

PLAT NO. S/D 74-91 MAP NO. 5748

NAME WESLEY MEDICAL CENTER THIRD ADDITION

LOCATION Southeast corner of Hillside and Murdock

ENGINEER Baughman Company

OWNER Wesley Medical Center

APPLICATION FILED 8-5-74

SKETCH PLAT FILED \_\_\_\_\_

PRELIMINARY FILED \_\_\_\_\_

S/D ACTION \_\_\_\_\_

FINAL FILED 8-5-74

S/D ACTION 8-15-74 *Approved*

MAPC ACTION 8-22-74 *App. except for Cont. R.*

BCC ACTION 9-17-74 *Approved*

RECORDED September 20, 1974

REMARKS \_\_\_\_\_

S/D 74-91 - WESLEY MEDICAL CENTER  
THIRD ADDITION - Southeast corner  
of Murdock & Hillside.

*P*  
*8/15/74*

ACTION

	DATE
S/D COMMITTEE final Approval	8-15-74
M.A.P.C. App. except for cont'd. K	8-22-74
B.C.C./D.C.C. Approved	9-17-74

Map No. 5748  
Sec. No. 14  
Twp. No. 27  
Range \_\_\_\_\_

Subdivision Report and Progress  
S/D No.: 74-91

Name: WESLEY MEDICAL CENTER THIRD ADDITION  
General Location: Southeast corner of Hillside and Murdock  
Owner: Wesley Medical Center  
Address: 550 North Hillside 67214 Phone: 685-2151  
Subdivider: Atty: Kenneth Stewart  
Address: 1030 1st Nat'l Bank Phone: 264-7321  
Engineer/Surveyor: Baughman Company  
Address: 330 Laura Phone: 262-7271

Application Received 8-5-74  
Conf. with Applicant none  
Sketch Plat Received \_\_\_\_\_  
Present Zoning A & B  
Proposed Zoning BB  
Letter of Intent verbal at given 7-24-74

PREL. PLAT RECEIVED none submitted  
S/D Comm. Action N/A  
Dept. Report on Prel. N/A

TRACING PROGRESS:  
Received 9-11-74  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 8-5-74  
S/D Comm. Action 8-15-74 Approved  
Dept. Report on Final 8-16-74  
M.A.P.C. ACTION 8-22-74 App except  
Dept. Report on Final to Court 8-23-74  
Letter on Irons Received N/A  
Title/Taxes Rec'd & Reviewed 9-12-74  
Final Review 9-12-74  
Referral to B.C.C. 9-12-74  
B.C.C. ACTION 9-17-74 Approved  
Recorded \_\_\_\_\_

Comments:

Z-1654 Associated Zone Case  
\_\_\_\_\_  
\_\_\_\_\_  
9/18 print for MFC  
9/18 called Ken Stewart picked up plat  
tracing for recording

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

WESLEY MEDICAL CENTER THIRD ADDITION was  
filed for record on September 20, 1974.

John Hale  
Register Of Deeds

HISTORY OF TRAFFIC AND PARKING CONDITIONS  
AROUND WESLEY MEDICAL CENTER

Traffic Engineering Division  
City of Wichita, Kansas  
March 1975

HISTORY OF TRAFFIC AND PARKING CONDITIONS  
AROUND WESLEY MEDICAL CENTER

PURPOSE

The purpose of this report is to review the history of the parking and circulation problems associated with Wesley Medical Center. Special considerations will be given to the joint efforts between Wesley Medical Center and the City of Wichita to eliminate both parking and circulation problems associated with the medical center.

BACKGROUND

Correspondence regarding the improvements of the intersection of Central and Hillside date back to January 14, 1966 wherein Paul B. Graves suggested to the then Director of Public Works Ralph Wulz, that Hillside be improved from 3rd Street to the St. Louis - San Francisco Railroad tracks. The traffic problems associated with the intersection of Central and Hillside were stated within that memo, and also proposed channelization and signal modifications to eliminate traffic congestion and the severity of the accident problem.

In July 1966, a letter was sent to Mr. Roy C. House, Wesley Medical Center Executive Vice-President, from Paul Graves. A meeting was set up for the City and hospital staff to discuss Central and Hillside improvements and the parking problems associated with Wesley Medical Center. This was further discussed at the September 1966 Traffic Commission meeting. At this point, members of Wesley Medical Center, Traffic Commission, City staff and concerned residents and businessmen stressed their concern for improved traffic circulation and parking conditions in and around Wesley Medical Center. Shortly thereafter, in a letter dated August 17, 1966 to Paul B. Graves, Roy House requested a delay in the Hillside improvements until such time as Wesley could coordinate its planned construction program, and indicating they were specifically interested in their shortage of off-street parking spaces; and also to orient their main entrance to the east off of Rutan. The letter did state, however, that it might not be practical to delay the Hillside improvements for that length of time.

The August 17, 1966 letter also discussed the widening of Murdock from Hillside to Rutan, and Rutan from Murdock to Central. Mr. House stated in a paragraph called Off-Street Parking, ".....that we expected to further improve the situation over the period of the next several months after we rezone certain properties presently owned by us just north of the existing hospital buildings".

In October 1966, Paul Graves sent a letter to Roy House indicating the residents' requests for additional off-street parking controls and informing him of the Traffic Commission hearing to be held in October 1966.

In March 1967, Paul Graves submitted a memo to Ralph Wulz (then Director of Public Works), outlining the Central Avenue channelization project east and west of Hillside. It also indicated preliminary layouts had been shown to representatives of Wesley Medical Center and the 3333 Building.

The following is taken from Roy C. House's letter of August 3, 1967 addressed to Ralph Wulz, then Assistant City Manager.

"You will recall that the widening of Hillside immediately to the north of Central entails in your planning the elimination of a substantial number of our visitors' parking spaces. We are having some real difficulty in the acquisition of property immediately to the north and west of Wesley Medical Center to make up for this loss in visitors parking which will be entailed when you widen Hillside as projected, and I think I would have to indicate at this moment that if you are planning this Hillside improvement project with the elimination of some of our parking for the year 1968, that this would be disastrous and calamitous as far as our parking situation is concerned here. We are attempting to work out an amicable purchase or arrangement with the private owner of the critical property adjacent to our present and contemplated developments, but so far we have not had success.

"If we are not able to reach an amicable agreement for the purchase of these properties and if the city wishes to go ahead on the widening of the Hillside project, it would appear to us that we would need your cooperation in making these desired properties available for public parking purposes.

"We wish to reiterate our continuing desire to work closely and carefully with the city on this desirable program of the widening of Hillside north of Central.

"I want to phrase again, however, some concerns which we have with respect to the interruption of vital services into the Wesley Medical Center during this renovation project. As of right now, we do not see clearly how our vital emergency room and public parking services could be maintained during such a construction project. Possibly some answers can be provided prior to the initiation of the project.

"To summarize - if there is any thought at all on the part of the City administration that you plan to get on to this improvement project on Hillside north of Central in the year 1968, it is probably urgent that we sit down again and review the ramifications. It is our hope that this project is not contemplated for 1968 since we do not at time of writing see any possibility that our parking situation can be relieved by that time by alternate parking development unless in some fashion we are able to procure some additional vital properties referred to above."

Ralph Wulz issued a memo a couple of weeks later to R. W. Bruggeman, Director of Public Works, and C. Bickley Foster, Director of Planning, stating we should pull off the project for now.

In December of 1967, Roy C. House sent a letter to R. W. Bruggeman, acknowledging their telephone conversation of Friday, December 15 in which was indicated the City had planned to go ahead with the improvements of Hillside north of Central in 1968, but had deferred this at the request of Wesley Medical Center.

The City was definitely anxious to proceed with the project and to set the construction project within the 1968 Capital Improvements Program.

In January 1968, a letter was sent to Ralph Wulz from Roy C. House indicating Wesley's seven-level hospital expansion program. This was to be the base level of an eventual 15 to 17 level tower building. It was suggested that an in-depth meeting be called between the City of Wichita and Wesley Medical Center staff. The Discussion Agenda for the January 24, 1968 meeting at Wesley Medical Center included:

"2. d) 2nd Deck - Present Visitor Parking - (Plan to add 160-175 cars by 6/1/68)

"... h) Permanent Employee and Future Visitor Parking

1) First 3 levels of eventual 8 level parking garage

Phase I - 600 cars - 200 on each of 3 levels - (begin 3/1/69)

Phase II - 600 more on 3 more levels - (by 8/1/71)

Phase III - 400 more on 2 more levels - (between 1971-1980)"

In March 1968, Roy C. House sent a letter to Robert A. Lakin, (then) Assistant Planning Director, in which he stated, "I think we would all agree that although the hospital is also concerned about the preservation of the Sleepy Hollow area, that this should not necessarily be completely at the expense of the hospital and we certainly would want to have substantial discussions about these many ramifications subsequently." At that time, they also pulled back on the multi-level parking garage due to hopeful favorable application of rezoning of property purchased by Wesley Medical Center. The subject of the medical arts facility and a 1,000-car parking garage in the area from Pine to Murdock and from Hillside to Rutan was also discussed.

In July of 1968, a letter was sent to Ralph Wulz from Roy C. House. The following are excerpts from that letter:

"3. Wesley is interested in preserving the neighborhood - any street closings which may be contemplated would certainly have this in mind.

"4. The hospital has discussed present and future traffic and parking needs with two nationally recognized specialists in parking needs and traffic flow. The proposals below are consistent with their recommendations.

