

PLAT NO. S/D 68-107 MAP NO. 5748

NAME WESLEY MEDICAL CENTER

LOCATION East side of Hillside in an area  
north of Central

ENGINEER Baughman Company

OWNER Wesley Medical Center

APPLICATION FILED 10-18-68

SKETCH PLAT FILED 10-18-68

PRELIMINARY FILED 5-5-69

S/D ACTION 5-15-69 APPROVE

FINAL FILED 5-29-69

S/D ACTION 6-5-69 APPROVE

MAPC ACTION 6-12-69 APPROVE

BCC ACTION 7-15-69 REFERRED BACK TO MAPC

RECORDED 8-13-69

REMARKS

MAPC 7-24-69 REAPPROVE

BCC 8-5-69 APPROVE AS RECOMMENDED

# ACTION

DATE

S/D COMMITTEE John Kappone 5-15-69  
S/D Com. John Kappone 6-5-69

M.A.P.C. Kappone 6-12-69

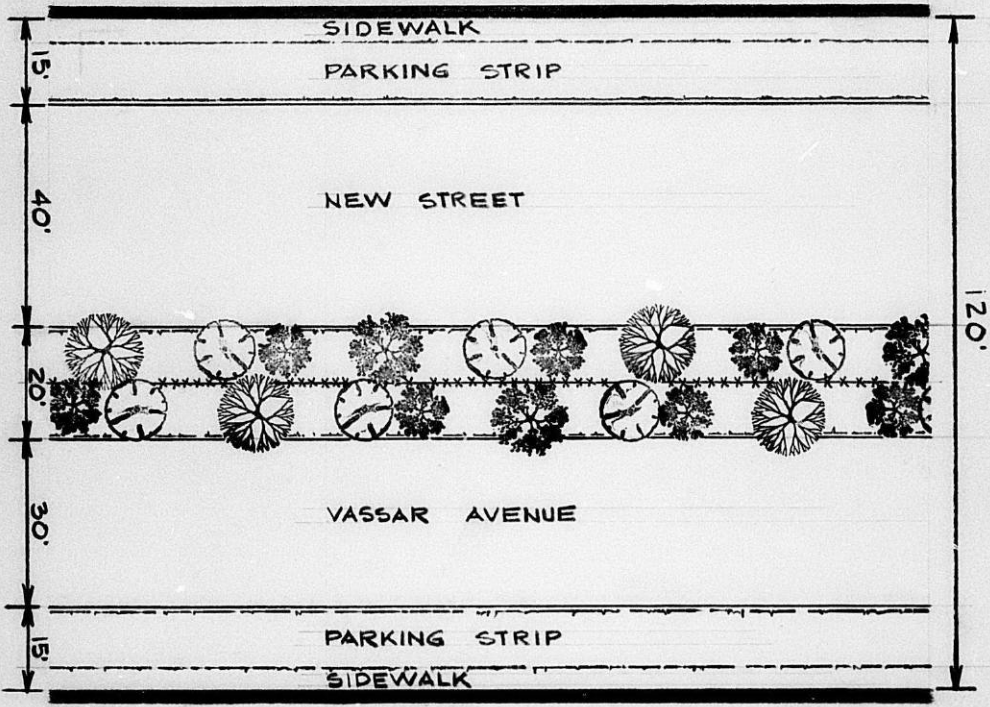
B.C.C. ~~1969~~ Referred back 7-15-69  
to M.A.P.C.

M.A.P.C. Kappone 2-2-69

B.C.C. ~~1969~~ Kappone as 8567  
Recommended

S/D 68-107 - WESLEY MEDICAL  
CENTER - East side of Hillside in  
an area north of Central.





November 2, 1970

Ralph C. Eberly, City Clerk  
John D. Gist, Senior Planner

S/D 68-107 - WESLEY MEDICAL CENTER  
(easements and street dedications)

The Board of City Commissioners at their regular meeting on August 5, 1969, considered the above captioned plat of Wesley Medical Center. The City Commission approved the plat as approved by the Planning Commission on July 24, 1969, and conditioned upon such approval, required the submission of separate instruments for the following:

1. Dedication of additional right-of-way for Hillside and Central shown as a "Reserve" on the plat, and to become effective on January 1, 1973.
2. Dedication of additional right-of-way for Central adjacent to Lot 3 of the preliminary plat, and to become effective on January 1, 1973.
3. Granting of a sewer easement, the legal description for which also coincides with the area shown on the plat as a "Reserve".
4. Granting of a temporary drainage easement for the purpose of constructing a temporary drain and drainage system, consisting of an open ditch generally located in the southeast corner of the Center's property.
5. Granting of a permanent drainage easement for the purpose of ultimately constructing a permanent drainage improvement to confine the creek within a structure between Central and the west line of Rutan.

Attached are the five (5) properly executed separate instruments covering the items required in the City Commission approval. These instruments should now be recorded with the Register of Deeds, with the costs therefore being billed to the Wesley Medical Center. In addition, a certified recorded copy of each of the drainage easements needs to be obtained and forwarded to the Maintenance-Flood Control Office of the Department of Public Works, per request of M. S. Mitchell of said office.

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

JDG:rme

Attachment

cc: M. S. Mitchell

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

March 5, 1970

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

*fg*

AMHERST 4-7321  
AREA CODE 316

Mr. M. S. Mitchell  
Wichita Flood Control  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202

RE: Drainage Easement

Dear Mr. Mitchell:

We enclose the Temporary Drainage Easement and, also, the Permanent Drainage Easement which is being delivered pursuant to requirements concerning the platting of Wesley Medical Center Addition. It is my understanding that both of these descriptions have been approved by your department and this complies with that part of the requirement a condition of the plat.

If there are any questions about these easements or any other matters pertaining to this particular problem please let me know.

Yours very truly,

BOYER, DONALDSON & STEWART

BY: *Kenneth R. Stewart*

KPS/cf  
Enclosures

cc: Mr. Robert Lakin  
Mr. Roy C. House  
Mr. O. C. Estes



TEMPORARY DRAINAGE EASEMENT

THIS EASEMENT made this 25th day of February, <sup>OK</sup> ~~March~~ <sub>RLH</sub>

1970, by and between THE WESLEY MEDICAL CENTER, 550 North Hillside, Wichita, Kansas, of the first part, and the CITY OF WICHITA of the second part.

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

Beginning at a point on the west line of Rutan Avenue 146.1 feet north of the north line of Edgemont Place as platted in Blazer's Addition to Wichita, Kansas, said point being 637 feet east and 543.85 feet north of the SW corner of the SW 1/4 of Section 14, Township 27 S, Range 1 E, thence N 90° 0' W 50.0 feet; thence S 54° 00' W 50.2 feet; thence S 0° 00' W 100.0 feet; thence S 51° 30' W 45.0 feet; thence S 0° 00' W 48.49 feet; thence S 45° 05' 08" E 17.77 feet; thence S 0° 05' E 136.8 feet; thence N 89° 44' E 28.75 feet; thence N 0° 00' E 79.01 feet; thence N 89° 44' E 5.0 feet; thence N 0° 00' E 64.18 feet; thence N 89° 44' E 21.0 feet; thence N 43° 16' 48" E 85.03 feet; thence N 0° 00' E 150.0 feet to the point of beginning.

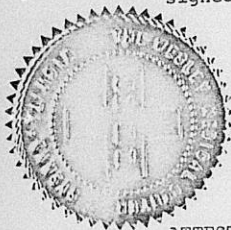
And said second party is hereby granted the right to enter upon said premises at any time until construction is

Received

MAR 6 1970

completed for the purpose of constructing such drain and drainage system but this right-of-way and easement shall cease and terminate upon the completion of said construction.

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



THE WESLEY MEDICAL CENTER

By

Roy C. House  
ROY C. HOUSE,  
Executive Vice President  
and Administrator

ATTEST:

A. B. Davis, Jr.  
A. B. DAVIS, JR.

STATE OF KANSAS )  
                          ) SS:  
SEDGWICK COUNTY )

Personally appeared before me a notary public in and for the County and State aforesaid, ROY C. HOUSE, Executive Vice President and Administrator of The Wesley Medical Center, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof, for and on behalf of and as the act and deed of said corporation.

Dated at Wichita, Kansas this 25<sup>th</sup> day of February.



Mary M. Fucilla  
NOTARY PUBLIC

PERMANENT DRAINAGE EASEMENT

THIS EASEMENT made this 25<sup>th</sup> day of ~~JANUARY~~ <sup>February</sup>, 1970,

by and between The Wesley Medical Center, 550 North Hillside, Wichita, Kansas, of the first part, and the City of Wichita, of the second part.

W I T N E S S E T H:

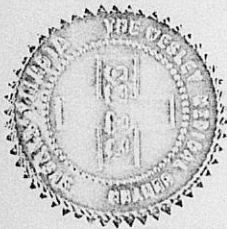
That the said first party, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the second party a perpetual right-of-way and easement for the purpose of constructing, maintaining and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

Beginning at a point on the west line of Rutan Avenue, 22.33 feet north of the south line of Edgemont Place as platted in Blazer's Addition to Wichita, Kansas, said point being 637 feet east and 360.08 feet north of the SW corner of the SW $\frac{1}{4}$  of Sec. 14, Twp. 27-S, R-1-E; thence N 0° 00' E along the west line of said Rutan Avenue 49.7 feet; thence S 71° 00' W, 93.52 feet; thence S 45° 00' W, 59.72 feet to a retaining wall; thence N 89° 37' E and along said retaining wall, 5.32 feet; thence S 45° 05' 08" E, and along said retaining wall, 16.91 feet; thence S 0° 05' E, and along said retaining wall, 136.8 feet to the center line of vacated alley in said Blazer's Addition; thence N 89° 44' E and along the center line of said alley, 28.75 feet to a point 84.16 feet west of the west line of said Rutan Avenue; thence N 0° 00' E, 79.01 feet; thence

N 89° 44' E, 10 feet; thence N 0° 00' E, 59.7 feet;  
thence N 45° 00' E, 15.9 feet; thence N 71° 00' East  
66.48 feet to the place of beginning.

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

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



THE WESLEY MEDICAL CENTER

BY Roy C. House  
ROY C. HOUSE  
Executive Vice President  
and Administrator

ATTEST:

A. B. Davis, Jr.  
A. B. DAVIS, JR.

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS:

Personally appeared before me, a notary public  
in and for the county and state aforesaid, ROY C. HOUSE,  
Executive Vice President and Administrator of The Wesley  
Medical Center, to me personally known to be the same person  
who executed the foregoing instrument of writing and said  
person duly acknowledged the execution thereof, for and on  
behalf and as the act and deed of said corporation.

Dated at Wichita, Kansas, this 25<sup>th</sup> day of January



commission expires:

September 26, 1973

Mary M. Faulla  
NOTARY PUBLIC

28 January 1970

WESLEY MEDICAL CENTER

Subject: Proposed patient admitting and discharge entrance drive to existing West Entrance off Hillside Avenue.

Meeting: 9:00 a.m. in the Traffic Department at the City Building Annex with the following people:  
Paul Graves, Traffic Engineer; Ray Bruggeman, Director of Public Works; Jack Galbraith, St. Planner; and Dick Linn, Design Chief Engineer.

*what day?*

Two schematic schemes of the above-mentioned subject, one showing conditions to January 1973 and the other after January 1973 when Hillside Avenue revisions are scheduled to take place, were presented to those assembled for their review as to City approval required for Wesley Medical Center to proceed with construction. The following is my understanding of the discussion that took place.

1. The curb cut for the entrance off Hillside exceeds the 30-foot minimum required by the City. This can be extended if approved by the City Engineer but it is doubtful that they would allow up to 40 feet as shown.
2. The new plat as recorded allows only 1 curb cut from Central to Pine. Schemes presented require 2. It was felt this could be revised.
3. Special approval would be required from Central Inspection to allow the canopy over walk and drive to the extent as shown.
4. The major objection and the one that they would not recommend approval of the plan on, is that the drive falls on city right-of-way which, if approved, would eliminate the possibility of an additional lane of traffic if required in the future.

THOMAS, HARRIS, ASH & MASON  
Architects & Engineers

Robert B. Harris, AIA

CC: Mr. A.B. Davis, Jr.  
Mr. Paul Graves  
Mr. Ray Bruggeman  
Mr. Dick Linn  
Mr. Jack Galbraith



December 26, 1969

Mr. Kenneth P. Stewart  
Boyer, Donaldson & Stewart  
Wichita Federal Savings Building  
340 South Broadway  
Wichita, Kansas 67202

Subject: Wesley Medical Center Plat  
(drainage easements)

Dear Mr. Stewart:

The legal descriptions as rewritten by Baughman Company for the temporary and permanent drainage easements required in the above captioned plat have been approved by the Maintenance-Flood Control Office of the Department of Public Works. The changes in language for these easements as requested by Mr. Mitchell in his memorandum dated October 17, 1969, and as restated in your letter dated October 22, 1969, are satisfactory. Therefore, you may prepare the actual instruments containing these approved descriptions and referred to language, have them executed by the Wesley Medical Center, and then forward same to this office.

In regard to the question of the permanent easement not being recorded until the Medical Center has more specifically ascertained further construction plans in this general area, we have discussed this with Mr. Mitchell, Bob Lakin of this office, and John Dekker City Attorney, it is their unanimous opinion that this easement should not be retained and held in our files, but should be recorded along with the temporary easement with the Register of Deeds.

Upon the submission of these easements and our recording of the same, the Medical Center should proceed to have prepared a plan for the construction of a temporary channel within the temporary drainage easement being granted. This plan should then be submitted to the City Engineer in the Department of Public Works

Page 2  
Mr. Kenneth P. Stewart  
December 26, 1969

for his approval prior to the beginning of any actual construction.  
If you have any questions regarding this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

cc: M. S. Mitchell  
Maintenance-Flood Control  
Department of Public Works

October 28, 1969

Mr. Kenneth P. Stewart, Attorney  
Boyer, Donaldson & Stewart  
Wichita Federal Savings Building  
340 South Broadway  
Wichita, Kansas 67202

Subject: Wesley Medical  
Center Plat

Dear Ken:

Jack and I have reviewed the sites in the field that you mentioned in your letter. If my memory serves me correctly, you own all of the land on the south side of Pine Street between Rutan and Vassar, as well as owning certain additional properties on Edgemont Place besides the one 50-foot tract described in your letter. It was our thinking that you should have no problems with the "BB" Office District zoning for the land lying north of Pine. Some concern, however, has been expressed in the past by the owners of land east of Vassar, as well as by our staff, that the active entry into this area east of Rutan would perhaps cause some problems to the properties east of there. Along that line, I believe we discussed at one time the possibility of cul-de-sacing or closing off Pine and/or Elm, at such time as appropriate, to further east-bound traffic, thus orienting all of the circulation back to Rutan. I assume this situation would prevail until such time as the Hospital and this office can arrive at an acceptable solution on a north-south access line to the Hospital, e.g., Rutan or Vassar. Thus, I think we would like to see some arrangement worked out to either cul-de-sac and re-curb the east end of Pine at Vassar, or to provide for some barricading at the end of the street. I think the preference would be to cul-de-sac it so that there would be adequate turnaround room for the activity on this street. Although I do not believe that we will ask for it at the present time, the Commissioners and/or others may inquire as to additional rights of way for Murdock to bring it to a collector standard and/or Rutan to bring it to the same standard. I assume that this would be

Page 2 - Kenneth P. Stewart  
October 28, 1969

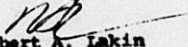
something in the order of 5 feet additional right of way if such a request were made. It is very possible that one of the Commissioners may ask why this land is not being replatted. I assume the answer will have to be that nothing would be gained at the moment and, further, only part of the area will be made available for parking; that operations will go into the houses. Further, I assume that replatting would be appropriate at the time that you are ready to take the housing off of Pine Street and put in parking and thus be able to vacate Pine Avenue and use this area for parking. The other condition that platting would become appropriate would be as we determine a north-south corridor for circulation around Wesley.

As to the property on Edgemont Place, our natural preference would be not to insert "BB" zoning into this type of housing, particularly with it being built as close together as it is. However, if my assumption is correct that you do own other properties adjacent thereto and will be acquiring the balance of the properties along Edgemont Place, I suppose we can find no major fault with the zoning for "BB" at this time. I believe this to be particularly true in view of the parking that is immediately adjacent and west of here along Rutan that goes to the property line and due to the excessive on-street parking that does take place in this area. I would point out, however, that as permits are issued for the off-street parking for a tract such as this, screening will be required under terms of the ordinance adjacent to the existing residential units. You may wish to check with Jack or Central Inspection on this point.

Also, I would make the assumption that all conditions relating to the first section of the Wesley plat, re drainage, etc. will have been sufficiently resolved that flood control and others will not raise uncomfortable questions at the time this zoning comes before the Planning Commission.

If there is anything additional that we can do, please advise.

Sincerely,

  
Robert A. Lakin  
Assistant Planning Director

RAL:iber  
cc: Roy C. House  
A. B. Davis, Jr.  
Robert Harris  
Jack Galbraith

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

October 22, 1969

AMHERST 4-7321  
AREA CODE 316

Mr. Robert Lakin  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Plat

Dear Mr. Lakin:

I am now enclosing a plat of the Wesley Medical Center area on which has been shown the areas desired for additional off-street parking as follows:

- (1) The south side of Murdock Avenue east of Rutan being Lots 1, 2 and 3 and Lots 84 through 93, odd and even, inclusive;
- (2) On the south side of Edgemont Place Lots 35 and 36 which are indicated to be 3316 - 3318, but I believe that the correct address is 3313 - 3315 Edgemont Place.

The entire north half of the block as shown in (1) would be razed and blacktopped. The description in (2) is a house which will be torn down and used for temporary parking which is needed in lieu of extensive repairs that might otherwise be required.

In addition, property east of Rutan, North of Pine (lots 54, 55 and 56 and Lots 94 through 103, odd and even inclusive) are expected to be devoted to hospital purposes.



Mr. Robert Lakin

October 22, 1969

Page . . . . . 2

As needed the other property between Pine and Elm and on the south side of Elm as well as the south side of Edgemont Place will be rented until needed for hospital purposes.

