



# ARCHITECTURE



**HOSPITALITY & MULTIFAMILY RESIDENTIAL EXPERIENCE**



## FIRM PROFILE | about us



*New SPT Architecture Office, 312 South Broadway Ave  
(Renovation of the former Greyhound Bus Terminal)*

### SPANGENBERG PHILLIPS TICE ARCHITECTURE

#### MAIN OFFICE:

**312 South Broadway Avenue  
Wichita, Kansas 67202  
(316) 267-4002**

#### BRANCH OFFICE:

**432 Lincoln Avenue  
Clay Center, Kansas 67432  
(785) 777-2400**

**Spangenberg Phillips Tice, LLC**, dba Spangenberg Phillips Tice Architecture, is a Kansas Limited Liability Company formed in 2005. The Firm was originally founded in 1985 as a Kansas Corporation, but became a Limited Liability Company in 2005. The LLC members include:

**Randy Phillips, AIA  
Greg Tice, AIA  
Rebecca Gates, IIDA  
Brad Teeter, AIA  
Gina Loomis, IIDA  
David Wells**

Established in 1985 by Ron Spangenberg and Randy Phillips, Spangenberg Phillips Tice Architecture is a full-service architecture, interior architecture and landscape design firm. Our extensive experience includes civic, corporate office, education, entertainment, financial, healthcare, hospitality, multi-family residential, real estate development, recreation, religious, retail, senior living, and custom single family residential projects.

In addition to typical design services, we also offer services in interior architecture and design. Through our experience in space planning and specification of color, finish materials, lighting and furniture, we provide design solutions that create unique and personalized interior environments.

SPT Architecture facilitates cost-effective design services without sacrificing creativity, aesthetic appeal or innovation. Our services are customized to each client's unique design program and facility needs to ensure successful project completion and total client satisfaction.





## FIRM PROFILE | professional staff



810 West Douglas Renovation, Wichita



Warren Theatre, Broken Arrow, OK



St. George Orthodox Christian Cathedral, Wichita

### ARCHITECTURE

Ron Spangenberg, AIA - Retired  
Randy Phillips, AIA - Partner  
Greg Tice, AIA - Partner  
Brad Teeter, AIA - Partner  
Jeff Koch, AIA  
Howie Beauchamp, AIA  
Mike Decker, AIA  
Jon Looney, AIA  
Kristine Pafford, AIA  
Brandon Gibson, AIA  
Luke Dolechek, AIA  
Renaë Slusser, AIA  
Drew Phillips, AIA  
Drew Meek, Associate AIA  
Ryan Gabehart, Associate AIA  
Nathan Strecker, Associate AIA  
Kevin Winterscheidt, Associate AIA  
Kyle Heier, Associate AIA  
Abigail Steinert, Associate AIA  
Jadyn Landreth, Associate AIA  
Mike Kruse, Project Technician

### INTERIOR ARCHITECTURE

Rebecca Gates, IIDA - Partner  
Gina Loomis, IIDA - Partner  
Lois Prochaska-Frack, IIDA  
Keana Roets, IIDA  
Mason Bryant, Associate IIDA  
Sarah Kohman, Associate IIDA

### SITE PLANNING/ LANDSCAPE DESIGN

Dave Wells - Partner  
Dustin Marsh, ASLA



## FIRM PROFILE | services



Reflections at City Center, Lenexa

### PLANNING

- Facility Planning/Programming
- Master Planning
- Feasibility Studies
- Site Selection/Planning/Analysis
- Land Use Studies



American AgCredit Regional Headquarters, Wichita

### ARCHITECTURE

- Architectural Design
- Architectural Renderings
- Construction Documents
- Landscape Design
- Bidding/Pricing Negotiation Coordination
- Contractor Selection Assistance
- Construction Administration



Envision Workforce Innovation Center, Wichita

### INTERIOR ARCHITECTURE

- Space Planning
- Interior Architecture
- Color and Materials Selection
- Lighting Design
- Furniture and Equipment Selection
- Artwork Selection and Placement
- Audio-Visual Equipment Coordination





## FIRM PROFILE | résumés

### PROJECTS COMPLETED AT PREVIOUS FIRM



Embassy Suites/1 Hotel - Nashville, TN  
Photo Courtesy of Crescent Real Estate



Embassy Suites/1 Hotel - Nashville, TN  
Photo Courtesy of Yates Construction



Embassy Suites - Denver, CO  
Photo Courtesy of WPPI, Inc.



