

ADDENDUM TO REAL ESTATE CONTRACT
DATED NOVEMBER 10, 1981


In consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. On or before July 1, 1982, the Buyer will deliver to the Seller a check in the amount of Forty Six Thousand Six Hundred and Twenty Dollars (\$46,620) which represents five percent of the outstanding balance of the purchase price for the property. This additional sum is to be applied to the purchase price agreed upon in the contract dated November 10, 1981 and the balance due on this contract will be paid by the Buyer within seven days after a plat acceptable to the Buyer is filed of record. If a final plat acceptable to the Buyer is not approved by the Wichita City Commission within 90 days, this payment shall be refunded and this agreement shall be null and void and of no further force or effect.
2. In accordance with the preliminary plat submitted to the city of Wichita dated May 25, 1982, revised June 10, 1982, a ten (10) foot street right-of-way along Waco Avenue has been dedicated to the city of Wichita, for both Lot 1, Block 1 and Lot 1, Block 2 of the Farm Credit Banks of Wichita Addition. The city of Wichita shall grant to the Federal Land Bank of Wichita and the Federal Intermediate Credit Bank of Wichita contingent use of the ten (10) foot right-of-way as a minor street privilege along Waco Avenue for beautification, and this minor street privilege shall revert back to the city of Wichita upon the adoption of an authorizing resolution by the Wichita City Commission for the widening of Waco Avenue and the Federal Land Bank of Wichita and Federal Intermediate Credit Bank of Wichita's receiving written notice of such resolution.
3. A portion of the north-south alley running along the west side of Lot 1, Block 2 shall be vacated as shown on the preliminary plat submitted to the city of Wichita identified above. At the time this Agreement is closed, the city shall deliver a quit claim deed to Buyer for that portion of the alley included in Lot 1, Block 2 that would revert to the city upon vacation of the alley. A temporary easement shall be granted to the city of Wichita by the Federal Land Bank of Wichita and the Federal Intermediate Credit Bank of Wichita for purposes of maintaining the existing alley and utilities. This easement shall be vacated and revert back to the banks upon the giving of 18 months prior written notice of the intent to develop the property including the alley by the banks to the city of Wichita. Prior to the expiration of said 18 month period, the city shall relocate all utilities at its cost. The city may also relocate the utilities at its option and cost at any time.
4. The Banks agree that for any future development of the site they will consider the possibility of maintaining the temporary easement granted to the city if practical with respect to said development. Said easement shall become permanent and the city's liability to relocate the utilities shall cease upon the sale of Lot 1, Block 2 to any entity that is not organized pursuant to the Farm Credit Act of 1971, as amended.

5. The terms and conditions set forth in paragraphs 2, 3, and 4 shall be appropriately filed of record upon filing of the final plat approved by the Wichita City Commission.

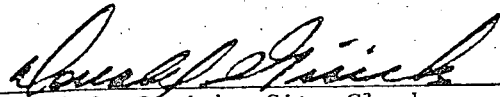
Dated this 29th day of June, 1982.

CITY OF WICHITA

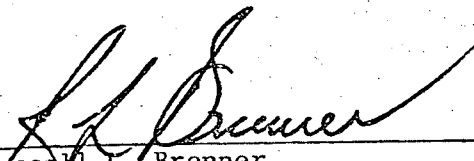
By 
Albert Kirk, Mayor

"SELLER"

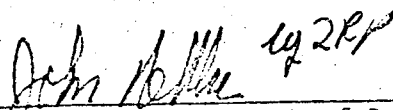
ATTEST:


Donald C. Gisick, City Clerk

APPROVED:


Russell L. Brenner
Director of Administration

APPROVED AS TO FORM:

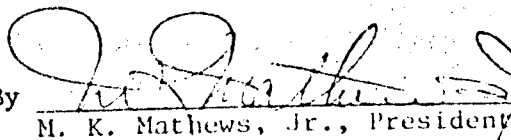
 1982
John Dekker, Director of Law

FEDERAL INTERMEDIATE CREDIT BANK
OF WICHITA

By 
B. L. Hauenstein, President

"BUYER"

THE FEDERAL LAND BANK OF WICHITA

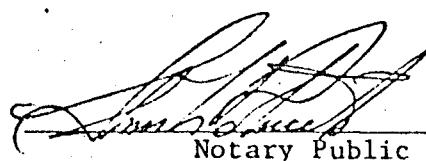
By 
M. K. Mathews, Jr., President

"BUYER"

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this 22nd day of July, 1982, by Albert J. Kirk, Mayor of the City of Wichita.

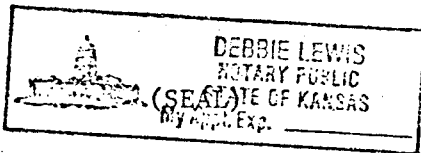
STEVEN L. POTUCEK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____
My Appointment Expires
Jan 12, 1985

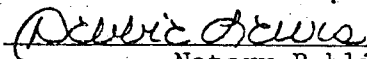


Notary Public

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this 15th day of July, 1982, by B. L. Hauenstein, President of the Federal Intermediate Credit Bank of Wichita, a federally chartered instrumentality of the United States, on behalf of said bank.


DEBBIE LEWIS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____

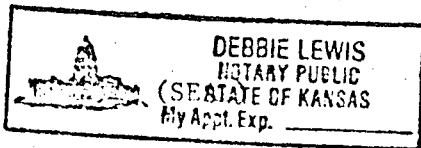


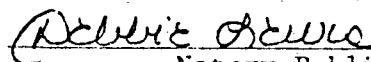
Notary Public

My Appointment Expires
June 29, 1985

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this 15th day of July, 1982, by M. K. Mathews, Jr., President of The Federal Land Bank of Wichita, a federally chartered instrumentality of the United States, on behalf of said bank.


DEBBIE LEWIS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. _____



Notary Public

My Appointment Expires
June 29, 1985

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 10th day of November, 1981,

BY AND BETWEEN the City of Wichita, Kansas, a municipal corporation, party of the First Part, hereinafter referred to as "Seller," and The Federal Land Bank of Wichita and the Federal Intermediate Credit Bank of Wichita, party of the Second Part, hereinafter referred to as "Buyer."

WITNESSETH:

That for and in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

I. DESCRIPTION.

The Seller does hereby agree to sell and convey to the buyer by a good and sufficient warranty deed the following described real estate, to-wit:

Lots 25, 27, 29, 31, 33, 35, 37, 39, and 41 on Waco Avenue and Reserve "A," all in Waterman's Addition to Waterman's Addition to Wichita, Sedgwick County, Kansas

II. CONSIDERATION.

The Buyer hereby agrees to purchase and pay to the Seller as consideration for the conveyance to him of the above described real estate the sum of NINE HUNDRED EIGHTY-ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$981,500)---, to be paid in cash or by certified check simultaneously with the delivery of the Deed conveying the property to the Seller.

III. TITLE.

The Seller, at its option, agrees to furnish to the Buyer, either a complete abstract of title certified to date, or a title insurance company's commitment to insure, to the above described real estate, showing a merchantable title vested in the Seller, subject to easements and restrictions of record.

It is agreed that the Seller shall have a reasonable time after said title evidence has been examined in which to correct any defects. In the event the Seller is unable to furnish merchantable title, it shall promptly return to the buyer any money paid to or deposited with the Seller. In the event an owner's title insurance policy is furnished, the total cost of the commitment to insure and the title insurance policy will be paid 50 percent by Seller and 50 percent by Buyer.

IV. DELIVERY OF AGREEMENT.

A duly executed copy of this real estate contract shall be delivered to the parties hereto.

V. GOOD FAITH DEPOSIT.

The Buyer agrees to and has delivered to the Seller a good faith deposit of cash or a certified check satisfactory to the Seller in the amount of FORTY-NINE THOUSAND SEVENTY-FIVE DOLLARS AND NO CENTS (\$49,075)-----, hereinafter called "Deposit," as a guarantee that the terms and conditions of this contract shall be fulfilled by the Buyer, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill its obligations hereunder, the Seller may, at its option, cancel this agreement, and thereupon the aforementioned deposit shall become the property of the Seller, not as a penalty but as liquidated damages.

VI. INSURANCE AND TAXES.

It is further agreed by the parties hereto that all rentals, insurance (if policies are acceptable to Buyer), interest, if any, and taxes, if any, shall be adjusted and prorated to the date of closing.

VII. SITE PREPARATION.

The Seller has prepared the above described real estate for disposition to the Buyer and no other site preparation

shall be performed by the Seller either before or after sale of the land, except as otherwise set forth in this agreement.

VIII. TIME.

It is understood and agreed between the parties hereto that time is of the essence in this contract, and that this transaction shall be consummated on or before July 1, 1982. Possession to be given to Buyer on or before closing.

IX. SPECIAL PROVISIONS.

1. Attachment "A," Conditions to Purchase, is incorporated by reference.
2. Attachment "B," Special Provisions (Cont.), is incorporated by reference. Said attachment delineates agreements concerning actions to be performed by Seller and Buyer.
3. Attachment "C," Redevelopment Proposal For Parcel D-616-1 and Adjoining Properties, is incorporated by reference. The parties agree that Buyer intends to construct an office building and parking garage on the property described herein.

IN WITNESS WHEREOF, the parties have caused this agreement to be duly executed in the day and year first written above.

CITY OF WICHITA

BY *R. C. Brown*
MAYOR R. C. Brown

"SELLER"

ATTEST:

Donald C. Gisick
CITY CLERK / Donald C. Gisick

APPROVED:

Russell L. Brenner
Russell L. Brenner,
Director of Administration

APPROVED AS TO FORM:

John Dekker
John Dekker, Director of Law

FEDERAL INTERMEDIATE CREDIT BANK
OF WICHITA

BY *Charles N. Thorpe*
Charles N. Thorpe, Acting President
"BUYER"

THE FEDERAL LAND BANK OF WICHITA

BY *M. K. Mathews, Jr.*
M. K. Mathews, Jr., President
"BUYER"

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

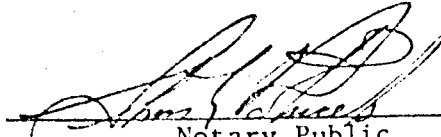
The foregoing instrument was acknowledged before me this 22nd day of July, 1982, by R. C. Brown who was Mayor of the City of Wichita at the time the instrument was executed.