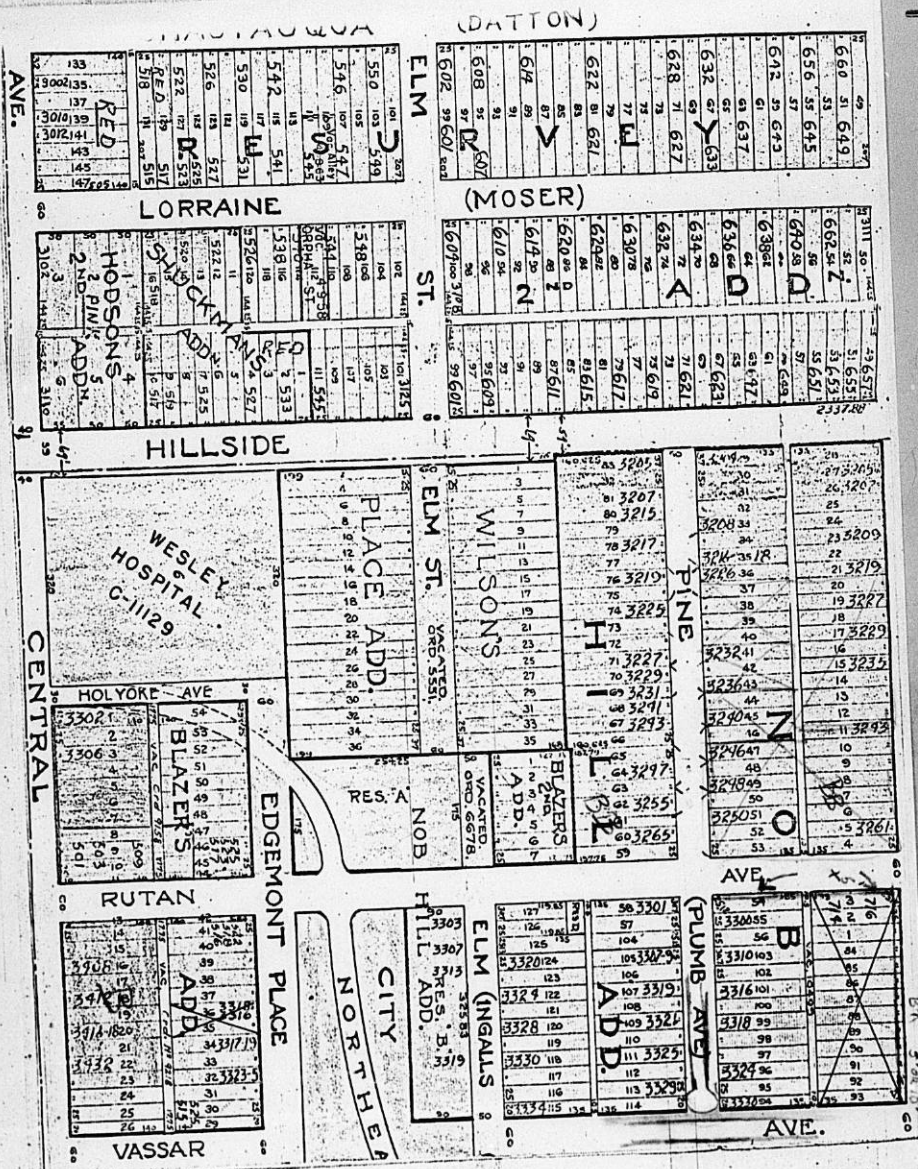
We absolutely need to have the property North of Pine and East of Vassar and the two lots on the South side of Edgemont Place.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*  
exp

KPS:cpp  
Enclosures  
cc: Mr. Roy C. House  
cc: Mr. A. B. Davis, Jr.  
cc: Mr. Robert Harris



ELM

550	103	5394
546	107	5447
542	118	5341
530	119	5311
526	123	5327
522	127	5323
517	131	5317
513	135	5313

(DATTON)

660	31	6490
656	35	6485
642	39	6479
632	43	6473
628	47	6467
622	51	6461
614	55	6455
608	59	6449
602	63	6443

LORRAINE

538	116	5333
534	120	5329
530	124	5325
526	128	5321
522	132	5317
518	136	5313
514	140	5309
510	144	5305

(MOSER)

630	30	6300
626	34	6296
622	38	6292
618	42	6288
614	46	6284
610	50	6280
606	54	6276
602	58	6272

HILLSIDE

3302	1	3302
3300	2	3300
3298	3	3298
3296	4	3296
3294	5	3294
3292	6	3292
3290	7	3290
3288	8	3288
3286	9	3286

WILSONS

3205	1	3205
3203	2	3203
3201	3	3201
3199	4	3199
3197	5	3197
3195	6	3195
3193	7	3193
3191	8	3191
3189	9	3189

RUTAN

3308	1	3308
3306	2	3306
3304	3	3304
3302	4	3302
3300	5	3300
3298	6	3298
3296	7	3296
3294	8	3294
3292	9	3292

ELM (INGALLS)

3320	124	3320
3318	126	3318
3316	128	3316
3314	130	3314
3312	132	3312
3310	134	3310
3308	136	3308
3306	138	3306
3304	140	3304

WESLEY HOSPITAL C-11129

BLAZERS

HODSONS

WILSONS

BLAZERS

RES. A

RES. B

RES. C

RES. D

RES. E

RES. F

RES. G

RES. H

RES. I

RES. J

RES. K

RES. L

RES. M

RES. N

RES. O

RES. P

RES. Q

RES. R

RES. S

RES. T

RES. U

RES. V

RES. W

RES. X

RES. Y

RES. Z

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

October 22, 1969

AMHERST 4-7321  
AREA CODE 318

Mr. M. S. Mitchell, Assistant Superintendent  
Public Works Maintenance  
City Building Annex  
Wichita, Kansas 67202

Mr. John Gist  
Planner III  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Gentlemen:

If the form of the Temporary and Permanent Drainage Easement is otherwise satisfactory, I will be glad to make changes to the Temporary Drainage Easement as suggested by Mr. Mitchell to read as follows:

". . . WITNESSETH: That the said first party in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the second party a temporary right-of-way and easement for the purpose of maintaining and operating a drain and drainage system according to plans approved by the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

(LEGAL DESCRIPTION)



Mr. M. S. Mitchell  
Mr. John Gist


October 22, 1969  
Page . . . . . 2

and said second party is hereby granted the right to enter upon said premises at anytime for the purpose of maintaining and operating such drain and drainage system, but this right-of-way and easement shall cease and terminate upon the completion of a permanent drainage system. . . . "

If this modified language seems satisfactory, I will attend to the preparation of a new instrument to be executed along with the Permanent Drainage Easement.

Very truly yours,

BOYER, DONALDSON & STEWART

BY 

KPS:cpp

THE CITY OF WICHITA

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

DATE October 17, 1969



TO John Gist, Planner III

FROM M. S. Mitchell

SUBJECT Wesley Medical Center Addition  
S/D 68-107

Reference is made to my request for a temporary drainage easement to cover the relocated portion of 3rd Street-Sleepy Hollow Creek crossing Lot 3 of subject addition as shown on the preliminary plat dated "Received 1967". A copy of the easement has been handed me by Mr. Kenneth Stewart, attorney for the Center, for our approval and/or comment. The only comment we have concerning the text of the easement is that paragraph two states its purpose of "constructing a drain and a drainage system according to plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas,..." should be changed to maintaining and operating a drain and drainage system according to plans approved by the City Engineer. The next to last paragraph again contains language which might be construed as requiring the City to construct the temporary drain. This language should be changed to make it clear that the City's responsibility is maintaining such drain and drainage system..."

We also requested a permanent drainage easement across the portion of Lot 3 where the Center has proposed an underground conduit. We see no problems in the text of this instrument. The legal description of each instrument has been checked and is satisfactory.

Mr. Stewart has, on several occasions, requested that the permanent easement not be recorded until the Center has "more specifically ascertained further platting plans". We leave this decision to you and to the City's council.

If the instruments as written are approved by you and the Department of Law, I recommend that the Medical Center be so advised and requested to prepare a plan for construction of the temporary channel on the easement described above. This plan should be submitted to the City Engineer for approval prior to the beginning of construction. If further information is desired, please advise.

A handwritten signature in dark ink, appearing to read 'M. S. Mitchell', written over the typed name.

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

MSM/cs

cc: G. H. Wilton  
Kenneth Stewart c/o Boyer, Donaldson, & Stewart  
Wesley Medical Center Addition Plat File

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202  
October 2, 1969

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AMHERST 4-7321  
AREA CODE 316

Mr. M. S. Mitchell  
Assistant Superintendent of  
Public Works Maintenance  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202

RE: Wesley Drainage Easements

Dear Mr. Mitchell:

Please find enclosed a draft of temporary and permanent drainage easements which incorporates your corrected descriptions of August 26, 1969. If this form of instrument is satisfactory then we will secure the execution and delivery of these easements.

At the present time the Medical Center is resuming further consideration of its platting. I would again request that the permanent drainage easement not be recorded until we have more specifically ascertained further platting plans.

Yours very truly,

BOYER, DONALDSON & STEWART

By *Kenneth R. Stewart*

KPS/cf  
Enclosures

cc: Mr. Robert Harris  
Mr. Roy C. House  
Mr. John D. Gist



September 29, 1969

Mr. Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67202

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER  
(recorded 8-13-69)

Dear Mr. Stewart:

At the regular meeting of the Board of City Commissioners on August 5, 1969, the above captioned plat was considered. The action of the City Commission was to approve the plat as recommended by the Planning Commission, subject to the conditions set forth in a letter dated July 25, 1969, addressed to you from Jack H. Galbraith, a copy of which is attached. Following the plat's approval, the original tracing was released to you on August 12, 1969, and according to our records was recorded with the Register of Deeds the following day.

We refer to condition number 5 on the second page of the above mentioned letter, as well as to a subsequent correspondence dated August 8, 1969, which was addressed to M. S. Mitchell, Assistant Superintendent of Public Works Maintenance, from yourself and pertaining to this same matter. It is our information that the legal descriptions for both the temporary and permanent drainage easements were rewritten and received approval from Mr. Mitchell. We have not received the easements containing the approved descriptions, and respectfully request that these be properly executed and submitted. Once in hand we will forward them to the Board of City Commissioners, together with the other separate instruments required in the approval of the plat. These other instruments have been held until the plat was recorded, and until all items had been received such that they could be delivered to the Commission at one time.

Page 2 - S/D 68-107  
Mr. Kenneth P. Stewart  
September 30, 1969

With regard to the recording of the permanent drainage easement being postponed, Mr. Mitchell advises and I concur, that it would be preferable from the City's standpoint if it were recorded along with the other instruments. This however, is subject to change pending some alternate satisfactory arrangement which Wesley and yourself might work out.

We are hoping to finally resolve this matter and set our files in order, and if you have any questions, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosures

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

M. S. Mitchell  
Maintenance-Flood Control  
Department of Public Works

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (910-1982)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH

August 8, 1969

AMHERST 4-7321  
AREA CODE 316

Mr. M. S. Mitchell  
Assistant Superintendent of  
Public Works Maintenance  
Department of Public Works  
City Building Annex  
Wichita, Kansas 67202

Re: Wesley Medical Center Plat  
S/D 68-107

Dear Mr. Mitchell:

This will acknowledge a copy of your memorandum dated August 7, 1969, addressed to Mr. Galbraith regarding temporary and permanent drainage easements for The Wesley Medical Center Plat across the southeast portion of the property located North and West of Central and Rutan.

This is to confirm and to commit the Medical Center to the furnishing of the temporary drainage easement dedication in accordance with the description attached to that memorandum prepared by the Baughman Company, which is to be restated with reference points to the quarter section corner and the above plat.

Likewise, the same commitment is made with respect to the permanent drainage easement based on the description for permanent easement by Baughman Company attached to your memorandum. The same understanding is made with reference to the rephrasing of that description with reference points to the quarter section and the above plat.



Mr. M. S. Mitchell

August 8, 1969

Page . . . . 2

As I have indicated to you orally, it would be preferred if the recording of the permanent drainage easement were postponed until the engineers and planners at Wesley have ascertained that this is the location which will fit into the development of the corner. I shall endeavor to keep you advised of this determination so that you will know if this description and location can be used or if it needs to be altered to conform with a final development plan for the corner.

This confirmation and commitment is made in order to permit us to proceed with the recording of the plat in advance of the conclusion of this particular matter.

Thanks very much for your cooperation.

Very truly yours,

BOYER, DONALDSON & STEWART

By

KPS:cpp

cc: Mr. Roy C. House  
cc: Mr. Jack Galbraith  
cc: Mr. Robert Harris  
cc: Mr. G. H. Wilton

8-11-69  
still need easements to  
be submitted & need  
to check with Mitchell  
RE: holding or recording  
the permanent easement  
[Signature]

WILLIAM L. KORBER

OFFICE OF  
**BAUGHMAN CO.**  
Surveyors

RONALD G. WAYMIRE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

August 11, 1969

Planning Office  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to inform you that the irons have been set  
in WESLEY MEDICAL CENTER ADDITION, Wichita, Kansas,  
according to the plat on file in your office.

*William L. Korber*  
\_\_\_\_\_  
Surveyor

MADP  
Regulations Div.  
Rec'd. 8-12-69

ADDITION

Wesley Medical Center

LINE	bearing	DIST.	COSINE	SINE	LATITUDE		DEPARTURE	
					N	S	E	W
West	N-0-0-E	943.46	1.0	0.0	943.46		0	
	N-89-50-E	627.0	00290888	99999517	1.82		627.0	
	S-0-0-W	503.5	1.0	0.0		503.5		0
	S-89-45-W	60.8	00436331	99999048		0.27		60.8
	S-48-28-W	168.47	06305566	74357010		111.70		126.11
	S-89-44-W	120.02	00465419	99998917		0.56		120.02
	S-0-0-W	77.75	1.0	0.0		77.75		0
	S-89-44-W	175.0	00465419	99998917		0.81		175.0
	S-0-0-W	250.0	1.0	0.0		250.0		0
	S-89-44-W	145.0	00465419	99998917		0.67		145.0
					945.28	745.26	627.0	626.93
		<del>3071.00</del>						

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

August 6, 1969

AMHERST 4-7321  
AREA CODE 316

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

Re: The Wesley Medical Center Final Plat

Dear Mr. Galbraith:

As soon as any determination is made regarding the sufficiency of documents already furnished in connection with the plat, Please let me know.

I recognize that you need to be satisfied regarding the actual dedication of a temporary drainage easement and have a satisfactory agreement on dedication of a permanent drainage easement. Otherwise, I trust that the documents already submitted will be acceptable.

I would like to be able to record the plat not later than Monday, August 11, if this is possible.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpp



THE CITY OF WICHITA

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

DATE August 7, 1969



TO Jack Galbraith, Senior Planner

FROM M. S. Mitchell

SUBJECT Final Plat of Wesley Medical  
Center Addition S/D 68-107

Reference is made to the City Commission's action on subject plat requiring that the applicant construct or guarantee the construction and maintenance of a temporary, open drainage ditch to relocate a portion of the waterway known as Sleepy Hollow Creek through that portion of the hospital's property not included in subject addition (~~to be shown as Lot 3 of preliminary plat~~). The Commission further instructed the applicant to meet with this office for the purpose of describing drainage easements for the temporary channel described above and the long-range permanent drainage improvement.

I received on August 5, 1969 a letter dated July 30, from Mr. Roy C. House, Executive Vice President and Administrator for Wesley Medical Center, stating that the Center does guarantee construction and maintenance of the temporary channel. A copy of Mr. House's letter is attached.

On August 4, 1969 I received a memorandum from Mr. Kenneth P. Stewart, attorney for the Center, forwarding the description of the temporary easement. On August 5, Mr. Stewart delivered the description for the permanent easement.

We have checked the easements and find that they are satisfactory to permit construction of the temporary channel and the permanent reinforced concrete box along an alignment agreed upon by this office and representatives of the Center.

I recommend that the City accept the Center's letter guarantee for construction and maintenance of the temporary open channel and place the two descriptions on the Subdivision Committee agenda for processing and acceptance by the City Commission. The easements should then be recorded with the Register of Deeds.

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

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

MSM/cs

cc: G. H. Wilton  
Kenneth P. Stewart

Wesley Medical Hospital Plat File

*not necessary to  
get S/D & app  
with these  
easements*

memo

WESLEY  
MEDICAL  
CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67214 • MU 5-2181

July 30, 1969

City of Wichita  
City Building  
Wichita, Kansas

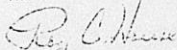
Gentlemen:

The Wesley Medical Center does hereby guarantee the construction and maintenance of a temporary open drainage ditch generally located in the Southeast corner of the main premises of the Medical Center, to be more fully described by mutual agreement between the Department of Public Works and the Wesley Medical Center.

This letter commitment is made in compliance with requirement number 3 of the action of the Subdivision Committee of the Metropolitan Area Planning Commission, approved by the Metropolitan Area Planning Commission at its regular meeting of June 12, 1969. If some further commitment is deemed necessary, please advise.

Very truly yours,

THE WESLEY MEDICAL CENTER



By: Roy C. House  
Executive Vice President  
and Administrator

RCH:fm

cc: Kenneth P. Stewart, Esq.  
Mr. Robert Harris

"YOUR NEED IS OUR CONCERN. WE CARE"

Received *ppp* AUG 5 1969

5cc  
BAUGHMAN & CO.  
Surveyors

2922 EAST KELLONG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

DESCRIPTION FOR TEMPORARY EASEMENT

Beginning at a point on the west line of Rutan Avenue 81.1 feet north of the north line of Edgemont Place as platted in Blazer's Addition; thence west along the north line of Sleepy Hollow Drive 60.8 feet; thence southwesterly with an angle to the left of  $41^{\circ}-17'$  a distance of 20 feet; thence with an angle to the left of  $30^{\circ}-07'$  a distance of 140.45 feet to a retaining wall; thence with an angle to the left of  $63^{\circ}-26'-06''$  and along said wall a distance of 9.52 feet; thence with an angle to the right of  $45^{\circ}-00'-03''$  a distance of 136.8 feet to the center of vacated alley as platted in said Blazer's Addition; thence east along said alley 28.45 feet to a point 84.16 feet west of the west line of Rutan; thence north parallel with Rutan Avenue 79.01 feet; thence east parallel with said alley 15 feet; thence with an angle to the left of  $80^{\circ}-01'$  a distance of 65.17 feet; thence with an angle to the right of  $11^{\circ}-51'-36''$  a distance of 158.15 feet to the place of beginning.

Recorded

AUG 4 1969

WILLIAM L. KORBER

OFFICE OF  
BAUGHMAN CO.  
Surveyors

3 00  
RONALD G. WAYMIRE

2522 EAST KELLOGG  
WICHITA, KANSAS 67211  
MURRAY 3-7431

DESCRIPTION FOR PERMANENT EASEMENT

Beginning at a point on the west line of Rutan Avenue 22.33 feet north of the south line of Edgemont Place as platted in Blazer's Addition; thence north 49.7 feet; thence with an angle to the left of 109°-00' a distance of 93.52 feet; thence with an angle to the left of 26°-00' a distance of 59.72 feet to a retaining wall; thence east with an angle to the left of 135°-37'-08" along said wall a distance of 5.32 feet; thence with an angle to the right of 45°-32' a distance of 16.91 feet; thence with an angle to the right of 45°-00'-08" a distance of 136.8 feet to the center line of vacated alley in said Blazer's Addition; thence east along said alley 28.45 feet to a point 84.16 feet west of the west line of Rutan Avenue; thence north parallel with Rutan Avenue 79.01 feet; thence east parallel with said alley 10 feet; thence north parallel with Rutan Avenue 59.88 feet; thence with an angle to the right of 44°-44'-45" a distance of 15.57 feet; thence with an angle to the right of 26°-00' a distance of 66.48 feet to the place of beginning.

DEDICATION

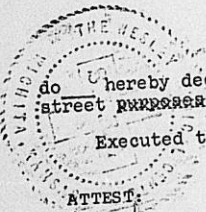
KNOW ALL MEN BY THESE PRESENTS:

*for Central adjacent to lot 3 of preliminary plat.*

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 WESLEY MEDICAL CENTER, a corporation  
not for profit

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

Beginning at a point 40 feet north and 155 feet east of the Southwest corner of Section 14, Township 27, Range 1 East, thence East a distance of 175 feet, thence North 10 feet, thence west 175 feet, thence south 10 feet to the point of beginning in Sedgwick County, Kansas



do hereby dedicate the above described real estate to the public for ~~street purposes~~ right-of-way purposes, effective January 1, 1973.