## JEFF KOCH, AIA, NCARB, MBA ARCHITECT

### EDUCATION

New School of Architecture and Design  
Master of Architecture, 2012

University of Nebraska

Master of Business Administration, 1995

Bachelor of Science in Architectural Studies, 1993

### REGISTRATIONS

Arkansas, Arizona, California, Colorado, Florida,  
Georgia, Hawaii, Iowa, Kansas, Louisiana, Missouri,  
Nebraska, Nevada, New Jersey, New Mexico, New  
York, North Carolina, North Dakota, Ohio, Oregon,  
South Carolina, South Dakota, Tennessee, Texas,  
Utah, Virginia, Wyoming

### EXPERIENCE

Spangenberg Phillips Tice Architecture (2023 - present)

LK Architecture, Inc. (2014-2023)

Law/Kingdom, Inc. (1995-2014)

### PROJECT EXPERTISE

Hospitality

Multifamily Residential



## FIRM PROFILE | résumés

### JEFF KOCH, AIA, NCARB, MBA PROJECTS COMPLETED AT PREVIOUS FIRM

#### HOSPITALITY

Embassy Suites/1 Hotel, Nashville, TN  
Embassy Suites, Denver, CO  
Hyatt House  
Irvine, CA  
Austin, TX  
Hyatt Place  
Glendale, CA  
Austin, TX  
Holiday Inn Express, Lincoln, NE  
Residence Inn  
11 Locations across the US  
Fairfield Inn  
Wichita, KS (Water Walk)  
Wellington, FL  
Courtyard by Marriott  
Meridian, ID  
Omaha, NE  
Springhill Suites, Lincolnshire, IL  
Towneplace Suites, Bentonville, AR  
Hampton Inn, Carlsbad, CA  
Homewood Suites, Carlsbad, CA  
Aloft Hotel  
Omaha, NE  
Wichita, KS  
Hilton Garden Inn  
Lincoln, NE  
Council Bluffs, IA  
San Diego, CA  
Omaha, NE  
Cambria, Durham, NC  
Best Western, Blackwell, OK  
Woodspring Suites/Value Place  
Prototype Development/Management  
10 Locations across the US  
Mainstay Suites  
Original Mainstay Prototype  
6 Locations across the US

#### MULTIFAMILY/STUDENT HOUSING

4th Avenue Apartments, St. Petersburg, FL  
Solheim Luxury Condos, Manhattan, KS  
Arena Lofts, Lincoln, NE  
11b Apartments, Manhattan, KS  
Avenue M Apartments, Manhattan, KS  
Phase 1 and 2  
Wheatshocker Student Housing



Residence Inn - West Palm Beach, FL  
Photo Courtesy of BreFrank Enterprises/Moss Construction



Indigo/Apartment Multi-Use Project  
SPT Architecture Rendering



## FIRM PROFILE | résumés

### PROJECTS COMPLETED AT PREVIOUS FIRM



Archer Hotel - Tysons Corner, VA  
Photo Courtesy of Hensel Phelps



Archer Hotel - Austin, TX  
Photo Courtesy of Lodgeworks



Archer Hotel - Redmond, WA  
Photo Courtesy of Lodgeworks



## HOWIE BEAUCHAMP, AIA, NCARB ARCHITECT

### EDUCATION

University of Kansas

Bachelor of Architecture, 1991

Bachelor of Science in Architectural  
Engineering, 1990

### REGISTRATIONS

Missouri

### EXPERIENCE

Spangenberg Phillips Tice Architecture  
(2023 - present)

LK Architecture, Inc. (1996-2023)

Questech Engineering (1992-1994)

University of Missouri (1991-1992, 1994-1996)

### PROJECT EXPERTISE

Hospitality





## FIRM PROFILE | résumés

### HOWIE BEAUCHAMP, AIA, NCARB PROJECTS COMPLETED AT PREVIOUS FIRM

#### HOSPITALITY

Archer Hotel  
Tysons Corner, VA  
Redmond, WA  
Napa, CA  
Austin, TX  
Burlington, MA  
Florham Park, NJ  
Falls Church, VA  
Hyatt Centric, Woodlands, TX  
Hotel Sierra  
6 Locations in CT, NC, PA & VA  
Lobby Renovation - Green Bay, WI  
Sierra Suites  
5 Locations in CO, NJ, NY & VA  
Summerfield Suites  
2 Locations in CA & PA  
Hilton Garden Inn, Albany, NY  
Home2 by Hilton  
Cheyenne, WY  
Ankey, IA (Dual Brand with TRU)  
Indio, CA (Under Construction)  
Towneplace Suites by Marriott  
Duluth, MN (Under Construction)  
Davenport, IA (In Production)  
Hilton Garden Inn  
Lobby & Guestroom Renovation -  
Shreveport, LA  
Lobby Renovation - Council Bluffs, IA  
Holiday Inn and Suites  
Green Mill Restaurant Conversion -  
2 Locations in KS  
Courtyard by Marriott  
7 Locations in FL, KS, MO & TX  
AC Hotel, West Palm Beach, FL (In Production)  
Springhill Suites by Marriott  
Gonzalaz, LA  
Miami Lakes, FL  
Fairfield Suites by Marriott, Manhattan  
Lobby Renovation & ADA Survey  
Hyatt House, San Jose, CA