- "5. We believe the most recent proposal of the Traffic Department on Hillside changes was made on the basis of assumptions and concerns which were legitimate on the basis of inadequate information available to them, but that many of these proposed changes are premature and not realistic at this time. We will present alternate suggestions which should satisfy most of the concerns of the City planning departments with respect to Hillside and which still recognize the uniqueness of the problems encountered.
- "6. This proposal, if adopted, means the elimination of 107 parking spots on our public and physician present parking areas (by the channelization and widening of Hillside) and is destroying parking faster than our ability to create it. We think there are means to handle improved traffic flow which will meet most of the valid objectives of improvement of Hillside without being unduly and unnecessarily burdensome on Wesley at this time.
- "7. The Board and Administration of the Wesley Medical Center are desirous of cooperating in any reasonable way to solve present and future problems.

"Wesley Medical Center therefore proposes the following and hopes to incorporate in the forthcoming plat those elements of these proposals which apply to a plat:

- "1. Proposal for Moving West Curb of Hillside Ten Feet East - (as new line north on Hillside from Central) This proposal should be dropped. The objections are overwhelming and the advantage is minimal.
- "2. Parking on Hillside - Immediately traffic flow on Hillside north of Central can be expedited by the elimination of street parking on the west curb. This is a very obvious step which can be taken at practically no cost now and probably should have been done long ago.  
 "On the east side of Hillside, Wesley needs to retain limited "Loading and Unloading Only" type parking until a more permanent improvement is made but the three one-hour parking spots on the east curb near our doctors' lot should be eliminated also at once.
- "3. Signals at Hillside and Central - The left turn signals for Central traffic have already helped. If it is believed urgent to permit left turns off Hillside at Central, we believe this could result now with no street changes at all, in further improvement of flow through that intersection by the introduction of signals and painting of lanes.
- "4. Street Improvement of Hillside - The proposed widening with channelization, etc. of Hillside from Central to Murdock is not necessary to meet most objectives.

"Our planning and proposals for future parking and developments are such that most 'internal' Wesley Medical Center traffic will not be a major problem for Hillside after 1972.

"Further, Wesley's growth between January 1969 (with the opening of the 200-bed Medical Pavilion) through 1971 into 1972 and even beyond will be largely a 'service' growth with only nominal personnel and visitor traffic increments.

"4. (cont'd)

"The period 1972-75 hopefully will see Hillside become the 'back door' to Wesley but the shift will not occur until at least 200 patient beds are built in the East Tower, and this probably will not materialize until after 1973. The \$5,000,000 program of construction for July 1969 does not entail a large expansion of beds - mostly it is 'services'.

"Also a parking garage is not programmed until after 1972; this and the 'visitors entrance' can probably not go to Rutan Street until after public parking is shifted from the present area at Hillside and Central to an area off Rutan Street.

"In the meantime, Wesley must live with public parking in the visitors lot at Central and Hillside until after 1972, the earliest possible re-orientation date for the new public entrances. The loss of over 1/3 of the parking capability for visitors before 1972 in that location is oppressive and disastrous.

- "5. Hillside north of Central should be only the same width as Hillside is improved elsewhere - 48' to 50'.
- "6. The present curb lines should be retained on the west side of Hillside -- on the east side we propose the same curb line now on Wesley's side from the emergency entrance to the doctor's entrance (with an approximately 50' curb to curb) be made the curb line all the way north to the railroad tracks.
- "7. There then can be built an 'unloading' drive between our West Building and Hillside. This would remove present temporary and unloading parking from the east side of Hillside. The current City proposal for widening Hillside makes no provision possible for such an unloading area which is absolutely essential to Wesley.
- "8. Close our present doctors' entrance and exit on Hillside; entrance to the doctors' parking will be from Pine with exit also on Pine Street.
- "9. Make Pine Street one-way off Hillside to the east. These two steps (8 and 9) will eliminate two present dangerous hazards (two entrances to Hillside from the east) at no cost except signs and construction of new curbing sealing off the present doctors entrance on Hillside east curb.
- "10. Modify signals at Central and Hillside to permit left turns off Hillside under turn signals if this is thought urgent. Otherwise, eliminate left turns off Hillside at Central entirely. Cars needing to go east or west off Hillside can catch the one-way east/west 'through' streets at 1st Street and 2nd Street, with relatively little inconvenience for through traffic.
- "11. Wesley will contingently dedicate 20' of property east from our west property line to insure no further encroachment on Hillside by Wesley.
- "a) The new sewer link would be built in this 20' dedication also this fall.
- "12. Wesley will also contingently dedicate 10' north of existing south property line along Central; the sewer link for East Tower connection would be built in this dedication this fall also.

"13. As an alternative, but hopefully after 1972 or after the front entrance and visitors parking are removed from Hillside, Wesley will rather reluctantly agree to the City staff proposal of mid-1966 in which Hillside would be widened modestly from our 'bus stop' shelter taking a 'pie-shape' piece of property extending north about 270' or so to our present visitors parking lot entrance, and eliminating only about 7% of our present visitor parking or about 15 spaces of visitors' parking.

"Only 15 public parking spots will be lost by this move contrasted to the loss by the City's latest Hillside proposal of 107 precious and presently irreplaceable parking places due to location. (We can't relocate doctor and visitor parking off Rutan Street until the hospital's entrances are off Rutan! This cannot possibly occur before 1972, possibly not before 1975.

"The 107 lost parking places are:

- 71 - public spots in visitors lot  
(represents 38% loss of this lot!)
- 24 - doctors spots in the new lot we just opened west of new Medical Pavilion off Pine Street (leaves only 12 spots instead of the 36 now available!)
- 12 - doctors places in the older lot just north of the west building
- 107 - Total places sacrificed under latest Traffic Department proposal. We don't see how we can function under this proposal.

"14. Wesley will agree to dedicate 10' on the east side of Rutan and 10' on the south side of Murdock of all properties we own for future widening of Murdock and Rutan.

"15. In the plat to be submitted in September, we will suggest closing Pine and Elm Streets each one block between Rutan and Vassar to help keep Wesley's internal traffic from the neighborhood to the east. These would not be physically closed until our front entrance and visitors parking were changed to Rutan.

"16. The Park Department and the City should move promptly so that Wesley can acquire the worrisome site west of Rutan to get the East Tower development underway by July 1, 1969.

"17. The City and Park Department and Wesley need to re-route the creek under Rutan and get it tubed west of Rutan so this also will not hold up construction in July of 1969.

"Conclusion:

"Wesley has spent hundreds of manhours and several thousand dollars since January 1968 to try to develop a proposal for your consideration which - although possibly not ideal - will solve most of the pressing problems and provide adequately for future needs.

"All of these 17 steps outlined above have been approved by the Trustees of the Center and we are prepared to move now towards an orderly implementation, if agreeable to you.

"Our consultants all agree that there are many steps (outlined above) which can be taken which will markedly improve traffic and site considerations here without being unduly restrictive or repressive, and while short of the ideal solution (from a traffic standpoint only) of the latest proposal to us by the City staff, these steps will make our area much improved, even if not ideal.

"For the first time, we are presenting an orderly and comprehensive plan which, if acceptable by you, should markedly improve the problems now extant - more importantly, we are attempting to look ahead and believe the proposals are realistic and will get the job done, while providing for the future also. We are prepared to cooperate at once in an orderly implementation of these proposals.

"We request now a meeting early in August for a review of our proposals."

Minutes of the August 1968 meeting indicated that Wesley Medical Center would be constructing a large parking garage in the future (1972).

In September 1968, a letter from Ralph Wulz, City Manager, to R. W. Bruggeman rescheduled the Hillside improvements. Minutes of the long range planning session held in April 1969 indicated the Hillside improvements had been held up by mutual agreement with Wesley and the City until 1973. The following are excerpts from those minutes:

".....Progress To Date: .....The hospital has added approximately 250 spots and the parking situation is the best it has ever been with 852 parking spots now on site, and up to 250 more planned within nine months."

Mr. House "stated that multi-level parking is not now programmed until several levels of the proposed patient Tower have been completed and/or until such time as a Medical Arts Facility is constructed."

Mr. House "stated that when a doctors' office facility was provided on site, the Center would no doubt be building coincidentally the first multi-level parking project."

".....as part of the planning for the long term location for the Medical Arts Facility, the complexities of traffic flow, etc., the Trustees engaged the firm of Oblinger-Smith as consultants for consideration of the maximum use of the hospital site; that Oblinger-Smith had completed a preliminary site development plan for Wesley Medical Center; this plan had been presented to the Center's Board of Trustees and approved for continued study and development."

"Mr. Warren Oblinger.....pointing out.....the use of Murdock and Vassar (projected across current Park Department property) as major traffic collectors with circumferential traffic flow around the Center, noting also the effort at protection of residential areas."

"Traffic Considerations: Mr. Wulz asked for clarification as to where the main entrance of Wesley Medical Center would be located. Mr. House answered that on an interim several-year basis, this entrance would be the north door of the Memorial Medical Pavilion, and depending upon our continued development, the construction of additional patient floors in the Tower, etc., it would eventually shift to the east.

"Mr. House stated that there was no pressure on the part of Wesley Medical Center for the closing of Rutan, but we felt it important that the City understand that this is a long range goal."

In May of 1970, a letter was sent to Paul B. Graves from Ken Stewart, the Attorney representing Wesley Medical Center, requesting one-way operation of Pine Street from Hillside to Rutan.

In December of 1970, a letter was sent to Russell E. McClure from Verne M. Laing in which he states:

"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."

In a letter sent shortly thereafter to Roy C. House, Russell McClure stated, "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."

In January, Verne Laing wrote to Russell McClure that:

"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 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 replat the property on the eastern portion of its present site."

In a March 1971 memo to Robert Lakin, Paul Graves states that:

"the study made by the Traffic Engineering Division with regard to off-street parking at Wesley Medical Center should again be presented at the Metropolitan Area Planning Commission with a copy to the Zoning Advisory Committee and should be strongly recommended that the Traffic Engineer's off-street parking recommendations be seriously considered."

The recommendation was a request from the Traffic Engineering Division to bring the parking demands and the number of parking spaces required into compliance with their actual needs; i.e., provide two parking spaces for each bed presently located at Wesley Medical Center and for any future expansion anticipated.

