

PLAT NO. S/D 70-57 MAP NO. 5748

NAME WESLEY MEDICAL CENTER SECOND ADDITION

LOCATION On the east side of Hillside in an area  
between Central and Murdock Streets.

ENGINEER Baughman Company

OWNER Wesley Medical Center

APPLICATION FILED 10-21-70

SKETCH PLAT FILED 10-21-70

PRELIMINARY FILED 7-6-71

S/D ACTION 7-15-71 defn 60-90 days  
10-5-72 DEFER 60-90 days  
7-5-73 APPROVED PRELIMINARY

FINAL FILED 10-8-73

S/D ACTION 10-18-73 Approved, subj. to cond.

MAPC ACTION 10-25-73 Approved

BCC ACTION 4-30-74 approved

RECORDED 8-7-74

REMARKS \_\_\_\_\_

S/D 70-57 - WESLEY MEDICAL CENTER  
SECOND ADDITION - On the east side  
of ~~the~~ in an area between  
Central and Murdock Streets  
Baughman Company

ACTION

	DATE
S/D COMMITTEE (Resum)	7-15-71
S/D Comm (Prelim) approved	10-5-72
S/D M.A.P.C. Prelim approved subj to conditions	7-15-73
	10-25-73
B.C.C.A. <del>          </del> approve	4-21-74
S/D Comm (final) approved subj to conditions	10-10-73

Map No. 5748  
Sec. No. 14  
Twp. No. 27 S  
Range 1 E

Subdivision Report and Progress  
S/D No.: 70-57

Name: WESLEY MEDICAL CENTER SECOND ADDITION

General Location: On the east side of <sup>Hillside</sup> ~~Bucon~~ and Murdock Streets in an area between Central

Owner: Wesley Medical Center

Address: \_\_\_\_\_

Subdivider: Same c/o Kenneth P. Stewart Phone: \_\_\_\_\_

Address: 340 South Broadway (02) 1030 1st Nat. Bank Bldg

Engineer/Surveyor: Baughman Company Phone: 264-7321

Address: 2522 East Kellogg (11) Phone: 683-7431

Application Received 10-21-70  
Conf. with Applicant 12-23-70  
Sketch Plat Received 10-21-70  
Present Zoning "A" & "BB"  
Proposed Zoning BB?  
Letter of Intent \_\_\_\_\_

FINAL PLAT RECEIVED 10-4-73  
S/D Comm. Action 10-12-73 Approved  
Subj. to Conds.  
Dept. Report on Final 10-19-73  
M.A.P.C. ACTION 10-25-73 Approved  
Dept. Report on Final 10-26-73 Subj. to  
Letter on Irons Received \_\_\_\_\_  
Title/Taxes Rec'd & Reviewed 4-25-74  
Final Review 6-24-74  
Referral to B.C.C. 4-25-74

PREL. PLAT RECEIVED 7-6-71  
\* S/D Comm. Action 7-15-71  
7-5-73 approve  
Dept. Report on Prel. 7-6-74

B.C.C. ACTION 4-30-74

Recorded 8-7-74

TRACING PROGRESS:

Received \_\_\_\_\_  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

Comments:

\* S/D Committee 10.5.72 Defer 60-90 days

Mr. and Mrs. Dick Dilaver  
3422 East 9th 67208  
684-1253

Cont: Keep these names in  
the Wesley Hospital File  
and notify them when  
Final Plat is scheduled for  
hearing.

J.H.S.

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

5  
9-13-74  
WESLEY MEDICAL CENTER SECOND ADDITION was

filed for record on AUGUST 7, 1974

*John Hale*

Register Of Deeds

T9-328

Note: Also notify

Mrs A. H. Naughton  
3402 E. Pine of all  
bearing dates

7-14-83

Wesley Medical Center Second

~~pink sheet~~  
7-5-83 prelim plat hearing + follow-up letter stated that "any relocation or abandonment of utilities necessitated by this plat shall be at the sole expense of the applicant, without cost to the County, City, or any utility company."

R.L. Nicholas, S.W. Bell said that with this statement, he ~~had~~ no objections to the plat.

Same comment on green sheet and in follow-up letter. altho no comment at final plat hearing (except from Gas Service)

Letters in file from Gas Service and KGE dated March '74 saying all OK. Also letters from Arkla + SW Bell.

Mrs. Monetta Sode  
S.W. Bell  
154 N. B. Bldg.  
Room 43

(these notes made for review of St. Francis Hospital street  
system change proposals)

9-1-82

## Paving Costs associated w/ Wesley Medical Center 2<sup>nd</sup> Addition

Oct. 3, 1973 meeting with Wulz, Bruggeman, Linn,  
Lakin, Ken Stewart, several Wesley Hospital  
representations established the following  
paving improvement shares:

~~Wesley Medical Center~~

- A. Vassar-Central intersection including  
signalization : City at large
- B. Vassar from Central to bridge: City 90%  
benefit district 10%
- C. Bridge on Vassar : City at large
- D. Vassar from bridge to Murdock : Wesley 100%
- E. Cul-de-sac on Edgemont : Wesley 100%
- F. Cul-de-sac on Elm : Wesley 100%

October 19, 1973 letter after S/D final plat approval:

- F. # Murdock from Vassar to Hillside shall be  
improved to collector street standards. The  
applicant shall contact the Dept. P.W. and  
Planning relative to applicant's appropriate  
share in the cost of said street improvements. #
- B. # The applicant shall obtain + submit a  
dedication for the r.o.w. for a cul-de-sac on  
Halyske at its intersection with Murdock and  
shall guarantee the paving of said cul-  
de-sac, OR shall provide access control

to Murdock so as not to permit any access points being on a direct alignment with Halyske.

April 24, 1974 letters of credit:

1. Paving Murdock (benefit district share): \$67,050<sup>00</sup>
2. Paving Vassar bridge to Murdock: \$65,000<sup>00</sup>
3. Paving Vassar bridge to Central (b.d. share): \$18,000<sup>00</sup>

Total \$150,050<sup>00</sup>

April 24, 1974 letter of credit:

1. Paving of Halyske cul-de-sac: \$10,000<sup>00</sup>
2. Paving of Elm cul-de-sac: \$12,500<sup>00</sup>
3. Paving of Edgemont Place cul-de-sac: \$10,000<sup>00</sup>

Total \$32,500<sup>00</sup>

September 24, 1974 B.C.C. approved petitions for three paving projects.

Info from City Clerk's office on petition for paving Murdock:  
(Chesney petition; included Halyske cul-de-sac; sq ft. basis for assessments.)

Total project cost: \$87779<sup>71</sup>

Phase I (Murdock; <sup>100% b.d.</sup> 100% benefit district): \$78,102<sup>43</sup>

b.d. included lots on ~~both~~ sides Murdock. City paid \$14,435. Probably for extra street width and intersection of Murdock/Vassar.

Phase II (Halyske cul-de-sac; 100% b.d. (lot 1 W.M.C. 2<sup>nd</sup>)): \$9,677<sup>28</sup>

Over

7-1-82

Paving Costs associated with Wesley Medical Center  
2nd Addition

- 100% Wesley :
1. Cul-de-sac on Edgemont Place
  2. Cul-de-sac on Elm
  3. Cul-de-sac on Halyoke
  4. Vassar from bridge to Murdoch  
(except for Vassar/Pine intersection  
which was paid by City at large)

- 100% City-at-large :
1. Vassar/Central intersection  
including signalization
  2. Bridge on Vassar

- City and benefit district :
1. Vassar from Central  
to bridge (City 25%;  
b.d. 75%)
  2. Murdoch from E.L.  
Hillside to E.L. Vassar  
(b.d. 82%<sup>±</sup> included lots  
on both sides Murdoch;  
City 18%<sup>±</sup> for intersection  
and extra street width)

DRAFT

OK

S/D 70-57 - Preliminary Plat of WESLEY MEDICAL CENTER SECOND ADDITION

*zoning change*

A. On May 13, 1971, the Planning Commission considered a request for change in zoning (Z-1286) by the Wesley Medical Center, from the "A" Two-family District to the "BB" Office District, involving certain properties on the south side of Pine and Edgemont Place between Rutan and Vassar. It was pointed out that considerable "BB" zoning already existed in the area resulting from approval of several zone change requests submitted by Wesley, and it was expected that eventually all of their entire ownership would be replatted and that easements, alleys and some streets would be vacated while other streets may need additional rights-of-way. The Planning Commission recommended that case Z-1286 be approved with the understanding that a plat would be submitted within 90 to 120 days. On June 1, 1971, the Board of City Commissioners approved the change in zoning as recommended.

*tentative prelim.*

B. On July 6, 1971, a "tentative" preliminary plat entitled "Wesley Medical Center Second Addition" was submitted involving all of Wesley's properties not previously replatted as Wesley Medical Center Addition. Subsequently, members of the Planning Commission and staff met with Wesley to review the "tentative" preliminary plat in light of the Medical Center's analysis and background of the past, present and potential future developments which were being guided by their Master Development Plan prepared by their consultants.

*neighborhood meeting/alternates*

C. On the evening of August 4, 1971, a meeting was held at Alcott Elementary School at which property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission were invited to attend. The Planning Department presented maps of the area and reviewed the "tentative" preliminary plat, and also suggested alternate proposals of replatting the area for consideration by Wesley and Sleepy Hollow, Inc.

D. Since the Neighborhood meeting Wesley has considered the design alternates suggested by MAPD along with others, and have corresponded with Sleepy Hollow, Inc. As of September 13, 1972, MAPD has received the appropriate

*Preliminary now submitted which is basically same proposal as TENTATIVE*

Noting  
also

filing fee together with the applicant's proposed "preliminary" plat for Wesley Medical Center Second Addition. This has been scheduled for consideration by the Subdivision Committee on October 5, 1972, and representatives of Sleepy Hollow Inc., Wichita Childrens Home and Alcott Elementary School have been advised of the meeting.

\*WESLEY NEIGHBORHOOD/CITY

E. It is the opinion of the Planning Department that the replatting of the property should consider the needs of Wesley, the concerns of the Sleepy Hollow neighborhood, and the needs of the City or the public as a whole. The preliminary plat as submitted has not sufficiently taken into account all of these factors. Therefore, it is the recommendation of the Planning Department that the preliminary plat be deferred for further study and redesign.

RECOMMEND DEFERRAL FOR FURTHER STUDY AND REDESIGN

F. One major concern is to improve upon the traffic congestion in the area, and to separate to the maximum degree possible the pedestrian and vehicular traffic generated by the Medical Center from that of the neighborhood. Design considerations previously suggested include:

DESIGN ALTERNATES PREVIOUSLY SUGGESTED:

- MURDOCK  
&  
RUTAN
1. Provide perimeter circulation for the Medical Center on the north and east at Murdock and Rutan respectively, with "complete vehicular and pedestrian access control" along the south side of Murdock east of Rutan and along the west side of Vassar. (This proposal conflicts with Wesley's long range plans and its "campus" concept, and the Traffic Engineering Division has advised that the traffic cannot be handled at Rutan and Central because of that location in relation to other uses on Central and the intersection of Hillside and Central.)
  2. Provide the same perimeter circulation and access controls described in #1, except that the circulation on the east skew eastward at Rutan and Edgemont Place along the south side of the park, then back to the south at Vassar and Edgemont Place and extending south to Central. (This proposal also conflicts with the "campus" concept and the two (2) 90 degree turns at Rutan & Edgemont and at Edgemont & Vassar do not make for <sup>an ideal or</sup> a sufficient circulation system.)

MURDOCK  
&  
RUTAN  
&  
VASSAR

MURDOCK  
&  
VASSAR  
with  
CUL-DE-SACS

3 Provide for present alignment of Vassar to extend south across the park to intersect with Central; terminate Pine, Elm and Edgemont in a cul-de-sac east of Vassar to separate the vehicular traffic; and to provide some means of screening and/or fencing along the east side of Vassar to deter parking on neighborhood streets and pedestrian movements from such parking to and from the Medical Center.

(While this proposal provides a sufficient means of separating vehicular traffic, the burden of providing adequate right-of-way to construct the cul-de-sacs must be born by certain properties in the neighborhood not owned by the Wesley Medical Center. This proposal will also inconvenience certain properties adjacent on the east side of Vassar in that some of the residences face west on Vassar and not the east-west streets, ~~that~~ some of these residences have their <sup>only</sup> means of access to garages off of Vassar, and further, because of their being oriented to Vassar precludes providing any effective means of screening and/or fencing to deter employees or visitors from parking on the neighborhood streets.)

MURDOCK  
&  
ACCESS RD.  
&  
VASSAR

4 Provide perimeter circulation on the north at Murdock and on the east by a new, second Vassar or "access road" immediately west and adjacent to the present Vassar Street improvement from Murdock to Elm, and then extending south across the park to Vassar's present alignment between Edgemont and Central. This would need to also include: reconstruction of the intersection at Murdock and Vassar and at Elm and Vassar to separate the two types of vehicular traffic; landscape screening and fencing to separate the access road from Vassar and deter cross pedestrian movements; the access road extension south across the park bridging the drainage and providing a means of pedestrian linkage between the park on the east and west sides of the access road; and, the termination of Edgemont Place east of Vassar in a cul-de-sac.

G. It is the opinion of the Planning Department that during a deferral period, the applicant should pursue a design solution in accordance with that suggested in F.4. above. Considerations should also be given to the following:

*To date the latter alternate appears the best solution & recommend design to that end be pursued in deferral period.*

## OTHER FACTORS TO CONSIDER

VAC. PINE

1. The applicant arranging for the vacation of all of Pine east of Hillside or providing a means of a public turn-around (temporary?).

VAC. ALL OF RUTAN N. OF EDGEMONT

2. The applicant arranging for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place to become effective concurrently with the proposed vacation of Rutan to the north.

VAC. HOLYOKE

3. The applicant arranging for the vacation of Holyoke north of Central which now is proposed to deadend into its property. (retain access easement if necessary)

COORDINATE ST. VAC. W/ DEED & IMPROVEMENTS

4. Coordinate and phase the time contingencies of proposed street vacations with that of street dedications and their improvement together with other required street, drainage and utility improvements, which the applicant will need to guarantee at the time of platting.

WORK W/ PARK DEPT. TO ACCOMP. PLAT

5. The applicant making arrangements with the Park Board for their joining in the plat as necessary to accomplish the vacation of Rutan, dedication of Vassar and providing for a cul-de-sac on Edgemont east of Vassar.

PROPOSE DRAINAGE IMPROVEMENT

6. The applicant needs to propose their method of handling the drainage from the east line of their plat, extending west and southwesterly to the existing concrete box culvert at the southern end of their ownership. (alignment, open/enclosed or combination thereof, bridging, etc.)

FURNISH OWNERSHIP LISTS

7. The applicant furnishing a certified ownership list prepared by an abstract company and listing those properties, owners and addresses of all property adjacent to the balance of the block for any street proposed to be dead-ended.

## **Sleepy Hollow, Inc.**

SEPTEMBER 1973

3740 Sleepy Hollow  
Wichita, Kansas 67208

Submitted herewith is a percentage analysis of the replies received to a questionnaire that was given distribution through the Sleepy Hollow area. This survey was conducted by volunteers in an effort to get some indication of area residents concerning:

- (1) Attitude toward neighborhood planning
- (2) Attitude toward preservation of the open spaces and aesthetic values in the area
- (3) Understanding of Wesley Medical Center building programs for the area

The survey was conducted in an area bounded by Hillside on the West; Bluff on the East; Central on the South and Ninth Street on the North. Within this immediate area are approximately 300 homes. This does not include the apartment house complexes. In general, apartment occupants were not surveyed.

140 individual surveys are tabulated. In all cases the percentage figure is based on the total number of people who applied to that particular question.

On some occasions statements have been made indicating that "those speaking for the Sleepy Hollow, Inc., do not speak for the general attitude of the total neighborhood." This survey was taken to find indications of neighborhood concerns and bring them in focus.

The replies of those people indicating they were associated with the Wesley Hospital are included in the total 140 respondents. However, these 17 respondents and their percentage answers are also shown separately. It was the desire of those making the survey to secure a fair representation of Wesley Employee input into survey answers. According to best information we have, there are between 30 and 40 employees within the area bounded by the survey. With 17 being incorporated in the survey, this is a very fair percentile (about 50%) for input purposes. It must be noted that when the Wesley Hospital published a "house report" giving a frozen stand on various questions, with signed statements accompanying same by their employees, those making the survey were instructed to discontinue contacting Wesley employees. It was felt that subsequent replies would only be a reflection of the house established line and not that of the individual. The 17 replies tabulated in this survey and shown in the left hand column were received from Wesley Hospital employees before the house reply to the survey was issued to them. On that basis, we feel that their answers are reasonably accurate and indicate a true expression of their opinions.

Special attention is also called to the section of this report headed "REMARKS". Note that as the surveyor contacted individuals in the neighborhood, comments concerning environment, aesthetic values, apartment house problems, traffic, and other general neighborhood concerns were reflected along with statements concerning Wesley Medical Center.

Because many agencies and organizations of government are constantly desiring citizen "input", we believe the factors revealed in this survey and the remarks made by the citizens can prove to be beneficial to many areas of government. They are an indication of the goals, ambitions and desires of one specific area of the community. We are certain that should we have had the funding to do so, we could have produced a far more structured, and probably more academic survey than the one used on this occasion. However, based on the advice of several who are quite knowledgeable in the survey field, we do believe this survey offers a true, reasonable and fair reflection of neighborhood attitude.

Any responsible group desiring to examine the survey may do so. However, the confidentiality of those people who voluntarily signed their names to the survey will not be violated.

QUESTION	GENERAL Response	WESLEY MEDICAL Employees Only
(1) How long have you been a resident of this area?	AVERAGE	AVERAGE
	13.8 yrs	6.7 yrs.
(2) Do you own or rent?	OWN	70%
	RENT	25%
(3) Are you or any members of your immediate family employed by Wesley Hospital?	YES	100% (17 replies)
	NO	80%
(4) Do you feel you have a reasonable knowledge of the hospital's long range plans?	YES	61%
	NO	19%
(5) Are you concerned over the possibility of hospital encroachment on the neighborhood?	YES	38%
	NO	62%
	No Opinion	6%
(6) How would you rate Wesley Hospital's Management concern over any effects their expansion plans might have over total Sleepy Hollow area and its welfare?	Hospital Concern	32%
	Hospital Indifferent	18%
	Partially Concerned	50%
(7) Under present conditions has the hospital generated traffic and/or parking problems that have caused you any inconvenience?	Some	37%
	None	56%
	Very Much	7%

(8) Do you believe the hospital is entitled to conduct any expansion activity it so desires without showing concern for their effect on the total neighborhood?			
	Should have free reign	2%	NONE
	Should be required to show concern	98%	100%
(9) Do you feel that uncontrolled hospital expansion could reduce neighborhood values?			
	YES	82%	50%
	Don't Know	9%	8%
	No	9%	42%
(10) Are you concerned about the traffic being created around the area of your home by hospital personnel and visitors?			
	YES	61%	31%
	Never Noticed	8%	7%
	NO	31%	61%
(11) Do you feel parking is becoming more critical on your street because of hospital personnel and/or visitors?			
	YES	34%	31%
	NO	66%	69%
(12) Do you have any concern over possible destruction of the aesthetic values of the area because the hospital is acquiring too much of the total land area?			
	YES	69%	40%
	No Opinion	11%	---
	NO	20%	60%
(13) Do you believe it unreasonable or unfair to the hospital for residents of the Sleepy Hollow area to ask for an accounting of their plans as they might or might not affect the area?			
	Not Unreasonable	97%	100%
	No Opinion	1%	---
	Unreasonable	2%	---
(14) Do you feel that you have a reasonable understanding of the long range plans the hospital has for this area?			
	Have Understanding	34%	75%
	No Understanding	66%	25%
(15) Do you believe the presence of hospital enhances the value of your property?			
	YES	19%	50%
	NO	81%	50%

(16) Do you have any concern for maintaining the Sleepy Hollow area with a park and open space atmosphere?

Very Much	73%	62%
Some	20%	31%
Little	3%	7%
No Concern	4%	---

(17) Do you feel Wesley Hospital has a responsibility to furnish employees and visitor parking space without additional destruction of homes in this area?

YES	84%	66%
No Opinion	8%	8%
NO	8%	26%

(18) Have you had any direct communications from Wesley Hospital officials telling you of their projected plans for expansion?

YES	22%	68%
NONE	78%	32%

(19) Should the neighborhood be on the alert for any encroachment of high-rise apartments and other potential detrimental effects to the Sleepy Hollow residential neighborhood?

YES	82%	56%
No Opinion	9%	31%
NO	9%	15%

(20) From a public relations standpoint, how would you rate the hospital's program to keep you informed and solicit your understanding cooperation for their projects?

Good PR	14%	53%
Only Fair	25%	20%
Poor PR	61%	27%

(21) Are you considering the sale of your home in the near future?

YES	6%	---
NO	94%	(8) answered NO. . .

(22) If "YES", is the change or possible change in the neighborhood complexion influencing your decision to sell?

YES	13%	1 answered NO
NO	87%	4 answered NO

(23) Do you consider your present home as a permanent residence?

YES	78%	70%
NO	22%	30%

(24) If you are renting, would you consider purchasing a home in this area under present circumstances?

YES	15%	75%
NO	19%	
Don't Know	11%	

(16) Do you have any concern for maintaining the Sleepy Hollow area with a park and open space atmosphere?

Very Much	73%	62%
Some	20%	31%
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No Concern	4%	---

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YES	15%	75%
NO	19%	
Don't Know	11%	

(25) Are you interested in becoming involved in a neighborhood group that concerns itself with the total Sleepy Hollow area development and growth?

-5-

YES

32%

75%

REMARKS

As an indication of neighborhood concern in many areas, we are reproducing herewith those remarks that were attached to the surveys by interested parties.

APARTMENT HOUSE PROBLEMS:

"Lack of maintenance. Apartment Complex at Elm and Roosevelt makes for neighborhood eyesore, especially on Roosevelt side where open garage is complete shambles."

APARTMENT HOUSE:

"Apartment at Elm and Roosevelt (especially garage) should be repaired or tore down."

APARTMENT PROBLEM:

"Steady deterioration of apartments at ELM and Roosevelt means a neighborhood eyesore. Garage facing on Roosevelt is not only unsightly but to some extent a hazard. Kids climbing pole and on top of roof and so forth. Perhaps central inspection should survey it for possible violation of building codes."

APARTMENT PROBLEM:

"Something should be done to fix up the apartments at Elm and Roosevelt."

WESLEY-NEIGHBORHOOD GOALS CONFLICT:

"I feel that Wesley's primary responsibility is to do whatever they deem best to continue to get bigger and better regardless of the consequences to a relatively small number of homeowners. Our responsibility and concern should be to use any means possible to prevent loss of value to our property or destruction of our neighborhood. Unfortunately, the two goals are probably in direct conflict and we will eventually lose - back."

STREET PROBLEMS:

"For your information the street repair project is under design at present. The letting will probably be late fall. There have been some delays in getting the city engineering department to work on the project because of a very heavy work load and an influx of development projects whose developer forks over the cash for bond money."

APPRECIATIVE:

"I appreciate all the work Sleepy Hollow, Inc., has done. We have no one else to represent us."

WANTS PLANS:

"We are interested and concerned about the Wesley Hospital expansion program, but hesitate to answer these questions without knowing something about their immediate plans. It seems as if some of the questions are slanted and almost loaded. It would be good for all if plans were made available. It seems unlikely that good attractive buildings and controlled traffic could depreciate property."

CITY RESPONSIBILITY IN SLEEPY HOLLOW:

"I think the City could improve Sleepy Hollow by better maintenance of the park area between Rutan and Roosevelt, ie., planting grass and keeping it mowed and so forth."

NOT ACQUAINTED WITH PROBLEMS:

"We have only lived here for four weeks and have not become acquainted very much with the neighborhood."

PARKING:

"I believe that Wesley at one time planned and pigeon holed highrise parking which should be encouraged for both residence employees, patients, and relatives."

NEEDS MORE INFORMATION:

"We moved here in June. I need to know more."

LOYAL TO WESLEY:

"You may or may not know that my husband was privileged to be on the staff of Wesley Medical Center a good many years. Hospitals have to be located somewhere. I personally would not wish to live in Wichita without hospitals. I have a great feeling of loyalty to Wesley Medical Center. Mr. Lansdown has assured me they have no plans to go east of Vassar. The expansion is needed will be north to Murdock to west of Hillside.

"If Wesley should every reed my home, while I would regret it after living there 21 years, I would still feel my own personal loss is a small matter compared to the overall good that Wesley brings to the entire city of Wichita."

VALUES OF HOMES:

"Since I am not in "Sleepy Hollow" proper and Wesley has long since destroyed the aesthetic and cash value of the homes in this block, I have only hope to receive value for a home as for the block to be zoned so that doctors offices can go in. If Wesley should have to increase their area I feel they should go north into the older homes which are now deteriorating because of the hospital - rather than further destroy the Sleepy Hollow area."

TRAFFIC LIGHTS:

"Tie in the crosswalk lights on the west side of Wesley Hospital to the traffic light at Hillside and Central to allow pedestrian crossings only when the light is green for Central traffic."

INTERESTED IN SLEEPY HOLLOW, INC.:

"We are interested in doing what we can, however, we both teach and our time is somewhat limited. Please call some evening."

HOSPITAL SIZE:

"Wesley Hospital is already too big, other parts of Wichita are in need of hospitals"

ASPHALT CITY:

"There are enough unattractive blocks in the Hillside-Rutan-Holyoke area for expansion without encroaching on the parklike area of Sleepy Hollow area. I am tired of city's (and its facilities) ruining trees, neighborhoods - we are on our way to a giant concrete asphalt city."

PLANS:

"Have seen their "public" plans - still don't know definite plans."

PARKING GARAGE:

"I would like to see a several floored building put up for parking rather than block after block of housing going down for parking."

"Unless more parking is provided to replace lot south of Murdock, between Hillside and Putan, for a new highrise building that is going to be built, they will add to parking shortage. I believe large sums of money have been made from real estate and building the Wesley Hospital at the expense of property owners. There is not now nor never was enough parking space furnished - employees park on the street west, east, north everyday - I can prove it."

TRAFFIC:

"The hospital traffic and complexion concerns me, but we do like the area and have bought our daughter a home at 923 North Vassar, hoping to, "help" keep the area a nice place to live. Small help, perhaps, but still -"

AREA CHANGED:

"This area use to be the apple of my eye and seemed to be the perfect neighborhood, for living among friends and bringing up children. Things have changed, physically, in this area and I would like to help maintain what is left and restore what has been taken away."

PARKING:

"I feel that at some future date employees and visitors will be parking in our block and I sure don't want that. Some people use this street as if it were a race track, after midnight."

WITH THEM:

"In my opinion if Wesley had not undertaken its present expansion program the shopping area at Central and Hillside would have deteriorated much as Hillside and 13th and gone permanently black. The extra traffic they are causing has caused merchants to improve and remain in their present facilities. Most of the houses that Wesley has torn down or moved were in bad condition and would have probably been bought by black people. Since Wesley is there and they are developing a \_\_\_\_\_ family, we should work with them rather than fight them."

TOO LATE:

"It's a little late to try and stop or slow Wesley expansion. I believe Wesley has the full backing of the city and also the people here in Wichita as a whole."

STREET PROBLEMS:

"I still can't see the feasibility of using Vassar for Wesley's main entrance especially with Hillside being widened in the near future."

HOSPITAL BAD INFLUENCE:

"My husband and I feel that any further development of Wesley Hospital would be destructive of this neighborhood. We know of plans for apartments to be built in a few years. We really see the hospital as a bad influence to the neighborhood."

TRAFFIC LIGHT:

"Put a four-way stop at Murdock and Yale to restrict north, south WSU traffic. Cars are highballing on Yale - not Wesley people either."

CAN'T UNDERSTAND CONCERN:

"Since the hospital does not have a right of eminent domain I can't understand the concern of the Sleepy Hollow neighborhood residences. If you are banded together and don't want to sell, don't. If you do, ask for premium price."

WESLEY PROBABLY INCREASE PROPERTY VALUE:

"The well planned growth and landscaping and future plans by Wesley for a multi-level parking garage for visitors and all employees indicate a Wesley expansion that will probably increase or enhance property values in this area."

ENTIRE AREA IMPROVED:

"When I remember the type and condition of the houses that Wesley has purchased - many were in disrepair - the entire area has been improved. Wesley with its landscaping has certainly been an addition in this respect and will continue to do so. With the hospital plans for parking there should be no street parking problems in the future."

HOSPITAL NEVER IN CONTACT WITH US:

"To my knowledge the hospital has never been in contact with us as to inform us of any long range plans. I strongly feel it is their responsibility to keep the entire area informed on all of their future plans."

PROTECT THEIR PROPERTY:

"I think Sleepy Hollow area is a beautiful area for homes and the people should protect the beauty and the area of their homes. I believe there is a better way of solving the parking-visitor and personnel problem of Wesley Hospital. I believe Wesley Hospital is becoming an excellent teaching hospital as well as a good hospital for the protection of us who may and often do have a health problem. I also think we should protect our property and beautify it."

QUESTIONNAIRE BIASED:

"I strongly feel the questionnaire is negatively biased in presentation and solicitation of subject matter to the degree of making it inaccurate as far as assemblation of information is concerned. A great lack of knowledge of today's restrictions on the expansion and building and the health care field is exhibited by the maker of the questionnaire, not to mention the possibility of health maintenance organizations and other closely related \_\_\_\_\_ in the field of health care that need to be considered before asking questions regarding the "mutual plans" of a health facility."

REASONABLE VOICE AGAINST RUNAWAY PROGRESS:

"Good luck - you have a big money making institution to buck. But the area still has concerned intelligent residents who is working as a group are still able to lift a reasonable voice against runaway progress. The Sleepy Hollow area is one of the very few in this town which is aesthetically pleasing and it is worth your fight against the pink precast giant."

HISTORY OF ARROGANCE:

"I believe Wesley has a history of ARROGANT attitude toward the neighborhood. They have practiced spot zoning to control land, request zoning permits without definite commitment and in general taken a poor attitude toward the community. They should be made accountable for their actions and the results of their expansion will have on a fine neighborhood."

NOT URBAN RENEWAL AREA:

"28 years ago when we bought our home here we were impressed with the beautiful settings and lack of traffic. A few years later our children were in Alcott, we found a most warm, friendly feeling among parents and teachers. Teachers have said to us, they had never taught in a school where there was so much wonderful cooperation between parents and teachers. I dare say in most of this city people don't know who lives in their block and hardly the names of the people next door. But we know our neighbors and we care about each other. That's what makes this such a wonderful place in which to live. We are NOT an urban renewal area as Mr. House has inferred in some of his talks."

TRAFFIC IS A PROBLEM:

"Present traffic patterns make accessibility to this area very difficult particularly during the shift change which occurs at the same time as school is letting out."

October 1, 1974

Ralph C. Eberly, City Clerk

Jack H. Galbraith, Chief Planner

S/D 70-57 - Wesley Medical Center Second  
Addition, release of Irrevocable Letter of  
Credit guarantees.

The above referred to plat was approved by the Metropolitan Area Planning Commission on October 25, 1973, and by the Board of City Commissioners on April 30, 1974, subject to several conditions. Among these conditions of plat approval were requirements for paving of cul-de-sacs on Holyoke, Elm and Edgemont Place, the installation of sidewalks adjacent to Edgemont Place, Rutan Avenue, Vassar and Central, and paving of Murdock and Vassar. The applicant, Wesley Medical Center, submitted three irrevocable letters of credit, all drawn on the First National Bank and for the following amounts: 1) letter of credit number C-307 in the amount of \$32,500 for paving of cul-de-sac; 2) letter of credit number C-308, in the amount of \$8,210, for sidewalks; and 3) letter of credit number C-309, in the amount of \$150,050 for street paving.

Our office has been advised by the City Engineer's office that petitions replacing the above named letters of credit have been submitted and were approved by the Board of City Commissioners on September 24, 1974 and therefore, the original letters of credit may be released.

Your office is holding said letters of credit and they may now be released at request from the applicant. It is our understanding that release of the letters of credit requires no formal action by the governing body.

If you have any questions concerning this matter, please call.

JHG:CLN:rme

THE CITY OF WICHITA  
OFFICE OF ENGINEERING

DATE September 30, 1974



TO Curtis Newby - Planning  
FROM Darrell R. Brewer, Right-of-Way and Estimating Engineer  
SUBJECT Wesley Medical Center 2nd Addition

Please be advised that the City Commission approved the petitions in connection with subject plat on September 24, 1974.

The following letters of credit may be released:

C-307 for \$32,500 for Cul-de-sacs  
C-308 for 8,210 for sidewalk  
C-309 for 150,050 for Murdock & Vassar

All of the aforementioned letters of credit are in connection with platting requirements.

DRB

/tn

*Cost File*

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET  
POST OFFICE BOX 997  
WICHITA, KANSAS 67201  
(316) 267-7361

HOWARD T. FLEESON  
1899-1957

HOMER V. GOOING  
RETIRED

HUGO T. WEDELL  
COUNSEL

WAYNE COULSON  
PAUL R. KITCH  
DALE H. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORMHOUDT  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
JOHN E. MATSON  
THOMAS D. KITCH  
J. ERIC ENGSTROM  
MICHAEL JENNINGS  
LARRY W. WALL

August 7, 1974

Mr. Kenneth Stewart  
Attorney at Law  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Re: Construction of Cul-de-Sacs  
by Wesley Hospital

Dear Ken:

I have in my possession a copy of the transcript of the  
Wichita City Commission held on April 30, 1974, concerning  
the approval of the Wesley Medical Center Second Addition  
Plat. My examination of this transcript indicates that  
Wesley agreed to arrange for the construction of the  
cul-de-sacs on the perimeter of its property prior to the  
construction of the office building and the parking garage.  
Could you please give us a status report on this matter?

Very truly yours,  
FLEESON, GOOING, COULSON & KITCH

*By Thomas D. Kitch*

TDK:ss  
cc: Bob Lakin

*Should probably be built at time of Fleeson construction.*



U N D E R T A K I N G

THIS UNDERTAKING is made and agreed by THE WESLEY MEDICAL CENTER, a Kansas corporation, to the CITY OF WICHITA, KANSAS, this 24 day of April, 1974,

W I T N E S S E T H: That,

WHEREAS, the present Code of the City of Wichita in effect October 24, 1973, and the rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals and the Traffic Commission, as then interpreted, require off-street parking for The Wesley Medical Center premises in the amount of 300 spaces and for a proposed professional office building (October 24, 1973) in the amount of 448 spaces as shown by Exhibit "A", being a projection of the requirements for the then-proposed professional office building and a hospital complex of 750 beds with 750 employees in the largest working shift in a 24-hour period; and

WHEREAS, future plans of The Wesley Medical Center, as reported October 24, 1973, contemplated "the construction of a parking garage containing not less than 750 spaces to be located East of Hillside and North of Pine and to be constructed insofar as The Medical Center was able to coordinate concurrently with the planned construction of a professional office building by private physicians" briefly described as follows:

One below ground level devoted to Wesley Clinic purposes;

One below ground level (shell) designated for future hospital services;

One ground level for leased space relating to doctors' offices;

Seven above ground levels occupied by doctors' offices;

and,

WHEREAS, in connection with BZA 23-73 a request for variance was approved; and

WHEREAS, The Wesley Medical Center, to accomodate its needs for a professional office building and to assure adequate parking therefor, has undertaken that:

1. The parking garage is to provide a minimum of 750 parking spaces and a minimum total of 1700 spaces is to be provided for the Wesley Hospital complex and medical office building.
2. The medical office building and the parking garage are to be built concurrently;

and,

WHEREAS, The Wesley Medical Center affirms and it is acknowledged by virtue hereof, that said commitment of parking spaces has been computed for a professional office building of eight floors above ground and two floors below ground and in accordance with the requirements of the Zoning Code and the Rules and Regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission, in effect and as interpreted October 24, 1973.

NOW, THEREFORE, The Wesley Medical Center does hereby undertake and agree to construct a parking garage containing not less than 750 parking spaces which, together with other off-street parking and on-street parking spaces within the Wesley complex will comprise a minimum total of 1,700 spaces to accommodate the Wesley Medical Center premises; SUBJECT, HOWEVER, to the continued interpretation after October 24, 1973 of the Zoning Code, the Rules and Regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect for said same date, which provide a computation of 1,700 parking spaces including both on-street and off-street spaces within the Wesley complex as follows:

PARKING:

Present parking on-site, off street	1142	
Present parking, on-site, on adjacent streets	<u>107</u>	1249
Reduced by improvements:		
Loss of parking by reconstruction of Murdock and Vassar	(55)	
Parking garage and office building site	(334)	
Hillside widening	<u>(60)</u>	<u>(449)</u>
Future parking, on-site, off-street (North of Pine, between Rutan and Vassar)	150	800
Future parking, parking garage	<u>750</u>	<u>900</u>
NET GUARANTEED SPACES AFTER CONSTRUCTION		1,700

It is specifically understood that a determination of substantial compliance herewith shall be made in accordance with the zoning code and the rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect and as interpreted October 24, 1973, and in accordance with the total requirement of off-street parking for a professional office building comparable in size with the professional office building depicted under Exhibit "A" and as above described.

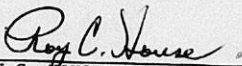
In the event of any deficiency in the number of 1,700 total spaces after adjustment --

- (1) for changes in zoning code and rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect and as interpreted October 24, 1973, which restrict the use of land for on-street parking purposes; and
- (2) for reduction in spaces attributable to a professional office building smaller in size than is depicted under Exhibit "A" and as above described in the second "WHEREAS" clause,

then The Wesley Medical Center shall have a reasonable time within which to comply.

It is finally undertaken by The Wesley Medical Center that this undertaking shall become null and void upon satisfactory substantial compliance with the commitment hereunder as adjusted, when mutually determined by The Wesley Medical Center and the Metropolitan Area Planning Department of the City of Wichita, Kansas, it being nevertheless recognized that The Wesley Medical Center shall be subject to public requirements for off-street parking in the same manner as other users and developers of land for similar purposes in accordance with the zoning code and rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals and the Traffic Commission consistently applied from time to time.

The Wesley Medical Center

By   
ROY C. HOUSE, President and Chief  
Executive Officer

WITNESS:



October 23, 1973

Office Bldg.

PARKING SPACES

OLD CODE

	1 per 500 s.f.	1 per M.D.	2 Employee per M.D.	Total
Floor 8	22	10	20	= 52
7	22	10	20	= 52
6	22	10	20	= 52
5	22	10	20	= 52
4	22	10	20	= 52
3	22	10	20	= 52
2	22	10	20	= 52
1	32	0	0	= 32
B	22	10	20	= 52
A	0	0	0	= 0
				<u>448</u>

1 per 500 s.f.  $\frac{22}{500/11,000}$   
 1 per doctor  
 2 per employee  $\frac{32}{250/7500}$   
 1 per 250 s.f.

HOSPITAL

1 per 5 beds      750 = 150  
 1 per 5 employees  
 (main shift)      750 = 150  
                                       300

Total 748

*J. Carter*

CONSENT AND RATIFICATION OF PLAT

WHEREAS, THE WESLEY MEDICAL CENTER, as owner, has platted the following described property, to-wit:

Lots 1 through 24, odd and even inclusive and Lots 84 through 93, odd and even inclusive on Highland, now Murdock Avenue;

Lots 34 through 56, odd and even inclusive, and Lots 94 through 103, odd and even inclusive, and Lots 57 and 58 and Lots 104 through 114, odd and even inclusive on Plumb, now Pine Street;

Lots 115 through 127, odd and even inclusive on Ingalls, now Elm Street, together with Reserve D and the North 90 feet of Reserve B, all as platted in Nob Hill Addition to Wichita, Kansas, including appropriate portions of vacated alleys lying within or adjacent, indicated on this plat as Lot 1.

Also a replat of the north 70 feet of Lots 44-45-46 and 47, all of Lots 48 through 54, odd and even inclusive, and Lots 1-2-3-4, portions of Cook, now Edgemont Avenue, vacated alley and Addison Street, all as platted in Blazers Addition to Wichita, Kansas.

Part of Reserve A, Nob Hill Addition to Wichita, Kansas and a tract in the SW/4 of Section 14, Township 27 South, Range 1 East, more particularly described as follows:

BEGINNING at a point 155 feet east and 40 feet north of the Southwest corner of the SW/4 of Section 14, Township 27 South, Range 1 East; thence north parallel with the west line of said SW/4 250 feet; thence east parallel with the south line of said quarter section, 175 feet; thence north parallel with the west line of said quarter section, 77.75 feet; thence east parallel with the south line of said quarter section, 120.02 feet; thence with an angle to the left of 41° 16' a distance of 168.47 feet; thence with an angle to the right of 41° 17' a distance of 60.8 feet to the point on the west line of Rutan Avenue and the Southeast corner of Lot 1, Wesley Medical Center Addition, Wichita, Kansas; thence south 211.1 feet to a point 70 feet south of the Northeast corner of the west 9.16 feet of lot 44, Blazers Addition; thence west parallel with the south line of said quarter section,

84.16 feet; thence south parallel with the west line of said quarter section, 78.875 feet to the center of vacated alley; thence west 75 feet; thence south along the east line of Lot 4 in said Blazer Addition, 148.875 feet to the Southeast corner thereof; thence west 322.84 feet to the point of beginning, and indicated on this plat as Lot 2.

Also a replat of Lots 32 through 37, odd and even, inclusive, on Cook, now Edgemont Place, together with the north one-half of vacated alley adjacent on the south, and the north 100 feet of Lots 38-39-40 and 41 and the east 5.84 feet of the north 100 feet of Lot 42, all in Blazers Addition to Wichita, Kansas, and indicated on this plat as Lot 3.

WHEREAS, the undersigned exercise an ownership interest in and to certain portions of said real estate as evidenced by mortgages of record in the office of the Register of Deeds of Sedgwick County, Kansas, as hereinafter indicated; and

WHEREAS, the undersigned, as mortgagee, desires to consent, approve, ratify and confirm said plat of the above-described real estate.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, the undersigned do hereby consent, approve, ratify and confirm the platting of the above-described real estate as

WESLEY MEDICAL CENTER SECOND ADDITION,  
Wichita, Kansas,

it being understood that said consent and ratification is necessary under and by virtue of their limited ownership interest in and to portions of the above-described real estate as indicated hereinafter.

Executed in multiple copies as necessary and convenient for the parties to accomplish the purposes and intentions hereof this 29~~th~~ day of MAY, 1974.

METROPOLITAN LIFE INSURANCE COMPANY

BY J. Hogan *J. Hogan* Vice-President *Don*

ATTEST:

J. Corrigan  
J. Corrigan Assistant Secretary



CONSENT AND RATIFICATION OF PLAT

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84.16 feet; thence south parallel with the west line of said quarter section, 78.875 feet to the center of vacated alley; thence west 75 feet; thence south along the east line of Lot 4 in said Blazer Addition, 148.875 feet to the Southeast corner thereof; thence west 322.84 feet to the point of beginning, and indicated on this plat as Lot 2.

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WHEREAS, the undersigned exercise an ownership interest in and to certain portions of said real estate as evidenced by mortgages of record in the office of the Register of Deeds of Sedgwick County, Kansas, as hereinafter indicated; and

WHEREAS, the undersigned, as mortgagee, desires to consent, approve, ratify and confirm said plat of the above-described real estate.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby expressly acknowledged, the undersigned do hereby consent, approve, ratify and confirm the platting of the above-described real estate as

WESLEY MEDICAL CENTER SECOND ADDITION,  
Wichita, Kansas,

it being understood that said consent and ratification is necessary under and by virtue of their limited ownership interest in and to portions of the above-described real estate as indicated hereinafter.

Executed in multiple copies as necessary and convenient for the parties to accomplish the purposes and intentions hereof this 21<sup>st</sup> day of MAY, 1974.