Hyatt Place  
4 Locations in CA, CO, KS & MA  
Hampton Inn, Manhattan  
ADA Survey & Exterior Restoration Analysis  
Best Western  
Arkansas City  
Addition - Blackwell, OK  
Mainstay Suites by Choice  
6 Locations in FL, MO, NY, RI & SC  
Sleep Inn by Choice, Kansas City, MO



Archer Hotel - Napa, CA  
Photo Courtesy of Lodgeworks



Archer Hotel - Napa, CA  
Photo Courtesy of Lodgeworks





## FIRM PROFILE | résumés



Vora Restaurant European



HomeGrown, Downtown



Warren Theatre - Moore, OK



### REBECCA GATES, IIDA PARTNER / INTERIOR ARCHITECTURE

#### EDUCATION

Kansas State University  
Bachelor of Interior Architecture, 1997

#### EXPERIENCE

Spangenberg Phillips Tice Architecture  
(2004 - present)  
TK Architects (1997-2004)

#### PROJECT EXPERTISE

Commercial  
Restaurant  
Hospitality / Multifamily  
Entertainment  
Corporate Office  
Custom Residential  
Education  
Financial



## FIRM PROFILE | résumés

### REBECCA GATES, IIDA

#### ENTERTAINMENT

Golden Circle (In Design Phase)  
Palace Theatres - 3 Locations, KS & MO  
Twilight Theatre, Greensburg  
Warren Theatres - 6 Locations, KS & OK

#### HOTEL

DoubleTree Airport Hilton

#### MULTIFAMILY RESIDENTIAL

Bennington Place  
Country Place Senior Living Facilities  
Multiple Locations in AL, KS, SD, & TX  
Green Valley Apartments  
The Heritage, Andover (Under Construction)  
Liberty Gardens  
The Lofts at St. Francis  
The National, 150 North Main Street  
Oakmont  
Skyridge  
Uptown Landing I & II

#### RESTAURANTS

Barolo Grille, Salina  
Bella Luna - 2 Locations, KS  
Carlos O'Kelly's - 7 Locations, IA, KS, VA & WI  
China Grill  
Corner Market, Ottawa  
HomeGrown: A Daytime Eatery - 3 Locations, KS  
Jenny Dawn Cellars  
Legends Restaurant at DoubleTree Airport Hilton  
Newport Grill at Bradley Fair  
Peace, Love & Pie  
River City Brewing Co.  
Social Tap Drinkery  
Tanya's Soup Kitchen  
Twelve Restaurant & Bar  
Twin Peaks  
Vora Restaurant European  
Warren Theatres  
Diner - 2 Locations, KS  
Diner & Lounge - 3 Locations, OK  
YaYa'S EuroBistro, Bradley Fair

#### ENTERTAINMENT COMPLETED AT PREVIOUS FIRM

Multiple Theatre Locations across the U.S.  
Cinemark Theaters  
Kansas  
Illinois  
Mississippi  
Missouri  
Oklahoma  
Texas  
Clearview Cinemas  
Dickinson Theatres  
Landmark Theaters  
National Amusements  
Regal Entertainment Theatres  
Regal Green Valley Ranch Casino  
Multiple Theatre Locations outside the U.S.  
Amsterdam  
China  
India  
Kuwait

#### RESTAURANTS COMPLETED AT PREVIOUS FIRM

Arthur Bryant BBQ, Kansas City  
Flat Breadz  
Fountain of Seville  
Boulevard Brew Pub  
Just Off Vine  
HMS Hosts Corporation - Bar & Restaurants  
Kansas City International Airport  
Las Vegas International Airport  
Los Angeles International Airport  
Seattle - Tacoma International Airport  
HMS Hosts Corporation Concepts Completed  
California Pizza Kitchen  
Cinnabon - 3 Locations  
Expedia.com Internet Cafe - 2 Locations  
Great American Bagel  
Great Steak & Potato  
Home Turf Sports Bar  
Jose Quervo Tequilera  
Starbucks - 10 Locations  
Sabarro - 2 Locations  
Chili's To-Go - 3 Locations

