

# WESLEY MEDICAL CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67214 • MU 5-2151

July 24, 1968



Mr. Ralph Wulz  
Assistant City Manager  
City Building  
204 S. Main Street  
Wichita, Kansas 67202

Re: Wesley Medical Center

Dear Mr. Wulz:

We are in the final steps of drawing together our proposed plat, which we agreed to submit by early October.

There are certain considerations all concerned need to keep in mind as background:

- Wesley will get  
for sewer on site,  
& dedicate nec.  
e/w of temp. easements*
1. The sewer lines from our new Memorial Medical Pavilion (under construction) need to be run south along Hillside to Central this Fall so this building can be opened on target the last of December, 1968. The sewer to the new East Tower site will be constructed also this Fall.
  2. We propose letting an approximately \$5,000,000 construction contract on July 1, 1969 for the beginning of our major building program to the east. This will require an agreement before we can contract this program between the City, the Park Board and Wesley on the acquisition of the small site along the creek bed to the west of Rutan, and the creek needs to be re-routed or tubed from the Sleepy Hollow Park area under Rutan to a point where it goes directly south next to the east wall of our Apartment Building. This re-routing of the creek should be accomplished early in 1969 to permit the July 1, 1969 target date for beginning the development above. This July, 1969 program will not markedly increase bed capacity at Wesley, nor will the front entrance be moved to Rutan until beyond 1972.
  3. Wesley is interested in preserving the neighborhood - any street closings which may be contemplated would certainly have this in mind.

"YOUR NEED IS OUR CONCERN..WE CARE"

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.  
*(relating to Traffic Department planning for Hillside.)*
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 (3) 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.

The period 1972-1975 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 as 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 Doctors' 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 <sup>contingently</sup> 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 <sup>contingently</sup> 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 that this also will not hold up construction in July of 1969.

Conclusion:

Wesley has spent hundreds of man-hours 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 stand-point 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

Mr. Ralph Wulz  
July 24, 1968  
Page -6-

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.

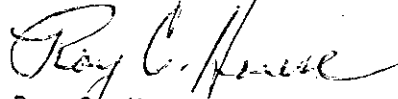
We request now a meeting early in August for a review of our proposals.

I suggest a 3:00 - 5:00 p.m. meeting in our Conference Room (#234) on

Wednesday, August 7  
or Thursday, August 8  
or Wednesday, August 14  
or Thursday, August 15 } We prefer one of these.

of you and appropriate representatives (Planning, Traffic, Public Works, Park) so we may further develop our approach to these concerns.

Very truly yours,



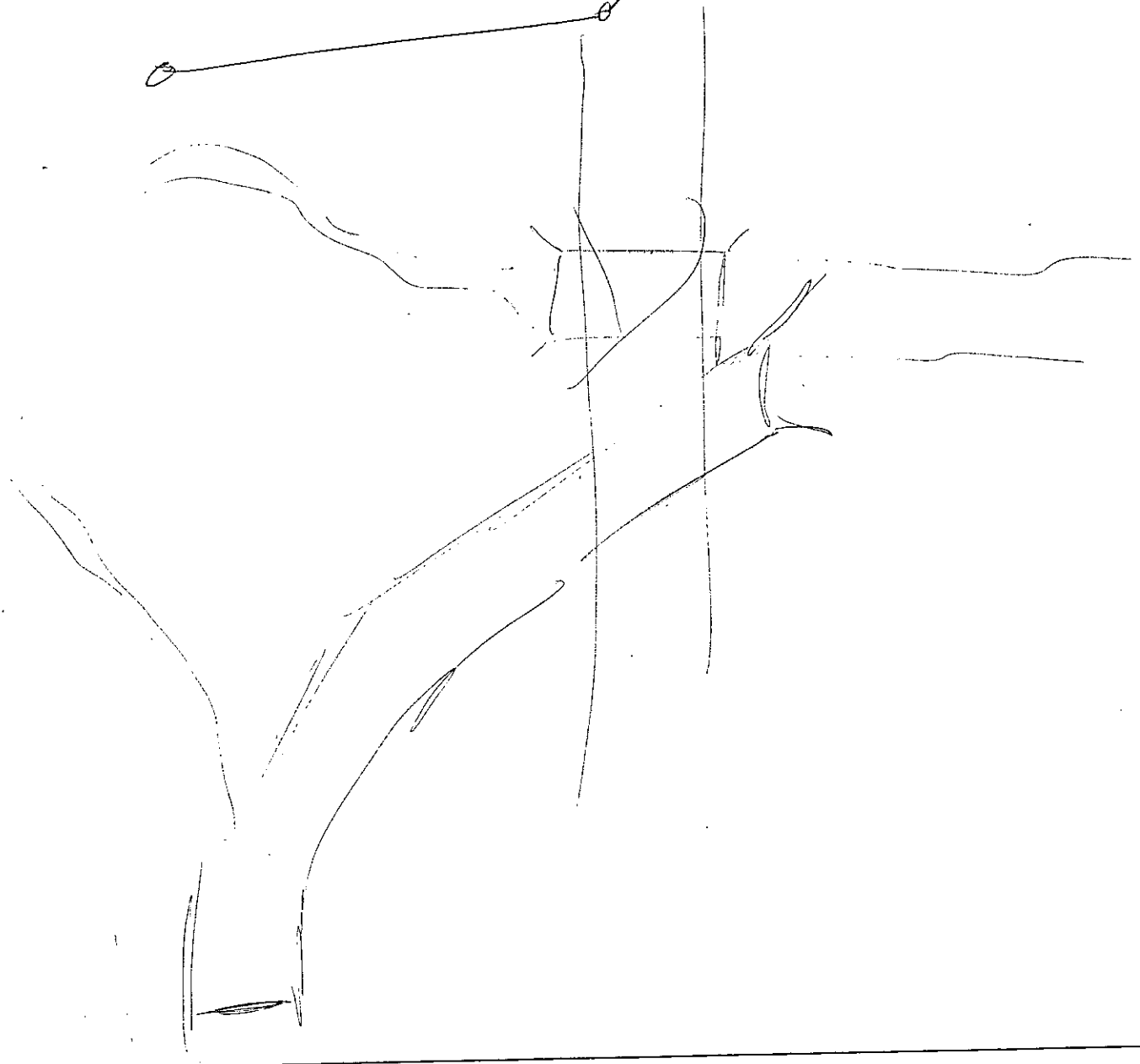
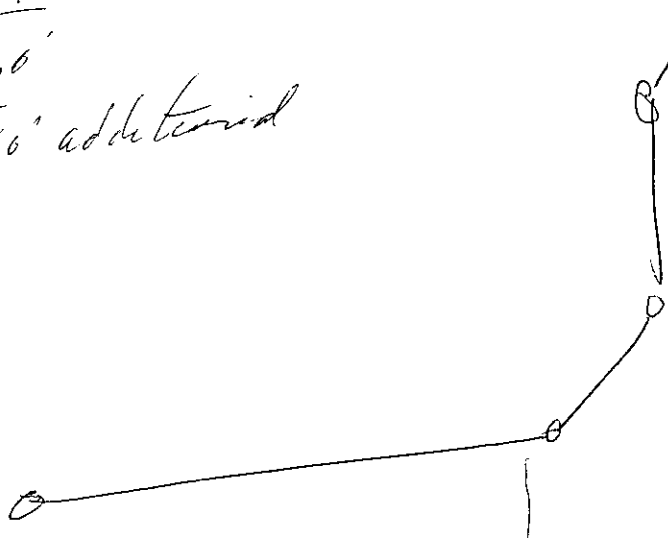
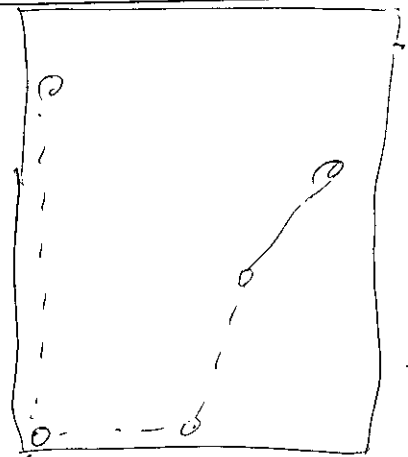
Roy C. House  
Executive Vice President  
and Administrator

RCH:ab

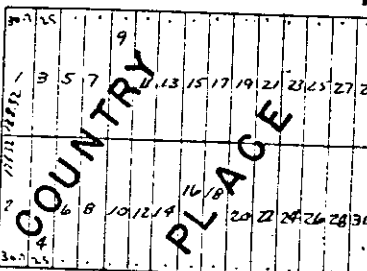
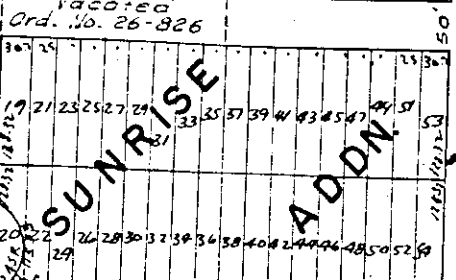
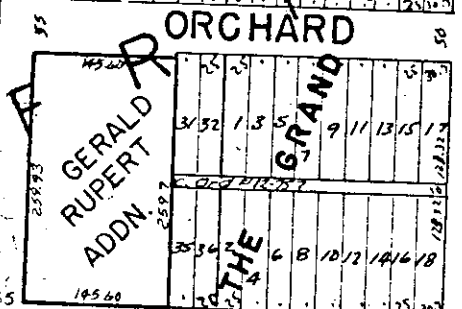
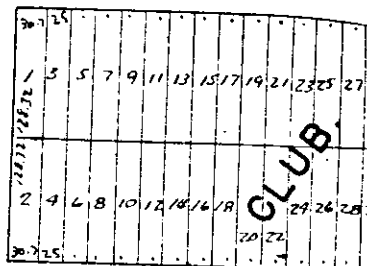
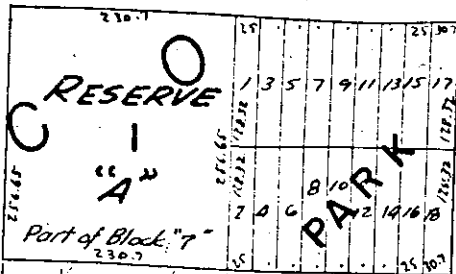
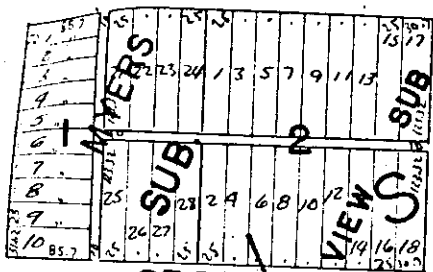
cc: City Staff (12 copies included  
with original to Mr. Wulz)  
Mr. Kenneth P. Stewart, Legal Counsel  
Mr. Robert B. Harris, Architect  
Dr. Louis Block, Hospital Consultant  
Hospital Board and Staff (40)  
Consultant - Parking and Traffic

10'	64'	15'
	10	
	15	
	89	
	59	

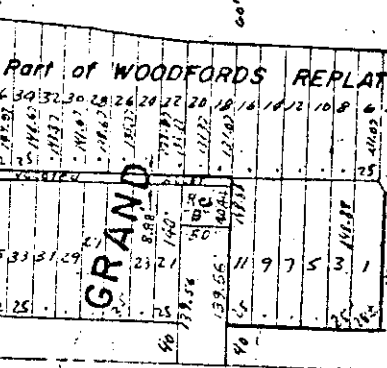
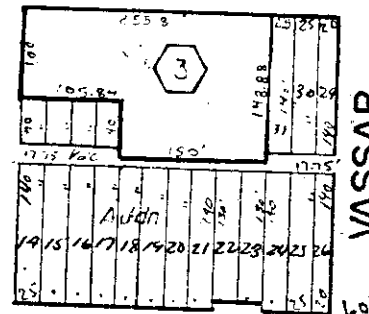
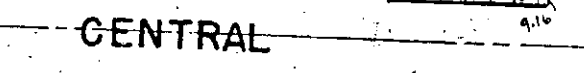
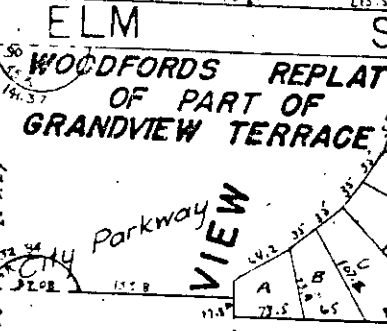
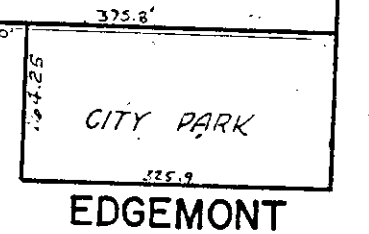
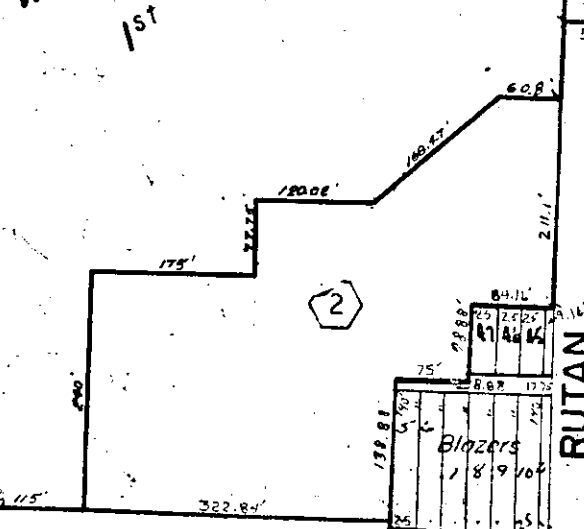
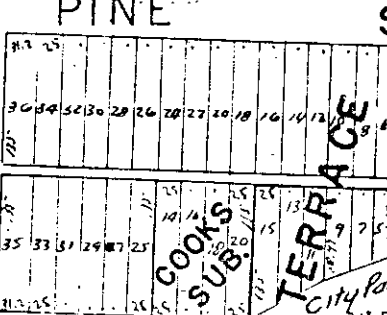
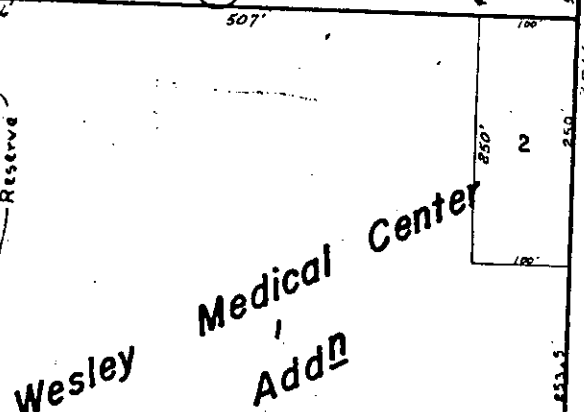
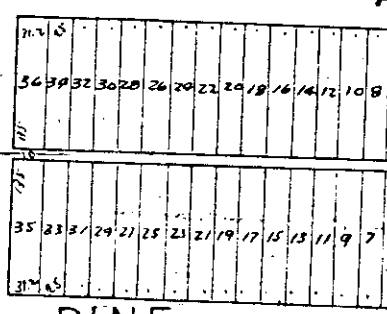
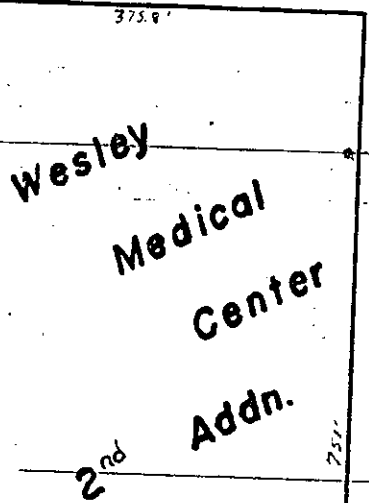
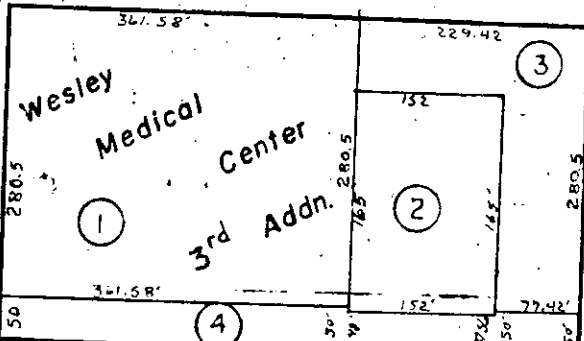
30'  
20' additional



COUNTRY CLUB



MURDOCK



HILLSIDE

CENTRAL

PURCHASE AUTHORIZED BY ORDINANCE NO. 8985 NOV. 7, 1925



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

WICHITA FEDERAL SAVINGS BUILDING

340 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

April 25, 1969

AMHERST 4-7321  
AREA CODE 316

Mr. Starnes Walker  
The Gas Service Company  
735 North Hydraulic  
Wichita, Kansas

Mr. M. F. Mitchell  
Flood Control  
City Building Annex  
Wichita, Kansas

Mr. Harold Davis  
Kansas Gas and Electric  
Estimating Department  
Box 208  
Wichita, Kansas

Mr. Dick Linn  
City Engineering  
City Building Annex  
Wichita, Kansas

Southwestern Bell Telephone  
District Engineer  
105 East Second Street  
Room B05  
Wichita, Kansas

Mr. Jim Smith  
Traffic Engineering  
City Building Annex  
Wichita, Kansas

Mr. Willard Pierce  
Arkla Gas Company  
502 Maple  
Wichita, Kansas

F. E. Hobbs  
Wichita Fire Department  
Station #1  
400 North Water  
Wichita, Kansas

Mr. Bill Otten  
Wichita Water Department  
City Building Annex  
Wichita, Kansas

Re: The Wesley Medical Center  
Plat

Gentlemen:

The Wesley Medical Center is endeavoring to complete a partial platting of the main hospital premises in order to simplify a description to be used in the lease of its premises for purposes of issuance of Industrial Revenue Bonds. This platting will have the additional advantage of effecting a

April 25, 1969

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vacation of all existing easements, pursuant to Kansas Statutes, effective July 1, 1968. This in turn will save the Medical Center some expense which might be involved in separate vacation proceedings, and will greatly simplify the legal description to be used in the Industrial Revenue Bond financing procedures.