Carl K. Graham  
CARL K. GRAHAM

Allene E. Graham  
ALLENE E. GRAHAM

STATE OF ARKANSAS ]  
COUNTY OF Carroll ]

SS:

BE IT REMEMBERED, That on this <sup>5<sup>th</sup></sup>21 day of May, 1974, before me, a Notary Public in and for the county and state aforesaid, came CARL K. GRAHAM and ALLENE E. GRAHAM, husband and wife, to me personally known to be the same persons who executed the within and foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Carl P. Wafford  
NOTARY PUBLIC

My commission expires:

June 10, 1975

CONTINGENT DEDICATION

WHEREAS, The Wesley Medical Center, a corporation, is the owner of Lot 1, Wesley Medical Center Second Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, the City of Wichita is requesting that a portion of said property be dedicated to the public for street right-of-way purposes; and

WHEREAS, at the present time the said portion of property sought to be dedicated is occupied by a portion of building improvements with the balance of said building improvements located on other property of owner; and

WHEREAS, it is the intention of the owners to dedicate to the public the said requested portion of said property for street purposes but to be effective only in the event of a substantial destruction, total destruction or removal of the existing improvements now located thereon consisting of building improvements.

NOW, THEREFORE, the said THE WESLEY MEDICAL CENTER, being the legal owners of the above-described property, to-wit:

Lot 1, WESLEY MEDICAL CENTER SECOND ADDITION  
to Wichita, Sedgwick County, Kansas,

does hereby dedicate to the public for street purposes, the following described property, to-wit:

Part of Lot 1, WESLEY MEDICAL CENTER SECOND  
ADDITION, Wichita, Kansas, described as:

BEGINNING 16.5 feet North of the southeast corner of said Lot 1; thence North along the East line of said lot, 36.5 feet; thence East 6.5 feet; thence South 36.5 feet; thence West 6.5 feet to the place of beginning,

but the right of the public and the City of Wichita to use, maintain, excavate, fill, pave or install utilities or to make similar use of said property shall not occur so long as the present facilities located on said property being dedicated shall remain and be used in the manner in which it is now being used and said dedication shall not become effective until there is a substantial or total destruction or damage to said improvements as hereinabove set forth.

It is the intent of the grantor herein that this shall be a covenant running with the land and shall be binding upon the heirs, assigns and successors and upon all subsequent owners of any part or parcel of said property covered by this dedication.

EXECUTED at Wichita, Kansas, this 29<sup>th</sup> day of May, 1974.

ATTEST: THE WESLEY MEDICAL CENTER

By: [Signature]  
A. B. Davis, Jr.  
Assistant Secretary

BY: [Signature]

STATE OF KANSAS            ]  
                                  ]  
SEDGWICK COUNTY         ]       SS:

BE IT REMEMBERED, That on this 29<sup>th</sup> day of May, 1974, before me, a Notary Public in and for the county and state aforesaid, came [Signature] of THE WESLEY MEDICAL CENTER, to me personally known to be the same person who executed the within and foregoing instrument and duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

[Signature]  
NOTARY PUBLIC

My commission expires:

Sept. 29, 1976



July 16, 1974

Elmer Karstenson, Administrative Assistant

Curtis L. Newby, Junior Planner

S/D 70-57 - Wesley Medical Center Second Addition

As you will recall, on April 30, 1974 the above referred to plat was considered by the Board of City Commissioners and approved subject to several conditions. One of these conditions was that the applicant submit a contingent dedication for a portion of the street right-of-way being dedicated on the plat for Vassar Avenue.

Attached herewith is the properly executed contingent dedication which should be placed on the Manager's Agenda for formal acceptance by the Board of City Commissioners. If you have any questions concerning this matter, please call.

CLN:rme  
Attachment

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

June 18, 1974

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

Mr. Curtis Newby  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Second  
Addition Plat - Our File W-64

Dear Mr. Newby:

We now deliver the Contingent Dedication for street purposes of the land now occupied by the building encroachment in Vassar Avenue.

We have also secured the necessary Consent and Ratification of Plat by the two remaining mortgagees of a portion of the premises subjected to the Wesley Medical Center Second Addition. The original Consent and Ratification of Plat is included for Carl K. Graham and Allene E. Graham, who are the assignees of the mortgage from John L. McMichael and June H. McMichael to the Fidelity Investment Company recorded in Book 1247, Page 286, shown by my Opinion Requirement Seven.

Likewise, a Consent and Ratification of Plat is enclosed for the mortgage shown at Requirement One, Gerald T. Landon, et ux, to the Fidelity Investment Company, recorded in Book 1512, Page 549, and assigned to Metropolitan Life Insurance Company.

The use of the separate Consent and Ratification of Plat was orally approved by Mr. Hub Kuhn. My file does not reflect that a copy of this instrument has gone to him so that you might get written confirmation of the form, so I am sending him a copy of this letter, together with xerox copies of the Consent involved in both instances.

Mr. Curtis Newby

June 18, 1974  
Page . . . 2

After you have had an opportunity to look over these additional instruments, please give me a call to see if we have everything necessary so that the plat can be recorded. I would appreciate a call before it is recorded. Thanks very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:bdr

Enclosures

cc: Mr. H. R. Kuhn  
Mr. Roy C. House

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

May 29, 1974

Mr. Curtis Newby  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Second Addition Plat

Dear Mr. Newby:

Enclosed is the Undertaking of The Wesley Medical Center concerning off-street parking, duly witnessed as requested.

The Contingent Dedication will be forthcoming shortly.

Very truly yours,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:cpf  
Enclosure



JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

May 20, 1974

*JD*  
PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

Mr. Dean Sellers  
City Engineer  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center Second  
Addition Plat

Dear Dean:

When you have the description worked up for the additional easement for drainage across the east one-half of vacated Rutan at Edgemont Place, please let me know so that we can secure execution of the necessary drainage easement. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth R. Stewart*

KPS:cpf

cc: Mr. M. S. Mitchell  
Mr. Roy C. House  
Metropolitan Area Planning Department



LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

May 20, 1974

Mr. William Otten  
Wichita Water Department  
City of Wichita  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition  
Plat -- Our File No. W-64  
V-0686 -- Vacation of a portion of  
Pine Street

Dear Mr. Otten:

In response to your request at the Subdivision Committee meeting on Thursday, May 16, I would propose to amend the description contained in the water easement for Pine Street as vacated by the plat so that the description reads as follows:

TRACT I.

All that part of Pine Street as being vacated in Wesley Medical Center Second Addition, Wichita, Kansas, lying between the east line of Rutan Avenue and the west line of Lot 1, Wesley Medical Center Second Addition, Wichita, Kansas.

TRACT II:

All that part of Pine Street in NOB HILL ADDITION to Wichita, Sedgwick County, Kansas, lying immediately west of Tract I, EXCEPT the West 46 feet thereof owned by the City of Wichita, Kansas.

Mr. William Otten

May 20, 1974

Page . . . 2

Said easement to become effective January 1,  
1975.

I would further amend the easement previously forwarded respecting the part of Pine Street lying east of the east line of Rutan Avenue and that part of Elm lying between the east line of Rutan and the east line of Lot 1, Wesley Medical Center Second Addition, so that they reflect an effective date of January 1, 1975.

If these suggestions will meet your requirements, please advise so that I can make alterations in the original instruments and secure confirmation of execution by the Wesley Medical Center.

Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*

KPS:cpf

cc: Metropolitan Area Planning Department

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

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JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

May 20, 1974

264-7321  
AREA CODE 316

Mr. Jack H. Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: The Wesley Medical Center Second  
Addition Plat -- Our File No. W-64

Dear Jack:

I am sending a copy of my letter to Bob Lakin of April 24 which indicates enclosure on page 2 of the Undertaking. I am also enclosing a Xerox copy of the original Undertaking as executed. We do not have the original in our files and I do believe that it accompanied the letter to Bob. However, if you do not locate it, please let me know and I will secure an additional copy originally executed.

Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Ken Stewart*

KPS:cpf  
Enclosures



U N D E R T A K I N G

THIS UNDERTAKING is made and agreed by THE WESLEY MEDICAL CENTER, a Kansas corporation, to the CITY OF WICHITA, KANSAS, this 24 day of April, 1974,

W I T N E S S E T H: That,

WHEREAS, the present Code of the City of Wichita in effect October 24, 1973, and the rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals and the Traffic Commission, as then interpreted, require off-street parking for The Wesley Medical Center premises in the amount of 300 spaces and for a proposed professional office building (October 24, 1973) in the amount of 448 spaces as shown by Exhibit "A", being a projection of the requirements for the then-proposed professional office building and a hospital complex of 750 beds with 750 employees in the largest working shift in a 24-hour period; and

WHEREAS, future plans of The Wesley Medical Center, as reported October 24, 1973, contemplated "the construction of a parking garage containing not less than 750 spaces to be located East of Hillside and North of Pine and to be constructed insofar as The Medical Center was able to coordinate concurrently with the planned construction of a professional office building by private physicians" briefly described as follows:

One below ground level devoted to Wesley Clinic purposes;

One below ground level (shell) designated for future hospital services;

One ground level for leased space relating to doctors' offices;

Seven above ground levels occupied by doctors' offices;

and,

WHEREAS, in connection with BZA 23-73 a request for variance was approved; and

WHEREAS, The Wesley Medical Center, to accommodate its needs for a professional office building and to assure adequate parking therefor, has undertaken that:

1. The parking garage is to provide a minimum of 750 parking spaces and a minimum total of 1700 spaces is to be provided for the Wesley Hospital complex and medical office building.
2. The medical office building and the parking garage are to be built concurrently;

and,

WHEREAS, The Wesley Medical Center affirms and it is acknowledged by virtue hereof, that said commitment of parking spaces has been computed for a professional office building of eight floors above ground and two floors below ground and in accordance with the requirements of the Zoning Code and the Rules and Regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission, in effect and as interpreted October 24, 1973.

NOW, THEREFORE, The Wesley Medical Center does hereby undertake and agree to construct a parking garage containing not less than 750 parking spaces which, together with other off-street parking and on-street parking spaces within the Wesley complex will comprise a minimum total of 1,700 spaces to accommodate the Wesley Medical Center premises; SUBJECT, HOWEVER, to the continued interpretation after October 24, 1973 of the Zoning Code, the Rules and Regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect for said same date, which provide a computation of 1,700 parking spaces including both on-street and off-street spaces within the Wesley complex as follows:

PARKING:

Present parking on-site, off street	1142	
Present parking, on-site, on adjacent streets	<u>107</u>	1249
Reduced by improvements:		
Loss of parking by reconstruction of Murdock and Vassar	(55)	
Parking garage and office building site	(334)	
Hillside widening	<u>(60)</u>	<u>(449)</u>
Future parking, on-site, off-street (North of Pine, between Rutan and Vassar)	150	800
Future parking, parking garage	<u>750</u>	<u>900</u>
NET GUARANTEED SPACES AFTER CONSTRUCTION		1,700

It is specifically understood that a determination of substantial compliance herewith shall be made in accordance with the zoning code and the rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect and as interpreted October 24, 1973, and in accordance with the total requirement of off-street parking for a professional office building comparable in size with the professional office building depicted under Exhibit "A" and as above described.

In the event of any deficiency in the number of 1,700 total spaces after adjustment --

- (1) for changes in zoning code and rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals, and the Traffic Commission in effect and as interpreted October 24, 1973, which restrict the use of land for on-street parking purposes; and
- (2) for reduction in spaces attributable to a professional office building smaller in size than is depicted under Exhibit "A" and as above described in the second "WHEREAS" clause,

then The Wesley Medical Center shall have a reasonable time within which to comply.

It is finally undertaken by The Wesley Medical Center that this undertaking shall become null and void upon satisfactory substantial compliance with the commitment hereunder as adjusted, when mutually determined by The Wesley Medical Center and the Metropolitan Area Planning Department of the City of Wichita, Kansas, it being nevertheless recognized that The Wesley Medical Center shall be subject to public requirements for off-street parking in the same manner as other users and developers of land for similar purposes in accordance with the zoning code and rules and regulations of the Metropolitan Area Planning Commission, the Board of Zoning Appeals and the Traffic Commission consistently applied from time to time.

The Wesley Medical Center

By Roy C. House  
ROY C. HOUSE, President and Chief  
Executive Officer



*Galbraith*

BOARD OF CITY COMMISSIONERS  
CITY OF WICHITA  
KANSAS

City Commission Meeting  
April 30, 1974

Invocation by Reverend Keith Morrow, First Southern Baptist Church

Approve the minutes of the previous meeting

CITY MANAGER'S AGENDA

ORDER OF BUSINESS - CITY MANAGER'S AGENDA

Section I - Items 1 to 3

Items in this Section are matters deferred from the City Manager's Agenda at previous meetings. Hearing on these items will commence shortly after 9:00 A.M.

Section II - Items 4 to 13

Items in this Section are planning cases referred to the Commission by the Metropolitan Area Planning Commission. Hearing on these items will not begin prior to 9:20 A.M.

NOTICE: Public hearing on planning items is conducted by the Metropolitan Area Planning Commission under provisions of state law. Adopted City Commission policy is that additional hearing on zoning applications will not be conducted by the City Commission unless a statement (1) alleging unfair hearing before the MAPC or (2) alleging new facts or evidence has been filed with the City Clerk by 5:00 P.M., on the Wednesday preceding this meeting. The Commission will determine from the written statement whether or not to return the matter to MAPC for rehearing.

In the event protest petitions, signed by 20% or more of the owners of property within 200 feet of the property to be rezoned, have been filed with the MAPC, a four-fifths vote of the City Commission will be required to approve requested zoning.

Section III - Items 14 to 17

Items in this Section concern petitions and other matters on which individuals or spokesmen of concerned groups are expected to appear. Hearing on these items will not begin prior to 11:00 A.M.

Section IV - Items 18 to 26

Items in this Section are those on which it is anticipated that members of the public will not be present to be heard. These items will be heard at the discretion of the City Commission.

SECTION I

1. IMPLEMENTATION OF SHOWCASE, INC., LOAN GUARANTEE.

Deferred from the meeting of April 23, 1974, to permit further negotiation of the loan guarantee provisions.

The Model Cities Loan Guarantee application of Showcase, Inc., is in the amount of \$75,000 to assist in establishing Showcase, Inc., as a talent agency.

ACTION:                   Take such action as the Commission deems  
to be in the best interest of the public.

2. APPLICATION FOR CEREAL MALT BEVERAGE LICENSE.

Deferred from the meeting of April 16, 1974, so that distance measurement could be rechecked.

By Ronald Cazell to retail cereal malt beverages at The Lounge, 4301 West Central. This is a new establishment.

The Police Department has reviewed their files and finds no record to disqualify the applicant. Central Inspection Division and Department of Law recommend disapproval of the application based on a finding that the structure is 132.5 feet from a residential zone. City Manager concurs in the disapproval.

Residents of property within 150 feet of the proposed location have been notified of consideration of this matter on this date. The applicant has been advised that a showing of hardship would be necessary for a waiver of the distance requirement.

ACTION:                   Deny the application.

3. CLAIM FOR DAMAGES OF LAWRENCE D. BIEHLER IN THE AMOUNT OF \$407.64.

Deferred one week from April 23, 1974, to permit a further investigation of the circumstances of this claim.

The above claim was filed against the City of Wichita for damages to claimant's basement and the contents thereof caused by the sewer backup at that location on March 10, 1974. Claimant's property is located at 6021 Avalon, Wichita, Kansas.

ACTION:                   Take such action as the Commission deems  
to be in the best interest of the public.

SECTION II

4. PROPOSED COMPREHENSIVE ALCOHOLISM PLAN FOR WICHITA-SEDGWICK COUNTY.

At the meeting of August 14, 1973, the City Commission received and filed the proposed Comprehensive Alcoholism Plan and deferred its implementation pending an opinion from the Attorney General specifying the necessary relationships between the City Commission and the South Central Kansas Regional Health Planning Council. This opinion was received and filed by the City Commission at the meeting of April 23, 1974.

The Task Force on Alcoholism has now recommended a coordinating structure for inclusion in the comprehensive plan based on the Attorney General's opinion. The Task Force feels this proposed coordinating structure will enable the Commission to have the greatest authority in the implementation of the plan. Task Force Chairman James Z. Hernandez will be available to answer questions of the Commissioners relating to this structure.

The City has received assurances from the Kansas Commission on Alcoholism that in the event the Comprehensive Alcoholism Plan is adopted by the City and County Commission that the Kansas Commission will recognize the Advisory Board to be formed to be the body through which it will negotiate all alcoholism related matter in this county. This would ensure that locally elected officials had direct control on all alcohol related matters in the County.

The Task Force recommends adoption of the "Comprehensive Alcoholism Plan" with the proposed coordinating structure.

ACTION:            Adopt the proposed Comprehensive Alcoholism Plan and instruct the Director of Planning to prepare the joint resolution forming the Alcoholism Advisory Board.

5. DELEGATION TO THE WICHITA COUNCIL ON DRUG ABUSE FOR THE DEVELOPMENT OF A RECOMMENDED COMPREHENSIVE COUNTY-WIDE PLAN AND POLICY FOR SUBSTANCE USE, MISUSE AND ABUSE (EXCLUDING ALCOHOLISM).

The Wichita Council on Drug Abuse (WCDA) and the Metropolitan Area Planning Department (MAPD) have been holding discussions in reference to the willingness of the WCDA to assume responsibility for developing a Comprehensive (Drug Abuse) Plan for Wichita-Sedgwick County with staff support being provided by MAPD.

A tentative Work Program has been developed by MAPD staff, which includes in its "introduction", a proposed general charge of responsibility from the Board of City Commissioners to the WCDA. In addition, a more specific framework for the planning process is included in a description entitled "Proposed Work to be Performed" which will be further clarified by a description of "Work Items" pending additional review by the WCDA and staff.

The WCDA through its membership has access to the majority of expertise on Drug Abuse in this community.

The WCDA Board of Trustees has reviewed the proposed charge of responsibility and proposed work to be performed, and has indicated their willingness to accept responsibility for developing the plan. There are certain problems with this arrangement, most notably the fact that the WCDA does not have presently, a solid funding base for continuation of their program beyond January, 1975. Lack of funding for their present program, however, should not affect a planning process which will be staffed by MAPD's "Social Planning Division" for a period of one year. More specifically, since the WCDA comprises in its membership persons from many local agencies dealing with Drug Abuse, continuation of the planning process could be accomplished regardless of the fate of the WCDA's ongoing program.

(Item 5 Continued)

The MAPD recommends approval of WCDA as the Planning group for the development of a "Comprehensive Plan for Substance Use, Misuse, and Abuse" for Wichita and Sedgwick County, subject to whatsoever additional clarifications and conditions the Board of City Commissioners and the WCDA mutually agree upon.

Members of the WCDA will be present during presentation of this item to respond to questions of the Commissioners.

**ACTION:** Approve delegation of development of a Comprehensive County-Wide Plan and Policy for Substance Use, Misuse and Abuse (excluding alcoholism) to the Wichita Council on Drug Abuse.

6. S/D 70-57 - PLAT OF WESLEY MEDICAL CENTER SECOND ADDITION.

A three-lot plat containing 13.71 acres on the east side of Hillside in an area between Central and Murdock. The Planning Commission recommends approval subject to provision for certain street cul-de-sacs, street right-of-way, assurances of off-street parking, a dedication and contingent dedication of street right-of-way on portions of Vassar, and recording of the plat within 30 days after approval by the Board of City Commissioners.

Irrevocable letters of credit have been submitted guaranteeing paving of streets, drainage improvements and construction of sidewalks required in the approval of this plat.

**ACTION:** Receive and file the irrevocable letters of credit, approve the plat as approved by the MAPC, and authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until all conditions of the plat approval have been complied with.

7. S/D 73-149 PLAT OF QUAIL MEADOWS SECOND ADDITION.

A 39-lot residential plat containing 62.3 acres located on the north side of Harry in an area west of Webb Road. Planning Commission recommends that the plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners.

**ACTION:** Accept the easements, approve the petitions, and instruct the Director of Law to prepare the necessary resolutions, instruct the City Clerk to file the easements and certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the MAPC and authorize the Mayor to sign.

8. S/D 74-1 - PLAT OF NEW YORK SECOND ADDITION.

A one-lot commercial plat containing .44 acre located at the southeast corner of Third and New York. Planning Commission recommends approval subject to recording of the plat within 30 days of approval by the Board of City Commissioners.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the MAPC and authorize the Mayor to sign.

9. Z-1614 - ZONE CHANGE FROM "AA" SINGLE FAMILY TO "RB" FOUR-FAMILY (AMENDED TO "A" TWO-FAMILY) RESIDENTIAL DISTRICT ON THE SOUTH SIDE OF 31ST STREET SOUTH IN AN AREA EAST OF MILLWOOD.

The captioned request was first considered by the MAPC on March 14, 1974, and recommended for denial. On April 2, 1974, it was considered by the Board of City Commissioners and referred back to the MAPC. On April 11, 1974, the MAPC reconsidered an amended request for change to "A" two-family zoning and a motion to approve was moot. In view of the moot vote the application is forwarded with a "failure to recommend".

Since the motion to approve the request resulted in a moot vote or a "failure to recommend" the ordinance provides that the Board of City Commissioners may take such action as it deems appropriate.

ACTION: Take such action as the Commission deems appropriate.

10. Z-1615 - ZONE CHANGE FROM "A" TWO-FAMILY TO "R-6" GENERAL RESIDENCE DISTRICT AT THE NORTHWEST CORNER OF 16TH AND ARKANSAS.

A motion by the Planning Commission to deny the application for change in zoning was found moot. Because of the moot vote this application is forwarded as a "failure to recommend".

The percentage of the protest petitions received on this application will be pointed out at the time the case is considered by the City Commission.

Since the motion to deny the request resulted in a moot vote or a "failure to recommend" the ordinance provides that the Board of City Commissioners may take such action as it deems appropriate.

ACTION: Take such action as the Commission deems appropriate.

11. Z-1619 - ZONE CHANGE FROM "AA" SINGLE FAMILY RESIDENTIAL TO "LC" LIGHT COMMERCIAL AT THE SOUTHEAST CORNER OF MAPLE AND RIDGE ROAD.

The MAPC has recommended unanimously that this application not be approved. The percentage of the protest petitions, received on this application will be pointed out at the time the case is considered by the City Commission.

- ACTION:
- (1) Approve the recommendation of the MAPC and deny the application or
  - (2) Return the application to the MAPC for reconsideration. The City Commission states the following reasons for its action.

12. Z-1621 - ZONE CHANGE FROM "AA" SINGLE FAMILY RESIDENTIAL TO "E" LIGHT INDUSTRIAL ON THE EAST SIDE OF CUSTER NORTH OF SAVANNAH.

The MAPC has recommended unanimously that this application be denied.

- ACTION:
1. Approve the recommendation of the MAPC and deny the application; or
  2. Return the application to the MAPC for reconsideration. The City Commission states the following for its action.

13. D-0596 - DEDICATION OF STREET RIGHT-OF-WAY.

Generally located on the south side of Harry in an area east of Webb Road. Dedicated by Silvers Electric Company, Inc., as a condition of approval of Contional Use 159.

Planning Department recommends approval.

- ACTION: Accept the dedication and instruct the City Clerk to file with the Register of Deeds.

SECTION III

14. AN ORDINANCE RELATING TO WATER SERVICE AND RATES.

During the City Commission meeting of January 22, 1974, the City Commission moved to approve the Black and Veatch alternate water rate schedule contained in their Report on Water Rates for Wichita, Kansas with the following amendments.

- (1) Charge our-of-city golf courses the same rate as our-of-city residential customers.
- (2) Change the rental rate for fire hydrants from \$63.00 to \$20.00 per annum.

The City Commission further instructed the City Manager to prepare an ordinance that would contain graduated increases in the last step of the rate schedule that most effective effects industry.

(Item 14 Continued)

The proposed ordinance contains those provisions together with other recommended changes in the Black and Veatch Report. In addition the Water Department staff has included proposed changes in the existing ordinance that either need further clarification or are no longer applicable to water utility operations.

One of these proposed changes is a result of several meetings with C. U. R. B. (Consumers Utility Rights Board), the Director of Law and the Director of Water relative to the 5% late penalty charge. Section 17.12.100 has been amended to include a 1½% interest charge per month on the unpaid balance and to increase the pay period before a bill is deemed delinquent from 15 to 25 days.

The Department has provided a resume of the significant changes in the ordinance and a copy of the existing ordinance.

Since the Black and Veatch rate schedule approved by the City Commission did not contain the 40% surcharge for outside-of-the-city customers, the Department has prepared a second rate schedule which increases the monthly minimum charge by 40% to outside-of-the city customers. This rate schedule also combines the charges for rural water districts and golf courses (outside the city) into one schedule for purposes of computer billing.

The final step in the rate schedule (all over 1,000,000 cubic feet per month) has been altered to 13¢ per 100 cubic feet instead of 16¢ per 100 cubic feet for inside the city customers and 14¢ per 100 cubic feet instead of 19¢ per 100 cubic feet for outside city customers. It is recommended that these steps be increased to the full amount on January 1, 1975.

Director of Water and Water Pollution Control recommends approval. City Manager concurs.

ACTION: Approve the ordinance with the alternate rate schedule and place on first reading.

15. MINUTES OF THE TRAFFIC COMMISSION MEETING OF APRIL 17, 1974.

The following items from the Traffic Commission meeting of April 17, 1974, are called to the attention of the Commissioners:

- (1) Petition for Removal of Parking on Avenue C between Rochester and Waco. The motion "that parking be removed on the south side of Avenue C effective July 1" carried 7 to 2.
- (2) First and Second Streets. The Traffic Commission agreed to hold a working committee meeting to discuss the various recommendations and take final action at the regular Traffic Commission meeting of May 15, 1974.

ACTION: Receive and file.

16. PETITIONS TO PAVE.

Whitehall Street from the west line of Dougherty Avenue to and including Cul-de-sac. A 55.9% petition. Estimated cost of the project is \$31,000 to be financed from special assessments.

Custer Street from the south line of Tenth Street to the north line of Eleventh Street. A 64.6% petition. Estimated cost of the project is \$40,000 to be financed \$10,000 from general obligation and \$30,000 from special assessments.

Residents of the proposed benefit districts have been notified of consideration of this matter on this date.

Director of Public Works recommends approval. City Manager concurs.

ACTION: Approve the petitions and instruct the City Attorney to prepare the necessary resolutions.

17. AMENDED PETITIONS FOR PUBLIC IMPROVEMENTS.

To provide additional financing for paving on Clifton from the NL of Harry to the NL of Grand. A 58.7% petition. Estimated cost of the project is \$40,500 to be financed \$7,500 from general obligation and \$33,000 from special assessment. The original petition was approved by the Commission on September 25, 1973, in the amount of \$38,000.

To provide additional financing for construction of Storm Water Drain No. 13 - St. Joseph Medical Park Addition & Mor-Ell Addition. An 81% petition. Estimated cost of the project is \$370,000 to be financed from special assessments. The original petition was approved by the Commission on September 25, 1973, in the amount of \$285,000.

To provide additional financing for a deceleration lane on the north side of Harry, from Clifton to 622 feet east of Clifton. A 100% petition. Estimated cost of the project is \$15,000 to be financed from special assessments. The original petition was approved by the Commission on September 25, 1973, in the amount \$13,000.

Where appropriate, residents of the proposed benefit districts have been notified of consideration of this matter on this date. The original petitions were requirements of platting.

Director of Public Works recommends approval. City Manager concurs.

ACTION: Approve the petitions and instruct the City Attorney to prepare the amended resolutions.

SECTION IV

18. FINAL PLANS AND SPECIFICATIONS FOR FIRE STATION NO. 16, CADDY LANE AND WEST CENTRAL.

On January 29, 1974, the City Commission approved the preliminary plans and specifications for construction of Fire Station No. 16 to be located at Caddy Lane and Central. Final plans and specifications have been completed by the project architects, Pettit and Bullinger. Mr. Heil C. Pettit will be available for discussion of this item.

The tentative cost as approved in the preliminary plans is \$135,000, providing a 4,401 square foot structure.

The Fire Chief recommends that the final plans and specifications be approved. City Manager concurs.

ACTION: Approve the final plans and specification and instruct the architect to proceed with the bidding phase of the project.

19. LEASE AND AGREEMENT AND BOND ORDINANCE FOR INDUSTRIAL REVENUE BONDS FOR A-M-P CORPORATION (MURRELL TOOL SERVICE, INC.) IN THE AMOUNT OF \$550,000.

At the meeting of February 19, 1974, the City Commission issued a letter of intent for industrial revenue bonds for A-M-P Corporation (Murrell Tool Services, Inc.) in the amount of \$550,000. Proceeds of the bonds are to be used for acquisition of land, building and equipment for lease at 825 East 8th Street.

The letter of intent was subject to the satisfactory negotiation of a lease and agreement and bond ordinance, successful arrangement for underwriting the bonds, and obtaining of lease guarantee insurance. All of these conditions have been satisfied.

The lease and agreement and bond ordinance have been reviewed by the Department of Administration and the Department of Law. Included in the lease and agreement is a section referring to the conformancne with adopted City affirmative action policies by the tenant.

The Director of Administration reports that the lease and agreement and bond ordinance appear to be satisfactory and drafted in the public interest and recommends approval. City Manager concurs.

ACTION:                    Approve the lease and agreement, authorize the Mayor to execute on behalf of the City and place the ordinance on first reading.

20. AMENDEMENT AND SUPPLEMENTAL LEASE AND AGREEMENT AND BOND ORDINANCE FOR KANSAS COLD STORAGE, INC. IN THE AMOUNT OF \$750,000.

On March 27, 1973, the Commission approved a lease and agreement and bond ordinance in the amount of \$1,000,000 for Kansas Cold Storage. The facility constructed under that bond issue has been completed.

On March 12, 1974, the Commission approved a letter of intent to issue industrial revenue bonds in the amount of \$750,000 to provide for expansion of the facility.

The conditions stipulated in the letter of intent requiring a satisfactory negotiation of a lease and agreement and bond ordinance and successful underwriting of the bonds have been met.

Director of Administration recommends approval. City Manager concurs.

ACTION:                    Approve the Amendment and Supplemental Lease; authorize the Mayor to sign on behalf of the City, and place the bond ordinance on first reading.

21. REQUEST FROM MID-AMERICA ALL-INDIAN CENTER, INC.

On April 16, 1974, the Board of City Commissioners adopted the action to initiate the Indian Center project and requested that steps be taken to complete the project in 1976 for the bicentennial celebration.

The architectural firm of Schaefer, Schirmer & Associates, has been working with Mid-America All-Indian Center, Inc., for at least a year and has completed some basic design work. Schaefer, Schirmer & Associates has indicated it can have preliminary plans ready for the City Commission approval by early July, 1974.

(Item 21 Continued)

The Mid-America All-Indian Center, Inc., Board of Trustees has requested that the City selection procedure for architects be waived in order to speed the construction process. Attached is the MAAIC Board of Trustees' resolution.

Representatives from Schaefer, Schirmer & Associates will be available to review their initial design concepts and answer any questions of the City Commission.

The City Manager recommends that the Board of City Commissioners determine the procedure by which they wish to designate an architect for the Indian Center project.

- (1) If the Commission wishes to waive the selection procedure and designate Schaefer, Schirmer & Associates due to prior involvement, the City Manager should be instructed to negotiate a contract.
- (2) If normal administrative procedures are to be followed the City Commission should designate itself as the screening committee and instruct the City Manager to solicit expressions of interest from architectural firms.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

22. APPROVAL OF CONTRACT AGREEMENT WITH GAS UTILITY CONSULTANT.

On March 19, 1974, the City Commission selected Williams Brothers Engineering Company, Tulsa, as the Gas Utility Consultant and authorized the City Manager to proceed with contract negotiations. Contract documents have been prepared to retain the firms and have been reviewed by both City legal staff and the Office of Energy Resources. The contract covers those services to be rendered as outlined under Phase I of the request for proposals and calls for the final report to be delivered 90 days after signature.

Before the contract can be approved, it will be necessary to identify and allocate funding that can be utilized to cover the contract expenses which are not to exceed \$50,000. The staff has reviewed 1974 anticipated expenditures and have projected that, due to a variety of circumstances, the \$225,000 allocated from revenue sharing funds to "mini-City Halls" will be significantly underexpended such that a portion of these funds could be reallocated to fund the contract if the City Commission desires to authorize these funds for this purpose.

Director of Community Development recommends approval of the contract. Director of Administration recommends approval of the fund transfer subject to completion of revenue sharing hearing procedures. City Manager concurs.

ACTION: Authorize the City Manager to reallocate funds for the Gas Utility and further authorize the City Manager to execute the contract.

23. CONTRACT FOR SALE OF LAND BETWEEN THE CITY OF WICHITA AND THE URBAN RENEWAL AGENCY FOR THE CITY ADMINISTRATIVE CENTER SITE.

The captioned contract will finalize purchase of the City Administrative Center site by the City from the Urban Renewal Agency for the amount of \$673,800 to be paid from the bond issue for the project. Consummation of the contract is necessary to permit completion of the recording and filing of the plat.

Director of Administration recommends approval. City Manager concurs.

ACTION: Approve the contract and authorize the Mayor to execute on behalf of the City.

24. REQUEST FOR SALVAGE YARD PERMIT AT 4501 WEST ESTHNER.

Requested by Mr. Carl J. Pinaire, President, Truck Parts and Equipment Company, 4501 West Esthner, for a truck wrecking and salvage yard permit. Section 28.04.184 of the City Code provides that the City Commission may approve a salvage yard permit in the "E" light industrial district subject to location not being on a major street and other conditions relating to health, safety and welfare of the neighborhood.

City Manager recommends that the request be referred to the Metropolitan Area Planning Commission for review and recommendation.

ACTION: Refer the request to the MAPC.

25. PROJECT PERFORMANCE EVALUATION FOR THE MODEL CITIES STARKEY TERMINAL WORK ACTIVITY PROGRAM.

Director of Community Development recommends that the report be received and filed. City Manager concurs.

ACTION: Receive and file.

26. AN AGREEMENT WITH ELMER FOX & COMPANY FOR MODEL CITIES AUDITS.

At the meeting of August 7, 1974, the City Commission authorized the City Manager to negotiate a contract with Elmer Fox & Company for the City audit. It has been the policy of the City that the CPA firm selected to perform the City audit also be retained to perform special audits that may be required covering various federal grants.

The Model Cities guidelines requires that the delegate agency audits be completed within 90 days after the completion of each contract for the fourth action year grant. Estimated cost of the audit for 19 programs as provided in the agreement is \$25,760.

The Model Cities Residents' Governing Board, the CDA Director, and the Director of Community Development have reviewed the proposal and recommend approval. City Manager concurs.

ACTION: Approve the agreement and authorize the Mayor to execute on behalf of the City.

CITY CLERK'S AGENDA

The next order of business is the City Clerk's Agenda. It is published as a separate document.

CITY COMMISSION AGENDA

1. DISCUSSION OF NAMING MAJOR STREETS IN WICHITA AFTER SISTER CITIES, ORLEANS AND TLALNEPANTLA.

Requested by Mayor Garry L. Porter.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

2. APPOINTMENT IS IN ORDER TO THE AD HOC SEWER RATE STUDY COMMITTEE.

Deferred from the meeting of March 19, 1974.

One unexpired term for a period of approximately six months.

This vacancy was created when Mr. Monte C. Johnson declined the appointment tendered on February 19, 1974.

ACTION: The Mayor will make the appointment and move that it be approved.

3. APPOINTMENT IS IN ORDER TO THE SISTER CITIES ADVISORY BOARD.

Deferred from the meeting of March 26, 1974.

One expired term to November 1, 1977.

This vacancy was created by the resignation of Mr. John E. Naftzger.

ACTION: The Mayor will make the appointment and move that it be approved.

4. APPOINTMENT IS IN ORDER TO THE COMMUNITY GRIEVANCE ADVISORY BOARD.

Deferred from the meeting of March 26, 1974.

One expired term to July 1, 1977.

These vacancies were created by the resignation of Mr. Ken Joslin.

ACTION: The Mayor will make the appointment and move that it be approved.

5. APPOINTMENTS ARE IN ORDER TO THE WICHITA LIBRARY BOARD

Deferred from the meeting of April 23, 1974.

Two expired terms to April 30, 1978.

These vacancies were created by the expiration of the terms of Margaret R. Mobley and Sam E. Spaght. K.S.A. 12-1222 limits Library Board members to two consecutive four year terms. Both Ms. Mobley and Mr. Spaght are eligible for reappointment.

ACTION: The Mayor will make the appointments and move that they be approved.

6. APPOINTMENT IS IN ORDER TO THE SOUTH CENTRAL KANSAS ECONOMIC DEVELOPMENT DISTRICT BOARD.

One unexpired term to June 1, 1974.

This vacancy was created by the resignation of Mr. John R. Barrier.

ACTION: The Mayor will make the appointment and move that it be approved.

7. REQUEST FOR PROCLAMATIONS.

From the American Business Women's Association asking that the month of May, 1974 be proclaimed as "ABWA Scholarship Month" in Wichita.

From Robert Lakin, Metropolitan Area Planning Department - Area Agency on Aging, asking that the month of May, 1974 be proclaimed as "Older Americans Month" in Wichita.

From Dr. Ernest Crow, WSU Branch, KU Medical School, asking that the month of May, 1974 be proclaimed as "Hypertension Month" in Wichita.

From Imogene Fleming, Wichita Musical Club, National Federation of Music Clubs, asking that the week of May 5-12, 1974 be proclaimed as "Music Week" in Wichita.

From Pat Brooks, Wichita Festivals, asking that the week of May 10-18, 1974 be proclaimed as "Wichita Festivals Week" in Wichita.

From John Cason, Kansas Humane Society, asking that week of May 5-11, 1974 be proclaimed as "Be Kind To Animals Week" in Wichita.

ACTION: Authorize the Mayor to issue the proclamations at the Commission press conference of May 2, 1974.

8. DISTINGUISHED SERVICE CITATION PRESENTED IN RECOGNITION OF DEDICATED AND FAITHFUL SERVICE TO THE COMMUNITY AND THE CITY OF WICHITA.

David Bergen - Mr. Bergen was appointed January 2, 1974 and will begin retirement May 1, 1974. He has served as Food Sanitarian, Sanitarian and Public Health Sanitarian during his 29 years, 4 months of service with the Health Department.

Lloyd W. Kerr - Mr. Kerr was appointed April 1, 1956 and will begin his retirement May 1, 1974. He has served as Equipment Operator during 18 years, 1 month of service with the Park Department.

Cecil G. Pierce - Mr. Pierce was appointed July 15, 1957 and will begin his retirement April 27, 1974. He has served as Mechanical Inspector during his 16 years, 10 months with the Building Maintenance Division, Department of Public Works.

Martin W. Oliver - Mr. Oliver was appointed January 4, 1954 and will begin his retirement May 1, 1974. He has served as Plumbing Inspector during his 20 years, 4 months of service with the Central Inspection Division, Department of Public Works.

ACTION: Authorize presentation of the citations at the next regular Commission press conference.

PUBLIC AGENDA

This portion of the City Commission meeting is limited to a period of 30 minutes and subject to the limitation of five minutes for each presentation unless extended by a vote of a majority of the members of the Commission.

Members of the public desiring to present matters to the Commission on the Public Agenda must submit a request in writing to the office of the City Manager prior to 12:00 noon on the Thursday preceding the Commission meeting. The request should state the name of the individual desiring to be heard and the matter to be presented.

Matters pertaining to litigation and violations of laws and ordinances are excluded from this agenda. Rules of decorum as provided in the City Code will be observed.

1. RECOMMENDATION OF WICHITA INDEPENDENT REFUSE HAULERS, INC. FOR AN INCREASE IN PRICE FOR SERVICES OF THE CITY'S REFUSE COLLECTION.

Requested by Mr. John R. Blair, Attorney, on behalf of the Wichita Independent Refuse Haulers, Inc.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

2. PRESENTATION OF 1974 HIRE-A-YOUTH PROGRAM.

Requested by the Wichita Area Chamber of Commerce.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

3. DISCUSSION OF RESULTS OF AN ELECTION FOR UNION REPRESENTATION CONDUCTED IN THE WICHITA POLICE DEPARTMENT APRIL 29, 1974.

Requested by Officer Robert Burns.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

8. DISTINGUISHED SERVICE CITATION PRESENTED IN RECOGNITION OF DEDICATED AND FAITHFUL SERVICE TO THE COMMUNITY AND THE CITY OF WICHITA.

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Requested by Officer Robert Burns.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

CITY CLERK'S AGENDA  
April 30, 1974

1. Report of the Board of Bids and Contracts on bids received on April 26, 1974.

ACTION: Approve and file.

2. BONDS AND CONTRACTS:

W. B. Carter Construction Company, Inc.  
Utility Contractors, Inc.  
Mid-Kansas Construction Company, Inc.  
Approved as to form by the City Attorney.

ACTION: Approve and file and authorize the Mayor to sign the contracts for the City of Wichita.

3. BONDS:

Air Conditioning, Refrigeration, Warm Air Heating; Plumber, Gas Fitter,  
and Drain Layer's Bond of Weidman Metal Masters Company  
Cement Contractor's Bond of Stanley MacPherson  
Cement Contractor's Bond of Richard Buchanan  
Cement Contractor's Bond of William W. Newlin  
Approved as to form by the City Attorney.

ACTION: Approve and file.

4. IRREVOCABLE LETTERS OF CREDIT REGARDING THE FOLLOWING PROJECTS:

Lat. 2, Main 18, War Industries Sewer - Union National Bank of Wichita  
for \$12,250.00 and Fourth National Bank and Trust Company for  
\$1,750.00  
Lat. 5, Main 18, War Industries Sewer - Union National Bank of Wichita  
for \$8,386.36 and Fourth National Bank and Trust Co. for \$12,113.64  
Lat. 3, Main 18, War Industries Sewer - Union National Bank for \$36,944.45  
and Fourth National Bank and Trust Co. for \$10,555.55  
Lat. 4, Main 18, War Industries Sewer - Union National Bank for \$9,000  
Lincoln Street, from WL High Point East Addition to WL Webb Road -  
Union National Bank of Wichita for \$22,500.00  
Bedell, WL Laurel to WL Webb Road - Fourth National Bank for \$19,642.86  
and Union National Bank for \$7,857.14  
Beech Court from El Beech to and including cul-de-sac - Union National  
Bank for \$9,000  
Lincoln Court in Block 2, Quail Meadows 1st Addition from SL Lincoln to  
and including cul-de-sac - Union National Bank for \$12,500.00  
Lincoln Court from SL Lincoln to and including cul-de-sac - Union  
National Bank for \$21,500.00  
Beech from NL Bedell to SL Lincoln - Union National Bank for \$42,000.00  
Storm Water Sewer No. 108 (between Dalton and Webb Road, Ks. Turnpike  
Authority to Bedell Street) - Union National Bank for \$43,636.36 and  
Fourth National Bank and Trust Co. for \$146,363.64  
Longford Lane from SL Brookhollow 3rd Addition to NL Brookhollow 3rd Addi-  
tion; Overbrook Lane from SL Lot 28, Block 2, Brookhollow 3rd Addition  
to WL Longford Lane and Stoneridge Lane from SL Lot 28, Block 2,  
Brookhollow 3rd Add'n to WL Longford Lane - 1st Nat'l Bank for \$85,000.00  
Lat. 20, Main 9, War Industries Sewer - 1st Nat'l Bank for \$37,500.00

ACTION: Approve the letters of credit and instruct the City Engineer to proceed with the projects.

CITY CLERK'S AGENDA

Page two

April 30, 1974

5. NOTICES OF CANCELLATION:

Electrician's Bond of Midway Mobile Homes, Inc.  
Electrician's Bond of Wichita Electric Co., Inc.  
Wrecking Bond of Van Long

ACTION: Receive and file.