In April of 1974, an Undertaking was presented to the City of Wichita by Wesley Medical Center which included the following:

<u>"Parking:</u>		
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		800
(north of Pine between Rutan and Vassar)	150	
Future parking, parking garage	<u>750</u>	<u>900</u>
NET GUARANTEED SPACES AFTER CONSTRUCTION		1,700"

In June 1974, a letter was sent to R. W. Bruggeman from Roy C. House. The subject of that letter was: Coordination - City of Wichita and Wesley Medical Center - Hillside Improvement and Other Improvements. The letter states:

"Final design is now being completed for the Parking Garage as well as for the Professional Office Building.

"Improvements in the immediate area, in which the City of Wichita is involved, will include but not necessarily be limited to:

1. Reconstruction of Hillside
2. Possible work on Central, east of Hillside
3. Potential reconstruction of Murdock, east of Hillside to Vassar
4. Eventual reconstruction of Vassar, south from Murdock to Central
5. Potential improvement of drainage ways
6. Construction of cul-de-sacs as agreed

"Our various consultants -- including the architect, Bob Harris (Thomas, Harris, Ash and Mason); the site and traffic consultant, John Gist (Oblinger-Smith); as well as the contractor for our major construction projects, Jim Grier, Jr. (Martin K. Eby Construction Company) -- have impressed upon me the urgency of an early meeting with you as the City's coordinator with us in all of these matters."

PRESENT STATUS

In reviewing the history of traffic problems and parking conditions around Wesley Medical Center, one quickly realizes delays have been encountered due to the complexity of construction projects scheduled by the City and Wesley Medical

Center. During 1974, a joint venture has been initiated by the City of Wichita and Wesley Medical Center. Presently under construction by Wesley Medical Center is a Medical Arts Complex which will contain one below-ground level devoted to Wesley clinical purposes, one below-ground level designated for future hospital services, one ground level for leasing space relating to doctors offices and five above-ground levels occupied by doctors offices.

In addition to the Medical Arts facility, a proposed parking garage is presently under construction to provide a minimum of 750 parking spaces. It is presently contemplated this parking garage will provide 1,009 parking spaces.

Portions of Rutan and Pine Streets have been vacated in the vicinity of the Wesley Hospital complex at the request of Wesley Hospital.

The improvements on Hillside from Third to the Frisco railroad tracks are under contract and scheduled for construction in the early spring of 1975. Plans are presently being compiled for the widening of Murdock and Vassar to a 44-foot width. Included within these plans are cul-de-sacs for residential streets surrounding the medical complex.

The Traffic Engineering Division has completed the proposed geometric sketch plans for the intersection of Vassar and Central, and the widening of Central east of Vassar for approximately 400 feet. Traffic signalization is presently being designed for the modifications at Central and Hillside, for the relocation of the pedestrian crosswalk on Hillside at Elm, and for signalization of the intersection of Murdock and Hillside. Signalization is also being considered at Central and Vassar.

# THE CITY OF WICHITA

*Lakin*



OFFICE OF THE CITY MANAGER  
282-0811 — AREA CODE 316  
CITY BUILDING — 304 S. MAIN ST.  
WICHITA, KANSAS 67202

April 10, 1975

TO: Residents of Sleepy Hollow and Other Interested Parties

You are invited to attend a public hearing which will be conducted by the Wichita Traffic Commission on Thursday evening at 7:30 PM, April 17, 1975. As noted on the enclosed agenda, this meeting will be held in the Campus Activity Center Theatre at Wichita State University, which is located just west of the CAC Building.

The purpose of this meeting is to disseminate pertinent information between various agencies interested in a total comprehensive plan for Hillside, and more specifically, the area around Sleepy Hollow. This meeting will serve as the first of several meetings to gather citizens input towards developing a final comprehensive plan for the area affected.

Sincerely,

*Ralph Wulz*  
Ralph Wulz  
City Manager

RW/sh  
Enclosure



PUBLIC HEARING  
Held by Wichita Traffic Commission  
REVIEW OF THE SLEEPY HOLLOW, INC. RESOLUTION  
REQUESTING DEVELOPMENT OF A TOTAL COMPREHENSIVE PLAN  
OF THAT AREA

Thursday  
April 17, 1975  
7:30 PM

Campus Activity Center Theatre  
(located just west of CAC Building)  
Wichita State University

AGENDA

Call to Order	Graham Hatfield, Chairman
Roll Call - Traffic Commission	Wichita Traffic Commission and
Introduction of City Staff	Hearing Moderator
-----	
1. Historical and Land Use Data	Robert Lakin Director of Planning
2. Project History	R. W. Bruggeman Director of Public Works
3. Traffic Flow Patterns and Parking	Paul B. Graves City Traffic Engineer
4. Design and Construction of Projects	Dick Linn City Engineer
5. Drainage	G. H. Wilton, Supt. Public Works Maintenance
6. Sleepy Hollow, Inc. Comments	Byron Kenyon
7. Wesley Medical Center Review	Roy C. House
8. College Hill Medical Tower Comments	Meridith Hill
9. Wichita State University Comments	Dr. George Klatt
10. Wichita Children's Home Comments	(Mrs.) Pat Wilson
11. Open Discussion	Interested Parties

## **Sleepy Hollow, Inc.**

*3740 Sleepy Hollow  
Wichita, Kansas 67208*

### RESOLUTION

WHEREAS: It is obvious that present and future expansions of Wesley Medical Center will have a direct impact on traffic movement and control within the Wesley Medical Center area and proper control of such traffic is of vital importance to the residents of Sleepy Hollow area and

WHEREAS: To the best of our knowledge, the City of Wichita and its various departments charged with the traffic control and planning, have not put on record any comprehensive plan or program of implementation for traffic flow and control in-thru-and around Wesley Medical Center area, once perimeter streets are opened and

WHEREAS: Some two thousand employees of Wesley Medical Center plus an unknown number of visitors, doctors and venders do contribute to traffic flow problems and will continue to do so and

WHEREAS: Spot treatment, such as widening Hillside for a few blocks and other rumored traffic controls are not reflective of a total and comprehensive plan.

THEREFORE, be it resolved by the Sleepy Hollow Inc, a neighborhood association that the City Commission be requested to instigate an immediate, total comprehensive plan of traffic

flow and control about the Wesley Medical Center area. Such plans shall consider traffic control lights at the Hillside Central intersection and their operational plan, width, and planning of streets, including Hillside, Central, Vassar, and Murdock and traffic control plans such as lights, cul-de-sacs and medial strips for those streets along with necessary parking regulations.

BE IT ALSO resolved that the City Commission instruct departments involved to communicate with officers and members of the Sleepy Hollow Association, Inc. and issue regular reports of progress on the plan and discuss same with Sleepy Hollow, Inc., as such plans progress and that the first such report shall be made within the next sixty (60) days.

AND BE IT ALSO resolved that this Association is on record as recognizing this traffic control plan as vital to our neighborhood well-being as well as the Wesley Medical Center and any delay in creating the plan will be viewed with total neighborhood concern.

THIS RESOLUTION PASSED by a unanimous vote of members of Sleepy Hollow Inc. at their annual meeting, held January 21, 1975. It is presented to the City Commission by a unanimous vote of the Board of Directors of Sleepy Hollow Inc., directing such action.

WESLEY HOSPITAL PARKING REQUIREMENTS  
 Computed by Traffic Engineering Division

JULY 1970

674 bed hospital

1050	maximum number of employees	
330	doctors assigned to the staff	
<u>130</u>	nurses	
1510	Total	
1 per 5 employees		302 spaces
1 per 5 beds		<u>135</u> spaces
		437 needed

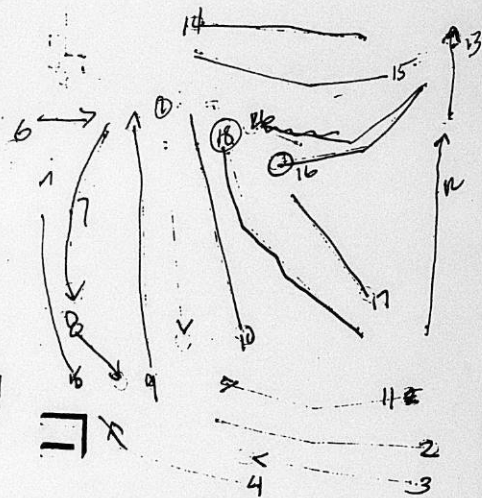
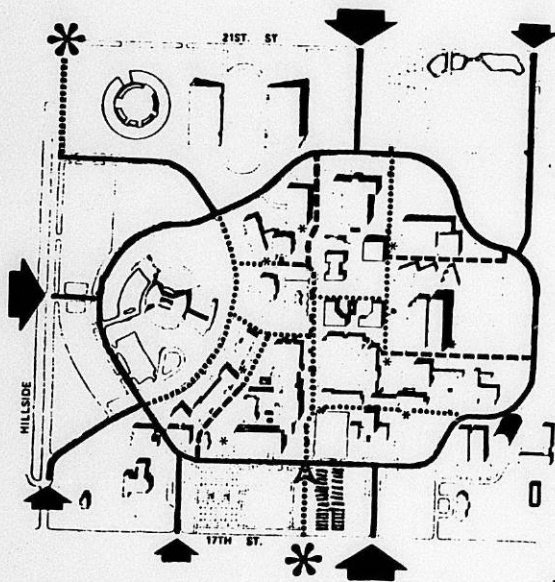
SEPTEMBER 13, 1974

762 bed hospital

1448	maximum number of employees	
133	nurses	
<u>363</u>	doctors	
1944	Total	
1 per 5 employees		389 spaces
1 per 5 beds		<u>151</u>
		540 needed

+448

1448		
<u>363</u>		
1811	1 per 5 employees	362
133	1 per 2	67
<u>762</u>	1 per 5 beds	<u>151</u>
		580 spaces



- LEGEND
- LOOP ROAD
  - - - - SERVICE - BIKE, & MAJOR PEDESTRIAN CORRIDOR
  - ..... EMERGENCY ACCESS & PEDESTRIAN PATHWAYS
  - ▲ MAJOR ENTRY
  - ▲ SECONDARY ENTRY } VEHICULAR
  - \* PEDESTRIAN ENTRY
  - \* BICYCLE PARKING AREAS

FIGURE 5.5

WSU CIRCULATION PLAN

(12-73)  
S.S.C.2

**THE CITY OF WICHITA**

OFFICE OF CITY TRAFFIC ENGINEER

DATE August 28, 1974



**ON SAFETY  
PHASE II**

**TO** Paul B. Graves, City Traffic Engineer  
**FROM** William G. McKinley, Assistant Traffic Engineer  
**SUBJECT** Wesley Undertaking

In order to properly analyze the Undertaking and its effect on parking within the vicinity of Wesley Medical Center, we have reviewed the previous actions to date. As you will recall, the Traffic Commission recommended to the Planning Department that the existing parking ordinance be revised to provide a minimum of two parking spaces for each bed. The present parking requirement is one parking space for every five beds and one for every five employees. The new prototype zoning ordinance as adopted would provide one and one-half parking spaces per bed.