STEVEN L. POTUCEK
NOTARY PUBLIC
STATE OF KANSAS

My Appt. Exp. _____

My Appointment Expires

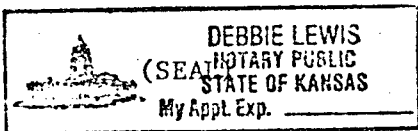
Jan 12, 1985



Notary Public

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this 15th day of July, 1982, by Charles N. Thorpe who at the time the instrument was executed was Acting President of the Federal Intermediate Credit Bank of Wichita, a federally chartered instrumentality of the United States, on behalf of said bank.



My Appointment Expires

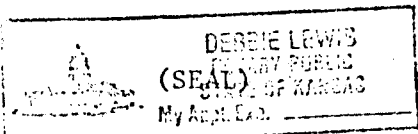
June 29, 1985



Notary Public

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss.

The foregoing instrument was acknowledged before me this 15th day of July, 1982, by M. K. Mathews, Jr., President of The Federal Land Bank of Wichita, a federally chartered instrumentality of the United States, on behalf of said bank.



My Appointment Expires

June 29, 1985



Notary Public

ATTACHMENT "A"

CONDITIONS TO PURCHASE

In consideration of the mutual promises hereinafter set out and as additional consideration for the provisions made by the parties in the Real Estate Contract to which this Agreement is made a part, the parties do hereby contract as follows:

1. APPROVAL OF PLANS.

Buyer shall submit any construction or rehabilitation plans contemplated under this Agreement to the Seller for approval not later than March 1, 1983, which approval shall not be unreasonably withheld.

2. TIME FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION OR REHABILITATION WORK.

The construction or rehabilitation of improvements under this Agreement shall be commenced by May 1, 1983 and shall be substantially completed by November 30, 1984; provided, if an agreement for the financing with public funds of the purchase of the described real estate or of the construction or rehabilitation of improvements thereon specifies a time for completion, such a time shall control.

Upon notice by Buyer and approval by Seller of the completion of the construction or rehabilitation of improvements contemplated by this Agreement, the Seller shall issue a certificate of completion to Buyer, which approval shall not be unreasonably withheld.

3. COMPLIANCE WITH URBAN RENEWAL AND LAND USE PLANS.

The Buyer agrees for itself and its successors and assigns to devote the described real estate or any improvements thereon only to the uses specified in any Urban Renewal Plans of record and to comply with the provisions of the general Land Use Plan and all Land Disposition Supplements or Protective Covenants of record applicable to the described real estate.

4. PROHIBITION ON TRANSFER.

The Buyer has not made and will not make, prior to the completion of the improvements contemplated under this Agreement, any transfer or assignment with respect to this Agreement or the described real estate, or any part thereof or any interest therein without the prior written approval of the Seller; provided, such prohibition against transfer of the described real estate shall not restrict the transfer of an interest therein to the Wichita Bank for Cooperatives, or to any government entity in connection with financing of the purchase of the described real estate or the construction or rehabilitation of improvements thereon.

5. NON-DISCRIMINATION--EQUAL EMPLOYMENT OPPORTUNITY--
AFFIRMATIVE ACTION.

The Buyer agrees for itself and its successors and assigns that during the construction or rehabilitation of any improvements provided for in this Agreement, it shall comply with all applicable provisions of the Civil Rights Act of 1964, as amended; the Equal Employment Opportunity Act of 1972; Presidential Executive Orders 11246, 11375, 11141; Part 60 of Title 41 of the Code of Federal Regulations; The Age Discrimination in Employment Act of 1967; The Kansas Act Against Discrimination, K.S.A. 44-1001, et seq.; Code of City of Wichita §2.12.900, et seq.; and laws, regulations, or amendments as may be promulgated thereunder.

The Buyer agrees for itself and its successors and assigns that it shall not discriminate or permit discrimination against any person on the basis of race, color, national origin or ancestry, religion, sex, age, or physical handicap in the sale, lease, or rental or in the use or occupancy of the described real estate or any improvements located or to be erected thereon, or any part thereof.

6. COMPLIANCE WITH LAW.

All parties shall comply with all applicable laws, ordinances, codes, and regulations of federal, state and local governments in the transfer, rehabilitation, use, or occupancy of the described real estate or improvements thereon.

7. RECORDING OF AGREEMENT.

This Agreement may be filed of record referenced to the described real estate.

ATTACHMENT "B"

SPECIAL PROVISIONS (CONT.)

1. The Seller will clear the site of all improvements and deliver the site in a "rough graded" condition to Buyer on the closing date or on such earlier date as may mutually be agreed upon by Buyer and Seller.

2. Buyer will retain an engineer to replat the land legally described herein. Buyer will sustain costs of the replat, including any normal administrative platting fees. The Seller will cooperate with the Buyer in the replat of subject land and sustain costs in the vacation of easements, streets, alleys within the general boundaries of the described land, and will relocate utilities now located within the general boundaries of the described land upon request of Buyer.

ATTACHMENT "C"

REDEVELOPMENT PROPOSAL FOR PARCEL D-616-1
(THE CONTINENTAL TRAILWAYS BUS GARAGE)
AND ADJOINING PROPERTIES

PROPOSED DEVELOPERS:

THE FEDERAL LAND BANK OF WICHITA

FEDERAL INTERMEDIATE CREDIT BANK
OF WICHITA

WICHITA BANK FOR COOPERATIVES

FARM CREDIT BANKS OF WICHITA

THE FEDERAL LAND BANK OF WICHITA
FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA
WICHITA BANK FOR COOPERATIVES

151 NORTH MAIN — WICHITA, KANSAS 67202



August 3, 1981

Mr. Donald Anderson, Director
Housing and Economic Development
City Hall
Wichita, Kansas 67202

Dear Mr. Anderson:

The Farm Credit Banks of Wichita are pleased to submit to the City of Wichita for its consideration the attached proposal for the redevelopment of the Continental Trailways Bus Garage (Parcel D-616-1) and properties adjacent thereto.

We welcome this opportunity to develop a site that will enhance the natural beauty of the location and symbolize not only today's strength, but tomorrow's growth for both our banks and the city of Wichita.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "M. K. Mathews, Jr.".

M. K. Mathews, Jr., President
The Federal Land Bank of Wichita

A handwritten signature in cursive script, appearing to read "Alton B. Cook".

Alton B. Cook, President
Federal Intermediate Credit Bank
of Wichita

A handwritten signature in cursive script, appearing to read "Everett M. O'Connor".

Everett M. O'Connor, President
Wichita Bank for Cooperatives

REDEVELOPMENT PROPOSAL FOR PARCEL D-616-1
(THE CONTINENTAL TRAILWAYS BUS GARAGE)
AND ADJOINING PROPERTIES

Introduction

As part of a nationwide cooperative Farm Credit System, the Federal Land Bank of Wichita, Federal Intermediate Credit Bank of Wichita, and Wichita Bank for Cooperatives serve Kansas, Oklahoma, Colorado and New Mexico. Each bank provides a definite type of credit service. The three banks, and related associations in the Ninth Farm District, furnish a complete credit service to farmers, ranchers and their cooperative associations. Loan funds are obtained from the sale of bonds to the investing public. There is no government capital in the System.

The Federal Land Bank provides long term real estate credit to farmers and ranchers through Federal Land Bank Associations (FLBAs). The loans are secured by first mortgages on farm and ranch real estate. Loan funds may be used to purchase land, refinance existing mortgages and other indebtedness, build or improve and provide for most any other farm and family need. The Land Bank is owned by the associations and each association's capital stock is owned by the borrowers.

The Federal Intermediate Credit Bank provides lending funds to production credit associations (PCAs) and other financing institutions. Production credit associations make short and intermediate term loans to members for agricultural production purposes including livestock, farm supplies, equipment and other capital needs. PCA loans are also made for family living and educational expenses. PCAs are owned by their borrower-members who elect a Board of Directors to control the business affairs. These associations own the capital stock of the bank.

The Wichita Bank for Cooperatives provides seasonal and term credit to cooperative associations owned by farmers and ranchers. The bank loans to cooperatives engaged in marketing farm products, purchasing farm supplies and furnishing farm business services for their members. Cooperative associations borrow funds from the bank for a variety of purposes: to finance the acquisition of land, buildings and equipment; to finance inventories or provide working capital and to finance staple commodities during the normal marketing season. The bank is owned by the borrowing cooperative associations.

The System presently has over \$7 billion in loans outstanding to 75,000 agricultural producers and 480 cooperatives. We currently employ about 300 people and we project needing nearly 400 employees by 1985 as agriculture looks more and more to us for its burgeoning credit needs. Wichita will serve as the headquarters for this significant financial activity.

As the regional headquarters for our four state area, personnel from our related associations and others having business with our banks spend between 2-3000 motel nights a year in Wichita with a resulting positive effect on the city's economy.

We also recognize that the proposed building site is one of the outstanding riverfront properties in the Midwest with direct views of two rivers, their confluence and the symbol of our city--the Keeper of the Plains. The Farm Credit Banks are proud to submit the following proposal to the City of Wichita.

1. The following is a narrative description of the proposed development:

The proposed new Farm Credit Banks building development will be a dramatic and exciting addition to the City of Wichita downtown development.

The complex will include a multi-story 250,000 square foot office building, with a separate 400 car parking garage. The garage will be linked to the office building by an elevated skywalk. The projected cost of these structures is twenty-five million dollars (\$25,000,000).

The office building will contain approximately 25,000 square feet per floor, and will be designed to include the latest energy conservation criteria. The building structure will be of reinforced concrete or structural steel frame and will be sheathed with a combination of precast concrete, marble or granite skin and insulating glass. Attractive entry and river plazas will be developed to integrate the site development and building form.

The parking garage will be of reinforced concrete and precast concrete construction, sheathed with an exterior material compatible with the office building. An attractive skywalk will provide a direct connection from the office building to the garage.

2. Our proposed purchase price for the land is

a. \$860,000 for parcel D-616-1.

b. \$121,500 for lots 37, 39 and 41, on Waco Avenue, Waterman to Waterman's Addition, Wichita, Kansas.

3. The following is a statement of the orientation of the buildings to the site:

The proposed site for the new Farm Credit Banks development consists of two parcels, both fronting on the west side of Waco Street, with side exposure on Second Street.