Enclosed is a sketch plat on which Mr. Bill Korber of Clyde M. Baughman Company has marked the area which is proposed to be platted as one block, and then to be used for bond financing purposes.

In anticipation of a meeting on Wednesday afternoon, I would appreciate receiving a call from you if you have any objections to the platting which would be eliminating all existing easements within the area which is marked. If necessary, we will make whatever private agreements which individual utilities may require.

Thank you very much for your cooperation.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth O. Stewart*  
ep

KPS:cp

Enclosure

cc: Mr. Roy C. House  
Mr. Robert Harris  
Mr. Bill Korber  
Mr. Bickley Foster

Wesley Hosp

AGENDA

LONG-RANGE PLANNING SESSION - WESLEY MEDICAL CENTER  
AND CITY OF WICHITA STAFF

APRIL 30, 1969

Expected Participants:

City of Wichita:

Ralph Wulz, City Manager  
Ray Bruggeman, Director of Public Works  
Paul B. Graves, Traffic Engineer  
B. E. Smith, City Engineer  
Dick Linn, Design Chief Engineer  
Robert A. Lakin, Asst. Director of Planning  
Jack H. Galbraith, Senior Planner.  
H. Duane Bock, Senior Planner  
M. S. Mitchell, Public Works

Wesley Medical Center:

Roy C. House, Executive Vice President  
A. B. Davis, Associate Administrator  
O. C. Estes, Assistant Administrator  
  
Kenneth P. Stewart, Hospital Counsel  
  
Warren Oblinger, Site Consultant  
Lowell Richardson, Site Consultant  
  
Robert Harris, Hospital Architect

Introductory Remarks and Review of August 14 Planning Session - (Mr. House)

1. Objectives of meeting.
2. Acknowledgment of progress to date.
3. Updating of Wesley building and parking objectives.
4. Review of site considerations, leading to selection of consultant to make a study and recommendations for long-range maximum use of site.
  - a. Adopted by Hospital Board as desired objective.

Presentation: Site Study and Recommendations - (Oblinger-Smith)

Review of Plat Considerations to Date - (Mr. Stewart)

(Including steps taken to describe site possibly to be conveyed to City in Industrial Revenue Bond Issue.)

Discussion:

(Subjects needing discussion, not necessarily in this order)

1. Plat considerations -
  - a. Review perimeter traffic flow as constructed - Rutan bisecting the site.
  - b. Potential street vacations.
2. Routing at creek, particularly in view of construction expectations (minimal changes now?).
3. Possible acquisition - Park Department.
4. Vacation of dedicated areas west of Rutan.
5. Other.

WESLEY MEDICAL CENTER

LONG-RANGE PLANNING SESSION  
OFFICIALS OF WESLEY MEDICAL CENTER AND CITY OF WICHITA  
April 30, 1969

The meeting between officials of the City of Wichita and The Wesley Medical Center was held on Wednesday, April 30, 1969 at 12:00 noon in Room #234 in the School of Nursing. Attending from the City of Wichita staff were: Ralph Wulz, City Manager; Ray Bruggeman, Director of Public Works; Paul B. Graves, Traffic Engineer; B. E. Smith, City Engineer; Dick Linn, Design Chief Engineer; Robert A. Lakin, Asst. Director of Planning; Jack H. Galbraith, Senior Planner; H. Duane Bock, Senior Planner; and M. S. Mitchell, Public Works. Representing the Wesley Medical Center were: Roy C. House, Executive Vice President; A. B. Davis, Jr., Associate Administrator; O. C. Estes, Assistant Administrator; Kenneth P. Stewart, Hospital Counsel; Warren Oblinger, Site Consultant; Lowell Richardson, Site Consultant; Maurice Miller, Site Consultant; and Robert Harris, Hospital Architect.

GENERAL:

Mr. House opened the meeting by referring to the agenda (see attached) and also referred to the previous meeting between officials of the City and Wesley held here August 14, 1968.

ACKNOWLEDGEMENT OF PROGRESS TO DATE:

Mr. House noted that much progress had been accomplished on many items of joint concern since the August, 1968 meeting and mentioned specifically the following:

1. Signalization of Central and Hillside with improved traffic flow.
2. The temporary resurfacing of Hillside, noting that the permanent channelization and widening of Hillside has been held up with the mutual agreement of both the City and Wesley until 1973.
3. Pedestrian signal installed on Hillside -- a valuable safety feature.
4. Elimination of the entrance and exit on Hillside from the hospital physicians' parking lot.
5. Improved parking facilities at the Center - with much of the construction traffic out of the way and rather extensive improvement of additional paved off-street parking north of the hospital between Pine and Murdock. The hospital has added approximately 250 spots and the parking situation is the best it has ever been, with 832 parking spots now on site, and up to 250 more planned within nine months.

Mr. House at this point indicated the upcoming shifts in parking areas, i.e., physicians', visitors', and employees', that are contemplated in the near future as a result of our upcoming construction and proposed zoning changes. He 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.

6. Purchase of Park Department land west of Rutan, by the Center.
7. Sewer project - handled very smoothly and finished in order to allow us to open the Memorial Medical Pavilion on schedule.

#### REVIEW OF BUILDING OBJECTIVES:

Mr. House then outlined the completion of Wesley's Phase I building program which includes the Memorial Medical Pavilion (opened in January of this year); the Energy Center, including the laundry which will be equipped and operating by Fall; and the Radiology expansion project on which bids are to be taken May 14.

Phase II of Wesley's development program was then outlined which includes primarily the East Tower, including two base floors and four completed levels for patient occupancy and the northwest courtyard construction; provision will be made for additional Tower floors (up to 17 levels).

Mr. House discussed the proposed Medical Arts Facility, noting that this project is not now contemplated until after 1972 and 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.

He stated that 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.

#### SITE STUDY AND RECOMMENDATIONS - OBLINGER-SMITH:

Mr. Warren Oblinger then reviewed the development plan and site analysis as adopted by the Trustees in some detail, pointing out such highlights as the change at some time in the future the orientation of the Center to the east, the potential development of the Park Department property between Rutan and Vassar, the location of the proposed Medical Arts Facility, the development of multi-level parking areas, the potential closing of Rutan Street and 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.

Mr. House pointed out all the property now owned by Wesley Medical Center, including those parcels recently acquired along Edgemont Street and Rutan.

REVIEW OF PLAT CONSIDERATIONS - KENNETH STEWART:

Mr. Stewart noted that a sketch plat including all the property owned by Wesley was submitted October 18, 1968 and that he and others on the Wesley staff had been working with the Planning Department since that time on developments beyond the sketch plat as submitted.

Mr. Stewart stated that Wesley now needed to finalize a description to be incorporated in the industrial revenue bond issue for conveyance to the City and lease back to Wesley. In order to finalize this description, Wesley would like to have the Planning Department waive the requirements and/or necessary steps between the sketch plat and a final plat. He stated that such a request has now been formalized including dedications as now included in the sketch plat so that the Wesley plat can be recorded and used as a legal description for the industrial revenue bond issue, noting that later as other problems are worked out on the peripheral site we could have a Wesley Medical Center second addition or third addition if necessary. Mr. Stewart indicated further that to expedite this matter he has contacted all the utilities and they have indicated no problems.

Mr. Stewart then stated that Wesley would also be initiating a request for a zoning change on Wesley-owned property east of Rutan to allow the Medical Center to move ahead on the development of additional parking later this year.

Mr. House then asked for response and/or questions from the City staff.

Mr. Wulz asked - since the primary concern at this time seemed to be platting procedures, from the standpoint of his staff were there any details that might present special problems?

Mr. House stated that Wesley was now down to the point where we need to move on the industrial revenue bond issue very promptly.

Mr. Lakin noted that according to sub-division regulations, the City Planning Department was required to see a preliminary plat before a final plat was submitted. However, he indicated that this should not present any major problems and the plat plan which Mr. Stewart is using as a working model could be utilized as a preliminary plat.

DRAINAGE:

Mr. Lakin stated that the problems related to drainage seemed to be the only problem which needed to be handled in the platting exercise. Mr. Stewart asked if the drainage problem could be handled in one of the plats to be handled next, i.e., lot 3? He noted that the Medical Center would

be obligated to handle the drainage problem before the Tower construction could commence anyway and that he would like to see something worked out so that we can move ahead at this time. He further outlined the reasoning for the platting of lots 1, 2, and 3, noting that Lot 1 encompassed all of the Wesley Medical Center property which would be included in the industrial revenue bond issue; that lot 2 included site for future potential development which will not be encumbered in the industrial revenue bond issue and that lot 3 included the School of Nursing and the Interns' Residence which were mortgaged under HHFA financing. Mr. Stewart stated that he would hope at this time to plat lots 1 and 2 and handle the drainage later in lot 3.

Mr. Mitchell noted that under cost estimates recently developed for the tubing of the creek from Central to the west line on Rutan, the project cost was estimated at approximately \$114,000; that such a project on a relatively small plot of land might be considered insufficient collateral; also, that future construction was dependent upon this problem being resolved and that he would like to see final plans drawn and estimates made so that this project could be phased.

Mr. House suggested that temporarily perhaps an open flume way could be dug from the bridge on Rutan to the Interns' Apartment Building to handle drainage on an interim basis so that Wesley could proceed on platting lots 1 and 2 and proceed on finalization of plans for drainage on lot 3 later since Wesley's timing is very crucial.

There was then a general discussion of all concerned, noting that there were three parties really involved in the drainage improvement - the Park Department, Wesley Medical Center and Mr. Henry Amsden, believed to be the owner of the property adjacent to Central.

Mr. Stewart stated that because of all of the complexities, we had suggested the platting of Wesley property as outlined, lots 1 and 2, to allow us to proceed in order to obtain the industrial revenue bond proceeds and handle the necessities related to drainage and the construction of the Tower in the next few months under an addition.

Mr. Wulz stated that he didn't see any real problem in obtaining the necessary agreements from the City in allowing Wesley to proceed; the question was primarily the proper mechanics to accomplish this. He noted that he would attempt to set up a meeting with Mr. Amsden within the next few days and would be in contact with Mr. Stewart. Also, he noted that in conversation with the Park Department representative, Mr. Fleck had indicated that the Park Department is possibly receptive to a proposal on the land west of Vassar when and if approached by the Medical Center.

Mr. Stewart stated that Wesley Medical Center would agree to having the lease agreement with the City incorporate any protection required by the City to properly handle the drainage problem in the future which would allow Wesley to proceed with their submission of the plat. Mr. Oblinger noted that in the long-range, if Rutan was closed this could change the final solution. Mr. House agreed and stated that due to all of these complexities, he would hope the City and Wesley could agree to a temporary solution and

then work together to solve the long-range problem, stating again that Wesley is committed to handling its responsibilities in the drainage project.

Mr. Wulz stated that he felt the City and Wesley would proceed on the following basis:

1. Take an easement at this time on lot 1 for the drainage project.
2. Place in the industrial revenue lease agreement a provision that the tenant would pay any required special assessment for their portion of the drainage project.
3. If something is not worked out in a second plat, the City would be in a position of doing the work and probably assessing the cost.

Mr. Mitchell asked how financing of this project on the second plat would be handled; Mr. Wulz answered that he felt the private party involved (Mr. Amsden) would be obligated to pay his portion; that the balance would be assessed to Wesley and would not be made a benefit district cost. He noted further that if the private party were not willing at the time of the second plat, the City could take other steps which would handle the problem. Mr. Stewart asked if there would be some consideration for the voluntary dedication of land as a part of this project and Mr. Wulz noted that there would be.

#### SUBMISSION OF WESLEY PLAT:

Mr. Stewart then asked if Wesley could proceed on the submission of the final plat for lots 1 and 2 for necessary easement dedication for drainage. Mr. Wulz answered in the affirmative.

It was noted that in the final platting of lots 1 and 2, all that would be needed is the description of the easement and that the present working drawings would be used as a preliminary plat.

Mr. Wulz stated that Wesley should authorize their engineers and legal counsel to submit a 3-lot preliminary plat as quickly as possible, working with Mr. Mitchell on securing drainage easement details; that the closing date for filing this plat would be May 5.

#### 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.

Mr. Graves noted that the only opening off of Hillside for left turns, after the channelization of Hillside in 1973, will be on Murdock. He further stated that he felt Wesley should think about a right-turn lane off Hillside onto Pine and off of Murdock onto Rutan. (It is noted that south-bound Hillside traffic can have access to the Wesley Emergency Department entrance.)

There was some discussion about the right of way on the private property on the corner of Pine and Hillside (Kiser). Mr. House indicated that he felt the City would have to handle this.

Mr. Graves noted that left-turn storage (stacking distance) for east-bound traffic on Central is a problem in the contemplated use of Vassar, however, perhaps this could be improved.

Mr. Graves asked Wesley to place on its preliminary and final plat the elimination of the entrance and access to Hillside physicians' parking lot (being handled now) except for Wesley's emergency drive and visitors' parking lot. Mr. House asked if the long range potential for the closing of Rutan is something that Wesley can expect to work out with the City along with the development of Murdock and Vassar in a circumferential traffic pattern around Wesley, and various members of the City staff indicated that this appeared favorable.

The meeting adjourned at approximately 2:45 p.m. with the entire group walking out to view the present creek location and drainage pattern. It appeared a temporary cut from the west side of the bridge under Rutan directly southwest to the east concrete wall of the Professional Apartment Building could be effected on a temporary basis if needed to expedite the East Tower construction, and pending permanent solutions to the rerouting of the creek, bridging Rutan, possible closing of portions of Rutan, etc.

A. B. Davis, Jr.  
Acting Secretary

ABD:abf  
Attachment - agenda

AGENDA

LONG-RANGE PLANNING SESSION - WESLEY MEDICAL CENTER  
AND CITY OF WICHITA STAFF

APRIL 30, 1969

Expected Participants:

City of Wichita:

Ralph Wulz, City Manager  
Ray Bruggeman, Director of Public Works  
Paul B. Graves, Traffic Engineer  
B. E. Smith, City Engineer  
Dick Linn, Design Chief Engineer  
Robert A. Lakin, Asst. Director of Planning  
Jack H. Galbraith, Senior Planner  
H. Duane Bock, Senior Planner  
M. S. Mitchell, Public Works

Wesley Medical Center:

Roy C. House, Executive Vice President  
A. B. Davis, Associate Administrator  
O. C. Estes, Assistant Administrator

Kenneth P. Stewart, Hospital Counsel

Warren Oblinger, Site Consultant  
Lowell Richardson, Site Consultant  
Maurice Miller, " " "  
Robert Harris, Hospital Architect

Introductory Remarks and Review of August 14 Planning Session - (Mr. House)

1. Objectives of meeting.
2. Acknowledgment of progress to date.
3. Updating of Wesley building and parking objectives.
4. Review of site considerations, leading to selection of consultant to make a study and recommendations for long-range maximum use of site.
  - a. Adopted by Hospital Board as desired objective.