At the Subdivision Committee meeting where the Wesley Medical Center 2nd Addition plat was heard, Mr. Roy House, President and Chief Executive Officer, agreed to provide 2,540 parking spaces. At that time, he was not represented by Counselor Kenneth Stewart. These 2,540 parking spaces would provide the necessary parking to accommodate the proposed hospital and office building complex. It also agrees with a report entitled, "Wesley Medical Center" prepared by Oblinger and Smith back in late 1969, which recommended that ultimate expansion have a parking ratio of two parking spaces to a hospital bed.

When this approved Subdivision Committee recommendation was sent to the Planning Commission, Mr. Kenneth Stewart, Counselor for Wesley Medical Center, objected to the requirement of 2,540 parking spaces. The Planning Commission, after considerable discussion, reduced the requirement to 1,700 parking spaces.

With this background in mind, I have reviewed the Undertaking and the correspondence with regard to the BZA Case 2373, which deals with variances for Wesley Medical Center office complex and parking garage; and the minutes associated with the Wesley Medical Center 2nd Addition. It is my opinion that the minutes of the BZA approval were based upon additional parking spaces being provided by Wesley Medical Center to help reduce the parking congestion which is filtering into the residential areas. In reviewing the Undertaking in detail, one quickly realizes that additional off-street parking spaces for the Wesley Hospital complex are not being provided.

There presently exists, by their own records, 1,142 on-site off-street parking spaces. They also count an additional 107 on-site-on-adjacent-street parking spaces for a total of 1,249 spaces. It is somewhat questionable whether these on-site-on-adjacent-street parking spaces are legitimate off-street parking spaces which could be counted for the parking requirements needed at Wesley Hospital.

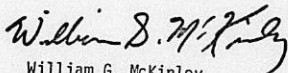
August 28, 1974

The proposed improvements will result in the reduction of parking spaces on-site of 344 due to the parking garage and office building site; 60 spaces due to Hillside widening; and 55 spaces due to loss of parking by reconstruction of Murdock and Vassar. Again, these figures have been compiled by Wesley Hospital and their validity has not been checked by the Traffic Engineering Division. This adds up to a total of 449 spaces to be lost due to building construction and street widening.

Future parking will be provided by an off-street parking lot of 150 spaces and a parking garage with 750 spaces for a total of 900 future parking spaces. Due to the reduction of 449 spaces, the existing site parking spaces of 1,249 will be reduced to 800. Therefore, until future parking garage and future parking lot is constructed, Wesley Hospital site will be operating with only 800 parking spaces. Once the garage and parking lot are completed, Wesley complex guarantees 1,700 parking spaces.

It is my opinion that the attempt of increasing parking spaces for the Wesley Hospital site, thereby reducing parking congestion in the neighborhood, has not been accomplished. The present parking of 1,249 spaces at the Wesley Hospital complex plus a required 448 spaces by their own calculations for the new medical office complex would require 1,697 parking spaces on a status quo basis. In other words, in reality, the net change in parking around Wesley Hospital is only to provide the needed parking spaces for the new office complex. No additional parking spaces (except three) will be provided for the Wesley Medical Center Complex.

At numerous times in the minutes of the BZA, Planning Commission, Traffic Commission and City Commission, Wesley Hospital representatives indicated their desire to increase the number of parking spaces in compliance with Sleepy Hollow residents requests. I believe it is now obvious that the net result will actually be a detriment to the residential area. Our surveys conducted approximately two years ago indicated in the neighborhood of 300 to 400 on-street parking spaces associated with Wesley Hospital. Assuming that our projections of a need of two parking spaces per bed, the requirements of the medical office building would result in a combined total parking need of 2,540, the on-street parking problem will swell from 300 to 840. In other words, we believe that they need to provide 2,540 parking spaces whereas they are providing only 1,700 for a deficit of 840.



William G. McKinley  
Assistant Traffic Engineer

WGM/g1

LAW OFFICES OF  
BOYER, DONALDSON & STEWART  
1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1988)  
KENNETH P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON  
MICHAEL B. ROACH

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

October 16, 1974

Mr. Eugene Pirtle  
Legal Department

Mr. Curtis Newby  
Metropolitan Area Planning Department

Mr. Jim Jorgenson  
Department of Central Inspection

Re: Wesley Medical Center Third Addition

Gentlemen:

I am delivering the proposed final description of conveyance to Kroh Brothers Development Company which includes the granting to Kroh Brothers of an easement for encroachment as to the entrance canopy and an easement for building setback on the North and East lines of Lot Two.

It likewise reserves to Wesley an easement for encroachment for areaway from the parking garage structure on Lot One over Lot Two and an easement for building setback along the East line of Lot One.

Thanks very much for your cooperation.

Very truly yours,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:yjt

cc: Mr. Dale Fair  
Mr. Charles Ash  
Mr. John Gist  
Mr. Fred Doane  
Mr. Roy C. House  
Mr. A. B. Davis, Jr.

Enclosure

APPROVED AS TO FORM  
*Eugene L. Pirtle*  
EUGENE L. PIRTLE  
Assistant City Attorney  
10-16-74 Date

Lot Two (2), WESLEY MEDICAL CENTER THIRD ADDITION,  
Wichita, Kansas,

EXCEPTING, any and all right, title and interest to Pine Street, lying South of said Lot Two (2), which shall become vacated January 1, 1975, by conditional vacation as shown by plat filed in the Office of the Register of Deeds, Sedgwick County, Kansas, in Drawer G-1, Folder 5-26, it being understood that said Pine Street shall revert to The Wesley Medical Center, its successors and assigns;

TOGETHER WITH

- (i) Easement for access to Murdock described as follows, to-wit:

An easement twenty-four feet in width for ingress and egress described as:

BEGINNING at a point on the north line of Lot Two (2), WESLEY MEDICAL CENTER THIRD ADDITION, 18 feet east of the northwest corner of said lot for a point of beginning; thence north a distance of 117.5 feet to the north line of Lot Three (3) of said addition; thence east a distance of 24 feet; thence south a distance of 117.5 feet to the north line of said Lot Two (2); thence west a distance of 24 feet to the point of beginning.

Reserving, however, to the Grantor the right and privilege to relocate said easement for access to Murdock in such manner as to provide comparable access, should the future development plans of grantor require such relocation. Such relocation shall be at the expense of grantor and with a minimum of disruption or interference with the use of the building improvements.

- (ii) Easement for ingress and egress to and from private drives of Grantor at or about the same location as the present streets of Rutan Avenue out to Murdock Avenue and Pine Street out to Rutan Avenue, reserving to Grantor the right and privilege to discontinue the present streets of Pine and Rutan after January 1, 1975 and construct private drives at other locations which would provide comparable access with a minimum of disruption and interference with the use of the building improvements.
- (iii) Easement for the construction, maintenance, repair and replacement by Grantee, its successors and assigns of drives, walks, courtyards, walls, monuments, entrance canopy and other incidental improvements, together with landscaping, all for the nonexclusive use by Grantee, its successors, assigns and invitees in connection with the building improvements on said Lot Two (2) on and across the following described real estate:

Lot Three (3), WESLEY MEDICAL CENTER  
THIRD ADDITION, Wichita, Kansas;

reserving, however, to Grantor the right and privilege to relocate such improvements at Grantor's expense in such a manner as to provide comparable access and improvements with a minimum of disruption or interference with the use of the building improvements.

- (iv) Easement for encroachment (nineteen (19) feet) and for required building setback (ten (10) feet) for improvements to be constructed on said Lot Two (2) by Grantee, for so long as said encroachment exists and so long as said building setback is

required by the statutes of the State of Kansas and ordinances of the City of Wichita, Kansas and if such encroachment or setback requirement shall cease, the easement hereby granted shall automatically terminate to the extent thereof, and the estate shall revert to Grantor, its successors and assigns; said easement being described as follows:

Part of Lots 3 and 4, WESLEY MEDICAL CENTER THIRD ADDITION, Wichita, Kansas, described as BEGINNING at the northwest corner of Lot 2 in said Addition; thence north along the west line of Lot 3, 29 feet; thence east parallel with the north line of Lot 2, 162 feet; thence south parallel with and ten feet east of the east line of Lot 2, 194 feet; thence west ten (10) feet to the southeast corner of Lot 2; thence north 165 feet to the northeast corner of Lot 2; thence west 152 feet to the northwest corner of Lot 2, and the place of beginning.