The property south of Second Street will contain the proposed high rise office building for Farm Credit Banks. The building will be generally centered on the site and will provide a pedestrian and auto delivery entry on the northeast corner of the building. The proposed building shape is configured to orient to the views and exposure of the Arkansas River, which

abuts the west end of the property. A plaza and landscape development will extend from the building and continue down the embankment of the river. Additional landscaping and site development will extend to the Veterans Memorial to the north-west corner of the site. Further landscaping and site development will extend to the east to Waco, offering a broad landscape frontage view of the proposed building from the Waco orientation.

The site north of Second will contain a multi-level parking garage. The garage will be linked to the office building with an elevated walkway.

The overall site will be fully developed to compliment and enhance the existing river development.

4. A site plan illustrating the site properties is included in this brochure.
5. Photographs showing front and side elevation as well as the architectural style of the proposed buildings are included in this brochure.
6. The approximate time schedule for development is as follows:

Programming, design, engineering and construction documents phase	12 months
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Bidding	1 month
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Construction phase	24-28 months
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7. The estimated cost of site development including utilities, plaza, walks, drives, parking, terracing and landscaping is five hundred thousand dollars (\$500,000).
8. Although Schaefer and Associates P.A. was retained to help us prepare this Redevelopment Proposal, a final decision for determining the project's architect will not be made until after the Farm Credit Banks learn whether or not this proposal has been accepted by the City of Wichita.
9. A good faith deposit in the amount of five percent (5%) of the proposed purchase price was delivered to Mr. Kenneth H. Kitchen at the time this proposal was submitted to the Department of Housing and Economic Development.
10. We are also submitting as a part of this proposal a letter from the presidents of the three banks attesting the combined net worth of our institutions to be in excess of \$596 million. Copies of the 1980 Annual Reports for the three banks have also been furnished to the Department of Housing and Economic Development for your review.

PROPOSED F.C.B.
PARKING GARAGE

GREENWAY BLVD

SECOND ST.