Executed this 27<sup>th</sup> day of June, 19 69.

ATTEST:  
A. B. DAVIS, JR., Assistant Secretary

THE WESLEY MEDICAL CENTER  
By Roy C. House  
Roy C. House, Executive Vice President

STATE OF KANSAS }  
SEDGWICK COUNTY ) SS

BE IT REMEMBERED, that on this 27<sup>th</sup> day of June 1969, before me a Notary Public in and for the said County and State came ROY C. HOUSE, Executive Vice President and A. B. DAVIS, JR., Assistant Secretary of THE WESLEY MEDICAL CENTER,

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

Anne L. Bess  
Notary Public



My Commission Expires: September 25, 1971

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 \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
City Clerk  
*Control*

## EASEMENT

THIS EASEMENT made this 27<sup>th</sup> day of June, 1969,by and between The Wesley Medical Center, 550 North Hillside, Wichita, Kansas  
of the first part and the City of Wichita of the second part.

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

The West thirty (30) feet of the south eight hundred twenty (820) feet and the south fifty (50) feet of the west three hundred thirty (330) feet of the Southwest Quarter of Section 14, Township 27 South, Range 1 East of the 6th P. M., except street right-of-way. Also, beginning at a point on the west line of Holyoke Avenue, said point being two hundred sixty-two (262) feet North of the center line of Central Avenue; thence north along the extended west line of Holyoke Avenue a distance of thirty-five (35) feet; thence east twenty (20) feet; thence south to the north line of Sleepy Hollow Drive; thence southwesterly along the north line of Sleepy Hollow Drive to the point of beginning.

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

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

Attest:

A. B. Davis, Jr.  
STATE OF KANSAS)  
SEDGWICK COUNTY) SS

The Wesley Medical Center

By

Roy C. House  
Roy C. House, Executive Vice  
President and Administrator

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

to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof, for and on behalf of and as the act and deed of said corporation.

Dated at Wichita, Kansas, this 27<sup>th</sup> day of June, 1969.

Anne L. Bass  
Notary Public



9-25-71

regrant of sewer  
easement that was  
vacated by plat  
Sewer

DEDICATION

*[Handwritten mark]*

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 WESLEY MEDICAL CENTER, a corporation not for profit,

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

Part of Wesley Medical Center Addition shown on the plat drawing as "Reserve" along Hillside Avenue and "Reserve" along Central Avenue

does hereby dedicate the above described real estate to the public for street right-of-way purposes, effective January 1, 1973.

Executed this 10th day of June 1969.

ATTEST: \_\_\_\_\_

THE WESLEY MEDICAL CENTER

*[Signature]*  
A. B. DAVIS, JR., Assistant Secretary

By *[Signature]*  
Roy C. House, Executive Vice President

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

BE IT REMEMBERED, that on this 10th day of June, 1969,  
came ROY C. HOUSE, Executive Vice President, and A. B. DAVIS, JR.,  
Assistant Secretary of THE WESLEY MEDICAL CENTER,

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

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

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

*[Signature]*  
Notary Public

My Commission Expires: 9-25-71

*[Handwritten note]*  
for Hillside & Central adjacent to final plat (RESERVE)



*[Handwritten note]*  
Hillside & Central

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

WICHITA, KANSAS 67202

*Memorandum*

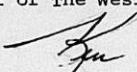
Date: August 4, 1969

To: Jack Galbraith

Re: THE WESLEY MEDICAL CENTER ADDITION

From: Kenneth P. Stewart

Enclosed are two copies of the opinion to the City regarding title and taxes, and I am also delivering original tracing, which still requires the signature of Mr. House on behalf of The Wesley Medical Center.



Kenneth P. Stewart

KPS:cp

Enclosures



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

WICHITA FEDERAL SAVINGS BUILDING  
240 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

August 4, 1969

AMHERST 4-7321  
AREA CODE 316

Board of City Commissioners  
City of Wichita  
Wichita, Kansas

Metropolitan Area Planning Commission  
City of Wichita  
Wichita, Kansas

Re: THE WESLEY MEDICAL CENTER ADDITION

Gentlemen:

We have examined Abstract of Title to the following  
described real estate, to-wit:

THE WESLEY MEDICAL CENTER ADDITION,  
formerly

Lots 59 through 83, odd and even inclusive,  
on Pine Street, (formerly Plumb Avenue),  
NOB HILL ADDITION to Wichita, Kansas; Lots  
1 through 7 odd and even inclusive in  
BLAZER'S 2ND ADDITION to Wichita, Kansas;  
a portion of Reserve A, NOB HILL ADDITION  
to Wichita, Kansas; all that part of Ingalls,  
later known as Elm Street, now vacated lying  
between BLAZER'S 2ND ADDITION to Wichita,  
Kansas and Reserve A in NOB HILL ADDITION  
to Wichita, Kansas; Lots 1 through 36 odd  
and even inclusive, and that part of Elm  
Street now vacated, adjoining said Lots,  
all in WILSON PLACE an Addition to Wichita,  
Kansas, except therefrom the West 10 feet;  
a portion of Edgemont Place as platted in  
BLAZER'S ADDITION to Wichita, Kansas; and



a tract in the Southwest Quarter (SW/4) of Section 14, Township 27 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas; all being more particularly described as follows: Beginning at a point 40 feet North and 10 feet East of the Southwest Corner of the Southwest Quarter (SW/4) of Section 14, Township 27 South, Range 1 East; thence North parallel with the West line of said Southwest Quarter, 782.83 to a point 10 feet East of the Northwest Corner of Lot 1 in said WILSON PLACE ADDITION; thence West 10 feet to the Northwest Corner of said Lot 1, thence North 160.63 feet to the South line of Pine Street; thence East along the South line of Pine Street 637 feet to the West line of Rutan Avenue; thence South along the West line of Rutan Avenue 503.5 feet to a point 81.1 feet North of the North line of Edgemont Place, thence West with an angle to the right at  $89^{\circ} 45'$  a distance of 60.8 feet; thence with an angle to the left of  $41^{\circ} 17'$  a distance of 168.47 feet to the centerline of Edgemont Place; thence West along the centerline of Edgemont Place 120.2 feet to a point 330 feet East of the West line of said Southwest Quarter (SW/4); thence South parallel with the West line of said Southwest Quarter (SW/4) 77.75 feet; thence West parallel with the South line of said Southwest Quarter (SW/4), 175 feet; thence South 250 feet to a point 40 feet North of the South line of said Southwest Quarter (SW/4); thence West 145 feet to the place of beginning

Board of City Commissioners  
Metropolitan Area Planning Commission

August 4, 1969  
Page ..... 3

as shown by multiple Abstract of Title in twenty-five (25) parts, together with plat drawings, exhibits, and proceedings in the Probate and District Courts of Sedgwick County, Kansas, plus proceedings before the Board of County Commissioners, certified from the time of the United States Government, and the earliest public records, and last certified to September 18, 1968 at 7:00 A.M., by The Security Abstract and Title Co., Inc., Certificate No. 157544.

From said examination we find fee title satisfactory for plat purposes vested as follows:

THE WESLEY MEDICAL CENTER, a corporation

subject to minor defects in title and encroachments, which are immaterial for purposes of platting, and further subject to the following:

TAXES

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

EASEMENTS

1. An easement is granted to the City of Wichita "to lay sewer, gas and water pipes on the rear ends of Lots 80, 81, 82 and 83 on Pine Street (formerly Plumb

Board of City Commissioners  
Metropolitan Area Planning Commission

August 4, 1969  
Page ..... 4

Avenue) NOB HILL ADDITION to City of Wichita," as shown by the plat of said addition recorded in Plat Book U at Page 54, and by vacation proceedings before the Board of County Commissioners of Sedgwick County, Kansas, recorded in Book Miscellaneous 605 at Page 63.

2. An easement is granted to the City of Wichita along the rear 6 feet of Lots 1, 3, 5 and 7, and the rear 6 feet of Lot 9, except the East 13 feet thereof in WILSON PLACE, an Addition to Wichita, Sedgwick County, Kansas to construct and maintain sewer lines, water mains and telephone lines as shown by the plat of said addition, recorded in Book W1 at Page 10, and as vacated before the Board of County Commissioners of Sedgwick County, Kansas, recorded in Book Miscellaneous 605 at Page 63.

Both of the above described Easements will be vacated by virtue of this plat.

3. Title is subject to mechanics and materialmen's liens not shown of record, any special assessments that may in the future become liens against captioned property, and roads, ways and easements, if any, not shown of record, and certain minor defects in title and encroachments which in our opinion are immaterial and may be disregarded.

Yours very truly,

BOYER, DONALDSON & STEWART

By: 

KPS:cp

cc: Mr. Roy C. House  
The Wesley Medical Center

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

August 1, 1969

AMHERST 4-7321  
AREA CODE 316

Mr. Jack H. Galbraith  
Senior Planner  
Wichita--Sedgwick County  
Metropolitan Area Planning Department  
City Annex  
104 South Main  
Wichita, Kansas 67202

Re: S/D 68-107 -- Final Plat of  
Wesley Medical Center

Dear Mr. Galbraith:

In response to requirements contained in your  
letter of July 25, we enclose the following:

- ✓ 1. Dedication of The Wesley Medical Center  
effective January 1, 1973, for the additional  
right-of-way on both Hillside and Central  
described as "Reserve";
- ✓ 2. Easement for sewer purposes along both Central  
and Hillside as required by the Department of  
Public Works in connection with sewers constructed  
by the City of Wichita along both Hillside and  
Central under previous easement grant dated October  
3, 1968. This grant dated October 3, 1968, would  
be vacated by the plat; therefore, we have to  
duplicate its grant to be recorded subsequent  
to the recording of the plat. We have chosen to

Mr. Jack H. Galbraith

August 1, 1969

Page . . . . 2

use the exact same description approved by the undersigned and Mr. Dean Sellers by his letter to me dated September 18, 1968. Both the previous grant dated October 3, 1968, and Mr. Seller's letter with the description is enclosed for your easy verification;

✓ 3. Letter of Roy C. House, Executive Vice President and Administrator, dated July 30, 1969, addressed to the City of Wichita, which makes the guarantee for construction and maintenance of a temporary open drainage ditch generally located in the Southeast corner of the hospital premises to be more fully described by mutual agreement between the Department of Public Works and the Wesley Medical Center, which has been heretofore approved by Mr. M. S. Mitchell for the Department of Public Works. This is accompanied by my letter of transmittal to Mr. Wulz. Mr. John Dekker has assured me that the proposed lease covering the premises between the City of Wichita as Landlord and The Wesley Medical Center as Tenant is sufficient insurance to cover the future obligation in the construction of a permanent drainage improvement as contemplated in paragraph 4.

OK }  
4. The location of the drainage easements outside the area of the final plat is ascertained and their legal description is being formulated in conference with Mr. M. S. Mitchell. Appropriate easements will be dedicated.

8-6-69 - Talked with J. Dekker, City Atty., this date & he advises that the lease agreement to be drawn up in connection with the hospital's acquiring industrial revenue bonds from the City, can and will provide adequate assurance that hospital is responsible for all special assessments levied against subject property & therefore covers hospital's share in future construction of structures to confine creek underground between Central & Rutar. J. Diet, PIII

Mr. Jack H. Galbraith

August 1, 1969

Page . . . . 3

- ✓ 5. Dedication dated June 27, 1969, effective January 1, 1973, for right-of-way of Central Avenue adjacent to Lot 3 is attached.
- ✓ 6. We accede to the request that we contact utilities regarding any easements needed to accomodate facilities for the Medical Center. *of preliminary plat*

Our compliance with separate items 1 through 5 will be delivered prior to Tuesday. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

BY *Kenneth P. Stewart*

KPS:cpp  
Enclosures

cc: Baughman Company  
cc: Mr. A. B. Davis, Jr.  
cc: Mr. Ralph Wulz

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

September 18, 1968

Mr. Kenneth Stewart  
340 South Broadway  
Wichita, Kansas 67202

Dear Mr. Stewart:

Enclosed is an easement dedication form granting a permanent easement to the City from Wesley Medical Center. The easement location is indicated on the enclosed plan.

Very truly yours

Dean Sellers,  
Construction Chief Engineer

DS:gr

Enc.

THIS EASEMENT made this 3rd day of October, 1968,

by and between Wesley Medical Center, 550 North Hillside, Wichita, Kansas

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

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

The west thirty (30) feet of the south eight hundred twenty (820) feet and the south fifty (50) feet of the west three hundred thirty (330) feet of the Southwest Quarter of Section 14, Township 27 South, Range 1 East of the 6th P. M., except street right-of-way. Also, beginning at a point on the west line of Holyoke Avenue said point being two hundred sixty-two (262) feet north of the center line of Central Avenue; thence north along the extended west line of Holyoke Avenue a distance of thirty-five (35) feet; thence east twenty (20) feet; thence south to the north line of Sleepy Hollow Drive; thence southwesterly along the north line of Sleepy Hollow Drive to the point of beginning.

*this is the original easement which is to be registered after recording of plat*

*SEWER*

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

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

The Wesley Medical Center

*Roy C. House*

By

Roy C. House, Executive Vice President and Administrator

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Roy C. House, Executive Vice President and Administrator of Wesley Medical Center

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

Dated at Wichita, Kansas, this 3rd day of October, 1968.

*Anne L. Bass*  
Notary Public



My Commission expires 10-10-70

LAW OFFICES OF  
BOYER, DONALDSON & STEWART

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE W. HONDROS (1910-1992)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH

AMHERST 4-7321  
AREA CODE 316

August 1, 1969

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

Re: S/D 68-107 -- Final Plat of  
Wesley Medical Center

Dear Mr. Wulz:

We are enclosing the letter of Mr. Roy C. House, Executive Vice President and Administrator of The Wesley Medical Center, which guarantees to the City of Wichita the construction and maintenance of a temporary open drainage ditch generally located in the southeast corner of the main hospital premises, to be more fully described by mutual agreement between the city and the Medical Center in compliance with plat requirements as indicated, which is incidentally now contained as item 3 of the letter of Mr. Galbraith to me of July 25, 1969.

We have been advised by Mr. Mitchell on behalf of the Department of Public Works that this commitment is satisfactory to that Department.

Very truly yours,

BOYER, DONALDSON & STEWART

By

KPS:cpp  
Enclosures  
cc: Mr. Jack Galbraith  
cc: Mr. M. S. Mitchell  
cc: Mr. R. W. Bruggeman  
cc: Mr. A. B. Davis, Jr.  
cc: Mr. Roy C. House

WESLEY  
MEDICAL  
CENTER

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

July 30, 1969

City of Wichita  
City Building  
Wichita, Kansas

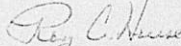
Gentlemen:

The Wesley Medical Center does hereby guarantee the construction and maintenance of a temporary open drainage ditch generally located in the Southeast corner of the main premises of the Medical Center, to be more fully described by mutual agreement between the Department of Public Works and the Wesley Medical Center.

This letter commitment is made in compliance with requirement number 3 of the action of the Subdivision Committee of the Metropolitan Area Planning Commission, approved by the Metropolitan Area Planning Commission at its regular meeting of June 12, 1969. If some further commitment is deemed necessary, please advise.

Very truly yours,

THE WESLEY MEDICAL CENTER



By: Roy C. House  
Executive Vice President  
and Administrator

RCH:fm

cc: Kenneth P. Stewart, Esq.  
Mr. Robert Harris

"YOUR NEED IS OUR CONCERN. WE CARE"

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	68-107	Name	WESLEY MEDICAL CENTER
Application Filed:	10-18-68	Sketch Filed:	10-18-68
Preliminary Plat Filed:	5-5-69	Approved by S/D:	5-15-69
Final Plat Filed:	5-29-69	Approved by S/D:	6-5-69
Approved by Metropolitan Area Planning Commission:			6-12-69
Board of City Commissioners:			7-15-69

DESCRIPTION

General Location: East side of Hillside in an area north of Central

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

- |                          |                  |                                |
|--------------------------|------------------|--------------------------------|
| 1. Gross Acreage of Plat | 9.8 <sup>±</sup> | 5. Lineal Feet of New Streets: |
| 2. Number of Lots:       |                  | a. 10 R/W 320 ft.              |
| Residential              |                  | b. 20 & 30 R/W 932 ft.         |
| Commercial               |                  | c. _____ R/W _____ ft.         |
| Industrial               |                  | d. _____ R/W _____ ft.         |
| Other                    | 2                | e. _____ R/W _____ ft.         |
| Total Number of Lots:    | 2                | TOTAL 1,252 ft.                |
| 3. Minimum Lot Frontage: | 100 ft.          | 6. Existing Zoning: "BB"       |
| 4. Minimum Lot Area:     | 25,000 sq.ft.    |                                |

The Planning Commission reconsidered the plat on July 24, 1969, and reapproved the plat as submitted with the street dedications for Central and Hillside becoming effective January 1, 1973. In addition, the Planning Commission recommendation is as follows:

TROUT moved and SOUDERS seconded that this plat be reapproved, subject to the following: (See attached sheet.)

Vote of Planning Commission: Unanimous

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign, and instruct the Planning Department to withhold releasing of the plat tracing for recording until such time as all conditions have been complied with.

Conditions of Approval

OK Since the dedication of additional right of way for Hillside and Central is to become effective on January 1, 1973, it is necessary that the applicant submit a separate instrument for such dedications, which has been approved as to form by the Department of Law.

OK For those areas shown as "Reserves" for additional right of way for Central and Hillside, it will be necessary to grant coinciding sewer easement by separate instrument, since said street rights of way are to become effective in 1973.

OK 3. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.

OK 4. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan. *Welder has indicated that Deduct. Rev. Bonds agreement is sufficient insurance to cover this obligation.*

OK 5. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.

OK 6. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized at this time which is to become effective January 1, 1973.

7. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.

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

Also Needed:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.

OK 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

OK 3. Certification by an attorney that fee title is vested in the plat.

OK 4. Certification that all taxes due and payable have been paid.

OK 5. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

July 25, 1969

Mr. Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67202

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Dear Mr. Stewart:

At the regular meeting of the Metropolitan Area Planning Commission on July 24, 1969, the above captioned plat was reconsidered. The action of the Planning Commission was to reapprove the plat as submitted, subject to the following conditions:

1. Since the dedication of additional right of way for Hillside and Central is to become effective on January 1, 1973, it is necessary that the applicant submit a separate instrument for such dedications, which has been approved as to form by the Department of Law.
2. For those areas shown as "Reserves" for additional right of way for Central and Hillside, it will be necessary to grant coinciding sewer easement by separate instrument, since said street rights of way are to become effective in 1973.
3. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.

Page 2 - S/D 68-107  
Mr. Kenneth P. Stewart  
July 25, 1969

4. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
5. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
6. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized out at this time which is to become effective January 1, 1973.
7. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
8. Recording within 30 days after approval by the Board of City Commissioners.

It is necessary that the following conditions be complied with prior to this plat being forwarded to the Board of City Commissioners for final approval.

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 plat.
4. Certification that all taxes due and payable have been paid.

Page 3 - S/D 68-107  
Mr. Kenneth P. Stewart  
July 25, 1969

5. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Ralph Wulz  
City Manager

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (1910-1968)  
PAUL W. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH

June 16, 1969

7/5  
AMHERST 4-7321  
AREA CODE 316

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

Re: Wesley Medical Center Addition Plat

Dear Mr. Galbraith:

On behalf of The Wesley Medical Center and my own behalf as counsel, I would like to request deferment of the consideration by the Board of City Commissioners of the final plat of Wesley Medical Center from the proposed meeting of June 24 to Tuesday, July 15, 1969.