6. CERTIFICATES OF INSURANCE:

Southwest Salvage, filed in connection with operations in the City of  
Wichita (Dismantling Automobiles)  
Charles Q. Chandler, filed in connection with Minor Street Privilege  
Permit No. 564, for permission to install an underground watering  
system in the parking area adjacent to the property at 1309 Perth  
Sandy's Inc., filed in connection with Minor Street Privilege Permit  
No. 347, installation of shrubs and trees in parking area at 3006 So.  
Seneca  
Wichita Urology Group, P.A., filed in connection with Minor Street  
Privilege Permit No. 463, for permission to cover the north 232  
feet of the alley between Lorraine and Hillside and Murdock and  
Eighth Street with asphalt  
Universal Motor Oils, Inc., Universal Service Stations, Inc., Universal  
Motor Fuels, Inc., General Enterprises, Inc., filed in connection  
with Minor Street Privilege Permit No. 308, permitting fencing and  
using City Property for storage (south of U.S. 54 between Mosley and  
Mead, under the overpass)  
Brick's Men's Wear, Inc., filed in connection with Minor Street Privilege  
Permit No. 439, installation of snow melting equipment in a 100' width  
of sidewalk adjacent to 309 East Douglas  
Austin Fireworks, Inc., filed in connection with fireworks display to be  
held at Cessna Stadium on April 26, 1973 at 7:30 P.M.  
Charles K. and Celena M. Grimes, filed in connection with Minor Street  
Privilege Permit No. 635, for permission to install an underground  
watering system in the parking area adjacent to the property at 227  
Burr Oak  
First National Bank in Wichita, Kansas, filed in connection with Minor  
Street Privilege Permit No. 636, for permission to use public property  
adjacent to their property at 8601 W. Central, for the purpose of ingress  
and egress  
William C. And Dana L. Dietz, filed in connection with Minor Street Privilege  
Permit No. 596, for permission to install an underground watering system  
in the parking area adjacent to the property at 926-928 S. Armour  
Lorne R. and Helen M. Egholm filed in connection with Minor Street Privilege  
Permit No. 634, for permission to install an underground watering system  
in the parking area adjacent to the property at 854 Murray  
Society for the Preservation and Encouragement of Barber Shop Quartet  
Singing in America and Wichita Chapter and the Wichita Terminal Assoc.,  
filed in connection with hanging of banners across streets in Wichita  
for the Wichita Chapter's annual show on April 20, 1974.

Approved as to form by the City Attorney.

ACTION: Receive and file.

7. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

NEW OPERATOR: 1974 (Consumption on the premises)

Kenneth Anderson

The Clubhouse

1106 Pattie

Approved as to form by the City Attorney.

7. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES: (Continued)

The Police Department has approved the application and their files reflect no record to disqualify the applicant. The establishment is not within 300 feet of a church or school nor is it within 150 feet of a residential district.

ACTION: Approve and authorize License Collector to issue proper license.

8. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

NEW OPERATOR: (1974) (Consumption on the premises)

Barbette J. Ford                      Barbett's Club                      817 North West Street

Approved as to form by the City Attorney.

The Police Department has approved the application and their files reflect no record to disqualify the applicant. This establishment is within 150 feet of residential district. (Establishment has been previously licensed.)

ACTION: Approve and authorize License Collector to issue proper license.

9. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

RENEWAL: 1974 (Consumption on the premises)

Sophokles Anthimides              E Pitta, Inc.                      857 South Oliver

Police Department has approved the application and their files reflect no record to disqualify the applicant. The establishment is not within 300 feet of a church or school nor is it within 150 feet of a residential district.

ACTION: Approve and authorize the License Collector to issue the proper license.

10. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

RENEWAL: 1974 (Unbroken Case Lots)

Allen M. Hardy                      Hardy Concessions                      2801 S. Hillside

Police Department has approved the application and their files reflect no record to disqualify the applicant. Distance requirement does not apply.

ACTION: Approve and authorize the License Collector to issue proper license.

11. PLANS AND SPECIFICATIONS:

Construction of the City Administrative Center Parking Lot

Construction of Storm Water Drain No. 13

Improving Clifton Avenue from the north line of Harry Street to the north line of Grand Avenue

Excavating, constructing curb, gutter, and paving Friar Lane from the east line of Woodrow Avenue to the east line of Sherwood Glen Second Addition with asphaltic concrete pavement

Excavating, constructing curb, gutter and paving Marlboro Street from the west line of Walnut Street to the west line of Osage Avenue with asphaltic concrete pavement

Improving Apache Street from the south line of Lot 2, Block 1, Grillot Addition to the south line of Harry Street

11. PLANS AND SPECIFICATIONS: (Continued)

Excavating, constructing curb and paving Richmond Avenue from the north line of 11th Street to the north line of Lot 4, Caler Addition  
Improving the north side of Harry Street from the east line Clifton Avenue to a point six hundred twenty-two (622) feet east of EL Clifton Avenue  
Constructing Lateral 7, Main 17, War Industries Sewer  
Constructing the Twenty-First Street Parking Lot on a portion of the public right-of-way south of Twenty-First Street at its intersection with State Highway I-35.  
Constructing drainage in connection with constructing the Twenty-First Street Parking Lot on a portion of the public right-of-way south of Twenty-First Street at its intersection with State Highway I-35.  
Constructing drainage in connection with improving Clifton Avenue from the north line of Harry Street to the north line of Grand Avenue

Amended

Constructing Lateral 9, Main 17, War Industries Sewer  
Constructing Lateral 8, Main 17, War Industries Sewer

ACTION: Approve and file and instruct the City Clerk to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 A.M., Friday, May 10, 1974.

12. PRELIMINARY ESTIMATES:

Construction of 8-inch water mains west of Webb Road and north from Lincoln Street in Water Department Easement in Lot 2 of High Point East Apartment Complex in the amount of \$23,000.00  
Construction of 12-inch water main and appurtenances in Hydraulic Avenue from 37th Street North to 2605 Feet south of 37th Street North in the amount of \$36,500.00  
Improving and reimproving 29th Street North from the WL Arkansas Avenue to the WL of Broadway as a major traffic street in the amount of \$204,766.54  
Constructing drainage in connection with improving and reimproving 29th Street North from the WL of Arkansas Avenue to the WL Broadway as a major traffic street in the amount of \$37,105.80  
Excavating, constructing curb and gutter, and paving Bleckley Drive from the East line of Bleckley Drive to the SL of 25th Street North with asphaltic concrete pavement in the amount of \$26,065.98  
Excavating, constructing curb and gutter, and paving Glendale Avenue from the east line of Lot 7, Block 2, Prairie Hills Addition to the south line of 25th Street North with asphaltic concrete pavement in the amount of \$13,372.92  
Constructing Lateral 8, Main 17, War Industries Sewer in the amount of \$12,901.20  
Constructing Lateral 9, Main 17, War Industries Sewer in the amount of \$5,912.15

ACTION: Approve and file.

13. ENGINEER'S DESCRIPTION OF LANDS COMING WITHIN THE DISTRICT FOR:

Lat. 4, Main 2, Sanitary Sewer No. 23 (Between Oliver Avenue and Pinecrest Avenue from NL Looman Street to SL Arlene Street)

ACTION: Approve and file and instruct City Attorney to prepare the necessary ordinance and resolution.

14. ENGINEER'S DESCRIPTION OF LANDS NECESSARY TO BE ACQUIRED FOR:

Lateral 28, Main 1, Southwest Interceptor Sewer

ACTION: Approve and file and instruct City Attorney to prepare the necessary ordinance.

15. INSTRUMENTS FILED IN CONNECTION WITH PROJECT NO. (BC) 54-87 U-038-3 (36):

(Instruments have been filed with the Register of Deeds.)

Corporation Warranty Deed - Joint Tenancy - Dated April 10, 1974  
from Mid-Kansas Federal Savings and Loan Assoc. of Wichita  
(Book 97, Page 1060) - covers Tract 20  
General Warranty Deed, dated April 11, 1974, from Herbert K. Dodd and  
Alice L. Dodd, husband and wife - (Book 97, Page 1061) - covers Tract 20  
General Warranty Deed, dated April 10, 1974, from R. S. Delamater and  
Mildred H. Delamater, his wife (Book 97, Page 1057) - covers Tract 30  
General Warranty Deed, dated April 11, 1974, from Merle E. Dunlap and  
Kathryn L. Dunlap, his wife (Book 97, Page 1059) - Covers Tract 23  
General Warranty Deed, dated April 11, 1974, from Ruth Terrell, a single  
woman, and Bob E. Terrell, a single man (Book 97, Page 1058) Covers  
Tract 22

ACTION: Receive and file.

16. DEDICATION RE. GEORGE WASHINGTON BOULEVARD PROJECT:

From Larry D. Lamer and Irene F. Lamer, dated April 15, 1974  
(Dedication of Abutter's Access Rights)

ACTION: Accept the dedication and instruct the City Clerk to file with  
the Register of Deeds.

17. REQUESTS FOR MINOR STREET PRIVILEGE PERMITS:

No. 634, from Lorne R. Egholm, for permission to install an underground  
watering system in parking area adjacent to property at 854 Murray  
Approved by Public Works Dept. subject to: (1) Insurance (2) Restora-  
tion to be expense of applicant (3) notification to the City of  
cancellation or change of ownership (Fee waived)

No. 635, for permission to install an underground watering system in the  
parking area adjacent to the property at 227 Burr Oak. Approved by  
Public Works Dept. subject to: (1) Insurance (2) Restoration to be  
the expense of the applicant (3) Notification requirement to the  
City of cancellation or change of ownership (Fee Waived)

No. 636, from 1st Nat'l Bank for permission to use public property adjacent  
to their property at 8601 W. Central for the purpose of ingress and  
egress. Approved by Public Works Dept. subject to : (1) All necessary  
permits to be obtained (2) Dept. of Public Works to approve const.  
plans (3) Insurance (4) Permittee to maintain the area (5) Permittee  
to honor an easement agrmt. between the bank and Mr. Higgins (6) Restora-  
tion to be expense of applicant (7) Utility repair in the encroachment  
re. removal of the encroachment - permittee to be responsible for the  
removal (8) Notification to the city of cancellation or ownership  
change (Fee waived)

ACTION: Receive and file.

April 30, 1974

18. REQUISITION RE. OFFICES FOR THE EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION PROGRAM:

Request for lease agreement approval with URA for offices from Jan. 1, 1974 through December 31, 1974, at \$150 per month or \$1,800 per year. (Payments are presently due for January, February, March and April 1974 totalling \$600.)

ACTION: Approve the lease agreement and authorize the rental payments.

19. PETITIONS:

Petition for sidewalk on west side of Meridian from Savannah to Maxwell. (100% petition) - Cazal 2nd Addition  
Petition for sanitary sewer to serve Lot 1, Block 1, Cedar Lakes (100%)  
Petition for Lot 2, Block 1, Cedar Lakes Village 3rd Addition (100%)

ACTION: Approve and instruct the City Attorney to prepare the necessary resolution and instruct the City Clerk to file the certificate with the Register of deeds, filing cost and publication cost of which to be billed to the applicant.

20. APPLICATIONS FOR PUBLIC DISPLAY OF FIREWORKS:

From Pat Brooks, Director, Wichita Festivals, Inc., to hold display 300 feet south of Douglas Bridge on west bank or 150 feet north of Douglas bridge west bank, from 10:00 P.M. to 10:15 P.M. on May 18, 1974  
Fire Dept. recommended approval providing that such display is conducted under proper supervision of a competent person and all necessary precautions taken for the safety of the public.  
From Wichita State University Intercollegiate Athletic Assoc., Inc., to hold display at Cessna Stadium on Friday, April 26, 1974, at 7:20 P.M. to 8:30 P.M. (NOTE: Late application due to false assumption that last license was still valid.)

ACTION: Approve the applications.

21. RELEASE OF DEVELOPMENT BONDS:

(Sufficient development has occurred on all of these projects to merit the release of the bonds.)

Lat. 2, Main 2, Westlink Sewer  
Sabin, NL Esthner to SL Lot 1, Block 1, Wichita Builders Assoc.  
Arlene, EL Oliver to EL Block 4, Prairie Hills Addition

ACTION: Authorize the release of the development bonds.

22. CONTRACT RE. 1ST STREET BRIDGE OVER ARKANSAS RIVER:

Consulting Engineer Agreement with Delamater, Freund and Scherer, P.A. for engineering services. This contract has been approved as to form by the City Attorney.

ACTION: Approve the contract and authorize the Mayor to execute.

CITY CLERK'S AGENDA

Page seven

April 30, 1974

23. ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS:

Z-1554 - Change from "AA" to "LC", generally located on the west side of Meridian between Maxwell and Savannah

ACTION: Place the ordinance upon its passage and adoption.

24. ORDINANCE:

An ordinance pertaining to carrying into and possession of foods and beverages in breakable or metal containers upon the premises of Lawrence Stadium, No. 1 Baseball Diamond at West Side Athletic Field and the Baseball Field at McAdams Park; and to the throwing of any matter

ACTION: Place the ordinance upon its passage and adoption.

25. ORDINANCE:

An ordinance changing the name of West Lynn Court as platted in Womers West Lynn First Addition to Wichita, Sedgwick County, Kansas, to Harlan Avenue, and repealing Ordinance No. 33-217 and all other ordinances or parts thereof which are in conflict herewith

ACTION: Place the ordinance upon its passage and adoption.

26. ORDINANCES AUTHORIZING THE CONSTRUCTION OF:

Lateral 59, Westlink Sewer  
Lateral 53, War Industries Sewer

ACTION: Place the ordinances upon their passage and adoption.

27. FIRST READING ORDINANCES:

ORDINANCES CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS:

Z-1514 - Change from "AA" to "A", generally located on the north side of Harry in an area west of Webb Road  
Z-1553 - Change from "B" to "C", generally located on the southeast corner of New York and Third Street

AN ORDINANCE CREATING A SEWER DISTRICT FOR THE CONSTRUCTION OF:

Lateral 4, Main 2, Sanitary Sewer No. 23

12. S/D 70-57 - Final Plat of WESLEY MEDICAL CENTER SECOND ADDITION, generally located on the east side of Hillside in an area between Central and Murdock.

GALBRAITH pointed out the area of concern on the map and the fact that it is a three lot plat of 13 acres of land, and an attempt has been made to separate the activities associated with the hospital, particularly traffic, from the Sleepy Hollow residential neighborhood to the east. He reviewed the following conditions recommended by the Subdivision Committee.

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.
- B. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in condition A.
- C. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.
- D. The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.

HENNESSY asked who arrived at the parking ratio as suggested by the Subdivision Committee. GALBRAITH pointed out that the Planning Commission several months ago reviewed the parking standards for the new ordinance and at that time it was the Planning Commission which felt that parking requirements for a hospital should be raised even higher than suggested by ZAC, the ZAC recommendation being one space per hospital bed whereas the Planning Commission asked for two per bed.

KENNETH P. STEWART, attorney for the Wesley Medical Center, and in part for the Medical Arts Association (an organization of physicians planning the new professional office building on the hospital site), stated that some of the doctors planning the new office building and parking garage were present, as well as architects from the firm of Oblinger-Smith. STEWART stated that generally Wesley approves the conditions suggested, recognizing that on some there is still the necessity for negotiation with City departments. Concerning Condition L. STEWART asked that they be allowed to show the water line by private easement, to avoid the necessity for a later vacation when the street is vacated and it is necessary to move the water line.

STEWART agreed with Galbraith's statement that the most important condition he wished to discuss related to the parking requirements. He commented that it should be recognized by the Commission that the requirement suggested far exceeds the present code requirements, and he also pointed out that he is vice-chairman of the ZAC Committee and aware of the many questions which have arisen in connection with the present code.

STEWART stated that it was his feeling that as suggested is too steep and would impose a hardship on the professional office building and the hospital. He pointed out that St. Francis Hospital is now being served by an office building owned by Trans-American Properties, on which the parking space was computed as one space for each 250 square feet of leaseable space, which results in around 240 or 250 spaces for the building. He said he realized that more than that has been provided (25 or 30), but they are not required under the ordinance. Further, this computation was based on the building being just an office building and not a doctors' office building.

STEWART also pointed out that recently at St. Joseph Hospital, with the assistance of industrial revenue bonds, substantial new improvements were made involving the replacement of existing beds as well as new beds, and that building permit was approved on the basis of one parking space for each 5 beds and one space for each 5 employees in the largest shift of any 24-hour period. He stated those requirements are the present code requirements for an office building and a hospital.

STEWART said it was of great personal satisfaction to him to be able to announce that the Wichita Childrens Home has agreed

- I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.
- K. The existing temporary drainage easement (Misc. Book 678, page 169) located on Lot 2, shall be referenced on the plat.
- L. An appropriate easement shall be indicated on the final plat for the existing water main located in the portion of Rutan being vacated by the plat.
- M. The applicant shall furnish assurances to the City that off-street parking requirements as proposed in the new prototype zoning ordinance will be complied with on the development of subject property.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

GALBRAITH said the major item discussed by the Subdivision Committee was that of off-street parking and whether additional off-street parking would be provided for the proposed expansion of the hospital and the new medical tower building. (See condition M. of the Subdivision Committee report.) The requirement as suggested would be two off-street parking spaces per bed and for the medical office building three spaces per treatment room plus one additional for each doctor, technician and employee. GALBRAITH said it was his understanding that this is the major issue that the attorney for Wesley Hospital desires to discuss with the Commission.

GALBRAITH stated further that the Department of Public Works, in reviewing the design of the bridge and drainage system thru Sleepy Hollow Park, feels that later they may have to negotiate with the hospital for a separate drainage easement across the corner of the property. A further suggestion by GALBRAITH was that if the hospital is required to pay for all improvements of Vassar north and south of the bridge, and Murdock to collector standards, the Commission might consider adopting a policy of not looking with favor on zoning changes on the east side of Vassar.

HENNESSY asked who arrived at the parking ratio as suggested by the Subdivision Committee. GALBRAITH pointed out that the Planning Commission several months ago reviewed the parking standards for the new ordinance and at that time it was the Planning Commission which felt that parking requirements for a hospital should be raised even higher than suggested by ZAC, the ZAC recommendation being one space per hospital bed whereas the Planning Commission asked for two per bed.

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STEWART said it was of great personal satisfaction to him to be able to announce that the Wichita Childrens Home has agreed

to dedicate the necessary land for a cul-de-sac on Holyoke, and the hospital has agreed to pay the cost of design and improvement of the cul-de-sac. He said it was felt a fair solution had been arrived at for the mutual concern for the Childrens Home.

Further, STEWART stated, so far as the three major concerns of the Sleepy Hollow residential area, as certain improvements take place in the Wesley Hospital campus area, 1700 parking spaces will be provided within the campus, which is the figure discussed at the Board of Zoning Appeals meeting when the matter of parking was considered.

Secondly, STEWART pointed out, the parking garage proposed will provide 750 spaces, which is also committed in the request granted by the Board of Zoning Appeals. Further, STEWART stated, there is a commitment that the parking garage will be developed concurrently with the office building, and they are also keeping in mind improvements taking place in widening of Hillside, where there will have to be some give and take on the various problems created by such projects while they are going on.

STEWART reported that the third item which has been accomplished is the resolution of various problems with the various City departments, apparently to the satisfaction of the Subdivision Committee, wherein the hospital pays the cost of various improvements (certain street improvements, cul-de-sac, etc.). He stated that Mr. Kitch had authorized him to say on behalf of Sleepy Hollow that the residents are appreciative of the attitude of the Commission with respect to concerns which that group has expressed on this matter.

STEWART said the one remaining and only condition which he desired to discuss related to the off-street parking requirements, in addition to what he has already pointed out with respect to such requirements related to Transamerican Professional buildings adjacent to St. Francis Hospital and St. Joseph Hospital. STEWART stated that it has been determined, and as he indicated to the Board of Zoning Appeals, the parking spaces that can be provided when the two projects (professional building and parking garage) are completed, amount to 1700, and he proposed the Condition M. be modified in respect to parking requirements as committed to the Board of Zoning Appeals and also to the Sleepy Hollow neighborhood.

It was pointed out by STEWART that presently there are about 1249 parking spaces (1142 presently within the area bounded by Central, Murdock, Rutan and Hillside), and approximately 107 on-street parking in the adjacent area. With the closing of Vassar and Murdock, 65 spaces will be lost, and another 334 during the construction of the professional building and parking garage. Further, with the widening of Hillside, another 60 spaces will be lost on their property, and in all, a loss of about 800 spaces. However, at the end of the construction projects, street widening and improvements generally, there will be on-site parking of 1700, which is the figure they have committed to the Board of Zoning Appeals, the Sleepy Hollow residents

and the Childrens Home, and they will make such commitment to this Planning Commission. He stated that they prefer to have the number of spaces designated in Condition M. rather than leaving it to whatever is agreeable to the staff. The attorney stated that they are not asking to only be required to meet the requirements presently in the ordinance, because they are minimum and will be raised. But neither was he willing to accept the greater requirement as suggested in the pending revised zoning ordinance. STEWART stated that if Condition M. could be changed, they could agree to all conditions. He also reiterated the commitment which was made to the Board of Zoning Appeals and to the Sleepy Hollow residents that they would exercise all due diligence to accomplish the platting by January 1, 1974.

Upon questioning, STEWART stated that under the present code, 748 spaces would be required, computed on the basis of one for each five beds (Wesley now has 710, but will soon have 750), and one for each employee in the largest shift, which makes another 300. Then the professional office building is computed on the basis of one space per 500 square feet, plus one space per doctor and one space per employee, plus one space for each 250 square feet of other permitted uses in the building. He said this tabulation has been gone over with the staff and he was quite confident of its accuracy.

There was brief discussion as to criteria utilized in establishing required spaces, and STEWART stated that he wanted to make it clear that the 1700 spaces is the number proposed for the hospital and the proposed professional office building, and that all the 1700 spaces is not related to the hospital.

BLAKEY had a question concerning the agreement that Wesley Hospital would pay for certain improvements, and STEWART, for clarification, said they are agreeing to pay for the design and completion of the cul-de-sacs if they develop, and that it should be made clear that the neighborhood will not be assessed for improvements except for improvement of Vassar south of the bridge, and possibly a portion of Murdock, which is still to be resolved.

HENNESSY commented that it would be ridiculous for the City to advance revenue sharing funds (industrial revenue bonds) to the hospital on one hand and on the other hinder them from carrying out expanded development. STEWART said he liked to think that Wesley Hospital was so aligned up with the community's overall goals and objectives and policies that it would offset the fact that it would be off the tax rolls for a 10-year period.

BLAKEY expressed some concern for the fact that by the time one considers an office building, there might still be a problem of parking even with what is proposed to be added over the present spaces. He questioned also who established the idea of two spaces per bed for hospitals. HILL stated that the planning consultant had made the suggestion of two per bed, based on results of a national study as to what is needed.

STEWART said the ZAC recommendation was one space per hospital bed. KAMEN felt one per bed is far less than actually needed or required.

JOHN GIST, Oblinger-Smith Corporation, said in the original overall plan, their aim had been for 1.5 spaces per hospital bed, but the issue being discussed is the number required under the present code (748) and the fact that in excess of 900 spaces are being committed with the completion of the professional building, to serve both the hospital and professional building. He stated further that the Planning staff recognizes that the present code is antiquated in many respects.

HENNESSY commented that it appears the applicant is being penalized by having to provide spaces which were not required when the hospital was originally constructed.

GARDENHIRE said she noted in background information which had been provided the Planning Commissioners that in the past there has been much concern for completion and filing of a plat of the Wesley Hospital facilities, and she asked if it is really going to be possible to have this plat filed by January 1, 1974.

STEWART said the commitment is to act with all due diligence in meeting requirements so that the plat could be filed and recorded, and that it does take time to resolve issues and also have the plat approved by the Planning Commission and City Commission.

HOPPER asked if consideration had been given to parking of residents of the area. HILL said he had considered the residents when the proposed new standards were suggested, and he related that there has always been a parking problem related to Wesley Hospital and surrounding area and he thought there would continue to be with the construction of a professional building and expansion of hospital facilities.

HILL stated further that to allow only 1700 parking spaces, he thought, would be continuing a nuisance to the whole community, employees and construction people parking here, and it was his thought that they are just as important to the community as Wesley Hospital.

STEWART asked that the Commission keep in mind that they are not adding any beds to the hospital by permitting the office building, and are attempting to provide spaces on the basis of the existing ordinance, plus about 900 additional spaces, and he thought that was about all that could be expected or required on a strictly technical basis.

KAMEN commented that the problem involved is with the overall general area and not strictly the hospital grounds, although the biggest problem appears to be there.

STEWART pointed out that they have been successful in resolving the objections of the Sleepy Hollow residents, and RISING agreed that apparently they have been satisfied after much controversy at a previous meeting, and he was anxious that the matter of the Wesley Hospital plat be completed.

KAMEN observed that it is not only the area around the hospital that is involved, but everyone in the City who no doubt utilizes the services of the hospital some time or the other.

DR. GEORGE MASTIO, representing the Medical Arts Association, pointed out that tenants or visitors to the proposed professional building will be utilizing parking spaces primarily during office hours from Monday through Friday, and that there would be little need for parking at night or on weekends associated with the professional building. He thought this would definitely be an improvement over the present situation. HENNESSY expressed agreement with Dr. Mastio's statement.

GORDON N. JONES, 3416 East Pine, asked for clarification of the 10 feet mentioned on the west side of Vassar and also with respect to the possibility of apartments in the area.

STEWART said he could not say about the possibility of apartments, but that they are shown within the confines of Central, Murdock, Hillside and Vassar on the overall master plan, but they are not pursuing the apartment possibility at this time, and if at any time they are proposed, they would expect to maintain the same proportion of parking (1700) and any spaces displaced by such apartments would be relocated elsewhere. As for the 10 feet on Vassar, STEWART said it is simply additional right-of-way for widening of the street to collector standards.

JONES asked also if the west side of the park could be kept open, and STEWART said that would be up to the Park Department.

BLAKEY asked if it is proposed to have on-street parking on both sides of Vassar in view of its widening, and STEWART said if such is permitted, it would just be in addition to what they have already computed because they had not considered such parking in computing the 1700 figure. LAKIN said it would likely be a 40-foot street with two 12-foot moving lanes and two parking lanes if, indeed, that is the way the Traffic Engineer would sign it, but it could be converted if need be, based on traffic volume.

WM. TINKER, Jr., attorney representing the Childrens Home, asked if Murdock is to be widened.

LAKIN said it was his understanding it would be widened and improved to 40-foot collector standards. As for the pavement, it was felt that it should be on a benefit district plan; however, there was a statement at the Subdivision Committee that the

Childrens Home did not want to be included and could not pay its share for such widening and improvement. LAKIN stated that he had talked with Public Works staff this morning, and on the basis that it should be assessed to those who will gain the most benefit, and assuming that the lots on the north side from Holyoke to Hillside will convert to office type uses, it was felt both sides should be assessed. One possible out for the Childrens Home would be the dedication of access control, but this has not been finally resolved and probably would not be until a petition is submitted to the City Commission for final approval.

**MOTION:** That Condition M. of the Subdivision Committee recommendation be amended to read that the applicant furnish assurances to the City that off-street parking requirements will be complied with under the present code requirements. Hennessy moved. This motion was not seconded.

KAMEN pointed out that it is not the intent of the Subdivision Committee to do anything which would adversely affect the homeowners in the area, but the intent is to work with the hospital which is an on-going institution continually improving its position and enlarging its facilities. It has caused problems in the neighborhood and to the general public, but it is a benefit to the City, but it was the feeling of the Subdivision Committee that the recommended parking restrictions benefit the hospital as well as the public.

BLAKEY suggested a compromise point between one space per bed and two spaces per bed as he considered two spaces a rather stiff requirement, especially when St. Joseph Hospital expansion was not figured on the same ratio.

STEWART said in the case of Transamerican building, parking was computed on the basis of an office building as opposed to a doctors' office building.

HENNESSY said the reason he made the above motion was because the present code requirements were used in permitting the same type of facilities at St. Joseph Hospital and St. Francis Hospital. Further, the proposed new regulations (zoning ordinance) have not been adopted, and it is uncertain how much longer it will be before they are.

TAYLOR pointed out that the applicant is not asking for merely the present code requirements, but offering to go beyond that to 1700 spaces.

BLAKEY questioned Hill as to just how the computations were made by the Subdivision Committee. HILL said he thought there was agreement with Mr. House (Administrator at Wesley Hospital) at the Subdivision Committee meeting on the way it was proposed. He

said the figure of 1700 is not one they "pulled out of the air"; that Wesley admits to having a parking problem which has bothered themselves and the general neighborhood; and he could not see any logic in going back to the present code requirements when the applicant is willing to exceed such requirement, and BLAKEY agreed that the present code is not adequate.

TAYLOR pointed out that 1700 spaces were committed by the hospital in connection with a request for a variance before the Board of Zoning Appeals.

STEWART said he was not present at the Subdivision Committee meeting, but was acquainted with what took place and was referring to the conversation that evolved around the prototype zoning requirements so far as parking. He stated, however, that they cannot provide 2540 (required under the proposed ordinance), but can provide 1700, which exceeds by 900 the present code requirements. He stated that while it has taken much longer than usual in plating to bring matters to a head, a solution has been reached which is acceptable to the Sleepy Hollow residents, the Childrens Home and the City staff. STEWART said that under the present code, 300 would be required for the hospital and 448 for the office building, whereas they now have available 1249 and in a matter of give and take they can provide 1700 upon completion of the projects involved.

HENNESSY said he thought that was his motion, and he thought everyone was entitled to be treated the same. In further explanation, STEWART said the code requirement is 748 and they will have 1648 on-site spaces plus 52 on interior streets to be vacated, and will exceed the code by 900 spaces.

MOTION: That the Planning Commission accept the recommendation of the Subdivision Committee except that condition M. be amended to indicate a minimum requirement of 1700 parking spaces, and condition L. to allow a private easement for the water main subject to the approval by the Department of Law and Public Works. Hill moved and Rising seconded and it carried unanimously. (Arnholz absent.)

The conditions as finally approved read as follows:

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.

- B. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in condition A.
- C. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.
- D. The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.
- I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.

- K. The existing temporary drainage easement (Misc. Book 678, page 169) located on Lot 2, shall be referenced on the plat.
- L. That in lieu of the appropriate water easement being indicated on the final plat for the existing water main located in the portion of Rutan being vacated, as recommended by the Subdivision Committee; that a utility easement, by separate instrument, be submitted, approved as to form by the Legal Department and which is acceptable to the Water Department.
- M. The applicant shall furnish assurance to the City, in a form acceptable to the Legal Department, that a minimum of 1,700 parking spaces will be provided for the existing Wesley Hospital facilities, and for the two structures (medical office building and parking garage) proposed in Board of Zoning Appeals Case No. BZA 23-73.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent Dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. That the applicant be advised that the Department of Public Works may later need a drainage easement across the southeast corner of Lot 3, which is dependent on the final location of the proposed bridge on Vassar.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

THE CITY OF WICHITA  
OFFICE OF LAW DEPARTMENT

DATE May 3, 1974



TO Curtis Newby, Planning Department  
FROM H. R. Kuhn, Assistant City Attorney

SUBJECT Wesley Medical Center  
"Undertaking"

To confirm our telephone conversation, the undertaking submitted by attorney Kenneth Stewart in connection with the Wesley Medical Center matter resulted from discussions had between Mr. Stewart and me and after I visited with Mr. Lakin. Though the phraseology employed in the undertaking may be cause for wonder, the reason it was used was to assure that the present off-street parking requirements under the current zoning code and related rules and regulations would control at the time the construction of the parking facilities is undertaken. In other words, the language employed was designed to require Wesley to perform under the current interpretation, rather than possible changes in the future.

It is my opinion that the document submitted will be effective to accomplish what apparently everyone favored in connection with the proceedings.

If I can be of any further service, please advise.

HRK:jae

A handwritten signature in cursive script, which appears to read "H. R. Kuhn". The signature is written in dark ink and is positioned above a horizontal line.



May 2, 1974

Mr. Vern Laing  
Attorney at Law  
200 West Douglas  
Wichita, Kansas 67202

Re: WESLEY MEDICAL CENTER 2ND  
ADDITION

Dear Mr. Laing:

As per your request, enclosed is a copy of the City Commission referral sheet with attached conditions of approval associated with the plat. If you have any questions concerning this matter, please call.

Sincerely.

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
 Application & Sketch Filed: 10-21-70  
 Preliminary Plat Filed: 7-6-71 Approved by S/D:  
 Final Plat Filed: 10-8-73 Approved by S/D: 7-5-73  
 Approved by Metropolitan Area Planning Commission: 10-18-73  
10-25-73

DESCRIPTION

General Location:

East side of Hillside in an area  
between Central and Murdock

Surveyor or Engineer:

Baughman Company

Owner:

Wesley Medical Center

Address:

c/o Kenneth P. Stewart, 1030 1st Nat'l Bank Bldg.

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>13.71</u>                        | 6. Access Control                        |
| 2. Number of Lots:   | St. <u>Vassar</u> No. Openings <u>3</u>  |
| Residential _____  | St. <u>Central</u> No. Openings <u>2</u> |
| Commercial _____   | St. _____ No. Openings _____             |
| Industrial _____   | 7. Req'd Improvements                    |
| Other _____  | St. Paving <u>x</u> Water _____          |
| Total Number of Lots: <u>3</u>                               | Sidewalk <u>x</u> Drainage <u>x</u>      |
| 3. Minimum Lot Area: <u>0.76</u> Acres                       | Sewer _____ Other _____                  |
| 4. Existing Zoning " <u>A</u> " " <u>B</u> " & " <u>BB</u> " |  |
| 5. Special Problems Discussed _____                          |  |

Irrevocable letters of credit have been submitted guaranteeing paving of streets, drainage improvements and construction of sidewalks required in the approval of this plat.

Planning Commission Recommendation:

That this plat be approved, subject to conditions as shown on the attached sheet, which are yet to be complied with. Hill moved, Rising seconded and it carried unanimously. (Arnholz absent.)

ACTION: Receive and file the irrevocable letters of credit, approve the plat as approved by the Metropolitan Area Planning Commission, and authorize the Mayor to sign; and instruct the Planning Department to withhold release of the plat for recording until all conditions of the plat approval have been complied with.

CONDITIONS TO APPROVAL

S/D 70-57 - WESLEY MEDICAL CENTER SECOND ADDITION

1. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1.
  - B. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.
  - C. The applicant shall furnish assurances to the City that off-street parking requirements as proposed in the new prototype zoning ordinance will be complied with on the development of subject property.
  - D. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
  - F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
-

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

April 24, 1974

Mr. Robert A. Lakin  
Metropolitan Area Planning Department  
City of Wichita  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition  
Plat

Dear Mr. Lakin:

We enclose Irrevocable Letters of Credit on behalf of the plattor given by the First National Bank in Wichita briefly described as follows:

Paving	\$150,050.00
Drainage	150,000.00
Cul-de-sacs	32,500.00
Sidewalks	8,210.00
Sewers	14,000.00,

which are delivered in order to satisfy requirements for guaranteeing in advance of submission of the final plat to the Board of City Commissioners at its regular meeting on April 30, 1974. The amount of the various letters has been taken from figures given us by the Department of Public Works, Engineering. All letters are expected to be substituted, hopefully within thirty day, by petitions filed on behalf of the plattor at which time we expect to receive releases of the irrevocable letters of credit.

All estimates of cost we recognize to be subject to actual cost as determined. The basis for computation of sharing of cost by Wesley with the city at large and a benefit district appears to be in accord with our previous understanding and agreement except that the proposed sharing in the Murdock

Mr. Robert A. Lakin

April 24, 1974

Page . . . . 2

Avenue improvement which appears to be a 90/10 allocation between Wesley and the City at large has never been discussed nor agreed to. We reserve the right to discuss and negotiate this particular item of sharing the cost of improvement.

We likewise deliver an Undertaking on behalf of The Wesley Medical Center respecting the assurance for vehicular parking on the Wesley premises in accordance with the commitment voluntarily made in connection with the hearing had and concerns expressed on behalf of the neighborhood surrounding the Wesley premises. This undertaking has been approved as to form by the Department of Law as suggested by your department.

We likewise enclose a title opinion for platting purposes.

We understand that all requirements for submission to the City Commission have been satisfied and that the matter will appear on the agenda Tuesday, April 30, 1974. Your cooperation in this matter is sincerely appreciated.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf  
Enclosures

cc: Mr. Roy C. House  
Mr. Ray Bruggeman  
Oblinger and Smith  
Mr. Robert Harris  
Mr. John Dekker  
Mr. L. J. Jimenez



**ARKANSAS LOUISIANA GAS COMPANY**

502 MAPLE WICHITA, KANSAS 67213

*Handwritten initials and signature*

April 23, 1974

Mr. Robert A. Lakin  
Wichita-Sedgwick County  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition

Dear Mr. Lakin:

Please be advised that satisfactory arrangements have been made by Wesley Medical Center with regard to our facilities within this addition.

We have no objections to Wesley vacating the easements or right-of-ways within this addition.

Sincerely,

Arkansas Louisiana Gas Co.

*Handwritten signature of Fred Guy*

Fred Guy, Distb. Engr.

FG:mc

cc: K. P. Stewart  
H. Reed - Div. Engr.  
J. McDaniel - Distb. Foreman  
H. Curtis - Distb. Mgr.  
R. C. House - Wesley Medical Center



Gaslight





Southwestern Bell

P.O. Box 2579  
Wichita, Kansas 67201  
April 22, 1974


Mr. Curtis Newby  
MAPC  
104 So. Main  
Wichita, Kansas 67202

Subj.: Wesley Medical Center  
Second Addition Plat

Dear Mr. Newby:

This letter is to advise the MAPC that the applicant has made satisfactory arrangements with our Company, and we now have no objection to subject plat.

Respectfully,

  
Alfred A. Snider  
District Engineer

cc: Robert Elevins - KC&E



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

April 24, 1974

264-7321  
AREA CODE 316

Mr. Curtis Newby  
Metropolitan Area Planning Department  
City of Wichita  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center Second  
Addition Plat

Dear Mr. Newby:

This will confirm my acknowledgement on behalf of  
The Wesley Medical Center, as plattor, that title to certain  
portions of the property subject of plat is subject to first  
mortgages as evidenced by our title opinion dated April 24,  
1974.

In view of the quantity in number of said mortgagees,  
we have requested permission for the approval and consent  
to plat by said mortgagees be accomplished by a separate  
instrument in form, style and content satisfactory to the  
Department of Law of the City of Wichita. Such a consent,  
duly executed, shall be recorded contemporaneously with the  
filing of the plat in accordance with law.

Under these circumstances, we have requested the  
Baughman Company to secure the execution of the plat drawing  
itself on behalf of the Medical Center by its President and  
Secretary. Said plat will be delivered directly to your  
department by the Baughman Company. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Mr. Roy C. House  
Mr. William Korber

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1810-1862)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

April 24, 1974

284-7321  
AREA CODE 316

Mr. Curtis Whitney  
First National Bank in Wichita  
Wichita, Kansas

Re: Wesley Medical Center

Dear Mr. Whitney:

Enclosed are the Irrevocable Letters of Credit:

C-307	\$32,500.00
C-308	8,210.00
C-309	150,050.00
C-310	150,000.00
C-311	14,000.00,

the original of which needs to be executed for delivery by us to the Metropolitan Area Planning Department in connection with the guarantees for improvements related to the Wesley Medical Center Second Addition.

As I have indicated, these letters will be replaced by petitions on all projects which are in preparation by the Department of Public Works, Engineering, which we expect to have executed and filed with appropriate releases of these letters within thirty days.

On behalf of The Wesley Medical Center, we thank you for this accomodation.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

Enclosures

cc: Messrs. Robert Lakin, Ray Bruggeman, Roy C. House, L. J. Jimenez

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**  
1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

April 24, 1974

City of Wichita  
Wichita, Kansas

Re: Wesley Medical Center Second Addition  
Plat (Proposed)

Gentlemen:

We have examined title to the following described  
real estate, to-wit:

WESLEY MEDICAL CENTER SECOND ADDITION (metes  
and bounds, Exhibit "A", attached)

as shown by abstracts of title, title insurance policies  
and other documents within our knowledge and possession.

From said examination we find fee title satisfactory  
for platting purposes vested in

THE WESLEY MEDICAL CENTER,  
subject to the following:

TAXES

Taxes for the year 1973 and prior years are shown  
to be paid or exempt.

*MDK Received 4-25-74*

*CCN*

City of Wichita

April 24, 1974

Page . . . . 2

MORTGAGES

1. Mortgage from Gerald T. Landon and Mary Emalou Landon, his wife, to The Fidelity Investment Company, dated October 26, 1964, filed October 30, 1964 in Book 1512, page 549 in the office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described real estate, to-wit:

The East 5 feet of Lot 122, All of Lot 121  
and the West 20 feet of Lot 120 in NOB HILL  
ADDITION to Wichita, Sedgwick County, Kansas,

in the principal amount of \$15,000.00.

2. Mortgage from Robert B. Jinkins and Marcile V. Jinkins, his wife, to The Fidelity Investment Company, a corporation, dated July 6, 1954, and filed July 8, 1954, at 9:15 a.m., in Book 1049 of Mortgages, Page 35, in the office of the register of deeds of Sedgwick County, Kansas, encumbering the following described property in the principal amount of \$11,000.00:

Lots 57 and 58, on Plumb Avenue, now Pine  
Street, in NOB HILL ADDITION to Wichita,  
Kansas.

3. Mortgage from Walter H. Rollins and Margaret W. Rollins, husband and wife, to United Savings and Loan Association, dated November 1, 1954, and filed November 30, 1954, at 3:35 p.m., in Book 1077 at page 491 in the office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described real estate in the principal amount of \$13,700.00, which mortgage is assigned to The Minnesota Hospital Service Association:

City of Wichita

April 24, 1974

Page . . . .3

Part of Lots 126 and 127 in NOB HILL ADDITION to Wichita, Sedgwick County, Kansas, described as follows:

BEGINNING at the Southwest corner of Lot 127 on Elm Street, thence North 95.5 feet, East 33.2 feet, North 1.75 feet, East 22.5 feet to the East line of Lot 126, South 97.25 feet to the Southeast corner of Lot 126, West 55.7 feet to the place of beginning.

4. Mortgage from John M. Bell and Charlotte H. Bell, husband and wife, to Mid-Kansas Federal Savings and Loan Association, dated January 4, 1962, filed January 4, 1962, in Book 1425, Page 286 in the Office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described real estate in the principal amount of \$18,800.00:

The East 55 feet of the West 165 feet of the North 90 feet of Reserve "B", NOB HILL ADDITION to Wichita, Sedgwick County, Kansas.

5. Mortgage from Robert R. Robins and Geraldine E. Robins, his wife, to Wichita Federal Savings and Loan Association, dated June 22, 1962, filed June 25, 1962 in Book 1438, at Page 418 of Mortgages, in the office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described real estate in the principal amount of \$14,500.00:

The East 55 feet of the West 110 feet of the North 90 feet of Reserve "B" in NOB HILL ADDITION to Wichita, Sedgwick County, Kansas.

City of Wichita

April 24, 1974

Page . . . . 4

6. Mortgage from Herbert L. McVey and Vesta K. McVey, husband and wife, to Mid-Kansas Federal Savings and Loan Association of Wichita, Kansas, dated December 19, 1955, filed December 20, 1955, in Book 1167, Page 317 in the Office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described real estate in the principal amount of \$9,500.00:

The East 51 feet of the North 90 feet of Reserve "B", NOB HILL ADDITION to Wichita, Sedgwick County, Kansas.