**NOTE: ALL projects above are in Kansas  
unless otherwise listed.**





## EXPERIENCE | hospitality



Rolling Hills Country Club



Oakwood Country Club, Enid



Fairfield Inn & Suites by Marriott, Wichita

### HOTELS

Fairfield Inn & Suites by Marriott  
 Wichita  
 Irving, TX  
 Ponca City, OK Renovation  
 Best Western Plus Hotel, Lawrence  
 DoubleTree by Hilton Hotel Wichita Airport  
 Original Facility and Three Additions  
 Various Remodel and Renovation Projects  
 Hyatt Regency Wichita (Renovation Design Phase)  
 Courtyard by Marriott Remodel, Gaithersburg, MD  
 Flint Hills National Golf Course, Andover  
 Guest Lodges 2, 3, 4, 5, 6  
 The Castle Inn at Riverside Bed & Breakfast  
 The Inn at Willowbend Bed & Breakfast  
 Clubhouse Inns of America  
 Albuquerque, Chicago, Kansas City  
 Knoxville, Long Beach, Omaha  
 Overland Park, Richardson, TX  
 St. Louis, Topeka, Wichita  
 Hotel Pere Marquette Renovation, Peoria, IL  
 Baymont Inn & Suites, Coffeyville  
 Regal Inn & Suites, Coffeyville  
 St. Joseph Inn  
 Super 8 Motel, Salina

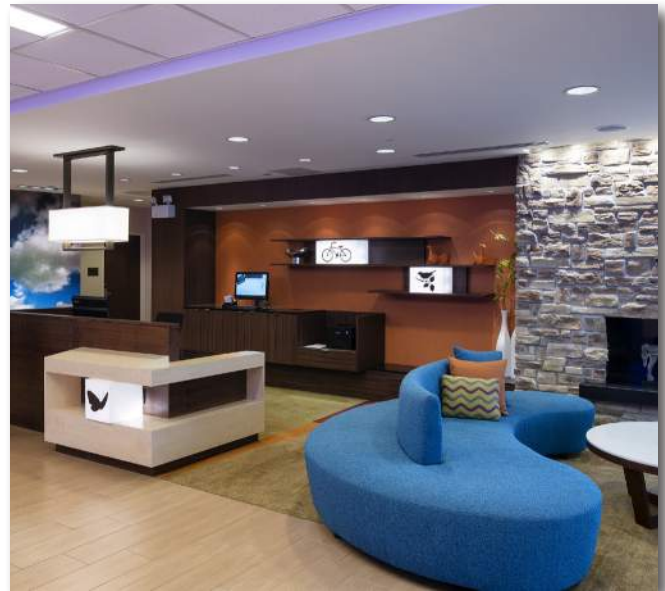
### COUNTRY CLUBS & GOLF FACILITIES

Flint Hills National Golf Club  
 Patio and Deck Renovation  
 Interior Renovations  
 Prairie Dunes Country Club  
 Guest Lodges  
 Golf Cart Storage  
 Interior Renovations  
 Sand Creek Station Golf Course  
 Clubhouse, Cart Storage Facility, and  
 Maintenance Facility  
 Rolling Hills Country Club Interior Renovation  
 Oakwood Country Club, Enid  
 Clubhouse  
 Pools, Bathhouse and Equipment Building  
 Maintenance Facility  
 Terradyne Country Club Dining Room Remodel  
 Wichita Country Club Master Plan and Renovation  
 Crestview Country Club Maintenance Facility



## FAIRFIELD INN AND SUITES

The Wichita East Fairfield Inn and Suites by Marriott is a 61,750 SF, 4-story, 113-room hotel. The main floor features an expansive lobby and reception desk, business center, breakfast dining room, convenience market, meeting room and administrative offices. The hotel also includes a patio area with lounge seating and fire pit, an expanded fitness center, indoor pool and whirlpool that opens to an additional private patio. Room amenities include king and queen suites, sofa/TV sitting areas, and spacious vanities. The facility design is based on Marriott Corporate Design Standards with adaptations for the Wichita East site.







EXPERIENCE | hospitality



## FAIRFIELD INN AND SUITES

The Fairfield Inn and Suites by Marriott is a newly renovated 29,600 SF, 3-story, 61-room hotel in Ponca City, OK. The interior renovations of the lobby, welcome desk, business center, and fitness center feature new flooring, millwork with light wood tones, and finish materials with subtle shades of blues, grays and greens. The clean, contemporary design continues in the breakfast dining area with white subway tile and countertops. The guest rooms include new finishes, flooring and bathroom counter surfaces and hardware.

The exterior renovation features a new contemporary entry and porte cochere along with a more sophisticated color palette, an updated pool area, and refreshed landscaping. The renovation design is based on Marriott Corporate Design Standards with adaptations for the Ponca City property.