It appears to me that there are several details to be worked out with the Department of Public Works concerning the drainage easement. In addition, I shall be absent from the city during this period.

If this is not agreeable for any reason, please advise my office.

Very truly yours,

BOYER, DONALDSON & STEWART

By

*Kenneth R. Stewart*  
am

KPS:cpp

cc: Mr. Ralph Wulz ✓  
cc: Mr. Roy C. House  
cc: Mr. M. S. Mitchell  
cc: Mr. Robert Harris

ROUTING:	
<input type="checkbox"/> REM	_____
<input type="checkbox"/> RW	_____
JUN 18 1969	
<input type="checkbox"/> RGE	<i>MR</i>
<input type="checkbox"/> File	<input type="checkbox"/>

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

AMHERST 2-9211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

ROUTING:	
<input type="checkbox"/> REM	_____
<input type="checkbox"/> RW	_____
JUN 16 1969	
<input type="checkbox"/> RGF	<i>MG</i>
<input type="checkbox"/> File	<input type="checkbox"/>

June 13, 1969

Mr. Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67203

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1969, the above captioned plat was considered. After considerable discussion regarding the method of dedicating the necessary street right of way, for both Central and Hillside, it was the action of the Planning Commission to approve the plat and require that the plat dedicate the right of way to become effective immediately upon recording of the plat. It was also the action of the Planning Commission to recommend that Wesley Hospital be granted a minor street privilege until such time as the right of way is actually needed for major street improvements.

In addition, the Planning Commission approved the plat subject to the following conditions:

3. 1. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.
4. 2. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.

Page 2 - S/D 68-107  
Mr. Kenneth P. Stewart  
June 13, 1969

3. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
4. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized at this time. *which is to become effective on Jan 1, 1973*
5. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
6. Recording within 30 days after approval by the Board of City Commissioners.

If it is your desire to appeal the Planning Commission's decision on the street dedication, please advise and we will forward this matter to the Board of City Commissioners for their regular meeting on June 24, 1969. If the requirement on the street dedication is satisfactory, *it* is necessary that the following conditions be complied with prior to this plat being forwarded to the Board of City Commissioners for final approval. *back*

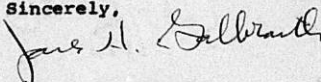
1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the platlor.
4. Certification that all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

Page 3 - S/D 68-107  
Mr. Kenneth P. Stewart  
June 13, 1969

5. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

Enclosed is a copy of the five (5) methods approved by the Board of City Commissioners for guaranteeing improvements. If you should have any questions concerning this matter, please call our office.

Sincerely,



Jack H. Galbraith  
Senior Planner

JHG:vjp

Enclosure

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Ralph Wulz  
City Manager

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

ROUTING	
<input type="checkbox"/> REM	_____
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JUN 10 1969	
<input type="checkbox"/> RSE	<i>ma</i>
<input type="checkbox"/> File	<input type="checkbox"/> _____

June 9, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. For those areas shown as additional right of way for Hillside and Central, it will be necessary to grant a coinciding sewer easement, by separate instrument, if such street right of way is not to become effective until a later date. *since*
2. If the dedication of additional right of way for Hillside and Central are not effective until a later date, it is necessary for the applicant to submit a separate instrument for such dedication which has been approved as to form by the Department of Law.
3. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.

- ✓ 4. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
- ✓ 5. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
- ✓ 6. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized at this time. Said instrument is to be handled and become effective in the same manner as the right of way adjacent to the final plat.
- ✓ 7. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
- ✓ 8. Recording within 30 days after approval by the Board of City Commissioners.

The Chairman of the Committee inquired whether any contact had been made to the Department of Law concerning the means of allowing the Medical Center to use the right of way until said property was needed for street improvements, and to have the dedication actually effective at the time of recording the plat. It was pointed out that no direct inquiry had been made on this particular case; however, Traffic Engineering did indicate that in other instances right of way had been acquired and adjoining property owners were permitted some use of the right of way, such as for signs and possibly parking by the granting of a "minor street privilege". It was suggested that the applicant's attorney investigate the possibilities along this line as the

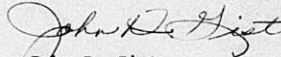
Page 3 - S/D 68-107  
Baughman Company  
June 9, 1969

matter would again be discussed at the Planning Commission meeting on next Thursday, at which time the Chairman indicated he would express his opinion that the right of way should become effective with the recording of the plat.

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, June 12, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

  
John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67202

Ralph Wulz  
City Manager

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

June 3, 1969

JOHN E. BOYER  
GEORGE J. HONDROS (910-1682)  
PAUL J. DONALDSON  
KENNETH R. STEWART  
JAMES R. HARBON  
ROBERT L. SMITH

AMHERST 4-7321  
AREA CODE 316

ROUTING:	
<input type="checkbox"/> REM	
<input checked="" type="checkbox"/> RW	<i>[Signature]</i>
JUN 4 1969	
<input type="checkbox"/> RGE	<i>[Signature]</i>
<input type="checkbox"/> File	<input type="checkbox"/>

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

Re: Wesley Plat and Industrial Revenue  
Bond Issue

Dear Mr. Wulz:

In connection with the Wesley Plat, we have prepared a dedication which is made effective January 1, 1973, in accordance with the anticipated needs for street improvement, which was the subject of staff approval in various conferences with the Medical Center, the last of which occurred April 30, 1969. This dedication effective date is indicated under the title "Acknowledgement of Progress to Date: Item 2." A carbon copy of this dedication is forwarded to the Department of Law and to the Metropolitan Area Planning Department for approval as to form and intention of the parties. This request for approval of the Department of Law related to Item 4 of the letter to Baughman Company representing the platlor from the Metropolitan Area Planning Department dated May 20, 1969.

In the approved minutes of the meeting between Wesley and Wichita staff persons held April 30, 1969, at the top of page 5, item 2, is a requirement that there be "place(d) in the Industrial Revenue Lease Agreement a provision that the tenant would pay any required special assessment for their portion of the drainage project....."

Mr. Ralph Wulz

June 3, 1969

Page . . . 2

The current draft of the proposed lease between the City and Wesley covering the Industrial Revenue Bond project contains a provision which is attached to this letter obligating the tenant (Wesley) to pay any special assessments for benefits. This provision, I submit, should be sufficient to comply with the requirement of Item 2 on page 5 of the April 30 minutes. Approval by the Department of Law is required for this language because of Item 6 in the Metropolitan Area Planning Department letter to Baughman Company of May 20, 1969, which requires that the "applicant shall insure or guarantee the construction of the future, permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan." (Actually, it is our position that this Item 6 was intended to incorporate the idea of our responsibility to pay special assessments as part of a benefit district referred to as Item 2 at page 5 of the minutes for April 30, 1969.)

Since the final plat is to be considered by the Subdivision Committee Thursday, June 5, 1969, I am bringing these matters to your attention and to the attention of the Department of Law in order that Mr. Dekker may approve the form of the dedication and also the language in the Lease which obligates Wesley as tenant to pay special assessments levied upon Wesley properties as a part of a benefit district to provide permanent drainage. Additional copies of the letter to Baughman Company dated May 20, 1969, and minutes of the meeting for April 30, 1969, are included in the copy of this letter to Mr. Dekker.

Mr. Ralph Wulz

June 3, 1969

Page . . . 3

It would be appreciated if I could have some response by Thursday noon, if possible so that the Metropolitan Area Planning Department staff can be informed with respect to these matters before the Subdivision Committee meeting. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpp  
Enclosures  
cc: Mr. John Dekker  
cc: Mr. John Gist  
cc: Mr. Roy C. House

4.13. Facility Property of Landlord. The Land, all buildings, improvements and work performed or in progress on the Land at the execution hereof, all work and materials on the buildings and improvements as such work progresses, the 1969 Additions as fully completed, anything under this Lease which becomes, is deemed to be, or constitutes a part of the Facility, and the Facility as repaired, rebuilt, rearranged, restored or replaced by Tenant under the provisions of this Lease, except as otherwise specifically provided herein, shall immediately when erected or installed become the absolute property of Landlord.

ARTICLE V

5.1. Impositions. Tenant shall, during the life of this Lease, bear, pay and discharge, before the delinquency thereof, all taxes and assessments, general and special, if any, which may be lawfully taxed, charged, levied, assessed or imposed upon or against or be payable for or in respect of the Facility, or any part thereof, or any improvements at any time thereon or Tenant's interest in the Facility under this Lease, including any new lawful taxes and assessments not of the kind enumerated above to the extent that the same are lawfully made, levied or assessed in lieu of or in addition to taxes or assessments now customarily levied against real property, and further including all water and sewer charges, assessments and other governmental charges and impositions whatsoever foreseen or unforeseen, which if not paid when due would encumber Landlord's title to the Facility (all of the foregoing being herein referred to as "Impositions"). All Impositions prior to the time Landlord acquires fee simple title to the Land shall be paid in full by Tenant, and in the event any special assessment taxes are lawfully levied and assessed which may be paid in

installments, Tenant shall be required to pay only such installments thereof as become due and payable during the life of this Lease as and when the same become due and payable. Landlord covenants that without Tenant's written consent it will not unless required by law take any action which may

reasonably be construed as tending to cause or induce the levying or assessment of any Imposition (other than special assessments levied on account of special benefits) which Tenant would be required to pay under this Article and that should any such levy or assessment be threatened or occur Landlord shall, at Tenant's request, fully cooperate with Tenant in all reasonable ways to prevent any such levy or assessment.

5.2. Receipted Statements: Within thirty (30) days after the last day for payment, without penalty or interest, of an Imposition which Tenant is required to bear, pay and discharge pursuant to the terms hereof, Tenant shall deliver to Landlord a photostatic copy of the statement issued therefor duly receipted to show the payment thereof.

5.3. Landlord May Not Sell. Landlord covenants that, without Tenant's written consent, it will not, unless required by law, sell or otherwise part with its fee interest in the Facility at any time during the life of this Lease.

5.4. Contest of Impositions. Tenant shall have the right, in its own or Landlord's name or both, to contest the validity or amount of any Imposition which Tenant is required to bear, pay and discharge pursuant to the terms of this article by appropriate legal proceedings instituted at least ten (10) days before the Imposition complained of becomes delinquent if, and provided, Tenant, before instituting any such contest, gives Landlord written notice of its intention so to do and, if requested in writing by Landlord, deposits with Landlord a bond in favor of Landlord, with a surety company acceptable to Landlord as surety, in a penal sum of at least twice the amount of the Imposition so contested conditioned upon the payment, if so adjudged, of the contested Imposition, together with all interest and penalties accruing thereon and costs of suit, and if, and provided further, Tenant diligently prosecutes any such contest, at all times effectively stays or prevents any official or judicial sale therefor, under execution or otherwise, and promptly pays any final judgment enforcing the imposition so contested and

DEDICATION

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 WESLEY MEDICAL CENTER, a corporation not for profit,

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

Part of Wesley Medical Center Addition shown on the plat drawing as "Reserve" along Hillside Avenue and "Reserve" along Central Avenue

does hereby dedicate the above described real estate to the public for street right-of-way purposes, effective January 1, 1973.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.

ATTEST: \_\_\_\_\_ THE WESLEY MEDICAL CENTER

A. B. DAVIS, JR., Assistant Secretary By Roy C. House, Executive Vice President

STATE OF KANSAS ) SEDGWICK COUNTY ) ss

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, came ROY C. HOUSE, Executive Vice President, and A. B. DAVIS, JR., Assistant Secretary of THE WESLEY MEDICAL CENTER,

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

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

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

Notary Public My Commission Expires: \_\_\_\_\_

COMMISSIONERS PROCEEDINGS

11389

July 15, 1969

recommended that the petition be granted. Stevens moved that the petition be granted and the Director of Law instructed to prepare the necessary resolution, the publication costs of which shall be paid by the applicant. Motion carried unanimously.

Final Plat of  
Wesley Medical  
Center

Final Plat of Wesley Medical Center (S/D No. 68-107), located on the east side of Hillside in an area north of Central, presented. Planning Commission recommended that this plat be approved, subject to the following:

1. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.
2. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
3. The applicant shall meet with M.S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized out at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long-range permanent drainage improvements.
4. The applicant shall submit a separate instrument for the dedication of right-of-way for Central Avenue, which is for that portion of the applicants' ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized out at this time.
5. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
6. Recording within 30 days after approval by the Board of City Commissioners.

Ralph Wulz --

Ralph Wulz, City Manager, recommended that the plat be returned to the Metropolitan Area Planning Commission for their reconsideration and that the plat be approved with a street dedication effective January 1, 1973.

Ken Stewart --

Ken Stewart, Attorney for Wesley Medical Center, stated that he favored the action recommended by the City Manager and that the hospital would need the 100 plus car parking spaces until the street dedication is needed for the improvement of Hillside.

--plat returned to  
MADC with recom-  
mendation that plat  
be approved includ-  
ing a street ded-  
ication effective  
Jan. 1, 1973

Greene moved that the plat be returned to the Metropolitan Area Planning Commission with the recommendation that the plat be approved including a street dedication effective January 1, 1973. Motion carried unanimously.

Final Plat of  
Sellers Addition

Final Plat of Sellers Addition (S/D No. 69-3), located on the east side of Seneca and south of 28th Street South, presented. Planning Commission recommended that this plat be approved, subject to being recorded within 30 days after approval by the City Commission. Associated Zone Case: Z-1058 - "AA" to "LC" - approved by the Board of City Commissioners on January 7, 1969. It was noted that petitions had been submitted guaranteeing the installation of sidewalks adjacent to Seneca and Walnut, and a "certificate" had also been submitted certifying the petitions.

July 16, 1969

Mr. Kenneth P. Stewart  
Attorney at Law  
Wichita Federal Savings Bldg.  
Wichita, Kansas 67202

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Dear Mr. Stewart:

At the regular meeting of the Board of City Commissioners on July 15, 1969, the above captioned plat was considered along with your appeal of the recommendation of the Planning Commission regarding the immediate dedication of street right of way for Central and Hillside. The action of the City Commission was to refer the plat back to the Planning Commission for reconsideration with a recommendation that the plat be reapproved and the dedication of street right of way being made effective on January 1, 1973.

This is to advise you that this plat will be rescheduled for hearing at the next regular meeting of the Planning Commission on July 24, 1969, at 1:45 p.m., 401 City Building Annex, 104 South Main, Wichita, Kansas.

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

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

cc: A. B. Davis, Jr., Wesley Medical Center, 550 N. Hillside 67214

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number	68-107	Name	WESLEY MEDICAL CENTER
Application Filed:	10-18-68	Sketch Filed:	10-18-68
Preliminary Plat Filed:	5-5-69	Approved by S/D:	5-15-69
Final Plat Filed:	5-29-69	Approved by S/D:	6-5-69
Approved by Metropolitan Area Planning Commission:			6-12-69

DESCRIPTION

General Location: East side of Hillside in an area north of Central

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

- |                          |               |                                |
|--------------------------|---------------|--------------------------------|
| 1. Gross Acreage of Plat | 9.8 $\pm$     | 5. Lineal Feet of New Streets: |
| 2. Number of Lots:       |               | a. 10 R/W 320 ft.              |
| Residential _____        |               | b. 20 & 30 R/W 932 ft.         |
| Commercial _____         |               | c. _____ R/W _____ ft.         |
| Industrial _____         |               | d. _____ R/W _____ ft.         |
| Other _____ 2            |               | e. _____ R/W _____ ft.         |
| Total Number of Lots:    | 2             | TOTAL 1,252 ft.                |
| 3. Minimum Lot Frontage: | 100 ft.       | 6. Existing Zoning: "BB"       |
| 4. Minimum Lot Area      | 25,000 sq.ft. |                                |

NOTE: This plat has been placed on the Manager's agenda at the request of the applicant, to allow discussion of the recommended conditions of approval.

Planning Commission Recommendation:

BLEDSON moved and WILKINSON seconded that the Planning Commission recommend to the City Commission that this plat be approved, subject to the following: (See attached sheet.)

Vote of Planning Commission: Motion carried by a vote of 4 in favor (Bledsoe, Wilkinson, Jackson and Souders) and 1 opposed (Hennessy).

ACTION: Take such action as the Commission deems advisable, and instruct the Planning Department to withhold releasing of the plat tracing for recording until such time as all conditions have been complied with.

Conditions of Approval

After considerable discussion regarding the method of dedicating the necessary street right of way, for both Central and Hillside, it was the action of the Planning Commission to approve the plat and require that the plat dedicate the right of way to become effective immediately upon recording of the plat. It was also the action of the Planning Commission to recommend that Wesley Hospital be granted a minor street privilege until such time as the right of way is actually needed for major street improvements.

In addition, the Planning Commission approved the plat subject to the following:

1. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.
2. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
3. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized out at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
4. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized out at this time.
5. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
6. Recording within 30 days after approval by the Board of City Commissioners.

Also Needed:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
  2. Certification by an attorney that fee title is vested in the plat.
  3. Certification that all taxes due and payable have been paid.
  4. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.
-

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

June 16, 1969

AMHERST 4-7321  
AREA CODE 316

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

Re: Wesley Medical Center Addition Plat

Dear Mr. Galbraith:

On behalf of The Wesley Medical Center and my own behalf as counsel, I would like to request deferment of the consideration by the Board of City Commissioners of the final plat of Wesley Medical Center from the proposed meeting of June 24 to Tuesday, July 15, 1969.

It appears to me that there are several details to be worked out with the Department of Public Works concerning the drainage easement. In addition, I shall be absent from the city during this period.

If this is not agreeable for any reason, please advise my office.

Very truly yours,

BOYER, DONALDSON & STEWART

By

*Kenneth D. Stewart* 94

KPS:cpp  
cc: Mr. Ralph Wulz  
cc: Mr. Roy C. House  
cc: Mr. M. S. Mitchell  
cc: Mr. Robert Harris



June 13, 1969

Mr. Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67203

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Dear Sir:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1969, the above captioned plat was considered. After considerable discussion regarding the method of dedicating the necessary street right of way, for both Central and Hillside, it was the action of the Planning Commission to approve the plat and require that the plat dedicate the right of way to become effective immediately upon recording of the plat. It was also the action of the Planning Commission to recommend that Wesley Hospital be granted a minor street privilege until such time as the right of way is actually needed for major street improvements.

In addition, the Planning Commission approved the plat subject to the following conditions:

1. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.
2. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.

Page 2 - S/D 68-107  
Mr. Kenneth P. Stewart  
June 13, 1969

3. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
4. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized out at this time.
5. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
6. Recording within 30 days after approval by the Board of City Commissioners.

If it is your desire to appeal the Planning Commission's decision on the street dedication, please advise and we will forward this matter to the Board of City Commissioners for their regular meeting on June 24, 1969. If the requirement on the street dedication is satisfactory, it is necessary that the following conditions be complied with prior to this plat being forwarded to the Board of City Commissioners for final approval.

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

Page 3 - S/D 68-107  
Mr. Kenneth P. Stewart  
June 13, 1969

5. Certification that the irons have been set as required by the Subdivision Regulations of the Metropolitan Area Planning Commission.