7. Mortgage from John L. McMichael and June H. McMichael, husband and wife, to The Fidelity Investment Company, dated May 21, 1957, filed June 6, 1957, in Book 1247, page 286 in the office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described property in the principal amount of \$13,000.00:

The West 54.83 feet of the East 105.83 feet of the North 90 feet of Reserve "B" in NOB HILL ADDITION to Wichita, Sedgwick County, Kansas.

8. Mortgage from The Wesley Medical Center, a corporation not for profit, to Mercedes E. Wright, a single person, dated May 1, 1973, filed May 3, 1973, in Book 57, page 1238 in the office of the Register of Deeds of Sedgwick County, Kansas, encumbering the following described property in the principal amount of \$75,000.00:

City of Wichita

April 24, 1974

Page . . . . 5

Lot 1 and the West 7.16 feet of Lot 2 as one tract and the East 17.84 feet of Lot 2 and all of Lots 3 and 4 as a second tract, both in BLAZER'S ADDITION to the City of Wichita, Sedgwick County, Kansas, subject to easements and rights-of-way of record; also described as:

Lots 1, 2, 3 and 4 in BLAZER'S ADDITION to the City of Wichita, Sedgwick County, Kansas, subject to easements and rights-of-way of record, if any.

EASEMENTS

Existing and proposed easements do not inhibit title for platting purposes.

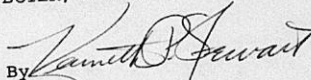
LIS PENDENS

Certain litigation is pending against plattor. In our judgment no lien will attach to affect title to the captioned property for platting purposes.

This examination and opinion is rendered in connection with platting of the above-captioned property as indicated.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Messrs. Roy C. House, L. J. Jimenez, and Security Abstract and Title Co., Inc.

Lots through 24, odd and even inclusive and  
Lots 84 through 93, odd and even inclusive on  
Highland, now Murdock Avenue;

Lots 34 through 56, odd and even inclusive, and  
Lots 94 through 103, odd and even inclusive, and  
Lots 57 and 58 and Lots 104 through 114, odd  
and even inclusive on Plumb, now Pine Street;

Lots 115 through 127, odd and even inclusive on  
Ingalls, now Elm Street, together with Reserve D  
and the north 90 feet of Reserve B, all as platted  
in Nob Hill Addition to Wichita, Kansas, including  
appropriate portions of vacated alleys lying within  
or adjacent, indicated on this plat as Lot 1.

Also a replat of the north 70 feet of Lots 44-45-46  
and 47, all of Lots 48 through 54, odd and even  
inclusive and Lots 1-2-3-4, portions of Cook, now  
Edgemont Avenue, vacated alley and Addison Street,  
all as platted in Blazers Addition to Wichita,  
Kansas;

Exhibit "A"

Part of Reserve A, Nob Hill Addition to Wichita, Kansas  
and a tract in the SW/4 of Section 14, Township 27  
South, Range 1 East, more particularly described as  
follows:

BEGINNING at a point 155 feet east and 40 feet  
north of the Southwest corner of the SW/4 of  
Section 14, Township 27 South, Range 1 East;  
thence north parallel with the west line of  
said SW/4 250 feet; thence east parallel with the  
south line of said quarter section, 175 feet;  
thence north parallel with the west line of said  
quarter section, 77.75  
feet; thence east parallel with the south line of  
said quarter section, 120.02 feet; thence with  
an angle to the left of  $41^{\circ} 16'$  a distance of  
168.47 feet; thence with an angle to the right  
of  $41^{\circ} 17'$  a distance of 60.8 feet to the point  
on the west line of Rutan Avenue and the  
Southeast corner of Lot 1, Wesley Medical Center  
Addition, Wichita, Kansas; thence south 211.1  
feet to a point 70 feet south of the Northeast  
corner of the west 9.16 feet of lot 44, Blazers  
Addition; thence west parallel with the south  
line of said quarter section, 84.16 feet;  
thence south parallel with the west line of  
said quarter section, 78.875 feet to the center  
of vacated alley; thence west 75 feet; thence  
south along the east line of Lot 4 in said Blazer  
Addition, 148.875 feet to the Southeast corner  
thereof; thence west 322.84 feet to the point of  
beginning, and indicated on this plat as Lot 2.

Also a replat of Lots 32 through 37, odd and  
even inclusive on Cook, now Edgemont Place, together  
with the north one-half of vacated alley adjacent  
on the south, and the north 100 feet of Lots 38-39-  
40 and 41 and the east 5.84 feet of the north 100  
feet of Lot 42, all in Blazers Addition to Wichita,  
Kansas, and indicated on this plat as Lot 3.

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 32,500.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas,

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before: October 24, 1975

(Insert date two years from MAPC approval of plat)

1. Paving of cul-de-sac on Holyoke Avenue, East of Hillside, West of Rutan; (Estimate -- \$10,000.00)
  2. Paving of cul-de-sac on Elm, East side of Vassar, North of Central; (Estimate -- \$12,500.00)
  3. Paving of cul-de-sac on Edgemont Place, East side of Vassar, North of Central (Estimate -- \$10,000.00)
- in Wesley Medical Center Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-307, dated April 24, 1974 (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified, if negotiated on or before October 24, 1975.



Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: [Signature]

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 8,210.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 24, 1975

- (Insert date two years from MAPC approval of plat)
1. Sidewalks -- South side of Edgemont Place on Lot 3, Wesley Medical Center Second Addition (Estimate -- \$1,280.00);
  2. Sidewalks -- Both sides of Rutan Avenue (South of Lot 1) adjacent to Lots 2 and 3, Wesley Medical Center Second Addition (Estimate -- \$1,560.00)
  3. Sidewalk -- West side of Vassar on Lot 1, Wesley Medical Center Second Addition (Estimate -- \$3,755.00)
  4. Sidewalk -- Reconstruction of existing sidewalk on Central adjacent to new property line of Lot 1, Wesley Medical Center Second Addition (Estimate -- \$1,615.00)
- Wesley Medical Center Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-308, dated April 24, 1974 (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

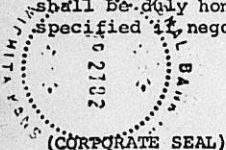
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified in negotiated on or before October 24, 1975.

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: [Signature]  
(Authorized signature)



IRREVOCABLE LETTER OF CREDIT  
FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 150,050.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 24, 1975

(Insert date two years from MAPC approval of plat)

1. Paving -- Murdock Avenue from Vassar to Hillside to collector street standards (benefit district share) (Estimate -- \$67,050.00)
2. Paving -- Vassar Avenue from north end of proposed bridge on Vassar over Park Department property to the South line of Murdock (Estimate -- \$65,000.00)
3. Paving -- Vassar Avenue from the North line of Central to the South line of Edgemont Place (Benefit district share) (Estimate -- \$18,000.00)

in Wesley Medical Center Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-309, dated April 24, 1974 (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before October 24, 1975.

. Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: [Signature]



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 150,000.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 24, 1975 (Insert date two years from MAPC approval of plat)

Improvement of drainage channel over Lot 2 from the southerly part thereof (to connect with existing improvement in place under parking lot) North and Northeasterly to the East line of Rutan Avenue

in Wesley Medical Center Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-310, dated April 24, 1974 (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be duly honored on due presentation and delivery of documents as specified if negotiated on or before October 24, 1975.

. Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: [Signature]  
(Authorized Signature)



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 14,000.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 24, 1975  
(Insert date two years from MAPC approval of plat)

Relocation of existing sanitary sewer in Lot 1, Wesley Medical Center Second Addition

in Wesley Medical Center Second Addition, a subdivision of the City of Wichita, Kansas.

Acting through the City Engineer, you will notify us when either:

1. The improvements have been timely completed and the credit may be released, or
2. The purchaser has failed to perform or is in default hereunder.

All drafts drawn hereunder must be marked: "Drawn under First National Bank in Wichita, Credit No. C-311, dated April 24, 1974 (Name of bank)

The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentation of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

We hereby agree with the drawers, endorsers and bona fide holders of drafts under and in compliance with the terms of this credit that the same shall be fully honored on due presentation and delivery of documents as specified if negotiated on or before October 24, 1975.

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

By: 



April 25, 1974

Re: Wesley Medical Center  
2nd Addition

TO WHOM IT MAY CONCERN:

As you may be aware, the above referred to plat has been submitted to the Metropolitan Area Planning Commission for approval. To date we have attempted to keep citizens in the area advised as to the progress of the Wesley Hospital plat by notice of meetings being sent to the Sleepy Hollow Citizens Association and others who have specifically requested to be advised regarding the Wesley plat.

The Metropolitan Area Planning Commission has considered and approved the plat subject to several recommendations which directly effect certain properties in the area not owned by Wesley. These recommendations are:

- A. That Elm Street and Edgemont Place be terminated with a cul-de-sac at the east side of Vassar and that Wesley Hospital pay the cost of the paving of the cul-de-sacs. The additional street right-of-way for the cul-de-sacs, is to be dedicated from the City park land.
- B. That Holyoke be terminated with a cul-de-sac at the north side of Murdock and that Wesley Hospital pay the cost of the paving of the cul-de-sac. The additional street right-of-way for the cul-de-sac is to be dedicated from the Childrens Home property on the east side of Holyoke.
- C. Repaving of Vassar from Central north to Murdock being assigned as follows:

Wesley Medical Center  
2nd Addition  
April 25, 1974  
Page 2

- 1) Central to Edgemont - a benefit district extending a half block both to the east and west (excluding those properties on the south side of Edgemont east of Vassar).
  - 2) Edgemont to Elm (the Bridge) - Paid by the City at large.
  - 3) Elm to Murdock - Paid for by Wesley only.
- D. Repaving of Murdock from Hillside to Vassar, the cost of which shall be shared by a benefit district extending a half block both north and south of Murdock (excluding the Childrens Home property).

Enclosed with this letter is a map of the area for your reference and information. The Board of City Commissioners will consider these recommendations and the plat at their meeting of April 30, 1974. If you have any questions concerning this matter, please call the Planning Department Office.

Sincerely,

Curtis L. Newby  
Junior Planner

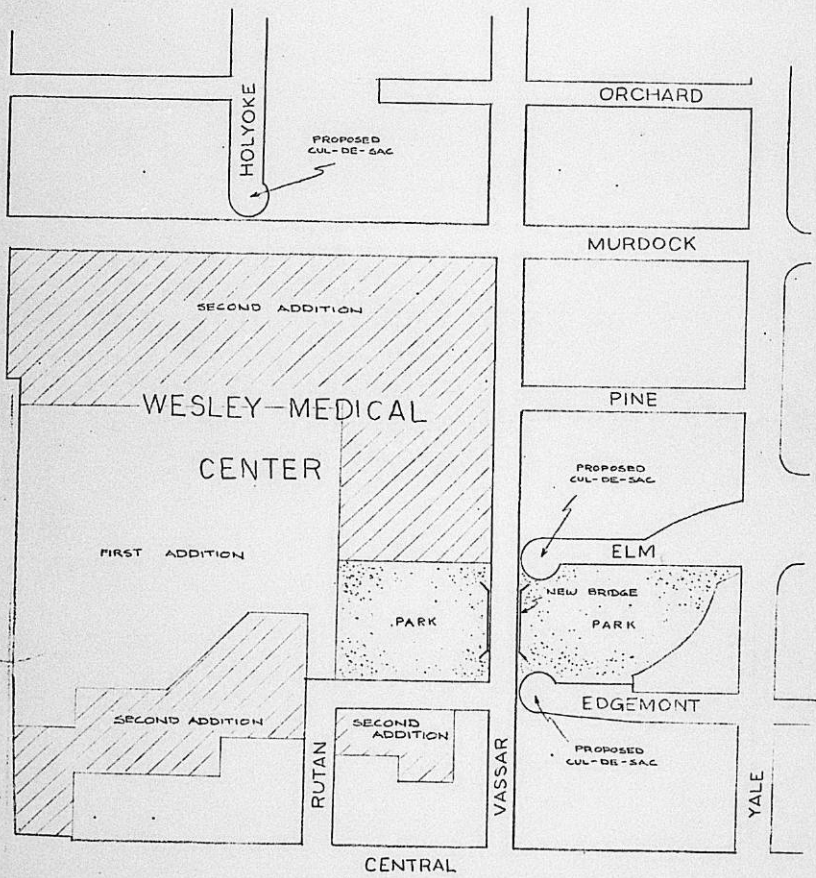
CLN:rme  
Enclosure

cc: Inez Peterson, 2648 North Clarence, 67204  
J. E. Laughlin, 821 North Holyoke, 67208  
William E. Ohms, 833 North Holyoke, 67208  
Wichita Childrens Home, 810 North Holyoke, 67208  
Bessie Lynam, 841 North Holyoke, 67208  
Robert A. Wolff, 3200 East Murdock, 67208  
Richard E. Steudtmer, 1808 South 125th Street East, 67207  
Max Neal Fieud, 3224 East Murdock, 67208  
Muriel E. Davies, 3226 East Murdock, 67208  
James W. Whittemore, ~~3230 East Murdock, 67208~~ 3700 Del. Home, Del. Home City  
A. J. Miville, ~~3236 East Murdock, 67208~~ 4848 E. Col. 7315  
Irene L. Austin, 3238 East Murdock, 67208  
Joseph L. Cramer, 152 South Fairfax, Denver, Colorado, 80220  
Kiser, Inc., 1446 Willow Road, 67208  
Roy C. House, President & Chief Executive Officer  
Wesley Medical Center, 550 North Hillside, 67214  
Dr. George Mastio, 3333 East Central, 67214

Wesley Medical Center  
2nd Addition  
April 25, 1974  
Page 3

cc: (cont'd)

Verne Laing, President, Sleepy Hollow, Inc.,  
3740 Sleepy Hollow, 67208  
Thomas Kitch, Secretary, Sleepy Hollow, Inc.,  
125 North Market, 67202  
Mrs. H. N. Naughton, 3402 East Pine, 67208  
John D. Gist, Oblinger-Smith Corp.,  
625 1st National Bank Building, 67202  
Baughman Company, 330 Laura, 67211  
H. Jay Setter, Director, Park Board  
Dean Sellers, Assistant City Engineer  
Bill Otten, Water Department



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1982)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

April 24, 1974

Mr. Jack Galbraith  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

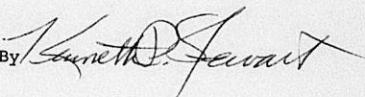
Re: Wesley Medical Center Second Addition Plat

Dear Mr. Galbraith:

I have proposed the following descriptions to identify the improvements for which irrevocable letters of credit are being furnished in accordance with figures obtained from the Department of Engineering. If these are not adequate, would you please give me a call so we can alter our letters. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf  
Enclosures

cc: Mr. Curtis Newby

1. Sidewalks -- South side of Edgemont Place on Lot 3, Wesley Medical Center Second Addition;
2. Sidewalks -- Both sides of Rutan Avenue (South of Lot One) adjacent to Lots 2 and 3 Wesley Medical Center Second Addition;
3. Sidewalk -- West side of Vassar on Lot 1, Wesley Medical Center Second Addition.
4. Sidewalk -- Reconstruction existing sidewalk on Central adjacent to new property line of Lot 1, Wesley Medical Center Second Addition.

1. Paving -- Murdock Avenue from Vassar to Hillside to collector street standards (benefit district share)
2. Paving -- Vassar Avenue from north end of proposed bridge on Vassar over Park Department property to the South line of Murdock;
3. Paving -- Vassar Avenue from the North line of Central to the South line of Edgemont Place (benefit district share);

Improvement of drainage channel over Lot 2 from the southerly part thereof (to connect with existing improvement in place under parking lot) north and northeasterly to the East line of Rutan Avenue.

April 17, 1974

Mr. Kenneth Stewart  
Attorney at Law  
1030 First National Bank Building  
Wichita, Kansas 67202

Subject: Wesley Medical Center  
Second Addition

Dear Mr. Stewart:

We have recently reviewed the above mentioned plat file and the following is a listing of the items that we find have not yet been satisfied and which were requirements of the plat approval. At such time as these conditions have been met, we will be in a position to forward the plat to the City Commission for final approval. The uncompleted conditions of the plat approval are as follows:

1. *OK* Title and tax opinion.
2. Plat tracing signed and with all additions and corrections as follows:
  1. *OK* Indication of corrected access control along the west line of Vassar and along south line of Murdock, so as not to permit any access points to be on a direct alignment with Pine or Holyoke.
  2. *OK* *still need contingent dedication* Indication of 10 foot dedication for the west half of Vassar except at locations where said dedication will conflict with existing buildings. In which case the dedication shall be a contingent dedication and the appropriate labeling shall be indicated on the plat.
  3. *OK* Labeling of the book and page number of the recorded temporary drainage easement crossing Lot 2 (Misc. Book 678, Page 169).
3. Guarantees for following improvements:
  1. *OK* Paving of cul-de-sac on Holyoke.

Mr. Kenneth Stewart  
April 17, 1974  
Page 2

- ~~1~~ Paving of cul-de-sac on Elm - east of Vassar.
- ~~2~~ Paving of cul-de-sac on Edgemont Place - east of Vassar.
- ~~3~~ Paving of Vassar from bridge over park area to south line of Murdock.
- ~~4~~ Improvement for drainage channel on Lot 2.
- ~~5~~ Share of improving Murdock between Hillside and Vassar commercial standard.
- ~~6~~ Sidewalks adjacent to Edgemont Place on Lot 3, both sides of Rutan on Lots 2 and 3, Vassar on Lot 1; and reconstruction of sidewalk on Central adjacent to new property line.

~~7~~ Letter needed from S. W. Bell confirming satisfactory arrangements for relocation and/or abandonment of their facilities.

~~8~~ *for red pencil copy?*  
Furnish assurance to City in a form acceptable to Legal Department, that a minimum of 1,700 parking spaces will be provided for existing Wesley facilities, and for the Medical office building and parking garage proposed in the BZA case number BZA-23-73.

6. Submission of utility easement covering existing water main located in the portion of Rutan being vacated by plat.

If you have any questions concerning any of these conditions, please contact our office.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme

cc: Bill Korber  
c/o Baughman Company  
330 Laura, 67211

(DRAFT)

WESLEY MEDICAL CENTER SECOND ADDITION

4-15-74 still need:

1. Title and tax opinion.
2. Plat tracing signed & with all additions and corrections as follows:
  - A) Indication of corrected access control along the west line of Vassar and along south line of Murdock, so as not to permit any access points to be on a direct alignment with Pine or Holyoke.
  - B) Indication of 10' dedication for the west half of Vassar except at locations where said dedication will conflict with existing buildings. In which case the dedication shall be a contingent dedication and the appropriate labeling shall be indicated on the plat.
  - C) labeling of the book's page number of the recorded temporary drainage easement corssing Lot 2 (Misc Book 678, Page 169).
3. Guarantees for following improvements:
  - A) Paving of Cul-de-sac on Holyoke
  - B) Paving of Cul-de-sac on Elm - east of Vassar
  - C) Paving of Cul-de-sac on Edgemont Place - east of Vassar
  - D) Paving of Vassar from Bridge over park area to south line of Murdock.
  - E) Improvement for drainage channel on Lot 2.
  - F) share of improving Murdock between Hillside & Vassar commercial standard.

?  
rewrite

- G) Sidewalks adjacent to Edgemont Place on Lot 3, both sides of Rutan on Lots 2 & 3, Vassar on Lot 1; and reconstruction of sidewalk on Central adjacent to new property line.
4. Letter needed from S. W. Bell confirming satisfactory arrangements for relocation and/or abandonment of their facilities.
  5. Furnish assurance to City in a form acceptable to Legal Dept., that a minimum of 1,700 parking spaces will be provided for existing Wesley facilities, and for the Medical office building and parking garage proposed in the BZA case no BZA-23-73.
  6. Submission of utility easement covering existing water main located in the portion of Rutan being vacated by plat.

THE CITY OF WICHITA  
OFFICE OF WATER DEPARTMENT

DATE April 12, 1974



TO Jack H. Galbraith, Chief Planner  
FROM Bill H. Otten, Design & Planning Superintendent  
SUBJECT Wesley Medical Center  
Second Addition

Satisfactory arrangements have been made for abandonment costs and water line easements with the Water Department by Wesley Medical Center. Therefore, all of our requirements for the platting of Wesley Medical Center Second Addition have been fulfilled.

*Bill H. Otten*  
Bill H. Otten  
Design & Planning Supt.

BHO:ab

cc: John D. Wynkoop, Director of Water  
Kenneth P. Stewart



March 29, 1974

Mr. Ken Stewart  
Boyer, Donaldson & Stewart  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Subject: Wesley Medical Center  
2nd Addn.

Dear Mr. Stewart:

We have no comments concerning subject plat other than those contained in my letter of October 31, 1973.

Yours truly,

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: R. W. Bruggeman, Director of Public Works  
Jack Galbraith, MAPD  
Dick Linn, City Eng.  
G. H. Wilton, Supt. of Public Works Maint.  
Wesley Medical Center 2nd Addn. Plat File

Attach. \_ Letter/10/31/73



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

March 28, 1974

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

RE: S/D 70-57-Final Plat of  
Wesley Medical Center  
Second Addition.

Dear Mr. Galbraith:

We now enclose the dedication which required the  
corporate seal.

Thanks very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Ken Stewart*

KPS:lb

enc:



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**  
WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

*Memorandum*

Date: March 25, 1974

To: Mr. Jack H. Galbraith

Re: Wesley Medical Center Second  
Addition Plat

From: Mr. Kenneth P. Stewart

Dear Mr. Galbraith:

The final Dedication is omitted because we need to  
get the corporate seal on it.

We will send it over when it has been properly  
executed.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *K. Stewart*

KPS:lb



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

264-7321  
AREA CODE 316

March 25, 1974

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

RE: S/D 70-57-Final Plat of  
Wesley Medical Center  
Second Addition.

Dear Mr. Galbraith:

I want to correct my previous indication about requirement of Bell Telephone. We do have its requirement and it is being satisfied so that the city should shortly receive an approval letter from Southwestern Bell Telephone Company.

I believe the only thing which is further necessary to satisfy requirements is to furnish appropriate guarantees to the city for any obligations of Wesley respecting participation in the cost of improvement.

Thanks very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth R. Stewart*

KPS:lb

cc: Mr. Roy C. House  
Ms. Marjorie L. Taylor  
Ms. Priscilla Lee



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

March 25, 1974

264-7321  
AREA CODE 316

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

RE: S/D 70-57-Final Plat of  
Wesley Medical Center  
Second Addition.

Dear Mr. Galbraith:

Please be advised that we have in our possession,  
for delivery at the time of filing of the plat, an executed  
easement to the city for the location of water utilities in  
vacated Rutan Avenue.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:lb



LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES P. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

March 25, 1974

264-7321  
AREA CODE 316

Mr. Jack H. Galbraith, Chief Planner  
Metropolitan Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas

RE: S/D 70-57-Final Plat of  
Wesley Medical Center  
Second Addition.

Dear Mr. Galbraith:

We are enclosing, in partial compliance with the requirements of your letter of October 29, 1973, certain dedications and applications for vacation as follows:

Dedication, Wichita Children's Home, cul de sac;  
Dedication, Board of Park Commissioners, cul de sac Elm Street;  
Dedication, Board of Park Commissioners, cul de sac Edgemont Place;  
Dedication, Board of Park Commissioners, widening of Vassar;  
Vacation, Board of Park Commissioners and The Wesley Medical Center, Rutan Avenue;  
Vacation, The Wesley Medical Center, Pine Street; and  
Dedication, The Wesley Medical Center, Vassar.

We are finalizing the necessary agreement with The Gas Service Company to secure its approval to the plat. You should have received letters indicating satisfactory arrangements with Kansas Gas & Electric Company. We received no requests from Arkla or from Southwestern Bell Telephone Company, so I assume that you may have received adequate assurances from them.

We need to satisfy the public works department with a guarantee for street and sidewalk improvements and I believe



Mr. Jack H. Galbraith  
March 25, 1974  
Page 2

that all matters will then be accomplished for further processing of the plat.

Thanks for your patience.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:lb

enc:

cc: Mr. Roy C. House  
Mrs. Marjorie L. Taylor  
Mrs. Priscilla Lee

  
**THE GAS SERVICE COMPANY**  
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

March 25, 1974

Attention: Mr. Robert Lakin

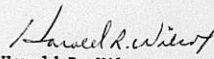
Re: Plat of Wesley Medical  
Center Second Addition

Dear Sir:

Please be advised that Wesley Medical Center has made satisfactory arrangements with The Gas Service Company for the abandonment of our facilities in the streets, alleys and easements to be vacated by the platting of Wesley Medical Center Second Addition.

Yours very truly,

THE GAS SERVICE COMPANY

  
Harold R. Wilcox

GWE/cw



Distributor of Natural Gas in the Heart of the Nation.

86

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

March 18, 1974

264-7321  
AREA CODE 316

**Mr. H. R. Muhn**  
Assistant City Attorney  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Hub:

Thanks for your letter of February 22. I have prepared an easement for water purposes following the form in use by the Planning Department adapted for this easement for water purposes. I am not sure whether the easement form is for your approval or Mr. Borst's who approved the other forms so I am sending a copy of this proposal also to him.

If it is not satisfactory as to form please advise.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:lb

enc:

cc: Mr. John Dekker  
Mr. Bernard V. Borst  
Mr. Jack H. Galbraith



from: JKS date: \_\_\_\_\_

admin.	adv. plans	com. dev.	social	graphics
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<input type="checkbox"/> dobson	<input type="checkbox"/> looney	<input type="checkbox"/> tylio	<input type="checkbox"/> fortman	<input type="checkbox"/> barber
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<input type="checkbox"/> nelson, v	<input type="checkbox"/> brann	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/> stegfried	<input type="checkbox"/> lire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

all staff     information  
 comment     files  
 note & return     signature  
 handle     library

remarks: File



KANSAS GAS AND ELECTRIC COMPANY

March 11, 1974

Mr. Jack Galbraith  
Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Subject: Wesley Medical Center 2nd Addition

Dear Jack:

This is to advise that satisfactory arrangements  
have been made, and KGE The Electric Company has no further  
objections to approval of this plat.

Sincerely,

Robert L. Blevins  
Senior Estimator

RLB:pw



March 6, 1974

Kansas Gas & Electric  
The Electric Company  
120 East First Street  
Wichita, Kansas 67202

Attention: Mr. Rod Nicholson

Re: Wesley Medical Center  
Second Addition; S/D 70-57

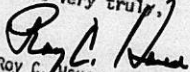
Gentlemen:

In connection with the future development of real estate owned by The Wesley Medical Center identified as Wesley Medical Center Second Addition, I am authorized to guarantee the cost of relocation and vacation of electric facilities which are required to serve the area covered by the Plat.

It would be appreciated if you could issue your approval to the City of Wichita in order to clear our Final Plat.

Thank you very much.

Yours very truly,

  
Roy C. House  
President and  
Chief Executive Officer

RCH/et

cc: Mr. Kenneth P. Stewart  
Mr. Jack Galbraith, Metropolitan Area Planning Dept. ✓



LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

February 23, 1974

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

Mrs. Marjorie L. Taylor, Chairperson  
Metropolitan Area Planning Commission  
104 South Main Street  
Wichita, Kansas 67202

Mrs. Priscilla Lee, Chairperson  
Board of Zoning Appeals  
104 South Main Street  
Wichita, Kansas 67202

Re: SD 70-57 and BZA 23-73  
Final Plat of Wesley Medical  
Center Second Addition

Dear Mrs. Taylor and Mrs. Lee:

I do not intend to use a means of communication with you and the members of the Planning Commission to answer in dialogue the serious question raised by Mr. Kitch in his recent letter of February 15. Nevertheless, it does seem appropriate to respond to that letter in terms of explanation for the apology which was attempted in my last previous letter.

Included in the action taken by the Metropolitan Area Planning Commission on October 25, evidenced by Mr. Galbraith's letter of October 29 addressed to me, were sixteen conditions including some which were not wholly within the control of The Wesley Medical Center.

No time limit for the performance of these conditions was provided, but the plat was to be recorded within thirty days after approval by the Board of City Commissioners.

Mrs. Marjorie L. Taylor  
Mrs. Priscilla Lee

February 23, 1974  
Page . . . . . 2

Contemperaneously, the Medical Center secured a variance evidenced by Resolution No. BZA 23-73, which essentially reduced building set-back lines in order to accomodate a medical office building and a parking garage to be concurrently built by the Medical Center. That resolution, at our specific request, allowed us the exercise of due diligence "to record the plat . . . by January 1, 1974."

In both the action of the Planning Commission and the Board of Zoning Appeals, it was contemplated that the Medical Center would provide a minimum total of 1700 on-site spaces for The Wesley Medical Center facilities, including the planned medical office building. As a matter of fact, the Resolution provided "the medical office building and the parking garage are to be built concurrently."

Despite all due diligence it was not possible to comply with the conditions for final approval of the plat before January 1, and we so notified the Planning Commission and the Board of Zoning Appeals. It was in that same spirit of responsibility that I wrote my most recent letter indicating some further delay. For the same reasons we attempted to copy those persons responsible to the various groups who were primarily interested in the future development of the Medical Center site and the filing of the plat.

Reference in my letter of February 13 to the professional office building financing was made to advise both the Planning Commission and the Board of Zoning Appeals that the method of financing that had been planned did not materialize. Obviously, if the financing cannot be arranged, the professional office building cannot be constructed. To this extent I felt compelled to advise the Planning Commission and the Board of Zoning Appeals of this public information. Whether or not other financing will make possible the professional office building still remains unresolved.

Mrs. Marjorie L. Taylor  
Mrs. Priscilla Lee

February 23, 1974  
Page . . . . . 3

However, the other conditions relating to the plat itself I think are now in the process of final resolution and it is hoped that the various instruments and documents required in the sixteen conditions can be completed within the next several weeks so that the plat will be ready to be forwarded to the Board of City Commissioners.

This letter is intended to inform both the Planning Commission and the Board of Zoning Appeals that due diligence is still being exercised by the Medical Center to complete this process. In the event that some formal action is required by the Board of Zoning Appeals, we respectfully request a deferral of the recording requirement contained in the Resolution of the Board of Zoning Appeals. Thanks very much for your consideration.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Messrs. Jack Galbraith, Roy C. House, Verne Laing, William Tinker, Jr., Alvin J. Hennessy, Harlan Kamen, Robert E. Blakely, Theodore H. Hill, Dwight Hopper, Sam Arnholz, Michael D. Gragert, Mrs. Jo Gardenhire, Dr. George Mastio, Messrs. Austin Rising, Harlan Clonts, Rosemarie Murphy, James Richardson, Thomas Kitch, Kenneth Cusick, Norman Doke, James Richardson

## Sleepy Hollow, Inc.

3740 Sleepy Hollow  
Wichita, Kansas 67208

February 15, 1974

Mrs. Priscilla Lee, Chairperson  
Board of Zoning Appeals  
104 South Main Street  
Wichita, Kansas 67202

Re: BZA 23-73  
Final Plat of Wesley Medical  
Center Second Addition

Dear Mrs. Lee:

I enclose a copy of a letter which I have written to Mrs. Marjorie L. Taylor in connection with the failure of Wesley Medical Center to file its final plat of Wesley Medical Center Second Addition in a timely manner. I believe the letter has direct application to the variance previously granted to Wesley in the above captioned matter. If the final plat has not been filed by February 28, 1974, we ask that this matter be placed upon the agenda of the meeting of the Board of Zoning Appeals scheduled next thereafter for the purpose of considering the revocation of the granting of the variance due to the failure of Wesley Medical Center to meet the conditions originally attached thereto.

Very truly yours,

SLEEPY HOLLOW, INC.

By *Thomas A. Hach*

TDK:jb

Enclosure

cc: Messrs. Jack Galbraith, Roy C. House, Verne Laing, William Tinker, Jr., Dr. George Mastio, Alvin J. Hennessy, Harlan Kamen, Robert E. Blakely, Theodore H. Hill, Dwight Hopper, Sam Arnholz, Michael D. Gragert, Mrs. Joe Gardenhire, Austin Rising, Harlan Clonts, Rosemarie Murphy and James Richardson  
Mr. Kenneth D. Stewart

## Sleepy Hollow, Inc.

3740 Sleepy Hollow  
Wichita, Kansas 67208

February 15, 1974

Mrs. Marjorie L. Taylor, Chairperson  
Metropolitan Area Planning Commission  
104 South Main Street  
Wichita, Kansas 67202

Re: S/D 70-57  
Final Plat of Wesley Medical  
Center Second Addition

Dear Mrs. Taylor:

I am in receipt of a letter dated February 13, 1974, addressed to yourself by Kenneth D. Stewart as attorney for Wesley Medical Center. The Board of Directors of Sleepy Hollow, Inc. has directed me to voice our objection to any additional delay in the filing of the final plat of Wesley Medical Center Second Addition. This matter has now been dragging on for nearly four years. Absolutely no mention was made of the intended application for industrial revenue bonds at any of the hearings of the Metropolitan Area Planning Commission and, certainly, the commitment given by the hospital to file the plat by January 1 was not conditioned upon approval or disapproval of such a bond issue.

We are shocked and dismayed by the overt disdain which the hospital has shown for the entire zoning process. We ask only that the neighborhood represented by Sleepy Hollow, Inc. receive the same treatment as any other applicant or beneficiary of the existing zoning ordinance. Wesley Medical Center has not manifested a similar attitude.

We ask that this matter be placed upon your agenda within the near future if the final plat has not been filed by February 28, 1974.

Very truly yours,  
SLEEPY HOLLOW, INC.

  
PRESIDENT

TDK:jb

cc: Messrs. Jack Galbraith, Roy C. House, Verne Laing, William Tinker, Jr., Dr. George Mastio, Alvin J. Hennessy, Harlan Kamen, Robert E. Blakely, Theodore H. Hill, Dwight Hopper, Sam Arnholz, Michael D. Gragert, Mrs. Joe Gardenhire, Austin Rising, Harlan Clonts, Rosemarie Murphy and James Richardson  
Mr. Kenneth D. Stewart

THE CITY OF WICHITA



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
330 SOUTH — AREA CODE 318  
SUITE 600 — CITY BLDG. ANNEX  
WICHITA, KANSAS 67202

JOHN DEKKER, DIRECTOR OF LAW AND CITY ATTORNEY

February 22, 1974

Mr. Kenneth P. Stewart  
Boyer, Donaldson & Stewart  
Attorneys at Law  
1030 First National Bank Building  
Wichita, Kansas 67202

Re: SD-70-57, Final Plat of  
Wesley Medical Center  
Second Addition


Dear Ken:

Your letter of February 13, 1974, directed to the attention of Mr. John Dekker, City Attorney, was handed to me for attention and reply. I have checked into the matter with the Planning Department, and neither that Department nor the Department of Law has any objection to your proposal, so long as the plat contains the legend that the vacation of the streets therein referenced are to be vacated effective January 1, 1975.

With regard to the utility easement required in subparagraph I of Mr. Galbraith's letter to you of October 29, 1973, the thinking of both the Planning Department and the Department of Law is that the utility easement should be executed and filed at the same time the plat is filed. The instrument could recite that it is being given to become effective when the street vacation is effective.

If you have any further questions in this regard, I will be pleased to hear from you. A copy of this letter is being forwarded to Mr. Dekker as well as Mr. Galbraith of the Planning Department.

Yours very truly,

  
H. R. Kuhn,  
Assistant City Attorney

HRK:jae  
cc: Mr. John Dekker  
Mr. Jack Galbraith



LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1982)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

February 13, 1974

Mrs. Marjorie L. Taylor, Chairperson  
Metropolitan Area Planning Commission  
104 South Main Street  
Wichita, Kansas 67202

Re: S/D 70-57  
Final Plat of Wesley Medical  
Center Second Addition

Dear Mrs. Taylor:

I apologize for the necessity to further report the progress before completion of requirements in connection with the recording of the final plat of the Wesley Medical Center Second Addition.

As you may know, the Medical Center plan for the development of a professional office building to be financed under an Industrial Revenue Bond Issue on behalf of the doctors on the medical staff of the Medical Center has not materialized as it was proposed. This portion of the proposed improvements is still under exploration by the Medical Center.

Other matters relating to the final plat are still in process and we hope can be concluded within the next several weeks, so that the final plat with all other requirements can be submitted to the Board of City Commissioners for recording. We shall keep you advised.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:bdr

cc: Messrs. Jack Galbraith, Roy C. House, Verne Laing, Thomas Kitch, William Tinker, Jr., and Dr. George Mastio

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1982)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

December 20, 1973

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

Mrs. Marjorie L. Taylor, Chairman  
Metropolitan Area Planning Commission  
City of Wichita  
Wichita, Kansas 67202



Re: S/D 70-57  
Final Plat of Wesley Medical  
Center Second Addition

Dear Mrs. Taylor:

I want to report progress on the completion of requirements before recording of the final plat.

Although we have attempted to work with all due diligence in bringing together various items necessary, we will not have items completed so that the plat could be recorded before the first of January. There has been unexpected delay in the integration of the proposed building project of Wesley and that of the medical doctors who have proposed the medical office building complex. We have likewise experienced some delay in coordinating the various offices and persons involved in numerous considerations pertinent to the requirements.

At the present time I am hopeful that the platting might still be completed so that recording is possible by February 1.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth R. Stewart*

KPS:cpf

cc: Mr. Jack Galbraith, Mr. Roy C. House, Mr. Verne Laing,  
Dr. George Mastio, Mr. Thomas Kitch, Mr. William Tinker, Jr.

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE V. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN N. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

December 20, 1973

Ms. Priscilla Lee, Chairman  
Board of Zoning Appeals  
City Building Annex  
Wichita, Kansas 67202

Re: S/D 70-57  
Final Plat of Wesley Medical Center  
Second Addition

Dear Ms. Lee:

I want to report progress on the completion of requirements before recording of the final plat.

Although we have attempted to work with all due diligence in bringing together various items necessary, we will not have items completed so that the plat could be recorded before the first of January. There has been unexpected delay in the integration of the proposed building project of Wesley and that of the medical doctors who have proposed the medical office building complex. We have likewise experienced some delay in coordinating the various offices and persons involved in numerous considerations pertinent to the requirements.

At the present time I am hopeful that the platting might still be completed so that recording is possible by February 1.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Messrs. Jack Galbraith, Roy C. House, Verne Laing, Thomas Kitch, William Tinker, Jr., and Dr. George Mastio

Ken Stewart called and left the following suggested wording for condition M. on Wesley plat for this afternoon's meeting:

M. Assurance from the applicant to the City shall be given in form mutually satisfactory to respective legal counsel that the minimum off-street parking requirements under present applicable zoning ordinances for a 750-bed hospital capacity and for the newly proposed professional office building, shall be exceeded by 900 spaces.

1,700					
<u>52-</u>	on-street	800 Remaining	1142	<i>Bault</i>	
		+ 150	+ 107	<i>Street</i>	
1,648		+ 750	1249		
<u>748-</u>	required by code	1700	- 55	<i>Munroe + Vassar</i>	
900	in excess		- 334	<i>Construction area</i>	
			- 60	<i>Hillside</i>	
			800		
			B.		

*(449)*

Oct. 31, 1973

Mr. Kenneth Stewart  
Boyer, Donaldson & Stewart  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Subject: Wesley Medical Center 2nd Addn.

Dear Mr. Stewart:

Reference is made to your letter of October 29th to Mr. Roy House and the two-page attachment thereto. Please be advised that in the case of "Drainage within Lot 2", Mr. Korber has described the dedication required for the permanent drainage improvement and the easement for the present location of the creek. The guarantee for the permanent drainage should be discussed with the City Engineer since he is making the estimate of cost.

With regard to "Drainage-Southeast corner of Lot 1", please contact the City Engineer for this description since it concerns the location of the proposed bridge on Vassar.

If further information or discussion is desired, please advise.

Yours truly,

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: R. W. Bruggeman, Director of Public Works  
G. H. Wilton, Supt. of Public Works Maint.  
Dick Linn, City Engineer  
Jack Galbraith, Chief Planner  
Wesley Medical Center 2nd Addn. plat file

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1982)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

284-7321  
AREA CODE 316

October 29, 1973



Mr. Roy C. House  
President and Chief Executive Officer  
The Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Dear Mr. House:

In order to accomplish the completion of platting with due diligence by January 1, 1974, it seems essential that the numerous matters to be decided should be noticed to all concerned. In order to avoid the numerous telephone calls involved, I have taken the liberty of providing a summary sheet of items contained in the conditions for approval of the final plat of The Wesley Medical Center Second Addition.

In the summary, which is drawn based upon the conditions and the action of the Metropolitan Area Planning Commission on October 26, I have endeavored to indicate the major responsibility which rests with the applicant and the various departments of the city and private parties who are involved in concluding certain matters.

It is my expressed hope that all of those copied by this letter who receive a summary will take immediate action to make up descriptions; select form instruments of conveyance, guarantee or dedication as are required by them; order engineering or other work necessary to provide legal descriptions, and determine location and costs where required; and otherwise to take initiative to do that work which is obviously to come from the department or individual involved.

Mr. Roy C. House

October 29, 1973

Page . . . . . 2

We have already contacted the Baughman Company and advised Mr. William Korber to complete all legal descriptions, if possible, by the end of this week. We shall keep in touch with the Planning Department, either with Mr. Galbraith or Mr. Newby to coordinate the various efforts which are required.

In the event I have omitted or mistakenly referenced any item I would appreciate it if it is called to my attention.

I have heretofore personally visited with Mr. John Dekker, Director of Law, concerning the matter of contingent vacation. I understand that the matter is being considered by the Department of Law and we expect to be advised respecting any particular requirements concerning this contingency.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Mr. Ralph Wulz  
Mrs. Marjorie L. Taylor  
Ms. Priscilla Lee  
Mr. Thomas Kitch  
Mr. William Tinker  
Mr. Robert Lakin  
Mr. John Dekker  
Mr. Ray W. Bruggeman  
Mr. M. S. Mitchell  
Mr. Dick Linn  
Mr. H. J. Setter  
Mr. Paul Graves

<u>DESCRIPTION</u>	<u>GUARANTEES APPLICATION/DEDICATION</u>	<u>CONFERENCE WITH PLANNING AND</u>
Cul de sac Holyoke	G and D	Wichita Children's Home and Engineering
Cul de sac - Elm	G and D	Park
Cul de sac - Edgemont Place	G and D	Park
Opening -- Vassar	D	Park
Vacation Application-- Rutan	A	Legal and Park
Vacation Application -- Pine	A	Legal
Improvement North from bridge--Vassar	G and D	Public Works and Engineering
Drainage within Lot 2	G and D	Maintenance
Improvements -- Murdock		Public Works and Engineering
Sidewalks - Edgemont Place, Rutan and Vassar	G/A, A, A	Planning
Sidewalks -- Central	A	Planning
Water main - Rutan	D	Water Department Legal
Widening - Vassar	D	Engineering and Public Works
Sanitary Sewer		Engineering
Drainage - Southeast corner of Lot 1	D	Maintenance
Off-street Parking Assurance	Assurance	Law, Planning and Traffic

1. All legal descriptions to be compiled by Mr. Korber with appropriate city department.
2. Applications, guarantees, dedications and other assurances by Boyer, Donaldson & Stewart with department of law, etc.
3. Murdock improvement -- Public Works, Planning and Office of City Manager
4. Contingent vacation of streets to be determined by legal counsel with director of law.