SKYWALK

PROPOSED
F.C.B. BUILDING

F.C.B.
PROPERTY

WACO

VETERANS
MEMORIAL PARK

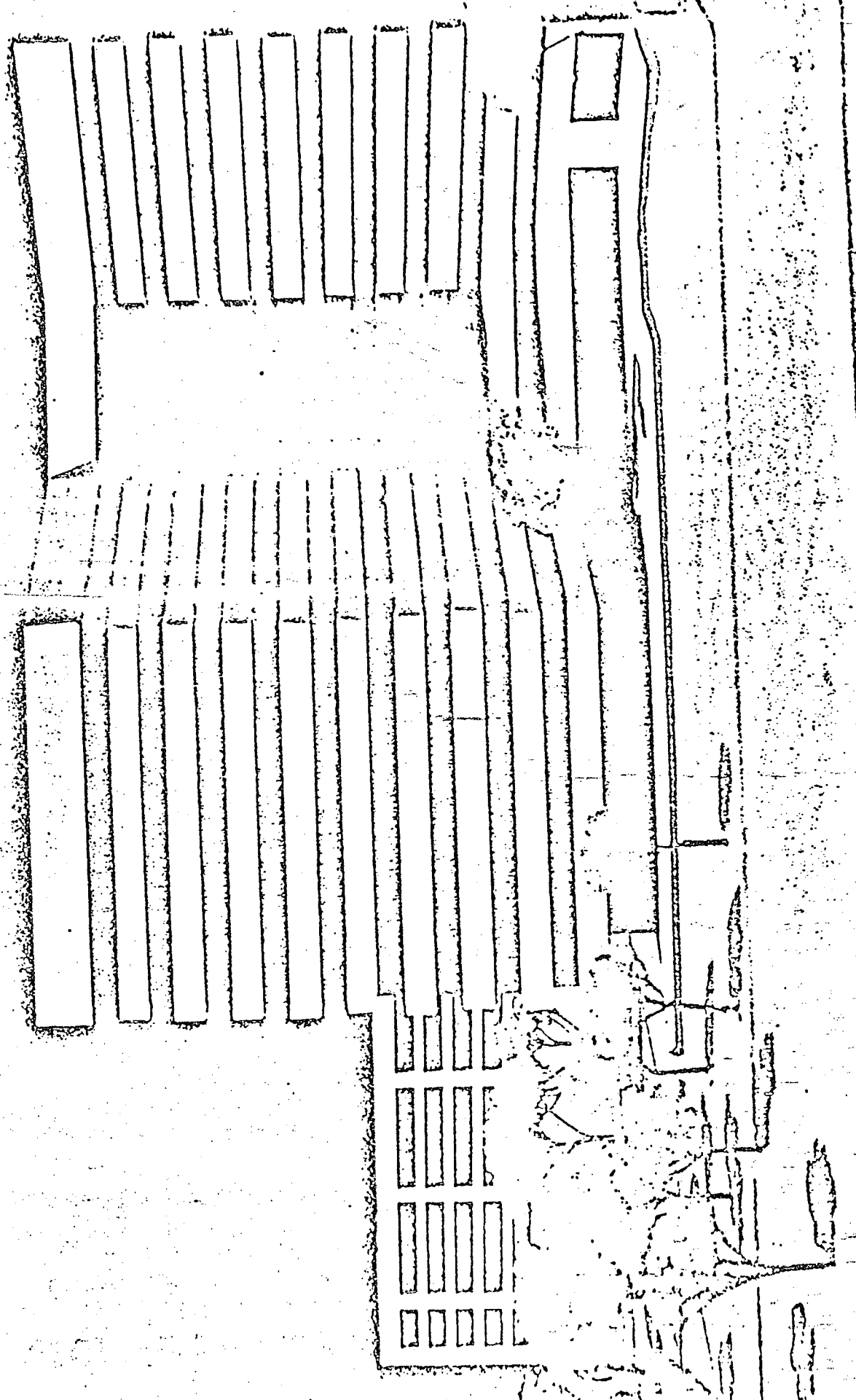


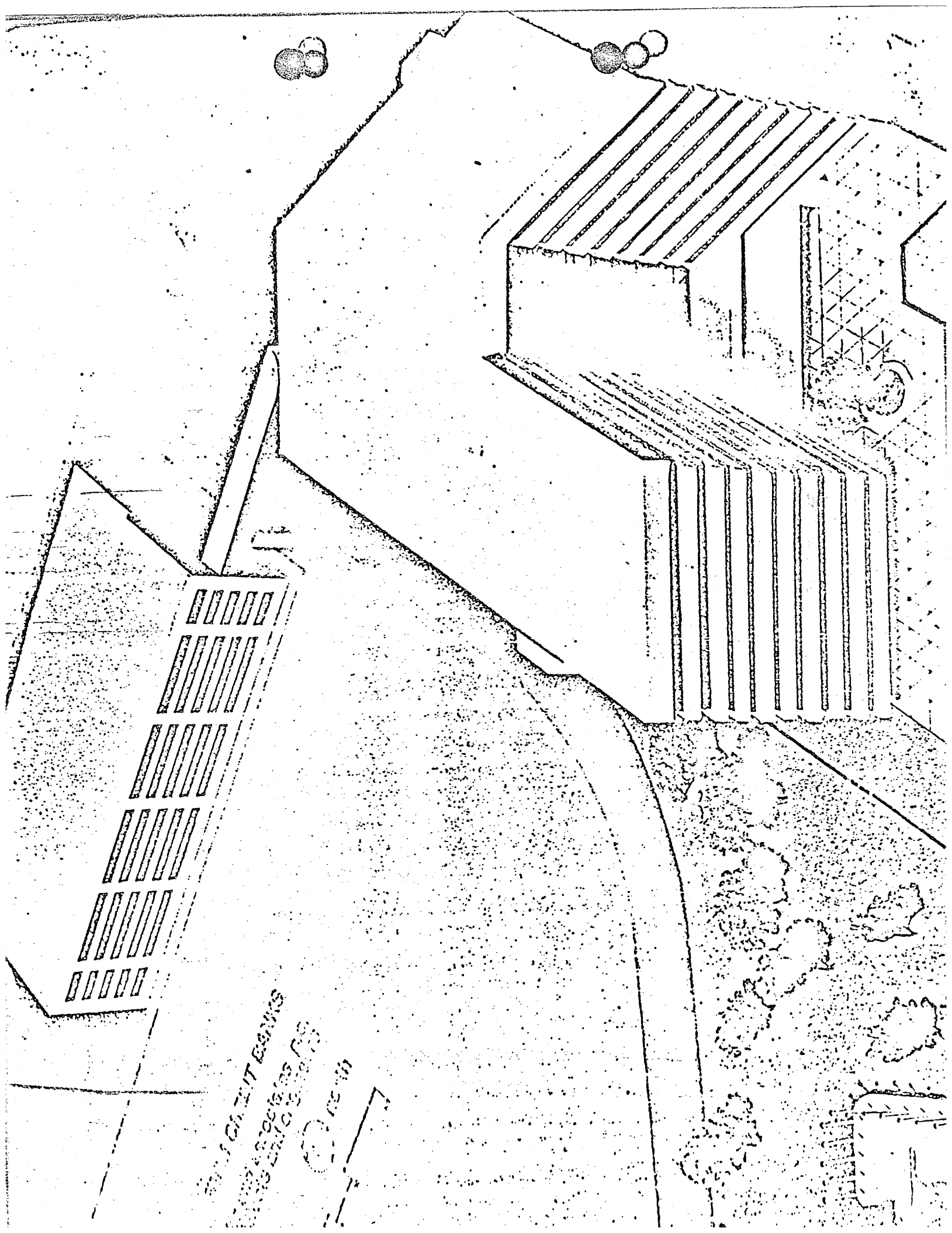
ARKANSAS
RIVER

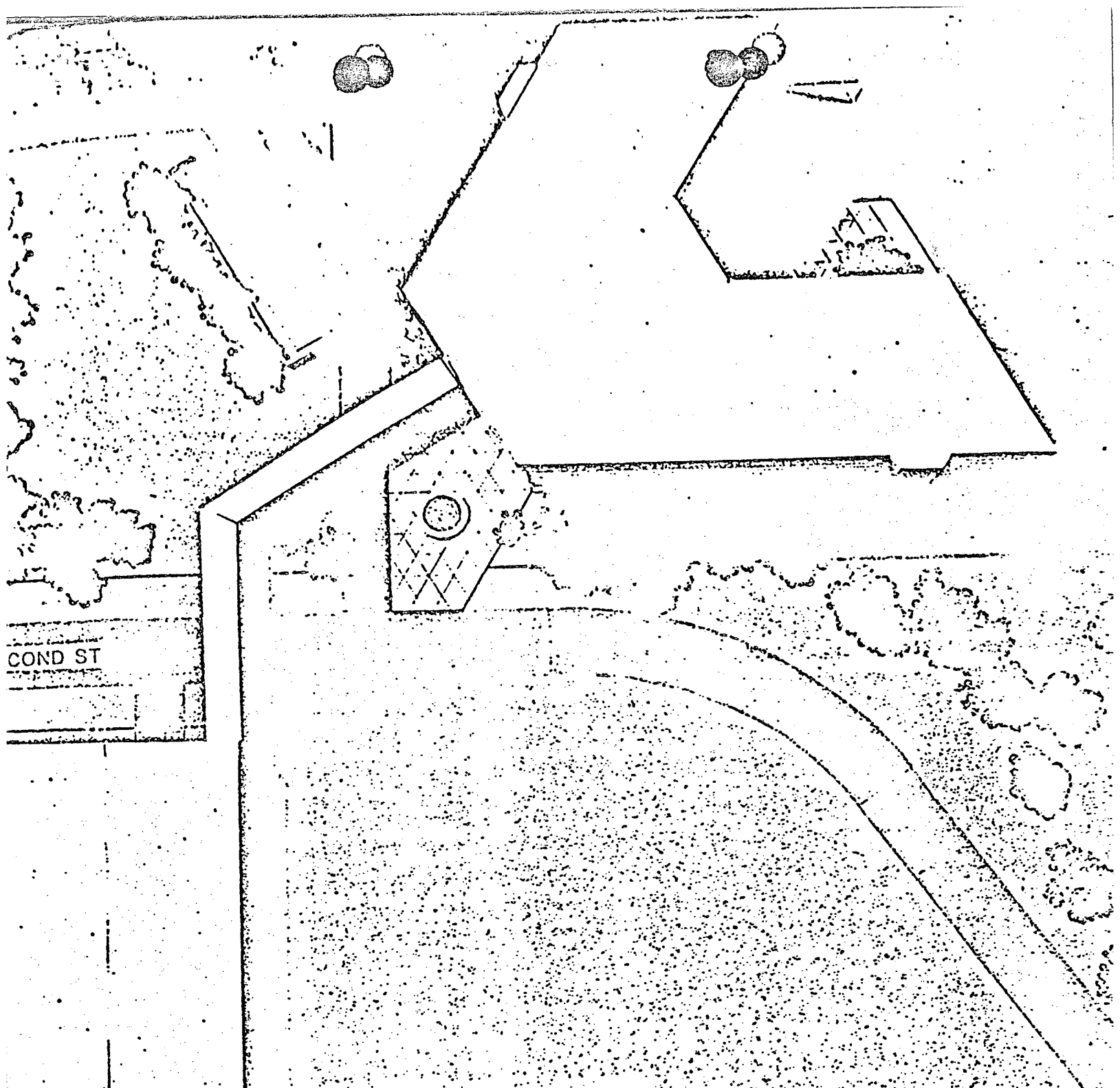


NORTH

SITE PLAN



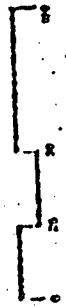
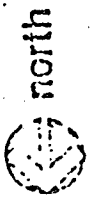




COND ST

FARMA CREDIT BANKS

Schaefer and Associates P.A.
Architects and Engineers



FARM CREDIT BANKS OF WICHITA

THE FEDERAL LAND BANK OF WICHITA
FEDERAL INTERMEDIATE CREDIT BANK OF WICHITA
WICHITA BANK FOR COOPERATIVES

151 NORTH MAIN - WICHITA, KANSAS 67202



August 3, 1981

Mr. Donald Anderson, Director
Housing and Economic Development
City Hall
Wichita, Kansas 67202

Dear Mr. Anderson:

The Farm Credit Banks of Wichita, as proposed redevelopers of Parcel D-616-1 (the Continental Trailways Bus Garage), are legally and financially capable of carrying out the proposal we are submitting to you. As of December 31, 1980, these three banks had a total net worth in excess of \$596 million broken down as follows:

The Federal Land Bank of Wichita	\$387,405,550
Federal Intermediate Credit Bank of Wichita	\$105,401,901
Wichita Bank for Cooperatives	\$103,800,544

We will be able to meet the financial requirements necessitated by this proposal whether or not this project is funded by industrial development revenue bonds.

Sincerely yours,

M. K. Mathews, Jr., President
The Federal Land Bank of Wichita

Alton B. Cook, President
Federal Intermediate Credit Bank
of Wichita

Everett M. O'Connor, President
Wichita Bank for Cooperatives

SECRETARY'S REPORT
CASE NO. BZA 34-82

APPLICANT: Farm Credit Banks of Wichita, 151 North Main,
Wichita, Kansas.

AGENT: SVERDRUP Corporation, 801 North 11th, St. Louis,
Missouri

REQUEST: Variance pursuant to Section 2.12.590.B, Code
of the City of Wichita, to reduce the required
number of spaces from 1040 spaces to 350 spaces.

GENERAL LOCATION: On the west side of Waco from 236 feet north of
Second Street to 271 feet south of Second Street.

ZONING: Subject property is zoned the "E" Light Industrial
District as is the property to the east. To the
south and west is "C" Commercial and to the north
"E" Light Industrial.

LAND USE: Subject property is vacant. Property to the
south is a church. Property to the east is
offices and post office, and to the north
commercial and local licensing project. To the
west is the river and "E" Light Industrial
across the river.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance from the required number of off-street parking spaces for the construction of an office building on the south side of Second Street and west of Waco Avenue. The property is located in the "E" Light Industrial District which requires that off-street parking spaces be provided for office and commercial uses based on the requirement of one off-street parking space for each 250 square feet of floor area in the facility.

The applicant is proposing to construct a new office building to house the three banks of the Farm Credit Bank of Wichita. Preliminary estimates indicate that the building will contain approximately 260,000 square feet of floor area of which 180,000 square feet will be utilized as office space. The remainder of the floor area will be taken up by joint use support functions of the three banks, such as a training facility, employee cafeteria and storage areas, plus the area used for core circulation and lobby areas.

It should also be noted that the Farm Credit Banks of Wichita serve a four state area and customers of the banks are served by association offices throughout the district. Individual customers do not make deposits, apply for loans or have safe deposit boxes in the bank as do the commercial banks. Therefore the need for customer parking is essentially non-existent.

It is anticipated that, upon completion of the building, the Banks will occupy only 145,000 square feet of the office space in the building. Based on the projected employment, there will be about 470 persons by 1984 and will increase to 696 by 1995.

The proposed building is located in close proximity to the "D" Central Business District in which no off-street parking would be required. Consideration to this and the type of usage proposed for the structure may warrant a reduction in the need for parking.

TBM

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the proposed structure will be occupied by a use that does not have the demand for customer parking that is normally associated with most office uses, and also the property is located in close proximity to the Central Business District in which no parking would be required and is readily accessible to mass transportation.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the applicant has adequate land to provide an additional amount of parking in a parking structure should the demand for same arise.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the requirement to provide off-street parking in excess of that needed for employees of the bank would impose an unnecessary expense for the construction and financing of the facility.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the employees not served by off-street parking on the site will utilize off-street parking in the area as is presently the case for many buildings situated in the Central Business District.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as the intent of the ordinance is to provide adequate off-street parking for all types of uses, where this facility can be considered a special use and require less parking than a multi-use office structure.

RECOMMENDATION:

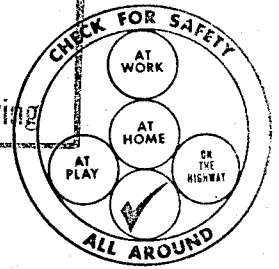
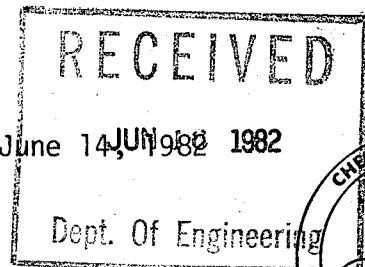
Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted for a reduction in the number of required off-street parking spaces from 1,040 to 350 based on a maximum of 260,000 of floor area in the facility, with 180,000 square feet thereof utilized for office space, This shall not include floor area within the structure used for garage space. Approval shall be subject to:

1. The reduction shall apply only to occupancy by the Federal Credit Bank. (Subsequent or alternate or partial uses shall provide parking at the ratio required by City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals.
2. Additional floor space intended for person occupancy shall provide parking as required by City Code unless otherwise authorized by separate proceedings of the Board of Zoning Appeals.

THE CITY OF WICHITA

OFFICE OF Contracts Administration

DATE June 14, ~~1982~~ 1982



TO Distribution

FROM Wayne E. Isaac, Federal Aid Coordinator

SUBJECT Preliminary Plat of
Farm Credit Banks of
Wichita Addition

This memorandum is written to summarize the results of our meeting on Wednesday, June 9, 1982 regarding the captioned subject. These results are written from my notes and recollection. Should you discover any inconsistency between the items and your understanding, please contact me as soon as possible.

1. It was agreed that complete access control would be granted for 40 feet in all directions applicable from the intersection of Waco and Second.
2. In addition to Item 1, complete access control will be granted all along the south side of Second except for three openings or two openings if determined feasible by the Farm Credit Banks (FCB).
3. It was recognized that current zoning requires no building setbacks. Current status of plans precludes FCB from establishing setbacks. FCB will consider a 35 foot setback on Block 1 along Second to 140 feet west of Waco (to the east line of the existing alley) and a ten foot setback along the remaining Second street frontage of Block 1.
4. FCB will dedicate ten feet for street ROW along Waco from Block 1. An additional 10 feet utility easement will be granted along Waco on Block 1.
5. FCB will dedicate ten feet for street ROW along Waco from Block 2 under the stipulation that the alley west of Block 2 be vacated or relocated such that the square footage of Block 2 not be decreased. The cost of vacating the alley, relocating utilities, etc. will be the responsibility of the City. Engineering (Lindebak) will provide estimates for relocating the 8" Sanitary Sewer. Planning (Galbraith) will determine estimate for relocating the 9" gas line.