## **HOLIDAY INN EXPRESS & SUITES**

Currently under construction, the Holiday Inn Express & Suites is a five-story hotel located just off Interstate 80 in La Vista, NE. This upper-midscale hotel features 119 guestrooms with approximately 67,000 SF. The interior design reflects the hotel's identity of fresh, clean, modern, and uncomplicated. The project has an expanded dining area, outdoor patio, and arbor. A custom exterior was designed to meet the desires and standards of the Southport Development implementing local materials in the stone and brick selections. Its proximity near the Nebraska Multisports Complex makes it an ideal location for sports teams and visitors alike.





## RESIDENCE INN

Currently in the Design Phase, the Residence Inn is a five-story, extended-stay hotel featuring 112 guestrooms with approximately 92,000 SF. The project features a pickleball court and arbor to enjoy the outdoors. A custom exterior was designed to meet the desires and standards of the Southport Development implementing local materials in the stone and brick selections. The extended stay amenities include an indoor pool, additional meeting rooms, and a generous guest laundry, making this a perfect place to stay for teams and guests visiting the nearby Nebraska Multisports Complex.



**EXPERIENCE** | hospitality



## BEST WESTERN PLUS HOTEL

The Best Western Plus is located in The Mercato, a new mixed-use development in west Lawrence. The four-story, 72,770 SF hotel features 112 guest rooms and extended stay suites. The hotel's contemporary design welcomes guests with a bright, spacious lobby and adjacent breakfast dining area. An elevated ceiling with wood beams and clerestory windows create an open atmosphere and provide plentiful natural light throughout. Other amenities include two meeting rooms, business center, fitness center, indoor pool, and lounge. SPT Architecture provided site design, construction documents based on the Best Western Brand Standards, and interior design services for the project.







## DOUBLETREE BY HILTON HOTEL WICHITA AIRPORT

The Doubletree by Hilton Hotel is a five-story hotel with over 300 guest rooms and suites. Spangenberg Phillips Tice has provided architectural services for various projects at the Hilton facility including the original building and three additions. The original hotel facility, built in 1975, includes 172 rooms with lobby, conference rooms, offices, lounge and kitchen. A 5-story guest room tower with 134 rooms, a ballroom and dining expansion was completed in 1980. More recent work includes a new restaurant and bar, corridor remodel, room upgrades and remodel of the ballroom, control tower suite, and the concierge and aviators' lounges. In 2014, renovations of the hotel entrance, lobby and pre-function areas were completed.





## FLINT HILLS NATIONAL GUEST LODGE CABINS & CLUBHOUSE DECK ADDITION

Four Guest Lodge cabins feature a residential-style, rustic log home design to accommodate Club guests for both overnight and extended stays. The cabins range from four to eight guest rooms with a fireplace and private bath in each room. The lodge common areas include a great room with fireplace and a small kitchen.

The Clubhouse deck addition adds an upper level outdoor seating area and overall patio improvements and upgrades.







## OAKWOOD COUNTRY CLUB CLUBHOUSE

The 19,200 SF Oakwood Country Club Clubhouse in Enid, OK includes a 96-seat dining and banquet facility along with a 58-seat bar. The dining area, which opens to an elevated terrace overlooking the golf course, is designed for flexibility and accommodates both large and small groups. The facility also includes private meeting rooms and administrative offices.



## ROLLING HILLS COUNTRY CLUB INTERIOR RENOVATION

The 11,000 SF Rolling Hills Country Club interior renovation reconfigured existing bar and dining amenities to improve circulation, modernize the appearance and enhance pool and golf course views. New tile flooring at the entry vestibule and Trudy's Bar, along with new patterned carpet tile at the main lobby, dining spaces and par room, feature neutral colorways to blend with existing furnishings. The lobby's existing fireplace and entire wall surround were rejuvenated with a thin-veneer stone in a dry stack pattern. Trudy's Bar, relocated to overlook the new raised pool deck, includes a wrap-around quartz countertop accentuated with stained wood trim, oil rubbed bronze footrails and dry stacked stone at the vertical face, echoing the lobby fireplace wall surround.





