

*A Destination Location For Wichita & Visitors*



Opportunities to dine in the University Village and then go across the street for:

- Sporting Events
- Musical, Dance and Theatrical Performances
- Seminars and High-Profile Speakers
- Business Visitors to Innovation Campus
- Families visiting campus

# University Village

*Resources for Neighborhood Residents & Campus Community Members*

1. “Local” restaurants: variety of ethnic offerings, healthy, affordable
  - Including: Sports Bar, Soup+ Salad, Healthy Take-Out and other Restaurants & Cafes.
2. Grocery store with large international selections
3. Pharmacy – preferably 24 hours
4. “Scaled down” general merchandise store
5. Local bakery, smoothie store & specialty shops
6. Child Daycare including evening hours
7. Store front space for newly launched WSU small businesses
8. Office supply / shipping store open on weekends



## Examples of Need






# A Live and Work University Village

*Initial Examples of Needs*

In Addition to Student Apartment Housing

1. Child Day Care
2. Town Home Residential for Professionals
3. Other Corporate Housing for Professionals including Corporate Apartments
4. Short term hotel space – completed with the Hyatt 
5. University-based retirement community – integrated w/ Campus

 **NetApp**<sup>®</sup>



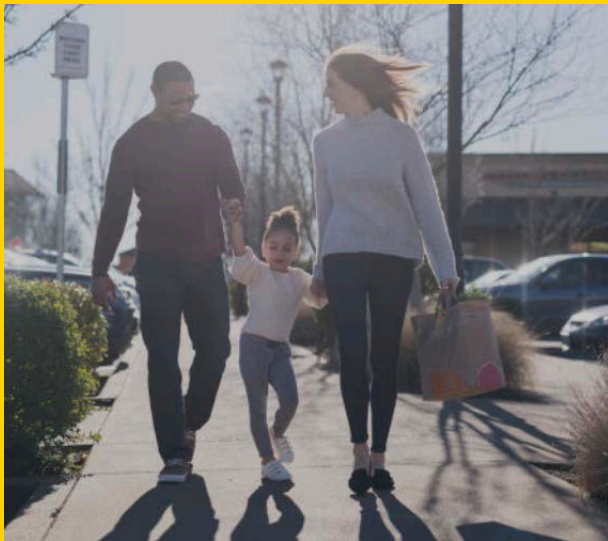
**Deloitte.**





# Pedestrian – Walkable, dining friendly focus

*Wider Sidewalks with Landscaping & Minimal Vehicle Parking*





# Amenities For A University Village

## *Initial Examples*

1. Plentiful outdoor seating – facing 17<sup>th</sup> for dining etc.
2. Abundant landscaping
3. Pedestrian and bicycle friendly
4. Low volume parking – leverage campus parking
5. Slow vehicular traffic on 17<sup>th</sup>





# Dining Hall

*Healthy - Local – Small Businesses + Start-Up Kitchens*





# S/W UNIVERSITY PROPERTIES

Looking South with Properties in **RED** located South of 17<sup>th</sup> Street and West of Hillside





# BRANDON JOHNSON

Wichita Council Member, District 1





# LACEY CRUSE

Sedgwick County Commissioner,  
District 4



# RIJA KHAN

President  
Student Government Association  
Wichita State University





# DARRYL CARRINGTON

President

Fairmount Neighborhood Association



# NEXT STEPS

- Wichita State University is supporting our neighbors in City District 1 in their development of a **Community Benefits Agreement**
- **Interested Developers and Investors who would like to receive notices** of future announcements, requests for qualifications and proposals, and other information about the University Village should e-mail [universityvillage@wichita.edu](mailto:universityvillage@wichita.edu) with contact information, summary of interest and overview of project experience or qualifications.”
- Wichita State will focus on **three core opportunities**:
  1. Projects solely on Wichita State parcels
  2. Projects on Wichita State & 3<sup>rd</sup> party parcels
  3. Projects on 3<sup>rd</sup> party parcels within the University Village Boundary





# Next Steps

## Shocker Neighborhood Communities Action Meetings



To learn more about Wichita State's current work in priority areas or partner on new efforts join us for a follow meeting on

**October 13th @ 6:00 PM.**

To learn more about development opportunities visit

<https://www.wichita.edu/UVdevelopment>

or email

[universityvillage@wichita.edu](mailto:universityvillage@wichita.edu)