WESLEY MEDICAL CENTER  
OFF STREET PARKING REQUIREMENTS

PRESENT CODE REQUIREMENTS

HOSPITAL (750 BEDS/750 EMPLOYEES)

@ 1 SPACE/5 BEDS = 150

@ 1 SPACE/5 EMPLOYEES = 150

TOTAL 300

FLOOR	SOFT. REQ.	DRS.	EMPLOYEES	TOTAL
B	* 22	** 10	*** 20	= 52
7	22	10	20	= 52
6	22	10	20	= 52
5	22	10	20	= 52
4	22	10	20	= 52
3	22	10	20	= 52
2	22	10	20	= 52
1	**** 32	0	20	= 52
B	22	10	0	= 32
A	0	0	0	= 0
TOTAL				448

\* 1 SPACE/500<sup>2</sup> (10790 ÷ 500)

\*\* 1 SPACE/DOCTOR

\*\*\* 1 SPACE/EMPLOYEE (2 EMP./DOCTOR)

\*\*\*\* 1 SPACE/250<sup>2</sup> (7860 ÷ 250)

TOTAL OFF STREET SPACES REQUIRED 748

WESLEY MEDICAL CENTER  
OFF STREET PARKING REQUIREMENTS

PROPOSED, NEW PROTOTYPE ZONING ORDINANCE  
HOSPITAL (750 BEDS)

@ 2 SPACES / BED - : 1500

P.O.B	EXAM RM REQ.	DRS.	EMPLOYEES	TOTAL
FLOOR 3	* 96	** 10	*** 20	126
7	96	10	20	126
6	96	10	20	126
5	96	10	20	126
4	96	10	20	126
3	96	10	20	126
2	96	10	20	126
1	**** 32	0	0	32
B	96	10	20	126
A	0	0	0	0
TOTAL				1040

\* 3 SPACES / EXCH EXAM RM. (32/FLOOR)

\*\* 1 SPACE / DOCTOR

\*\*\* 1 SPACE / EMPLOYEES (2EMP/DOCTOR)

\*\*\*\* 1 SPACE / 250<sup>2</sup> (7860 ÷ 250)

TOTAL OFF STREET SPACES REQUIRED 2540

October 29, 1973

Mr. Kenneth P. Stewart, Attorney  
1030 First National Bank Building  
Wichita, Kansas 67202

Re: S/D 70-57 - Final Plat of  
WESLEY MEDICAL CENTER  
SECOND ADDITION

Dear Mr. Stewart:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1973, the above-captioned plat was considered. The action of the Commission was to recommend the approval of the final plat, subject to Conditions A through K and N and O, with amendments to Condition L and M, all as listed in our letter to Baughman Company dated October 19, 1973, and an additional condition on a drainage easement, all of which now reads as follows:

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.
- B. The applicant shall obtain and submit a <sup>OK</sup> dedication for the ~~right-of-way for a cul-de-sac on Holyoke~~ at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in Condition A.

<sup>OK</sup> The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar, and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.

- A* The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.
- I* I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.
- X. The existing temporary drainage easement (Misc. Book 678, Page 169) located on Lot 2, shall be referenced on the plat.
- U* U. *applicant has prepared but not submitted*  
That in lieu of the appropriate water easement being indicated on the final plat for the existing water main located in the portion of Rutan being vacated, as recommended by the Subdivision Committee; that a utility easement, by separate instrument, be submitted, approved as to form by the Legal Department and which is acceptable to the Water Department.

*RG&E - ok see letter received Mar 13, 74*

SIV BELL

*GAS SERVICE - ok see letter received Mar 27, 74*

Page 3 - Mr. Kenneth P. Stewart  
October 29, 1973

- M. The applicant shall furnish assurance to the City, in a form acceptable to the Legal Department, that a minimum of 1,700 parking spaces will be provided for the existing Wesley Hospital facilities, and for the two structures (medical office building and parking garage) proposed in Board of Zoning Appeals Case No. BZA 23-73.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. That the applicant be advised that the Department of Public Works may later need a drainage easement across the southeast corner of Lot 3, which is dependent on the final location of the proposed bridge on Vassar.
- ✓ Recording of the plat within 30 days after approval by the Board of City Commissioners.

In addition to complying with the above conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

Page 4 - Mr. Kenneth P. Stewart  
October 29, 1973

cc: Roy C. House, President & Chief Executive Officer  
Wesley Medical Center, 550 North Hillside 67214  
Dr. George Mastio, 3333 East Central 67214  
Verne Laing, President, Sleepy Hollow, Inc.,  
3740 Sleepy Hollow 67208  
Thomas Kitch, Secretary, Sleepy Hollow, Inc.,  
125 North Market 67202  
Mrs. H. N. Naughton, 3402 East Pine 67208  
John D. Gist, Oblinger-Smith Corp.,  
625 1st National Bank Building 67202  
Baughman Company, 330 Laura 67211  
H. Jay Setter, Director, Park Board  
Dean Sellers, Assistant City Engineer  
Bill Otten, Water Department

October 19, 1973.

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Subject: S/D 70-57 - Final Plat  
of WESLEY MEDICAL CENTER SECOND  
ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 18, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.
- B. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in condition A.
- C. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.

Page 2  
Final Plat of WESLEY MEDICAL  
CENTER SECOND ADDITION  
October 19, 1973

- D. The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.
- I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.
- K. The existing temporary drainage easement (Misc. Book 678, page 169) located on Lot 2, shall be referenced on the plat.
- L. An appropriate easement shall be indicated on the final plat for the existing water main located in the portion of Rutan being vacated by the plat.

*Water Dept - check  
as appropriate*

Page 3  
Final Plat of WESLEY MEDICAL CENTER  
SECOND ADDITION  
October 19, 1973

- M. The applicant shall furnish assurances to the City that off-street parking requirements as proposed in the new prototype zoning ordinance will be complied with on the development of subject property.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 25, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Kenneth P. Stewart, Attorney  
1030 First National Bank Bldg., 67202

Roy C. House  
c/o Kenneth P. Stewart, Attorney

Dean Sellers, Assistant City Attorney

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval 7-5-73  
Scheduled S/D Meeting 10-18-73

DESCRIPTION

General Location On the east side of Hillside in an area between  
Central and Murdock Streets

Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>13.71</u>                                       | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>661</u> ft.                           |
| Residential _____   | b. _____ R/W _____ ft.                                    |
| Commercial _____  | c. _____ R/W _____ ft.                                    |
| Industrial _____  | d. _____ R/W _____ ft.                                    |
| Other _____   | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>3</u>   | TOTAL <u>661</u> ft.                                      |
| 3. Minimum Lot Frontage <u>100</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>32,915.25</u> sq. ft.                                |   |
| 5. Existing Zoning <u>A &amp; BB</u>  |   |
| 6. Proposed Zoning <u>BB</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |   |

STAFF COMMENTS:

- A. Having met with the City Manager, representatives of the Department of Public Works and the Planning Department to resolve the procedure for handling of the various improvements and costs associated therewith on the plat, the applicant has now submitted the final plat.
- B. It is recommended that the access controls indicated along the west line of Vassar on Lot 1 be revised so as to not permit any of the 3 proposed access points to be located on an alignment with Pine Street at its intersection with Vassar. Distance shall be 150 feet on each side of the center line of Pine.
- C. A 20 foot building setback from Murdock shall be indicated on Lot 1, 20 foot building setbacks from Central and Rutan shall be indicated on Lot 2, and 20 foot building setbacks from Rutan and Edgemont Place shall be indicated on Lot 3.
- D. Wording shall be added to the surveyors certificate to indicate that the streets being vacated by the plat are being vacated by virtue of KSA 12-512 (B).
- E. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- F. An appropriate easement shall be indicated on the final plat for the existing water main located in the portion of Rutan being vacated.
- G. Appropriate drainage easements shall be indicated on Lot 2. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted regarding the location and size of said easements.
- H. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on

(OVER)

October 11, 1973

Mr. William Korber  
Baughman Co.  
330 Laura  
Wichita, Kansas 67211

Subject: Wesley Medical Center  
2nd Addn.

Dear Mr. Korber:

Enclosed is a description of the easement needed covering the existing reinforced concrete box culvert at the southeast corner of Lot 2.

If further information or discussion is desired, please advise.

Yours truly,

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: G. H. Wilton  
Jack Galbraith, MAPD ✓  
Ken Stewart  
Wesley Medical Center 2nd Addn. Plat File

Attach. - 1



EXHIBIT A

A tract of land in Lot 7, Blazers Addn. to the City of Wichita, Kansas further described as follows:

Beginning at the southeast corner of Lot 7, Blazers Addn. thence north along the east line of said Lot 7 a distance of 62 feet; thence southwesterly to a point on the south line of said Lot 7, said point being 26 feet west of said southeast corner; thence along said south line a distance of 26 feet to the point of beginning.

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

October 4, 1973

Mr. Ralph Wulz  
City Manager  
City of Wichita  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Second Addition Plat  
Our File No. W-64  
Plat No. 70-57

Dear Mr. Wulz:

This will confirm the results of our conference attended by representatives of the City and Wesley Medical Center concerning Wesley Medical Center Second Addition Plat on October 3, 1973.

All conditions are being satisfied in accordance with the requirements which have been imposed as indicated on the enclosed memorandum.

The conditions involve matters which require --

- (1) Wesley's acceptance;
- (2) Staff determination; and
- (3) Cost negotiations.

In abbreviated form the conditions can be identified as follows:

- A. Park Department Approval
- B. Pedestrian Bridge Design and Cost
- C. Vassar Improvement
- D. Off-Plat Vacation
- E. Utilities Relocation Cost
- F. Rutan Water Main Retention

Mr. Ralph Wulz

October 4, 1973

Page . . . . .2

- G. Drainage Easement
- H. Drainage Improvement Costs
- I. Plat Detail
- J. Catchall
- K. Vassar—Central Signal Costs
- L. Catchall.

Condition A is accomplished, subject to showing on the final plat. Wesley has accepted Conditions D, E, F, H, I, J and L. Condition G is pending negotiations with Wichita Flood Control. Conditions B, C and K involve six items of cost which are agreed as follows:

- |   |   |
|---|---|
| 1. Pedestrian underpass (B)                     | City at large                           |
| 2. Cul-de-sacs Cost (C)                         | Wesley                                  |
| 3. Traffic signals at Vassar<br>and Central (C) | City at large                           |
| 4. Vassar -- bridge to Central<br>(C)           | City at large (90%)<br>Benefit District |
| 5. Vassar -- bridge to Murdock<br>(C)           | Wesley                                  |
| 6. Drainage Improvement (K)                     | Wesley                                  |

If this summary and the memorandum correct represent the status of resolution and agreement, we would be happy to recommend official approval on behalf of The Wesley Medical Center.

Very truly yours,

BOYER, DONALDSON & STEWART

By

KPS:cpf  
Enclosure

cc: Messrs. Roy C. House, A. B. Davis, Jr., Ray Bruggeman,  
✓ Robert Lakin, Dick Linn, M. S. Mitchell, H. J. Setter

M E M O R A N D U M

RE: Wesley Medical Center  
Second Addition Plat

October 4, 1973

\*\*\*\*\*

This Memorandum records the understanding which has been reached regarding the resolution of conditions to the preparation of the final plat as approved by action of the Metropolitan Area Planning Commission on July 5, 1973. For clarity, the conditions are taken up in order.

A. PARK BOARD APPROVAL (Cul-de-sacs, widening of Vassar and vacation of Rutan)

Approval by the Park Board is attached by letter of August 15, 1973.

Vacation of Rutan Avenue and other interior streets will be coordinated with the Hillside improvement project so that the streets remain public streets to carry traffic during the time Hillside is out of use. Wesley agrees to covenant or plat or agree by other legal means to defer vacation to accomplish such coordination.

B. PEDESTRIAN UNDERPASS:

It is proposed that this is a proper city-at-large expense as a replacement of another bridge at Rutan and the Department of Public Works will negotiate the design, costs, etc.

C. COST OF STREET IMPROVEMENTS:

- (1) Cost of design and installation of cul-de-sacs shall be charged to The Wesley Medical Center.
- (2) Cost of traffic signals at Vassar and Central shall be charged to the city at large.
- (3) Cost of widening and improvement of Vassar (probably a 40-foot slab) from Central to the bridge shall be borne by the city at large and a benefit district subject to determination.
  - (a) That Vassar can be designated as a collector street;
  - (b) That the benefit district might include property located East of Vassar, South of Edgemont Place, depending upon potential commercial zoning and development.
  - (c) That the benefit district might include property West of Vassar (possibly including part of Lot 3, Wesley Medical Center Second Addition) depending upon the ascertainment of appropriate legal and policy criteria.
  - (d) That the appropriate city-at-large share is ninety percent (90%).
- (4) Cost of widening and improving Vassar (probably a 40-foot slab) from the bridge North to Murdock shall be assessed to The Wesley Medical Center as a benefit district in accordance with policy provided for assessment against a "major impact" factor.

It is recognized that the above street improvements would probably follow the installation of permanent drainage facilities on Wesley's property West of Rutan Avenue, but also that both projects should be coordinated in terms of impact upon traffic circulation, etc.

D. VACATION BEYOND LIMITS OF PLAT.

The alley East of Hillside and South of Murdock is already vacated.

E. COST OF RELOCATION OR ABANDONMENT OF UTILITIES.

Sufficient guarantees and utility company approvals will be furnished by Wesley as needed.

F. RETENTION OF WATER MAIN.

Wesley will make provisions to retain the water main in Rutan Avenue and will grant the necessary easement. Other necessary conditions are accepted.

G. PERMANENT DRAINAGE EASEMENT.

Location of the permanent drainage easement on Lot 2 and granting the additional easement at the Southeast corner of Lot 2 is pending with the Maintenance Division, Department of Public Works.

H. GUARANTEE OF PERMANENT DRAINAGE IMPROVEMENTS.

Wesley will furnish guarantee for the installation of the permanent drainage improvement to be located by easement.

I. TEMPORARY DRAINAGE EASEMENT.

Location will be indicated on the final plat, as requested.

J. (Condition refers to completion of A, B, F, G, H and I before final plat.)

K. COST OF INSTALLATION OF TRAFFIC SIGNALS.

This cost is to be borne by the city at large.

L. GUARANTEES.

Wesley Medical Center will furnish acceptable guarantees as required.

It is recognized that the vacation of interior streets as shown on the plat, including Rutan Avenue, from the North line of Edgemont Place to the South line of Lot 1, shall be resolved by appropriate legend on the plat and such concurrent documents as may be required in the opinion of the City Department of Law and Wesley Medical Center's legal counsel.

A C K N O W L E D G E D:

THE WESLEY MEDICAL CENTER

CITY OF WICHITA

BY \_\_\_\_\_  
ROY C. HOUSE  
President and Chief  
Executive Officer

BY \_\_\_\_\_  
RALPH WULZ, City Manager

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

October 5, 1973

264-7321  
AREA CODE 316

Mr. Curtis Newby  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Second Addition Plat

Dear Mr. Newby:

This will confirm my request that you place on the agenda of the Subdivision Committee the plat for Wesley Medical Center Second Addition for the meeting on Thursday, October 18, 1973. I believe we have resolved the conditions outlined in your letter to the Baughman Company of July 7, 1973, to such an extent that the Subdivision Committee can now consider the final plat.

Thanks very much.

Very truly yours,

BOYER DONALDSON & STEWART

By *Kenneth Stewart*

KPS:cpf

cc: Mr. Roy C. House  
Mr. A. B. Davis, Jr.  
Mr. Robert Lakin  
Mr. Jack Galbraith  
Mr. Bob Harris  
Mr. Lowell Richardson  
Mr. Bill Korber



Curt

October 4, 1973

Thomas P. Allen, Jr., Deputy Dir. of Parks & Recreation  
Jack H. Galbraith, Chief Planner

Wesley Hospital Final Plat

I tried to call you this date and was advised you were out of town this week. I wanted you to be aware of the latest on the Wesley Hospital plat. Bob Lakin advised that Ken Stewart requested a meeting with the Manager where the general discussion was on who will be responsible for the cost of many of the improvements associated with the plat, such as drainage, bridge construction, widening of Vassar from Central to Murdock, etc.

We were advised that the final plat would probably be submitted for hearing by the Subdivision Committee on October 18, 1973, and that they are most anxious now to proceed and complete the platting. I thought you would be interested in this latest information as I am sure you will want to hold up on expending any funds for park improvements in this area until the outcome of the plat, particularly drainage and bridge design, is determined.

Please call if you have any questions.

JHG:ber

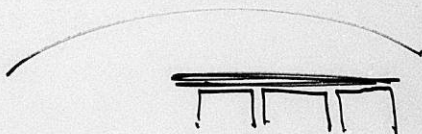
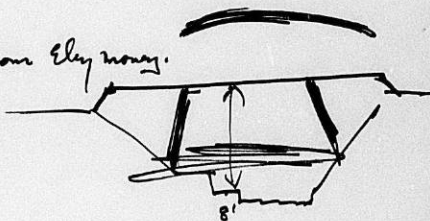
10-3-73 - study, Burying on line, 1890, Stewart, House, Davis.

Costs.

- a. Bridge @ Vassar - City
- b. Vassar - Park to Central City See C-1
- c. Signalization @ Central. - City at large for signals.
- d. R/W - Improvement - City. possible (90-10) try out to answer Resident
- e. Vassar Park to Mundell. - Warley - 100%.
- f. Drainage - Warley guarantee [to EL of Picton - wanted]  
Warley -  
f. cul-de-sac. - Warley E of Picton - Channel change -

? on Vassar as collector

Hold up on Park improvements from Ely money.



ITEMS TO BE RESOLVED BEFORE  
SUBMISSION OF A FINAL PLAT ON WESLEY

10-3-73

*City Court  
Bridge  
Vassar Park to Central  
Central Vassar  
Vassar - Edgemont  
Cul-de-Sac  
Drainage*

- A. The applicant is to obtain agreement from the Park Board to dedicate Park Land for cul-de-sac right-of-way to terminate Elm and Edgemont Place east of Vassar, and dedication of Park Land for additional right-of-way necessary to provide 70 feet of street right-of-way for Vassar through the park. Also obtain Park Board agreement to vacation of Rutan between Edgemont Place and Lot 1 of the plat.

NOTE: As we understand the Park Board has agreed to the dedications, however, applicant's surveyor should provide legals based on their proposal to provide cul-de-sacs and construct the bridge through the Park.

*Construction of Hillside of '74*

- B. Contact Flood Control Office regarding the location of a permanent drainage easement to be shown on the plat and an appropriate guarantee for drainage improvement within this easement.
- C. Discuss design geometrics and cost for the bridge on Vassar over the park with Public Works. Also discuss cost of street closings, cul-de-sacs. Determination needs to be made on who is to pay.

Bob Fahin in meeting with Manager  
Public Works - Ken Stewart and  
representatives of Hospital on 10/3/73

Bridge 100% City

Paving of Vassar to Collector Standards  
North side of bridge to Seward  
100% Wealey

City is to initiate project for the  
paving of Vassar from south side  
of Bridge to Central. 90-10?  
or Cheaney -

Paving of Cul-de-sac - 100% Wealey

Drainage Center of Renter southwest  
on Wealey Property - 100% Wealey.

City will be responsible for drainage  
in Park.

~~to~~

Wrote Tom Alley memo this date

H/R

10/4/73

WICHITA-SEDGWICK COUNTY

DATE

October 8, 1973

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO The File

FROM Curtis L. Newby, Junior Planner *Newby*

SUBJECT Meeting with City Manager regarding requirements for Wesley Hospital 2nd Addition plat.

The meeting was held in the City Manager's Office on October 3, 1973. In attendance were Ralph Wulz, City Manager, Ray Bruggeman, Director of Public Works, Dick Linn, City Engineer, Robert A. Lakin, Director of Planning, Ken Stewart, Attorney for Wesley Hospital, Roy House and Mr. Davis, Wesley Hospital.

The following was decided regarding improvements and costs associated with the plat:

- A. Bridge on Vassar over park area - to be done by City at large
- B. Improve Vassar from Bridge to Central - City of Wichita. Costs - City 90%, adjoining properties - 10%
- C. Vassar-Central intersection improvements including signalization - City at large
- D. Improvement of Vassar from Park to Murdock - Wesley - 100%
- E. Improvement of cul-de-sacs on Edgemont and Elm - Wesley - 100%
- F. Drainage improvement - Wesley guarantee from the east line of vacated Rutan west, to south line of Lot 2 on the plat.

CLN:rme

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

September 25, 1973

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

264-732  
AREA CODE 316

Mr. Ralph Wulz  
City Manager  
City Building Annex  
Wichita, Kansas 67202

Re: The Wesley Medical Center

Dear Mr. Wulz:

You are aware of the problems which have confronted The Wesley Medical Center in the platting of its property. We have found it necessary to file a vacation proceeding to vacate an alley and a variance proceeding to alter a building set-back and some height regulations. In spite of the urgency of our need before the platting could be completed, some of the members of the Board of Zoning Appeals have taken the position that the conditions do not exist because the platting has not been accomplished.

Further delay in the matter is extremely harmful to the efforts of The Wesley Medical Center to meet community needs for off-street parking and professional office space in the area of The Wesley Medical Center.

My purpose in writing is to enlist your assistance to accelerate the necessary consideration by the various departments involved in making it possible for Wesley to meet the conditions for final approval of this Second Addition Plat.

I would ask that you make some time available in the near future for this purpose if it is convenient. Copies of this request are being forwarded to the departments involved. Your cooperation is appreciated.

Very truly yours,

BOYER, DONALDSON & STEWART

By

*Kenneth R. Stewart*

KPS:cpp

cc: Messrs. Robert Lakin, Ray Bruggeman, Dick Linn, M. S. Mitchell,  
H. J. Setter, Roy C. House, Bob Harris, Warren Oblinger,  
Bill Korber and Mrs. Marjorie Taylor



WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

July 25, 1973

TO The Files

FROM Jack H. Galbraith, Chief Planner

SUBJECT S/D 70-57 - WESLEY MEDICAL CENTER

On this date Tom Allen, Bill McKinley and I met with Tom Kitch and Vern Laing to discuss the above captioned plat. Allen advised that the Park Board had been contacted relative to the need for dedication for the two cul-de-sacs and 10 feet of additional right-of-way for Vassar. Tom advised that he thought the Park Board owned some property at the northeast corner of Vassar and Elm, that perhaps the cul-de-sac could be designed other than a hammerhead.

Kitch raised the question about Murdock being continuous and suggested that traffic divertors be considered to channel Wesley traffic on Murdock to the south on Vassar. Residential traffic from the east would be diverted north on Vassar. He is to later advise as to the neighborhood position.

Both Laing and Kitch suggested the consideration of landscaping in the 30 foot setback adjacent to Vassar. It was agreed that this would be raised at the consideration of the final plat.

JHG:rme

July 7, 1973

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Subject: S/D 70-57 - Preliminary  
Plat of WESLEY MEDICAL CENTER  
SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 5, 1973, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Proposed street vacations, dedications and improvements. The applicant shall contact the City Park Board relative to the dedication of right-of-way for cul-de-sacs from Park land to terminate Elm and Edgemont Place east of Vassar; and additional right-of-way necessary to provide for the full 70 feet of street right-of-way through the park for Vassar. The applicant shall obtain and furnish to the Planning Department a letter from the Park Board agreeing to dedicate said rights-of-way. The applicant shall also discuss with the Park Board the possibility of vacating Rutan from the north line of Edgemont Place to the south line of Lot 1 indicated on the plat. If the Park Board is agreeable to such vacation, then the applicant shall proceed with the vacation of said portion of Rutan.

The vacation of the portions of Rutan, Elm and Pine within the boundaries of Lot 1 on the plat, shall be coordinated with the Department of Public Works and the applicant's proposed development plans. The vacation of Pine Street from the east line of Hillside to the west line of Lot 1 and the vacation of the east-west alley located north of Pine between Hillside and Lot 1 shall be coordinated with the City's reimprovement project for Hillside Avenue.

Page 2  
Preliminary Plat of Wesley Medical  
Center Second Addition  
July 7, 1973

- B. The applicant shall contact the Department of Public Works and the Park Board concerning the proposed pedestrian underpass bridge on Vassar relative to design, costs, etc. involved with this proposal.
- C. The applicant shall be advised that the costs of the street closings, reinprovements including the bridge on Vassar, drainage, cul-de-sacs, etc., and who will pay for said improvements, will have to be determined at the Subdivision Committee consideration of the final plat.
- D. It will be necessary for the vacation of the portions of the street and alley rights-of-way beyond the limits of the plat be accomplished by separate applications.
- E. Any relocation or abandonment of utilities necessitated by this plat shall be at the sole expense of the applicant, without cost to the County, City or any utility company.
- F. There is an existing 12 inch water main in Rutan which will have to be retained and the applicant shall make satisfactory arrangements with the Water Department concerning this matter.
- G. The applicant and/or his surveyor shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the location of a permanent drainage easement to be indicated on Lot 2 of the plat and as well the location of an additional drainage easement to be indicated on the southeast corner of Lot 2.
- H. The applicant shall guarantee the drainage improvements within the easement to be located on Lot 2.
- I. The existing temporary drainage easement on subject property as recorded in Misc. Book 678, Page 167, shall be indicated on the plat.
- J. Conditions A, B, F, G, H, & I are to be satisfactorily resolved prior to submission of the final plat.
- K. The applicant shall be advised that the reconstruction of the intersection of Vassar at Central including signalization will be a necessary part of the reinprovement of Vassar proposed on the plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

Page 3  
Preliminary Plat of Wesley Medical  
Center Second Addition  
July 7, 1973

Enclosed herewith is the "marked" copy of the preliminary  
plat for your information and files.

If you should have any questions concerning this matter, please  
call.

Sincerely,

Curtis L. Hewby  
Junior Planner

CLM:rae  
Enclosure

cc: Kenneth P. Stewart, Attorney  
1030 First National Bank Bldg., 67202

Roy C. Housh  
c/o Kenneth P. Stewart, Attorney

Ted Wells  
Central State Bank  
3433 East Central, 67208

Verna Laing, President  
Sleepy Hollow, Inc.  
3740 Sleepy Hollow, 67208

Dean Sellers, City Engineering

# Wesley Hospital

7/5/73

1. Dedications required from Park Board for Cul De Saco.

Who pays for construction of Cul de Saco.

2. Bridge Costs  
Who pays

3. Construction of Drainage Box  
Where is easement to be located  
Who pays for construction of bridge

4. Easement needed for drainage at south east corner of lot 2

5. Contact owner of property to the north, attempt of Park and show them easement in the vacation of Park

6. Intersection of Seward and Vassar?

7. Change the location of the drainage easement on the plat.

8. Bridge design a problem as to height of pedestrian underground

Dedication of additional ROW for Vassar for Bridge Construction

Vacations and dedications effective in Jan 1975.

9. R.O.W. needed for Central

FROM:	date:																																																																														
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remarks: File these notes in the Wesley File

Who pays for the widening and  
improvement of Vassar.

Ken Stewart  
Mr. House -  
Mr. Harris -

K.B. & E. regulate utility charges.  
Tel } make arrangements for abandonment of  
Gas } utilities.

House - Change the permanent drainage easement on  
the plat.

Ram Suggests working out Vacation of Runtan with  
Park Dept.

12" Main in Runtan to be retained by  
an easement. Abandon other lines, make  
arrangements with Water Dept.

Graves Jog at Central & Vassar - Needs to be  
corrected - Signalization - Improvements at the  
intersection. Widening of Central.

Smithwell Preber Plat should indicate the temporary  
easement as recorded -

Drainage easement in corner of lot 2 -

Sellers - Alley and Pine vacation to be  
worked out at a later time -

  
**THE GAS SERVICE COMPANY**

General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

July 2, 1973

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Attn: Mr. Robert Lakin

Re: Plat of Wesley Medical Center  
2nd Addition

Gentlemen:

Reference is made to the plat of Wesley Medical Center Second Addition which vacates some of the existing streets and alleys east of Hillside in the area between Central and Murdock.

The Gas Service Company has mains in some of the streets and alleys to be vacated. The design of the system is such that it will be necessary to provide adequate easements so the existing mains can be maintained in their present location or made arrangements for the relocation of these mains.

Yours very truly,

THE GAS SERVICE COMPANY

*H. Wilcox*  
Harold R. Wilcox  
Division Superintendent

GWE:sb



Distributor of Natural Gas in the Heart of the Nation.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-5-73

DESCRIPTION

General Location On the east side of Hillside in an area between  
Central and Murdock Streets  
Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 13.71
2. Number of Lots: \_\_\_\_\_  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 3
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 32,915,25 sq.ft.
5. Existing Zoning A & BB
6. Proposed Zoning BB
7. Lineal Feet of New Streets:  
a. 10 R/W 661 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 661 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

A. History:

1. May 13, 1971, the Planning Commission recommended approval of a request for a change in zoning from "A" Two-Family zoning to "BB" Office zoning on a portion of the Wesley property (zone case Z-1286).
  2. June 1, 1971, Board of City Commissioners approved zone case Z-1286 with the understanding that a plat would be submitted within 90 to 120 days.
  3. July 6, 1971, a "tentative" preliminary plat entitled "Wesley Medical Center Second Addition" was submitted involving all of the Wesley property not previously platted as Wesley Medical Center Addition. A meeting was then held with Wesley, members of the Planning Commission and staff to analyze the plat as it is related to Wesley's Master Development Plan.
  4. August 4, 1971, a meeting of property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission was held to review the "tentative" preliminary plat.
  5. <sup>October</sup> ~~November~~ 5, 1972, Subdivision Committee considered preliminary plat of Wesley Medical Center Second Addition. The Committee's action was to defer consideration of the preliminary plat for 60-90 days to allow the applicant to take into account various recommended design proposals.
- B. The applicant has now submitted a revised preliminary plat which has taken into account some of the concerns with traffic congestion, traffic circulation, major access points to the subject property, etc. The plat proposes 10 feet of additional street right-of-way for Vassar and the termination of Elm and Edgemont Streets to the east by cul-de-sacs. As submitted, there would not be a means to separate the traffic generated from Wesley with the residential traffic to the east.

June 29, 1973

Mr. Verne Laing, President  
Sleepy Hollow, Inc.  
3740 Sleepy Hollow  
Wichita, Kansas 67208

Subject: S/D 70-57 - Revised  
Preliminary Plat of WESLEY  
MEDICAL CENTER SECOND ADDITION

Dear Mr. Laing:

This is to advise you, and the others receiving a copy hereof, that the above captioned revised preliminary plat will be scheduled for consideration by the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 5, 1973, at their regular meeting beginning at 1:00 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, 67202. We are aware of your past and continued interest in the zoning, platting and development of the Wesley Medical Center property, and from this notice we assume you will inform appropriate officers and members of the neighborhood association of the upcoming meeting.

Consideration of the plat will include traffic patterns and the handling of streets in the general area, vacation and dedication of some streets and the possible dead-ending of others by terminating them in a cul-de-sac or some type of turn around facility.

A copy of the proposed preliminary plat will be available for review at the Planning Department office, and if you should have any questions, please call.

Very truly yours,

Curtis L. Newby  
Junior Planner

CLN:rw  
Enclosure - agenda

Page 2 - Revised Preliminary Plat of WESLEY MEDICAL  
CENTER SECOND ADDITION  
June 29, 1973

cc: Mr. Thomas D. Kitch, Secretary, Sleepy Hollow, Inc.  
AAA Auto Club of Kansas, 3340 E. Central, 67208  
Alcott Elementary School, 3400 E. Murdock, 67208  
Dr. Richard Holstead, Board of Education, 428 S. Broadway, 67202  
Wichita Children's Home, 810 N. Holyoke, 67208  
William I. Robinson, 301 American Savings Building, 201 N. Main,  
67201  
H. Jay Setter, Director of Parks

January 17, 1973

Mr. Kenneth P. Stewart  
Attorney at Law  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Subject: S/D 70-57 - WESLEY  
MEDICAL CENTER SECOND ADDITION

Dear Mr. Stewart:

I have discussed your letter of January 11, 1973, with Harlan Kamen, Chairman of the Subdivision Committee. Both Harlan and Bob Lakin asked that I respond to you that, although we are anxious to proceed to complete this plat, we have no objection to an additional deferral of sixty days. As you are aware, the application for this plat was submitted in October 1970, and we urge that every effort be made on the part of Wesley Medical Center to see that a revised plat is submitted so that we all can work toward a satisfactory solution to the problems in the area.

We are available to assist you in any way we can to expedite the completion of this plat. Based on an additional sixty days, we would expect to see a revised plat in March. Please advise if we can be of assistance.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:rme

cc: Harlan R. Kamen, P. O. Box 485, 67201  
Mr. Verne Laing, President, Sleepy Hollow, Inc.  
Suite 430, 200 West Douglas, 67202  
Mr. Thomas D. Kitch, Secretary, Sleepy Hollow, Inc.  
125 North Market, 67202

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

*cust. file*

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

January 11, 1973

Mr. Robert Lakin, Director  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Preliminary Plat  
Second Addition

Dear Mr. Lakin:

In spite of diligent efforts to be ready to bring this matter up before the Planning Commission, we have not yet been able to do so within the suggested deferral of sixty to ninety days.

It is respectfully requested that this matter be deferred an additional thirty to sixty days in order for further consideration to be given to the plat proposal. Thank you very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By

*Kenneth P. Stewart*  
91

KPS:cpp  
cc: Mr. Roy C. House  
cc: Mr. Robert Harris  
cc: Mr. Lowell Richardson



October 11, 1972

Mr. Kenneth P. Stewart  
Attorney at Law  
1030 First National Bank Bldg.  
Wichita, Kansas 67202

Subject: S/D 70-57 - Preliminary  
Plat of Wesley Medical Center  
Second Addition.

Dear Mr. Stewart:

At its regular meeting on October 5, 1972, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above captioned plat. After receiving comments from the staff regarding background history together with suggested and recommended design alternatives, comments from yourself, Sleepy Hollow Inc. and other interested parties in the area, it was the action of the Committee to defer the preliminary for 60 to 90 days. During this deferral the applicant and its representatives are to give further study to redesign of the plat, taking into account the design alternatives outlined under "F" of the previously forwarded staff comments as well as items 1 thru 7 under comment "G".

At such time as a revised preliminary plat is ready for rescheduling before the Subdivision Committee, notice of such meeting will be sent to those indicated below as receiving a copy hereof. If during the deferral period the applicant should like to meet with staff to discuss their design proposals, please advise.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Page 2 - Preliminary Plat of Wesley Medical Center  
Second Addition  
October 11, 1972

cc: Mr. Verne Laing, President, Sleepy Hollow Inc.  
Suite 430, 200 West Douglas, 67202  
Mr. Thomas D. Kitch, Secretary, Sleepy Hollow Inc.  
125 North Market, 67202  
Bob Campbell, AAA Auto Club of Kansas, 3340 East Central, 67208  
Alcott Elementary School, 3400 East Murdock, 67208  
Dr. Richard Holstead, Board of Education, 428 S. Broadway, 67202  
Wichita Children's Home, 810 North Holyoke, 67208  
Bill Tinker, Jr., Attorney, R. H. Garvey Building, 67202  
William I. Robinson, 301 American Savings Building, 67202  
H. J. Setter, Director of Parks  
Mr. Richard C. Harris, Attorney, 4th National Bank Bldg., 67202  
Baughman Company, 330 Laura, 67211

  
General Office • 700 SCARRITT BLDG., KANSAS CITY, MISSOURI 64142

ADDRESS REPLY TO  
WICHITA, KANSAS DIVISION  
127 NORTH MARKET  
WICHITA, KANSAS 67201

*Newly*

October 2, 1972

Metropolitan Area Planning Commission  
104 South Main  
Wichita, Kansas 67202

Attn: Mr. Robert Lakin

Re: Plat of Wesley Medical Center  
2nd Addition

Gentlemen:

Reference is made to the plat of Wesley Medical Center Second Addition which vacates some of the existing streets and alleys east of Hillside in the area between Central and Murdock.

The Gas Service Company has mains in some of the streets and alleys to be vacated. The design of the system is such that it will be necessary to provide adequate easements so the existing mains can be maintained in their present location or make arrangements for the relocation of these mains.

Yours very truly,

THE GAS SERVICE COMPANY

  
Harold R. Wilcox  
General Superintendent

GWE:sb



Distributor of Natural Gas in the Heart of the Nation.

October 2, 1972

Harlan R. Kamen, Chairman  
Subdivision Committee of the  
Metropolitan Area Planning  
Commission  
P. O. Box 485  
Wichita, Kansas 67201

Subject: S/D 70-57 - Preliminary  
Plat of Wesley Medical Center  
Second Addition.

Dear Harlan:

Thank you for your call this morning concerning my letter dated September 29, 1972, regarding the above captioned subject and the reference in said letter to other attachments being enclosed therein. Apparently there was an error in the assembling of the material, and enclosed is a copy of the notice of the meeting that we sent to other interested parties which completes your material that was intended that you receive prior to the meeting.

Mr. Jackson and Mr. Harrison were also sent a copy of my letter dated September 29, and should have received the staff "pink" comment sheet on Wesley assembled with the comments on the other new plats. Enclosed to them with a copy of this letter is a copy of the notice to interested parties plus a copy of a letter we had received from Kenneth Stewart, Attorney representing the Wesley Medical Center. These then should provide each of the Committee the material that was intended to be mailed last Friday.

Sorry, and thanks again for calling.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Attachment

cc: Abner V. J. Jackson, Committeeman  
Howard Harrison, Committeeman

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval  
Scheduled S/D Meeting 10-5-72

DESCRIPTION

General Location On the east side of Hillside in an area between Central and Murdock Streets.

Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura

1. Gross Acreage of Plat 13.71
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 32,915.25 sq.ft.
5. Existing Zoning A & BB
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. 10 R/W 661 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 661 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Yes : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. On May 13, 1971, the Planning Commission considered a request for change in zoning (Z-1286) by the Wesley Medical Center, from the "A" Two-family District to the "BB" Office District, involving certain properties on the south side of Pine and Edgemont Place between Rutan and Vassar. It was pointed out that considerable "BB" zoning already existed in the area resulting from approval of several zone change requests submitted by Wesley, and it was expected that eventually all of their entire ownership would be replatted and that easements, alleys and some streets would be vacated while other streets may need additional rights-of-way. The Planning Commission recommended that case Z-1286 be approved with the understanding that a plat would be submitted within 90 to 120 days. On June 1, 1971, the Board of City Commissioners approved the change in zoning as recommended.
- B. On July 6, 1971, a "tentative" preliminary plat entitled "Wesley Medical Center Second Addition" was submitted involving all of Wesley's properties not previously replatted as Wesley Medical Center Addition. Subsequently, members of the Planning Commission and staff met with Wesley to review the "tentative" preliminary plat in light of the Medical Center's analysis and background of the past, present and potential future developments which were being guided by their Master Development Plan prepared by their consultants.
- C. On the evening of August 4, 1971, a meeting was held at Alcott Elementary School at which property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission were invited to attend. The Planning Department presented maps of the area and reviewed the "tentative" preliminary plat, and also suggested alternate proposals of replatting the area for consideration by Wesley and Sleepy Hollow, Inc.
- D. Since the Neighborhood meeting Wesley has considered the design alternates suggested by MAPD along with others, and have corresponded with Sleepy Hollow, Inc. As of September 13, 1972, MAPD has received the appropriate

(over)

filing fee together with the applicant's proposed "preliminary" plat for Wesley Medical Center Second Addition. This has been scheduled for consideration by the Subdivision Committee on October 5, 1972, and representatives of Sleepy Hollow Inc., Wichita Childrens Home and Alcott Elementary School have been advised of the meeting.

- E. It is the opinion of the Planning Department that the replatting of the property should consider the needs of Wesley, the concerns of the Sleepy Hollow neighborhood, and the needs of the City or the public as a whole. The preliminary plat as submitted has not sufficiently taken into account all of these factors. Therefore, it is the recommendation of the Planning Department that the preliminary plat be deferred for further study and redesign.
- F. One major concern is to improve upon the traffic congestion in the area, and to separate to the maximum degree possible the pedestrian and vehicular traffic generated by the Medical Center from that of the neighborhood. Design considerations previously suggested include:
1. Provide perimeter circulation for the Medical Center on the north and east at Murdock and Rutan respectively, with "complete vehicular and pedestrian access control" along the south side of Murdock east of Rutan and along the west side of Vassar. (This proposal conflicts with Wesley's long range plans and its "campus" concept, and the Traffic Engineering Division has advised that the traffic cannot be handled at Rutan and Central because of that location in relation to other uses on Central and the intersection of Hillside and Central.)
  2. Provide the same perimeter circulation and access controls described in #1, except that the circulation on the east skew eastward at Rutan and Edgemont Place along the south side of the park, then back to the south at Vassar and Edgemont Place and extending south to Central. (This proposal also conflicts with the "campus" concept and the two (2) 90 degree turns at Rutan & Edgemont and at Edgemont & Vassar do not make for an ideal or sufficient circulation system.)
  3. Provide for present alignment of Vassar to extend south across the park to intersect with Central; terminate Pine, Elm and Edgemont in a cul-de-sac east of Vassar to separate the vehicular traffic; and to provide some means of screening and/or fencing along the east side of Vassar to deter parking on neighborhood streets and pedestrian movements from such parking to and from the Medical Center. (While this proposal provides a sufficient means of separating vehicular traffic, the burden of providing adequate right-of-way to construct the cul-de-sacs must be born by certain properties in the neighborhood not owned by the Wesley Medical Center. This proposal will also inconvenience certain properties adjacent on the east side of Vassar in that some of the residences face west on Vassar and not the east-west streets, some of these residences have their only means of access to garages off of Vassar, and further, because of their being oriented to Vassar precludes providing any effective means of screening and/or fencing to deter employees or visitors from parking on the neighborhood streets.)
  4. Provide perimeter circulation on the north at Murdock and on the east by a new, second Vassar or "access road" immediately west and adjacent to the present Vassar Street improvement from Murdock to Elm, and then extending south across the park to Vassar's present alignment between Edgemont and Central. This would need to also include: reconstruction of the intersection at Murdock and Vassar and at Elm and Vassar to separate the two types of vehicular traffic; landscape screening and fencing to separate the access road from Vassar and deter cross pedestrian movements; the access road extension south across the park bridging the drainage and providing a means of pedestrian linkage between the park on the east and west sides of the access road; and, the termination of Edgemont Place east of Vassar in a cul-de-sac.
- G. It is the opinion of the Planning Department that during a deferral period, the applicant should pursue a design solution in accordance with that suggested in F.4. above. Considerations should also be given to the following:

1. The applicant arranging for the vacation of all of Pine east of Hillside or providing a means of a public turn-around (temporary?).
2. The applicant arranging for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place to become effective concurrently with the proposed vacation of Rutan to the north.
3. The applicant arranging for the vacation of Holyoke north of Central which now is proposed to deadend into its property. (retain access easement if necessary)
4. Coordinate and phase the time contingencies of proposed street vacations with that of street dedications and their improvement together with other required street, drainage and utility improvements, which the applicant will need to guarantee at the time of platting.
5. The applicant making arrangements with the Park Board for their joining in the plat as necessary to accomplish the vacation of Rutan, dedication of Vassar and providing for a cul-de-sac on Edgemont east of Vassar.
6. The applicant needs to propose their method of handling the drainage from the east line of their plat, extending west and southwesterly to the existing concrete box culvert at the southern end of their ownership. (alignment, open/enclosed or combination thereof, bridging, etc.)
7. The applicant furnishing a certified ownership list prepared by an abstract company and listing those properties, owners and addresses of all property adjacent to the balance of the block for any street proposed to be dead-ended.

September 29, 1972

Harlan R. Kamen, Chairman  
Subdivision Committee of the  
Metropolitan Area Planning  
Commission  
P. O. Box 485  
Wichita, Kansas 67201

Subject: S/D 70-57 - Preliminary  
Plat of WESLEY MEDICAL CENTER  
SECOND ADDITION

Dear Harlan:

The above captioned preliminary plat is scheduled for consideration by the Subdivision Committee on Thursday, October 5, 1972. Attached for your information and review prior to the meeting is a copy of a letter from Kenneth Stewart, Attorney representing the Wesley Medical Center, a copy of a letter to other interested parties advising them of scheduled consideration of the proposed preliminary plat before the Committee, and thirdly a copy of the MAPD staff comments.