Enclosed is a copy of the five (5) methods approved by the Board of City Commissioners for guaranteeing improvements. If you should have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:vjp

Enclosure

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Ralph Wulz  
City Manager

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

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

June 6, 1969

AMHERST 4-7321  
AREA CODE 316

Mr. John D. Gist  
Planner III  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202

RE: S/D 68-107 - Preliminary  
Plat of Wesley Medical Center

Dear John:

I am enclosing a copy of sewer easement which was executed October 3, 1968 and delivered about the same time for sewer purposes across Hillside and Central. I believe this complies with the intent of Item 3 in your requirement letter of May 20, 1969. I am sending a copy of this to Dean Sellers so that he can conform this compliance. If anything further is needed, please let me know.

Regarding the requirement for dedicating the balance of the right-of-way for Central Avenue, please respond to this possible description:

Beginning at a point 40 Feet North and 155 Feet East of the Southwest Corner of Section 14, Township 27, Range 1 East, thence East a distance of 175 Feet, thence North 10 Feet, thence West 175 Feet, thence South 10 Feet to the point of beginning in Sedgwick County, Kansas

OK



*Platted Reserve  
vacate such previous  
easement unless  
Res. are granted  
as sewer easement  
3/ POSSIBILITIES:  
- a. St. deal. effective  
now  
- b. Grant reserves as sewer  
- c. Grant by separate  
deed*

Mr. John D. Gist

June 6, 1969

Page .....2

Regarding Items 5, 6 and 7 of your May 20th letter, I am asking Mr. Mitchell, by carbon copy of this letter, to let me know what else he wants from us. We shall be happy to give a letter guaranteeing the construction of the temporary open drainage ditch which can include a dedication for this purpose; we will respond likewise to Item 7 with the dedication which is necessary for these drainage easements insofar as the temporary drainage is concerned. Some further discussion is perhaps required in connection with the permanent drainage easement.

I believe that Item 6 has now been reconciled and I assume that an appropriate indication can be made from Mr. Mitchell to this item once the language contained in the Industrial Revenue Bond lease has been approved by Mr. Dekker on behalf of the Department of Law.

I am anxious to be ready for final hearing before the Metropolitan Area Planning Commission this coming Thursday. Please let me know what needs to be done toward meeting any of your requirements.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS/cf

Enclosure

cc: Mr. Dean Sellers  
Mr. M. S. Mitchell  
Mr. A. B. Davis, Jr.  
Mr. Robert B. Harris  
Mr. John Dekker  
Mr. Roy C. House

THIS EASEMENT made this 3rd day of October, 1968.

by and between Wesley Medical Center, 550 North Hillside, Wichita, Kansas

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

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

The west thirty (30) feet of the south eight hundred twenty (820) feet and the south fifty (50) feet of the west three hundred thirty (330) feet of the Southwest Quarter of Section 14, Township 27 South, Range 1 East of the 6th P. M., except street right-of-way. Also, beginning at a point on the west line of Holyoke Avenue said point being two hundred sixty-two (262) feet north of the center line of Central Avenue; thence north along the extended west line of Holyoke Avenue a distance of thirty-five (35) feet; thence east twenty (20) feet; thence south to the north line of Sleepy Hollow Drive; thence southwesterly along the north line of Sleepy Hollow Drive to the point of beginning.

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

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

The Wesley Medical Center

By

Roy C. House  
Roy C. House, Executive Vice President  
and Administrator

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid Roy C. House, Executive Vice President and Administrator  
of Wesley Medical Center

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

Dated at Wichita, Kansas, this 3rd day of October, 1968.

Anne L. Bass  
Notary Public



My Commission expires 9-25-71

June 9, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-107 - Final Plat of  
WESLEY MEDICAL CENTER

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1969, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

1. For those areas shown as additional right of way for Hillside and Central, it will be necessary to grant a coinciding sewer easement, by separate instrument, if such street right of way is not to become effective until a later date.
2. If the dedication of additional right of way for Hillside and Central are not effective until a later date, it is necessary for the applicant to submit a separate instrument for such dedication which has been approved as to form by the Department of Law.
3. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the hospital's property. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.

4. The applicant shall insure their future obligations in the construction of a permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
5. The applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions for drainage easements outside the area being finalized out at this time. Said easements are to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
6. The applicant shall submit a separate instrument for the dedication of right of way for Central Avenue, which is for that portion of the applicant's ownership included in the preliminary plat and adjacent to Lot 3, and not being finalized out at this time. Said instrument is to be handled and become effective in the same manner as the right of way adjacent to the final plat.
7. As future development occurs, the applicant shall contact each needed utility regarding location of their respective facilities, and shall prepare the appropriate easements to accommodate the placement of such facilities which the applicant will need to record with the Register of Deeds.
8. Recording within 30 days after approval by the Board of City Commissioners.

The Chairman of the Committee inquired whether any contact had been made to the Department of Law concerning the means of allowing the Medical Center to use the right of way until said property was needed for street improvements, and to have the dedication actually effective at the time of recording the plat. It was pointed out that no direct inquiry had been made on this particular case; however, Traffic Engineering did indicate that in other instances right of way had been acquired and adjoining property owners were permitted some use of the right of way, such as for signs and possibly parking by the granting of a "minor street privilege". It was suggested that the applicant's attorney investigate the possibilities along this line as the

Page 3 - S/D 68-107  
Baughman Company  
June 9, 1969

matter would again be discussed at the Planning Commission meeting on next Thursday, at which time the Chairman indicated he would express his opinion that the right of way should become effective with the recording of the plat.

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, June 12, 1969, at 1:45 p.m. If you should have any questions concerning this matter, please call.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: Wesley Medical Center  
% A. B. Davis, Jr.  
550 North Hillside  
Wichita, Kansas 67214

Kenneth P. Stewart  
Attorney at Law  
340 South Broadway  
Wichita, Kansas 67202

Ralph Wulz  
City Manager

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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

JOHN E. BOYER  
GEORGE J. HONDROS (910-1982)  
PAUL W. DONALDSON  
KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH

June 3, 1969

AMHERST 4-7321  
AREA CODE 316

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



Re: Wesley Plat and Industrial Revenue  
Bond Issue

Dear Mr. Wulz:

In connection with the Wesley Plat, we have prepared a dedication which is made effective January 1, 1973, in accordance with the anticipated needs for street improvement, which was the subject of staff approval in various conferences with the Medical Center, the last of which occurred April 30, 1969. This dedication effective date is indicated under the title "Acknowledgement of Progress to Date: Item 2." A carbon copy of this dedication is forwarded to the Department of Law and to the Metropolitan Area Planning Department for approval as to form and intention of the parties. This request for approval of the Department of Law related to Item 4 of the letter to Baughman Company representing the plat from the Metropolitan Area Planning Department dated May 20, 1969.

In the approved minutes of the meeting between Wesley and Wichita staff persons held April 30, 1969, at the top of page 5, item 2, is a requirement that there be "place(d) in the Industrial Revenue Lease Agreement a provision that the tenant would pay any required special assessment for their portion of the drainage project....."

Mr. Ralph Walz

June 3, 1969

Page . . . 2

The current draft of the proposed lease between the City and Wesley covering the Industrial Revenue Bond project contains a provision which is attached to this letter obligating the tenant (Wesley) to pay any special assessments for benefits. This provision, I submit, should be sufficient to comply with the requirement of Item 2 on page 5 of the April 30 minutes. Approval by the Department of Law is required for this language because of Item 6 in the Metropolitan Area Planning Department letter to Baughman Company of May 20, 1969, which requires that the "applicant shall insure or guarantee the construction of the future, permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan." (Actually, it is our position that this Item 6 was intended to incorporate the idea of our responsibility to pay special assessments as part of a benefit district referred to as Item 2 at page 5 of the minutes for April 30, 1969.)

Since the final plat is to be considered by the Subdivision Committee Thursday, June 5, 1969, I am bringing these matters to your attention and to the attention of the Department of Law in order that Mr. Dekker may approve the form of the dedication and also the language in the Lease which obligates Wesley as tenant to pay special assessments levied upon Wesley properties as a part of a benefit district to provide permanent drainage. Additional copies of the letter to Baughman Company dated May 20, 1969, and minutes of the meeting for April 30, 1969, are included in the copy of this letter to Mr. Dekker.

Mr. Ralph Wulz

June 3, 1969

Page . . . 3

It would be appreciated if I could have some response by Thursday noon, if possible so that the Metropolitan Area Planning Department staff can be informed with respect to these matters before the Subdivision Committee meeting. Thanks very much.

Very truly yours,

BOYER, DONALDSON & STEWART

By *Kenneth P. Stewart*

KPS:cpp

Enclosures

cc: Mr. John Dekker

cc: Mr. John Gist

cc: Mr. Roy C. House

DEDICATION

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 WESLEY MEDICAL CENTER, a corporation not for profit,

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

Part of Wesley Medical Center Addition shown on the plat drawing as "Reserve" along Hillside Avenue and "Reserve" along Central Avenue

does hereby dedicate the above described real estate to the public for street right-of-way purposes, effective January 1, 1973.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.

ATTEST: \_\_\_\_\_ THE WESLEY MEDICAL CENTER

A. B. DAVIS, JR., Assistant Secretary By \_\_\_\_\_ Roy C. House, Executive Vice President

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

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, came ROY C. HOUSE, Executive Vice President, and A. B. DAVIS, JR., Assistant Secretary of THE WESLEY MEDICAL CENTER,

to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same, for and on behalf and as the act and deed of said corporation.

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

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

\_\_\_\_\_  
Notary Public

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

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

WICHITA FEDERAL SAVING BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

AMHERST 4-7321  
AREA CODE 316

May 27, 1969

Mr. John D. Gist  
Planner III  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main Street  
Wichita, Kansas 67202



Re: S/D 68-107 - Preliminary  
Plat of Wesley Medical Center

Dear Mr. Gist:

This will acknowledge receipt of a copy of your letter of May 20, 1969, addressed to Baughman Company, regarding the above subject.

I believe that all matters therein are substantially correct, except that Item 6, in my judgment, does not correctly state the understanding which was had between the Medical Center and city officials at the time of our meeting at The Wesley Medical Center on April 30, 1969. I want to refer you to Pages 4 and 5 of the Minutes submitted by Mr. Davis, and which I understand have been circulated to the parties concerned. The agreement regarding construction of the future permanent drainage improvement, and to which reference was made at the Planning Commission hearing was our agreement stated in the words of Mr. Wulz at the top of Page 5 of those Minutes, "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." This, The Wesley Medical Center is agreeable to doing; I think that we have already agreed upon sufficient language to guarantee to the city the position of The Wesley Medical Center to guarantee this construction on that kind of a basis. Obviously, we are in no position to guarantee

Mr. John D. Gist

May 27, 1969  
Page ..... 2

the construction of the drainage improvement as indicated in your Item 6, because the tubing will go through property which is not even owned by The Wesley Medical Center.

I trust that this Item 6 can be correctly restated in terms of the Minutes, which I believe were satisfactory with all city departments.

Yours very truly,

BOYER, DONALDSON & STEWART

By: *Kenneth P. Stewart*

KPS:cp

cc: Mr. Roy C. House  
Mr. A. B. Davis, Jr.  
Mr. Robert B. Harris  
Mr. M. S. Mitchell  
Mr. Bill Korber

May 20, 1969

Baughman Company  
2522 East Kellogg  
Wichita, Kansas 67211

Subject: S/D 68-107 - Preliminary Plat  
of WESLEY MEDICAL CENTER

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 15, 1969, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to:

1. All lot lines shall be dimensioned.
2. There is an existing north-south 20-foot sewer easement marked on the "engineer's" copy of the preliminary plat. Said easement shall be shown on the plat as the affected areas are finalized out.
3. For those areas shown as additional right-of-way for Hillside and Central, it will be necessary to grant a coinciding sewer easement, by separate instrument, if such street right-of-way is a contingent dedication at this time.
4. Those areas indicated as future right-of-way for Hillside and Central shall be shown as Reserves and their purpose defined within the plat's text. This necessitates the submission of a dedication by separate instrument for such right-of-way, and the mechanics of as well as the time such dedication would become effective will be discussed at the hearing of the final plat.

May 20, 1969

5. The applicant shall construct or guarantee the construction and maintenance of a temporary, open drainage ditch generally located in the southeast corner of the plat. A letter shall be obtained from the Department of Public Works stating that this matter has been satisfactorily resolved, a copy of which along with an appropriate guarantee shall be submitted to the Planning Department.
6. The applicant shall insure or guarantee the construction of the future, permanent drainage improvement of confining the creek to within a structure from Central to the west line of Rutan.
7. Prior to the preparation of the final plat, the applicant shall meet with M. S. Mitchell of the Maintenance Division of the Department of Public Works regarding the descriptions of drainage easements both within and outside the area being finalized out at this time. Said easements to be sufficient for purposes of accommodating both temporary and long range permanent drainage improvements.
8. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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.

Very truly yours,

John D. Gist  
Planner III

JDG:vjp

Enclosure

cc: A. B. Davis, Jr.  
Wesley Medical Center  
550 North Hillside 67214  
  
Robert B. Harris, Architect  
321 West Second 67202

Kenneth P. Stewart  
Attorney at Law  
340 S. Broadway 67202  
  
M. S. Mitchell  
Maintenance-Flood Control  
Department of Public Works

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.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 68-107 Name WESLEY MEDICAL CENTER  
Date Application Rec'd. 10-18-68/5-9-69 Rev. Preliminary Approval  
Scheduled S/D Meeting 5-15-69

DESCRIPTION

General Location East side of Hillside in an area north of Central

Owner Wesley Medical Center  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone MU 3-7431

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>11.9</u>  | 7. Lineal Feet of New Streets:          |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>320</u> ft.         |
| Residential _____   | b. <u>20 &amp; 30R/W</u> <u>932</u> ft. |
| Commercial _____  | c. _____ R/W _____ ft.                  |
| Industrial _____  | d. _____ R/W _____ ft.                  |
| Other _____   | e. _____ R/W _____ ft.                  |
| Total Number of Lots <u>3</u>   | TOTAL <u>1252</u> ft.                   |
| 3. Minimum Lot Frontage _____ ft.   | 8. Sidewalk adjacent to all             |
| 4. Minimum Lot Area _____ ft.   | streets? <u>X</u> yes _____ no          |
| 5. Existing Zoning <u>A &amp; BB</u>  |   |
| 6. Proposed Zoning <u>BB</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |   |

STAFF COMMENTS:

NOTE: The applicant has indicated that they intend to only final out Lots 1 and 2 at this time.

- All lot lines shall be dimensioned.
- Any easements needed for existing or future utilities to serve the property will be discussed at the Subdivision Committee meeting.
- The need for, and location of, drainage easements both within and outside the confines of Lots 1 and 2 will be discussed at the Subdivision Committee meeting.
- It is suggested that those areas indicated as future right-of-way for Hillside and Central Avenues, be shown as Reserves and their purpose defined within the plat's text. It would then be necessary that the applicant submit a dedication by separate instrument for such right-of-way, that would be worded so as to become effective on January 1, 1973.
- 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.
- Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Form 273-021

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Pibk. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

\$ 56.00

DESCRIPTION	AMOUNT
Platting of Wesley Medical Center	

Name: Herbert P. Stewart  
 Address: 340 So. Broadway  
 Type: R71C Due Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Date: 5-5-69 By: Joyce Smith

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

LAW OFFICES OF  
**BOYER, DONALDSON & STEWART**  
WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

May 5, 1969

AMHERST 4-7321  
AREA CODE 316

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

Attention: Mr. Jack Galbraith

Gentlemen:

Please find enclosed a Revised Application for Sub-Division Approval, which I have signed on behalf of The Wesley Medical Center as attorney and agent, together with our check in the amount of \$56.00 filing fee.

It is my understanding that Mr. Bill Korber of Clyde Baughman Company will deliver separately the necessary preliminary plats. It shall be my intention to proceed with the final plat in accordance with the consensus of our understanding at the meeting on April 30 as quickly as is possible. As you know, the accomplishment of the final plat as presented in this Revised Application is an important step in the completion of Industrial Revenue Bond financing.

In submitting the Revised Application, we recognize on behalf of the applicant the necessity of making provision for proper drainage in what is designated as Lot 3 on the Revised Application, all as more fully set forth in the Minutes of proceedings at the meeting April 30.

Metropolitan Area Planning Department  
Mr. Jack Galbraith

May 5, 1969  
Page .... 2

We shall appreciate your cooperation in expediting  
this Revised Application.

Yours very truly,

BOYER, DONALDSON & STEWART

BY: *Kimith Stewart*

KPS:cp

Enclosure

cc: Mr. Roy C. House  
Mr. Robert Harris  
Mr. Warren Oblinger  
Mr. Bill Korber

Map No.: \_\_\_\_\_  
Section No.: \_\_\_\_\_  
Twp. No.: \_\_\_\_\_  
Range: \_\_\_\_\_

S/D No. \_\_\_\_\_

REVISED  
APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: WESLEY MEDICAL CENTER  
General Location: Hillside & Central  
Name of Property Owner: Wesley Medical Center  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Subdivider: same  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Name of Agent/Surveyor: Baughman Co.  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Date of Application: May 1, 1969

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>11.9 Ac.</u>                              | 7. Lineal Feet of New Streets:                            |
| 2. Number of Lots:  | a. <u>10</u> R/W <u>320</u> ft.                           |
| Residential _____   | b. <u>20&amp;30</u> R/W <u>932</u> ft.                    |
| Commercial _____  | c. _____ R/W _____ ft.                                    |
| Industrial _____  | d. _____ R/W _____ ft.                                    |
| Other _____   | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>3</u>   | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage _____ ft.                                     | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area _____ ft.   |   |
| 5. Existing Zoning _____  |   |
| 6. Proposed Zoning _____  |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name _____ City _____     |   |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name _____ City _____ |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)      |   |
| 12. City of Wichita City Three-Mile Area                              |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: *Keith Stewart*  
Authorized Agent and Attorney

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

Received by: *Jack Dalbraith*  
Date: 5-5-69  
Fee Submitted: 56.00

T9-301B (10-68)

REVISED APPLICATION FOR SUBDIVISION APPROVAL

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.

THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER  
CITY BUILDING — AREA CODE 316  
204 S. MAIN ST.  
WICHITA, KANSAS 67202

April 25, 1969

*File*

*Wulz*

Mr. Roy C. House  
Executive Vice President  
and Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Dear Roy:

In response to your invitation for a luncheon Wednesday, April 30, 1969, at 12:00 Noon to be held in the Wesley Medical Center Conference Room No. 234, I wish to advise that the following city staff will be in attendance:

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, Assistant Director of Planning  
Jack H. Galbraith, Senior Planner  
H. Duane Bock, Senior Planner

We are looking forward to seeing you on Wednesday.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Ralph Wulz".  
Ralph Wulz  
City Manager

RW:jh



# THE CITY OF WICHITA



AM 2-0611

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

April 29, 1969

Mr. Roy C. House  
Executive Vice President & Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214



Dear Mr. House:

This letter is in response to your request for our office to study and make a recommendation on the further channelization of Central Avenue as it would affect the planning of access to Wesley Medical Center.

We have prepared a plan revising and extending further east the channelization on Central. Our study included a review of traffic circulation for the entire area east of Hillside, both north and south of Central. You are familiar with the street pattern in this area and recognize the importance of Rutan as a north-south collector-type street. Orienting your improvements toward Rutan will cause greater demand on this north-south route.