Presentation: Site Study and Recommendations - (Oblinger-Smith)

Review of Plat Considerations to Date - (Mr. Stewart)

(Including steps taken to describe site possibly to be conveyed to City in Industrial Revenue Bond Issue.)

Discussion:

(Subjects needing discussion, not necessarily in this order)

1. Plat considerations -
  - a. Review perimeter traffic flow as constructed -  
Rutan bisecting the site.
  - b. Potential street vacations.
2. Routing at creek, particularly in view of construction expectations (minimal changes now?).
3. Possible acquisition - Park Department.
4. Vacation of dedicated areas west of Rutan.
5. Other.

Ass't. Supt. of Public  
Works Maint.

September 21, 1972

G. H. Wilton, Supt. of Public Works Maint.

M. S. Mitchell

- The Answer Man --  
Wesley Hospital Request

We contacted Miss Marilyn Bogner and obtained from her the name of James Lansdown as the person who advised the Wesley employee that "it (the creek) was on private property and Wesley's hands were tied". I called Mr. Lansdown and we discussed the fact that Wesley has spent a considerable sum of money re-shaping, riprapping and grassing part of the creek between Rutan and the north line of the interne building. Mr. Lansdown was of the opinion that the water in the creek could not be stagnant since the creek is spring fed and carrying a constant flow. He was surprised to learn that the flow is not spring water but comes from the hospital operations. He agrees with me that it is Wesley's responsibility to maintain the creek on the property even though a drainage easement has been given to the City as a temporary means of insuring the waterway remains open. I suggested that this was an "in-house" problem, that he should attempt to work with the nursing students. He agreed but was skeptical of his ability to satisfy their request.

Last Friday, I met with the City Engineer, the Director of Planning and other Planning staff members to discuss the latest submission of a preliminary plat on Wesley Medical Center 2nd Addn. At that meeting I renewed my request that the re-inforced concrete box culvert across Wesley property be required as a condition of platting and that guarantees for its construction be obtained now. My argument was re-inforced by the fact that Wesley Motor Hotel has recently completed construction of their portion of the box. I think your reply to the Answer Man should somewhere include a statement which makes it clear that a solution to this particular problem, as well as to the drainage problems in the Wesley Hospital area, can only be solved by construction of the box culvert and there seems to be no reason for further delay.

If further discussion is required, please advise.

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

MSM/glm

cc: Robert Lakin, MAPC  
Dick Linn, City Engineer  
Wesley Medical Center 2nd Addn. Plat File  
Wichita Drainage Canal/3rd Street Sleepy Hollow File

Attach.



PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval  
Scheduled S/D Meeting 10-5-72

DESCRIPTION

General Location On the east side of Hillside in an area between Central and Murdock Streets.  
Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 13.71  
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 3  
3. Minimum Lot Frontage 100 ft.  
4. Minimum Lot Area 32,915,25 sq.ft.  
5. Existing Zoning A & BB  
6. Proposed Zoning \_\_\_\_\_

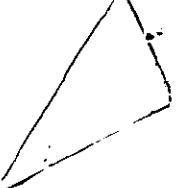
7. Lineal Feet of New Streets:  
a. 10 R/W 661 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 661 ft.  
8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita  
11. Health Department Approval (where applicable) \_\_\_\_\_  
12. City of Wichita Yes: Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

- A. On May 13, 1971, the Planning Commission considered a request for change in zoning (Z-1286) by the Wesley Medical Center, from the "A" Two-family District to the "BB" Office District, involving certain properties on the south side of Pine and Edgemont Place between Rutan and Vassar. It was pointed out that considerable "BB" zoning already existed in the area resulting from approval of several zone change requests submitted by Wesley, and it was expected that eventually all of their entire ownership would be replatted and that easements, alleys and some streets would be vacated while other streets may need additional rights-of-way. The Planning Commission recommended that case Z-1286 be approved with the understanding that a plat would be submitted within 90 to 120 days. On June 1, 1971, the Board of City Commissioners approved the change in zoning as recommended.
3. On July 6, 1971, a "tentative" preliminary plat entitled "Wesley Medical Center Second Addition" was submitted involving all of Wesley's properties not previously replatted as Wesley Medical Center Addition. Subsequently, members of the Planning Commission and staff met with Wesley to review the "tentative" preliminary plat in light of the Medical Center's analysis and background of the past, present and potential future developments which were being guided by their Master Development Plan prepared by their consultants.
- On the evening of August 4, 1971, a meeting was held at Alcott Elementary School at which property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission were invited to attend. The Planning Department presented maps of the area and reviewed the "tentative" preliminary plat, and also suggested alternate proposals of replatting the area for consideration by Wesley and Sleepy Hollow, Inc.
- Since the Neighborhood meeting Wesley has considered the design alternates suggested by MAPD along with others, and have corresponded with Sleepy Hollow, Inc. As of September 13, 1972, MAPD has received the appropriate

(over)

- 
1. The applicant arranging for the vacation of all of Pine east of Hillside or providing a means of a public turn-around (temporary?).
  2. The applicant arranging for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place to become effective concurrently with the proposed vacation of Rutan to the north.
  3. The applicant arranging for the vacation of Holyoke north of Central which now is proposed to deadend into its property. (retain access easement if necessary)
  4. Coordinate and phase the time contingencies of proposed street vacations with that of street dedications and their improvement together with other required street, drainage and utility improvements, which the applicant will need to guarantee at the time of platting.
  5. The applicant making arrangements with the Park Board for their joining in the plat as necessary to accomplish the vacation of Rutan, dedication of Vassar and providing for a cul-de-sac on Edgemont east of Vassar.
  6. The applicant needs to propose their method of handling the drainage from the east line of their plat, extending west and southwesterly to the existing concrete box culvert at the southern end of their ownership. (alignment, open/enclosed or combination thereof, bridging, etc.)
  7. The applicant furnishing a certified ownership list prepared by an abstract company and listing those properties, owners and addresses of all property adjacent to the balance of the block for any street proposed to be dead-ended.

PLAT  
SUBDIVISION REPORT

SUBDIVISION CO.  
METROPOLITAN AR.  
PLANNING COMMISS.

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval 7-5-73  
Scheduled S/D Meeting 10-18-73

DESCRIPTION

General Location On the east side of Hillside in an area between  
Central and Murdock Streets  
Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- 1. Gross Acreage of Plat 13.71
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Total Number of Lots 3
- 4. Minimum Lot Frontage 100 ft.
- 5. Minimum Lot Area 32,915,25 sq. ft.
- 6. Existing Zoning A & BB
- 7. Proposed Zoning BB
- 7. Lineal Feet of New Streets:
  - a. 10 R/W 661 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 661 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) \_\_\_\_\_
- 12. City of Wichita X : Three-Mile Area \_\_\_\_\_ (Yes-No)

STAFF COMMENTS:

- A. Having met with the City Manager, representatives of the Department of Public Works and the Planning Department to resolve the procedure for handling of the various improvements and costs associated therewith on the plat, the applicant has now submitted the final plat.
- B. It is recommended that the access controls indicated along the west line of Vassar on Lot 1 be revised so as to not permit any of the 3 proposed access points to be located on an alignment with Pine Street at its intersection with Vassar. Distance shall be 150 feet on each side of the center line of Pine.
- C. A 20 foot building setback from Murdock shall be indicated on Lot 1, 20 foot building setbacks from Central and Rutan shall be indicated on Lot 2, and 20 foot building setbacks from Rutan and Edgemont Place shall be indicated on Lot 3.
- D. Wording shall be added to the surveyors certificate to indicate that the streets being vacated by the plat are being vacated by virtue of KSA 12-512(B).
- E. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- F. An appropriate easement shall be indicated on the final plat for the existing water main located in the portion of Rutan being vacated.
- G. Appropriate drainage easements shall be indicated on Lot 2. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted regarding the location and size of said easements.
- H. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on

Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.

The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.

The applicant shall guarantee the paving of the cul-de-sacs on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.

The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.

The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.

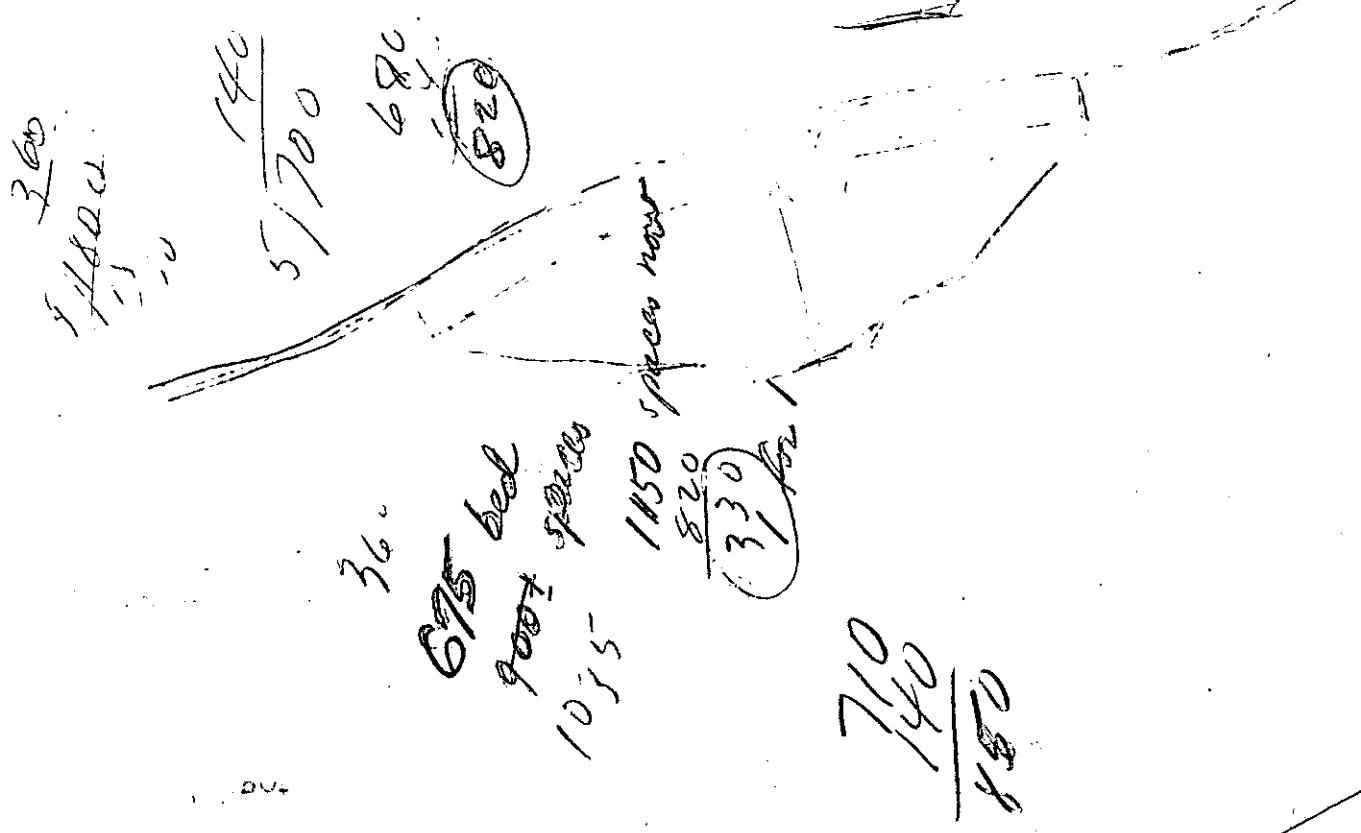
It is recommended that the final plat not be forwarded to the Planning Commission until the street dedication cases and vacation cases referred to in conditions H & I have been submitted and considered by the Subdivision Committee.

The contingent dedication for Vassar shall be an outright dedication.

Recording of the plat within 30 days after approval by the Board of City Commissioners.

*Handwritten:* E.S. Vassar & Pine  
Mrs. Hand from

① San. Sewer under RCBC & Motel?  
can this be diverted west of  
sewer abandoned under RCBC & Motel?



PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 70-57 Name WESLEY MEDICAL CENTER SECOND ADDITION  
Date Application Rec'd. 10-21-70 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-5-73

DESCRIPTION

General Location On the east side of Hillside in an area between  
Central and Murdock Streets  
Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 13.71
2. Number of Lots:  
Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 3
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 32,915,25 sq.ft.
5. Existing Zoning A & BB
6. Proposed Zoning BB
7. Lineal Feet of New Streets:  
a. 10 R/W 661 ft.  
b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 661 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita X : Three-Mile Area \_\_\_\_\_ (Yes-No)

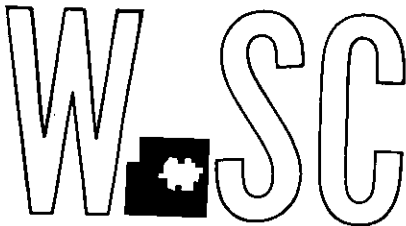
STAFF COMMENTS:

A. History:

1. May 13, 1971, the Planning Commission recommended approval of a request for a change in zoning from "A" Two-Family zoning to "BB" Office zoning on a portion of the Wesley property (zone case Z-1286).
2. June 1, 1971, Board of City Commissioners approved zone case Z-1286 with the understanding that a plat would be submitted within 90 to 120 days.
3. July 6, 1971, a "tentative" preliminary plat entitled "Wesley Medical Center Second Addition" was submitted involving all of the Wesley property not previously platted as Wesley Medical Center Addition. A meeting was then held with Wesley, members of the Planning Commission and staff to analyze the plat as it is related to Wesley's Master Development Plan.
4. August 4, 1971, a meeting of property owners in the Sleepy Hollow area, representatives of Wesley Medical Center, various City staff and members of the Planning Commission was held to review the "tentative" preliminary plat.
5. November 5, 1972, Subdivision Committee considered preliminary plat of Wesley Medical Center Second Addition. The Committee's action was to defer consideration of the preliminary plat for 60-90 days to allow the applicant to take into account various recommended design proposals.

- B. The applicant has now submitted a revised preliminary plat which has taken into account some of the concerns with traffic congestion, traffic circulation, major access points to the subject property, etc. The plat proposes 10 feet of additional street right-of-way for Vassar and the termination of Elm and Edgemont Streets to the east by cul-de-sacs. As submitted, there would not be a means to separate the traffic generated from Wesley with the residential traffic to the east.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

July 7, 1973

Baughman Company  
330 Laura  
Wichita, Kansas 67211

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 5, 1973, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Proposed street vacations, dedications and improvements. The applicant shall contact the City Park Board relative to the dedication of right-of-way for cul-de-sacs from Park land to terminate Elm and Edgemont Place east of Vassar; and additional right-of-way necessary to provide for the full 70 feet of street right-of-way through the park for Vassar. The applicant shall obtain and furnish to the Planning Department a letter from the Park Board agreeing to dedicate said rights-of-way. The applicant shall also discuss with the Park Board the possibility of vacating Rutan from the north line of Edgemont Place to the south line of Lot 1 indicated on the plat. If the Park Board is agreeable to such vacation, then the applicant shall proceed with the vacation of said portion of Rutan.

The vacation of the portions of Rutan, Elm and Pine within the boundaries of Lot 1 on the plat, shall be coordinated with the Department of Public Works and the applicant's proposed development plans. The vacation of Pine Street from the east line of Hillside to the west line of Lot 1 and the vacation of the east-west alley located north of Pine between Hillside and Lot 1 shall be coordinated with the City's reimprovement project for Hillside Avenue.