If you have any questions prior to the scheduled meeting, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Attachment

cc: Abner V. J. Jackson, Committeeman  
Howard Harrison, Committeeman

September 29, 1972

Mr. Verne Laing, President  
Sleepy Hollow, Inc.  
3740 Sleepy Hollow  
Wichita, Kansas 67208

Subject: S/D 70-57 - Preliminary  
Plat of WESLEY MEDICAL CENTER  
SECOND ADDITION

Dear Mr. Laing:

This is to advise you, and the others receiving a copy hereof, that the above captioned preliminary plat will be scheduled for consideration by the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 1972, at their regular meeting beginning at 2:00 p.m. in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, 67202. We are aware of your past and continued interest in the zoning, platting and development of the Wesley Medical Center property, and from this notice we assume you will inform appropriate officers and members of the neighborhood association of the upcoming meeting.

Consideration of the plat will include traffic patterns and the handling of streets in the general area, vacation and dedication of some streets and the possible dead-ending of others by terminating them in a cul-de-sac or some type of turn around facility.

A copy of the proposed preliminary plat will be available for review at the Planning Department office, and if you should have any questions, please call.

Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Enclosure - Agenda

Page 2 - Preliminary Plat of WESLEY MEDICAL  
CENTER SECOND ADDITION  
September 29, 1972

cc: Mr. Thomas D. Kitch, Secretary  
Sleepy Hollow, Inc.  
AAA Auto Club of Kansas, 3340 East Central, 67208  
Alcott Elementary School, 3400 East Murdock, 67208  
Dr. Richard Holstead, Board of Education  
428 South Broadway, 67202  
Wichita Children's Home, 810 North Holyoke, 67208  
William I. Robinson, 301 American Savings Building  
201 North Main, 67201  
H. Jay Setter, Director of Parks

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

September 13, 1972

264-7321  
AREA CODE 316



Mr. Jack Galbraith  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition  
Our File No. W-64

Dear Mr. Galbraith:

This will acknowledge the request of the department for postponement of the Subdivision Committee hearing from September 21 to October 5th. This would appear to be a date which is preferable to October 19. This is perfectly satisfactory with the Medical Center.

On its behalf, I would like also to take this opportunity of reiterating the position of the Medical Center to develop its premises on the "campus concept" with a traffic periphery following Vassar and Murdock so as to maximize internal circulation as well as adequately provide for traffic circulation around the Medical Center and particularly the intersection at Hillside and Central.

The preliminary plat which is submitted deals only with the land which is owned or controlled by the Wesley Medical Center except to the extent that it includes the Park Department property lying west of Vassar and East of Rutan which is necessarily affected by the proposed Lot 2, to connect Vassar lying North and South of the Park Department property.

No attempt has been made to determine the treatment of the intersections with Vassar lying on the east side of the property owned or controlled by Wesley. At one time cul-de-sacs had been suggested for the east side because it appeared

Mr. Jack Galbraith

September 13, 1972

Page . . . . . 2

to the Medical Center and its engineers that such treatment at those intersections would provide the maximum protection for the residential area. However, because of the mixed protest from the residents of properties on the East side of Vassar and our inability to reach any mutual agreement, Wesley, at this time, has declined to take any position with reference to the cul-de-sac insofar as the preliminary plat is concerned.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth D. Stewart* *cpp*

KPS:cpp

cc: Mr. Roy C. House

Ass't. Supt. of Public  
Works Maint.

September 21, 1972

~~Handwritten initials~~  
Handwritten initials  
File

G. H. Wilton, Supt. of Public Works Maint.  
M. S. Mitchell

*Wesley 2 Wesley*  
- The Answer Man --  
Wesley Hospital Request

We contacted Miss Marilyn Bogner and obtained from her the name of James Lansdown as the person who advised the Wesley employee that "it (the creek) was on private property and Wesley's hands were tied". I called Mr. Lansdown and we discussed the fact that Wesley has spent a considerable sum of money re-shaping, riprapping and grassing part of the creek between Ruten and the north line of the interne building. Mr. Lansdown was of the opinion that the water in the creek could not be stagnant since the creek is spring fed and carrying a constant flow. He was surprised to learn that the flow is not spring water but comes from the hospital operations. He agrees with me that it is Wesley's responsibility to maintain the creek on the property even though a drainage easement has been given to the City as a temporary means of insuring the waterway remains open. I suggested that this was an "in-house" problem, that he should attempt to work with the nursing students. He agreed but was skeptical of his ability to satisfy their request.

Last Friday, I met with the City Engineer, the Director of Planning and other Planning staff members to discuss the latest submission of a preliminary plat on Wesley Medical Center 2nd Addn. At that meeting I renewed my request that the re-inforced concrete box culvert across Wesley property be required as a condition of platting and that guarantees for its construction be obtained now. My argument was re-inforced by the fact that Wesley Motor Hotel has recently completed construction of their portion of the box. I think your reply to the Answer Man should somewhere include a statement which makes it clear that a solution to this particular problem, as well as to the drainage problems in the Wesley Hospital area, can only be solved by construction of the box culvert and there seems to be no reason for further delay.

If further discussion is required, please advise.

M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

cc: Robert Lakin, MAPC ✓  
Dick Linn, City Engineer  
Wesley Medical Center 2nd Addn. Plat File  
Wichita Drainage Canal/3rd Street Sleepy Hollow File  
Attach.

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
 WICHITA, KANSAS 67202

JOHN E. BOYER  
 GEORGE J. HONDROS (1910-1982)  
 KENNETH R. STEWART  
 JAMES R. HANSON  
 ROBERT L. SMITH  
 KENNETH R. VAN BLARICUM

PAUL J. DONALDSON  
 OF COUNSEL

264-7321  
 AREA CODE 316

March 21, 1972

Mr. Thomas D. Kitch, Secretary  
 Sleepy Hollow, Inc.  
 Fleeson, Gooing, Coulson & Kitch  
 Sixteenth Floor - 125 North Market  
 Wichita, Kansas 67202



Re: The Wesley Medical Center --  
 Sleepy Hollow, Inc.

Dear Tom:

This will attempt to respond to your letter on behalf of Sleepy Hollow, Inc., dated January 21, 1972. I want to express my appreciation for the consideration which the board has given to our matters of mutual concern relating to The Wesley Medical Center Second Addition Plat.

We acknowledge and appreciate your board's approval of the preliminary plat (tentative) as an immediate and short-term solution. With certain exceptions, we agree with the basic position you have taken that "pending future construction on the hospital site, the traffic generated by the hospital can be and should be handled internally . . ." However, we must reject your inferences that the specific suggestions contained in subparagraphs (a), (b) and (c) have already been committed on behalf of The Wesley Medical Center.

FORM 223-021

**PAYMENT NOTICE**  
 City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
Site Application	\$56.00

Name: Wesley Medical Center  
 Address: \_\_\_\_\_  
 Type: 407103 Due Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 Date: 3-13-72 By: RLW

Mr. Thomas D. Kitch

March 21, 1972

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For purposes of clarity, your specific suggestions are responded as follows:

1. The Short Term Solution:

- (a) Subject (1) to the ultimate approval of the neighborhood (which may be a larger or different constituency than is represented by your board; (2) the approval of our contractor; (3) the approval of the City of Wichita, Kansas; and (4) providing further that a final plat is approved in accordance with our position statement in paragraph 2 below, Wesley proposes:
  - (1) A temporary cul-de-sac (barricade) positioned on the West side of Vassar at Elm with the same structure and relative location as the barricade already in position at Pine and Vassar; said temporary cul-de-sac to remain pending street improvement as shown by the final plat.
  - (2) A temporary cul-de-sac (barricade) to remain in place at Pine and Vassar pending street improvements of the final plat.
  - (3) No cul-de-sac on the south side of Murdock at its intersection with Rutan. To us this is inappropriate because it would effectively

Mr. Thomas D. Kitch

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cripple traffic circulation to the North and West of the hospital premises if barricades are in place at the East ends of Pine and Elm on the West side of Vassar, thus denying ingress and egress from the East. However, it is recognized that completion of the street improvements of the final plat may require a different treatment of access to Murdock than is provided by the Rutan intersection. As a possible alternative to protect the Wichita Children's Home, we suggest that consideration be given to the installation of a cul-de-sac on the North side of Murdock at Holyoke.

- (b) For the present, no further entry or exit is planned for the Wesley parking lots located South of Murdock and North of Pine either East or West of Rutan. Absent any requirements made necessary on a temporary basis because of some other change in traffic circulation, no additional entries or exits from either Murdock or Vassar are contemplated for such parking lots.
- (c) Prohibition of on-street parking by Wesley for Medical Center employees cannot be effectively administered by Wesley. Any such action would have to be taken in accordance with law in the full public interest made equally applicable to all.

Mr. Thomas D. Kitch

March 21, 1972

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2. The Long Range:

Wesley again reaffirms the long-range plan of The Wesley Medical Center as generally conceived in the campus plan of Oblinger--Smith as an integral part of its "short-term solution." Wesley further responds:

- (a) A parking garage is part of the long-range plan and we reiterate our intention to construct a parking garage if and when deemed necessary.
- (b) Reasonable protection should be afforded to the Wichita Children's Home and the Alcott School, but such protection, we hope, can be accomplished on the basis of reasonable concessions mutually agreed and participated by all elements of the community, including the public at large. The resolution of this concern will obviously require further planning.
- (c) Entry to the campus of the Medical Center after completion of street improvements of the final plat is likely to be located from the East off Vassar and from the North off Murdock. Actual location of these entries will be dependent upon the effect of their location upon traffic circulation within the campus and on the peripheral street. However, with the cul-de-sac contemplated for installation on the East side of Vassar at Pine and Elm, these entries should not affect the Sleepy Hollow, Inc., neighborhood.

Mr. Thomas D. Kitch

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Page . . . . 5

- (d) The existing park area which lies within the periphery after the completion of street improvements for the final plat we hope could be utilized for the mutual benefit of the neighborhood, the Medical Center, and the public at large.

3. In addition to the foregoing Wesley now proposes as a part of the street improvements of the final plat - - -

(a) Land Changes -- (requiring public dedication)

- (1) Opening of Vassar between Elm and Edgemont Place;
- (2) Vacation of all interior streets within the Medical Center Campus defined by a boundary of Central on the South, Hillside on the West, Murdock on the North and Vassar on the East (except streets which we do not own or control).
- (3) Establishment of permanent cul-de-sacs on the East side of Vassar at Pine and Elm.
- (4) Establishment of an interior traffic pattern on the Medical Center premises.

Mr. Thomas D. Kitch

March 21, 1972

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(b) Improvements:

- (1) Construction of a bridge as required between Elm and Edgemont Place in such manner as to accomodate pedestrian traffic beneath.
- (2) Construction of Vassar to the improved width;
- (3) Construction of two cul-de-sacs;
- (4) Construction of interior streets and walks.

It is recognized that the items under this paragraph 3 are subject to the further involvement of the Metropolitan Area Planning Department, Public Works, including Flood Control, Traffic Engineering, Wichita Park Department and ultimately the Board of City Commissioners, in addition to your further consideration. The determination of cost spread will need to be made in accordance with law.

No precise time schedule for future development of the final plat is stated. It is anticipated that the present Tower structure will be ready for occupancy before January 1, 1973. No other building project has been authorized except those as are now in progress. We would expect the final plat of Wesley Medical Center Second Addition to provide for the opening of Vassar, the location of the two cul-de-sacs and vacation of interior campus streets at the time of its filing to become effective at the time of street improvement.

Mr. Thomas D. Kitch

March 21, 1972

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We hope that these proposals with more specific location of the peripheral trafficway, including the completion of that trafficway to properly protect the Sleepy Hollow neighborhood from such traffic will provide assurance to the residents as to Wesley's intentions regarding development of Wesley Medical Center Second Addition.

We assure you of our mutual intention to preserve and improve the total neighborhood for the mutual benefit of all concerned.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*

KPS:cpp

cc: Mr. Roy C. House  
cc: Mr. Robert Lakin  
cc: Mr. A. B. Davis, Jr.  
cc: Mr. J. E. Lansdowne

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET  
POST OFFICE BOX 987  
WICHITA, KANSAS 67201  
(316) 267-7361

HOWARD T. FLEESON  
1988-1987

HOMER V. GOOING  
RETIRED

HUGO T. WEDELL  
COUNSEL

WAYNE COULSON  
PAUL R. KITCH  
DALE H. STUCKY  
DONALD R. HEWITT  
GERRIT H. WORMHOUDT  
ROBERT T. CORNWELL  
WILLARD E. THOMPSON  
DAVID W. BUSTON  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
JOHN E. MATSON  
THOMAS D. RITCH  
J. ERIC ENGBROM

January 21, 1972

Mr. Kenneth P. Stewart  
Boyer, Donaldson & Stewart  
340 South Broadway  
Wichita, Kansas 67202

*1st National Bldg. Bldg.*

Re: Wesley Hospital and Sleepy Hollow, Inc.

Dear Ken:

On the basis of the correspondence between us during the past several months, including your letter of December 20, 1971, and the attachments thereto, I presented the proposal of Wesley Hospital to the Board of Directors of Sleepy Hollow, Inc. on the evening of January 19, 1972. Before reporting upon the position taken by the Board of Directors, I should first like to thank you for your time and reasonable behavior during these negotiations and I should also like to emphasize that Sleepy Hollow, Inc. fully realizes that Wesley Hospital's continuing provision of excellent health care for its patients is in the best interests of all concerned.

Our Board has taken two separate positions with regard to the expansion of the Wesley Medical Center, the first dealing with the preliminary plat which you have submitted to us, and the second dealing with the implications of the campus environment as outlined in the long-range plan of Oblinger-Smith:

1. The preliminary plat which has been submitted by Wesley Hospital is acceptable to Sleepy Hollow, Inc. as an immediate and short-term solution to the congestion created by the expansion of the hospital up to and including the present size of the Tower Addition which is being constructed at the present time, subject to the following requirements:

(a) The cul-de-sacs which have been the subject of much discussion must be installed on the west side of Vassar at Elm and Pine Streets and a third cul-de-sac must be installed on the south side of Murdock at its intersection with Rutan;

*W. de sac*

*Elm -> Vassar  
Pine -> Vassar  
Rutan - Murdock*



*To Access or  
Union of Murdock  
(EXC. 1000)*

*Pl. of  
parking*

(b) No entry to the Wesley parking lots can be permitted from either Murdock or Vassar, with the exception of the present entry available from Murdock to the parking lot which is located to the west of Rutan and the south of Murdock.

(c) Wesley must prohibit all off-street parking by its hospital employees.

The above proposals constitute short-term solutions to the immediate traffic problems caused by the expansion of Wesley. They are in conformity with the representation made by Mr. House in his letter of January 22, 1971, and confirmed by you in your letter of January 26, 1971, to Mr. Robert Lakin, wherein Wesley stated that it would install a barricade on either side of Vassar at Elm Street, if such was recommended by the City of Wichita as part of the planning process. Since Wesley has not responded to the proposals presented to it by the Metropolitan Area Planning Department, as revealed by the letter on August 4, 1971, to the members of Sleepy Hollow, Inc., the Board of Directors of Sleepy Hollow, Inc. can only suggest that the installation of the cul-de-sacs as above described would constitute the best possible short-term protection for the community at the least expense to the hospital, pending the development of future hospital additions and the final re-platting of the property in conjunction therewith. It is our position that pending future construction on the hospital site, the traffic generated by the hospital can be and should be handled internally in accordance with the above proposals.

*final plat later  
hand traffic  
intensity*

2. With regard to the long-range planning of the hospital and the campus plan of Oblinger-Smith, the Board of Directors refused to take a position generally endorsing the acceptance of the campus plan but did observe that the following protection would have to be given to the neighborhood once future construction at the hospital site was commenced:

*long range  
& re campus plan*

(a) A parking garage would have to be constructed to absorb the cars generated by any new construction, including the expansion of the Tower to its full, planned height.

*garage  
protect C. H.  
& Alcott*

(b) Complete protection of the Wichita Children's Home and Alcott School, including the installation of barriers on Murdock, the installation of additional cul-de-sacs and the vacation of streets, would have to be accomplished.

Mr. Kenneth P. Stewart  
Page 3  
January 21, 1972

*recess  
from Nov 8  
preserve park*

(c) Traffic could not be permitted to enter the hospital complex from either the east or the north sides thereof, meaning that Edgemont Place and Murdock could not be used by traffic to enter the hospital complex from the east or the north.

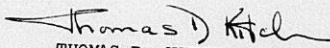
(d) All of the existing park area would have to be protected and preserved.

We realize that the long-range planning for hospital construction is difficult. We are therefore establishing the criteria which will guide our acceptance or rejection of additional hospital construction in the future in order to avoid any misunderstanding. Perhaps one of the three alternatives presented by the Metropolitan Area Planning Department for the permanent platting of the area will be acceptable to the Wesley Board of Trustees at some point in the future. In the meantime, we must assert the conditions outlined in sub-paragraph 1 above as vital to the protection of the neighborhood and essential to the contents of the preliminary plat which is being processed by the Metropolitan Area Planning Department.

*When submitted*

We are certain that you are aware of the benefits accruing to Wesley as the result of the maintenance of the Sleepy Hollow neighborhood in its present condition and are therefore hopeful that the Wesley Board of Trustees will look favorably upon our proposals in regard to the preliminary plat, all with the common objective of both preserving and enhancing the neighborhood and Wesley Hospital in the future.

Very truly yours,



THOMAS D. KITCH  
Secretary of Sleepy Hollow, Inc.

TDK:bm

cc: Mr. Robert Lakin  
Director of Planning  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING  
WICHITA, KANSAS 67202

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

JOHN E. BOYER  
GEORGE J. WONDROS (1910-1962)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
KENNETH R. VAN BLARICUM

September 14, 1971

Metropolitan Area Planning Department  
City of Wichita  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition  
Plat

Gentle men:

We respectfully request on behalf of The Wesley  
Medical Center that consideration of its plat by the  
Subdivision Committee be deferred an additional two weeks.

Very truly yours,

BOYER, DONALDSON & STEWART

By



KPS:cpp

cc: Mr. Verne Laing  
cc: Mr. Tom Kitch  
cc: Mr. Roy C. House



WICHITA-SEDGWICK COUNTY

DATE

September 3, 1971

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Metropolitan Area Planning Commission  
FROM John D. Gist, Principal Planner *J.D. Gist*  
SUBJECT Status report re platting of Wesley Medical  
Center Second Addition

At its regular meeting on May 13, 1971, the Planning Commission considered a request from the Wesley Medical Center for a change in zoning on additional properties they have acquired and desired to use for office street parking, said request being Z-1286 "A" to "BB" on the south side of Pine between Rutan and Vassar and the south side of Edgemont between Rutan and Vassar. After considerable discussion concerning long range plans for the hospital, parking and traffic congestion, it was the action of the Planning Commission to recommend the approval of the application, with the understanding that a replat of the Center's properties would be submitted within 90 to 120 days. On June 1, 1971, the Board of City Commissioners approved the change in zoning as recommended by the Planning Commission.

Progress since approval of Z-1286:

1. On July 6, 1971, a tentative preliminary plat was submitted by Wesley which presented modification of their original platting proposals reflected in their earlier sketch plat.
2. On July 9, 1971, members of the Planning Commission and staff attended a noon luncheon at Wesley Medical Center. The Center presented an analysis and background of the past, present and potential future developments of Wesley in light of their Master Development Plan prepared for them by their consultants. Following the presentation, Roy C. House escorted the members of the Planning Commission on a tour of the premises, pointing out the construction in progress, improvements in parking, and the area encompassed under their proposed plat.
3. On the evening of August 4, 1971, a meeting was held at Alcott Elementary School, at which property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission were all invited to attend. The meeting was chaired by Bowen Brady, Chairman of the Housing Subcommittee

Page 2  
September 3, 1971

of Human Resource Development Advisory Board. The Planning Department presented maps of the area and reviewed Wesley's tentative preliminary plat, and also suggested alternate proposals of replatting the area for consideration by Wesley and Sleepy Hollow Inc.

4. On August 25, 1971, representatives for Wesley presented some of their new thoughts to the Planning Department which they were considering as revisions to their tentative preliminary plat. These proposals were to be further discussed between Wesley's administrative staff and their Board of Trustees on approximately September 13.

We have been advised that following the meeting with the Trustees, representatives for Wesley propose to meet with the office holders of Sleepy Hollow Inc. to discuss with them their new ideas for replatting. It is anticipated that this will result in a revised plat, in sketch or preliminary form, being submitted for consideration by the Subdivision and Utility Advisory Committees sometime in October.

JDG:rme



August 9, 1971

Mr. Thomas D. Kitch  
Attorney at Law  
P. O. Box 997  
Wichita, Kansas 67201

Subject: Neighborhood Meeting  
re: Tentative Preliminary Plat  
for Wesley Medical Center 2nd  
Addition (our file S/D 70-57)

Dear Mr. Kitch:

In accordance with your request please find attached a set of xeroxed copies of the drawings utilized by MAPD in the presentation of alternatives at the Neighborhood Meeting last Wednesday night on August 4, 1971. In their copied form they will perhaps not be as usable as they were in our overlay and buildup presentation, but perhaps will be some use to you in your discussions with the other officers in Sleepy Hollow, Inc.

Ken Stewart, representing the applicant, will be advising us as to the meeting date desired by the Medical Center ~~but~~ that they would like the tentative preliminary plat to be scheduled. As of now two possible dates would be either August 19th or September 2nd, but once the date becomes firm you will be so informed.

If you have any questions concerning the attached drawings, please call.

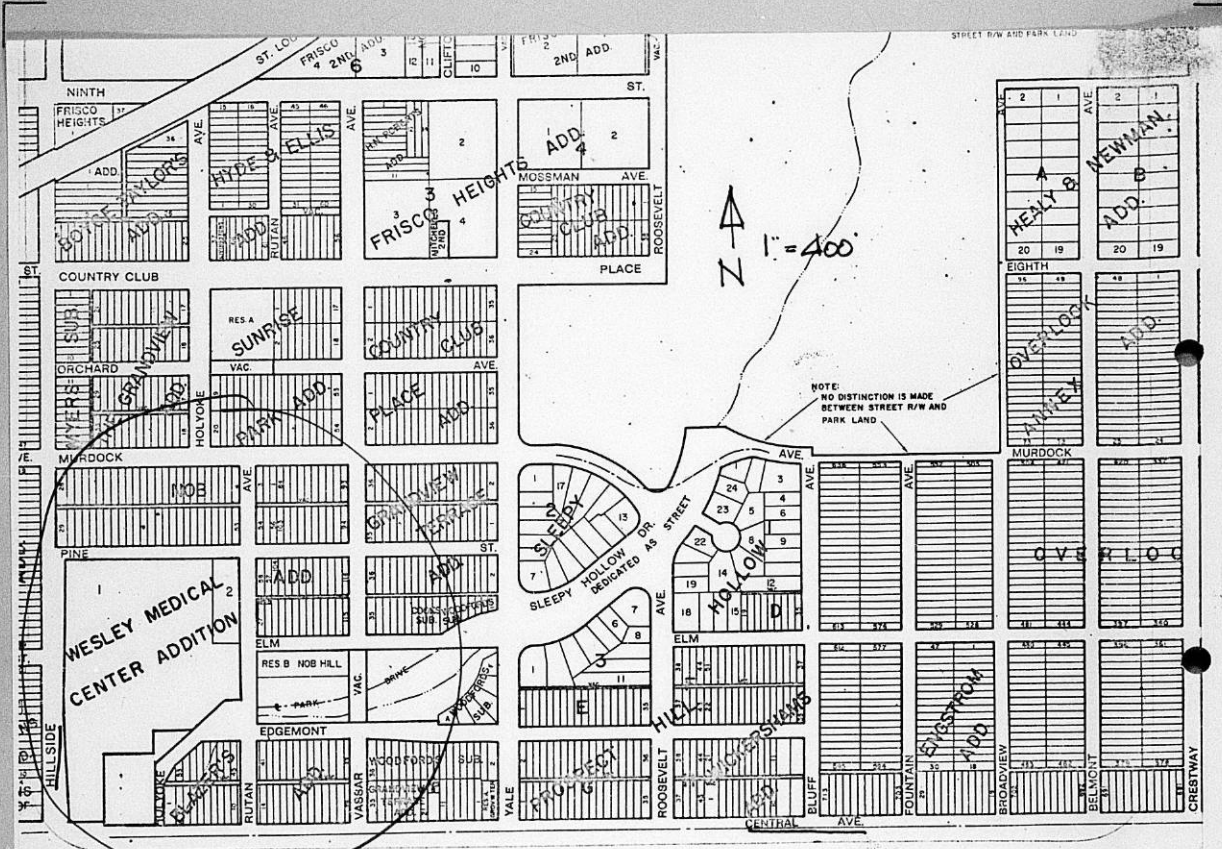
Very truly yours,

John D. Gist  
Principal Planner

JDG:rme

Attachment

cc: Kenneth Stewart, Attorney, 1030 1st National Bank Bldg., 67202  
Ray Bruggeman, Director of Public Works



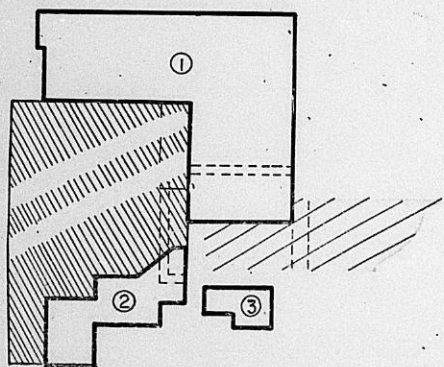
**AUDIO VISUAL**  
*Roberts*

123 SOUTH HILLSIDE  
 WICHITA, KANSAS 67211  
 AREA 316 682-6551

101-7

2-9-2

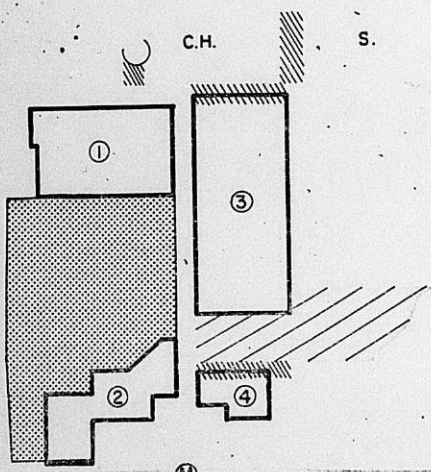
WESLEY PROPOSED  
PRELIMINARY PLAT



MAPD  
ALTEENATE (1-A)

(M)

(M)

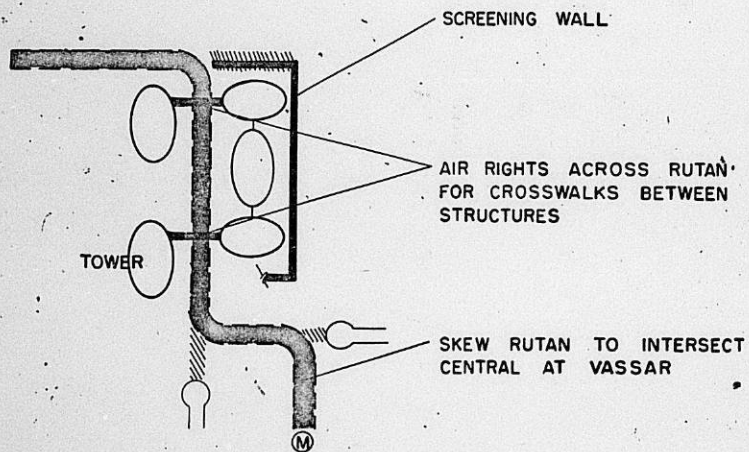


C.H.

S.

(M)

MAPD  
ALTERNATE (1-B)



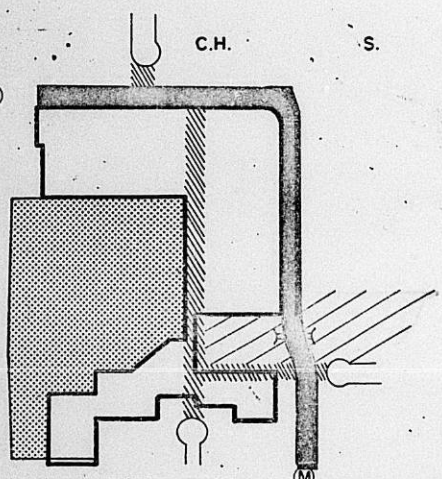
MAPD  
ALTERNATE (2)

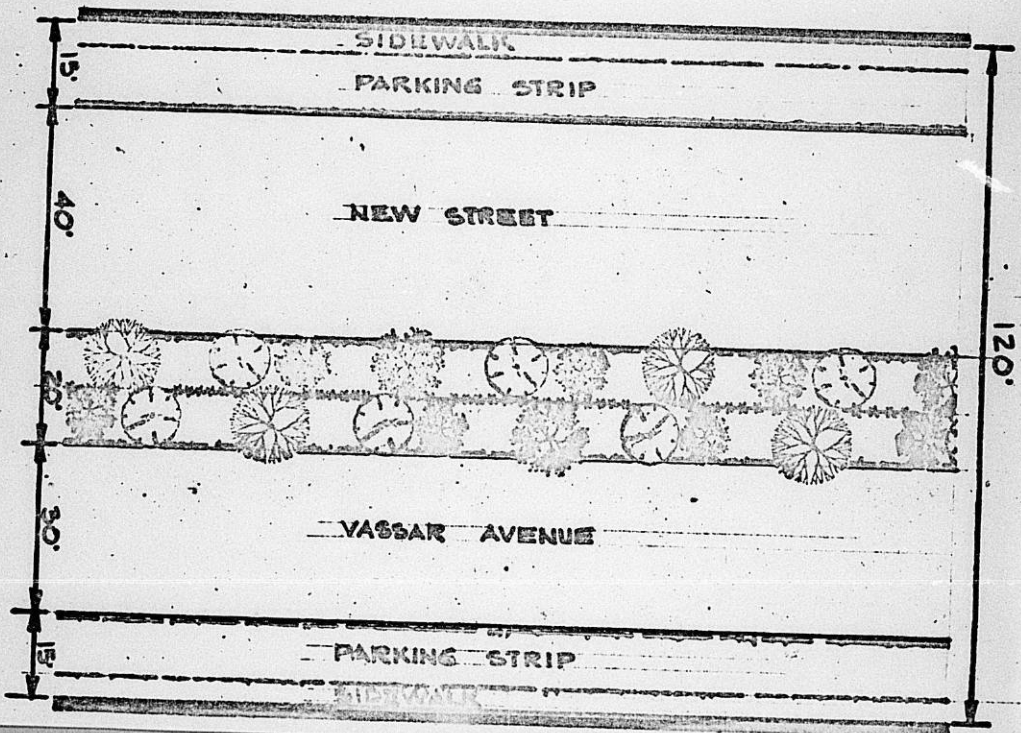
(M)

(M)

C.H. S.

(M)





Beacon 8/5/71 1/2

# Wesley, City Officials Residents Near Accord On Development Plans

By TOM McVEY  
Beacon Staff Writer

City officials, Sleepy Hollow residents and Wesley Medical Center personnel may be nearing accord on development plans for the rapidly expanding hospital, including a possible campus-like design for the area.

Hospital development plans were discussed Wednesday night at a neighborhood meeting of top Wesley administrators, city officials and residents living near the hospital.

For many months, area residents have expressed dissatisfaction with Wesley officials, contending the hospital has not released any development plans.

"WE ARE delighted that city officials are taking an interest and that Wesley is taking an increased interest in us," Verne Laing, president of Sleepy Hollow Inc., said today.

"It's mainly traffic and parking that we are concerned with because we have to protect this area from being overrun," said Laing, who is a resident of the area.

A. B. (Jack) Davis Jr., Wesley administrator, confirmed today the hospital has acquired most properties in an eight-block area generally bounded by Edgemont on the south, Murdock on the north, Vassar on the east and Hillside on the west.

Davis said one property fronting on Hillside, between Pine and Murdock, has not been acquired. He declined to comment on acquisition plans, if any, for this property.

However, Davis said it is not anticipated the hospital will need any additional land in the area to fulfill its expansion program.

THE ADMINISTRATOR said the hospital is proposing several streets in the area be vacated so there can be a campus-like design with many buildings connected.

Streets proposed for vacation (closing) by the hospital are Pine, from just east of Hillside to Vassar, and Rutan, immediately east of the seven-story tower Wesley is building, Davis said.

Bob Lakin, director of the Wichita-Sedgwick County Metropolitan Area Planning Department, said his staff presented several alternatives Wednesday which could help solve traffic congestion and parking problems in the adjacent residential areas.

Lakin, who attended the meeting, said one alternative would be to vacate Murdock from Rutan to Vassar. He said this should prevent east-west traffic from using a residential street to enter the hospital complex.

ANOTHER ALTERNATIVE, Lakin said, would be to deadend a north-south street — Holyoke — at Murdock and divert traffic south along Rutan to Central.

The chief planner said this alternative would propose that Wesley construct pedestrian bridges across Rutan to separate vehicles and pedestrians while maintaining the "campus atmosphere" by linking buildings together.

Rutan, now a residential street, eventually would have to be widened to accommodate Wesley traffic.

Davis, however, said the hospital is not planning to have a vehicular entrance

onto Rutan from the new tower building under construction.

It is contemplated that the hospital's ambulatory entrance remain on Hillside while the visitors' entrance would be through the Pavillion, north of the main structure, Davis said.

ANOTHER ALTERNATIVE proposed by Lakin would involve construction of a traffic diverted at Vassar and Murdock. This would be L-shaped, he said, and would require some new street construction and landscaping to link Vassar with Central.

Vassar now deadends at Elm. A creek and section of Sleepy Hollow Park are just south of this intersection before Vassar resumes at Edgemont.

More now

"There's no solution that's really neat," Lakin said. He explained, for example, the city is planning to widen Hillside from Central to the Frisco Railroad tracks in 1973.

However, Lakin was confident the traffic and parking problems in the area can be solved. He said a preliminary sketch plat for the proposed hospital complex probably will be presented to the planning commission subdivision committee Aug. 19.

AFTER ALL platting is reviewed by the committee, action then will be required of the planning commission and City Commission.

Wesley's Davis said the hospital is contemplating construction of multi-level parking garages just east of Rutan. He also said office buildings and apartments for hospital personnel are included in preliminary plans.

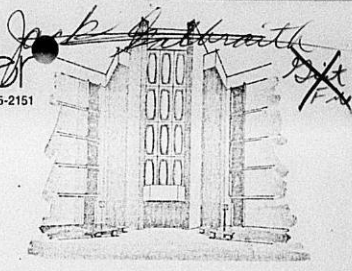
Davis said the hospital has no plans at this time to try to acquire a one-block portion of parkland east of Rutan, between Elm and Edgemont.

"Certainly our goal is not to cause any undue problems for the neighborhood," Davis stressed.

Laing said Sleepy Hollow Inc., which includes about 50 families, will meet soon to review the preliminary plat presented Wednesday.

# Wesley Medical Center

550 North Hillside / Wichita, Kansas 67214 / (316) 685-2151



July 28, 1971

TO: MEMBERS - METROPOLITAN AREA PLANNING COMMISSION

FROM: ROY C. HOUSE, EXECUTIVE VICE PRESIDENT  
AND CHIEF EXECUTIVE OFFICER

SUBJECT: NOON MEETING - July 9, 1971

The attached was just our rather unofficial record of the discussion as we recorded it. It is not meant to bind anybody in any sense.

RCH:mf

Handwritten signature of Roy C. House in cursive.

Attachment

cc: Messrs. Lakin, Galbraith, Richardson, House, Davis, Lansdowne and Stone



LUNCHEON

METROPOLITAN AREA PLANNING COMMISSION AND STAFF  
WESLEY MEDICAL CENTER

July 9, 1971 - Noon

Messrs. Roy C. House, A. B. Davis, Jr., and J. E. Lansdowne, II, of the Administrative Staff along with Lowell Richardson of the Oblinger-Smith firm and Robert B. Harris, Architect, met with the following members of the Metropolitan Area Planning Commission Staff at a noon luncheon, June 9, 1971 in Room 234 of the School of Nursing: Messrs. Gist, Galbraith, Blakey, Burnett, Hennessy, Souders, Kamen, Jackson and Mrs. M. Taylor.

Austin Rising and Robert A. Lakin of the M.A.P.C. staff were unable to be present due to prior commitments.

Mr. House thanked everyone for making the trip to Wesley today and listening to the analysis and background of the past, present and potential future developments of Wesley which he felt could be brought to life by himself and Mr. Lowell Richardson in a way that might not have otherwise been possible had the meeting for today not taken place.

He further stated it was his understanding that the Subdivision Committee will be meeting next Thursday; and at that time, the committee will be looking at Wesley's preliminary plat.

There was made available to each member present, and would also be made available to those of the M.A.P.C. membership not able to attend (Mr. Rising), the publication titled "PROJECT '70 - Another Decade of Progress". Mr. Lowell Richardson reviewed in some depth the section which appears about the middle of this booklet which gives a description of Phases I, II and III of Wesley's development and construction program. Mr. House requested that this section in particular be reviewed in further depth by each member at his convenience.

Also reviewed in depth by Mr. Lowell Richardson was the Master Development Plan for Wesley which was developed by his firm of Oblinger-Smith. This Plan and Site Study was prepared for Wesley Medical Center about two years ago by Oblinger-Smith.

Kenneth P. Stewart, Hospital Legal Counsel, who is listed on today's agenda for giving a review of current zoning and platting efforts had not returned from his vacation; therefore, Mr. House, in general, acquainted the members of the Planning Commission with the areas encompassed under the proposed platting. He commented that the long-range site development plan which Oblinger-Smith was commissioned to draw up in the latter part of 1968 was presented to the Wesley Medical Center Board of Trustees in mid-1969 and was adopted in concept and in principle.

Mr. House further explained that the long-range study has not "officially" been released. There is no particular reason for this, but over the last few years there have been some problems with a corporation of a portion of the Sleepy Hollow residents with which Wesley has attempted to communicate.

It was indicated (by Mr. Galbraith) that perhaps before the Subdivision Committee takes a look at Wesley's proposed preliminary plat, probably the residents of this area should be invited to meet with the Planning Commission staff and hospital officials to receive the neighborhood reaction to the proposed plat. Mr. House indicated if this meeting were held, he would expect some opposition, but it is the policy and position of the Wesley Medical Center that its proposed plat as presented has been developed with sound professional consultation and advice, and it is on this basis that Wesley will proceed to ask approval.

It was stressed that in some ways the willingness and ability of Wesley Medical Center to attempt to interpret and present its plan to the community has posed great problems. There continues to be misunderstanding in the neighborhood in spite of repeated presentations to the people of the neighborhood. Mr. House indicated that he is not sure yet that they really understand that most of what is presented is a potential development; and in the immediate foreseeable future, it is unlikely that Wesley will develop substantially beyond that which is now under construction.

Mr. House indicated that Wesley is not close by any means to changing the main entrance and trafficway on Rutan to the east. The main entrance to Wesley Medical Center about September 1 will be shifted from the present Hillside entrance to the Pine Street entrance to the north.

Regarding parking, it was indicated that most on-street parking is adjacent to the site wholly-owned by Wesley Medical Center. Continuing surveys of other on-site parking indicate there is some encroachment, but most complaints which have come in regarding parking have not been from people who were themselves affected.

There are now approximately 1,000 off-street parking spaces on the Wesley campus. Wesley, therefore, has 1.5 parking spaces per bed.

In the Master Development Plan, there is provision for a plan for a medical arts building which would be used for educational type facilities and training of new doctors. Oblinger-Smith recommended the site for this building. The health care delivery system is being markedly modified, as there must be increasing emphasis on community health centers, ambulatory care, etc., which will be generating more traffic. The Wesley Staff and consultants, therefore, made provisions for this in the Development Plan in anticipation of future needs.

Mr. Richardson pointed out that the recommendation for the campus is perimeter traffic circulation which would allow for parking to occur inside the perimeter with a great many entrances into the area. Wesley is trying to keep major traffic from circulating through the area. Mr. Richardson indicated that it is imperative that the hospital go to some type of perimeter circulation in the future so that this area can be developed as a campus.

It is also planned that there will be parking garages. Wesley has already made the move in the southwest corner of the site to go for pay parking, with amazing results. The first parking garage is planned for the northwest corner of the site in conjunction with the medical arts building. By the use of some large-scale drawings representing the master development plan, Mr. Harris pointed out the various areas now used for parking and those areas anticipated for parking for the future.

Page 3

LUNCHEON - METROPOLITAN AREA PLANNING COMMISSION AND STAFF  
WESLEY MEDICAL CENTER  
July 9, 1971 - Noon

Wesley Medical Center is one of the very first institutions to give attention to beautification to its asphalt parking areas, etc. Mr. House advised that after this meeting and while touring the campus, he would point out other rather important things Wesley has done in an effort to beautify this area. He also described the appearance of the area in the past which is now very much improved as a result of the efforts.

Included in the over 1,000 improved on-site parking spaces which we presently have, we have also opened recently on the south side of Pine Street, between Vassar and Rutan, 43 new parking spots; on the south side of Edgemont, 54 parking spots. On the south side of Murdock between Hillside and Vassar, there are 30 parking spots. Other areas of parking are as follows:

Rutan between Murdock and Elm - two blocks of parking for 19 cars

Pine between Rutan and Vassar - north side of street - parking for 11 cars

Elm between Pine and Vassar - parking for 9 cars (this spot is adjacent to wholly-owned Wesley property)

Mr. Jackson inquired as to the target date for the first parking garage on Hillside and Murdock. He was advised that when the proposed office building is constructed, the construction of this parking garage would be carefully studied. The financing will have to be done jointly--medical center and individual physicians. A structure of three or four levels could be erected which could accommodate from 400, expandable up to 1200, parking spaces.

Mr. House commented that presently Wesley has additional houses slated for demolition, and the land area available therefrom would take care of at least 200 more parking spots. He feels Wesley has done a good job of getting ahead of the parking situation here.

Inquiry was made as to the target date on the medical arts building. Mr. House indicated it was hoped it could be developed soon. The building could accommodate 50 to 100 offices for physicians, and Mr. House is assuming that it should not be very difficult to finance with the rentals, etc. Wesley is limited on ability to finance projects of this nature. It has substantial debt structure under the indenture to the city for use of revenue bonds. Consequently, on this proposed project, Wesley will be looking to private or independent financing.

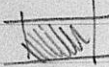
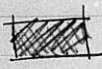
Mr. Blakey felt this would be a project "which would go." He inquired if Wesley would try to lease the space for enough money where the medical arts building could finance the parking garage totally.

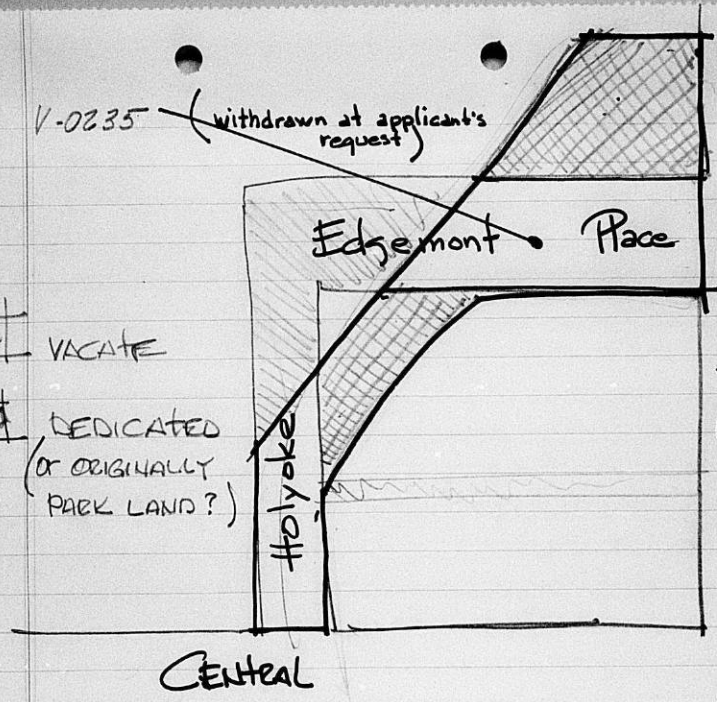
THE MEETING ADJOURNED AT 1 P. M. Following, Mr. House took the members of the Planning Commission on a tour of the campus, pointing out the site developments, the improvements in parking, the areas encompassed under the proposed platting, and construction in progress.