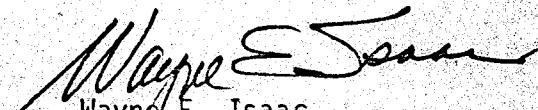
Should the cost of vacating the alley be prohibitive to the City, it may be necessary to consider other alternatives. I recognize FCB's position that they are paying for the site dimensions as currently exist.

6. The alley south of Block 1 will be vacated and a 20 foot utility easement will be granted. This necessitates the granting of an additional two foot easement by the property owners to the south or the granting of an easement by FCB of two feet in addition to that shown on the preliminary plat. FCB will be responsible for discussing this matter with the property owner on the south. This easement will terminate at a point in line with the west boundary of the present alley.

me

TO: Distribution
FROM: Wayne E. Isaac
SUBJECT: Preliminary Plat of Farm Credit Banks
of Wichita Addition
DATE: June 14, 1982
PAGE: 2

7. The acceptibility of the Northwest boundary to the Park Board will be determined by the Contracts Administration Division of the City (Isaac/Potucek).
8. The appropriate width of the easement to serve the 78" storm sewer will be determined by Engineering (Lindebak). **504**
9. FCB will grant an access easement along the entire northwest boundary from Second Street to the riverbank. Designation of the type of easement will be the option of the City.
10. It may be necessary to amend the Urban Renewal Land Desposition Supplement to waive/reduce the parking requirements. Contracts Administration (Isaac/Potucek) will determine procedures for amendment or minor plan change. FCB will provide estimate of parking needs and justification.
11. Engineering (Lindebak) will determine adequacy of Second Street ROW dedication from Block 1 and 2 as shown on the Preliminary Plat. ✓
12. Engineering (Lindebak) will contact Flood Control to determine adequacy of 15 foot riverbank access easement. **ok**


Wayne E. Isaac
Federal Aid Coordinator

WEI/gt

Distribution: David Dewey
Martin Ufford
Denny Bopp
Bill Corber
Robert A. Lakin
Jack Galbraith
Mike Lindebak ✓
Steve Potucek

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-33 Name Farm Credit Banks of Wichita Addition
Date Application Rec'd. 6-11-82 Preliminary Approval _____
Scheduled S/D Meeting 6-24-82

DESCRIPTION

General Location West side of Waco in an area north and south of 2nd Street

Owner Farm Credit Banks of Wichita (and City of Wichita)
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|-------------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>4.7</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>2</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>236</u> ft. | 8. Sidewalk adjacent to all streets | <u>X</u> yes _____ no |
| 4. Minimum Lot Area | <u>34,970</u> sq. ft. | | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

Note: The applicant's surveyor advises that, on the final plat, the property line at the northwest corner of Block 1 will be adjusted to the east in order to clear the existing riverbank walkway.

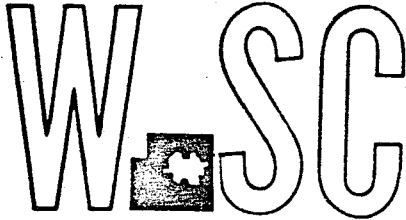
- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and state if any drainage improvements need to be guaranteed with the platting of this property.
- B. The final plat shall indicate a drainage easement adjacent to the river. The plat's text shall reference this easement and state that it is being granted for drainage and riverbank maintenance and beautification. The text shall specify that "no structure shall be built within the drainage easement nor shall any change of grade be made without the permission of the Wichita-Valley Center Flood Control Office or their successors of office." The representative from City Engineering should be prepared to comment on the width of the required easement.
- C. Although no setbacks appear on the plat, the applicant advises that they will consider a 35' setback on Block 1 along Waco and along 2nd Street west of Waco for 140 feet, and will consider a 10-foot setback along the rest of the 2nd Street frontage. No setbacks are proposed by the applicant on Block 2.
- D. It is staff's understanding that the north-south alley to be vacated in Block 1 is possibly in the way of future building construction and, therefore, cannot be retained as a utility easement. The City has entered into a contract with the applicant which assigns all utility relocation costs caused by this plat to the City. Therefore, the sewer and gas lines should either be abandoned and capped or relocated at the expense of the City.
- E. The vacation of the east-west alley adjacent to the south line of Block 1 is proposed. (The north half is included in this

(Over)

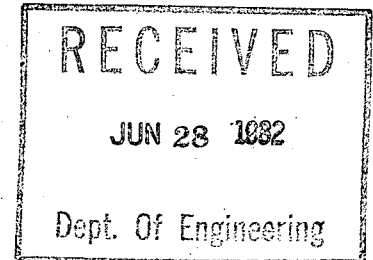
plat; the south half is included in vacation case V-1142). A 20-foot utility easement needs to be retained from Waco west to the west line of the existing north-south alley.

- F. The applicant shall guarantee that the alley approaches being vacated by this replat are either closed or reconstructed to a private driveway standard.
- G. The applicant shall be advised that any existing curb returns which will not be utilized as part of the redevelopment of this site will have to be closed at the time of redevelopment. A guarantee shall be submitted for closure of the driveway on Waco which will be within the 40 feet of complete access control being granted on the plat.
- H. This preliminary plat indicates that a portion of the north-south alley adjacent to Block 2 is proposed for vacation. If this alley is to be vacated, the following should be required:
 - 1. A separate vacation case will need to be filed for the 5 feet of alley not being vacated by this replat.
 - 2. Since more than half the vacated alley is being included as part of Block 2, a quit claim deed will need to be acquired from the property owner to the west (City of Wichita-L.H.A.).
 - 3. Utilities will need to be relocated or abandoned and capped.
 - 4. A guarantee will need to be submitted to close or reconstruct the vacated alley return at 2nd Street.
 - 5. A separate dedication of a 20-foot alley across the property to the west will be required. This is needed in order to "L" out the remaining alley to Riverview Street. To compensate for this, extra 2nd Street right-of-way adjacent to the south could be vacated.
- I. A 10-foot easement shall be shown on the final plat to cover the underground electric line within the northwest portion of block 1.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations, except as provided for thru the approval of the above conditions.
- K. Requirements for final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



June 25, 1982

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 82-33 - Preliminary plat of Farm Credit Banks of Wichita
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 24, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. According to terms of the real estate contract amendment, the east 13 feet of the existing alley north of Second Street will be vacated by this replat but retained as an access and utility easement until such time as the Banks develop in Block 2 in such a manner as to require the use of this 13-foot area. At that time, the City of Wichita will vacate the access and utility easement and relocate or abandon the existing utilities.
- B. Since 13 feet of alley rather than just 8 feet of alley adjacent to Block 2 is being included as part of Lot 1, Block 2, the applicant shall take the necessary legal steps to acquire title to the west 5 feet of said area.
- C. On the final plat, the 15-foot access easement adjacent to the river shall be relabeled as a drainage easement. The plattor's text shall reference this easement and state that it is being granted for drainage and riverbank maintenance and beautification. The text shall specify that "no structure shall be built within the drainage easement nor shall any change of grade be made without the permission of the Wichita-Valley Center Flood Control Office of their successors of office."
- D. The Subdivision Committee recommends that no building setbacks be required on the plat.
- E. The City of Wichita shall relocate the sanitary sewer and the gas line now located in the north-south alley south of Second Street.

Baughman Company, P.A.

Page 2


June 25, 1982

- F. Farm Credit Banks shall be advised that all existing curb cuts which are not to be utilized as part of the development of these two blocks shall be closed at the time of site development. The existing curb cut on Waco just south of Second which is within the forty feet of complete access control cannot be utilized in the redevelopment. Farm Credit Banks has agreed to close the alley opening on Waco at the south end of their site at the time of redevelopment.
- G. The easement for the 78" storm sewer shall be 25 feet on each side of the centerline of the sewer.
- H. A 10-foot easement shall be shown on the final plat to cover the electric line within the northwest portion of Block 1.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MPAC Subdivision Regulations, except as provided for thru the approval of the above conditions.
- J. Requirements for final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your files.

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

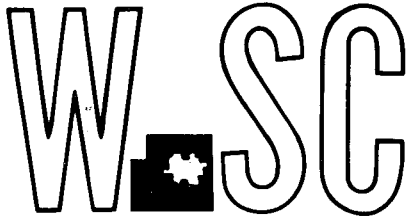
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Farm Credit Banks of Wichita, Attention: D. E. Bopp, 151 N. Main,
67202
Wayne Isaac, Federal Aid Coordinator
X Mike Lindebak, City Engineering

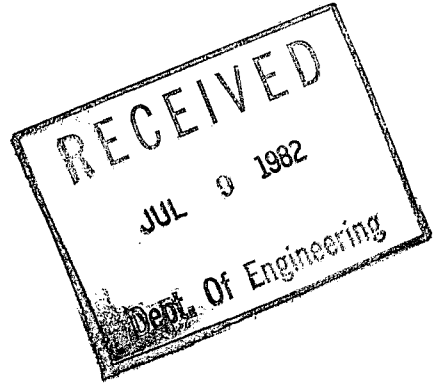
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

July 9, 1982



Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-33 - Final plat of Farm Credit Banks of Wichita
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. It is recommended that the "drainage dedication" west of Block 1 be relabeled as "Reserve A" with wording in the plattor's text as follows: "Reserve A is hereby dedicated to the public for drainage and for riverbank maintenance, beautification and access purposes." Because the existing riverbank walkway and bikepath is located in this triangular area, it needs to be designated for more than just drainage purposes.
- B. The plattor's text shall include the following wording: "The temporary alley and existing utilities easement in Block 2 is hereby granted to the public for access purposes and to cover existing utilities (sanitary sewer and gas). No additional utilities shall be installed within said easement."
- C. The access control to Second Street from Block 2 shall be amended to read in the plattor's text as follows: "...and Lot 1, Block 2 shall have access to Second St. at one location over the west 98 feet of the east 138 feet thereof.."
- D. Since 13 feet of alley rather than just 8 feet of alley adjacent to Block 2 is being included as part of Lot 1, Block 2, the applicant shall take the necessary legal steps to acquire title to the west 5 feet of said area.
- E. The City of Wichita shall relocate the sanitary sewer and the gas line and shall abandon the electric line now located in the north-south alley south of Second Street. A letter

shall be submitted by the City to K.G. & E. and to Gas Service Company stating that the City will be responsible for these relocation costs.