EXCEPTING FROM SAID GRANTS OF EASEMENT AFORESAID, any and all right, title and interest to Pine Street lying south of said Lots 2 and 3, to Rutan Avenue lying east of said Lot 3, both of which said public streets shall become vacated effective January 1, 1975, as shown by recorded plats of said WESLEY MEDICAL CENTER THIRD ADDITION, Wichita, Kansas, filed in the office of the Register of Deeds of Sedgwick County, Kansas, in Drawer G-1, Folder 5-26, and said WESLEY MEDICAL CENTER SECOND ADDITION filed in Drawer G-1, Folder 4-21, except as specifically provided herein.

SUBJECT TO

- (i) Easements and restrictions of record;
- (ii) Grantor's exclusive right to purchase two (2) sub-floors, which are designated Sub-floors A and B and also respectively Offices One (1) and Two (2), in the building improvement to be constructed by Grantee on said Lot Two (2);
- (iii) The reservation to Grantor, its successors, assigns and invitees of the nonexclusive right to use the tunnel, the elevator and elevator building at the parking garage and the corridors from the elevator building to the office building, the common areas within Floors Nos. 1, and sub-floors A and B and Grantee's improvements on Lot Three (3), WESLEY MEDICAL CENTER THIRD ADDITION, Wichita, Kansas, for the purposes for which they are to be built and operated.

- (iv) The reservation to grantor, its successors and assigns, of an easement for subsurface encroachment and a nonexclusive easement for required building setback for improvements to be constructed by Grantor on Lot 1, WESLEY MEDICAL CENTER THIRD ADDITION, Wichita, Kansas, as follows:

Part of Lots 2 and 3, WESLEY MEDICAL CENTER THIRD ADDITION, Wichita, Kansas, described as two tracts:

- A. BEGINNING at a point on the west line of said Lot 2, 35 feet south of the northwest corner thereof for a point of beginning; thence east parallel to the north line of Lot 2, 3.7 feet; thence south parallel with the west line of Lot 2, 5.5 feet; thence west parallel with the north line of Lot 2, 3.7 feet; thence north a distance of 5.5 feet to the point of beginning.
- B. BEGINNING at the northwest corner of Lot 3 in said Addition; thence east along the north line of Lot 3 a distance of 10 feet; thence south parallel with and 10 feet east of the west line of Lot 3 and Lot 2, 282.5 feet; thence west parallel with the north line of Lot 3, 10 feet; thence north 282.5 feet to the northwest corner of Lot 3 and the place 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 P. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON  
MICHAEL B. ROACH

PAUL J. DONALDSON  
OF COUNSEL

December 26, 1974

264-7321  
AREA CODE 316

Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center

Gentlemen:

Enclosed is Easement (Form 42-017) which has been executed on behalf of The Wesley Medical Center covering the following described real estate:

The west 15 feet of the south 120 feet of the north 135 feet of Lot 1, Wesley Medical Center Third Addition.

If anything further is needed in connection with this matter, please advise.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*  
KPS

KPS:cpf  
Enclosure



Kenneth P. Stewart  
Lateral 2,  
Wesley Interceptor.  
DBKL574082

FORM 42-017

EASEMENT

THIS EASEMENT made this 16 day of December, 1974,

by and between THE WESLEY MEDICAL CENTER

of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first part, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged; do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer pipes and a sewer system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The west fifteen (15) feet of the south one hundred twenty (120) feet of the north one hundred thirty-five (135) feet of Lot 1, Wesley Medical Center Third Addition.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and sewer system.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

ATTEST

A. B. DAVIS, JR. Assistant Secretary  
STATE OF KANSAS)  
SEDCWICK COUNTY) SS

The Wesley Medical Center

By Roy C. House  
President and Chief Executive Officer

Personally appeared before me a notary public in and for the County and State aforesaid ROY C. HOUSE, President and Chief Executive Officer of The Wesley Medical Center, a Kansas corporation,

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 16 day of December, 1974.

Marlynn J. Parr  
Notary Public

My Commission expires March 20, 1978

October 17, 1974

Robert Feldner, Superintendent, Central Inspection

Jack H. Galbraith, Chief Planner

Building setbacks relating to proposed parking garage and office building on Lots 1 and 2, Wesley Medical Center Third Addition.

On October 16, 1974, I met with Ken Stewart, attorney for Wesley Hospital, representatives of Kroh Bros. Construction Company; Jim Jorgenson, Central Inspection; Gene Pirtle, Assistant City Attorney and Curt Nawby of our office. The meeting was held to discuss interpretation of the front, side and rear yard setbacks in the "BB" Office zoning district as applied to the proposed parking garage and the office building to be constructed on Lots 1 and 2, respectively, of Wesley Medical Center Third Addition.

The problem of the setback requirements centered on the proposed office building on Lot 2 being located adjacent to the south, east and north lines of the lot, and the proposed parking garage being located adjacent to the east line of Lot 1 with an encroachment of a parking garage airvent shaft onto Lot 2. Thus, the building locations did not provide for the required 20 foot front yard, 5 foot side yard and 15 foot rear yard setbacks in the "BB" zoning. In the ensuing discussion, I pointed out that a 20 foot setback from Pine Street would not be required on either Lot 1 or Lot 2 since the Board of Zoning Appeals had approved a reduction of the required setback in this area from 20 feet down to 0 (BZA 23-73 - Variance of building setback).

Ken Stewart proposed that a 10 foot building setback be provided in the form of a private easement on Lot 3, adjacent to the north and east sides of the proposed office, and a 10 foot building setback private easement adjacent to the east line of Lot 1, on Lots 2 and 3, thereby providing for the minimum 10 foot separation between the office building and garage building and any future buildings constructed next to those two buildings. He also suggested that a right of encroachment easement could be provided on Lot 2 where the parking garage air vent shaft is to be located.

I am in general agreement with Mr. Stewart's proposal since the intent of the zoning ordinance, in requiring the 5 foot side yard in the "BB" zoning district, was to assure a minimum 10 foot separation of buildings for fire protection, access, etc. Gene Pirtle is in agreement with Mr. Stewart's proposals

Robert Feldner, Superintendent  
Central Inspection  
October 17, 1974  
Page 2

relative to the private building setback easement method of providing the 10 foot building separation and the encroachment easement for the airvent shaft.

Mr. Stewart has submitted a draft of the various easements, which has been approved as to form by Pirtle. We are all in agreement that the proposed easements resolve the setback problems in this specific case and that building permits can be issued on such easements being executed and properly recorded. Upon satisfactory assurances to you that the easements have been provided, we would concur in the issuance of appropriate permits.

If you have any questions, or desire another meeting, please advise.

JHG:CLN:rme

cc: Kenneth Stewart, Attorney, 1030 First National Bank Building  
67202  
Dale Fair, Attorney, 320 Page Court, 67202  
Gene Pirtle, Assistant City Attorney

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 W. HANSON  
ROBERT L. SMITH  
JOHN H. GIBSON

PAUL J. DONALDSON  
OF COUNSEL

September 10, 1974

284-7321  
AREA CODE 316

Mr. Paul Graves  
Traffic Engineering Division  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202



Re: S/D 74-91  
Final Plat of Wesley Medical Center  
Third Addition  
Our File No: W-472

Dear Mr. Graves:

In compliance with requirement "L" concerning the plat, we furnish you an executed copy of the Undertaking by Wesley to the City of Wichita, dated April 24, 1974, by the terms of which Wesley does "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 within the Wesley complex shall comprise a minimum total of 1700 parking spaces to accommodate The Wesley Medical Center premises ..." in which is included the computation of the 1700 spaces and also Exhibit "A" which computes the spaces required under the existing Code for a hospital of 750 beds (300 spaces) and an office building with eight floors, together with two sub-floors (448 spaces).

We likewise direct your attention to the fact that the professional office building to be developed privately is now planned for only six floors instead of eight, plus the two sub-floors. Therefore, the 448 spaces computed for the office building actually exceeds Code requirements by 104 spaces.

Mr. Paul Graves

September 10, 1974

Page . . . . . 2

In addition, I am enclosing the Undertaking by Wesley to Kroh Brothers Development Company to provide an aggregate of 450 spaces for the use of the building and its occupants and patients.

It is my understanding that you will advise the Planning Department that you are satisfied with our compliance with off-street parking requirements. On that basis I am requesting that the Planning Department place the Third Addition Plat on the agenda for next Tuesday. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf  
Enclosures

cc: Mr. Jack Galbraith  
Mr. Ray Bruggeman  
Mr. Roy C. House  
Mr. Bill Korber  
Mr. Robert Harris  
Mr. John Gist  
Mr. A. B. Davis, Jr.  
Mr. O. C. Estes

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public  
Works Maintenance

DATE Sept. 17, 1974



TO Jack Galbraith, Chief Planner, MAPD

FROM M. S. Mitchell

SUBJECT - Wesley Medical Center Third Addn.  
SD 74-91

Reference is made to my request before the Subdivision Committee for a Lot Grading Plan. We are in receipt of a letter from the architect advising that the storm water from roof and area drains will be disposed of in an underground manner. This is satisfactory.

I trust this information is sufficient to permit final processing of the plat; however, if further comments or discussion are desired, please advise.

A handwritten signature in cursive script that reads 'M. S. Mitchell'.

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

MSM/glm

cc: G. H. Wilton  
Wesley Medical Center 3rd Addn. Plat File  
Charles Ash, Thomas, Harris, Ash & Mason Architects  
Swede Johnson, Central Air Conditioning



9/16/74 - Stewart

WESLEY MEDICAL CENTER  
OFF STREET PARKING REQUIREMENTS

PRESENT CODE REQUIREMENTS

HOSPITAL (750 BEDS/750 EMPLOYEES)

@ 1 SPACE/5 BEDS =	150	
@ 1 SPACE/5 EMPLOYEES =	$\frac{150 @ 1500 = 300}{300}$	$\frac{300}{450}$
TOTAL		

7 floor  
7+8 not  
to be built.