(Facella)RCH

cc: All Members - M.A.P.C.; Messrs. Lakin, Galbraith, Richardson, House, Davis  
Lansdowne and Stone

V-0235 (withdrawn at applicant's request)

 VACATE  
 DEDICATED  
(OR ORIGINALLY  
PARK LAND?)



THE CITY OF WICHITA

CENTENNIAL 1869-1969

OFFICE OF HUMAN  
RESOURCE DEVELOPMENT  
AMHERST 2-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

*see file #2  
re neighborhood  
meetings*

NOTICE TO RESIDENTS OF THE NEIGHBORHOOD

Subject: Wesley Hospital Subdivision Plat

For the past several months there has been discussion as to the platting of the property owned by Wesley Hospital. Presentations and public hearings on zoning cases and proposed long range plans have raised questions on traffic circulation, parking congestion, encroachment of hospital activities into the neighborhood, etc. In the consideration and approval of recent zoning changes, the Planning Commission has requested the platting of the property and, hopefully, solving of some of the problems in the area.

Based on this action, this is to advise property owners in the area that a neighborhood meeting will be held at 7:30 p.m. in the Auditorium of the Alcott Elementary School, 3400 East Murdock, on August 4, 1971 for the purpose of discussing the proposed plat and to hear from anyone as to how the plat might affect them, and to listen to suggestions of the neighborhood.

This is a meeting to exchange ideas and is not to be considered a neighborhood referendum. This meeting, which is one of the first of its kind dealing with neighborhood problem solving, does not take the place of the required hearings held by the Metropolitan Area Planning Commission and the Board of City Commissioners. The final recommendation will be made by the Planning Commission, with the final decision being made by the Board of City Commissioners.

Upon the receipt of this notice, if you are not the owner at this mailing address, we would appreciate your advising the owner of this neighborhood meeting. Please feel free, however, to attend the meeting and share in the exchange of ideas.

*William E. Knox*

William E. Knox  
Coordinator  
Human Resource Development

Map No.: 5748  
Section No.: 14  
Twp. No.: 27S  
Range: 1

S/D No. 7-7

**REVISED**

**APPLICATION FOR SUBDIVISION APPROVAL**

Name of Subdivision: Wesley Medical Center Second Addition  
General Location: Hillside & Central, *Murdock & Kansas*  
Name of Property Owner: Wesley Medical Center  
Address: 550 N. Hillside Phone: 685 2151  
Name of Subdivider: Same c/o Kenneth Stewart Phone: 264 7321  
340 S. Edwy.  
Name of Agent/Surveyor: Baughman Co.  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date of Application: \_\_\_\_\_

**SUBDIVISION INFORMATION:**

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>13.71</u>                            | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:   | a. <u>10</u> R/W <u>661</u> ft.                           |
| Residential _____  | b. _____ R/W _____ ft.                                    |
| Commercial _____   | c. _____ R/W _____ ft.                                    |
| Industrial _____   | d. _____ R/W _____ ft.                                    |
| Other _____  | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>3</u>                                    | TOTAL <u>661</u> ft.                                      |
| 3. Minimum Lot Frontage _____ ft.                                | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area _____ ft.                                    |   |
| 5. Existing Zoning _____   |   |
| 6. Proposed Zoning _____   |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>"</u>    |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |   |
| 12. City of Wichita <u>Yes</u> <u>Three-Mile Area</u>            |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Wesley Medical Center  
per Roy L. House - Exec. V.P.

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Neusky  
Date 7-6-71  
Fee Submitted 56.00

T9-301B  
(2-71)



from: KLK date: July 1971

admins. adv. plans com. dev. graphics

- |  |                                     |   |                                  |
|--|-------------------------------------|---|----------------------------------|
| <input checked="" type="checkbox"/> <del>royle</del> | <input type="checkbox"/> stockwell  | <input checked="" type="checkbox"/> <del>conrad</del> | <input type="checkbox"/> pierce  |
| <input type="checkbox"/> kalsley                     | <input type="checkbox"/> kaltenbach | <input type="checkbox"/> lytle                        | <input type="checkbox"/> garland |
| <input type="checkbox"/> rafals                      | <input type="checkbox"/> looney     | <input type="checkbox"/> young                        | <input type="checkbox"/> king    |
| <input type="checkbox"/> boeing                      | <input type="checkbox"/> myers      | <input checked="" type="checkbox"/> <del>amick</del>  | <input type="checkbox"/> dits    |
| <input type="checkbox"/> scott                       | <input type="checkbox"/> smith      | <input type="checkbox"/> mock                         | <input type="checkbox"/> haines  |
| <input type="checkbox"/> webster                     | <input type="checkbox"/> mitchell   | <input type="checkbox"/> shirkey                      | <input type="checkbox"/> crook   |
| <input type="checkbox"/>                             | <input type="checkbox"/> east       | <input type="checkbox"/> manson                       | <input type="checkbox"/> hresay  |
| <input type="checkbox"/>                             | <input type="checkbox"/> shou       | <input type="checkbox"/> newby                        | <input type="checkbox"/>         |
| <input type="checkbox"/>                             | <input type="checkbox"/>            | <input type="checkbox"/>                              | <input type="checkbox"/>         |

- handle  
 comment  
 note, initial  
 no return
- for your....  
 information  
 files  
 signature  
 library

**Remarks:** *Alcatraz Elem recommended for abandonment 5-15 years. Enrollment stable past 7 yrs, even with loss of some hsg. Black enrollment at 20% increasing at 1% per past 5 yrs. Policy is to maintain it at 20-25% black. It is 45 yr old bldg, ranked*

FORM 223-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION AMOUNT

*Wichita Public Sch 56*

Name *Wichita Public Sch*

Address *150 W. Hillside*

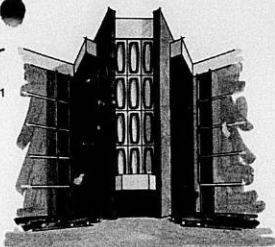
Type *44-4071-3* Due Date

Comments:

Date *7-16-71* By *Lo*

# Wesley Medical Center

550 North Hillside / Wichita, Kansas 67214 / (316) 685-2151



June 25, 1971

Robert A. Lakin  
Metropolitan Area Planning Commission  
City Annex Building  
104 South Main  
Wichita, Kansas 67202

Dear Bob:

Subject: Luncheon - Metropolitan Area Planning Commission

This will confirm our arrangements for a Noon luncheon in Room 234 of the School of Nursing on Friday, July 9.

Please let me know the names of the commissioners who can attend as well as your own staff members. You may advise them that arrangements will be made for them to park in the Doctors' Lot (parking lot immediately north of our main West Entrance).

We will attempt to finish our presentation no later than 1:30 p.m. and hope we can have a good turnout of the Planning Commission and your staff. If there are other city officials you would like to invite-- such as Traffic, etc., please feel free to do so, and we would be most happy to have them.

Thanks for your help.

Very truly yours,

Roy C. House  
Executive Vice President  
and Chief Executive Officer

RCH:mf

cc: Kenneth P. Stewart, Legal Counsel  
J. E. Lansdowne, II, Director of Development  
Robert B. Harris, Architect  
Lowell Richardson, Consultant - Oblinger-Smith  
A. B. Davis, Jr., Administrator



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (910-1062)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
KENNETH R. VAN BLARIGUM

June 21, 1971

*JGut*  
*West Lakes, Kan. 67202*  
*Parking Dept.*  
*Room 234*  
*School of*  
*Planning*

*July 9*  
*July 16*  
*2nd*

Mr. Floyd Souders  
Post Office Box 527  
Cheney, Kansas 67025

Re: Wesley Medical Center Second Addition Plat

Dear Mr. Souders:

On behalf of The Wesley Medical Center I wish to extend an invitation to the members of the Metropolitan Area Planning Commission and its staff to lunch at the Medical Center on Monday or Tuesday, July 12 or 13, 1971 at 12:00 noon. We would like to make a presentation to the commissioners of the development plan as requested by the Planning Commission at its recent meeting.

We hope that this time will be suitable but if it is not for any reason, then we shall try to arrange another time.

Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth R. Stewart*

KPS:cpp  
cc: Mr. Roy C. House  
cc: Metropolitan Planning Department



THE WESLEY MEDICAL CENTER  
550 NORTH HILLSIDE  
WICHITA, KANSAS 67214

May 12, 1971

Mr. Kenneth P. Stewart  
Boyer Donaldson & Stewart  
340 South Broadway  
Wichita, Kansas 67202

Dear Ken:

I am enclosing for you a copy of the letter which Roy C. House sent to the residents of the area encompassing Sleepy Hollow, Inc. on April 22, 1971. There were approximately 200 residents included in this mailing.

We have had the opportunity to talk with a few of these residents and received one very fine letter in response to this mailing. All responses to date has been highly favorable to the steps Wesley Medical Center is taking.

As per your request to A. B. Davis, Jr., I am sending a copy of this correspondence to Jack H. Galbraith.

Sincerely,

James E. Lansdowne, II  
Director of Development

JEL:mv1  
Enclosure

cc: ✓ Jack H. Galbraith



# WESLEY MEDICAL CENTER



550 N. HILLSIDE • WICHITA, KANSAS 67214 • MU 5-2151

April 22, 1971

To residents of the Wesley area:

As a means of maximum utilization of scarce and expensive parking space, Wesley Medical Center inaugurated controlled parking for visitors on April 22. As we know you are interested in our plans, particularly as concerns parking and traffic, we wanted you to know the details of this new arrangement.

The plan, which has been under consideration by Administration and the Board of Trustees for some time, is definitely not designed as an income producing plan. It will give us a higher turnover in the visitors parking lot, and thus will provide more parking for more visitors. The first hour of parking will be free. The second hour or any portion thereof will be 50 cents. After the second hour, a charge of 25 cents per half hour will be made.

As you are undoubtedly aware, visitors have often parked for hours, a half day, or a day, thus taking up space which might have been utilized by several other visitors. The arrangement will also tend to help our visitors make shorter visits in line with Medical Staff recommendations, which state that visitors shall remain in a patient's room no longer than 15 minutes.

Residences at 3321, 3323 and 3325 East Pine and 3317-3319, 3323 and 3325 Edgemont have been razed to provide an additional 100 parking spaces for employees. Application for a zoning change to make this possible has been submitted and, as soon as granted, the sites will be prepared for parking. This will represent another \$100,000 investment in the interest of our patients, employees and our neighbors.

Roy C. House  
Executive Vice President and  
Chief Executive Officer

RCH:on

"YOUR NEED IS OUR CONCERN...WE CARE"

February 2, 1971

S/D 70-57 SKETCH PLAT OF WESLEY MEDICAL CENTER SECOND ADDITION

Comments:

1. Meet with Public Works on Friday, February 5th at 2:00 p.m. in the Planning Commission meeting room to discuss in general the proposed sketch plat.
2. Alternate courses to select from in pursuit of platting Wesley Medical Center's property:
  - a. Proceed with the sketch plat as submitted with super blocks applied to the existing street pattern.  
(Problems: Those residences which the Center desires to remain at least temporarily ~~and~~ require utility easements and services to remain which otherwise could be vacated ~~are necessary~~ to avoid conflict with proposed development; makes no appreciable gains for the City or Sleepy Hollow, Inc., in the way of solving the traffic circulation).
  - b. Plat to fit long range plans of Wesley Medical Center which they indicate is difficult or impossible because such plans must remain flexible and sway with the demands for services.
  - c. Plat to fit <sup>intermediate</sup> ~~our immediate~~ range plans and goals to meet needs of the Medical Center and at the same time achieve necessary improvements that might also meet certain needs of the City and Sleepy Hollow, Inc. (This appears to be the preferred alternate and best approach to pursue).
3. Retain Rutan Avenue as the main north-south traffic route until it can be ultimately vacated to fit Wesley's concept of a pedestrian campus. Even though Rutan Avenue may ultimately be vacated, it would appear that it will remain in its present location for a good number of years warranting additional rights-of-way therefore and its reimprovement. At that same time any necessary improvements for reconstruction of the existing bridge on Rutan, along with channel change of the Sleepy Hollow Creek and the permanent improvement for the drainage structure between Rutan and Central, should also be completed.
4. Consideration to be given to Vassar Avenue as ultimately being the main perimeter circulation along the east side of the hospital's property. Various alternates in this regard could include the following:
  - a) Increasing the right-of-way to 70 feet in width and reimproving the street to a pavement width of 40 feet. (Long Range)

*may prevail in all alternates*

*Wesley will balk on this*

*Bridge in appearance if street is to be vacated later.*

- a- If Wesley was to acquire the westernmost portion of Sleepy Hollow Park, extend Vassar south to connect with Central at its present alignment or to skew in a southwesterly direction to intersect with Central Avenue at the present location of Rutan Avenue. (Long Range)
- b) To retain the westernmost portion of Sleepy Hollow Park, as park, but to depress the necessary portions thereof so that Vassar could extend over the park area for vehicular traffic circulation, but to ~~retain~~ *retain preserve* for the most part the continuity of the ~~existing~~ *existing openness and* Sleepy Hollow Park. (Long Range) *pedestrian circulation that the existing park now has.*
5. Consider the possibility of vacating Holyoke Avenue between the south line of Orchard and the north line of Murdock.
6. Terminate Elm between Rutan and Vassar immediately west of Vassar by means of a temporary cul-de-sac and barricade as previously done on Pine Street to the north. As an alternate to this, Pine and Elm could both be vacated between the east line of Rutan and the west line of Vassar and the blocks as shown on the sketch indicated as Block 2, 3 and 4 could all be combined as a super block bounded on the north by Murdock, on the east by Vassar and on the west by Rutan. In this instance complete access control, be established along the west line of Vassar south of Murdock adjacent to said super block, and any needs for circulation to the existing off-street parking lots or structures which may temporarily remain on the hospital's property could all be by means of private circulation.
7. The normal setbacks usually applied in the "BB" Office District of 20 feet from all public rights-of-way would appear to be satisfactory for platting purposes in this instance. An exception to this would perhaps be a greater setback from the south line of Murdock and from the west line of Vassar or in lieu thereof no off-street parking within said 20 foot setback, so that landscaping and screening can occur to protect the residences which will remain to the north and east of the hospital's property.
8. Sidewalks should be provided adjacent to all public street rights-of-way in those instances where they do not already exist. *should also*
9. The applicant ~~shall~~ *shall* contact each existing and needed utility regarding location of their existing facilities within the property being platted, make arrangements for relocation or removal and abandonment ~~with~~ *with* those which are determined to be ~~no~~ *no longer* necessary, or as future development occurs ~~secure~~ *secure* the appropriate easements to accommodate the placement of the ~~utility facilities~~ *utility facilities* which will be the applicant's responsibility to coordinate and record with the Register of Deeds. *needed utilities*

10. The applicant should apply for the appropriate request for changes in zoning on those newly acquired portions of their ownership which are not in conformance with the bulk of the Medical Center's land now zoned "BB" Office District.

*that is*

- Other comments re:

Wesley Medical Center:

---

- vacate stub portion of Holyoke just north of Central
- question improvements to Ratan & new bridges if ultimately going to be vacated.
- which side of Vassar should Elm & Pine streets be terminated in a cul-de-sac (west?)
- method of obtaining and/or preserving additional LPA for Vassar with this plat (dedicate, setbacks, reserves)
- vacating of cul-de-sac of Edgemont Place?

February 2, 1971

Ray W. Bruggeman, Director of Public Works  
John D. Gist, Principal Planner

Wesley Medical Center

We have received a sketch plat entitled Wesley Medical Center Second Addition (S/D 70-57), involving what we understand to be the balance of the Center's property which was not included in the plat of Wesley Medical Center Addition as recorded on August 13, 1969. The problems at hand concerning the plat involve a choice in direction whether to plat super blocks on the existing street pattern while parts of the Center's property still contain residences, plat to fit long range plans of the Center which they indicate is difficult because such plans must remain flexible, or plat to fit intermediate range plans and goals of the Center which might also meet certain needs of the City and surrounding neighborhood. You are aware that the Center's recent request for the City to issue additional industrial revenue bonds brought on renewed concern by the residents of the surrounding neighborhood (Sleepy Hollow, Inc.). These concerns were in part answered to by the Center in that their development needs including provisions for building development, traffic circulation, parking, flood control and related improvements would all be considered in their current platting of their property.

It is necessary that we respond to the Center and their representatives in regard to the sketch plat as submitted. We first, however, feel it advisable to discuss the plat with you and members of your staff, and request participation if possible by those receiving a copy of this memo at a meeting which has been scheduled for Friday, February 5, 1971, at 2:00 p.m. in the Planning Commission meeting room.

If other arrangements make such a meeting impossible, or if you have any questions concerning this matter, please call.

JDG:rme

cc: Bill Smith, City Engineering  
Dick Linn, Design Chief Engineer  
George Wilton, Superintendent of Public Works Maintenance  
M. S. Mitchell, Assistant Superintendent of Public Works Maintenance  
Paul Graves, Traffic Engineer  
Bill McKinley, Assistant Traffic Engineer  
William E. Knox, Human Resource Development Coordinator  
Robert A. Lakin, Director of Planning  
Jack H. Galbraith, Chief Planner

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1962)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
KENNETH R. VAN BLARICUM

January 26, 1971

264-7321  
AREA CODE 316

Mr. Robert Lakin  
Director of Planning  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center Second Addition

Dear Mr. Lakin:

This will confirm the delivery to you of a copy of the letter of Mr. House dated January 22, 1971, relating to Wesley's commitment concerning our current platting and specifically the matter of installation of a barricade at Elm Street and Vassar, including its possible installation on either side of Vassar if this is recommended on behalf of the city as a part of the platting process.

We also wish to indicate our readiness to confer with the Planning Department personnel concerning the platting whenever your department is ready to proceed. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

BY *Ken Stewart*

KFS:cpp  
Enclosure

cc: Mr. Roy C. House  
cc: Mr. Verne Laing



WESLEY  
MEDICAL  
CENTER

500 N. HILLSIDE • WICHITA, KANSAS 67210 • MURDOCK

*Robert A. Lakin*



January 22, 1971

Mr. Verne Laing, President  
Sleepy Hollow, Inc.  
3740 Sleepy Hollow  
Wichita, Kansas 67208

RE: The Wesley Medical Center

Dear Mr. Laing:

We acknowledge receipt of a copy of your letter of January 21, 1971 addressed to Mr. Russell E. McClure, Deputy City Manager for Urban Affairs, concerning the current Wesley plat and the parking, traffic and material storage problem caused by our current construction and the anticipated subsequent utilization of further Wesley improvements.

This is to assure you that The Wesley Medical Center recognizes that it will be expected to follow usual and customary planning practices and procedures in regard to our current platting of Wesley property lying generally East of Hillside and South of Murdock (excluding property already platted). We are advised by the MAPD that this process may require six to eight months in order to adequately provide for development needs including provisions for building development, traffic circulation, parking, flood control and related area improvements.

In connection with our current construction and platting efforts and as part of an intermediate plan, we wish to advise you that The Wesley Medical Center will not object to the installation of a barricade at Elm Street and Vassar, including its possible installation on either side of Vassar, if this is recommended on behalf of the City as a part of the platting process. As you have recognized, we cannot commit, in any way, on a long-range basis, before the platting process is completed.

We are assured that the MAPD will keep you and the area residents informed of the progress of our current plat application.

Yours very truly,

THE WESLEY MEDICAL CENTER

By:

*Roy C. House*

Roy C. House  
Executive Vice President

cc: (See List Attached)

"YOUR NEED IS OUR CONCERN...WE CARE"

SLEEPY HOLLOW, INC.  
3740 Sleepy Hollow  
Wichita, Kansas, 67208

January 21, 1971

Mr. Russell E. McClure  
Deputy City Attorney for Urban Affairs  
Wichita City Building  
Wichita, Kansas, 67202



RE Wesley Medical Center

Dear Russell:

As you know, Sleepy Hollow, Inc. is a non-profit corporation of approximately 50 members which represents the neighborhood to the east and north of the Wesley Medical Center. As a result of the appearance of our Secretary at the City Commission meeting on December 15, 1970 in regard to the issuance of a letter of intent to issue additional revenue bonds to finance construction of an addition to the Wesley Medical Center, a meeting was held at Wesley Hospital on Wednesday, December 23, 1970 with you and other representatives of the City, the hospital and the neighborhood in attendance. Minutes of this meeting have been prepared and distributed by Mr. William Knox, Human Resources Development Coordinator for the City of Wichita.

Sleepy Hollow, Inc. and the residents of the neighborhood adjacent to the hospital respectfully urge that Wesley Medical Center's request for additional industrial revenue bonds not be placed upon the agenda before the City Commission for final approval until such time as Wesley Medical Center officials have developed and presented a plan which will deal effectively with the parking, traffic and materials storage problem caused by the current construction and subsequent utilization by the hospital of the six-story addition which it now seeks aid in financing. It would appear to us that this can be done expeditiously, unless there are complications of which we are unaware.

We realize that the hospital officials contend that there are far too many uncertainties in terms of the need and financing for hospital facilities to permit the Wesley Medical Center to establish a firm plan for its development over the next twenty years, and some of us are beginning to recognize that this may be correct. However, we do believe the hospital is obligated immediately to establish a plan to deal with the problems generated by the six-story addition now under construction with respect to traffic, street alignment, parking lots, and cul-de-sacs. It is our feeling that the best way that this plan can be established will be in conjunction with the Planning Commission's current examination of the manner in which Wesley Hospital proposes to replot the property on the eastern portion of its present site. This plan should also include provisions for flood control and the reconstruction of the Rutan bridge.

Page -2-

We believe that the development of an intermediate-range plan to deal with the impact of the six-story addition on its immediate vicinity is consistent with the interests of both the Sleepy Hollow neighborhood and the City. It would aid in the prevention of the deterioration of the residential neighborhood and it would provide protection for the investment being made by the City in the hospital property at this time.

Since the City of Wichita owns the tax-exempt property on which the Wesley Hospital is located and on which this new addition is being constructed, it would seem to us that the City will be as anxious as the neighbors that traffic and parking be taken care of so as not to blight the residential and tax-paying area to the east and north of the hospital.

We are inclined to agree with officials of the hospital that planning for its development should occur one step at a time. But we resist the implication in the hospital's long-range plan (which it now seems to disavow) that it cannot handle the traffic and parking problems generated by its construction in the future within its present site. If this is true, it is our opinion that the long-range development plan is inadequate for the reason that it would result in gross over-utilization of the land currently owned by Wesley Hospital.

We feel that the development of an intermediate-range plan, which would include some provision for the parking of construction employees' automobiles, and parking and traffic generated by the hospital and its new six-story addition in off-street lots, is a fair and meaningful compromise between the demand made by us for a permanent, long-range plan and the apparent hesitancy of the hospital to commit itself to any plan to provide for parking and traffic in the area for the next five or six years.

If you have any questions or comments, I will certainly appreciate hearing from you.

My very best regards,

SLEEPY HOLLOW, INC.

By Verna M. Laing  
Verna M. Laing, President

VML/cs

cc: Ralph Wulz  
Robert Gadberry  
R. C. House  
K. P. Stewart  
Robert A. Lakin  
Wm. E. Knox  
Paul B. Graves  
Thomas D. Kitch  
D. R. Newkirk  
Ken Joslin  
Wm. I. Robinson

THE CITY OF WICHITA

OFFICE OF Human Resource Development DATE January 15, 1971



TO Robert A. Lakin, Metropolitan Area Planning  
Department  
FROM William E. Knox, Coordinator *W.E.K.*

SUBJECT Joint Meeting - Wesley Medical  
Center, City of Wichita, Sleepy  
Hollow, Inc.

Transmitted is the final copy of the minutes of the December 23,  
1970, meeting between representatives of Wesley Medical Center, the  
City of Wichita and Sleepy Hollow, Inc.

The minutes reflect comments and corrections provided by those in  
attendance.

The principals of the groups indicated a desire to have further  
discussions. You will be advised as to this development.

William E. Knox  
Coordinator

WEK:dc

Attachment

ROUTE SLIP  
(Please Circle Destination)

City Manager	Director of Adm.	Park Dept.
Ass't City Manager	Auditing	Dir. of Public Works
City Clerk	Budget	Adm.
Human Relations	Central Data Proc.	Central Insp.
Civil Defense	Local Housing Auth.	Engineering
Fire Department	Personnel	Traffic Engr.
Community Facilities	Public Information	Maintenance
Police Department	Purchasing	Sanitation
Municipal Courts	Duplicating	Planning
Health Department	Ret. & Group Ins.	Urban Renewal
Director of Law	Treasury	Water Dept.
Prosecutor's Office	Library	Water Pol. Control

For: *Robert A. Lakin*

For your information       Reply sending me \_\_\_ copies  
 For your comments       Prepare reply for my signature  
 Note and return       You handle. No report required

MESSAGE:

SIGNED *W.E. Knox* DATE *1-15-71*

000-013

JOINT MEETING

WESLEY MEDICAL CENTER

CITY OF WICHITA

SLEEPY HOLLOW, INC.

December 23, 1970

A joint meeting with officials of Wesley Medical Center, the City of Wichita, and Sleepy Hollow, Inc., was held on December 23, 1970, 10:30 a.m., Room 234, Wesley Hospital School of Nursing Building. The purpose of the meeting was to answer a request by Sleepy Hollow, Inc., whereby its representatives would have an opportunity to meet with hospital and City officials to discuss parking and traffic circulation problems in their area. Individuals in attendance are shown below:

<u>NAME</u>	<u>REPRESENTING</u>
A. B. Davis, Jr.	Wesley Hospital - Administration
K. P. Stewart	Wesley Hospital - Counsel
Bob Gadberry	Wesley Hospital - Board of Trustees
R. L. Davis	Wesley Hospital - Chief of Security
J. E. Lansdowne, II	Wesley Hospital - Development Director
R. C. House	Wesley Hospital - Executive Vice President
A. W. Kovack	Wesley Hospital - Administrative Resources
Jim Grier, Jr.	Eby Construction Co., Inc.
L. Richardson	Oblinger and Smith
R. B. Harris	Architect
Ken Joslin	Sleepy Hollow, Inc.
D. R. Newkirk	Sleepy Hollow, Inc.
Ralph Wulz	City of Wichita, City Manager
R. E. McClure	City of Wichita, Deputy City Manager for Urban Affairs
William E. Knox	City of Wichita, Human Resource Development Coordinator
John D. Gist	City of Wichita, Metropolitan Area Planning Department
Robert A. Lakin	City of Wichita, Metropolitan Area Planning Department
Paul B. Graves	City of Wichita, Traffic Engineer
Ron Johnson	City of Wichita, Associate Traffic Engineer
Karen Gray	Secretary

JOINT MEETING - December 23, 1970  
Wesley Medical Center, City of Wichita, Sleepy Hollow, Inc.

The meeting was called to order by City Manager, Ralph Wulz. The agenda, as prepared by Sleepy Hollow, Inc., was approved. (This item attached for your records)

Mr. Stewart stated he would like to make the following five comments regarding the proposed accomplishments of Wesley Hospital:

1. We must recognize Wesley is growing in a growing community;
2. We have been dealing with growth problems by going to the City. This kind of negotiation has gone on methodically for several years;
3. We have tried to keep the community informed of this activity through the press, committee meetings, etc.;
4. Wesley knows it must comply with all regulations;
5. Wesley feels they have more than shared the responsibility for traffic and parking in the immediate area.

Further, as counselor in terms of advising, I feel this proposal, as well as the proposal from the Sleepy Hollow representatives, is something that goes into the "pot" for discussion.

After being introduced, Mr. Richardson, Oblinger and Smith, explained this firm had been retained to determine how Wesley Hospital might best utilize its property, i.e., maximum use of property then presently owned. Projections included a 1,200 bed maximum facility, additional medical facilities and possible research facilities.

A layout of the Master Development Plan was presented. The main thrust of the plan would be that Wesley grounds would become a "pedestrian campus". Parking garages and Wesley Hospital residences for staff members are proposed. Research and educational facilities are suggested for the distant future by Oblinger and Smith. Basically, the Master Development Plan includes perimeter circulation, adequate decked parking for a 1200 bed facility, a residential area and a "pedestrian campus" structure. This is a site utilization plan only. This plan includes the closing of Rutan, the extension of Vassar across the park, and the use of the west end of the park as a portion of the hospital grounds.

An alternate plan, showing the hospital as it stands today including the tower under construction, was outlined. This plan proposes using the surface land for parking until such time as it becomes necessary to build parking garages.

JOINT MEETING - December 23, 1970  
Wesley Medical Center, City of Wichita, Sleepy Hollow, Inc.

Mr. House distributed numbered copies of the Oblinger and Smith study. The cover letter as shown below, was read aloud; underlined areas were stressed:

The Wesley Medical Center Board of Trustees is now releasing the enclosed Wesley Medical Center Master Development Plan, developed in 1969 by Oblinger and Smith, Wichita, in consultation with Block, McGibony & Associates, Inc., Silver Spring, Maryland. This Plan is approved in its concept of a medical center complex as a "campus" providing orderly potential growth in building needs, vehicular and pedestrian traffic.

Basic to the Plan is the fact that it indicates orderly development of the Center to a potential of 1200 patient beds without a specific time deadline. It is believed that the Plan includes an accurate projection of the structural needs for those beds and the necessary ancillary services to support such a medical center, including continuing education for its medical, paramedical and technical staffs, as well as research and community health services. It is not intended that the Plan be inflexible in any detail since the pace of growth in health-care needs is too unpredictable to be static.

We, therefore, reserve the right, at any time, to make needed, orderly modifications after professional consideration and compliance with applicable regulations. It is requested those receiving this study accept it as the trustees have accepted it, in that it will serve the Medical Center and the Wichita area as a "flexible guideline which will assure a continuing measure of order to the physical development of the Medical Center in the years to follow".

SIGNED: Roy C. House

Mr. Stewart expressed hope that Sleepy Hollow, Inc., can interpret this study to the residents so that unnecessary fears and problems can be eliminated. Mr. Joslin stated the proposed acquisition of land (a portion of the parkland just east of Rutan to Vassar) is the same property the Sleepy Hollow residents want to save. Mr. Lansdowne stated it is important that everyone realize this is a long range plan and there will be compromise. Mr. Newkirk and Mr. Joslin stated they want a short range and intermediate plan to present to the residents in addition to a long range plan that is not "disclaimed" by Wesley Hospital.

JOINT MEETING - December 23, 1970  
Wesley Medical Center, City of Wichita, Sleepy Hollow, Inc.

Mr. Stewart stated this plan is a concept recommended by Planning Consultants which Wesley Hospital feels is a possibility. Mr. House stated Wesley Hospital does not expect the long range portions of the plan to materialize for a substantial number of years. Mr. Gadberry stated that final development of projects in this long range plan will come in response to demands of the community.

Mr. Joslin recommended removing the parking section from this study to show only what is actually being done. Mr. Newkirk stated an affirmative approach would relieve many problems. Mr. Wulz suggested that Wesley Hospital needs to make a decision on whether or not to release the 1969 study; Mr. House requested that this study be kept confidential unless a decision is reached to publicly release the study.

Mr. Joslin, in making his presentation, stated Sleepy Hollow's concern was with the entire neighborhood. Many fears, such as traffic, strip zoning, safety of children, etc., have been expressed; therefore, this proposal was prepared for the purpose of giving these residents a background to alleviate their fears. One chart showed Wesley Hospital's parking layout with suggested areas where "no parking" signs could be erected. Joslin stated he felt "no parking" to be during school hours; with "no parking" anytime on the street between the children's home and Alcott School. His proposed layout of Wesley Hospital showed continued usage of the established entrance and exit in order to prevent through traffic at several locations. Over-riding these suggestions is the concern for the entire area. Mr. Joslin stated he feels an on-going organization including Wesley Hospital, residents, commercial locations and City people is needed. The residents want to see the park area developed, as well as the area outside McDonald Golf Course.

In reply to Mr. Stewart's question of the on-going organization including an enlargement of the area, Mr. Joslin stated he has received inquiries of interest from people residing further north.

Mr. Stewart displayed a sketch plat issued September 15, 1970. He stated Wesley Hospital has progressed to the point of suggesting the platting of the balance of the property. It should be pointed out, however, that although some plans are under consideration, traffic patterns will be developed later.

Mr. McClure called for a date of completion on the present status. Mr. Lakin stated the Planning Department will review and respond to the sketch plat. He said that there is no deadline date, as there is no immediate need for the plat. The existing structure and immediate expansion is on land owned by the City which the Hospital replatted in 1968 or 1969. The basic question will be whether to design the plat

JOINT MEETING - December 23, 1970  
Wesley Medical Center, City of Wichita, Sleepy Hollow, Inc.

(therefore street and circulation) to conform to mid range plan or the long range plan. Mr. House stated there is no urgency on the part of Wesley Hospital to resolve issues such as perimeter parking. There is, however, a critical element with respect to our financing - not as far as Wesley Hospital is concerned, but to guarantee prices. Because it is highly improbable Wesley Hospital will ever be a 1200 bed unit, he felt the present and proposed parking situation is satisfactory for the next five or six years.

Mr. Stewart stated there has been some indication that Sleepy Hollow, Inc., has discussed its proposal with Wilson and Co., Salina, Kansas; he asked for confirmation of this. Further, would it be possible for Oblinger and Smith to make contact with Wilson and Co. Mr. Joslin stated Wilson and Co. had observed the area and advised that, at this point, Sleepy Hollow's proposal made sense. With regard to contacting Wilson and Co., Mr. Joslin requested this be deferred and stated he would advise Wesley Hospital when this would be feasible.

Mr. House presented a chart showing the present number of parking spaces (approximately 1052), both on site and on streets adjacent to residential property owned by Wesley Hospital. The current code requires 470 parking spaces for Wesley Hospital; requirements for 1973, on the basis of one (1) space per bed, will be 800 spaces. These locations were outlined in detail for the benefit of those individuals present. Wesley Hospital proposes to raze two properties on the South side of Pine to allow for 50 additional parking spaces, as well as razing two duplexes on Edgemont, again allowing for 50 parking spots; further, there is a potential of developing up to 16 more spots, giving a complete total of approximately 1168. This additional parking will be utilized by hospital employees only, although some shifts in location of visitors parking will be made.

Mr. House stated that although Wesley Hospital is concerned with the parking problems, surface parking is being provided well above minimum code. Further, efforts continue to alleviate this situation which will worsen as construction progresses. The peak parking situation is from 2:00 to 4:00 and is due to shift changes at 3:00.

Mr. Grier addressed the group relative to parking and material storage space connected to the construction over the next two years. He suggested consideration be given to Eby Construction using the park for these purposes contingent upon Eby making park improvements - within reason - at the end of construction. Mr. Grier stated there will be about 170 employees using between 100 and 125 cars this summer.

JOINT MEETING - December 23, 1970  
Wesley Medical Center, City of Wichita, Sleepy Hollow, Inc.

Mr. Joslin and Mr. Newkirk expressed concern that after using the park in this manner, it would be ruined for everything except to give to Wesley Hospital. However, if a proper agreement could be drawn up, they felt the area residents would consider it. Mr. Wulz suggested Mr. Stewart and Mr. Newkirk discuss and resolve this matter before pursuing in the City channels.

An alternate plan, i.e., use a portion of the McDonald Golf Course parking lot, was briefly discussed. Mr. Grier stated he had not spoken with Eby workers relative to their feelings on this.

Mr. House issued a plea that everyone quit fighting the "battle of Sleepy Hollow" through the newspaper. He asked that all concerned get together to work together toward the best solutions.

Mr. House asked Mr. Wulz for comments relative to incurring a changed relationship in Wesley Hospital's dealing with the community because of using industrial revenue bonds. Mr. Wulz explained the City, in examining bond issues, is interested in the success of the operation. Further, the City does not want an operation that has something else tied to it the City does not control.

Because of remarks suggesting confusion on communication efforts, Mr. Wulz suggested an "effective" communication system be implemented to the benefit of everyone.

The meeting was adjourned.

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 126 NORTH MARKET

POST OFFICE BOX 997

WICHITA, KANSAS 67201

(316) 267-7361

WAYNE COULSON  
PAUL R. KITCH  
DALE H. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORMHOUDT  
PHILIP KASSEBAUM  
JOHN E. REES  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
DAVID W. BUXTON  
RICHARD I. STEPHENSON  
JOHN E. HATSON  
DOUGLAS D. JOHNSON  
THOMAS D. KITCH

HOWARD T. FLEESON  
1923-1924

HOMER V. GOOING  
RETIRED

HUGO T. WEDELL  
COUNSEL

December 21, 1970

Mr. Russell E. McClure  
Deputy City Manager for Urban Affairs  
City Building  
204 South Main Street  
Wichita, Kansas 67202

Dear Mr. McClure:

I am in receipt of your letter to Mr. Roy C. House and Mr. Verne M. Laing. Please be advised that Mr. Laing will be unable to attend the meeting which is to be held at 10:30 a.m. on Wednesday, December 23, 1970, and that Sleepy Hollow, Inc. is hereby substituting Donald R. Newkirk's appearance for that of Mr. Laing.

Sleepy Hollow, Inc. does not now possess a written report of its area development plan, nor does it possess a written copy of the Wesley Medical Center's site plan and development program. As in the case of the presentation made by the Hospital officials on the evening of October 15, 1970, the directors of Sleepy Hollow, Inc. relied upon a slide presentation and verbal description in the unveiling of their preliminary master plan for the entire neighborhood bounded by Hillside on the west, Central on the south, Roosevelt and MacDonald Park on the east, and Country Club Place on the north. We shall be glad to present that portion of the preliminary master plan dealing with Wesley Hospital in either slide form or poster form at the meeting on Wednesday morning. In the meantime, please be advised that the four fundamental elements in the hospital portion of the preliminary master plan are as follows:

1. Traffic is to enter the hospital complex at or about Pine, move eastward along this street and then move southward on or about the present location of Rutan to the exit point at the intersection of Central and Rutan; the streets may not be retained exactly in their present location and Rutan may have to be widened; a secondary exit would be provided running from Rutan eastward along

Edgemont to Vassar and then north to Central; Pine between Hillside and Rutan, as well as Edgemont between Rutan and Vassar would be one-way in an eastward direction; Rutan would be one-way in a southerly direction between Pine and Central.

2. Cul-de-sacs would be placed at the end of Rutan on the south side of its intersection with Murdock, on the end of Pine at the west side of its intersection with Vassar, at the end of Elm on the west side of its intersection with Vassar, and on Edgemont at the east side of its intersection with Vassar; in addition, a cul-de-sac would be placed on Holyoke at the north side of its intersection with Murdock and Vassar would be vacated between Murdock and Orchard.

3. Multi-level parking would be provided by the hospital on a pay-as-you-go basis.

4. Plantings and fences would be placed along Murdock and Vassar to screen the hospital community from the surrounding neighborhood, including the various residences, the children's home, Alcott School, and the park.

Brief as these portions of the proposed preliminary master plan are, they are considerably more concrete and thorough than any publicized by the hospital to date. Furthermore, it is obvious that the success of this proposal depends upon the manner in which the intersection at Hillside and Central can accommodate traffic which is entering and leaving the hospital. A special right-hand turn lane running along Central and Hillside between Pine and Rutan might alleviate any increase in congestion.

The above proposal was adopted after consultation with Wilson & Company. All provisions contained therein are negotiable and the sole objective of Sleepy Hollow, Inc. in regard thereto is to convince the Medical Center that it should bear the brunt of the responsibility for handling the traffic and parking problems which its present expansion program is creating.

Our proposed agenda for the meeting is as follows:

1. Presentation of the Hospital's site plan and development programs;
2. Presentation and amplification of that portion of Sleepy Hollow, Inc.'s preliminary master plan which deals with the Hospital;
3. Presentation by Hospital officials of their plans to replat the area now owned by them;

4. Presentation by Hospital officials of their plans for the exact location and number of new parking places to be provided for Hospital employees, patients, visitors, and doctors;

5. A discussion of the present utilization of the Hospital's parking lots and plans, if any, which have been developed for the transportation of construction workers to the site;

6. Discussion with City officials of the impact of the Hospital's expansion program on Sleepy Hollow Park and the circulation of traffic in northeast Wichita.

Please be advised that our representatives shall refrain from engaging in a discussion of the historical significance of our residential area if the representatives of the Hospital will agree to attempt to concentrate upon the problems which currently confront our neighborhood.

Very truly yours,

*Thomas D. Kitch*

THOMAS D. KITCH  
Secretary of Sleepy Hollow, Inc.

TDK:gf

cc - City Staff:  
Ralph Wulz  
Don Anderson  
William E. Knox ✓  
Robert Lakin  
Ray Bruggeman  
Paul Graves  
John Dekker

Wesley Hospital:  
Roy C. House  
Kenneth W. Stewart  
James E. Lansdowne

Sleepy Hollow, Inc.:  
Verne M. Laing  
Kenneth W. Joslin

Re Werley / Sleepy Hollow -

12-23-70

Sulj: Discussion Future  
Area Development Plans.

MAPD concerns:

- East alignment of N-S circulation
- technique of separating out Hospital traffic from neighborhood
- Putman traffic Re abutting properties on the North
- Medical control points on Hillside + Central.
- Parking ratios
- Strip Commercial / Ordinance Struck screening.

Stewart - 5 pts -

1. Werley growing in growing community
2. Working on growth problem for last 5 yrs (3 yrs) w/ City.
3. Attempt to keep area (Sleepy Hollow) informal. Press, legal, nature meetings.
4. Held meetings w/ neighborhood.
5. Proposaler willing to be negotiated Re give & take.
6. Werley has accepted burden of supply area needs.

L. Richardson.

Assumptions

1. maximum use of site - no time line.
2. 1200 bed capacity
3. Research / Med / - Office.

Parameter Hillside / ~~Putman~~ Munster / Vassar / Central

House - release O+S study  
Tarkin:

Sleepy Hollow fears of:

1. Wreck E of Vancouver
2. Integration of waves from N
3. Traffic in area for children.
4. Stuff going E + N.
5. etc.

Present their sketch - See prior notes  
from Sleepy Hollow meeting

House / Parking on + off (adj. to Wreck) (parking)  
= 1050± acres.

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET  
POST OFFICE BOX 997  
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JOHN E. MATSON  
DOUGLAS D. JOHNSON  
THOMAS D. KITCH

HOWARD T. FLEESON  
(805-1057)

HOMER V. GOOING  
RETIRED

HUGO T. WEDELL  
COUNSEL

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City Building  
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*Gift  
PMA  
attached*

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*Thomas D. Kitch*

THOMAS D. KITCH

Secretary of Sleepy Hollow, Inc.

TDK:gf

cc - City Staff:

Ralph Wulz  
Don Anderson  
William E. Knox  
Robert Lakin ✓  
Ray Bruggeman  
Paul Graves  
John Dekker

Wesley Hospital:

Roy C. House  
Kenneth W. Stewart  
James E. Lansdowne

Sleepy Hollow, Inc.:

Verne M. Laing  
Kenneth W. Joslin

# THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER  
CITY BUILDING — AREA CODE 316  
204 S. MAIN ST.  
WICHITA, KANSAS 67202  
262-0611

December 17, 1970

Mr. Roy C. House  
Executive Vice President and Chief Executive Officer  
The Wesley Medical Center

Mr. Verne M. Laing, President  
Sleepy Hollow, Inc.

Gentlemen:

Mutual agreement has been reached regarding a conference of your groups with the city officials on next Wednesday, December 23, 1970 at 10:30 a. m. in Room 234 in the School of Nursing Building at Wesley Hospital.