## EXPERIENCE | multi-family



Seventeenth Apartments



Uptown Landing



The Douglas Tower II

### APARTMENTS

150 N Main St - The National  
Bennington Place  
Central Bay  
Central Park  
The Douglas Towers I & II  
Flats 324  
Gateway on Main  
City of Wichita, Greenway Manor  
Kouri Place  
Liberty Garden  
Oakmont  
One Sierra Place  
The Quarters at Cambridge Apartment and  
Townhome Complex  
Seventeenth Phases I, II, III, IV  
Skyridge  
St. Anthony Family Shelter for Catholic Charities  
Uptown Landing I & II  
Vickers Tower  
The VUE  
Windemere

### CONDOMINIUMS

Brighton Courts  
Clubhouse Villas at Wilson Estates  
Highlands at Terradyne  
The Lofts at St. Francis

### ASSISTED LIVING

Country Place Senior Living Facilities  
Multiple Facilities in Kansas, Alabama,  
Texas and South Dakota  
Fremont HomePlus Community  
Rose Estates Assisted Living Facility

### STUDENT HOUSING

Dodge City Community College  
Becker Residence Hall  
Shelden Residence Hall Remodel  
Ottawa University  
Brown, Bennett, Martin Hall Renovations  
Sigma Phi Epsilon Fraternity House, WSU



## UPTOWN LANDING

Uptown Landing is a mixed-use development on a 4.56-acre site located in Wichita's historic College Hill neighborhood. The 84,200 SF, 4-story South Building includes 51 apartments with 1-, 2- and 3-bedroom units. The main level features leasable tenant space with store fronts along Douglas Avenue and Rutan Street. Currently under construction, the 225,000 SF, 4-story North Building includes 125 apartment units and a parking garage. The outdoor amenities feature a large, centralized courtyard with a pool and sports courts, all with gated access.

Uptown Landing's "Urban Village" design concept aligns the buildings along the street fronts to create a public vibrancy. The design character blends seamlessly with College Hill through purposeful selection of building materials, colors, and site amenities. The mixed-use elements attract a variety of users, tenants, and age groups complementing today's College Hill energy, charm, and eclectic appeal.





## EXPERIENCE | multi-family



### THE DOUGLAS - TOWER 2

The Douglas - Tower 2 is a historic renovation of the 9-story, 190,758 SF Exchange Place office building (built 1915, remodeled 1950s), into a 174-unit apartment community. The apartments range from 400 SF studios to 1,328 SF 3-bedroom units and feature luxury finishes complementing the building's 1950s character. The exterior maintains its signature pink marble panels and brick along with new window sashes, roofing and balconies offering expansive views of Downtown Wichita.



The project also includes a new 7-story, 117,374 SF addition that includes a 297-vehicle parking structure with an automated valet system as well as 35 apartment units. The apartment addition includes five penthouses with private patios that surround a rooftop amenities deck featuring a reflection pool and community gathering areas. Other amenities include bike storage, a fitness center, dog run/wash area and lower level storage units. Retail tenant space includes 13,000 SF at street level and 6,000 SF at lower level.



**EXPERIENCE** | multi-family



## HERITAGE SQUARE MIXED-USE COMMUNITY

Currently under construction, the Heritage is a 100-acre master planned residential and mixed-use development located in Andover, KS. The 195,000 SF Heritage Square features 186 luxury apartments with a covered, secured parking garage, an impressive pool deck that overlooks the Heritage Plaza, and many other amenities. The 4-story building includes 50,000 SF of street level commercial space.

SPT Architecture led the design team in collaboration with O'Brien Architects in Dallas. SPT completed the full interior design package. Completion is scheduled for Spring 2024.







**EXPERIENCE** | multi-family



## THE QUARRY MIXED-USE COMMUNITY

Currently under construction, the Quarry is a 32-acre master planned mixed-use development located just south of the City Center development in Lenexa, KS. Three Class A office buildings ranging from 25,000 to 65,000 SF will occupy the northern half of the site while the southern half will feature a 338-unit apartment community. The three 5-story apartment buildings will offer garage parking, a fitness center, a clubhouse, and a variety of multi-family amenities.



The center of the development is based on a common green space with reflecting ponds, waterfalls, walking paths, and picturesque views.





## EXPERIENCE | multi-family



### GATEWAY ON MAIN

The planned Gateway on Main at Downtown Wichita's Waterwalk includes two apartment buildings totaling 204,000 SF, with 226 units in a mix of studio, loft, one-, and two-bedroom apartments. Unit amenities include high ceilings, smart-home technologies, work-from-home office areas, modern interior finishes and private patios/balconies. Both buildings feature rooftop amenity decks and grilling areas, fitness centers, and secure parking garages. The West Building's resort-styled courtyard includes a pool and expansive lounging deck, lawn games area, stone fire pit and a private dog run. The building facades feature an urban, contemporary design with materials and colors that coordinate with the overall development, with special incorporation of Waterwalk's signature blue color in the East Building design.