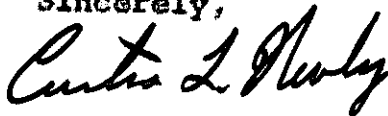
- B. The applicant shall contact the Department of Public Works and the Park Board concerning the proposed pedestrian underpass bridge on Vassar relative to design, costs, etc. involved with this proposal.
- C. The applicant shall be advised that the costs of the street closings, reimprovements including the bridge on Vassar, drainage, cul-de-sacs, etc., and who will pay for said improvements, will have to be determined at the Subdivision Committee consideration of the final plat.
- D. It will be necessary for the vacation of the portions of the street and alley rights-of-way beyond the limits of the plat be accomplished by separate applications.
- E. Any relocation or abandonment of utilities necessitated by this plat shall be at the sole expense of the applicant, without cost to the County, City or any utility company.
- F. There is an existing 12 inch water main in Rutan which will have to be retained and the applicant shall make satisfactory arrangements with the Water Department concerning this matter.
- G. The applicant and/or his surveyor shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the location of a permanent drainage easement to be indicated on Lot 2 of the plat and as well the location of an additional drainage easement to be indicated on the southeast corner of Lot 2.
- H. The applicant shall guarantee the drainage improvements within the easement to be located on Lot 2.
- I. The existing temporary drainage easement on subject property as recorded in Misc. Book 678, Page 167, shall be indicated on the plat.
- J. Conditions A, B, F, G, H, & I are to be satisfactorily resolved prior to submission of the final plat.
- K. The applicant shall be advised that the reconstruction of the intersection of Vassar at Central including signalization will be a necessary part of the reimprovement of Vassar proposed on the plat.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

Page 3  
Preliminary Plat of Wesley Medical  
Center Second Addition  
July 7, 1973

Enclosed herewith is the "marked" copy of the preliminary  
plat for your information and files.

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

Sincerely,



Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Kenneth P. Stewart, Attorney  
1030 First National Bank Bldg., 67202

Roy C. House  
c/o Kenneth P. Stewart, Attorney

Ted Wells  
Central State Bank  
3433 East Central, 67208

Verne Laing, President  
Sleepy Hollow, Inc.  
3740 Sleepy Hollow, 67208

Dean Sellers, City Engineering

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

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

September 12, 1973

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. Jack Galbraith  
Chief Planner  
Metropolitan Area Planning Department  
Wichita, Kansas 67202

Dear Mr. Galbraith:

In compliance with the request of your letter of August 27, 1973, and on behalf of the applicant, The Wesley Medical Center, you are advised:

A. That the applicant has secured the consent of Kiser, Inc., owning property directly west of the applicant's property to the vacation of the above-described alley. You have evidence of this consent in your file.

B. Appropriate arrangements are completed with the Gas Service Company, Southwestern Bell Telephone Company, and the City Engineer to relocate existing facilities and provide for appropriate easements for such relocation as is necessary.

C. The relocation or reconstruction of utilities to be necessitated by the vacation shall be accomplished at the sole expense of the applicant.

D. All proceedings shall be without cost to the city, county or any utility company.

We attach an appropriate Ordinance in triplicate copies. Official letters of consent by the three utility companies will be provided.

**RECEIVED**

SEP 13 1973

Engineering Division

Mr. Jack Galbraith

September 12, 1973

Page . . . . . 2

It is requested that this matter be placed on the agenda of the City Commission for Tuesday, September 18, 1973.

Very truly yours,

BOYER, DONALDSON & STEWART

By

KPS:cpf  
Enclosures

cc: Mr. Roy C. House  
cc: Mr. Robert Howard  
cc: Mr. Dean Sellers

LAW OFFICES OF

**BOYER, DONALDSON & STEWART**

1030 FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

September 25, 1973

PAUL J. DONALDSON  
OF COUNSEL

264-7321  
AREA CODE 316

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

RECEIVED

SEP 26 1973

Engineering Division

Mr. Ralph Wulz  
City Manager  
City Building Annex  
Wichita, Kansas 67202

Re: The Wesley Medical Center

Dear Mr. Wulz:

You are aware of the problems which have confronted The Wesley Medical Center in the platting of its property. We have found it necessary to file a vacation proceeding to vacate an alley and a variance proceeding to alter a building set-back and some height regulations. In spite of the urgency of our need before the platting could be completed, some of the members of the Board of Zoning Appeals have taken the position that the conditions do not exist because the platting has not been accomplished.

Further delay in the matter is extremely harmful to the efforts of The Wesley Medical Center to meet community needs for off-street parking and professional office space in the area of The Wesley Medical Center.

My purpose in writing is to enlist your assistance to accelerate the necessary consideration by the various departments involved in making it possible for Wesley to meet the conditions for final approval of this Second Addition Plat.

I would ask that you make some time available in the near future for this purpose if it is convenient. Copies of this request are being forwarded to the departments involved. Your cooperation is appreciated.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*

KPS:cpp

cc: Messrs. Robert Lakin, Ray Bruggeman, Dick Linn, M. S. Mitchell, H. J. Setter, Roy C. House, Bob Harris, Warren Oblinger, Bill Korber and Mrs. Marjorie Taylor

[ \_\_\_\_\_ ] [Published in The Daily Record on \_\_\_\_\_ 1973]

V A C A T I O N   O R D I N A N C E

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE VACATING THE EAST-WEST ALLEY BETWEEN MURDOCK STREET AND PINE STREET, LYING EAST OF HILLSIDE AVENUE AS PLATTED IN NOB HILL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That the alley described as follows, to-wit:

The East-West alley between Murdock Street and Pine Street, lying East of Hillside Avenue as platted in Nob Hill Addition to Wichita, Sedgwick County, Kansas (MAPC No. V-0653)

be and the same is hereby vacated, all in accordance with K.S.A. 13-443.

SECTION 2. That it is hereby recommended to the Board of County Commissioners of Sedgwick County, Kansas, that said above described land be vacated by said Board in case a proper petition is filed under the provisions of K.S.A. 19\_\_ Supp. 12-504, 12-505, and K.S.A. 12-506.

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication once in the official city paper.

PASSED AND APPROVED at Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1973.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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

1030 FIRST NATIONAL BANK BUILDING

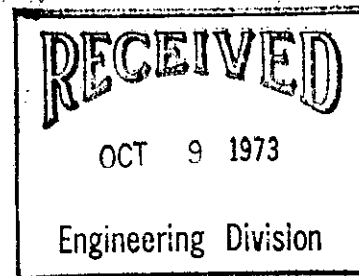
WICHITA, KANSAS 67202

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

October 4, 1973



Mr. Ralph Wulz  
City Manager  
City of Wichita  
Wichita, Kansas 67202

Re: Wesley Medical Center  
Second Addition Plat  
Our File No. W-64  
Plat No. 70-57

Dear Mr. Wulz:

This will confirm the results of our conference attended by representatives of the City and Wesley Medical Center concerning Wesley Medical Center Second Addition Plat on October 3, 1973.

All conditions are being satisfied in accordance with the requirements which have been imposed as indicated on the enclosed memorandum.

The conditions involve matters which require --

- (1) Wesley's acceptance;
- (2) Staff determination; and
- (3) Cost negotiations.

In abbreviated form the conditions can be identified as follows:

- A. Park Department Approval
- B. Pedestrian Bridge Design and Cost
- C. Vassar Improvement
- D. Off-Plat Vacation
- E. Utilities Relocation Cost
- F. Rutan Water Main Retention

Mr. Ralph Wulz

October 4, 1973

Page . . . . 2

- G. Drainage Easement
- H. Drainage Improvement Costs
- I. Plat Detail
- J. Catchall
- K. Vassar—Central Signal Costs
- L. Catchall.

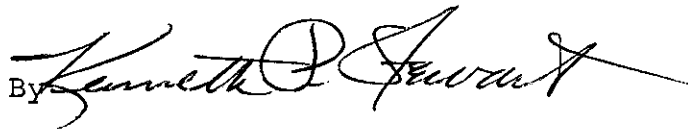
Condition A is accomplished, subject to showing on the final plat. Wesley has accepted Conditions D, E, F, H, I, J and L. Condition G is pending negotiations with Wichita Flood Control. Conditions B, C and K involve six items of cost which are agreed as follows:

- |   |   |
|---|---|
| 1. Pedestrian underpass (B)                     | City at large                           |
| 2. Cul-de-sacs Cost (C)                         | Wesley                                  |
| 3. Traffic signals at Vassar<br>and Central (C) | City at large                           |
| 4. Vassar -- bridge to Central<br>(C)           | City at large (90%)<br>Benefit District |
| 5. Vassar -- bridge to Murdock<br>(C)           | Wesley                                  |
| 6. Drainage Improvement (K)                     | Wesley                                  |

If this summary and the memorandum correct represent the status of resolution and agreement, we would be happy to recommend official approval on behalf of The Wesley Medical Center.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf  
Enclosure

cc: Messrs. Roy C. House, A. B. Davis, Jr., Ray Bruggeman,  
Robert Lakin, Dick Linn, M. S. Mitchell, H. J. Setter

M E M O R A N D U M

RE: Wesley Medical Center  
Second Addition Plat

October 4, 1973

\* \* \* \* \*

This Memorandum records the understanding which has been reached regarding the resolution of conditions to the preparation of the final plat as approved by action of the Metropolitan Area Planning Commission on July 5, 1973. For clarity, the conditions are taken up in order.

A. PARK BOARD APPROVAL (Cul-de-sacs, widening of Vassar and vacation of Rutan)

Approval by the Park Board is attached by letter of August 15, 1973.

Vacation of Rutan Avenue and other interior streets will be coordinated with the Hillside improvement project so that the streets remain public streets to carry traffic during the time Hillside is out of use. Wesley agrees to covenant or plat or agree by other legal means to defer vacation to accomplish such coordination.

B. PEDESTRIAN UNDERPASS:

It is proposed that this is a proper city-at-large expense as a replacement of another bridge at Rutan and the Department of Public Works will negotiate the design, costs, etc.

C. COST OF STREET IMPROVEMENTS:

- (1) Cost of design and installation of cul-de-sacs shall be charged to The Wesley Medical Center.
- (2) Cost of traffic signals at Vassar and Central shall be charged to the city at large.
- (3) Cost of widening and improvement of Vassar (probably a 40-foot slab) from Central to the bridge shall be borne by the city at large and a benefit district subject to determination.
  - (a) That Vassar can be designated as a collector street;
  - (b) That the benefit district might include property located East of Vassar, South of Edgemont Place, depending upon potential commercial zoning and development.
  - (c) That the benefit district might include property West of Vassar (possibly including part of Lot 3, Wesley Medical Center Second Addition) depending upon the ascertainment of appropriate legal and policy criteria.
  - (d) That the appropriate city-at-large share is ninety percent (90%).
- (4) Cost of widening and improving Vassar (probably a 40-foot slab) from the bridge North to Murdock shall be assessed to The Wesley Medical Center as a benefit district in accordance with policy provided for assessment against a "major impact" factor.

It is recognized that the above street improvements would probably follow the installation of permanent drainage facilities on Wesley's property West of Rutan Avenue, but also that both projects should be coordinated in terms of impact upon traffic circulation, etc.

L. GUARANTEES.

Wesley Medical Center will furnish acceptable guarantees as required.

It is recognized that the vacation of interior streets as shown on the plat, including Rutan Avenue, from the North line of Edgemont Place to the South line of Lot 1, shall be resolved by appropriate legend on the plat and such concurrent documents as may be required in the opinion of the City Department of Law and Wesley Medical Center's legal counsel.

A C K N O W L E D G E D:

THE WESLEY MEDICAL CENTER

CITY OF WICHITA

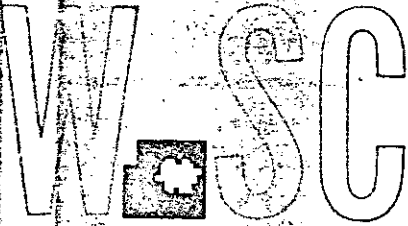
BY

ROY C. HOUSE  
President and Chief  
Executive Officer

BY

RALPH WULZ, City Manager

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

October 19, 1973

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Subject: S/D 70-57 - Final Plat  
of WESLEY MEDICAL CENTER SECOND  
ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 18, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.
- B. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in condition A.
- C. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.

# WICHITA—SEDGWICK COUNTY

Page 2

Final Plat of WESLEY MEDICAL  
CENTER SECOND ADDITION  
October 18, 1973

- D. The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.
- I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.
- K. The existing temporary drainage easement (Misc. Book 678, page 169) located on Lot 2, shall be referenced on the plat.
- L. An appropriate easement shall be indicated on the final plat for the existing water main located in the portion of Rutan being vacated by the plat.

WICHITA—SEDCWICK COUNTY

Page 3

Final Plat of WESLEY MEDICAL CENTER

SECOND ADDITION

October 18, 1973

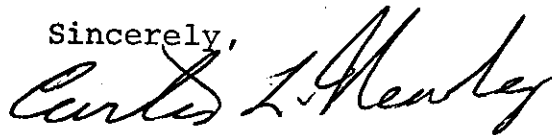
- M. The applicant shall furnish assurances to the City that off-street parking requirements as proposed in the new prototype zoning ordinance will be complied with on the development of subject property.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 25, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby  
Junior Planner

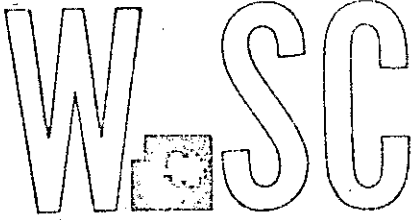
CLN:rme  
Enclosure

cc: Kenneth P. Stewart, Attorney  
1030 First National Bank Bldg., 67202

Roy C. House  
c/o Kenneth P. Stewart, Attorney

Dean Sellers, Assistant City Attorney

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

AMHERST 2-0611 --- AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

October 29, 1973

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

Re: S/D 70-57 - Final Plat of  
WESLEY MEDICAL CENTER  
SECOND ADDITION

Dear Mr. Stewart:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1973, the above-captioned plat was considered. The action of the Commission was to recommend the approval of the final plat, subject to Conditions A through K and N and O, with amendments to Condition L and M, all as listed in our letter to Baughman Company dated October 19, 1973, and an additional condition on a drainage easement, all of which now reads as follows:

- A. The access controls indicated along the west line of Vassar on Lot 1 shall be changed so as not to permit any access points to be on a direct alignment with Pine Street on the east side of Vassar. Access controls shall also be indicated on the south line of Murdock on Lot 1 so as not to permit any access points being on a direct alignment with Holyoke on the north side of Murdock. The City Traffic Engineer shall be contacted regarding the location and minimum permissible off-set from direct alignment with Pine and Holyoke, of the access drives from Vassar and Murdock to Lot 1 on the plat.
- B. The applicant shall obtain and submit a dedication for the right-of-way for a cul-de-sac on Holyoke at its intersection with Murdock, and shall guarantee the paving of said cul-de-sac, or shall provide the access control to Murdock from Lot 1 as referred to in Condition A.
- C. The applicant shall, together with the Park Board, submit by separate instrument, the dedications for the additional right-of-way necessary through the park for Vassar, and the cul-de-sac rights-of-way on Edgemont Place and Elm Street east of Vassar; and shall submit a vacation application for the vacation of Rutan from the south line of Lot 1 to the north line of Edgemont Place.

WICHITA—SEDGWICK COUNTY

Page 2 - Mr. Kenneth P. Stewart  
October 29, 1973

- D. The applicant shall submit a vacation application for the vacation of Pine Street from the west line of Lot 1 to the east line of Hillside Avenue.
- E. The applicant shall guarantee the paving of the cul-de-sac on Elm and Edgemont Place east of Vassar, the paving of Vassar from the proposed bridge on Vassar over the park area to the south line of Murdock and the drainage channel improvements within the drainage easement on Lot 2. The Engineering and Maintenance Divisions of the Department of Public Works should be contacted regarding these matters.
- F. Murdock Avenue from Vassar to Hillside shall be improved to collector street standards. The applicant shall contact the Department of Public Works and Planning Department relative to the applicant's appropriate share in the cost of said street improvements.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to Edgemont Place on Lot 3, adjacent to both sides of Rutan on Lots 2 and 3, and adjacent to Vassar on Lot 1; the total estimated construction cost to be in the amount of \$3,021.
- H. The applicant shall petition for the reconstruction of the existing sidewalk on Central adjacent to the new property line on Lot 2.
- I. Any abandonment and/or relocation of utilities necessitated by this plat shall be at the sole expense of the applicant, without any cost to the City, County or any utility company.
- J. The applicant shall furnish a letter from all utility companies having service lines located within the rights-of-way being vacated by the plat, stating that satisfactory arrangements have been made with regard to the removal, relocation guarantees, etc. for their facilities.
- K. The existing temporary drainage easement (Misc. Book 678, Page 169) located on Lot 2, shall be referenced on the plat.
- L. That in lieu of the appropriate water easement being indicated on the final plat for the existing water main located in the portion of Rutan being vacated, as recommended by the Subdivision Committee; that a utility easement, by separate instrument, be submitted, approved as to form by the Legal Department and which is acceptable to the Water Department.