F.O.B	SOFT. REQ.	DRS.	EMPLOYEES	TOTAL
FLOOR 8	* 22 25	** 1012	*** 2024	= 52 61
7	22 25	1012	2024	= 52 61
6	22 25	1012	2024	= 52 61
5	22 25	1012	2024	= 52 61
4	22 25	1012	2024	= 52 61
3	22 25	1012	2024	= 52 61
2	22 25	1012	2024	= 52 61
1	**** 32 40	0	0	= 32 40
B	22 25	1012	2024	= 52 61
A	0	0	0	= 0
				<u>448 528</u>

- \* 1 SPACE/500<sup>2</sup> (12400 TOTAL (10740 ÷ 500))
- \*\* 1 SPACE/DOCTOR
- \*\*\* 1 SPACE/EMPLOYEE (2 EMP/DOCTOR)
- \*\*\*\* 1 SPACE/250<sup>2</sup> (7860 ÷ 250) 9950

TOTAL OFF STREET SPACES REQUIRED 748 978

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

September 12, 1974

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

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

Re: S/D 74-91 - Final Plat of  
WESLEY MEDICAL CENTER THIRD  
ADDITION

Dear Mr. Newby:

Please find enclosed Certificate of Mr. Roy C. House, President and Chief Executive Officer of The Wesley Medical Center indicating the filing of Petitions for Sanitary Sewer Lateral (attached) (entire addition) and Sewer Petition Lateral, Lot 2, Wesley Medical Center Third Addition which acknowledges that the Third Addition may be subject to special assessments for such sewer improvements.

We are likewise furnishing you a copy of the corporate guarantee to abandon and cap the existing sanitary sewer line from Hillside Avenue to the manhole on Lot 1, Wesley Medical Center Second Addition.

These items are in compliance with Conditions G and K (as amended).

If anything further is needed prior to Tuesday, please advise.

Yours very truly,

BOYER, DONALDSON & STEWART

By 

KPS:yjt

Enclosures

cc: Mr. Roy C. House

City of Wichita  
Engineering Division  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202

Attention: Mr. Dean Sellers

Re: S/D 74-91  
Wesley Medical Center Third Addition  
Plat

Gentlemen:

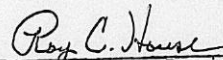
The Wesley Medical Center guarantees the abandonment and capping of the existing sanitary sewer line from Hillside Avenue to the manhole on Lot 1, Wesley Medical Center Second Addition. This abandonment and capping shall be accomplished in connection with the current project for the construction of a parking garage which will be commenced in the near future.

This guarantee is furnished in compliance with condition "x" in reference to the above plat.

Very truly yours,

THE WESLEY MEDICAL CENTER

By



ROY C. HOUSE, President and  
Chief Executive Officer

**CERTIFICATE**

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Roy C. House, President and Chief Executive Officer  
of The Wesley Medical Center, owner and plat-  
tor of Wesley Medical Center Third Addition, do hereby  
certify that petitions for the following improvements have been  
submitted to the Board of Commissioners of the City of Wichita,  
Kansas:

1. Petition - Sanitary Sewer Lateral (attached)
2. Sewer Petition Lateral, Lot 2, Wesley Medical Center  
Third Addition (attached)
- 3.
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-  
provements, lots within Wesley Medical Center Third Addition  
may be subject to special assessments assessed thereto for the  
cost of constructing the above-described improvements.

Signed this 13th day of September, 1974.

*Roy C. House*

Roy C. House, President and  
Chief Executive Officer  
The Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

City of Wichita)  
Sedgwick County) ss  
State of Kansas)

Be it remembered that on this 13th day of September,  
1974, before me, a notary public in and for said County and State,  
came ROY C. HOUSE, to me personally  
known to be the same person who executed the fore-going instrument  
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and  
affixed my notarial seal the day and year above written.

*Marilyn J. Parr*  
Notary Public

My Commission Expires:  
March 20, 1978

T9-128



PETITION - SANITARY SEWER LATERAL

To the Board of Commissioners,  
Wichita, Kansas

Gentlemen:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property lying within the area described generally as follows:

All Lots in Wesley Medical Center Third Addition

do hereby petition, pursuant to the provisions of K.S.A. 1973 Supp. 12-6a01 et seq, as follows:

- (a) That there be constructed a lateral sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being \$25,000.00 payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this petition.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total actual cost of the improvement.
- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be by the square foot

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K. S. A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. When the petition has been filed with the City Clerk and the City Clerk has certified the signatures thereon as being according to the records of the Registrar of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by both a majority of the owners of record of property and the owners of more than one-half of the area liable for special assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in operation.

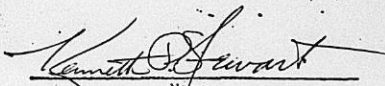
WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
All Lots in Wesley Medical Center Third Addition	The Wesley Medical Center By <u>Roy C. House</u> Roy C. House President and Chief Executive Officer	
Attest: <u>Dorothea M. Moore</u> Dorothea M. Moore Secretary		

AN ABSTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION

AFFIDAVIT

The undersigned, being first duly sworn on his oath, states: That he circulated the attached petition and that the signatures thereon are the genuine signatures of the persons they purport to be to the best of his knowledge and belief, being signed either in the presence of the undersigned or in the presence of one of the resident owners whose signature appears on the petition.



\_\_\_\_\_  
Name

BOYER, DONALDSON & STEWART  
1030 First National Bank Building  
Wichita, Kansas 67202  
\_\_\_\_\_  
Address

\_\_\_\_\_  
264-7321

\_\_\_\_\_  
Telephone No.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_.

\_\_\_\_\_  
City Clerk.

O W N E R S H I P   L I S T

Lot	Street	Addition	Property Owner
25, 26 & E 16' of 27 and the N½ of Vacated alley adjoining on the South	Murdock	Nob Hill Addition	The Wesley Medical Center, a Corporation 550 N. Hillside Wichita, Kansas, 67214
E 16' of 30 all of 31, 32 33 & S½ of vacated alley Adjoining on the North	Pine	"	"
That part of lot 1, Wesley Medical Center Second Addition, described as: Beginning at the NW corner of said lot, thence East 525', thence South 330.5', thence West 500', thence North 190.25', thence West 25', thence North 140.25' to beginning			"

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the lots hereinabove set out as shown by the last deeds of record in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 11th day of September, 1974 at 7:00 o'clock A. M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

BY

*ant John Byron*  
Vice-President

Order No. 217731

SEWER  
PETITION

Wichita, Kansas

9-11, 1927

To the Board of Commissioners,  
Wichita, Kansas.

Gentlemen:

We, the undersigned property owners, owning land in the district  
benefitted by the following improvement, do hereby petition your  
Honorable Body to cause to be built a sanitary sewer lateral to serve  
the property between Lot E, Wesley and Medical  
from Corner 3rd St. to \_\_\_\_\_  
and we hereby agree that any building designed for human habitation  
owned by us and adjacent to the proposed sewer lateral will be connected  
to the lateral within the period designated by law.

Said improvement shall be done at the cost of the owners of the  
land liable to special assessment therefor and special assessment against  
the land liable therefor shall be levied as provided by law.

PROPERTY OWNER	RESIDENCE NO. & STREET	LOTS OWNED
	The Wesley Medical Center	
	By: <u>Roy C. House</u>	
	Roy C. House	
	President and Chief	
	Executive Officer	

Attest: Dorothea M. Moore  
Dorothea M. Moore  
Secretary

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
TRAFFIC ENGINEERING DIVISION  
262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

September 13, 1974

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

Re: S/D 74-91  
Final Plat of Wesley  
Medical Center  
Third Addition

Dear Mr. Stewart:

This is in response to your letter of September 10, 1974 relative to the above subject information. We have been reviewing your September 10 letter, the document entitled "Undertaking" and other information that is in our files relative to Wesley Medical Center, including a letter dated July 27, 1970 from Mr. O. C. Estes, Assistant Administrator (which contained pertinent information relative to off-street parking spaces, total number of employees, number of student nurses, number of doctors on the hospital staff, etc.) As of this morning we have been attempting to verify and update the data that we have in our files and have been unable to do so; therefore, I wish to advise this office will be unable to respond to your request that we submit a report indicating our satisfaction with your compliance with off-street parking requirements until such time as this information is made available.

Your office advised us this morning that you were not available at the time of our call; therefore, we wanted your office to have this information in writing today so that it would not come as a surprise to you on Monday or Tuesday that we could not give you the confirmation you desired.

Sincerely yours,

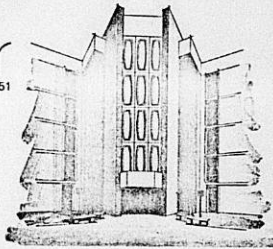
  
Paul B. Graves, P.E.  
City Traffic Engineer

PBG:cg  
cc: R. W. Bruggeman  
Ralph Wulz  
Robert Lakin ✓  
Roy House



# Wesley Medical Center

550 North Hillside / Wichita, Kansas 67214 / (316) 685-2151



September 13, 1974

Mr. Paul B. Graves, P.E.  
City Traffic Engineer  
Department of Public Works  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Graves:

In the absence of Mr. O. C. Estes, Assistant Administrator, I am responding to the request of this morning from Mr. Bill McKinley of your staff for an updating of certain information which was originally contained in the July 27, 1970, correspondence to you in regard to the revision of the zoning ordinance.