## VICKERS TOWER RENOVATION

Located at 125 N. Market in Downtown Wichita, the planned Vickers Tower renovation remodels over 200,000 SF of the 400,000 SF building on 11 of the 20 floors, transforming the building into a mixed use office, retail and multi-family residential facility. While office suites remain on six floors, the renovated multi-family floors include 144 apartments in a varied mix of studio, one-bedroom and two-bedroom units as well as 1,400 to 3,700 SF condos on the top two floors. A 6<sup>th</sup> floor amenity deck features a covered atrium and pool, pickleball court, BBQ grill, fire pit, large dog park, lounge and fitness center. At the building exterior, an innovative glass curtainwall overclad system covers the existing, outdated glazing and creates a stunning, modern facade with recessed storefronts that allot private balconies for nearly every living unit.



## EXPERIENCE | restaurant



HomeGrown at Bradley Fair



Peace, Love & Pie



Newport Grill at Bradley Fair

### (Select List of Recent Projects)

Barolo Grille - Salina  
Bella Luna - Bradley Fair & New Market Square  
Carlos O'Kelly's - KS, IA, WI  
ChinaGo XP - The Plazzio  
Corner Market  
Dunkin' Donuts  
Felipe's Mexican Restaurant  
HomeGrown: A Daytime Eatery  
    New Market Square  
    Bradley Fair  
    Downtown  
Jenny Dawn Cellars  
Legends Restaurant, DoubleTree Airport Hilton  
Kanai Sushi - Westlake  
Mestizo by Aaron Sanchez  
Newport Grill - Bradley Fair  
Peace, Love & Pie  
Pizza Hut Delivery/Carryout - CO, LA, OK, WY  
Radina's Coffehouse - 2 Locations  
River City Brewing Co.  
Scooter's Coffee Shop - KS, NE, OR, SD, TX  
Social Tap Drinkery  
Starbucks - KS, MO  
Tanya's Soup Kitchen  
Taco Bell - KS, MO  
Taco Shop - Three Locations in Wichita  
Twelve Restaurant & Bar - Westlake  
Twin Peaks  
Vora Restaurant European  
Warren Theatres  
    Diner - East & West Wichita  
    Diner & Lounge - Broken Arrow & Moore, OK  
YaYa's EuroBistro - Bradley Fair





## NEWPORT GRILL

The 4,700 SF renovation for Newport Grill at Bradley Fair includes a new luxurious California design and reconfigured floor plan that increases seating to 190 and maximizes lake views. An existing barrel vault ceiling was lowered and re-wrapped acoustical panels create a natural wood look. Subtle, coastal finishes and elements flow throughout creating a warm and casual dining atmosphere. A relocated entry with new canopy and canvas awnings complete the fresh and contemporary design. SPT served as the building Owner's representative and provided construction documents per the Tenant's consultant design and finishes.