WICHITA—SEDGWICK COUNTY

Page 3 - Mr. Kenneth P. Stewart  
October 29, 1973

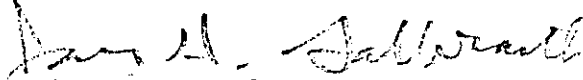
- M. The applicant shall furnish assurance to the City, in a form acceptable to the Legal Department, that a minimum of 1,700 parking spaces will be provided for the existing Wesley Hospital facilities, and for the two structures (medical office building and parking garage) proposed in Board of Zoning Appeals Case No. BZA 23-73.
- N. The 10-foot dedication for the west half of Vassar shall be an outright dedication except on those portions of said dedication upon which buildings or portions thereof are to remain. Such portions of the 10-foot street dedication shall be labeled "Contingent dedication" on the plat and the appropriate executed contingent dedication instrument for same shall be submitted to the Planning Department.
- O. That the applicant be advised that the Department of Public Works may later need a drainage easement across the southeast corner of Lot 3, which is dependent on the final location of the proposed bridge on Vassar.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

In addition to complying with the above conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

- 1. Compliance with the requirements of the Metropolitan Area Planning Commission.
- 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 3. Certification by an attorney that fee title is vested in the plattor.
- 4. Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,



Jack H. Galbraith  
Chief Planner

JHG:ber

WICHITA—SEDGWICK COUNTY

Page 4 - Mr. Kenneth P. Stewart  
October 29, 1973

cc: Roy C. House, President & Chief Executive Officer  
Wesley Medical Center, 550 North Hillside 67214  
Dr. George Mastio, 3333 East Central 67214  
Verne Laing, President, Sleepy Hollow, Inc.,  
3740 Sleepy Hollow 67208  
Thomas Kitch, Secretary, Sleepy Hollow, Inc.,  
125 North Market 67202  
Mrs. H. N. Naughton, 3402 East Pine 67208  
John D. Gist, Oblinger-Smith Corp.,  
625 1st National Bank Building 67202  
Baughman Company, 330 Laura 67211  
H. Jay Setter, Director, Park Board  
† Dean Sellers, Assistant City Engineer  
Bill Otten, Water Department

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

1030 FIRST NATIONAL BANK BUILDING

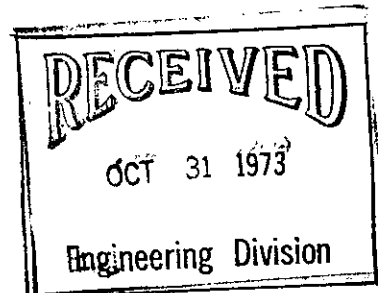
WICHITA, KANSAS 67202

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

October 29, 1973

264-7321  
AREA CODE 316



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

Dear Mr. House:

In order to accomplish the completion of platting with due diligence by January 1, 1974, it seems essential that the numerous matters to be decided should be noticed to all concerned. In order to avoid the numerous telephone calls involved, I have taken the liberty of providing a summary sheet of items contained in the conditions for approval of the final plat of The Wesley Medical Center Second Addition.

In the summary, which is drawn based upon the conditions and the action of the Metropolitan Area Planning Commission on October 26, I have endeavored to indicate the major responsibility which rests with the applicant and the various departments of the city and private parties who are involved in concluding certain matters.

It is my expressed hope that all of those copied by this letter who receive a summary will take immediate action to make up descriptions; select form instruments of conveyance, guarantee or dedication as are required by them; order engineering or other work necessary to provide legal descriptions, and determine location and costs where required; and otherwise to take initiative to do that work which is obviously to come from the department or individual involved.

Mr. Roy C. House

October 29, 1973

Page . . . . . 2

We have already contacted the Baughman Company and advised Mr. William Korber to complete all legal descriptions, if possible, by the end of this week. We shall keep in touch with the Planning Department, either with Mr. Galbraith or Mr. Newby to coordinate the various efforts which are required.

In the event I have omitted or mistakenly referenced any item I would appreciate it if it is called to my attention.

I have heretofore personally visited with Mr. John Dekker, Director of Law, concerning the matter of contingent vacation. I understand that the matter is being considered by the Department of Law and we expect to be advised respecting any particular requirements concerning this contingency.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpf

cc: Mr. Ralph Wulz  
Mrs. Marjorie L. Taylor  
Ms. Priscilla Lee  
Mr. Thomas Kitch  
Mr. William Tinker  
Mr. Robert Lakin  
Mr. John Dekker  
Mr. Ray W. Bruggeman  
Mr. M. S. Mitchell  
Mr. Dick Linn  
Mr. H. J. Setter  
Mr. Paul Graves

<u>DESCRIPTION</u>	<u>GUARANTEES APPLICATION/DEDICATION</u>	<u>CONFERENCE WITH PLANNING AND</u>
Cul de sac Holyoke ✓	G and D	Wichita Children's Home and Engineering
Cul de sac - Elm ✓	G and D	Park
Cul de sac - Edgemont Place ✓	G and D	Park
Opening -- Vassar	D	Park
Vacation Application-- Rutan	A	Legal and Park
Vacation Application -- Pine	A	Legal
Improvement North from bridge--Vassar	G and D	Public Works and Engineering
Drainage within Lot 2	G and D	Maintenance
Improvements -- Murdock		Public Works and Engineering
Sidewalks - Edgemont Place, Rutan and Vassar	G/A, A, A	Planning
Sidewalks -- Central	A	Planning
Water main - Rutan	D	Water Department Legal
Widening - Vassar	D	Engineering and Public Works
Sanitary Sewer		Engineering
Drainage - Southeast corner of Lot 1	D	Maintenance
Off-street Parking Assurance	Assurance	Law, Planning and Traffic

1. All legal descriptions to be compiled by Mr. Korber with appropriate city department.
  2. Applications, guarantees, dedications and other assurances by Boyer, Donaldson & Stewart with department of law, etc.
  3. Murdock improvement -- Public Works, Planning and Office of City Manager
  4. Contingent vacation of streets to be determined by legal counsel with director of law.
-



W. L. KORBER

R. G. WAYMIRE

**BAUGHMAN CO.**

S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

VACATION PINE STREET

All that part of the N $\frac{1}{2}$  of Plumb now Pine Street as platted in Nob Hill Addition to Wichita, Kansas, lying south of and adjacent to Lots 30-31-32 and 33, except the west 9 feet of said Lot 30.

Also the S $\frac{1}{2}$  of said Pine Street lying north of and adjacent to the west 107 feet of Lot 1, Wesley Medical Center Addition, Wichita, Kansas, except the west 16 feet thereof.

November 6, 1973

PHONE 316/262-7271

W. L. KORBER

R. G. WAYMIRE

**BAUGHMAN CO.**

S U R V E Y O R S

330 LAURA

WICHITA, KANSAS 67211

DEDICATION FOR VASSAR  
(FROM PARK DEPT) ELM TO  
EDGEMONT PLACE

Beginning at the N.E. Corner of Reserve B in Nob Hill Addition to Wichita, Kansas; thence south along the east side of said Reserve 90 feet; thence west parallel with the north line of said Reserve (south line of Elm Street) 10 feet; thence south along a line parallel with and 10 feet west of the west line of Vassar as platted in said Addition to the north line of Edgemont Place as platted in Blazers Addition to Wichita, Kansas; thence east along the north line of said Edgemont Place 70 feet; thence north to the south line of said Elm Street, extended east; thence west 60 feet to the place of beginning.

December 4, 1973

W. L. KORBER

R. G. WAYMIRE

**BAUGHMAN CO.**

S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

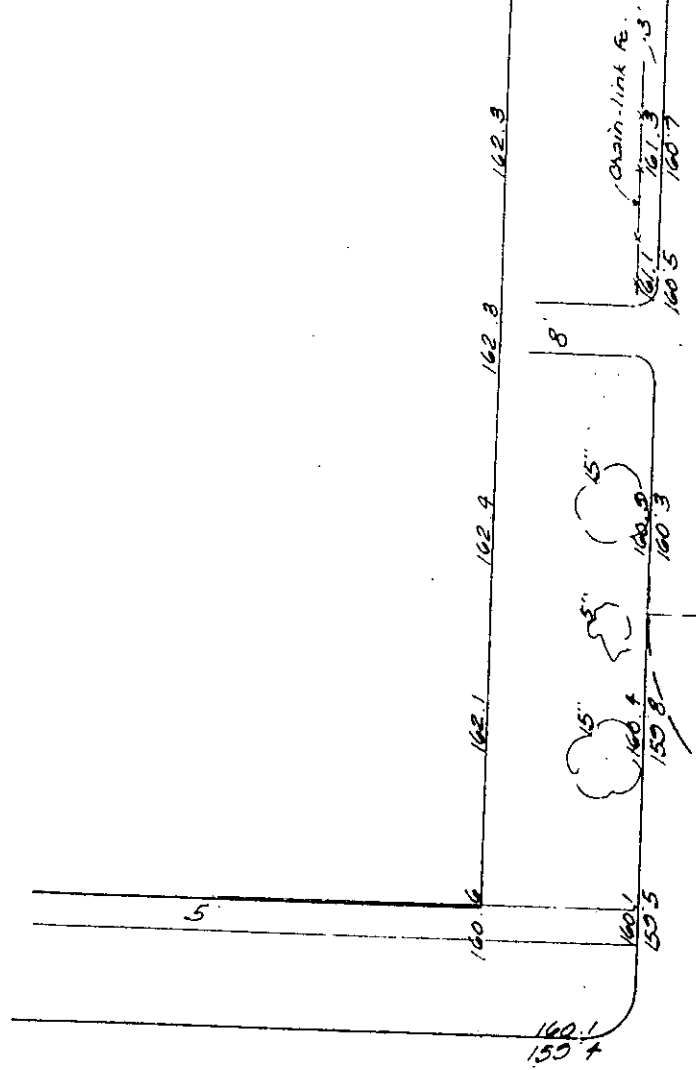
WICHITA, KANSAS 67211

CUL DE SAC DEDICATION

HOLYOKE

Part of Lot 20, on Murdock Avenue in Sunrise Park Addition, Wichita, Kansas, described as beginning at the S.W. Corner of said Lot 20; thence north along the west line of said Lot, 91.65 feet; thence southeasterly, southerly and southwesterly along a curve having a radius of 50 feet, and through a central angle of  $132^{\circ}-50'-35''$ , a distance of 115.93 feet to the place of beginning.

December 4, 1973

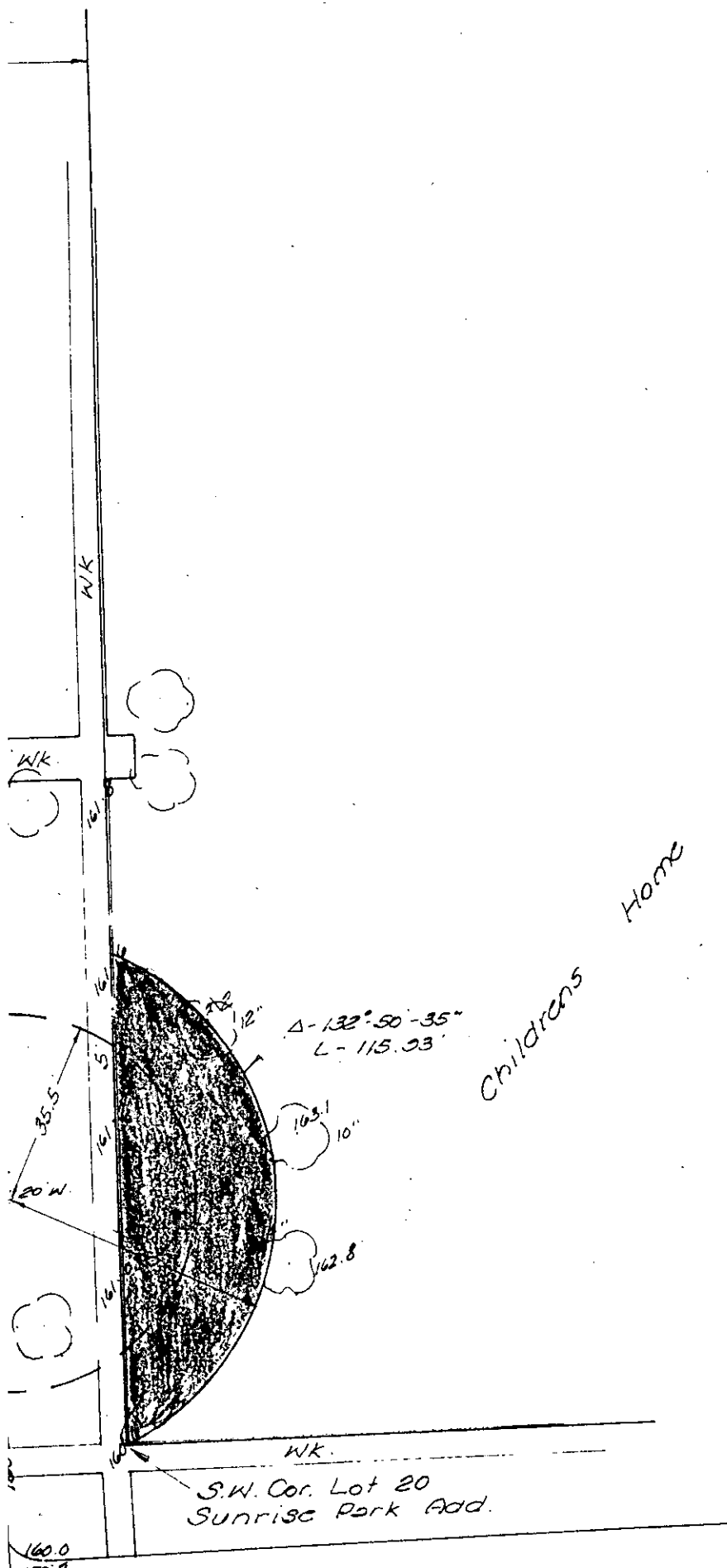


80

31.6

HOLYOKE

MURDOCK



childrens Home

AVE.

