

THE CITY OF WICHITA

Towne
West



DEPARTMENT OF PUBLIC WORKS

January 29, 1980

ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

Mr. Rick Smith
Melvin, Simon & Associates
P. O. Box 44230
Indianapolis, IN 46244

Dear Mr. Smith:

In response to your request for the status of the streets around Towne West, the information is as follows:

Maple - The contract has been awarded for paving and incidental drainage. Drainage work has been completed, and paving work has begun.

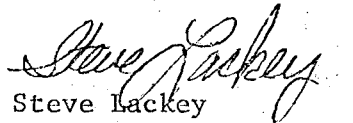
West Street - The contract has been awarded to Ritchie Paving, but work has not yet begun.

Taft - Contracts for both relevant projects have not yet been awarded pending new paving petitions.

Tracy - The contract for Tracy from Taft to Maple has not yet been awarded pending re-petition. Bids will be opened February 1st for the contract for Tracy from Taft to Kellogg.

If you have any further questions, please don't hesitate to contact me at (316) 268-4440.

Yours truly,


Steve Lackey
Design Chief Engineer

SL:AK:md

WICHITA-SEDGWICK COUNTY

January 2, 1980^{DATE}

METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk
Forrest L. Nagley, Junior Planner

FROM

SUBJECT Release of letter of credit associated with
Towne West Square Addition, located between
Maple and Kellogg (U.S. 54)
and I-235 and Tracy. (No. 524)

We have been advised by City Engineering that the letter of credit submitted as a guarantee for certain sanitary sewer improvements associated with the above referenced plat can be released. City Engineering advises that the guaranteed improvements have been completed.

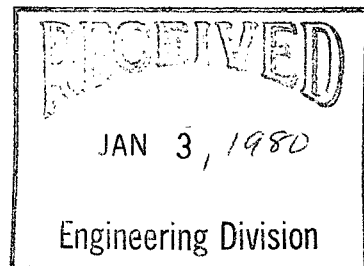
On December 13, 1977, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$286,810.00 from Fourth National Bank and Trust Company for the account of Towne West Mall Company, an Indiana Limited Partnership, as guarantee that this work would be performed. Letter of Credit Number 524 may now be released at the request of either the bank or an authorized agent of Towne West Mall Company.

COPY

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: ✓ Mike Lindebak, Project Development Coordinator, City Engineering
Fourth National Bank and Trust Company, P.O. Box 1090, 67201
Towne West Mall Company and Myrtle A. Rogers, 1712 N. Meridian,
Indianapolis, Indiana, 46202



WICHITA-SEDGWICK COUNTY

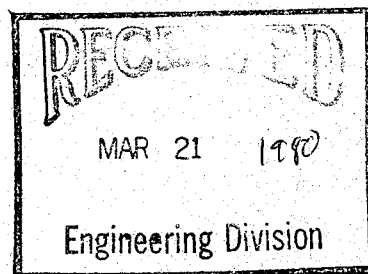
Town West
Add File

DATE

March 19, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT Towne West and Christ the King School



We were requested by CPO to attend a home-school meeting at Christ the King School on March 18, 1980. A list of some 17 questions were presubmitted in which we attempted to answer at that meeting. Bill McKinley from Traffic Engineering attended, and I attended.

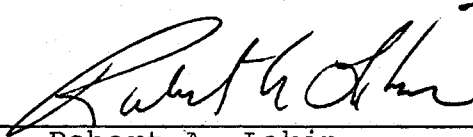
Although I think we answered fairly clearly most of the questions, there is still dissatisfaction existing in two areas. I thought you should be aware of them, although I see no corrective action to be taken at this time.

The first area is in connection with safety for the children by either the crosswalk and school signal, and/or the construction of an overpass. McKinley indicated that overpasses are not very effective at those locations, although there were a number of parents who were rather insistent that that be considered and done, and wanted to know how it could be accomplished. I suggested that if they are convinced that is the only way to protect children that they should get their position together and proceed to appear before the Traffic Commission, and ultimately to the governing bodies by other Traffic Commission minutes.

The second area involves the screening around the Church. At the time the C.U.P. was approved, the developer requested a waiver of the solid wall separating the school and the shopping center. The basic reason for this was that the trees that were planted there today were partially on school property and partially on developer property. To put a solid wall fence would require considerable destruction of the existing plant material. Based on this, a landscape plan was required to keep the existing trees plus supplement trees, and in order to provide safety for the children, a chainlink fence was required. This keeps them from moving into the traffic areas of the shopping center. Several parents felt that the lack of privacy or solid wall screening is a detriment to the school, both from a visual aspect of blowing papers, but also the fact that their children can be observed as to their time of arrival and departure. I see no action to be taken at this time as the developer has met all of the conditions of approval of 1976.