- F. Farm Credit Banks shall be advised that all existing curb cuts which are not to be utilized as part of the development of these two blocks shall be closed at the time of site development. The existing curb cut on Waco just south of Second which is within the forty feet of complete access control cannot be utilized in the redevelopment. Farm Credit Banks has agreed to close the alley opening on Waco at the south end of Block 1 at the time of redevelopment.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 15, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

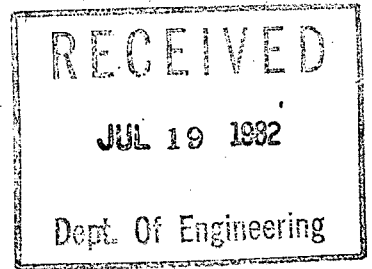


Louise Olivarez
Senior Planner

LO:bh

cc: Farm Credit Banks of Wichita, Atten: D. E. Bopp, 151 N.
Main, 67202
Wayne Isaac, Federal Aid Coordinator
X Mike Lindebak, City Engineering

THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION
CONTRACTS ADMINISTRATION DIVISION
CITY HALL - THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4367

July 16, 1982

Gene Curless
Gas Service Company
1021 E. 26th Street, North
Wichita, Kansas 67219

Subject: S/D 82-33-Final Plat of Farm Credit Banks of Wichita Addition

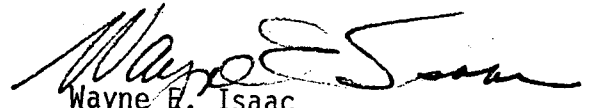
Dear Mr. Curless:

On November 10, 1981 the City of Wichita entered a real estate contract for the sale of certain real estate to the Farm Credit Banks of Wichita. This real estate is part of the property currently being replatted as the Farm Credit Banks of Wichita Addition.

One of the provisions of that contract states, "The Seller, (City of Wichita) will cooperate with the Buyers in the replat of subject land and sustain costs in the vacation of easements, streets, alleys within the general boundaries of the described land, and will relocate utilities now located within the general boundaries of the described land upon request of Buyer."

Based upon these contractual provisions the City of Wichita will be responsible for relocating the gas line now located in the north-south alley south of Second Street.

Sincerely,


Wayne E. Isaac
Federal Aid Coordinator

WEI/gt

cc: Farm Credit Banks of Wichita
Attn: D. E. Bopp
151 N. Main, 67202
Louise Olivarez, MAPD
Mike Lindebak, Engineering
Bill Corber, Baughman Company

me

THE CITY OF WICHITA



DEPARTMENT OF ADMINISTRATION
CONTRACTS ADMINISTRATION DIVISION
CITY HALL - THIRTEENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4367

July 16, 1982

Robert Blevins
Kansas Gas and Electric
Estimating Department
P. O. Box 208
Wichita, Kansas 67202

Subject: S/D 82-33-Final Plat of Farm Credit Banks of Wichita Addition

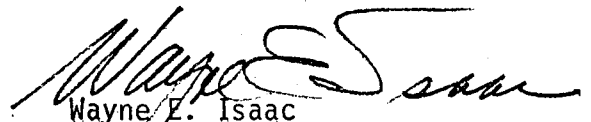
Dear Mr. Blevins:

On November 10, 1981 the City of Wichita entered a real estate contract for the sale of certain real estate to the Farm Credit Banks of Wichita. This real estate is part of the property currently being replatted as the Farm Credit Banks of Wichita Addition.

One of the provisions of that contract states, "The Seller, (City of Wichita) will cooperate with the Buyers in the replat of subject land and sustain costs in the vacation of easements, streets, alleys within the general boundaries of the described land, and will relocate utilities now located within the general boundaries of the described land upon request of Buyer."

Based upon these contractual provisions the City of Wichita will be responsible for abandoning the electric line now located in the north-south alley south of Second Street.

Sincerely,


Wayne Z. Isaac
Federal Aid Coordinator

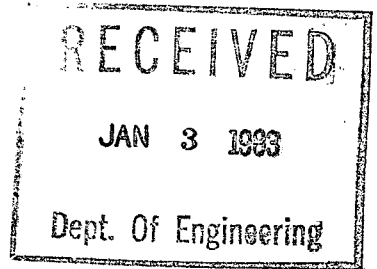
WEI/gt

cc: Farm Credit Banks of Wichita
Attn: D. E. Bopp
151 N. Main, 67202
Louise Olivarez, MAPD
Mike Lindebak, Engineering
Bill Corber, Baughman Company

**MNT / Walk Jones & Francis Mah
architects - engineers**

PLEASE REPLY TO:

- P.O. Box 1190, Edmond, OK 73083 (405) 341-0207
 P.O. Box 171205 Memphis, Tennessee 38117 (901) 767-6710



December 30, 1982

City of Wichita
Department of Engineering
City Hall, Seventh Floor
455 N. Main
Wichita, Kansas 67202

Attn: Chris Breitenstein

Re: Proposed Farm Credit Banks Building

We are writing this letter to confirm our telephone conversation of December 29, 1982. It is our understanding that the Arkansas River 100 year flood elevation at the above referenced site is slightly below the 1294.0 elevation. We also understand that the City of Wichita's policy has been to require a barrier that extends at least one foot above the 100 year flood elevation to prevent flooding of basements and similar structures. Further, any plans showing modification of the riverbank will be forwarded by the City to the Tulsa District Office of the Corp of Engineers.

If any of the above do not agree with your understanding of our conversation, please contact the writer of this letter at our Edmond office.

A handwritten signature in cursive script that reads "Karl E. Stickley".

Karl E. Stickley, P.E.
MNT Architects/Engineers, Inc.

KES/jw

cc: Denny Bopp
Jay Sweeney

S/D No. 82-33 Name Farm Credit Banks of Wichita Addition
 Date Application Rec'd. 6-11-82 Final Approval 7-8-82
 Scheduled S/D Meeting 1-20-83

DESCRIPTION

General Location West side of Waco in an area north and south of 2nd Street

Owner Farm Credit Banks of Wichita
 Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|--|----------------------|
| 1. Gross Acreage of Plat | <u>4.7</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>10'</u> R/W <u>503</u> ft. | |
| Residential | <u> </u> | b. <u>8'</u> R/W <u>140</u> ft. | |
| Commercial | <u> </u> | c. <u>4'</u> R/W <u>200</u> ft. | |
| Industrial | <u>2</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>2</u> | TOTAL <u>843</u> ft. | |
| 3. Minimum Lot Frontage | <u>236 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>34,970 sq. ft.</u> | | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Is public water available | <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u> </u> Yes <u> </u> No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | | |

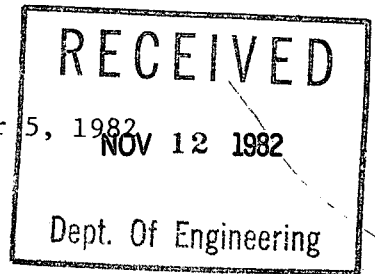
STAFF COMMENTS:

Note: The City Commission approved the final plat of Farm Credit Banks of Wichita Addition on July 27, 1982. However, the plat was never recorded. Now, based on their architect's building plans, several changes in the plat are being proposed. Portions of two easements in the northwest corner of Block 1 are being deleted; two openings to Second Street from Block 2 are being requested; and the south half of the vacated alley at the south line of the plat is being included, having been purchased from the adjacent church.

- A. Agents for the applicant have met with several City staff members and representatives of K. G. and E. with regard to building over (or very close to) a storm sewer and buried power lines. It has generally been agreed that this can be allowed, subject to satisfactory legal agreements being worked out for maintenance of the storm sewer and power lines. After consulting with the City's Law Department and the Sewer Maintenance Division, it is being recommended that the easements be platted as originally shown on the plat approved last July, and agreements be worked out with the City and K.G. and E. for building to occur over the easements. The agreement regarding building over the easement containing the storm sewer shall be submitted to the City Commission for approval and for recording with the plat. The applicant shall obtain a letter from K. G. and E. for submission to the Planning Department stating that satisfactory arrangements have been made for building over the power line.
- B. All previous conditions of plat approval will be applicable to this revised plat including the requirement that all curb cuts which are not to be utilized as part of the redevelopment of these two blocks shall be closed at the time of site development. The existing curb cut on Waco just south of Second which is within the forty feet of complete access control cannot be utilized in the redevelopment.
- C. The applicant is hereby reminded that his site development plans should be submitted to the Department of Economic Development to determine compliance with the Urban Renewal Disposition requirements, especially regarding setbacks.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Correspondence No. 7856-S161

November 5, 1982
NOV 12 1982



MEETING MEMORANDUM

MEETING DATE: October 20, 1982

MEETING LOCATION: City Hall
Wichita, Kansas

SUBJECT: Farm Credit Banks of Wichita
New Building Project

PARTICIPANTS

For the Metropolitan Area Planning Department (MAPD)

R. A. Lakin
J. H. Galbraith
L. Olivarez

For the City Engineer

M. Lindehak

For Kansas Gas & Electric

R. E. Lewis
D. Newman
H. J. Egle

For MNT/Walk Jones & Francis Mah

R. Thomas - MNT
K. Stickley - MNT
B. Halpain - MESA Engineers

For Farm Credit Banks of Wichita

D. E. Bopp - Sverdrup

SUMMARY

The meeting was held to discuss a building encroachment onto a utility easement located in the northwest corner of the platted building site; and to generally review proposed solutions for accommodating the encroachment.

- o MAPD representatives indicated their desire to address all pending issues which involve any adjustments to the final plat restrictions approved by the City Commission prior to the Owner's submission of a revised final plat.

Pending issues are as follows:

- o Building Easement Encroachment
- o Water Well Encroachment
- o Access Control along Second Street at Parking Garage

ML

MAPD representatives also indicated they would like the banks to consider releasing the alley right-of-way restrictions on the west side of the north site, since development of the parking structure, on the north site, does not include any portion of the alley currently platted as a temporary easement.

It was generally agreed the approach to resolving the building easement encroachment would be to eliminate the public easement, in the area where the building encroaches, and to identify a private easement with right-of-access provided to KG&E for service of their duct bank.

MAPD and the City Engineer indicated the new storm drainage line would have to be relocated at the Owner's expense unless a dimension of approximately 12'0" could be maintained between the center line of the storm sewer and the north face of the building foundation. Also that the necessary precautions would have to be taken (soil stabilization) to prevent any damage to the storm sewer in the event it does not have to be relocated.