With respect to the specific information deemed necessary the following is submitted:

1. Patient bed capacity as of September 13, 1974 - 697 Adult and Pediatric beds and 65 newborn bassinets.
2. Off-street parking spaces available - 1246 (includes a 100 space employee parking lot soon to be open on the west side of North Hillside Street).
3. Total number of employees - 1951 full-time and 297 part-time as of August 31, 1974.
4. Greatest number of employees on duty at any one time - 1448.
5. Number of student nurses living at the facility during the current term - 115 (plus nine x-ray students and nine dietitian interns).
6. Square footage of facility - approximately 735,000 square feet.



"YOUR NEED IS OUR CONCERN..WE CARE"

Mr. Paul B. Graves, P.E.  
Page 2  
September 13, 1974

7. Physicians on Staff - 363 including those physicians  
on full-time duty at Wesley Medical Center.

Should there be any question regarding this data, or should any additional  
information be needed by your office, please let us know.

Sincerely,



Robert J. O'Brien  
Assistant Administrator

RJO:pw

cc: Mr. R. W. Bruggeman  
Director of Public Works

Mr. Ralph Wulz  
City Manager

Mr. Robert A. Lakin ✓  
Secretary, Metropolitan Area Planning Commission

Mr. Bill McKinley  
Associate Traffic Engineer

Mr. Roy C. House  
Mr. Kenneth P. Stewart

Gott.  
The pet. for san.  
sewer for subj prop  
has been received  
& is being processed

Darrell  
Wesley med. Center  
3rd Addn.

City of Wichita  
Engineering Division  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202

Attention: Mr. Dean Sellers

Re: S/D 74-91  
Wesley Medical Center Third Addition  
Plat

Gentlemen:

The Wesley Medical Center guarantees the abandon-  
ment and capping of the existing sanitary sewer line from  
Hillside Avenue to the manhole on Lot 1, Wesley Medical  
Center Second Addition. This abandonment and capping shall  
be accomplished in connection with the current project for  
the construction of a parking garage which will be commenced  
in the near future.

This guarantee is furnished in compliance with  
condition "K" in reference to the above plat.

Very truly yours,  
THE WESLEY MEDICAL CENTER

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

Acceptable  
by Engr. Div  
as per D. Sellers  
J. B. [Signature]

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-91 Name WESLEY MEDICAL CENTER 3RD ADDITION  
Application & Sketch Filed: 8-5-74  
Preliminary Plat Filed: N/A  
Final Plat Filed: 8-5-74 Approved by S/D: N/A  
Approved by Metropolitan Area Planning Commission: 8-15-74  
8-2-74

DESCRIPTION

General Location: East side of Hillside in an  
area south of Murdock

Surveyor or Engineer: Baughman Company  
Owner: Wesley Medical Center  
Address: 550 North Hillside 67214

1. Gross Acreage of Plat	4.48	6. Access Control	
2. Number of Lots:		St. Hillside	No. Openings 1
Residential		St.	No. Openings
Commercial		St.	No. Openings
Industrial		7. Req'd Improvements	
Other	4	St. Paving	Water
Total Number of Lots:	4	Sidewalk	Drainage
3. Minimum Lot Area:	0.36 Acres	Sewer	Other
4. Existing Zoning	"A", "B" & "BB"		
5. Special Problems Discussed		None	

Valid petitions have been submitted guaranteeing the extension of sanitary sewer to serve subject property. A certificate has also been submitted certifying the petitions.

Planning Commission Recommendation:  
That this plat be approved subject to:

(See attached sheet for conditions.)

Kamen moved, Hill seconded and it carried unanimously.  
(Blakey absent.)

**NOTE:** Associated zone Case Z-1654 "A" and "B" to "BB", has been approved by the Board of City Commissioners on September 10, 1974, subject to platting.

**ACTION:** Approve the petition and instruct the City Attorney to prepare the necessary resolutions, 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 Metropolitan Area Planning Commission, authorize the Mayor to sign and instruct the Planning Department to withhold release of the plat tracing for recording until all conditions of the plat approval have been complied with.

CONDITIONS OF APPROVAL  
S/D 74-91 - Final plat  
of WESLEY MEDICAL CENTER  
3RD ADDITION

*OK* A satisfactory guarantee shall be submitted for the abandonment and capping of the existing sewer line from Hillside on Lot 1. The Engineering Division of the Department of Public Works shall be contacted concerning this matter.

*OK* - *Ben began called on 9/16/74, to say that easement was ok & Water Dept will meet.*  
The applicant shall dedicate by separate instrument a private water easement from Murdock to Lot 2. Said easement shall be labeled on the face of the plat with the recorded book and page number.

C. The applicant shall review the off-street parking for Lot 2 to assure that the minimum parking requirements can be met. The Traffic Engineering Division of the Department of Public Works shall be contacted regarding this matter.

*OK* The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.

*OK* E. 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

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

264-7321  
AREA CODE 316

September 11, 1974

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

Re: S/D 74-91 - Final Plat of  
WESLEY MEDICAL CENTER THIRD  
ADDITION

Dear Mr. Newby:

Enclosed is our Title Opinion certifying ownership  
and payment of taxes.

As indicated the tracing will be delivered today  
or first thing Thursday morning.

Mr. Graves has assured me the documents I furnished  
him yesterday would satisfy the condition for off-street parking.

Please place the matter on Tuesday's agenda. Thanks  
very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:yjt

cc: Mr. Roy C. House

Enclosure



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

264-7321  
AREA CODE 316

September 11, 1974

City of Wichita  
Wichita, Kansas

Re: Wesley Medical Center Third Addition  
Plat (Proposed)

Gentlemen:

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

WESLEY MEDICAL CENTER THIRD 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.

EASEMENTS

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

City of Wichita

September 11, 1974

Page.....2

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:yjt

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

Replat of the following portion of Lot 1, Wesley  
Medical Center Second Addition, Wichita Kansas:

Beginning at the N.W. Corner of said Lot; thence  
east 525 feet; thence south 330.5 feet; thence west 500 feet;  
thence north 190.25 feet; thence west 25 feet; thence north  
140.25 feet to beginning.

Together with Lots 25, 26 and the east 16 feet of  
Lot 27 on Murdock Avenue and Lots 33, 32 and 31, and the east  
16 feet of Lot 30 on Pine Street, in NOB HILL ADDITION to  
Wichita, Sedgwick County, Kansas, together with vacated alley  
and all of Pine Street adjacent on the south.

EXHIBIT "A"

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

PAUL J. DONALDSON  
OF COUNSEL

284-7321  
AREA CODE 316

September 11, 1974

Wichita Water Department  
104 South Main Street  
Wichita, Kansas 67202

ATTENTION: Mr. Ben Gegen

Dear Mr. Gegen:

Enclosed is the proposed private water easement as required under Condition D for the Wesley Medical Center Third Addition Plat. The executed original will be available for recording following its approval by the Board of City Commissioners at Tuesday's meeting.

Thanks very much for your cooperation in this matter.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:yjt

Enclosure

cc: Mr. Roy C. House  
Mr. Robert B. Harris  
Mr. Curtis Newby  
Mr. Fred Doane

EASEMENT

THIS EASEMENT made this \_\_\_ day of September, 1974,  
by and between The Wesley Medical Center of the first part and  
the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration  
of the sum of One Dollar (\$1.00) and other valuable consideration,  
the receipt whereof is hereby acknowledged, do hereby grant and  
convey unto the said second party a perpetual right-of-way and  
easement for the purpose of constructing, operating, maintaining,  
and repairing water pipes and a water system according to the plans  
and specifications now on file in the office of the Director of  
Water of the City of Wichita, Kansas, over, along and under the  
following described real estate situated in Sedgwick County,  
Kansas, to-wit:

TRACT I:

A North-South easement twenty (20) feet in width described  
as:

BEGINNING at a point on the north line of Lot Two (2), Wesley  
Medical Center Third Addition, ten (10) feet east of the north-  
west corner of said lot for a point of beginning; thence north  
a distance of 117.5 feet to the north line of Lot Three (3) of  
said addition; thence east a distance of twenty (20) feet; thence  
south a distance of 117.5 feet to the north line of said Lot Two  
(2); thence west a distance of twenty (20) feet to the point of  
beginning.

TRACT II:

An East-West easement twenty (20) feet in width described  
as:

BEGINNING at a point on the west line of Lot Three (3), Wesley  
Medical Center Third Addition, seventy-two (72) feet, four (4)  
inches south of the north line of said lot for a point of  
beginning; thence south a distance of twenty (20) feet; thence  
east a distance of ten (10) feet to the west line of the North-  
South easement above described as Tract I; thence north a distance  
of twenty (20) feet; thence west a distance of ten (10) feet to  
the point of beginning.

This easement does not include a right-of-way over  
land occupied by a permanent structure and said second party  
is hereby granted the right to enter upon said premises at any  
time for the purpose of constructing, operating, maintaining and  
repairing such water pipes and water system.

IN WITNESS WHEREOF: The said party has signed these presents the days and year first written.

(SEAL)

Attest:

THE WESLEY MEDICAL CENTER

A. B. Davis, Jr., Assistant Secretary

By: Roy C. House  
President and Chief Executive Officer

STATE OF KANSAS ]  
                  ] SS:  
SEDGWICK COUNTY ]

Personally appeared before me a notary public in and for the County and State aforesaid Roy C. House, President and Chief Executive Officer for and on behalf of and as the act and deed of said corporation to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this \_\_\_\_ day of September, 1974.

Notary Public

My Commission Expires:  
\_\_\_\_\_

THE CITY OF WICHITA

OFFICE OF R. B. Feldner, Superintendent      DATE August 23, 1974  
Central Inspection Division

ZERO  
100

ON SAFETY  
PHASE III

TO      M. S. Mitchell, Assistant Superintendent of Public Works Maintenance Division  
FROM    John J. Riddel, Building Plans Examiner  
SUBJECT   Wesley Medical Center Second Addition

The Uniform Building Code requires that roof drainage water from a building shall not be permitted to flow over public property. (Section 2207 (c)). The code further requires that "all drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the Building Official and/or other appropriate jurisdiction as a safe place to deposit such waters. If drainage facilities discharge onto natural ground, riprap may be required." (Section 7012 (a)).