W. L. KORBER

R. G. WAYMIRE

**BAUGHMAN CO.**

S U R V E Y O R S

PHONE 316/262-7271

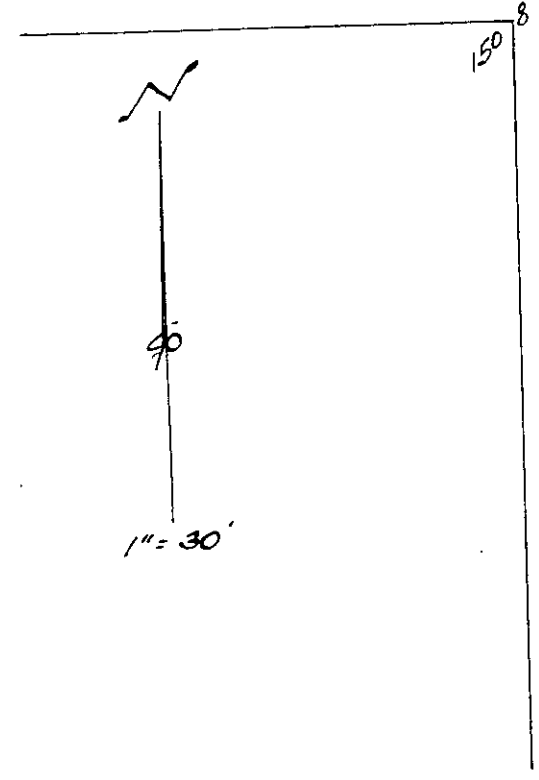
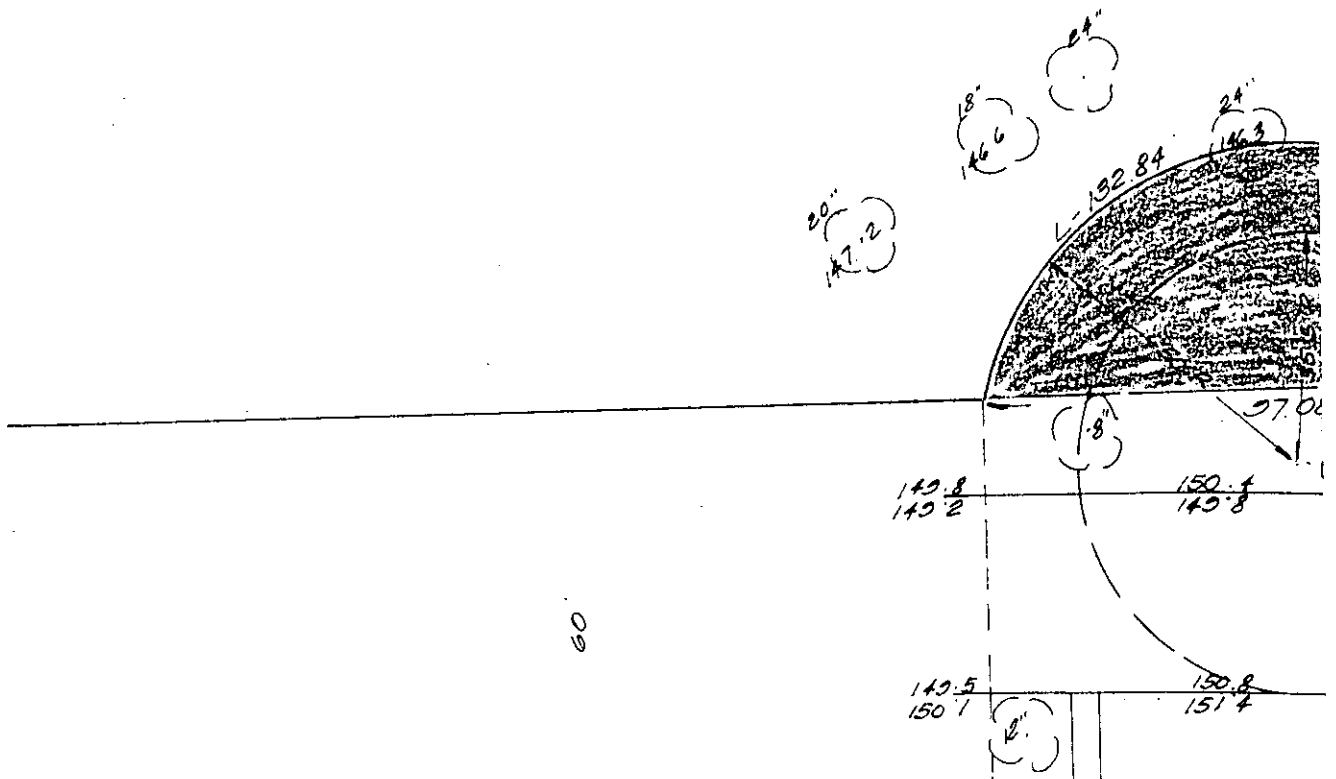
330 LAURA

WICHITA, KANSAS 67211

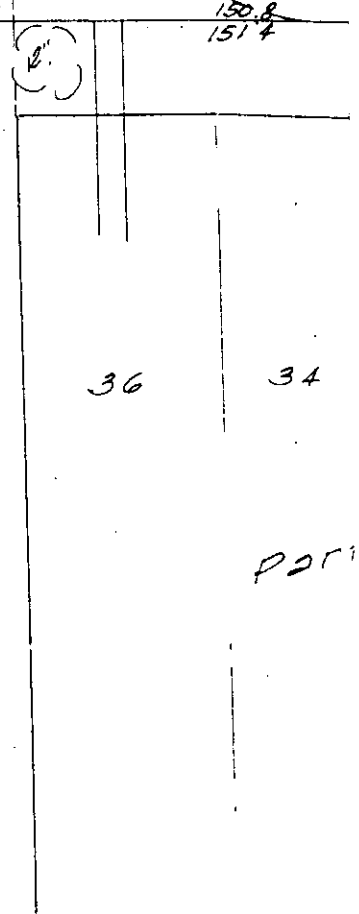
CUL DE SAC EDMONT PLACE

Beginning at a point on the north line of Edgemont Place as platted in Blazers Addition to Wichita, Kansas at the intersection of the east line of Vassar Avenue, as platted in said Addition, extended north; thence east along the north line of Edgemont Place 97.08 feet; thence northwesterly, westerly and southwesterly along a curve having a radius of 50 feet, and through a central angle of  $152^{\circ}-13'-38''$ , a distance of 132.84 feet to the place of beginning.

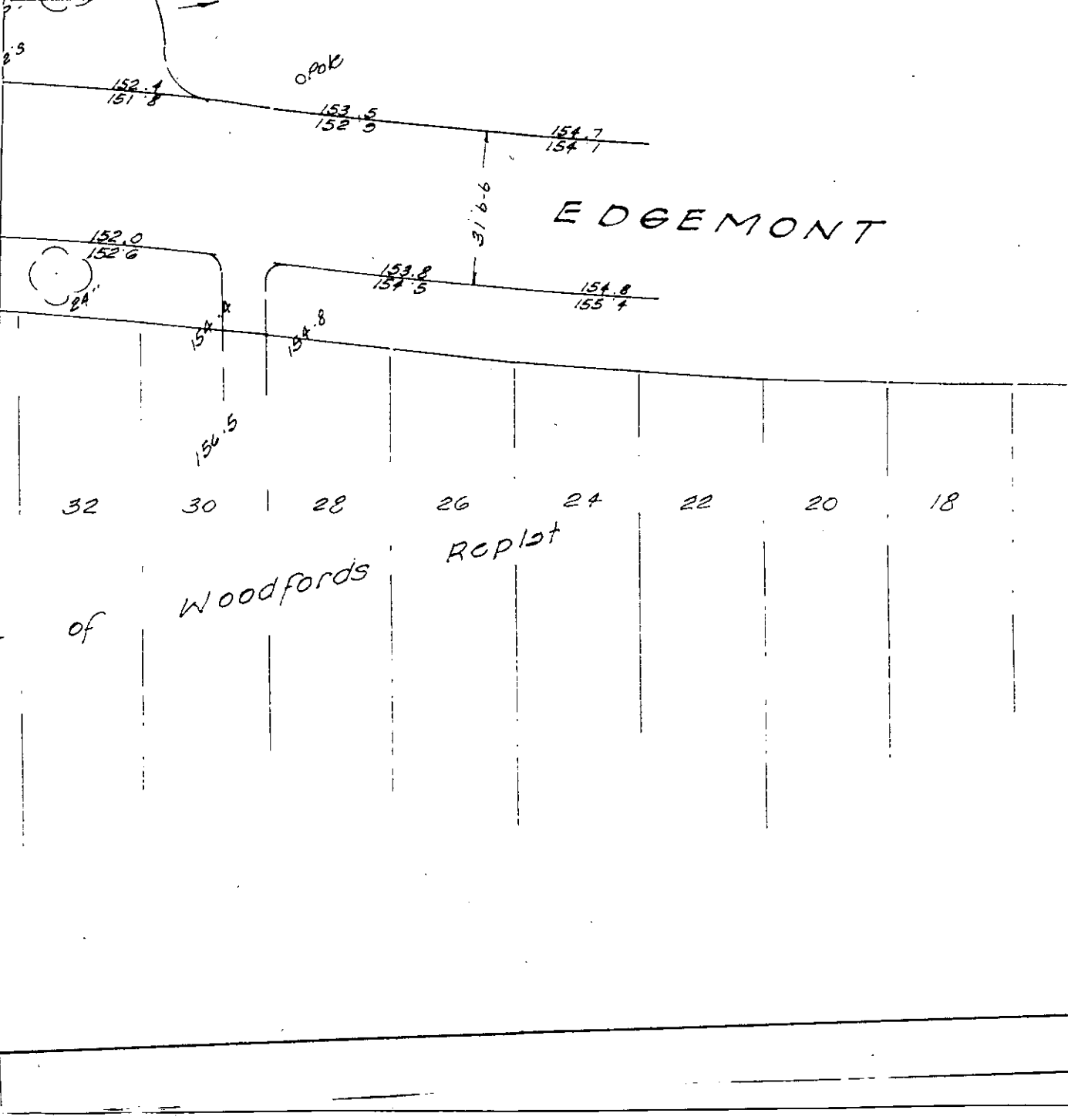
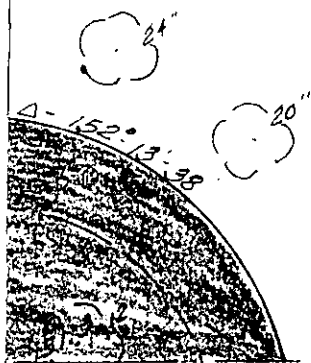
December 4, 1973



VASSAR 60



Park Dept.



152.4  
151.8

o.pok

153.5  
152.9

154.7  
154.1

316.6

EDGEMONT

152.0  
152.6

153.8  
154.5

154.8  
155.4

32

30

28

26

24

22

20

18

of

Woodfords

Replot

One Petition

Murdoch  
EL Hillside to EL Vassar

Chesney Pet 100% BD except  
Vassar Murdoch

S.F. A C Pav't BB 40' width

SL lot 15  $\frac{1}{2}$  S to Hillside  
E to Return thence  $\frac{1}{2}$  lot Murdoch  
Edgemont N to N6 Murdoch thence  
W W6 Holyoke thence N

Vassar 40' ACBB

SL Pkt

S6 Murdoch to 90'S SL Elm  
100% Wesley

90'S of SL Elm to SL Edgemont  
100% City incl Br.

Vassar 40' ACBB

N6 Central to SL Edgemont  
 $\frac{1}{2}$  E &  $\frac{1}{2}$  W exc  $\frac{1}{2}$  N of

VAC NOT IN BD

75% OR SF

75-25

Key # Myers Sub Field

hold  
(8)

C4211

C4212 (191)

C4219

C4220

(191)

C4234 thru C4238 Grandview Sub on Mardock

# Pav't Petition

Dated \_\_\_\_\_

To The Board of <sup>City</sup> Commissioners  
Wichita, Ks.

Dear Commissioners

(1) We the undersigned owners of record as below designated, of lots, parcels & tracts of real property described as follows:

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

(a) That Cul-de-sacs be constructed on Holyoke Ave, Elm St & on Edgemont Place, in connection with Wesley Medical Center 2nd Addn. That sd Cul-de-sacs shall be constructed as follows;

Elm St: Six (6)" Reinforced Conc. Pav't with integral curb & all necessary pav't removal, driveways removed & replaced, grading & drainage be constructed

Holyoke Ave & Edgemont Place: shall consist of combined 6" & 6" where necessary, asphaltic conc base six (6) inches in thickness and an asphaltic conc wearing surface two (2) inches in thickness, composed of stone, sand, mineral filler & asphalt,

all necessary port removal, driveways removed & replaced, grading & drainage be constructed

All construction shall be in accordance with the specifications to be furnished by the City Engineer

(b) That the estimated & probable cost for the foregoing improvements being 35,000.00 payable by the improvement district. That said estimated cost as above set forth is hereby increased at the pro-rata rate of 1 percent per month from & after the date of approval of this petition.

(c) That the land or area described above shall be constituted as an improvement district against <sup>which</sup> shall be assessed 100 percent of the total cost of the improvement for which the improvement district is liable.

(d) That the method of assessment of all costs for the improvements for which the improvement district shall be liable shall be \_\_\_\_\_

~~except when driveways are requested to serve a particular tract, lot, or parcels, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.~~

2. It is requested that the improvements 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. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for 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 use.

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

LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

AN ABSTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION.

# Wesley Med Center

Get on Col de Sac:  
Access to

Holyoke 10,000<sup>00</sup>

Elm 12,500

Edgemont \$10,000

Sidewalks

Edgemont Pl. Lot 3 ~~\$500~~ 1280 ~~500~~

Rutan lots 293 1560 312

Vassar lot 1 3755 751  
\$6595

Central N. side lot 2 1615 323  
\$8,210

(Call Ken Stewart)  
264-7321 ) Profit money

Sewer Relocation 700' @ \$14,000

\$75,000  
65,000  
18,000  
\$158,000

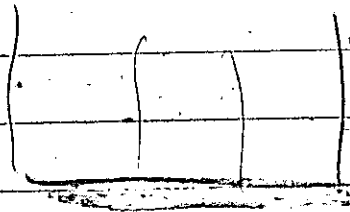
4-23-74 400'  
DRB

Extend 3-8x5 from  
end to Return

Est Cost 400' EXT. @ \$375/ft

~~150,000.~~<sup>00</sup>/<sub>100</sub>

264-7321



VASSAR  
SL Lot 1 to SL Edgemont

$$100' \times 40' \times 20' = \$80,000$$

$$500 \text{ sq ft} @ \$12 = \frac{6,000}{10,000}$$

$$\text{Drainage @ } \frac{10,000}{100,000}$$

$$\text{Use } \frac{\$10,000}{100,000}$$

City @ 19

VASSAR  
SL Edgemont to 16 Central

W 1/2	E 1/2
P C	P C
280	297.5

$$\frac{1725}{297.75} = 0$$

Avg Length 297.6

$$297.6 \times 41 \div 9 = 1356.84$$

$$297.6 \times 31 \div 9 = 1025.37$$

$$\begin{aligned} 1356 \times 10 &= 13,560 \\ 1025 \times 10 &= 10,250 \\ \hline &23,810 \\ &26,000 \end{aligned}$$

24,000

Use ~~22,000~~ Prep  
City ~~2,000~~

Contribute 18,000

Wesley Medical Center 2nd Addn

Murdock

EL Hillside to EL Vassar

Avg E Length 1082.82

Total Length 2165.63 both sides

Prop " 1844.63 @ 20.5

City " 321.00 @ 20.5 Inter.

Est 24 = 4202 Property

" " City

Est Constr. Cost

4202 x 10 = ~~42,020~~

1003 x 10 = 10,300

Prop Rem 3176 x 1.60 5082

~~47102~~

Walk

~~1500~~  
~~5760~~

Use \$ 75000

Imp. Dist

Use \$ 150000

City @ Lg.

VASSAR

SL Murdock to SL Lot 1, W M C 2nd Addn

W 1/2 751' E 1/2 630.5

W 1/2 City 0' E 1/2 City 120.5

Total Length both sides 1502

Avg E Length 751'

Prop. 1381.5 x 20.5 ÷ 4 = 3146.25

City 120.5 x 20.5 + 7081 344.81

Prop 3150 x 10 = 31,500

2225 x 1.60 = 3550

\$ 35050

City 344 x 10 = 3440

250 x 1.60 = 3850

\$65000 Drain

Use 45000

" 4000 City

5000

Heat Flu line  
Pick up drain  
12" BR raised  
15' constr.

Wrap  
Tape to  
Robust  
bridge

March 29, 1974

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

Subject: Wesley Medical Center  
2nd Addn.

Dear Mr. Stewart:

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

Yours truly,

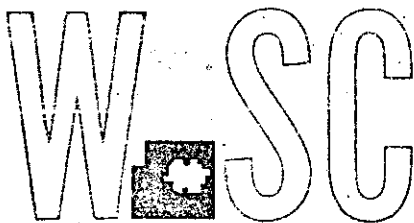
M. S. Mitchell,  
Ass't. Superintendent of  
Public Works Maintenance

MSM/glm

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

Attach. \_ Letter/10/31/73

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



April 17, 1974

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

Subject: Wesley Medical Center  
Second Addition

Dear Mr. Stewart:

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

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

WICHITA—SEDGWICK COUNTY

Mr. Kenneth Stewart

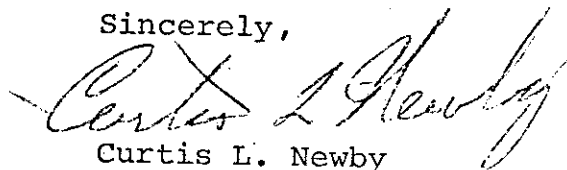
April 17, 1974

Page 2

- B) Paving of cul-de-sac on Elm - east of Vassar.
  - C) Paving of cul-de-sac on Edgemont Place - east of Vassar.
  - D) Paving of Vassar from bridge over park area to south line of Murdock.
  - E) Improvement for drainage channel on Lot 2.
  - F) Share of improving Murdock between Hillside and Vassar commercial standard.
  - G) Sidewalks adjacent to Edgemont Place on Lot 3, both sides of Rutan on Lots 2 and 3, Vassar on Lot 1; and reconstruction of sidewalk on Central adjacent to new property line.
4. Letter needed from S. W. Bell confirming satisfactory arrangements for relocation and/or abandonment of their facilities.
  5. Furnish assurance to City in a form acceptable to Legal Department, that a minimum of 1,700 parking spaces will be provided for existing Wesley facilities, and for the Medical office building and parking garage proposed in the BZA case number BZA-23-73.
  6. Submission of utility easement covering existing water main located in the portion of Rutan being vacated by plat.