E. H. Denton, City Manager
March 19, 1980
Page 2

This memorandum is primarily for information purposes, as you may be receiving contacts from people who attended the meeting and/or from your Commissioners who may be contacted by people at the meeting. Attached also is a list of the questions which were submitted.



Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: Ray Bruggeman, Director of Public Works
✓ Dean Sellers, Acting City Engineer
Paul Graves, Traffic Engineer
Sarah Gilbert, Assistant CPO Coordinator
File DP-71

Road questions concerning Town West and Christ the King School & Church

- (1) How many lanes in front of property? *5 lanes*
- (2) How many access drives to church? school? circle drive? parking lot on North side?
- (3) Will there be turn lanes to these access drives? *Yes for left turns*
- (4) What type of medians are proposed? *Drive over*
- (5) Can you turn left from these exits? *Yes*
- (6) Parking on Maple on Sunday. *No*
- (7) Crosswalk for school children. *Yes*
- (8) Where will the new curb line be? on the North? on the South? *9' back*
- (9) Will there be any way to get through the fence surrounding the property?
- (10) What type and how tall a fence is there going to be?
- (11) Are contracts let for these projects?
- (12) When is the starting date? completion date? *Maple - Aug (1980) Kellogg July - April
west - Fall start - Spring 1981*
- (13) Access during construction period? *Always access*
- (14) If and when will Maple be widened west of the Big Ditch? Bridge included? *Maple St. I-235 to Ridge - 1982 plus Bridge Maple Ridge to 119 - 1983-85*
- (15) Cloverleaf at I-235 and Maple?
- (16) What will the speed limits be? *40 mph*
- (17) What are the City codes pertaining to fences? (screening)

From: Lee Scrivner, for Home-School meeting, March 18, 1980
Christ the King School
4501 Maple

Time: 7:30 p.m.

Law / Kingdon, P.A.

Architects / Engineers / Planners
Construction Managers / Consultants

May 20, 1980

Mr. R. W. Bruggeman
Director of Public Works
City of Wichita
455 North Main Street
Wichita, Kansas 67202

Re: Towne West Square
Wichita, Kansas

Dear Mr. Bruggeman:

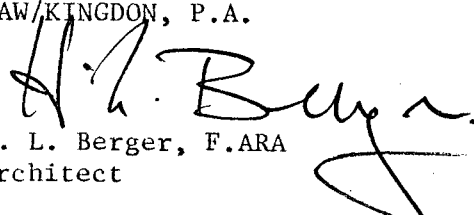
This letter is an indication from Melvin Simon & Associates, Inc., the developer of Towne West Square, and also some of the major tenants within this shopping center that it is their combined feeling that the installation of an additional traffic light would be desired as well as required at Kellogg and main entrance into said shopping center.

This idea was discussed with you and the traffic engineering staff of the City at a meeting last week, and it is our understanding that a two-phase light could be easily installed at this location.

This letter, therefore, would serve as the official request for such signalization on behalf of Melvin Simon & Associates, Inc.

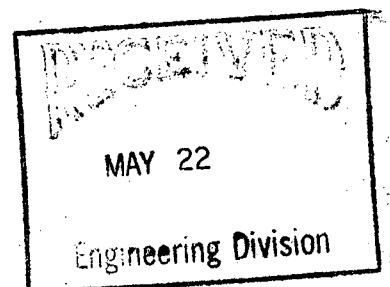
Very truly yours,

LAW/KINGDON, P.A.


H. L. Berger, F.A.R.A.
Architect

pjt2/4

cc: Mr. Paul Graves
Mr. Harry Koehler
Mr. Bill McKinley
Mr. Lou Rocan
Mr. Dean Sellers
Mr. Rick Smith
Mr. Joe Bauer



May 27, 1980

Mr. H. L. Berger, Architect
Law/Klingdon, P.A.
Post Office Box 1139
Wichita, Kansas 67201

Subject: Towne West Square - Wichita, Kansas

Dear Mr. Berger:

Your letter of May 20, 1980 regarding the above subject was discussed with Paul Graves, City Traffic Engineer, and Bill McKinley, Assistant Traffic Engineer. We are of the opinion that a traffic signal on Kellogg at the main entrance to the Towne West Square Shopping Center not be installed at this time.

We intend to monitor the traffic at the street intersections around the Towne West Square Shopping Center on the opening day of the center, the Thanksgiving season and the Christmas season. The information that we obtain during these times will help us in making a recommendation for signalization of these intersections adjacent to Towne West Square as warranted.

Please advise the date that the Towne West Square Shopping Center will open in order that we can make arrangements to monitor the opening day traffic.

Yours truly,



R. W. Bruggeman
Director of Public Works

RWB:gr

cc: Robert G. Finch, Deputy City Manager
Paul Graves, City Traffic Engineer
Dean Sellers, Acting City Engineer ✓