- o There was general concurrence indicated from MAPD and KG&E representatives that the currently platted easement restrictions can be adjusted to accommodate the building easement encroachment. Several general possibilities were presented by the Architect and discussed.
- o As a result of the information developed during the meeting, the Architect will develop a final proposal which addresses all of the aforementioned pending issues for final review with MAPD and KG&E. This information will be incorporated into the revised final plat which will then be resubmitted to the City for review and approval.

DEBopp

D. E. Bopp, AIA
Project Manager

cc: Participants
Project Office

November 22, 1982

Mr. Donald R. Monahan, P. E.
Vice President
Carl Walker & Associates, Inc.
1582 South Parker Road
Suite 201
Denver, Colorado 80231

Subject: Proposed Parking Facility - Farm Credit Bank
Second & Waco, Wichita, Kansas (CWA #2361300)

Dear Mr. Monahan:

In your letter dated November 15, 1982 you requested that we approve a lesser standard that is not presently adopted by the City of Wichita.

After review of your letter, we assumed that you intended to attach preliminary plans which would show your proposed dimensions. However, the only thing attached to your letter was a change of address for your firm in Denver, Colorado.

Therefore, please submit a plan showing your proposed parking lot layout. We will review this plan and advise you accordingly.

Yours truly,

William G. McKinley
Traffic Engineer

WGM:gr

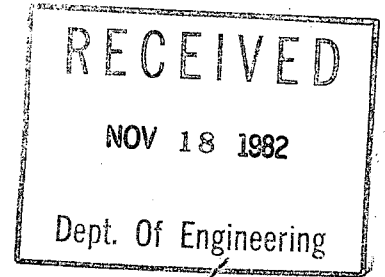


November 15, 1982

CARL WALKER & ASSOCIATES, inc.

1461 Florence Street, Denver, Colorado 80010
303/341-2464

Mr. Bill McKinley
Traffic Engineer
City of Wichita
City Hall
455 North Main Street
Wichita, Kansas 67202



RE: Proposed Parking Facility
Farm Credit Bank
Second & Waco
Wichita, Kansas
(CWA #2361300)

Dear Mr. McKinley:

As discussed with Tom Butcher of our firm on September 28, 1982, we are providing parking and traffic consulting services for MNT/Walk Jones and Francis Mah Architects for the proposed parking facility and new office building for Farm Credit Bank at Second and Waco in Wichita, Kansas. The purpose of this letter is to request preliminary approval for the parking geometrics and curb cuts for the proposed parking facility.

The parking geometrics are not in strict accordance with the "Typical Off-Street Parking Standards of the City of Wichita, Sedgwick County, Kansas" as prepared by the Public Works Department, Traffic Engineering Division, dated August, 1978. However, you are probably aware of the dramatic down-sizing of the automobile which has occurred since 1978 and will continue to occur in the future. Because the length of the automobile has undergone the greatest change (as opposed to the width of the car), the parking module widths have undergone the greatest change. Our recommended geometrics are based on seventeen years of experience in the design of over 300 parking structures. We can furnish additional documentation that the geometrics recommended are appropriate for this facility.

We are also requesting preliminary approval for the two, one-way curb cuts on Second Avenue as opposed to the current access restriction of one, two-way curb cut. Subject to your preliminary approval, the owner will then follow up with the required filing to change the access control on the record plat.

Please respond in writing as soon as possible.

Sincerely,

CARL WALKER & ASSOCIATES, INC.

Donald R. Monahan, P.E.
Vice President

DRM/dh

cc: Mr. Francis Mah/MNT/Walk Jones & Frances Mah
Mr. Robert Thomas/MNT



CARL WALKER & ASSOCIATES, inc.

1461 Florence Street, Denver, Colorado 80010
303/341-2464

WE'VE MOVED --- EFFECTIVE OCTOBER 25, 1982

* * * * *

OUR NEW ADDRESS IS: 1582 SOUTH PARKER ROAD
SUITE 201
DENVER, CO. 80231

OUR NEW PHONE NO: 303/337-2634

December 2, 1982

Mr. Donald Monahan, P. E.
Vice-President - Denver
Carl Walker & Associates, Inc.
1582 South Porter Road, No. 201
Denver, Colorado 80231

Subject: Parking Garage for Farm Credit Banks of Wichita

Dear Mr. Monahan:

With regard to our conversation of December 1, we would like to make the following comments which we believe will improve the operation of your parking facility:

1. We prefer to see the width of the entrances increased from 10' to 12' and the width of the exit increased from 20' to 22'.
2. Your cross-over points between the up ramps and the down ramps on alternating floors should be designed as a one-way slip and not allow for two directional movement.
3. Your two points of access to Second Street will require modification of access control from one opening to provide for two openings. This must be accomplished through the Planning Department.

In general, we approve your parking dimensions of 53' 3" and your overall span of 106' 6". Also, we believe that the 40% compact spaces is appropriate for today's mix of cars in Wichita.

If you have any further questions, please call me at 316-268-4446.

Yours truly,

William G. McKinley
Traffic Engineer

WGM:gr

cc: Jim Jorgensen, Central Inspection Division

June 8, 1983

Mr. Rolan Monigold
Manhattan Construction Company
Post Office Box 3756
Wichita, Kansas 67201

Subject: Farm Credit Banks


Dear Mr. Monigold:

The drawings showing the support of the 78" storm drain have been reviewed. Our comments are as follows:

1. Ground water in this area was observed in December, 1982 to be at elevation 1283.5 MSL.
2. Consideration should be given to solid sheeting to support the storm drain during construction of the Farm Credit Banks building.
3. As built plans of the supporting system for the storm water sewer should be submitted to us for our permanent record.

Please call me at 268-4266 if you have any questions.

Yours truly,


R. W. Bruggeman, P. E.
Director of Engineering

RWB:gr



THE CITY OF WICHITA

OFFICE OF Drainage and Flood
Control Engineer

DATE June 14, 1983


TO Jim Jorgensen, Plans Examiner

FROM Chris Breitenstein, Drainage and Flood Control Engineer

SUBJECT Farm Credit Bank Site

The minimum pad elevation for the Farm Credit Bank Site should be 1296.7. This should be the lowest elevation adjacent to the river in which water could enter the building.

I am also attaching a copy of a letter from MNT Architects. No plans were submitted showing proposed riverbank modifications.

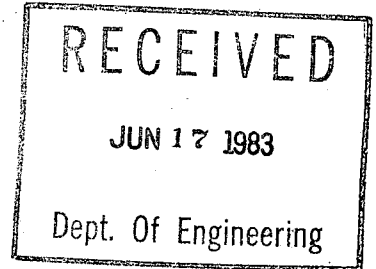

Chris Breitenstein
Drainage and Flood Control Engineer

CBigr

Attachment

cc: David Stowe, Director of Operations and Maintenance

THE CITY OF WICHITA



DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT
CENTRAL INSPECTION DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 16, 1983

Francis Neah
MNT/Walk Jones & Francis Mah
P.O. Box 171205
Memphis, TN 38117

Dear Mr. Mah:

Re: Farm Credit Bank

Attached is a memo from Chris Breitenstein of the City Engineering Division concerning the minimum pad elevation for the project. This re-evaluation came about as a result of modifications being made in the bank area.

The plans currently show the minimum pad elevation as 1296.0 at the top of the bench on the terrace level adjacent to the river.

Please contact myself or Mr. Breitenstein concerning the resolution of this problem.

Sincerely,

James H. Jorgensen
Building Code Engineer

JHJ:bg

cc: D. E. Bopp
Farm Credit Banks
240 N. Waco 67202

Chris Breitenstein, Drainage & Floor Control Engineer ✓

Manhattan Construction
P.O. Box 3756 67201

SUPERINTENDENT OF CENTRAL INSPECTION 268-4460
BUILDING CODE ENGINEER 268-4368
PLAN EXAMINATION 268-4477

HOUSING 268-4481
ZONING 268-4479
SIGNS 268-4475

BUILDING & CONSTRUCTION 268-4461
PLUMBING & MECHANICAL 268-4471
ELECTRICAL & ELEVATOR 268-4465

THE CITY OF WICHITA
OFFICE OF Drainage and Flood
Control Engineer

DATE June 14, 1983

TO Jim Jorgensen, Plans Examiner

FROM Chris Breitenstein, Drainage and Flood Control Engineer

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Chris Breitenstein
Drainage and Flood Control Engineer

CB:gr

Attachment

cc: David Stowe, Director of Operations and Maintenance

MNT / Walk Jones & Francis Mah

architects - engineers

PLEASE REPLY TO:

P.O. Box 1190, Edmond, OK 73083 (405) 341-0207

P.O. Box 171205 Memphis, Tennessee 38117 (901) 767-6710

June 22, 1983

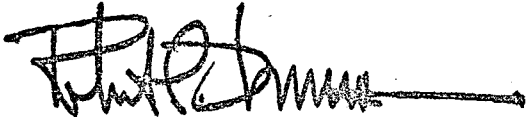
Jim Jorgansen
Building Code Engineer
Central Inspection Division
City of Wichita
455 North Main Street
Wichita, Kansas 67202

Re: Farm Credit Banks of Wichita

Pursuant to our telephone conversation this morning I am transmitting a sketch, C-3A dated 6/22/83, showing our clarification of the plans on the above project in reference to your letter of June 16, 1983 and Chris Breitenstein's memo to you of June 14, 1983 and your concern with the free-board line required by the Corps of Engineers of 1296.7'.

We had earlier set the embankment (actually the top of bench at the terrace level) at 1296.0' based upon the known requirements at that time from the City. However, because of your above stated requirement and our field observation of the existing slopes on City property we are directing that the Contractor maintain not less than a 1297.0' elevation on a berm just west of the terrace as indicated on the enclosed sketch.

Please review this and expedite your reply as quickly as possible since the Park Board and the Contractor are both very anxious to proceed.