We are of the opinion that Rutan and Central intersection should continue to provide all the desired movements (left turns from Central, as well as left, through and right turns from Rutan). Providing for the above movements will be even more important when Hillside is improved with medials, thereby restricting certain left turn access.

Extending the channelization on Central to include the intersection of Vassar will provide protected left turns. However, the distance between Rutan and Vassar seriously limits the available storage required for left turn vehicles both at Vassar and Rutan. The available storage for left turn vehicles at Vassar or Rutan does not encourage either street to serve as a major entrance to Wesley Medical Center.

We have discussed with Mr. Lowell Richardson, Oblinger and Smith, the various problems involving access for left turning vehicles from the west on Central. There does not appear to be a good solution to the traffic problem created by a major entrance on Central. With limited traffic service available on

Mr. Roy C. House

-2-

April 29, 1969

Central, perhaps orientation of your traffic generators toward Hillside would prove to be your most effective traffic planning consideration.

Yours truly,



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

PEG:JDS:cb

cc: Ralph Wulz, City Manager  
R. W. Bruggeman, Director of Public Works  
Bickley Foster, Director of Planning ✓  
Lowell Richardson, Oblinger-Smith  
Kenneth Stewart, Wesley Hospital Counsel

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. Bickley Foster, Director  
Metropolitan Area Planning Department  
City Building Annex  
Wichita, Kansas 67202

Re: The Wesley Medical Center - Plat

Dear Mr. Foster:

In order for us to be able to use a simple description, such as "Block 'A' Wesley's First Addition" for purposes of conveyance to the City necessary to Industrial Revenue Bond financing, I wish to request that the usual preliminary plat requirements be waived.

I am enclosing a sketch plat which has been marked by Bill Korber, which delineates the area to be conveyed for bond purposes. I am also enclosing a carbon copy of my letter to the utilities requesting their approval of this procedure.

Not only will it be much easier to describe the property, but we would hope to effect the vacation of all easements within the main hospital premises. It is our intention that all utilities within the main hospital premises will belong to the hospital for repair and maintenance.

Your consideration to this matter will be much appreciated.

Yours very truly,

BOYER, DONALDSON & STEWART

By:

*Kenneth P. Stewart*  
*ep*

KPS:cp  
Enclosure



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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY  
WICHITA, KANSAS 67202

JOHN E. BOYER  
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KENNETH R. STEWART  
JAMES R. HANSON  
ROBERT L. SMITH

April 25, 1969

AMHERST 4-7321  
AREA CODE 318

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*

KFS:cp

Enclosure

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

THE WESLEY MEDICAL CENTER  
330 NORTH HILLSIDE  
WICHITA, KANSAS 67214

Jack: file  
SD 69 107

January 3, 1969

Mr. Paul Graves  
Traffic Engineer  
City of Wichita  
120 S. Main Street  
Wichita, Kansas 67202

Re: Wesley Medical Center

Dear Paul:

Wesley Medical Center has engaged the firm of Oblinger-Smith to assist us in our planning considerations for our site development. Mr. Richardson has been in discussion with your Mr. Jim Smith about some of our considerations.

It is apparent with our current thinking that we will need the recommendations of your department with respect to possible further channelization of Central Avenue, with specific reference to Central east-bound traffic having potential of a left-hand turn off Central to the north onto the hospital site. In the preliminary planning it would appear that the development of a type of circumferential traffic around the major site might be desirable, using Murdock Street to the north and Vassar to the east. Before further modifications are made on the sketch plat for our site which was submitted in October to the M.A.P.C., we would much appreciate the recommendations of your department with respect to this circumferential traffic design possibility.

If there is further information needed, please feel free to contact Lowell Richardson at Oblinger-Smith.

Very truly yours,

*Roy C. House*  
Roy C. House  
Executive Vice President  
and Administrator

RCH:abf

cc: Mr. Bickley Foster, Planning Director, M.A.P.C. ✓  
Mr. Lowell Richardson, Oblinger-Smith  
Mr. Kenneth Stewart, Hospital Counsel



## WESLEY MEDICAL CENTER

The meeting between the officials of the City of Wichita and Wesley Medical Center was held Wednesday, August 14, 1968 at 3:00 p.m. in Conference Room 234 of the School of Nursing. Those attending from the City Staff were: Ralph W. Wulz, Assistant City Manager; W. R. Fleck, Park Board Engineer; Paul Graves, Traffic Engineer; Robert A. Lakin; Jack H. Galbraith; H. Duane Bock, Metropolitan Area Planning Department; Ray Bruggeman, Director of Public Works; M. S. Mitchell, Assistant Superintendent, Public Works Maintenance; B. E. Smith, City Engineer; and Dick Linn, City Engineering Division. Representing the Medical Center were: Mr. Robert Harris, Architect; Mr. Kenneth P. Stewart, Legal Counsel; Roy C. House, Executive Vice President & Administrator; and Kenneth Duncan, Administrative Resident.

### GENERAL

Mr. House opened the meeting by welcoming the various members of the City Staff and reviewing the current construction programs in progress along with a brief outline of the proposed East Tower construction scheduled through the first seven floors; (some of which will be "shelled in") all a part of the industrial revenue bond financing package recently approved by the City Commission. He stressed at this time that the proposed major building program to the east will not markedly increase bed capacity at Wesley nor will the front entrance of Wesley Medical Center be moved to the Rutan side until beyond 1972.

Mr. House then referred to his letter of July 24, 1968 directed to Mr. Wulz and the City Staff and it was agreed that this letter should provide the outline for the joint discussions at the meeting. Mr. House proceeded to review the first seven paragraphs which were more or less additional background considerations for the completion of the proposed plat by the Medical Center to the City.

### SEWERS

Mr. House stated that the sewer lines from our new Memorial Medical Pavilion currently under construction need to be run south along Hillside to Central this fall so that the building can be opened on target the last of December of 1968 and that the sewer to the East Tower site running east along Central from the Hillside intersection also should be constructed during the same period.

Mr. Wulz stated the City has initiated its portion of the sewer project and the contract would be ready to let approximately September 1 and that under this contract the City will be taking the sewer line from the canal up 3rd Street to Wesley's southwest corner. Mr. Smith stated that the City needs to know how Wesley proposes to finance the sewer on Wesley property - that if the City is to construct the sewer on Wesley property and assess the construction to Wesley which would result in more favorable tax and interest payment possibilities, petitions will need to be drawn to accomplish this financing as quickly as possible. Also the City will need dedications and temporary construction easements, both along Hillside and down Central on Wesley property.

Meeting - Officials of City & Wesley Medical Center  
August 14, 1968  
Page -2-

Mr. House asked Mr. Stewart, hospital legal counsel, to follow on these sewer petitions with the City as quickly as possible, indicating Wesley desired to finance through assessment by the City.

#### PARKING GARAGE

Mr. Lakin asked if it was definite now that any proposed parking garage constructed by the Medical Center was scheduled after 1972. Mr. House stated that this was true, that there was no question that Wesley Medical Center would be constructing a large parking garage at some time in the future, that all of our consultants had indicated the desirability of such a facility being adjacent to the Medical Center, that it would be built on our presently owned site, however, that it will be located away from Hillside, possibly between Murdock and Pine Street adjacent to Rutan or conceivably east of Rutan in one of the blocks of property owned by the Center in that location. At the present time we have no financing available for such a garage and we would anticipate this construction after 1972. Mr. House went on to point out that the widening of Murdock and Rutan and Wesley's willingness to dedicate ten feet on the east side of Rutan and ten feet on the south side of Murdock tie in directly with our long-range planning for a parking garage in the general area as outlined above, located on Wesley property away from Hillside.

#### HILLSIDE IMPROVEMENTS

Mr. House then began to cover the various paragraphs in his letter which set forth Wesley's proposals for the improvement of Hillside; Mr. Graves provided the proposed plan by the City for Hillside improvements incorporating channelization, the moving of the curb line on the west side of Hillside ten feet east, etc., and this precipitated a lengthy discussion involving various aspects of the City's proposals and Wesley's counter proposals on Hillside improvements. Mr. Wulz stated his concern regarding the right-of-way requirements at the Hillside and Central intersection. It would appear that in line with the plan presented by Mr. Graves, in order to straighten out this intersection, north of the intersection it would be necessary to condemn the entire service station on the southwest corner. It was decided by all that whatever approach is taken by the City on Hillside improvement, i.e., channelization, widening of the intersection, the plan needs considerable further study. Several members of the City staff stated that they felt it would be quite shortsighted of the City to make any improvement on Hillside and not develop it and channelize it to its full potential so that the City would not have to come back at some later date and make further improvements. Mr. House asked how far north the City proposed widening Hillside and it was stated that at the present time a medial strip and five lanes were planned all the way north to the railroad tracks. Mr. House asked whether on an interim basis at least, the present public parking on both sides of Hillside could not be eliminated and there was some discussion about this. Members of the City Staff felt that if improvements to the street were going to be made in a relatively short time, it would be difficult to eliminate parking until the improvements were started.

Meeting - Officials of City & Wesley Medical Center  
August 14, 1968  
Page -3-

Mr. Graves indicated that new traffic signalization at the intersection was on order which will permit left turns off Hillside and Central.

There was some considerable discussion regarding an unloading zone at the present front entrance of the Medical Center which could be provided outside of the traffic lanes on Hillside. This poses some problem in providing utility access and City right-of-way but it was felt that our architect, working with City engineers, could no doubt devise something satisfactory to both the City and the Medical Center, at least on an interim basis.

There was considerable discussion regarding the impact the City plans for the improvement of Hillside would have on our visitors and physician parking and it was stressed that any in-roads into our present visitor and physician parking areas before 1972 would be almost disastrous since our ability to provide additional parking near the west entrance at this time is very limited.

#### PINE STREET

Mr. Lakin pointed out that to make Pine Street a one-way street east would require a resolution to the City Traffic Department but he did not feel that this would be any real problem unless residents in the area complained. Mr. House pointed out that most of the residents, at least in the first two blocks east of Hillside live in Wesley-owned property and that he was certain anyone living along the street would feel that it was a significant improvement to have one-way traffic going east since this would be safer and provide easier access for all concerned.

#### CONDEMNATION OF PRIVATE PROPERTY ALONG PINE

The City indicated that in the widening of Hillside, the private property adjacent to Pine and Hillside on the northeast corner could be condemned but under state law, could only be resold to its previous owner. However, if the entire property was condemned, it could be later developed into public parking by the City or perhaps into parking property which could be leased to the Medical Center.

#### MAINTENANCE OF HOLYOKE STREET

There was some discussion regarding the maintenance of the "dead-end stub" of Holyoke Street which would be dead-ended by the purchase by Wesley of the Park Board property west of Rutan adjacent to the future Wesley East Tower construction site. After some discussion, it was determined that in line with the previous agreement between Wesley, the City, and the Park Board when Holyoke and parts of Sleepy Hollow were paved by Wesley, that in the future Wesley Medical Center could agree with the City to maintain Holyoke and indemnify the City against any liability involved on this short deadend street. It was explained that Holyoke would provide access primarily to our School of Nursing and interns' residence and that the cul de sac currently provided in this area at the north end of Holyoke by the Wesley Medical Center would adequately suffice in the future. Wesley has no plans to greatly alter the current traffic design

In this area.

#### TUBING OF THE CREEK

The City Public Works Department flood control staff proposes an estimated cost of \$42,000 to tube the creek on that portion of Wesley property behind the interns' residence and an estimate of an additional \$45,000 to tube the creek on that portion of privately owned ground between Wesley property and Central Avenue south of the interns' residence, for a total of \$87,000 to completely enclose the creek from Rutan to Central. It was further indicated that certain right-of-way easements would have to be acquired on the privately owned property south of the intern residence to Central. However, Mr. Wulz stated, knowing the owner of this property, he felt this individual might be willing to help pay for the improvement and provide the right-of-way without expense since the tubing of the creek on the privately owned property would greatly enhance the value of the property and allow for future construction on this site. Further discussion developed regarding the minimum amount of work that would be required to get by at this time and it was felt by some that leaving the creek an open channel beyond Wesley property would suffice as a minimum. However, the Public Works Department felt that if any work was done here, the entire creek should be tubed to provide adequate floor control.

#### PARK DEPARTMENT PROPERTY ADJACENT TO TOWER SITE

Mr. Fleck stated that this matter had again been received by the Park Board and they were willing to talk about a reasonable settlement. Mr. House indicated that Wesley, through its legal counsel, would be following on this action.

#### PARK DEPARTMENT LAND EAST OF RUTAN

Mr. Wulz asked if the Medical Center would be interested in acquiring the open Park Department land directly east of Rutan and directly south of the six properties owned by Wesley facing on Elm. Mr. Fleck stated that this property really has no real value as a park in the future. Mr. House reacted stating that Wesley would be very interested at some time in the future in acquiring this property since it will almost front on our future Tower and that we would be more than willing to negotiate at some time in the future if the Park Department and the City would be willing to dispose of this property.

#### FUTURE CHANNELIZATION OF HILLSIDE & LEFT TURNS ON MURDOCK AND PINE

Mr. Smith pointed out that in the long-term when Hillside is channelized for traffic, it would be almost impossible for good traffic control to provide left turns off of Hillside both on Murdock and Pine, that the best design would be to provide a left turn ultimately on Murdock only.

POSSIBLE DELAY OF HILLSIDE IMPROVEMENTS FOR APPROXIMATELY FIVE YEARS

Mr. Wulz then stated that, in view of all of the many problems facing both the Medical Center and the City in the improvement of Hillside in the immediate future, he and his staff would study the possibilities of delaying any major improvement to Hillside for five years with Wesley providing long-range dedications as outlined in their letter at this time plus improved unloading on Hillside at the hospital's main entrance and the closing of the Hillside entrance to the physicians' parking lot. The City would also consider at this time removing public parking on Hillside. The traffic lights have already been ordered for the intersection of Hillside and central and certain other minor improvements to curbs, gutters, etc., will be handled. Mr. House stated that this would make Wesley and its Trustees extremely happy, that Wesley would, if possible, provide some funds to the City to accomplish temporary maintenance of Hillside on an interim basis and that they would work wholeheartedly in cooperation in every regard if massive improvements, channelization, etc., to Hillside could be postponed for a five-year period.

Mr. Wulz stated that he and his staff would take this into consideration, that the Hillside improvement program was currently in the 1969 budget, however, was not contemplated for actual commencement until 1970 due to the right-of-ways which would have to be acquired, etc.

CONCLUSION

Mr. House reiterated Wesley's desire to cooperate and the obvious benefits both to the Center and to the City if major Hillside construction could be delayed as suggested by Mr. Wulz for five years and then outlined once again the three critical areas which must be handled quickly to allow the Center to maintain its construction timetables, i.e.:

1. Sewer construction adjacent to Hillside and Central.
2. Preparation of the site for the East Tower which involves the Park property west of Rutan.
3. Tubing of the creek to allow also for the construction of our East Tower.

Mr. Wulz acknowledged these three critical areas and indicated that the City would work with Wesley's architects, legal counsel and staff to move on all these areas and would take under advisement the delay for an extended period up to five years of any major construction at this time on Hillside Avenue and would be in further touch with Wesley Administration at an early date.

A. B. Davis, Jr.  
Acting Secretary

cc: City of Wichita - Mr. Wulz  
Wesley Medical Center Board of Trustees  
Wesley Medical Center Staff

# 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:

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 Slespy 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.
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.  
*(relating to Traffic Department planning for Hillside)*
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.  
contingently
11. Wesley will 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.  
contingently
12. Wesley will also 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.

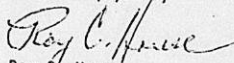
We request now a meeting early in August for a review of our proposals.

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 D. 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

*JH*  
*Jeli.*

September 20, 1968



Mr. Roy C. House  
Executive Vice President  
and Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Dear Mr. House:

I have discussed the possibility of rescheduling the reconstruction of Hillside from Central Avenue north to the railroad tracks with the Board of City Commissioners at an informal meeting, and I am pleased to report that they have somewhat reluctantly indicated their willingness to amend the Capital Improvements Program in this manner.

I would suggest that you instruct your counsel to proceed immediately with the platting of the site as previously agreed upon with the provision to be made that the street dedication for Hillside would become effective on January 1, 1973. By copy of this letter I am asking Mr. Foster to include this change in the next amendment to the City's Capital Improvements Program. I trust that this arrangement will permit you to proceed to resolve the many other problems discussed in our previous meetings.

Yours very truly,

*Ralph Wulz*  
Ralph Wulz  
City Manager

RW:jh

cc: Kenneth Stewart, Attorney  
C. Bickley Foster, Director of Planning ✓

bc: R. W. Bruggeman, Director of Public Works  
B. E. Smith, City Engineer  
Paul B. Graves, Traffic Engineer  
Emory Cox, Director of Parks  
Bob Lakin, Assistant Director of Planning  
Dean Sellers, Construction Chief Engineer

# THE CITY OF WICHITA



OFFICE OF THE CITY MANAGER  
AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING — 204 S. MAIN ST.  
WICHITA, KANSAS 67202

September 20, 1968

Mr. Roy C. House  
Executive Vice President  
and Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

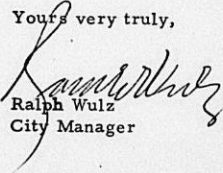


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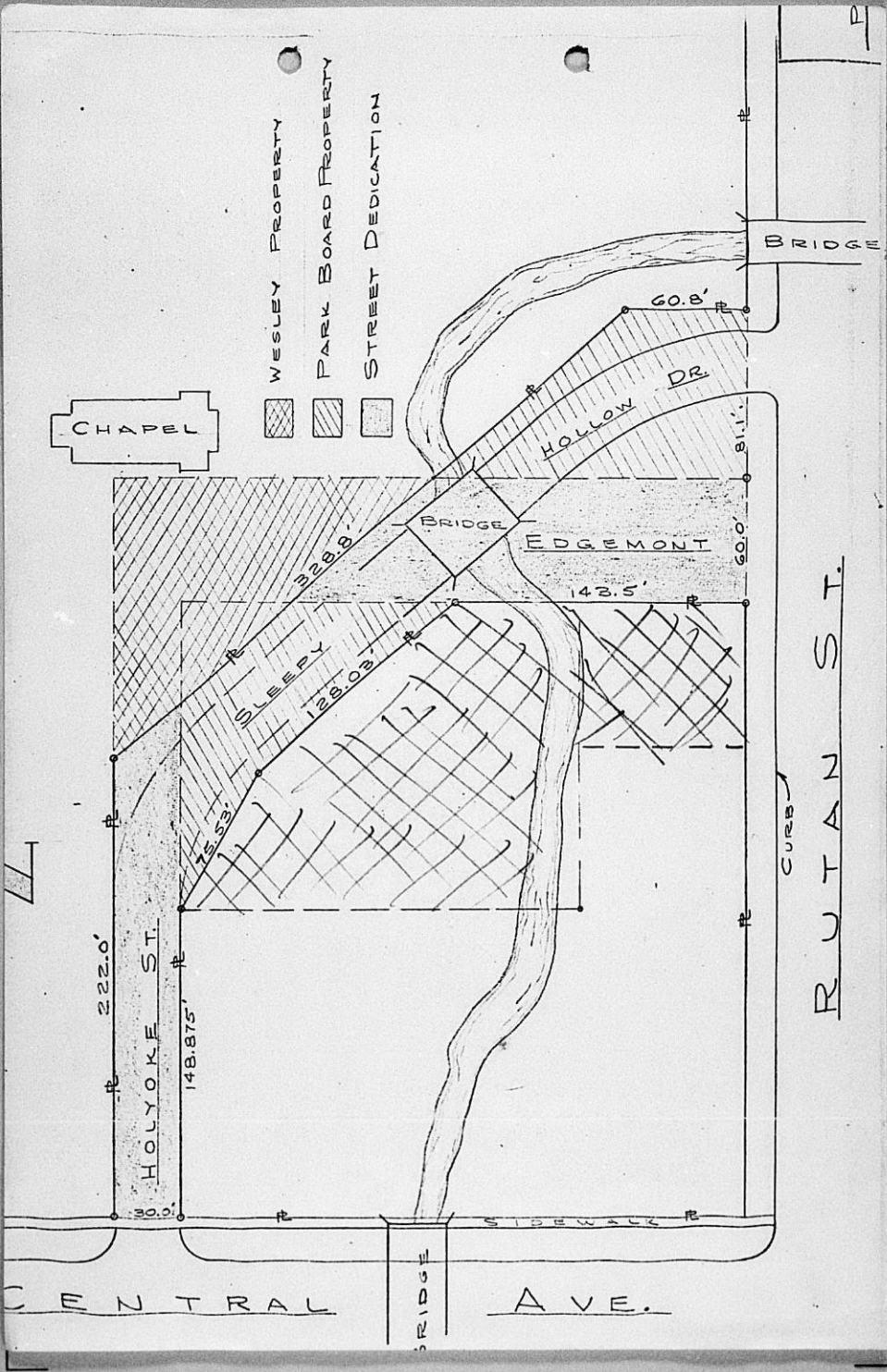
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Yours very truly,