Please examine the site plan of subject project for conformance with Flood Control requirements. If there are no platting requirements for this site, please indicate where Maintenance Division prefers that such waters be repositied onto public property.

*John J. Riddel*

September 3, 1974

TO: John Riddel, Bldg. Plans Ex.  
FROM: M. S. Mitchell

Subject: See above

I have reviewed Sheet 2 of plans for the Professional Office Building for subject Addition and find no details for roof drain and foundation drain systems shown on other sheets of the plans. I am told that drainage from the courtyard will be taken to the existing storm water sewer east of the energy center - but that roof and other discharge from the office building cannot be added to that storm water system without overtaxing it.

I also call to your attention the fact that the part of Wesley Medical Center Second Addition used for the office building site is being replatted as Lots 2 and 3 of Wesley Medical Center Third Addition, and that I requested the Subdivision Committee of the Planning Commission to require my approval of a grading and drainage plan as a condition of platting. To date I have not seen the grading and drainage plan and I suggest that you defer approval of these plans pending approval of the grading plan.



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

MSM/glm

cc: G. H. Wilton  
Jack Galbraith  
Wesley Medical Center 2nd & 3rd Addns. Plat Files  
Central Insp. PW File

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

August 9, 1974

Mr. Robert A. Lakin  
Director of Planning  
Metropolitan Area Planning Commission  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Third Addition

Dear Bob:

Thanks for your letter of August 6, 1974. We intended that the legend would show that Lot 4, formerly Pine Street, would be vacated effective January 1, 1975. In order to clarify the question which you raise about the south two feet of Lot 2, perhaps it would be acceptable to show the north line of Lot 4 as a hash-line and then also change the last sentence of the Wesley Dedication to read: "Lot 4 (presently Pine Street in Nob Hill Addition) is to be vacated January 1, 1975, except for the south two feet of Lot 2, which is vacated by this Platting."

I am passing on this suggestion to the Baughman Co. for consideration to clarify the question. Thanks very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:bdr

cc: Mr. Bill Korber  
Mr. Robert B. Harris  
Mr. John Gist



August 23, 1974

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

Re: S/D 74-91 - Final Plat of  
WESLEY MEDICAL CENTER THIRD  
ADDITION

Dear Mr. Stewart:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1974, the above-captioned plat was considered. The action of the Commission was to recommend the approval of the plat subject to the conditions listed in our letter dated August 19, 1974, with the exception that Condition K. was changed to read as follows:

- K. A satisfactory guarantee shall be submitted for the abandonment and capping of the existing sewer line from Hillside on Lot 1. The Engineering Division of the Department of Public Works shall be contacted concerning this matter.

In addition to complying with those 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.
- [Handwritten mark]* Certification by an attorney that fee title is vested in the platlor.
- [Handwritten mark]* Certification that all taxes due and payable for 1973 and prior years have been paid.

Page 2 - Mr. Kenneth Stewart  
August 23, 1974

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: Wesley Medical Center, 550 North Hillside 67214  
Baughman Company, 330 Laura 67211  
Dean Sellers, Assistant City Engineer

August 19, 1974

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 74-91 - Final Plat of  
WESLEY MEDICAL CENTER THIRD  
ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 15, 1974, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plat's text shall be amended to reflect that the vacation of that portion of Pine Street being platted as the south 2 feet of Lot 2 is to become effective upon recording of the plat.
- ~~B.~~ The Subdivision Committee recommends the waiving of the minimum lot width and maximum lot depth requirement of the Subdivision Regulations on Lot 4 and waiver of the direct access to a public street requirement of said regulations for Lot 2.
- ~~C.~~ The abandonment or relocation of any utility necessitated by this plat shall be at the sole expense of the applicant with no cost to the City, County, or any utility company.
- D. The applicant shall dedicate by separate instrument a private water easement from Murdock to Lot 2. Said easement shall be labeled on the face of the plat with the recorded book and page number.
- E. The statement in the plat's text concerning the vacation of Pine Street by K.S.A. 12-512(B) should appear in the surveyor's certificate and shall therefore be deleted from the plat's text.

Final Plat of Wesley Medical  
Center Third Addition.  
August 19, 1974  
Page 2

- F. A 20-foot public utility easement shall be labeled on the face of the plat from Murdock Avenue south across Lot 3 to Lot 2.
  - G. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
  - H. The 20-foot ingress and egress easement shall be increased to 24 feet in width if it is to be a two-way drive.
  - I. A legal tie from the section corner in Hillside Avenue shall be included on the face of the plat.
  - J. A sanitary sewer easement shall be labeled on the north 15 feet of Lots 1 and 3 and on the north 145 feet of the east 15 feet of Lot 3.
  - K. A sanitary sewer easement shall be labeled on the face of the plat from Hillside Avenue for the existing line and manhole on Lot 1. The Engineering Division shall be contacted regarding this matter.
  - L. The applicant shall review the off-street parking for Lot 2 to assure that the minimum parking requirements can be met. The Traffic Engineering Division of the Department of Public Works shall be contacted regarding this matter.
  - M. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
  - N. 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.

Final Plat of Wesley Medical  
Center Third Addition.  
August 19, 1974  
Page 3

This matter will be forwarded to the Planning Commission for its  
consideration on Thursday, August 22, 1974, 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: Wesley Medical Center  
550 North Hillside, 67214  
Kenneth Stewart, Attorney  
1030 1st National Bank Building, 67202  
Dean Sellers, Assistant City Engineer

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-91 Name WESLEY MEDICAL CENTER THIRD ADDITION  
Date Application Rec'd. 8-5-74 Preliminary Approval N/A  
Scheduled S/D Meeting 8-15-74

DESCRIPTION

General Location At the southeast corner of Hillside and Murdock.

Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company Phone 262-7271  
Address 330 Laura

- |                                                                            |                                            |
|----------------------------------------------------------------------------|--------------------------------------------|
| 1. Gross Acreage of Plat <u>4.48</u>                                       | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:                                                         | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>                                                | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u>                                                 | c. <u>        </u> R/W <u>        </u> ft. |
| Industrial <u>        </u>                                                 | d. <u>        </u> R/W <u>        </u> ft. |
| Other <u>        </u>                                                      | e. <u>        </u> R/W <u>        </u> ft. |
| Total Number of Lots <u>4</u>                                              | TOTAL <u>        </u> ft.                  |
| 3. Minimum Lot Frontage <u>50</u> ft.                                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>15,080 sq. ft.</u>                                  | streets? <u>X</u> yes <u>        </u> no   |
| 5. Existing Zoning <u>A &amp; B &amp; BB</u>                               |                                            |
| 6. Proposed Zoning <u>BB</u>                                               |                                            |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>        </u>           |                                            |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>        </u>       |                                            |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No) |                                            |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>             |                                            |

STAFF COMMENTS:

- A. Approval of the plat as submitted will require the Subdivision Committee recommending the waiving of the minimum lot width and maximum lot depth requirement of the Subdivision Regulations on Lot 1 and waiver of the direct access to a public street requirement of said regulations for Lot 2.
- B. The statement in the plattors text concerning the vacation of Pine Street by K.S.A. 12-512(B) should appear in the surveyors certificate and shall therefore be deleted from the plattors text.
- C. The applicant should also be aware that approximately the south 2 feet of Lot 2, would not be usable until 1975 when the vacation of Pine Street is to become effective as indicated in the plattors text.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

August 6, 1974

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

Re: Wesley Medical Center  
Third Addition

Dear Ken:

In reviewing your plat, I notice that your Lot 2 is 165 feet by 152. Although I don't know that it really has much to do with the plat, I can see a problem for anyone who applies for a building permit prior to January 1, 1975, which is your automatic vacation date, if the 165 foot is to be the exact depth of the building. I thought I'd better mention it in case somebody plans on getting a permit prior to that time. If so, then we either have to change that vacation date or you need to move the side of the building north two feet. Please let me know if this is a problem that needs to be addressed in terms of the plat.

Sincerely,

Robert A. Lakin  
Director of Planning

RAL:ber

Map No.: 5748  
Section No.: 14  
Twp. No.: 27  
Range: \_\_\_\_\_

S/D No. 74-91

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Wesley Medical Center Third Addition

General Location: Hillside and Murdock

Name of Property Owner: The Wesley Medical Center

Address: 550 N. Hillside Phone: 685-2151

Name of Subdivider: 2% Kenneth Stewart Attny.

Address: 103 1030 1st National Bank Bldg. Phone: 264-7321

Name of Agent/Surveyor: Baughman Company

Address: 330 Laura Phone: 262-7271

Date of Application: August 2, 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 4.48

2. Number of Lots:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Industrial \_\_\_\_\_

Other 4

Total Number of Lots 4

3. Minimum Lot Frontage \_\_\_\_\_ ft.

4. Minimum Lot Area \_\_\_\_\_ ft.

5. Existing Zoning \_\_\_\_\_

6. Proposed Zoning \_\_\_\_\_

7. Lineal Feet of New Streets:

a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.

TOTAL \_\_\_\_\_ ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply yes (Yes-No), Name \_\_\_\_\_

10. Public Sanitary Sewers yes (Yes-No), Name \_\_\_\_\_

11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)

12. City of Wichita XXXX 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 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: Kenneth Stewart by Mark A. Gray

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Cent. Hawley  
Date 8/5/74  
Fee Submitted \$59.00

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		

157.00

DESCRIPTION	AMOUNT
-------------	--------

*Public Works Department*

Name \_\_\_\_\_

Address \_\_\_\_\_

Type \_\_\_\_\_ Due Date \_\_\_\_\_

Comments: \_\_\_\_\_

Date *4/5/74* By *E. J. Newby*