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

Sincerely,



Curtis L. Newby  
Junior Planner

CLN:rme

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

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 32,500.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas, (PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements on or before October 24, 1975

(Insert date two years from MAPC approval of plat)

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

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

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

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

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

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

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

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

(CORPORATE SEAL)

DEDICATION

Copy

ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, as President of the Board of Directors of the Wichita Children's Home which is

~~being~~ the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Part of Lot 20, on Murdock Avenue in Sunrise Park Addition, Wichita, Kansas, described as beginning at the S. W. Corner of said Lot 20; thence north along the west line of said Lot, 91.65 feet; thence southeasterly, southerly and southwesterly along a curve having a radius of 50 feet, and through a central angle of 132°-50'-35", a distance of 115.93 feet to the place of beginning.

does hereby dedicate the above described real estate to the public for cul de sac purposes.

Executed this 28<sup>th</sup> day of February 19 74.

Mrs. Betty Minkler  
MRS. BETTY MINKLER

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this 28<sup>th</sup> day of February, 1974,  
came Mrs. Betty Minkler

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

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

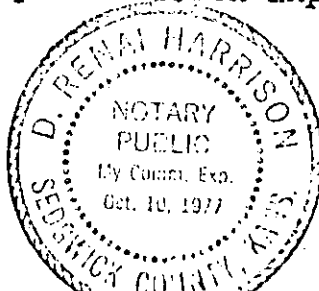
Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_

City Clerk

D. Renai Harrison  
Notary Public

My Commission Expires: Oct 10 1977



DEDICATION

Copy

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby

acknowledged, the undersigned, THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at a point on the north line of Edgemont Place as platted in Blazers Addition to Wichita, Kansas at the intersection of the east line of Vassar Avenue, as platted in said Addition, extended north; thence east along the north line of Edgemont Place 97.08 feet; thence northwesterly, westerly and southwesterly along a curve having a radius of 50 feet, and through a central angle of 152°-13'-38", a distance of 132.84 feet to the place of beginning.

do hereby dedicate the above described real estate to the public for cul de sac purposes.

Executed this 11th day of March 19 74.

THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

Wilma Burkle

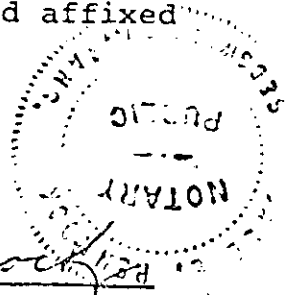
G. Gordon Dotzour  
G. Gordon Dotzour, President

ATTEST:  
Wilma Burkle - Clerk  
STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>SS</sup>

BE IT REMEMBERED, that on this 11th day of March, 1974,  
came G. Gordon Dotzour, President of the Board of Park  
Commissioners of the City of Wichita, Kansas,

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

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



G. Gordon Dotzour  
Notary Public

My Commission Expires: 2/17/78

APPROVED AS TO FORM

Bernard V. Borst  
BERNARD V. BORST  
Assistant City Attorney

2/25/74 Date

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_,  
\_\_\_\_\_  
City Clerk

DEDICATION

Copy

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the N.E. Corner of Reserve B in Nob Hill Addition to Wichita, Kansas; thence south along the east side of said Reserve 90 feet; thence west parallel with the north line of said Reserve (south line of Elm Street) 10 feet; thence south along a line parallel with and 10 feet west of the west line of Vassar as platted in said Addition to the north line of Edgemont Place as platted in Blazers Addition to Wichita, Kansas; thence east along the north line of said Edgemont Place 70 feet; thence north to the south line of said Elm Street, extended east; thence west 60 feet to the place of beginning.

do hereby dedicate the above described real estate to the public for  
street purposes.

Executed this 11th day of March 19 74.

THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

Wilma Burkle

ATTEST:- Wilma Burkle - Clerk

G. Gordon Dotzour  
G. Gordon Dotzour, President

STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>SS</sup>

BE IT REMEMBERED, that on this 11th day of March, 1974,  
came G. Gordon Dotzour, President of the Board of Park  
Commissioners of the City of Wichita, Kansas,

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

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

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,  
this \_\_\_\_\_,  
City Clerk

Gale E. Pennington  
Notary Public



My Commission Expires: 2/17/78

APPROVED AS TO FORM

Bernard V. Borst  
BERNARD V. BORST  
Assistant City Attorney

2/25/74 Date

DEDICATION

Copy

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby

acknowledged, the undersigned, THE BOARD OF PARK COMMISSIONERS

OF THE CITY OF WICHITA, KANSAS

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at a point on the south line of Ingals, now Elm Street, extended east as platted in Nob Hill Addition to Wichita, Kansas, and 60 feet east of the N.E. Corner of Reserve B in said Addition; thence east on extended south line of Elm Street 90 feet; thence southwesterly, westerly and northwesterly along a curve having a radius of 45 feet and through a central angle of 180°-00", a distance of 141.37 feet to the point of beginning.

do hereby dedicate the above described real estate to the public for cul de sac purposes.

Executed this 11th day of March 19 74.

THE BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

Wilma Burkle

ATTEST:

Wilma Burkle - Clerk

STATE OF KANSAS )  
SEDGWICK COUNTY )<sup>SS</sup>

G. Gordon Dotzour

G. Gordon Dotzour, President

BE IT REMEMBERED, that on this 11th day of March, 1974,

came G. Gordon Dotzour, President of the Board of Park

Commissioners of the City of Wichita, Kansas,

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

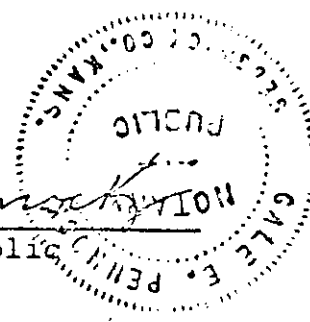
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this \_\_\_\_\_,

City Clerk

Gale E. Pennington  
Notary Public



My Commission Expires: 2/17/78

APPROVED AS TO FORM

Berard W. Borst  
BERNARD W. BORST  
Assistant City Attorney

2/22/74 Date

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 8,210.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas,

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

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

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

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

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

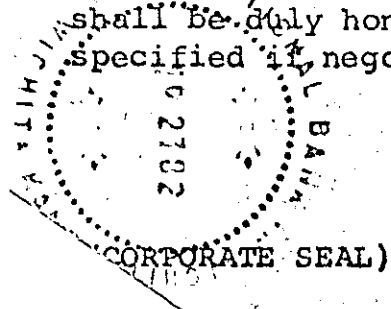
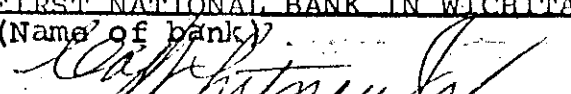
The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

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

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

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)



IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 150,050.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas,

(PURCHASER), to be accepted by your signed statement that drawing is due to default or failure to perform by PURCHASER, the following improvements.

on or before October 24, 1975

(Insert date two years from MAPC approval of plat)

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

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

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

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

All drafts drawn hereunder must be marked: "Drawn under First

National Bank in Wichita, Credit No. C-309, dated April 24, 1974  
(Name of bank)

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

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

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

. Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

10278

(CORPORATE SEAL)

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

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

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

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

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

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

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

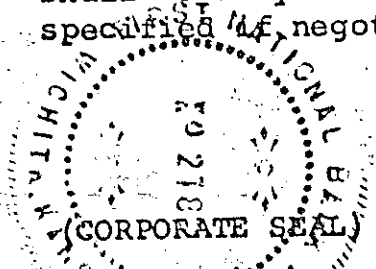
The amount of any draft drawn under this credit must, concurrently with negotiation, be endorsed on the reverse side hereof and the presentment of any such draft shall be a warranty by the negotiating bank that such endorsement has been made and that documents have been forwarded as herein required.

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

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

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)



*[Handwritten signature]*

IRREVOCABLE LETTER OF CREDIT

FIRST NATIONAL BANK IN WICHITA

(Name of bank)

Date: April 24, 1974

THE CITY OF WICHITA  
WICHITA, KANSAS

Dear Sirs:

We hereby open our irrevocable credit in your favor available by your drafts at sight on us for a sum not exceeding \$ 14,000.00 for the account of THE WESLEY MEDICAL CENTER, Wichita, Kansas,

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

(Insert date two years from MAPC approval of plat)

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

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

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

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

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

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

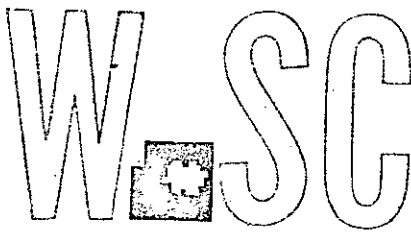
Except so far as otherwise expressly stated herein, this credit is subject to the uniform customs and practices for commercial documentary credits fixed by the 13th Congress of the International Chamber of Commerce.

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

Very truly yours,

FIRST NATIONAL BANK IN WICHITA  
(Name of bank)

(CORPORATE SEAL)



METROPOLITAN AREA PLANNING  
DEPARTMENT

262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

April 25, 1974

Re: Wesley Medical Center  
2nd Addition

TO WHOM IT MAY CONCERN:

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

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

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

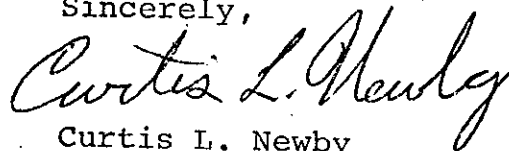
# WICHITA—SEDGWICK COUNTY

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

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

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

Sincerely,



Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

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

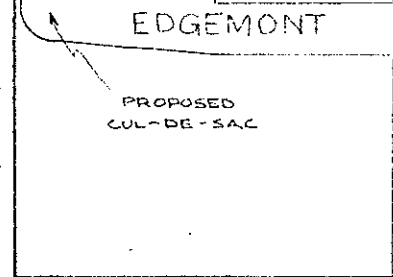
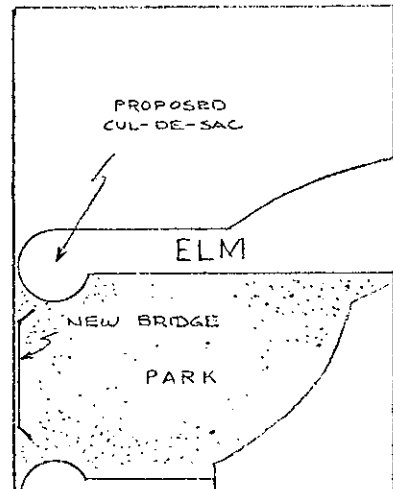
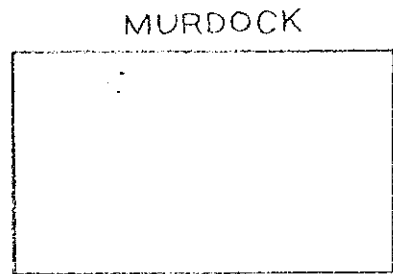
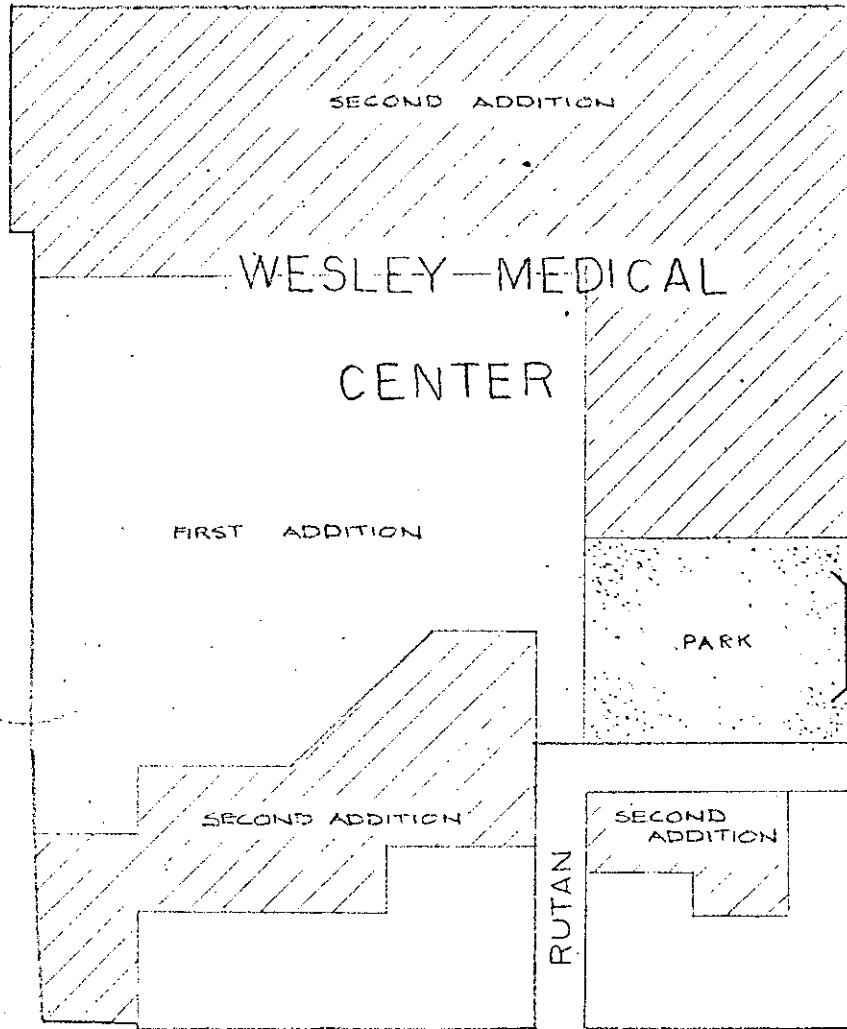
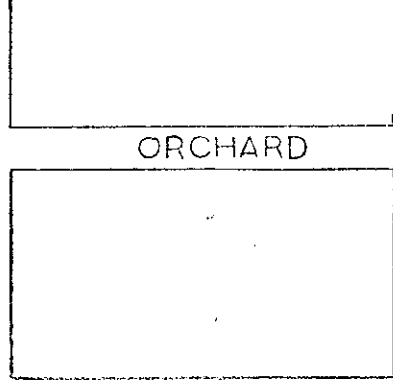
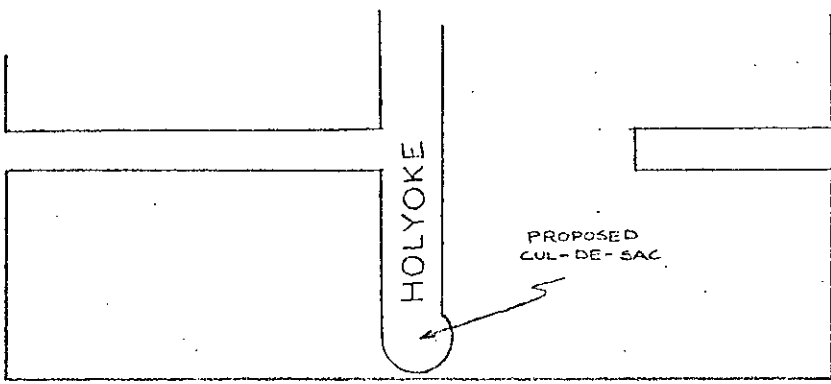
# WICHITA—SEDGWICK COUNTY

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

cc: (cont'd)

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

HILLSIDE



RUTAN

VASSAR

YALE

CENTRAL

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

May 20, 1974

264-7321  
AREA CODE 316

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

Re: Wesley Medical Center Second  
Addition Plat

Dear Dean:

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

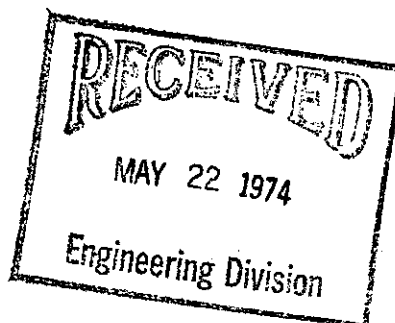
Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*

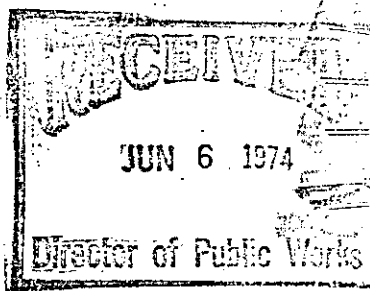
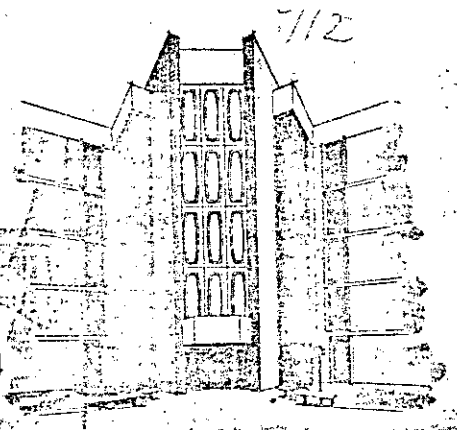
KPS:cpf

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



# Wesley Medical Center

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



June 5, 1974

Mr. Ray W. Bruggeman  
Director of Public Works  
The City of Wichita  
204 South Main  
Wichita, Kansas 67202

Subject: Coordination - City of Wichita and Wesley Medical Center -  
Hillside Improvement and Other Improvements

Dear Mr. Bruggeman:

I am attaching a copy of Mr. Wulz' letter of January 28, 1974, in response to a letter I wrote him earlier expressing the need for the closest coordination between the departments of the City of Wichita and the Wesley Medical Center as certain improvements are effected.