  
Ralph Wulz  
City Manager

RW:jh

cc: Kenneth Stewart, Attorney  
C. Bickley Foster, Director of Planning



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

S/D No. 68-107

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Wesley Medical Center

General Location: Hillside at Central, NE Corner

Name of Property Owner: Wesley Medical Center

Address: 550 N. Hillside Phone: MU 52151

Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Name of Agent/Surveyor: Baughman Co. Phone: MU 2-7431

Address: 2532 East 17th St

Date of Application: October 18, 1968

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 22.9
- Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 2
- Minimum Lot Frontage \_\_\_\_\_ ft.
- Minimum Lot Area \_\_\_\_\_ ft.
- Existing Zoning BB-1
- Proposed Zoning BB-1
- Lineal Feet of New Streets:
  - a. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL \_\_\_\_\_ ft.
- Sidewalk adjacent to all streets?  yes  no
- Public Water Supply Yes (Yes-No), Name City
- Public Sanitary Sewers Yes (Yes-No), Name "
- Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- City of Wichita  Three Mile Area

The owner herein agrees to comply with the Subdivision Rules and Regulations for the Wichita-Sedgwick County Metropolitan Area, as amended, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto including petitions for improvements such as streets, sewer, sidewalks, etc. with the register of deeds as well as all costs of publication of initiating resolutions approving any petition for improvements shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting. THE WESLEY MEDICAL CENTER

Owner's Signature: Kenneth D. Stewart  
Authorized Agent and Attorney

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

Received by John A. ...  
Date 10-18-68  
Fee Submitted none



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

WICHITA FEDERAL SAVINGS BUILDING  
340 SOUTH BROADWAY

WICHITA, KANSAS 67202

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

October 18, 1968

AMHERST 4-7321  
AREA CODE 316

Metropolitan Area Planning Department  
City Building  
Wichita, Kansas 67202

Gentlemen:

We deliver for filing Application for Subdivision Approval for The Wesley Medical Center, together with four copies of the preliminary drawing. An additional four copies will be delivered directly by the office of the Baughman Company sometime early next week.

We likewise enclose our check as application fee in the amount of \$53.00. \*

Very truly yours,

BOYER, DONALDSON & STEWART

By 

KPS:cpp  
Enclosures  
cc: Mr. Roy C. House

*\*Check was returned to Mrs. Stewart as no filing fee is required with a sketch plat.*  
Goyne

August 19, 1968

C. Bickley Foster, Director of Planning

Robert A. Lakin, Assistant Planning Director

**Wesley Hospital Meeting**

For your information we held the meeting on Wesley with about 12 of our staff people (City) and about 5 of Wesley's. We finally got to some agreement about what was ultimately needed and it seems to be still a question of timing. Wulz suggested that rather than us build the project without the needed channelization or without obtaining the proper alignments and to avoid a head-on clash with the hospital, that we might just defer the whole operation for 5 or 6 years until they are located to the east on Rutan. Wulz left this hanging in air and was going to check with Public Works personnel, including Paul Graves and Bruggeman. I have asked Bock to follow up with Wulz and saying that our position would be agreeable for deferral, provided that we got sufficient rights-of-way, even though contingent on the plat and providing further that the City initiate the condemnation proceedings to guarantee the right-of-way north of the hospital so that additional rezonings, etc. will not foreclose the ability to carry out the design we have agreed on with Wesley.

RAL:ber

**WESLEY  
MEDICAL  
CENTER**

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



August 6, 1968

ROUTING:	
<input type="checkbox"/> REM	_____
<input checked="" type="checkbox"/> RW	<i>RW</i>
AUG 7 1968	
<input checked="" type="checkbox"/> RGE	<i>g2</i>
<input checked="" type="checkbox"/> EIS	<input type="checkbox"/>

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

Re: Wesley Medical Center

Dear Mr. Wulz:

This will confirm that we will be expecting representatives of the Wichita City Staff here Wednesday afternoon, August 14, from 3:00 to 5:00 p.m. for further consideration of the areas of mutual interest and concern between the City of Wichita and the Wesley Medical Center.

Unless you wish for me to make contact with members of the City Staff, I will depend upon you to follow through with notification of those who should be participating.

Very truly yours,

Roy C. House  
Executive Vice President  
and Administrator

RCH:cn

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



*H. Duane Cook*

# 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:

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.

no

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

no { -- 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.

OK<sup>14</sup>. 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.

OK 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.

OK 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. *At Wesley's expense.*

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.

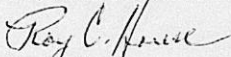
We request now a meeting early in August for a review of our proposals.

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

*Mr. Foster*  
Ms. Bradley Foster.

THE WESLEY MEDICAL CENTER  
550 NORTH HILLSIDE  
WICHITA, KANSAS 67214

*Sketch Plat File*

September 27, 1968

Ralph Wulz  
City Manager  
The City of Wichita  
City Building  
204 South Main  
Wichita, Kansas 67202

Dear Mr. Wulz:

Thank you for your letter of September 20, 1968 indicating the amendment to the Capital Improvements Program consideration.

As you have suggested, we have instructed our staff that it immediately proceed to the submission of the sketch plat, and on this sketch plat we will show provision for the various dedications as recommended and to become effective January 1, 1973. The Executive Committee of the Board of Trustees of the Wesley Medical Center will need to make a policy affirmation on this matter at the meeting now scheduled for October 14, 1968; I ask, therefore, that you request Mr. Foster, Director of Planning, include our activities in a report to the next meeting of the Metropolitan Area Planning Commission, so the members will know that we are following through on our agreement of approximately six months ago to submit a preliminary plat within a six-month period. We should have this plat ready for submission and for inclusion in the agenda for the Metropolitan Area Planning Commission at its first meeting following our Trustee policy meeting of October 14.

It is my understanding that our dedication of certain areas along Hillside will be a "contingent dedication" with some details yet to be resolved but we generally concur with the latest



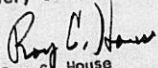
THE WESLEY MEDICAL CENTER  
550 NORTH HILLSIDE  
WICHITA, KANSAS 67214

Ralph Wulz  
September 27, 1968  
Page -2-

proposal as submitted to us by Mr. Bruggeman in his letter of  
September 10, 1968.

We wish to thank you and all of your staff members for the  
many hours of cooperative work with us to the end of a satis-  
factory conclusion to this matter.

Very truly yours,

  
Roy C. House  
Executive Vice President  
and Administrator

RCH:cn

cc: Kenneth Stewart  
Wesley Medical Center Counsel

C. Bickley Foster ✓  
Director of Planning

Robert Harris  
Architect

September 10, 1968

Mr. Roy C. House,  
Executive Vice President and Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Dear Mr. House:

As discussed with members of your staff and the City staff on Wednesday, August 14, at Wesley Medical Center, I am enclosing two sets of 2 prints of Hillside Avenue. These prints show the contemplated improvement of Hillside Avenue from Central Avenue to Pine Street.

These prints also show an area colored in yellow that is needed for this improvement and the construction of sanitary sewers to serve the Wesley Medical Center. Mr. Ralph Wulz, City Manager, has viewed these prints and at this time I would like to submit them to you for your consideration and inclusion of the area colored in yellow in your platting of the Wesley Medical Center property.

If you desire further explanation of these plats or further information, please advise.

Very truly yours,



R. W. Bruggeman  
Director of Public Works

RWB:jh

cc: Ralph Wulz, City Manager  
C. Bickley Foster, Director of Planning  
B. E. Smith, City Engineer  
P. B. Graves, Traffic Engineer



WESLEY MEDICAL CENTER

The meeting between the officials of the City of Wichita and Wesley Medical Center was held Wednesday, August 14, 1968 at 3:00 p.m. in Conference Room 234 of the School of Nursing. Those attending from the City Staff were: Ralph W. Wulz, Assistant City Manager; W. R. Fleck, Park Board Engineer; Paul Graves, Traffic Engineer; Robert A. Lakin; Jack H. Galbraith; H. Duane Bock, Metropolitan Area Planning Department; Ray Bruggeman, Director of Public Works; M. S. Mitchell, Assistant Superintendent, Public Works Maintenance; B. E. Smith, City Engineer; and Dick Linn, City Engineering Division. Representing the Medical Center were: Mr. Robert Harris, Architect; Mr. Kenneth P. Stewart, Legal Counsel; Roy C. House, Executive Vice President & Administrator; and Kenneth Duncan, Administrative Resident.

GENERAL

Mr. House opened the meeting by welcoming the various members of the City Staff and reviewing the current construction programs in progress along with a brief outline of the proposed East Tower construction scheduled through the first seven floors; (some of which will be "shelled in") all a part of the industrial revenue bond financing package recently approved by the City Commission. He stressed at this time that the proposed major building program to the east will not markedly increase bed capacity at Wesley nor will the front entrance of Wesley Medical Center be moved to the Rutan side until beyond 1972.

Mr. House then referred to his letter of July 24, 1968 directed to Mr. Wulz and the City Staff and it was agreed that this letter should provide the outline for the joint discussions at the meeting. Mr. House proceeded to review the first seven paragraphs which were more or less additional background considerations for the completion of the proposed plat by the Medical Center to the City.

SEWERS

Mr. House stated that the sewer lines from our new Memorial Medical Pavilion currently under construction need to be run south along Hillside to Central this fall so that the building can be opened on target the last of December of 1968 and that the sewer to the East Tower site running east along Central from the Hillside intersection also should be constructed during the same period.

Mr. Wulz stated the City has initiated its portion of the sewer project and the contract would be ready to let approximately September 1 and that under this contract the City will be taking the sewer line from the canal up 3rd Street to Wesley's southwest corner. Mr. Smith stated that the City needs to know how Wesley proposes to finance the sewer on Wesley property - that if the City is to construct the sewer on Wesley property and assess the construction to Wesley which would result in more favorable tax and interest payment possibilities, petitions will need to be drawn to accomplish this financing as quickly as possible. Also the City will need dedications and temporary construction easements, both along Hillside and down Central on Wesley property.



Meeting of Officials of City & Wesley Medical Center  
August 14, 1968  
Page 29

Mr. Hosen asked Mr. Stewart, hospital legal counsel, to follow on these negotiations with the City as quickly as possible, indicating Wesley District 11 finance through assessment by the City.

PARKING GARAGE

Mr. Hosen asked if it was definite now that any agreement regarding the location of the Medical Center was scheduled after 1971. Mr. Stewart stated that there was no question that Wesley District 11 would be required to finance a large parking garage at some time in the future, but that the City had indicated the desirability of such a facility being located at the Medical Center, that it would be better if the garage were located adjacent to the Center or immediately west of the Center. Mr. Stewart stated that the City was not in a position to make any decision on the matter at this time, but that the City would be in a position to make a decision on the matter after 1971. Mr. Hosen stated that he would be in contact with the City regarding this matter and that he would be in contact with the City regarding this matter.

FINANCE

Mr. Hosen stated that he would be in contact with the City regarding this matter and that he would be in contact with the City regarding this matter. Mr. Stewart stated that the City was not in a position to make any decision on the matter at this time, but that the City would be in a position to make a decision on the matter after 1971. Mr. Hosen stated that he would be in contact with the City regarding this matter and that he would be in contact with the City regarding this matter.

Meeting - Officials of City & Wesley Medical Center  
August 14, 1968  
Page -3-

Mr. Graves indicated that new traffic signalization at the intersection was on order which will permit left turns off Hillside and Central.

There was some considerable discussion regarding an unloading zone at the present front entrance of the Medical Center which could be provided outside of the traffic lanes on Hillside. This poses some problem in providing utility access and City right-of-way but it was felt that our architect, working with City engineers, could no doubt devise something satisfactory to both the City and the Medical Center, at least on an interim basis.

There was considerable discussion regarding the impact the City plans for the improvement of Hillside would have on our visitors and physician parking and it was stressed that any in-roads into our present visitor and physician parking areas before 1972 would be almost disastrous since our ability to provide additional parking near the west entrance at this time is very limited.

#### PINE STREET

Mr. Lakin pointed out that to make Pine Street a one-way street east would require a resolution to the City Traffic Department but he did not feel that this would be any real problem unless residents in the area complained. Mr. House pointed out that most of the residents, at least in the first two blocks east of Hillside live in Wesley-owned property and that he was certain anyone living along the street would feel that it was a significant improvement to have one-way traffic going east since this would be safer and provide easier access for all concerned.

#### CONDEMNATION OF PRIVATE PROPERTY ALONG PINE

The City indicated that in the widening of Hillside, the private property adjacent to Pine and Hillside on the northeast corner could be condemned but under state law, could only be resold to its previous owner. However, if the entire property was condemned, it could be later developed into public parking by the City or perhaps into parking property which could be leased to the Medical Center.

#### MAINTENANCE OF HOLYOKE STREET

There was some discussion regarding the maintenance of the "dead-end stub" of Holyoke Street which would be dead-ended by the purchase by Wesley of the Park Board property west of Rutan adjacent to the future Wesley East Tower construction site. After some discussion, it was determined that in line with the previous agreement between Wesley, the City, and the Park Board when Holyoke and parts of Sleepy Hollow were paved by Wesley, that in the future Wesley Medical Center could agree with the City to maintain Holyoke and indemnify the City against any liability involved on this short deadend street. It was explained that Holyoke would provide access primarily to our School of Nursing and interns' residence and that the cul de sac currently provided in this area at the north end of Holyoke by the Wesley Medical Center would adequately suffice in the future. Wesley has no plans to greatly alter the current traffic design

Meeting - Officials of City & Wesley Medical Center  
August 14, 1968  
Page -4-

in this area.

#### TUBING OF THE CREEK

The City Public Works Department flood control staff proposes an estimated cost of \$42,000 to tube the creek on that portion of Wesley property behind the interns' residence and an estimate of an additional \$45,000 to tube the creek on that portion of privately owned ground between Wesley property and Central Avenue south of the interns' residence, for a total of \$87,000 to completely enclose the creek from Rutan to Central. It was further indicated that certain right-of-way easements would have to be acquired on the privately owned property south of the intern residence to Central. However, Mr. Wulz stated, knowing the owner of this property, he felt this individual might be willing to help pay for the improvement and provide the right-of-way without expense since the tubing of the creek on the privately owned property would greatly enhance the value of the property and allow for future construction on this site. Further discussion developed regarding the minimum amount of work that would be required to get by at this time and it was felt by some that leaving the creek an open channel beyond Wesley property would suffice as a minimum. However, the Public Works Department felt that if any work was done here, the entire creek should be tubed to provide adequate floor control.

#### PARK DEPARTMENT PROPERTY ADJACENT TO TOWER SITE

Mr. Fleck stated that this matter had again been received by the Park Board and they were willing to talk about a reasonable settlement. Mr. House indicated that Wesley, through its legal counsel, would be following on this action.

#### PARK DEPARTMENT LAND EAST OF RUTAN

Mr. Wulz asked if the Medical Center would be interested in acquiring the open Park Department land directly east of Rutan and directly south of the six properties owned by Wesley facing on Elm. Mr. Fleck stated that this property really has no real value as a park in the future. Mr. House reacted stating that Wesley would be very interested at some time in the future in acquiring this property since it will almost front on our future Tower and that we would be more than willing to negotiate at some time in the future if the Park Department and the City would be willing to dispose of this property.

#### FUTURE CHANNELIZATION OF HILLSIDE & LEFT TURNS ON MURDOCK AND PINE

Mr. Smith pointed out that in the long-term when Hillside is channelized for traffic, it would be almost impossible for good traffic control to provide left turns off of Hillside both on Murdock and Pine, that the best design would be to provide a left turn ultimately on Murdock only.

Meeting - Officials of City & Wesley Medical Center  
August 14, 1968  
Page -5-

POSSIBLE DELAY OF HILLSIDE IMPROVEMENTS FOR APPROXIMATELY FIVE YEARS

Mr. Wulz then stated that, in view of all of the many problems facing both the Medical Center and the City in the improvement of Hillside in the immediate future, he and his staff would study the possibilities of delaying any major improvement to Hillside for five years with Wesley providing long-range indications as outlined in their letter at this time plus improved unloading on Hillside at the hospital's main entrance and the closing of the Hillside entrance to the physicians' parking lot. The City would also consider at this time removing public parking on Hillside. The traffic lights have already been ordered for the intersection of Hillside and central and certain other minor improvements to curbs, gutters, etc., will be handled. Mr. House stated that this would make Wesley and its Trustees extremely happy, that Wesley would, if possible, provide some funds to the City to accomplish temporary maintenance of Hillside on an interim basis and that they would work wholeheartedly in cooperation in every regard if massive improvements, channelization, etc., to Hillside could be postponed for a five-year period.

Mr. Wulz stated that he and his staff would take this into consideration, that the Hillside improvement program was currently in the 1969 budget, however, was not contemplated for actual commencement until 1970 due to the right-of-ways which would have to be acquired, etc.

CONCLUSION

Mr. House reiterated Wesley's desire to cooperate and the obvious benefits both to the Center and to the City if major Hillside construction could be delayed as suggested by Mr. Wulz for five years and then outlined once again the three critical areas which must be handled quickly to allow the Center to maintain its construction timetables, i.e.:

1. Sewer construction adjacent to Hillside and Central.
2. Preparation of the site for the East Tower which involves the Park property west of Rutan.
3. Tubing of the creek to allow also for the construction of our East Tower.

Mr. Wulz acknowledged these three critical areas and indicated that the City would work with Wesley's architects, legal counsel and staff to move on all these areas and would take under advisement the delay for an extended period up to five years of any major construction at this time on Hillside Avenue and would be in further touch with Wesley Administration at an early date.

A. B. Davis, Jr.  
Acting Secretary

cc: City of Wichita - Mr. Wulz  
Wesley Medical Center Board of Trustees  
Wesley Medical Center Staff

# 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:

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 Slespy 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.