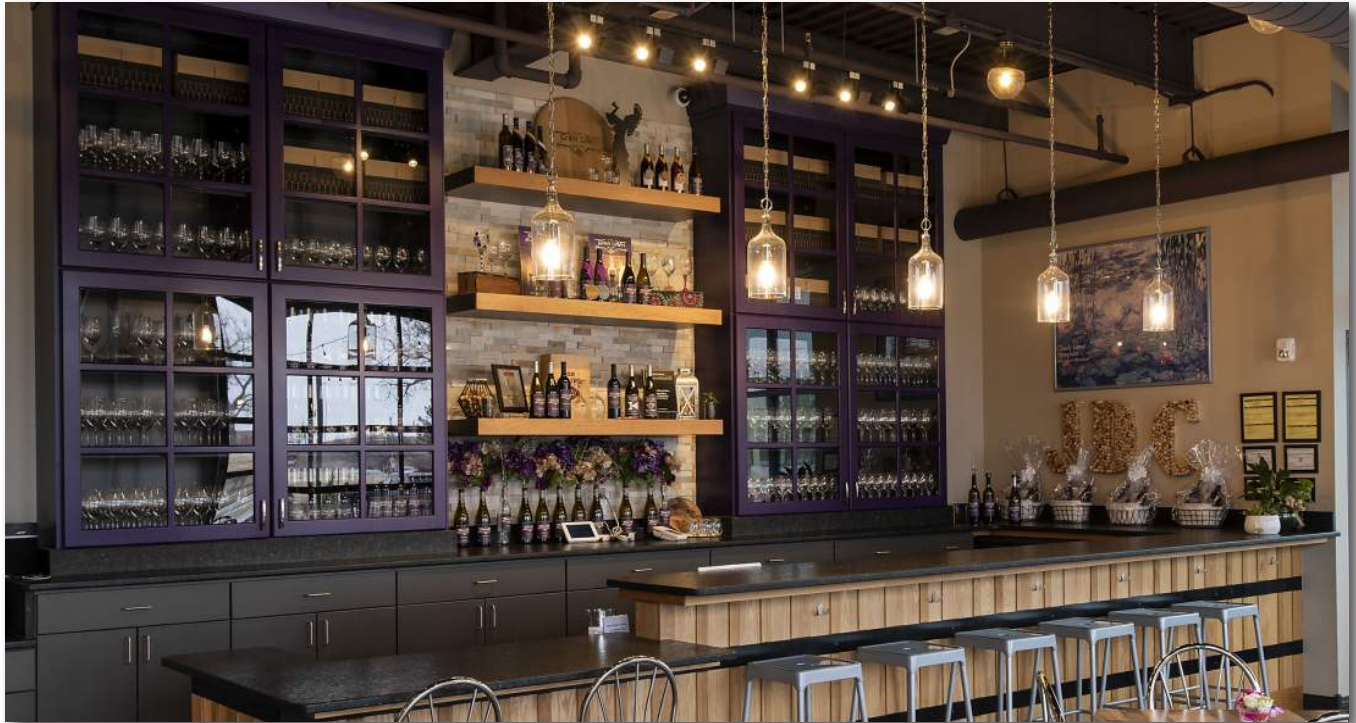


## VORA RESTAURANT EUROPEAN

Vora Restaurant European, a 5,300 SF fine dining establishment in Wichita's Uptown Landing, transports diners to an art deco inspired Parisian bistro. The open dining room features butcher block dining tables, art deco patterned columns, crystal chandeliers, and retro brass and black light fixtures. The bar is accentuated by a spectacular quartz bar top and backlit bottle display along with a glass-walled wine room. The outdoor patio area seats 52 diners for an airy and bright European dining experience.







## JENNY DAWN CELLARS AT HISTORIC UNION STATION

Jenny Dawn Cellars, a 9,500 SF full production winery and tasting room located in Downtown Wichita's historic Union Station South Express Building, is the first urban winery in Kansas. Jenny Dawn's 20-foot tasting bar features glass-front display cabinets edged with a concord grape color, a floating wood shelf awards display and custom glass jug pendant light fixtures over the coffee brown granite counters. The tasting bar face is clad with natural wood slats and metal straps, emulating a traditional wine barrel. Exposed ceilings and polished concrete floors complete the Industrial Urban design.





## HOMEGROWN DOWNTOWN

HomeGrown restaurant's third location overlooks Naftzger Memorial Park in downtown Wichita. The bright, contemporary design of the 4,300 SF space offers a modern farmhouse twist, with beautifully handcrafted wooden tables and warm wood accents throughout. Working within the constraints of the building's lower ceilings, the design carefully integrates the mechanical ducting into and around features like the honeycomb ceiling and lighting. Adjacent to Peace, Love & Pie, the restaurants share a common corridor and restrooms.





## BELLA LUNA RESTAURANT

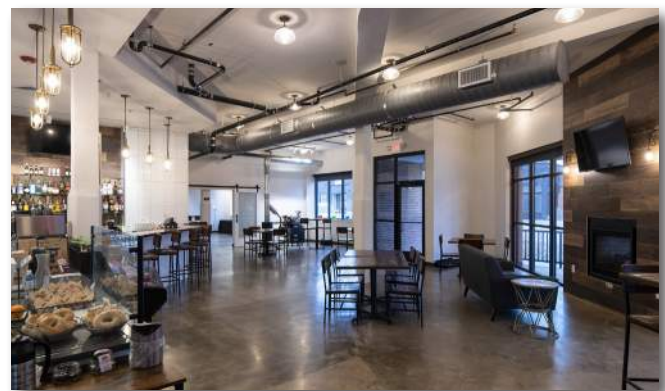
Inspired by the restaurant's Mediterranean flavor, the interior design for the 2,600 SF Bella Luna Restaurant embodies an old world charm that lends to the casual yet sophisticated atmosphere. Flanked by an open wood beam ceiling and stone tile flooring, the warm and vibrant wall colors and plentiful natural lighting create a relaxed dining experience. The native limestone bar features a modern twist with concrete countertops and metal trim accents. A "signature wall" above the bar adds additional personal character.





## CORNER MARKET

The 2,600 SF Corner Market Restaurant is a new coffee shop and cocktail bar located in the renovated historic Halloren Building in Ottawa, Kansas. Originally built in 1923 as an auto-sales center, the new restaurant design transforms the building's original drive-through space into an outdoor patio with a see-through fireplace and window wall. The interior features an industrial design with sealed concrete floors and exposed ceilings with bright white 3-dimensional wall tile offset by the warm colors of the butcher block countertop and tables. The remainder of the building features the Halloren Art Gallery and multiple office tenant spaces on the first floor, while the 2nd floor provides student apartments for nearby Ottawa University.







## FIRM PROFILE | references



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The Douglas - Tower II Community Room



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