On this occasion the Wesley officials are to provide the site plan and development information as now envisioned for both the short range and long range program. Officials of Sleepy Hollow, Inc. are to submit the area development plan with the traffic movement concept they have prepared. Since the Sleepy Hollow group has not submitted its concept to the hospital officials, this information is to be provided to Mr. House by Monday noon, December 21, for his review.

Also, the Sleepy Hollow officials are to provide an agenda for the Wednesday morning conference that will contain the questions to which answers are desired by the residents of the area. This agenda is also to reach Mr. House by Monday noon, December 21.

Further, I am to be provided the Sleepy Hollow plan and the agenda at the same time as requested for the hospital officials. I will request the attendance of the members of the City staff who may have information to contribute to the discussion. Official plats and traffic movement concepts as they now exist are to be submitted by the City staff.



THE CITY OF WICHITA

Mr. Roy C. House  
Mr. Verne M. Laing  
December 17, 1970

The City staff is to provide a record of the conclusions that are reached with copies made available to all participants.

Sincerely,

*Russell E. McClure*  
Russell E. McClure  
Deputy City Manager for Urban Affairs

REM:gs

Tentative list of participants who have received a copy of this letter:

Wesley Hospital

Roy C. House  
Kenneth W. Stewart  
James E. Lansdowne

City Staff

Ralph Wulz  
Russell McClure  
Don Anderson  
William E. Knox

Sleepy Hollow, Inc.

Verne M. Laing  
Thomas D. Kitch  
Kenneth W. Joslin

Robert Lakin ✓  
Ray Bruggeman  
Paul Graves  
John Dekker

ROUTE SLIP  
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
Deputy City Manager	Auditing	Police Dept.
Housing	Budget	Dir. of Public Works
Human Res. Dev.	Data Proc.	Administration
Model Cities	Industrial Rel.	Central Insp.
City Clerk	Personnel	Engineering
Civil Defense	Public Info.	Traffic Engr.
Community Facilities	Purchasing	Maintenance
Fire Department	Duplicating	Sanitation
Health Department	Ret. & Group Ins.	Urban Renewal
Director of Law	Treasury	Water Department
Prosecutor's Office	Library	Water Pol. Control
Municipal Court	Park Department	

For: \_\_\_\_\_

For your information       Reply sending me \_\_\_\_\_ copies  
 For your comments       Prepare reply for my signature  
 Note and return       You handle. No report required.

MESSAGE:

*[Handwritten signature]*

*Dist  
Fibon  
Wesley  
Blat 9/10*

SIGNED \_\_\_\_\_  
000-013

DATE \_\_\_\_\_

# THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER  
— AREA CODE 316  
CITY BUILDING — 204 S. MAIN ST.  
WICHITA, KANSAS 67202  
262-0611

December 11, 1970

Mr. Roy C. House  
Executive Vice President and Chief Executive Officer  
The Wesley Medical Center  
550 North Hillside  
Wichita, Kansas



Dear Mr. House:

Enclosed is a copy of a letter I have received from Verne M. Laing, President of Sleepy Hollow, Inc. I note that G. Robert Gadberry has received a copy so I presume you have been informed of Mr. Laing's request for a site plan and development program to be available for the discussion at the time of your presentation requesting authority for the issuance of an additional \$4,000,000 in Hospital Revenue Bonds. This request is on the City Commission agenda for the meeting of December 15, 1970.

I am asking you to submit the information Mr. Laing requests so that the Sleepy Hollow residents may be thoroughly informed regarding the short and long range development program being contemplated by Wesley Hospital.

Sincerely,

*Russell E. McClure*  
Russell E. McClure  
Deputy City Manager for Urban Affairs

REM:gs  
Enclosure

cc: Verne M. Laing, Attorney, 200 West Douglas  
Ralph Wulz, City Manager  
Don E. Anderson, Director of Administration  
Robert Lakin, Director of Planning ✓  
Ray Bruggeman, Director of Public Works  
Paul Graves, Traffic Engineer  
John Dekker, Director of Law  
William E. Knox, Human Resource Development Coordinator

LAW OFFICES OF  
MORRIS, LAING, EVANS & BROCK  
CHARTERED

SUITE 430-200 WEST DOUGLAS  
WICHITA, KANSAS 67202

December 10, 1970

LESTER L. MORRIS  
1901-1966  
VERNE W. LAING  
FERD. E. EVANS, JR.  
RALPH R. BROCK  
JOSEPH W. KENNEDY  
C. ROBERT BELL  
ROBERT I. GUENTHNER  
DAVID C. ADAMS

RECEIVED

(310) 262-2671

DEC 11 1970

R. G. M. V.

Mr. Russell E. McClure  
Deputy City Attorney for Urban Affairs  
Wichita City Building  
Wichita, Kansas, 67202

Dear Russell:

RE Wesley Medical Center

It has come to the attention of Sleepy Hollow, Inc., a non-profit corporation composed of residents in the area immediately East and North of Wesley Hospital that Wesley Medical Center is about to present an application for additional revenue bonds. As we understand it this application is to come before the Wichita City Commission, Tuesday morning, December 15.

We would like to request that the applicant present a Site Plan and Development Program in connection with this application to show the plan and program for handling of traffic and parking in connection with the seven story hospital building which is now under construction, which is ultimately contemplated as a 17 story hospital building on Rutan.

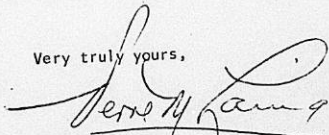
The residents of this area are vitally interested in traffic and parking problems incident to the Wesley Hospital expansion program and future operations.

All of us agree that Wesley Hospital is a fine institution and is a credit to Wichita and this entire area. However, we believe that this is a reasonable request and we hope that such a Site Plan and Development Program may be available at Tuesday's meeting; otherwise we would like to request that the matter be delayed until this Site Plan and Development Program is available for presentation to the City Commission.

Page -2-

If you have any questions or comments I will appreciate hearing from you.

Very truly yours,



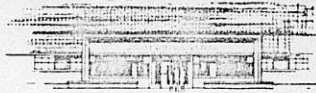
Verne M. Laing

VML/cs

cc: G. Robert Gadberry  
Thomas D. Kitch  
William I. Robinson  
Kenneth W. Joslin  
Wesley R. Johnson  
Mrs. Richard R. Crocker  
Frank Kempling  
Mrs. Fred J. Hambright  
Mrs. James W. Gaebel  
Paul Wallingford  
Bert F. Kirkpatrick

# WESLEY MEDICAL CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67214 • MU 5-2151



December 10, 1970

Honorable Mayor,  
Board of Commissioners  
and City Manager  
Wichita, Kansas

Gentlemen:

You will recall that the City of Wichita was kind enough to issue under date of July 1, 1969 a series of Hospital Revenue Bonds in which The Wesley Medical Center was the tenant industry. The aggregate principal amount of these bonds was \$12,500,000.00, and the City was advised at the time of their issuance that additional bonds would be requested as the long-range development program of the hospital required.

It now appears that up to Four Million Dollars in additional bonds will be necessary with the money in our hands not later than February 15, 1971. We have already had negotiations with the team who handled the 1969 project--Ranson & Company, Inc., investment bankers; our attorneys, Boyer, Donaldson & Stewart, and bond counsel, Weigand, Curfman, Brainerd, Harris & Kaufman of Wichita, and Stinson, Mag, Thomson, McEvers & Fizzell of Kansas City. These people are thoroughly familiar with our organization, the first issue of bonds, and the requirements for issuance of additional parity bonds for our current needs, and we plan to use them all in the upcoming issue.

We are writing this letter to advise you that these plans are in progress and that the bonds should be issued in order that we quickly may take advantage of certain options in connection with our firm construction contracts. We realize, of course, that your administrative people must be fully satisfied with the form of the documents. However, we should like for this letter to serve as a letter of intent under which we may proceed as rapidly as possible with the details of the planning for this project. We understand that formal approval must be given later to the Lease, Ordinance and other documents.

If the foregoing proposal is acceptable, will you please authorize the Mayor and City Clerk to execute the acceptance appearing below and return it to us.

Very truly yours,

THE WESLEY MEDICAL CENTER

By

A handwritten signature in cursive script that reads "Roy C. House".

Roy C. House, Executive Vice President  
and Chief Executive Officer

ATTEST:

A handwritten signature in cursive script, likely belonging to the Secretary.  
Asst. Secretary

(Seal)

"YOUR NEED IS OUR CONCERN..WE CARE"

Honorable Mayor, Board of Commissioners and City Manager  
December 10, 1970  
Page 2

The foregoing proposal is accepted this \_\_\_\_\_ day of December, 1970.

THE CITY OF WICHITA, KANSAS

By \_\_\_\_\_  
A. Price Woodard, Jr., Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(Seal)

Med Center

10-26-70 Notes on Wesley ~~Map~~ ~~Lot 2~~ <sup>NO</sup> Old Sketch

- Associated zone case Z-1152, "A" to "BB" on that portion of sketch plat indicated as Lot 2.
- Holyoke st. adjacent to Lot 6 should either be vacated or additional R-O-W and cul-de-sac should be dedicated on this plat.
- Complete access control should be indicated along the south line of Lot 6. —? (has an existing exit from parking lot @ NE cor of Hillside & Center)
- The alley adjacent to south line of Lot 5 should be vacated in its entirety.
- All existing structures have not been indicated on sketch.
- Temporary cul-de-sac has not been indicated on Pine St. as was a requirement of Z-1152.
- ~~The~~ Additional R-O-W for Pine, Sutton and possibly Murdoch would be required if applicant actually intends to plat property as indicated on the sketch.
- Sidewalks would be required adjacent to all streets where not now existing, guaranteed, or where they need to be reconstructed.
- Indicate a 20' Building setback from all streets on all lots.
- The temporary and permanent drainage <sup>plans</sup> as required on Wesley Medical Center 1<sup>st</sup> add. need to be shown on the plat.

Map No.: 5748  
Section No.: 14  
Twp. No.: 27S  
Range: 1E

S/D No. 70-57

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WESLEY MEDICAL CENTER SECOND ADDITION

General Location: Rutan north of Central

Name of Property Owner: Wesley Medical Center

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Subdivider: same as Kenneth Stewart

Address: 340 S. Broadway Phone: 264-7321

Name of Agent/Surveyor: Baughman Company

Address: 2522 E. Kelllogg Phone: 683-7431

Date of Application: October 20, 1970

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 11.3 Ac.
2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
3. Minimum Lot Frontage \_\_\_\_\_ ft.
4. Minimum Lot Area \_\_\_\_\_ ft.
5. Existing Zoning "A-1-B-B"
6. Proposed Zoning \_\_\_\_\_
7. Lineal Feet of New Streets:
  - a. 10 R/W 175 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 175 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply (Yes-No), Name \_\_\_\_\_ City \_\_\_\_\_
10. Public Sanitary Sewers (Yes-No), Name \_\_\_\_\_
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewers, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

WESLEY MEDICAL CENTER

Owner's Signature: Kenneth Stewart  
Attorney and Agent

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Paul Hawley  
Date 10-21-70  
Fee Submitted none



LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1982)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
KENNETH R. VAN BLARICUM

September 11, 1970

264-7321  
AREA CODE 316

Mr. Robert Lakin, Director  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Plat

Dear Mr. Lakin:

This will confirm our telephone conference this week regarding the platting of the balance of Wesley's property. Mr. Bill Korber, engineer, is in the process of developing a sketch plat as a beginning point for consideration of this plat.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpp



**ROUTE SLIP**  
(PLEASE CIRCLE DESTINATION)

City Manager	Dir. of Adm.	<u>Planning Dept.</u>
Deputy City Manager	Auditing	Police Dept.
Housing	Budget	Dir. of Public Works
Human Res. Dev.	Data Proc.	Administration
Model Cities	Industrial Rel.	Central Insp.
City Clerk	Personnel	Engineering
Civil Defense	Public Info.	Traffic Engr.
Community Facilities	Purchasing	Maintenance
Fire Department	Duplicating	Sanitation
Health Department	Ret. & Group Ins.	Urban Renewal
Director of Law	Treasury	Water Department
Prosecutor's Office	Library	Water Pol. Control
Municipal Court	Park Department	

For: Bob Lakin  
 For your information       Reply sending me \_\_\_ copies  
 For your comments       Prepare reply for my signature  
 Note and return       You handle. No report required.

MESSAGE:

RECEIVED  
MAY 25 1970

SIGNED

P.W.T.E. wds/1/22

DATE

May 22, 1970

Mr. Kenneth P. Stewart  
 Boyer, Donaldson & Stewart  
 Wichita Federal Savings Building  
 340 South Broadway  
 Wichita, Kansas 67202

Dear Mr. Stewart:

This is in response to your letter of May 15, 1970 wherein you advised us that Wesley Hospital desires to convert Pine St. from two-way operation to one-way operation between the limits from Hillside eastward to Rutan Ave. I appreciate your visit to our office regarding this matter wherein you indicated some of the short and long range goals of Wesley Medical Center. It would appear at this time, (prior to our field investigations) that your request is both reasonable and logical. During our visit, you indicated that Wesley Medical Center would be pleased to visit the next meeting of the Traffic Commission at which time your representatives would review in general detail both present and future plans so that the Traffic Commission could be better advised.

The next meeting of the Traffic Commission is June 17, 1970, at 1:00 p.m. in the Planning Commission Meeting Room on the 4th floor of the City Annex Building.

Very truly yours,

  
 Paul B. Graves, P.E.  
 City Traffic Engineer

PBG:sd

cc: W. J. Quinn, Chairman of Traffic Commission  
 R. W. Bruggeman, Director of Public Works  
 Bill McKinley, Assistant Traffic Engineer  
 Bob Lakin, Director of Planning



#57  
R. Lakin

**OFFICE COPY**  
DO NOT REMOVE

**wesley  
medical  
center**

# WESLEY MEDICAL CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67214 • MU 5-2151



December 23, 1970

## WESLEY MEDICAL CENTER - MASTER DEVELOPMENT PLAN

The Wesley Medical Center Board of Trustees is now releasing the enclosed Wesley Medical Center Master Development Plan, developed in 1969 by Oblinger and Smith, Wichita, in consultation with Block, McGibony & Associates, Inc., Silver Spring, Maryland. This Plan is approved in its concept of a medical center complex as a "campus" providing orderly potential growth in building needs, vehicular and pedestrian traffic.

Basic to the Plan is the fact that it indicates orderly development of the Center to a potential of 1200 patient beds without a specific time deadline. It is believed that the Plan includes an accurate projection of the structural needs for those beds and the necessary ancillary services to support such a medical center, including continuing education for its medical, paramedical and technical staffs, as well as research and community health services. It is not intended that the Plan be inflexible in any detail since the pace of growth in health-care needs is too unpredictable to be static.

We, therefore, reserve the right, at any time, to make needed, orderly modifications after professional consideration and compliance with applicable regulations. It is requested those receiving this study accept it as the trustees have accepted it, in that it will serve the Medical Center and the Wichita area as a "flexible guideline which will assure a continuing measure of order to the physical development of the Medical Center in the years to follow."

A handwritten signature in cursive script that reads "Roy C. House".

ROY C. HOUSE  
Executive Vice President  
and Chief Executive Officer  
Wesley Medical Center

RCH:mf

"YOUR NEED IS OUR CONCERN..WE CARE"

## foreword

In November, 1968, the Board of Trustees of Wesley Medical Center authorized a Master Development Plan Study for the Wesley Campus.

Wesley Medical Center is one of the most highly regarded hospital care facilities in the Midwest. From the year 1912 when Wesley Hospital was established until today, it has been characterized by growth and change. Without doubt, this growth and change will continue and will present a challenge in the future. The challenge is to provide flexible guidelines which will assure a continuing measure of order to the physical development of the Medical Center in the years to follow.

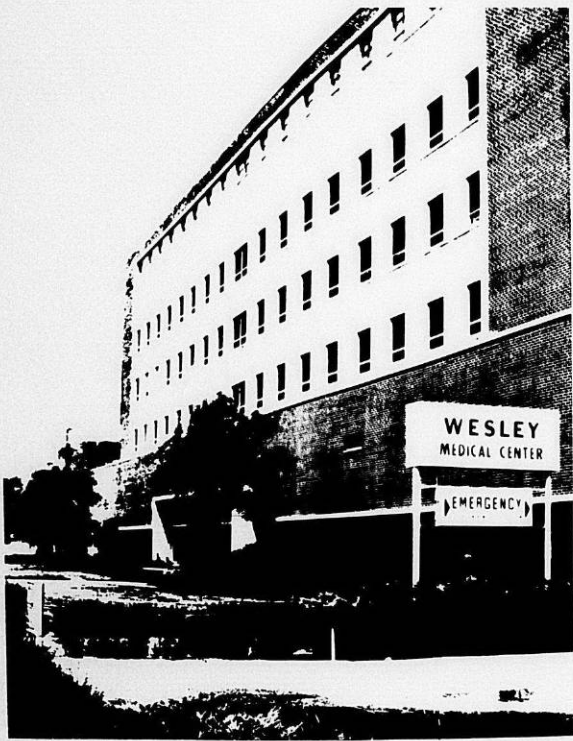
In the preparation of this design study, attention was concentrated on accommodating the continued growth and expansion of the Wesley Medical Center with the primary subject for study being the physical environs of the Medical Center Campus. The Medical Center in conjunction with its architect and other hospital consultants has established a program which will provide for its building needs in the foreseeable future. These building projections are the basis for the building sizes, shapes, configurations and locations as reflected in the development plan.

This study was to determine a broad concept of campus form and to interpret the projected building needs into an orderly development pattern. The building projections make provision for the Center to ultimately expand into a 1,200 bed facility. The Medical Center and its consultants have determined this ultimate capacity to be a logical maximum for an efficient facility under present operational methods.

Also of great importance was the consideration of a physicians office building on the Wesley Campus. Interest in a facility of this type comes both from physicians and the Medical Center as a result of the dissatisfaction with nearby office facilities and a desire to provide a more comprehensive educational program at Wesley.

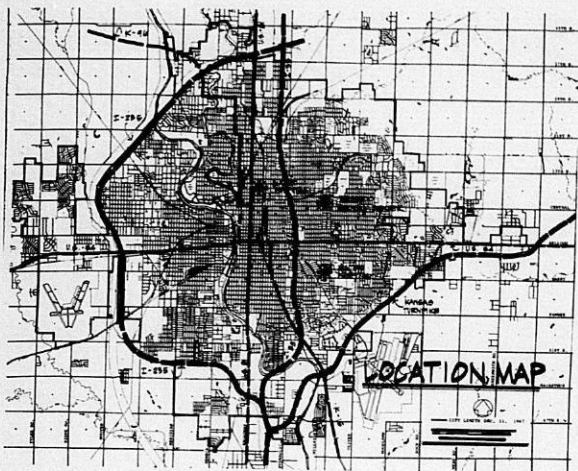
Wesley Medical Center, anticipating future growth, has purchased approximately 4 blocks of residential property located north and east of the present complex. The property (see Programmed Structures Map) is bounded on the north by Murdock Street, on the east by Vassar Street and on the south by park property. Also owned by the Medical Center are properties on Edgemont between Vassar and Rutan. The intent of this study is to guide the development of this additional area as well as the present campus.

The study was accomplished with the advice and review of the Executive Committee of the Wesley Board of Trustees and Medical Center Staff under the direction of Roy C. House, Executive Vice President and Administrator, and A. B. Davis, Jr., Associate Administrator. Throughout the study other groups and individuals were consulted as necessary for specific information. Among those consulted were physicians interested in a new office building and Robert B. Harris, of Thomas, Harris, Ash and Mason, Architects.



## community considerations

Wesley Medical Center is familiar to all persons in the Wichita-Sedgwick County area and to many persons in the surrounding region. The basic service area for Wesley and all Wichita hospitals is Sedgwick County with 92 percent of the County's hospital needs provided for in local hospitals. For the Wesley Center, approximately 85 percent of the patients come from Sedgwick County, one percent from out of state, and the remainder from 95 other Kansas counties. The population of Sedgwick County in 1968 was approximately 353,000 persons, and it is estimated to be 380,000 in 1975, reaching 430,000 by 1980. Wesley has a greater in-referral of patients than do the other hospitals in Wichita. Based on the growth projections for the County and City, it is anticipated that at minimum a comparable growth can be expected for the Medical Center.

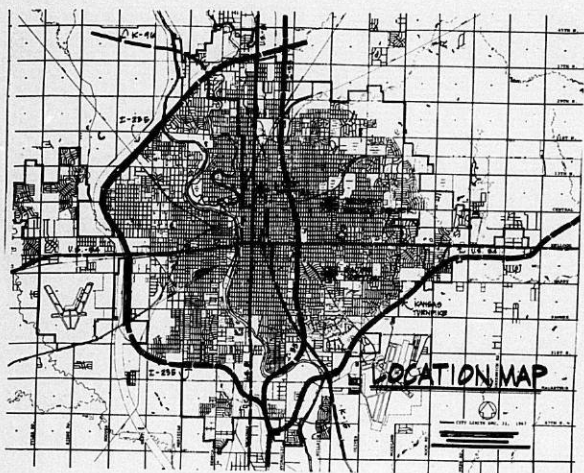


#### Transportation

Because of Wesley's importance to Sedgwick County and surrounding areas, transportation routes are of primary importance. Wichita is served by Highways U. S. 81, U. S. 54, Interstate 35 (now the Kansas Turnpike), Interstate 35W and several State Highways. Wesley is located in the northeast portion of Wichita at the intersection of Central and Hillside Avenues, one mile from U. S. 54 with access via Hillside and two miles from U. S. 81 with access via Central Avenue. Both Central and Hillside are major traffic carriers with a traffic volume of approximately 35,000 vehicles per day through the intersection. Interstate 35W, now under construction, will pass one mile to the west of the Medical Center and will be the closest expressway facility to the Center when completed in 1974. Also proposed in the adopted Wichita Transportation Plan is the Northeast Diagonal which will generally parallel the existing Frisco Railroad located four blocks north of the Medical Center. A construction date has not been set for this major trafficway which will eventually run northeast until intersecting with the proposed northeast circumferential highway.

#### Land Use

The intersection of Central and Hillside is totally commercial and office except for the northeast corner which is the present location of Wesley's visitor parking lot. Other corner and surrounding uses include: a multi-story office building with related commercial, service station, restaurant, drug store, and other offices and shops. Many of these uses are a direct result of the Medical Center and almost all derive some benefits from their location in relation to it. Although most of the businesses are complementary in their use, they are not complementary to adequate traffic circulation in the area. Most of



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the commercial uses are "strip development" without adequate parking. This necessitates a preponderance of automobile access points as well as on-street parking which further complicates the traffic situation on Hillside, Central and surrounding residential streets.

#### Parking

Parking facilities in the surrounding area are, with few exceptions, inadequate to satisfy the demand. In view of these parking problems, the Medical Center will be unable, at least in the near future, to draw on the parking resources of the surrounding area to help satisfy its needs.

There are three major private hospital facilities in Wichita all of which are located in the eastern one-half of the City. Wesley and St. Francis are in the northeast quadrant with St. Joseph located in the southeast quadrant. Wesley is approximately two miles east of St. Francis and two miles north of St. Joseph. Because of the relatively close location of these facilities, admittance to them would seem to be based primarily upon personal

preference rather than convenience due to location. If, indeed, choosing a hospital is a matter of personal preference, then vehicular circulation, parking and traffic routes to the hospital become an important consideration to a successful medical center.

#### Neighborhood Development Program

The 1968 Housing and Urban Development Act authorized a new method of executing urban renewal referred to as the Neighborhood Development Program. The Neighborhood Development Program consists of urban renewal activities in one or more urban renewal project areas. These activities are planned and carried out on the basis of annual increments, under requirements similar to those presently governing federal financial assistance for urban renewal projects.

Under this system, it is not necessary for a time lag to exist between the decision that an area is in serious physical condition and the actual commencement of activities to correct that condition. Rehabilitation activities and public improvements can proceed simultaneously with the actual development in an area.

At present, Wesley is not within the boundary of Wichita's Neighborhood Development Plan. The nearest boundary for the first year application is approximately .5 mile north and .5 west. It is conceivable that in future years the Wesley campus will be in or adjacent to an NDP area.



Wesley's benefit from NDP would be twofold. First, and probably most important, would be the improvement of the surrounding areas. These improvements would include building conditions, street conditions, solutions to traffic circulation problems, parking and pedestrian circulation. This could be accomplished through rehabilitation or clearance of existing blighted structures, new street paving, possible realignment of major and minor streets, the provision of land for parking and construction of adequate pedestrian walks and corridors. The second benefit would be the possible purchase of additional real estate

for campus expansion. Although the Neighborhood Development Program is still unproven as to its effectiveness, it offers great potential for solutions to pressing problems. It is suggested that consideration be given to the use of this program in the future as development in the area progresses.

## existing physical conditions

Wesley Medical Center is a nonprofit corporation organized under appropriate Kansas laws. The Medical Center offers a wide variety of services and specialties as well as extensive education and research programs. The combination of patient care, education and research helps insure the highest quality of care. Its history of 57 years in community service has been associated with high quality patient care augmented by teaching and research.

### Vehicular Circulation

Traffic circulation both on the site and on adjacent streets is extremely congested during peak traffic periods. Traffic volume through the intersection of Central and Hillside averages approximately 35,000 vehicles per day making it one of the higher volume intersections in the City.



At present Wesley has two entrances to the campus from Central; one adjacent to the School of Nursing and one via Rutan. From Hillside there are three vehicle entrances; emergency and south parking, Pine Street and Murdock Avenue. Due to channelization by the use of a medial strip, left turns for east bound traffic on Central are allowed only at Rutan and Hillside. At present left turns are not restricted on Hillside. Current plans, as prepared by the city staff, indicate a future upgrading of Hillside and the installation of a medial to restrict turning movements and thus correct many of the current traffic problems.

Vehicle circulation on adjacent residential streets is also congested. This congestion is primarily due to on-street parking by hospital employees on narrow streets. Also adding to the congestion is the difficulty of turning movements onto and from Central and Hillside Avenues. Traffic signals are presently installed only at the Hillside and Central intersection.

## Parking

At present Wesley has 675 patient beds and 832 on-site parking spaces for a ratio of 1.23 parking spaces per hospital bed. A desirable minimum is a ratio of 1.5 spaces per bed with an ultimate expansion to a 2.0 ratio. Approximately 130 additional spaces are in the process of development, for a total of 960 spaces, or a ratio of 1.42 spaces per bed. Currently parking is scattered throughout the campus without adequate graphic directions to guide the unfamiliar driver to a convenient and proper parking area. Design standards used in parking areas, especially the visitors' lot, are inadequate. Narrow aisles and/or narrow spaces while seemingly efficient in terms of gross parking spaces are in reality self-defeating. The net result is traffic congestion due to the longer time needed to negotiate the small spaces and aisles, and fewer net spaces due to drivers encroaching upon adjacent spaces thereby reducing total parking capacity.

Due to inadequate on-site parking, considerable parking occurs upon adjacent residential streets. While the streets may be public property, this parking and subsequent traffic is a potential source of friction between the Medical Center and the surrounding residents. Whereas this condition presently exists, the Medical Center, through this planning program, intends to remedy the situation as soon as possible.



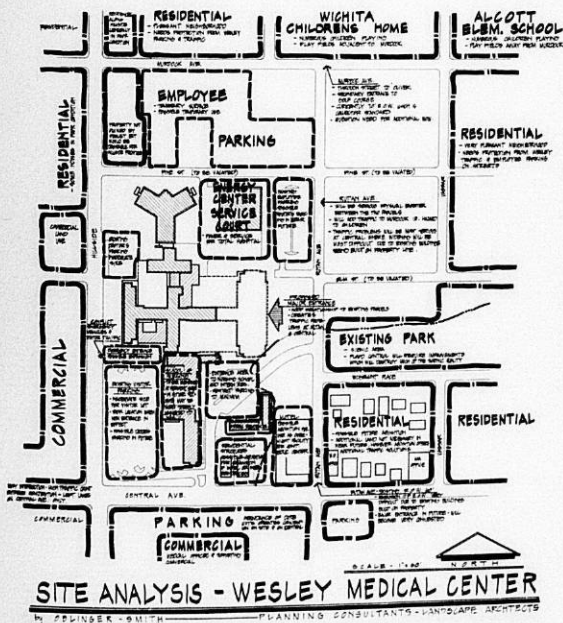
## Pedestrian Circulation

Pedestrian circulation from surrounding developments and on-site at Wesley needs further development and study to encourage walking rather than driving. For a pedestrian to safely reach Wesley from the adjacent commercial areas he must cross with the traffic signals at the intersection of Central and Hillside or use the crosswalk at Hillside and Elm opposite the present main entrance. Crossing with traffic signals is often times an unpleasant experience because of the abundance of vehicular turning movements. Traffic signals were recently installed at the crosswalk to insure the safety of pedestrians going to and from the Medical Center.

On-site circulation between parking areas and other campus elements is often indirect and unpleasant, with few sidewalks or other areas exclusively for the use of pedestrians. Pedestrians walking through parking areas must walk in the traffic aisles creating a potentially dangerous situation. This problem presently exists in the employee parking areas as well as visitor parking areas.

**Other Physical Characteristics**

The site of Wesley Medical Center is essentially without distinguishing physical features. The site slopes generally from north to south with the lowest elevation being the drainageway on the southeast corner of the site. The drainageway is subject to possible periodic flooding. As development progresses and as the run-off rate is increased due to larger areas of paving, the potential for flooding will increase and provisions to upgrade this drainageway will be required.



Property owned by Wesley but not being used directly for Medical Center activities is currently in residential use. The residential area contains many specimens of sizable plant material and if possible these should be retained in the future development. The present campus also contains some sizable plant material, but overall tree and shrub plantings have not been undertaken due to anticipated development in many areas.

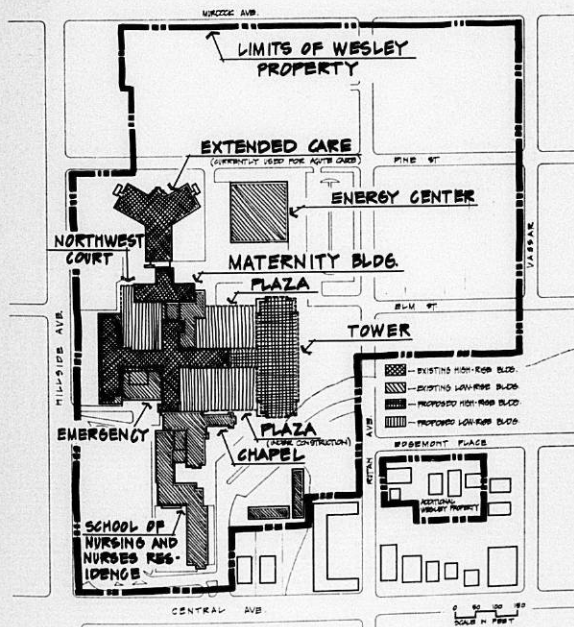


#### Utilities

Utilities in the area of Wesley Medical Center are generally adequate to serve the demand. The recent construction of a sanitary sewer main to the Wesley area will provide adequate service for the future development of the Center. Other utilities, water, natural gas and electricity, are adequate or are capable of expansion to serve future needs. There will be a requirement to upgrade storm sewer facilities to adequately control future increased run-off from proposed facilities. The Wesley Medical Center is currently working with the Wichita-Sedgwick County Flood Control Department to prevent future problems.

## development concepts

Discussion with Wesley Medical Center officials established the following Land Use Areas to be considered in the Master Development Plan: hospital and related services, School of Nursing, Physicians Office Building, residential areas and Medical Center expansion buildings.



### PROGRAMMED MEDICAL CENTER STRUCTURES

#### Tower

Expansion of the Center to an ultimate 1,200 bed capacity, will be accomplished by the construction of a multi-story tower on the east side of the present building complex. The tower, to be constructed in vertical stages, will replace obsolete beds and add new beds to bring the total in the Medical Center to the projected 1,200 beds. The tower, to be eventually 16 floors, will be the focal point of the Center both functionally and aesthetically.

Functionally the tower will contain two important elements which affect the total Center. These are the eventual main entrance of the Medical Center and a new vertical transportation corridor. The main entrance will serve visitors and will be located on the east side of the tower just west of Rutan Street. The transportation corridor will vertically serve both the new tower and the existing facility, exclusive of the maternity wing and the new pavilion. Visually the new tower will be the dominant feature of the entire campus, with the ultimate height of 16 floors making it visible from much of the surrounding area.

#### **Medical Arts Building**

Interest has been expressed by the Medical Center and by several physicians in a Medical Arts or Physicians Office Building to be located on the Wesley Campus. The convenience of an on-site office building would benefit the physicians, their patients, and the Medical Center. The Physicians are primarily interested in convenience for themselves and their patients, economic control of their offices, and better medical education facilities.

Of primary concern is the establishment of adequate vehicular access and parking with a minimum of traffic congestion. The building should be located so that an all-weather walkway to the Medical Center can be provided. This walkway could be above grade, at grade or below grade as determined most feasible. It is anticipated that pedestrians using this walkway will consist primarily of physicians and medical staff with only occasional use by patients. Although the physicians desire a direct link with the Medical Center they have also expressed interest in retaining a separate identity for their building. Provisions for architectural compatibility should be stressed to insure the total complex is unified in appearance. In satisfying this desire for separate identity, it is important to insure separate patient entrance, vehicular access and parking.

#### **School of Nursing**

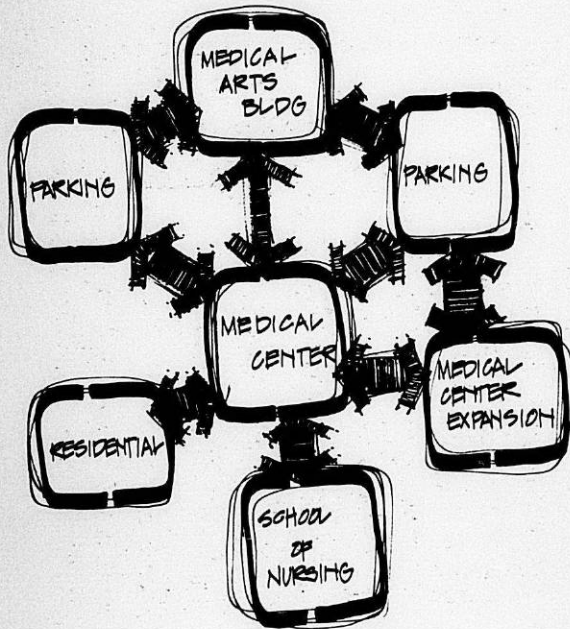
It is not anticipated by Wesley officials that the structural facilities of the School of Nursing will expand in the future. It has been suggested that Wichita State University will become increasingly responsible for instruction of those subjects not directly related to hospital practice. For the purposes of this study, it is anticipated that the School of Nursing will retain its present size and location.

#### **Residential Area**

The Medical Center currently provides limited rental housing for Medical Staff personnel. Most of this housing is residential property owned by Wesley but slated for eventual demolition to make room for Medical Center expansion. As the Center continues to expand, the demand for housing in the immediate vicinity of Wesley will increase, and to meet this increasing demand, it is proposed that additional housing be provided on the campus. Due to limited space it is suggested that this additional housing be apartment type living units in the form of townhouses, garden apartments or perhaps a highrise structure.

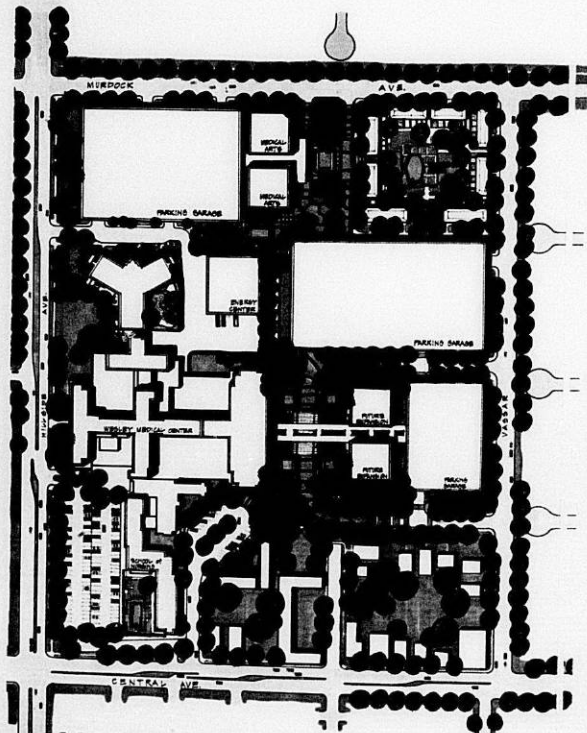
### Additional Building Area

Although the need for additional major buildings beyond the anticipated 1,200 bed capacity has not been determined, the possible location of such structures should be considered in relation to the Master Development Plan. Some suggested uses for these buildings are research, continuing education and an education building in connection with a future School of Medicine at Wichita State University. Regardless of use, it is the recommendation of the consultant that an additional 100,000 to 200,000 square feet of floor space be planned for future use to be determined as required.



CONCEPTUAL DIAGRAM

development plan conclusions



MASTER DEVELOPMENT PLAN

scale in feet  
0 50 100 150

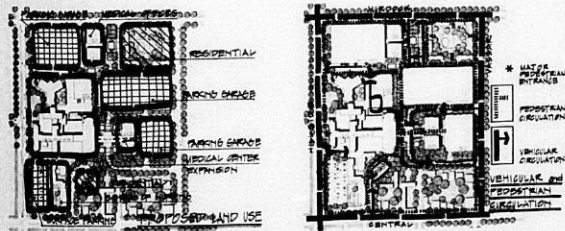


### Traffic Circulation

Estimated traffic generation by the Medical Center at the 1,200 bed capacity and with the Physicians Office Building serving 100 physicians is approximately 10,000 vehicles per day. In order to serve this number of vehicles and to avoid undue congestion on Central and Hillside Avenues, it was determined that perimeter circulation around the entire site should be provided. In addition to providing adequate circulation, this system would allow perimeter parking on the site and thus avoid vehicular and pedestrian conflicts. This system can be accomplished by the vacation of Rutan from either Central or Edgemont north to Murdock, the vacation of Pine from Hillside to Vassar and the vacation of Elm from Rutan to Vassar. This would also necessitate extension of Vassar north across park board property to Elm. Perimeter circulation would then utilize Central, Hillside, Murdock and Vassar Streets and would allow for unrestricted site development by the Medical Center without interference from public traffic through the site.

In addition to the vacation of interior streets and the subsequent diverting of all traffic to the periphery of the site, it is also suggested that in order to protect adjacent land owners to the east and north, additional provisions might be provided. These could include the closing of through traffic and the construction of cul-de-sacs on Pine, Elm and Edgemont Place on the east and Holyoke on the north, and the vacation of Vassar from Murdock to Orchard Street.

### Land Use Areas



Location of the new tower and other improvements required to reach 1,200 beds has been previously determined by the Medical Center and its other consultants. The Physicians Office Building, because of the desire for separation from the main Medical Center entrance and necessity for an all-weather walkway, was located north of the Medical Center. The proposed site for this structure is presently bounded by Murdock, Hillside, Pine and Rutan Streets. Although the building could satisfactorily function at any location within the block described, it is recommended that the east portion of this site be the final location. This location will allow for the pedestrian loading and the entrance to the building to be as far from Hillside as possible, while at the same time providing for a direct underground tunnel connection into the new tower at the base of the vertical transportation corridor. Tunnel connection from the energy center to the Medical Center is currently available via the new pavilion and a direct link from the energy center to the new tower is planned. This would then only necessitate tunnel construction from the office building to the energy center to provide the desired all-weather walkway.

### Residential Area

The northeast corner of the Wesley campus was determined as best suited for residential use. Close proximity to Alcott Elementary School and maximum distance from the major streets of Central and Hillside were major factors in site selection. Also the site is adjacent to the residential areas adjoining the Medical Center, and will be somewhat separated from the congestion which will occur at the major hospital entrance.

### Additional Building Areas

As stated previously, it was determined that an area of the site should be reserved for future building above those specified requirements. As shown on the development plan, the consultant recommends acquisition of the small area of park land bounded by Edgemont on the south, Rutan on the west, Vassar on the east and Wesley property on the north. This area located just east of the proposed tower along with additional Wesley properties on Edgemont, is recommended for reserve as future building area. Until such time, it would serve as the major entrance space to the Medical Center and for additional parking for the Center.

### Parking

As the Medical Center and the Physicians Office Building increase in size towards the ultimate site utilization, parking garages will become necessary to meet the on-site parking demands. When the Center reaches 1,200 bed capacity, most of the parking needs will be served by parking garage facilities. As indicated on the Master Development Plan, parking will be accommodated in three structures to be constructed when parking demands require it. It is anticipated that surface parking will be utilized until surface lots can no longer meet the demand. The possible exception to this policy would be that through a cooperative effort between the Medical Center and the physicians, a garage could be constructed during the initial construction of the office building or at such time as an addition is contemplated.

The office building will require approximately six parking spaces per physician. An initial structure accommodating fifty physicians would require about 300 spaces. If surface parking is to be used, it will require that all of the northwest block of the site be used for the building and its related parking. This would at the same time require the Medical Center to relocate its present surface parking in that area to some other location on the campus.

As the campus develops, the total parking demand may someday reach 2,400 cars. This projection is based on 1,200 beds at 1.5 cars per bed and a physicians building for 100 physicians at six cars per physician. This projected parking demand does not include the parking necessary to accommodate the future building area. Indicated on the Development Plan are three parking structures of which the larger two would eventually accommodate the parking requirements for the Medical Center and Medical Arts Building. The smaller parking structure would be required to serve the proposed additional buildings above the present projections as indicated. These parking structures could be constructed in stages either vertically or horizontally, whichever is most financially and esthetically advantageous at construction time.

The only remaining surface parking of consequence would be the area now used for visitor parking on the southwest corner of the campus. It is proposed that this parking lot become a staff and Nursing School parking area or a similar long term parking use.

#### Pedestrian Circulation

Of primary importance to pleasant and safe pedestrian circulation is the separation of vehicular and pedestrian traffic. The use of a perimeter vehicular circulation system and the closing of interior streets will greatly benefit the pedestrian atmosphere at Wesley Medical Center. Provisions should be made to insure pedestrian right-of-way throughout the campus site and to separate the two wherever possible. Pedestrian crossings on the campus should be kept on the level where crossing roads or drives are required. This gives the pedestrian a psychological advantage by requiring the automobile to move up into a pedestrian space rather than the pedestrian stepping down into a vehicular space. Also indicated on the Development Plan is an overhead walkway between the proposed tower and the future buildings. This would allow free movement between the two areas and provide a canopy shelter for auto loading. Pedestrian areas should be well landscaped with adequate lighting provided to encourage maximum use and enjoyment.

#### Landscape Character

At such time when the Medical Center completes the development as indicated on the Development Plan, open space and green areas will be at a minimum. The remaining spaces can serve the needs of the Center if they are adequately developed. Landscape opportunities originate with the placement of buildings to create variety and interest in the open spaces, and culminate in the detailed design and construction of each space.



Illumination after dark can (a) delineate routes of travel, (b) identify significant places or buildings that are key points on the campus and (c) express the character and quality of the campus atmosphere. While the chief function of night lighting is to provide safety and

security, this can be accomplished in a variety of ways. Low level lighting and light sources not exposed to the eye create more interesting lighting than the usual overhead constant lighting.

Installation of mature or large plant material whenever possible will greatly enhance the available open space. This is especially applicable in the enclosed courtyards, entrance plazas and other areas of heavy pedestrian use. Also of importance to the outdoor spaces are paving patterns, sitting areas and screening of undesirable visual elements.

The benefits to be achieved through intensive landscape treatment cannot be over emphasized since this element is the one factor that can unify the entire campus into one complete effect.