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.

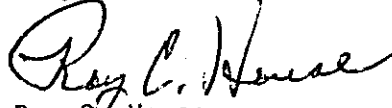
*Ref as per disc. with W M C  
Group on June 12, 1974*

"YOUR NEED IS OUR CONCERN..WE CARE" *dh*

Mr. Ray W. Bruggeman  
June 5, 1974  
Page 2

I would like to suggest a preliminary meeting during the week of June 10 and if it would expedite the meeting, would be pleased to host for luncheon the individuals copied below as well as the City's representatives - the preferred date for the meeting would be Wednesday, June 12 or Friday, June 14; we could also tentatively plan to meet later in the afternoon if this would be more desirable.

Very truly yours,



Roy C. House  
President and Chief  
Executive Officer

RCH:mp  
Attach.

cc: Mr. Ralph Wulz  
City Manager - City of Wichita  
204 S. Main St.  
Wichita, Kansas 67202

Mr. Robert Harris  
Thomas, Harris, Ash & Mason  
262 North Waco  
Wichita, Kansas 67202

Mr. John Gist  
Oblinger-Smith  
625 First National Bank Building  
Wichita, Kansas 67202

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

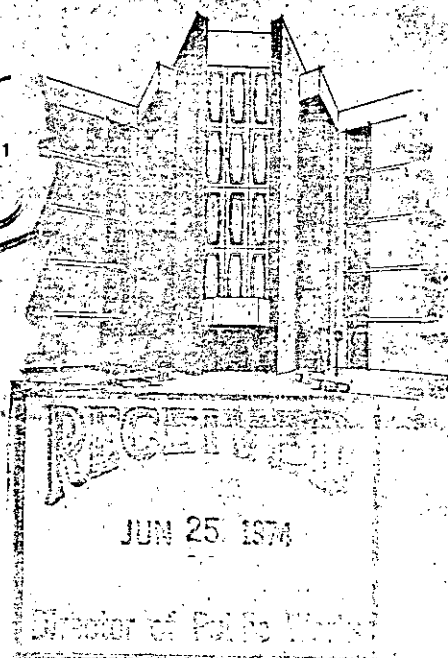
Mr. James R. Grier, Jr.  
Martin K. Eby Construction Company, Inc.  
610 North Main  
Wichita, Kansas 67202

Mr. A. B. Davis, Jr., Mr. O. C. Estes, Mr. R. L. Davis, James E. Lansdowne  
Wesley Medical Center

# Wesley Medical Center

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

*Line*



June 24, 1974

Mr. Ray W. Bruggeman  
Director of Public Works  
The City of Wichita  
204 South Main  
Wichita, Kansas 67202

SUBJECT: Coordination - City of Wichita and Wesley Medical Center  
Hillside Improvement and Other Improvements

Dear Ray:

I'm writing to you now specifically about a project for which we have contracted with Utility Contractors for the relocation of an 8" sanitary sewer line now in the alley easement generally running east to west from Hillside to Rutan, between Murdock and Pine streets.

This relocation is necessary since the new parking garage will be built over the current site or location of the sanitary sewer line.

It would be most desirable if this 8" line could be relocated into Murdock Street just before paving of this street is accomplished. If absolutely necessary, we will relocate this line on the northern part of our property just on the south side of the Murdock Street property line, but since it is a public utility, it would seem to make much better sense to place the sanitary sewer line when relocated into Murdock Street.

Since you have been designated by Mr. Wulz as our coordinator in the planning process for these improvements, could you contact the City Engineer and see if there would be any objections on the part of the City to this concept?

I would like very much to have an early opinion as to whether this is a feasible suggestion, and will look forward to your response.

Very truly yours,

Roy C. House  
President and  
Chief Executive Officer

RCH:mp

cc: A. B. Davis  
James Grier, Jr.  
D. Trumpp

"YOUR NEED IS OUR CONCERN..WE CARE"



ON SAFETY  
PHASE II

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE July 3, 1974

TO R.W. Bruggeman, Director of Public Works

FROM R.W. Linn, City Engineer

SUBJECT Relocation of Sanitary Sewer -  
Wesley Medical Center

The platting of Wesley Medical Center 2nd Addition requires the relocation of an 8" sanitary sewer between Hillside and Rutan Avenue on the south side of Murdock.

The Engineering Division was requested to prepare the plans for the relocation in 1973. Construction plans were completed in December, 1973; but construction has not been started. The proposed location of the sewer is 5' south of the south right-of-way line of Murdock Avenue. The plat provides a 20' setback and the sewer will not conflict with the proposed improvements on the lot.

The right-of-way for Murdock Avenue is 70' in width. The proposed paving is 45' in width from back of curb to back of curb. This width provides only a 12.5' wide parking which must accommodate sidewalk and public utilities.

It is not recommended to relocate the sewer in the Murdock Avenue right-of-way. The sewer should be constructed according to the attached plan.

It will be necessary for Wesley Medical Center to dedicate a 15' wide easement adjacent to the north and east sides of the property where the sewer is to be located.

If additional information is necessary, please advise.

R.W. Linn,  
City Engineer

RWL:gd  
Enc.

August 15, 1974

Mr. A. B. Davis, Jr., Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Re: Murdock Street Improvement

Dear Mr. Davis:

The Engineering Division of the Department of Public Works has completed its field work in connection with the improvement of Murdock Street, from Hillside Avenue to Vassar Street. They are now in the process of drawing the plans.

We have not been able to set up a project for this improvement as we have not received the petition. The petition has been prepared and has been delivered to a representative of the Wesley Medical Center.

I would urge that the signed petition be returned in order that we may continue with our project.

Yours truly,



R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: R. W. Linn, City Engineer ✓

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

1030 FIRST NATIONAL BANK BUILDING

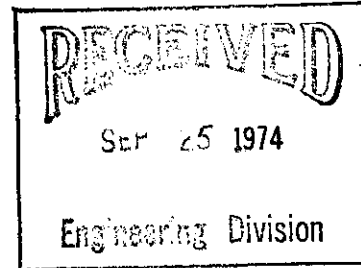
WICHITA, KANSAS 67202

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

September 24, 1974

264-7321  
AREA CODE 316



Mr. Richard W. Linn  
City Engineer  
104 South Main  
Wichita, Kansas 67202

Re: Wesley Medical Center 2nd Addition  
Our File #W-64

Dear Mr. Linn:

On behalf of The Wesley Medical Center we wish to request the release by the City and withdrawal by us of irrevocable Letters of Credit previously submitted April 24, 1974 for improvements identified:

C-307 - \$ 32,500	<i>3 Col de Laes</i>
C-308 - \$ 8,210	<i>Sidewalk</i>
C-309 - \$150,050	<i>Mud, &amp; VASSAR</i>

As soon as the other projects, C-310 for improvement of drainage channel and C-311 for relocation of existing sanitary sewer in Lot 1, Wesley Medical Center 2nd Addition, have been approved we would request the release of those Letters as well. Thanks very much.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:bdr

cc: Mr. Ray W. Bruggeman  
Mr. Roy C. House  
Mr. L. J. Jimenez



ON SAFETY  
PHASE II

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE September 30, 1974

TO Curtis Newby - Planning

FROM Darrell R. Brewer, Right-of-Way and Estimating Engineer

SUBJECT Wesley Medical Center 2nd Addition

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

The following letters of credit may be released:

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

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

/tn

---

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE October 30, 1980

TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, Acting Drainage & Flood Control Engineer  
SUBJECT Drainage Plans

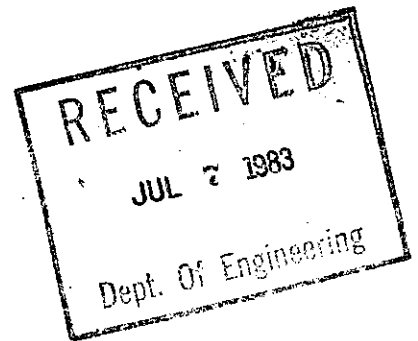
The drainage plans for the following additions are approved:

Shane First Addition  
Nielson Addition  
Hoy Addition  
— Wesley Medical Center 4th Addition

  
Chris J. Breitenstein  
Acting Drainage & Flood Control  
Engineer

CJB:md

cc: Louise Olivarez  
Bill Korber



November 3, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-85 - Final plat of Wesley Medical Center Fourth  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 30, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The final plat tracing shall indicate a 20-foot utility easement over the existing sanitary sewer line on the north portion of the proposed lot.
- B. The applicant shall meet with City Engineering regarding either guaranteeing the abandonment of, guaranteeing the relocation of, or granting an appropriate easement to cover an existing sanitary sewer line on the south portion of the proposed lot.
- C. The applicant shall make satisfactory arrangements with both the Gas Service Co. and K.G.&E. regarding these company's existing facilities on this proposed lot.
- D. 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 November 6, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Baughman Company  
November 3, 1980  
Page 2

Sincerely,

Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Wesley Medical Center, Attention: Jim Blair, 550 N. Hillside,  
67208  
Kenneth P. Stewart, 1st National Bank Bldg., 67202  
Gene Curless, Gas Service Company, 1021 E. 26th North, 67219  
Robert Blevins, K.G. and E., P.O. Box 208, 67201  
Mike Lindebak, City Engineering

COUNTY OF SEDGWICK

Be it remembered that on this 15<sup>th</sup> day of November,  
1985, before me, a Notary Public in and for said State and County, came Michael  
E. Lindebak, City Engineer for the City of Wichita, Kansas, to me personally  
known to be the same person who executed the foregoing instrument of writing  
and duly acknowledged the execution of the same. In testimony whereof I have  
hereunto set my hand and affixed by notarial seal the day and year above  
written.

Paul J. Love, Notary Public

My Appointment Expires: December 9, 1986

NOTARY PUBLIC  
KANSAS  
L. L.

CERTIFICATE OF CORRECTIONS TO EASEMENT LOCATION

WESLEY MEDICAL CENTER FOURTH ADDITION

Wichita, Kansas

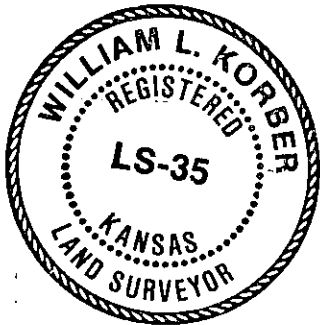
State of Kansas )  
County of Sedgwick) s.s.

We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that a certain dimension error exists on the location of the 20 foot Sanitary Sewer Easement in the Northeast Corner of Lot 1, Wesley Medical Center Fourth Addition, Wichita, Kansas.

The accompanying drawing is a true and correct exhibit of the correction as noted.

Date Oct 31, 1985

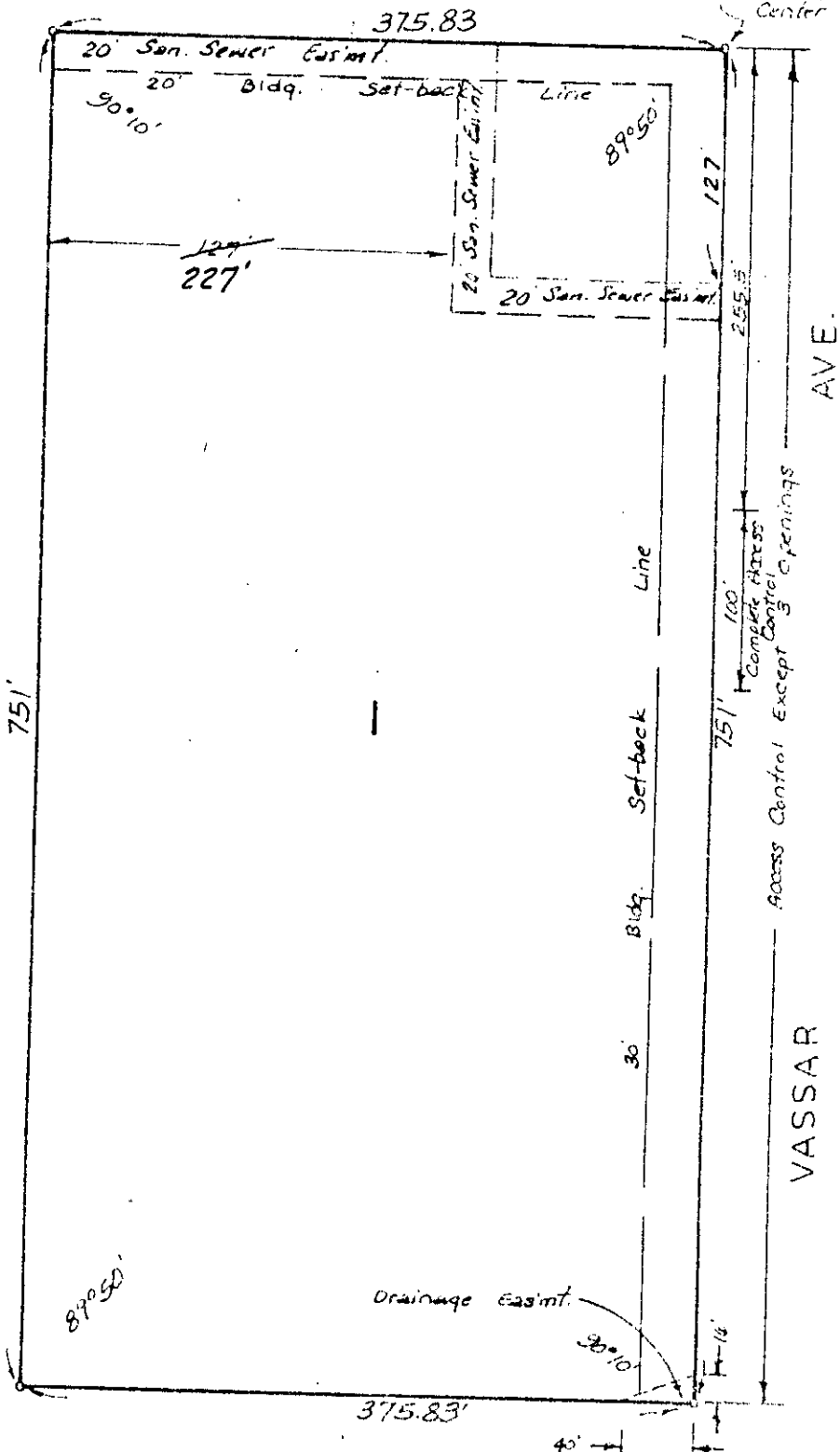
Baughman Company, P.A.



William L. Korber Surveyor  
William L. Korber

MURDOCK AVE.

NE Cor. Lot 1,  
Wesley Medical  
Center 2nd. Add.



N

1" = 100'  
O = iron