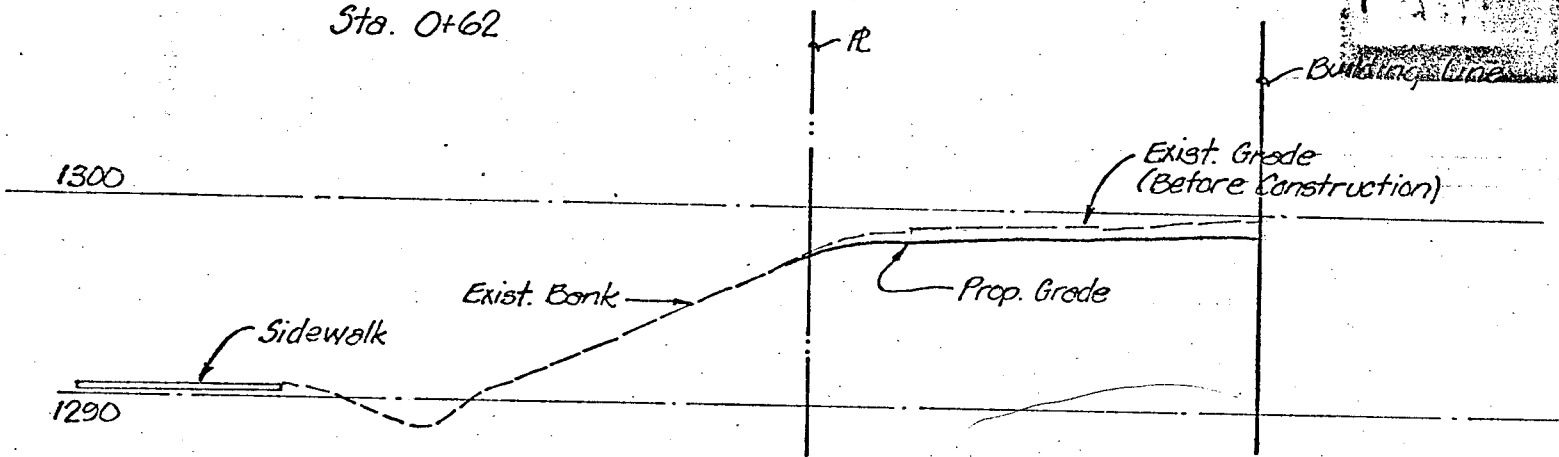
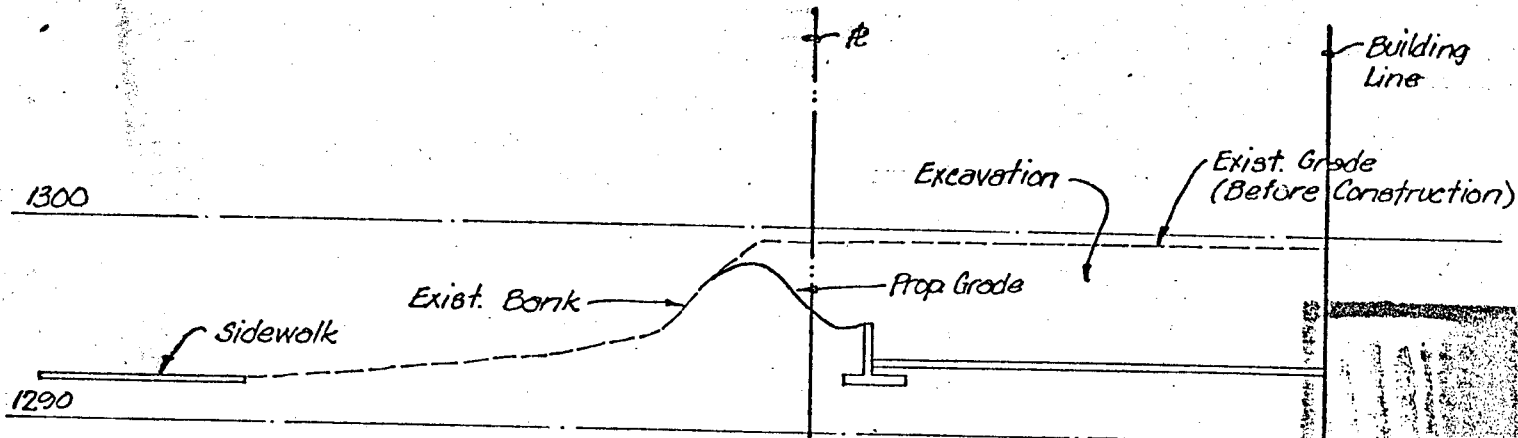


Robert L. Thomas
CEO

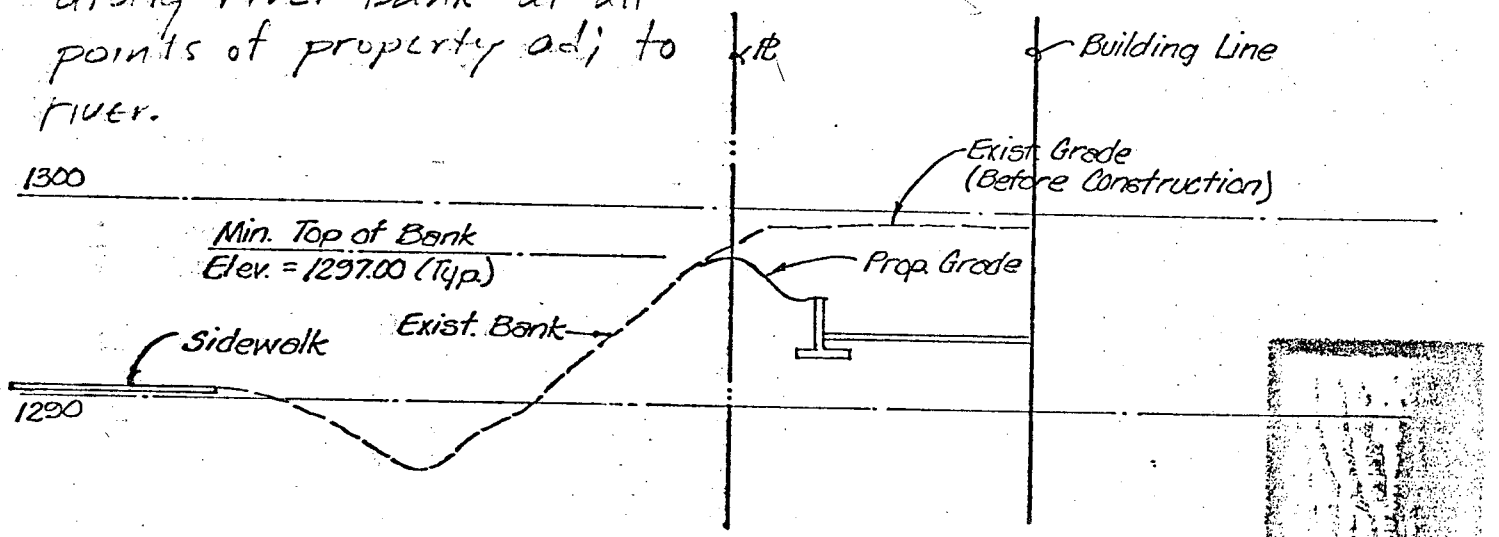
RLT/lg

cc: Sverdrup
Wichita, Attn: Sam Bretz w/enclosure
St. Louis, Attn: D.E. Bopp w/enclosure
Walk Jones & Francis Mah w/enclosure

the Joint-Venture of: MNT / Walk Jones & Francis Mah
MNT Architects Engineers, Inc., Edmond, Oklahoma
Walk Jones & Francis Mah, Inc., Architecture-Engineering Planning Interior Design Memphis, Tennessee



Section 2
Sta. 1+40
must be continuous height
along river bank at all
points of property adj. to
river.



Min. Top of Bank
Elev. = 1297.00 (Typ)

Proposed Grading at River Bank

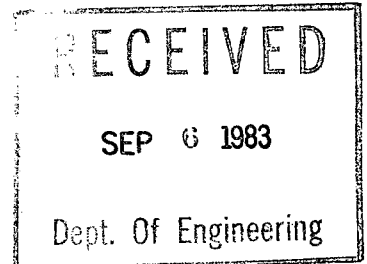
Scale: 1" = 10'

MNT/Walk Jones & Francis Moh
Farm Credit Banks of Wichita
Sheet C-3A June 22, 1983

August 31, 1983

walker
Parking Consultants
Restoration Engineers

Mr. Robert Thomas
MNT/Walk Jones & Francis Mah
Architects - Engineers
P. O. Box 1190
1601 East Nineteenth Street
Edmond, Oklahoma 73034



Re: Parking Facility
Farm Credit Bank
Wichita, Kansas
(WALKER #2361300)

Dear Bob:

While at the City of Wichita Building Department one month ago, I had occasion to review your construction drawings for the Farm Credit Bank Parking Facility. There are a couple of concerns I have regarding the final design as follows:

1. The clear distance between columns at 20'± (22' center to center of column) is not adequate for opposing vehicles to make the turn at the center speed ramp. A minimum clear distance of 30 feet is required. The 14' clear distance at the end cross-overs is also a little tight (should be 15 to 16' clear). Our schematic designs indicated 20' at the end cross-overs and 30' at the center cross-over for this scheme.
2. The bottom tier should have the same percentage of compact stalls as the typical level to discourage small cars from parking in the large car stalls considering the relatively high percentage of compact cars shown. Conversely, the top tier should have all full-size stalls since the mix of vehicles that arrive at the top tier where the last available stalls are at, may represent a higher percentage of full-size cars.
3. The parking module of 56'0" (55' center to center column) is adequate for a 70° angle of park as opposed to 60° angle of park shown. The capacity could increase with 70° stalls or the parking module could have been narrower (53' was approved by the City) which would have saved significant construction cost.

Suite 201
1582 South Parker Road
Denver, CO 80231
303 / 337-2634

Mr. Robert Thomas
August 31, 1983
Page Two

4. The compact stall width of 8'0" may result in use of those stalls by large cars. A stall width of 7'6" would make it very difficult for large cars to violate the small car stalls.
5. I neglected to note the air entrainment requirements for the floor slab concrete. An average air content of 7% with an allowed variation of 6 to 8% is required for the severe freeze-thaw environment of Wichita. Also, the design strength of 4000 psi is below ACI recommendations for floor slab concrete subject to severe environmental exposure. The minimum strength should be 4500 psi with a minimum cement factor of 6 sacks per cubic yard for adequate durability.

It is unfortunate that we didn't have the opportunity to review your final design as you had implied in our phone conversation of December 16, 1982, particularly with regard to item #1.

We recently completed the design of a 1,225-car parking facility for Wesley Medical Center which has a guaranteed maximum price of \$4050 per stall. We would be interested in receiving the construction cost of the Farm Credit Bank Parking Facility and a set of construction documents.

Sincerely,



Donald R. Monahan, P.E.
Vice President

DRM/dh

cc: Mr. Walk Jones

bcc: Mr. Bill McKinley

walker