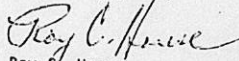
We request now a meeting early in August for a review of our proposals.

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

Joyce

March 4, 1968

Mr. Roy C. House,  
Executive Vice President and Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas 67214

Dear Mr. House:

I have reviewed the summary minutes prepared by Mr. A. B. Davis concerning the meeting with City officials held on January 24, 1968, at the hospital. I am a little concerned in connection with one train of thought that seems to run through the hospital comments in connection with a re-routing of Rutan Street. As I understand comments from our staff and from reading the minutes, there seems to be some conceptual plan for turning Rutan eastward at some point north of Central and through a series of 90 degree turns extending it around the outer perimeter of hospital-owned properties, finally connecting back with Murdock Avenue. This particular proposal is somewhat new to me as I had not understood this to be the hospital's thinking. Prior to this meeting, we were under the impression that the hospital would be re-oriented toward Rutan Street and that Rutan would provide the main circulation to the hospital and its facilities, including parking lots. Further, it was my general understanding that the properties held by the hospital to the east of Rutan Street would either be used for parking or would be used to maintain a "use buffer" between the residential area lying east of the hospital and the hospital activity area.

Before any substantial site planning is commenced or before the hospital relies fully on such a conceptual re-routing of Rutan, I believe we should have further discussions in greater detail concerning the pros and cons of such a proposal. Such conversation should, of course, get a good deal more detailed than what I was able to pick out from the minutes.

Page 2 - Roy C. House  
March 4, 1968

As you know, we are concerned not only with the hospital's welfare, but also in terms of maintaining the integrity and stability of the Sleepy Hollow neighborhood to the east. Two questions come to mind. One is whether such re-routing would provide an efficient circulation pattern for traffic flow around the hospital and the other is whether a realigned street at the outer edge of the hospital-owned property would be a sufficient buffer and barrier to stabilize between the high activity levels of the hospital and the comparatively passive level of the neighborhood.

The purpose of this letter is to: one, alert the hospital that our staff in no way is committed to such a relocation at this time, and two, to invite further conversations and exploratory talks concerning your thinking on this matter. Specifically, such talks should be directed toward some of our current plans people who will be dealing with the neighborhood problem and Paul Graves in connection with the traffic engineering problems that may exist in relation to such proposals.

One further item before closing would be in connection with your proposed multi-story parking lot development at Hillside and Central. I believe there was some concern in connection with the amount of dedications and setbacks involved in the event the hospital desires to build a two-level structure at this point. Without knowing all the details involving length of ownership, etc., there may be a question of platting which I believe Mr. Galbraith raised and, in any event, a question of proceedings before the Board of Zoning Appeals to obtain variances to the setbacks. All of these things, if they involve any platting or BZA proceedings, take time and I gathered some sense of emergency as expressed in your minutes. If this is still in your plans, I would suggest that you, Ken Stewart or your architects contact Jack Galbraith of our office to see what needs to be specifically accomplished in order to meet your building schedule.

Sincerely,

Robert A. Lakin  
Assistant Planning Director

RAL:bx

cc: Ralph Wuls, Assistant City Manager  
A. W. Bruggeman, Director of Public Works  
B. Smith, City Engineer  
Paul Graves, Traffic Engineer

WESLEY MEDICAL CENTER



A meeting between officials of the City of Wichita and the Wesley Medical Center was held Wednesday, January 24, 1968 at 3:30 p.m. in Conference Room #234 in the School of Nursing. Those attending from the City Staff were: Paul Graves, Traffic Engineer; Dick Lynn, Engineering Division; B. E. Smith, City Engineer; H. Duane Bock, Metropolitan Area Planning Department; Dean Sellers, Engineering Division; R. W. Bruggeman, Director of Public Works; Jack H. Galbraith, Senior Planner; Emory Cox, Park Department; and Ralph Wulz, Assistant City Manager. Representing the Medical Center were Mr. Robert B. Harris and Mr. Glenn C. Thomas, architects; Roy C. House, Executive Vice President and Administrator; A. B. Davis, Jr., Associate Administrator; O. C. Estes, Assistant Administrator; James Blair, Facilities Manager; and Mr. Kenneth Stewart, Hospital Legal Counsel.

#### GENERAL

Mr. House opened the meeting with a broad overview of Wesley's present physical site, the property acquisition and the construction programs now in progress. Utilizing the plot plan showing adjacent Wesley-owned property, Mr. House pointed out those areas now owned by the hospital, extending north to Murdock and east to Vassar, indicating that at the present time, Wesley's property acquisition program is nearly complete. Wesley's current and proposed building projects were reviewed in some detail in the present construction program, including both the Extended Care Facility and Energy Center through the Phase I-(a) planning, which includes the first seven levels of the East Tower and Plaza housing all of the ancillary services, such as surgery, x-ray, laboratory, etc. The Energy Center and Extended Care Facility are scheduled for completion on January 1, 1969. Phase I-(a), or the construction of the base and the first seven levels of the East Tower, is now scheduled for completion in mid-1971, and the completion of the total tower through approximately seventeen levels is tentatively scheduled for 1980.

The proposed project of a massive parking garage in the block north of the hospital between Pine and Murdock was discussed, indicating that this would be attached possibly to a Medical Arts Facility, which would house physicians' offices. Mr. House indicated that possibly this block would be under development, with at least three levels of parking to accommodate 200 cars per level plus a portion of the Medical Arts Facility, at the same time the East Tower went under construction in late 1969. The present and proposed radiology construction was also reviewed.

Mr. House then indicated that the current parking situation was critical and that the loss of parking due to construction of the Extended Care Facility has made this matter more acute. There is consideration at this time to add a second deck on the visitor parking lot at the corner of Hillside and Central to provide parking relief until Wesley's major parking development to the north might be completed. Mr. House stated that in early discussion with constructional engineers, it would appear that completion of deck parking on Hillside and Central could be scheduled for approximately 120 days with no severe loss of parking on the existing lot during the period of construction.

Mr. House pointed out further that since the orientation of the Medical Center in the future would be to the east, it might prove very desirable, both from the standpoint of the hospital, the city and the residents of the neighborhood east of the hospital, if traffic in the future could be re-routed from Rutan, perhaps around through what is currently Park Department property, north on Vassar, and then back east to Hillside along Murdock. It was suggested that this can be contemplated further by all concerned.

#### ZONING

Finally, in closing his general comments, Mr. House mentioned that we would very shortly be requesting zoning changes on our properties in the 3200 block on Murdock to allow us to begin to clear these properties for future construction of temporary surface parking and the parking garage and Medical Arts Complex.

#### SEWERS

The matter of the area's sewer needs was then presented for discussion. We are experiencing problems with both the present 8-inch line involved in our Extended Care construction as well as provision for adequate sewage handling for the East Tower when it goes under construction (needed in 1971).

Mr. Wulz stated that the construction schedule which was outlined by Mr. House was not too different from that which the City previously understood was planned by the Center. However, it seems apparent that this whole activity was now being accelerated considerably and therefore, it would be necessary for the City to begin to react and to update their own planning.

Mr. Sellers stated that the City felt the best potential for sewer routing would be down Third Street to the canal from a starting point at the southwest corner of the Wesley property, and went on to indicate that it would be important to have this sewer line actually installed before the Extended Care Facility is opened, or January 1, 1969. Mr. Wulz stated that this matter had been discussed at some length by the City Staff. The estimated cost of running the sewer line will range somewhere between \$250,000 to \$275,000, however, it was the City Staff's feeling that this should be built without assessment as an intercept sewer and that the cost for the program would come from sewer bond funds developed from other bond issues in the city. He emphasized again that the City would take the sewer line from the canal up Third Street to Wesley's southwest corner and that Wesley would need to be responsible for handling the distribution on its own property to the junction side at the southwest corner of Wesley property. The City Staff then provided a plan showing the proposed lines along Wesley property for which Wesley would be responsible, however, it was further indicated that the City could actually handle the installation of the major sewer lines from the southwest corner along Wesley property to the two building connections at the East Tower and at the Extended Care Facility and assess this to Wesley, which would result in more favorable tax and interest payment possibilities for the installation of the sewer line on or adjacent to Wesley property. Mr. House expressed a generally favorable reaction to this proposal by the City.

January 29, 1968

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#### IMPROVEMENT OF HILLSIDE

Mr. House then asked what would happen when Hillside is improved. Mr. Wulz stated that the City now feels that channelization is necessary, not only through the intersection, but further north on Hillside and the City would need to move for more right-of-way on Hillside. This means that the City will need to condemn more property and in this condemnation procedure, the privately held properties on the northwest and southwest corners of Pine and Hillside could be included. This property then, the City could develop into parking. Mr. House stated it would be a big improvement at some future date to close Pine and again mentioned the potential of re-routing Rutan to Vassar to front the new orientation of the Center to the east. He went on to state that Wesley would cooperate in every way possible if the privately-held corners on Pine and Hillside, could be handled in some satisfactory fashion. He stated, however, that in any widening of Hillside, the City should certainly consider taking some property off of the west side of Hillside and not all of the gain off the east side alone. There was some discussion by the City concerning the proposed routing of Hillside, stating that the right-of-way really needed to come off of the east to make the total street location as it should be. Mr. Wulz stated that the City would no doubt pay dearly to condemn only a small portion of the privately-owned properties on both sides of the street at Pine and Hillside, therefore they might as well condemn all of this property on both sides. Mr. House asked how much would need to be taken from the east side of Hillside on Wesley property and the City representatives stated that to meet their minimum setback requirements for the improvement of Hillside, the right-of-way line would need to move in 20' to the east on hospital property and 30' east on the private property north of the hospital.

#### CONDEMNATION POSSIBILITIES

Mr. House mentioned then that in the possible future handling of the re-routing of Rutan and the widening of Murdock, the loss of some of our property fronting on Murdock for a major thoroughfare there would not be too critical, if at some time we were able to close Pine street. Representatives from the City stated it would logically seem that Pine could be vacated and a service entrance to the hospital maintained at sometime in the future. Under condemnation of the private property at the eastern corners of Pine and Hillside, the City would need to assess 20% plus court costs to the hospital, therefore, it will not be necessarily inexpensive. Mr. Stewart then asked how the property would be handled after condemnation from the standpoint of ownership, etc. and this did not seem too clear. However, it was indicated that if the City owned this property, it could be utilized as public parking by the hospital and this would certainly be more advantageous than its present utilization privately held.

HILLSIDE IMPROVEMENT-MISCELLANEOUS

Mr. Wulz then asked what schedule would best meet Wesley's needs for street improvements. Mr. House stated that it was important to see what impact the Hillside improvement would have on the development of a second deck of parking in our present visitors area, which we had hoped to get under way as soon as possible. He went on to mention that when the Hillside improvement was undertaken, it was imperative that an entrance to our parking lot and Emergency Room be maintained at all times. He then asked how the Hillside improvement costs would be handled and Mr. Wulz stated that on an improvement of this nature, 50% would come from the City at large and 50% would be assessed to property owners on both sides of the street. This assessment would break down depending on the zoning of property along Hillside.

Mr. House then provided a plot of our Hillside parking lot and there was some discussion about how parking could be handled on this lot in the future if 20' were taken off for Hillside widening and improvement. It would appear that Wesley will at least lose one complete row of cars at the west edge of the lot, possibly numbering as many as 33 and this would no doubt also affect the configuration of the second deck and the number of cars that could be parked on that level.

Mr. Wulz then indicated that it would be necessary for the City to decide if the sewer and the street could be handled at the same time; this would be preferable but there would possibly be some problems budget-wise. He went on to indicate that it might be possible for the City to waive the setback requirement for the second parking deck. This would allow Wesley to cantilever this deck out over the sidewalk. However, this would pose real problems from the standpoint of site clearance at the corner of the traffic intersection at Hillside and Central and the design would need to be worked out carefully.

The City representatives went on to indicate that they felt one-way traffic could be maintained to our emergency drive and parking lot entrance as a part of the Hillside improvement. It would, however, be impossible to maintain access to the physicians lot (from which 20' - or one row of parking will be lost on the west edge). Mr. House stated that if the privately-held properties at the corner of Pine and Hillside were condemned as a part of the Hillside improvement, physicians could get access to parking through that area from Pine. The City indicated that the widening of Hillside would probably take approximately three months duration. Mr. Wulz stated that he would like to reschedule the Hillside project in the City capital improvements for 1969, however, he did not know at this time if this could be done. The City could, however, handle the sewer this year and would do so since it would be necessary to connect the Extended Care Facility. The sewer could be installed on a temporary patchback basis and this would disrupt some traffic and parking for a very short time. It was agreed it would not be necessary

for the City to run a sewer at this time to the Tower location; this could be handled later. Mr. Stewart asked how soon condemnation procedures could proceed and Mr. Wulz stated that the City could begin condemnation procedures on the privately held property at the corner of Pine and Hillside immediately, once a written request is received from the hospital for this action to begin.

At this point, there was some discussion about Wesley's acquisition of the Park Board property to the east of our facility in the location of the proposed new Tower. Mr. House pointed out on the plot plan the advantage to the hospital and the City of re-routing the creek running through both Park Board and Wesley property and of rebuilding the bridge which would require much less tubing; this would appear to be advantageous, to the City, the Park Board and to the Medical Center. Mr. Wulz stated that the City will go along with the development of this project on Park Board recommendations as long as Public Works and Flood Control can be satisfied. He asked members of his staff to work up Flood Control data in regard to Wesley's request for the re-routing of the creek.

#### SUMMARY

To sum up, Mr. Wulz indicated:

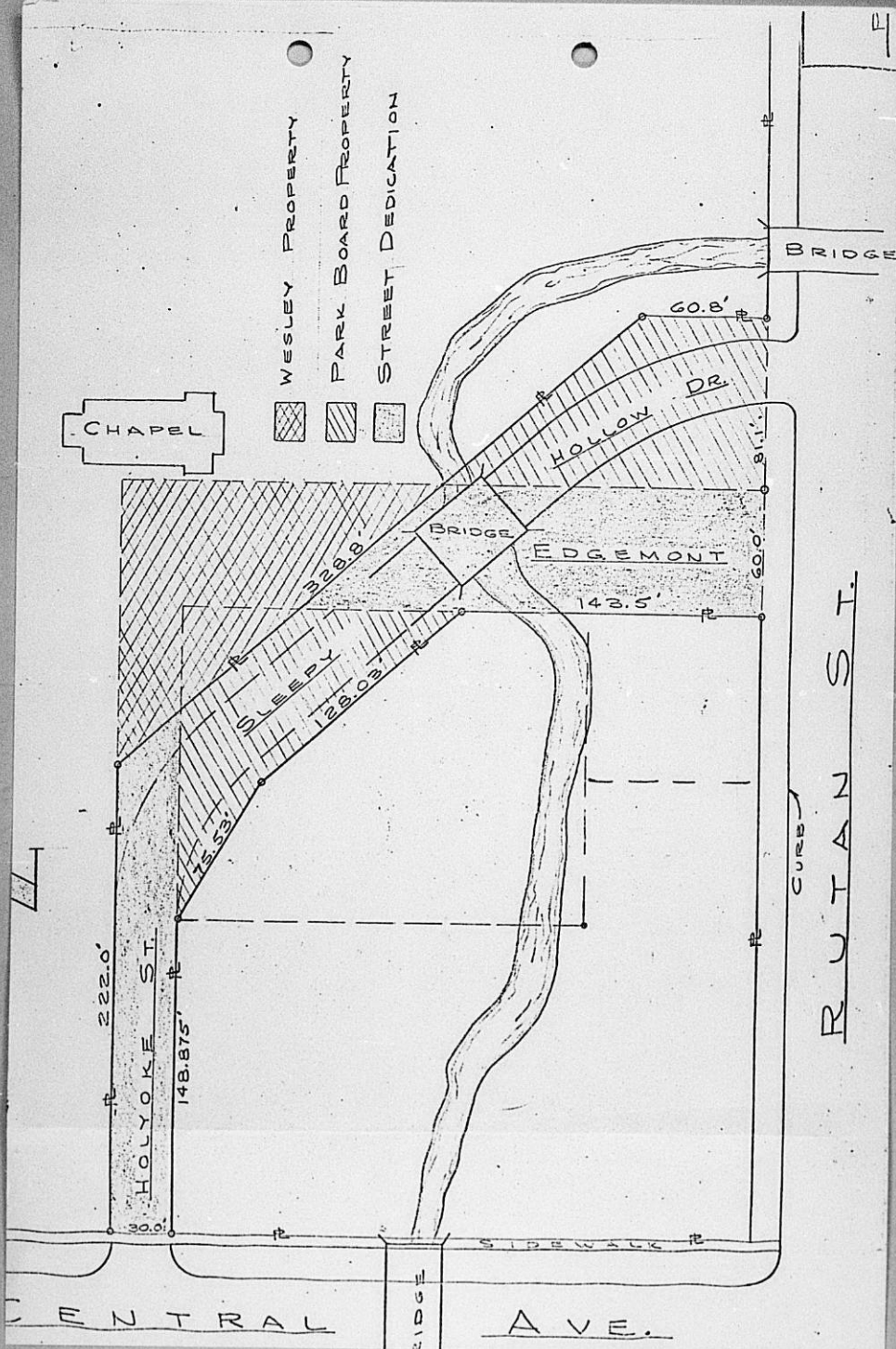
- (1) The City would very shortly initiate sewer construction down Third Street to the canal and to the southwest corner of Hillside, and would plan on installing a sewer adjacent to Hillside up to the Extended Care Facility connection later this fall.
- (2) Right-of-way determinations would be studied on Hillside from the standpoint of working with us in the construction of a second level parking deck.
- (3) Mr. Wulz indicated that Mr. Stewart should be in contact with City Attorney, John Decker, on the matter of the acquisition of right-of-way from the standpoint of both the sewer and the Hillside improvements.
- (4) He also reiterated that upon written request from the Medical Center, the City would proceed in condemnation procedures for the privately-held properties at the corner of Hillside and Pine.

There was a general expression of appreciation to members of the City by the Wesley Staff and the meeting adjourned. Mr. Cox, Mr. Bruggeman, and members of the Wesley Staff went out to make a site inspection of the Park Board property under consideration.

A. B. Davis, Jr., Acting Secretary

Attachments: (1) Plot Plan - Park Board and City Property need by Wesley  
(2) Agenda

Copies: City of Wichita - Mr. Wulz (10)  
Board of Trustees - Wesley (33)  
Wesley Staff (10)





DISCUSSION AGENDA

Officials of Wesley Medical Center and City of Wichita  
Wednesday - January 24, 1968 - 3:00 p.m.

1. Broad Over-view - Wesley to Date

- a) Present site review
- b) Work in progress

2. Projects in Progress - Programmed - Or in Planning Stages

- a) Extended Care Facility - (Completion 1/1/69)
- b) Energy Center - (Completion 1/1/69)
- c) Radiology Expansion - 3 Stages
  - Phase I - (Completion 7/1/68)
  - Phase II - (Completion 7/1/69)
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- d) 2nd Deck - Present Visitor Parking - (Plan to add 160-175 cars by 6/1/68)
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- g) Zoning - BB - Our properties - 3200 Block Murdock
- h) Permanent Employee and Future Visitor Parking
  - (1) First 3 levels of eventual 8 level parking garage
    - Phase I - 600 cars - 200 on each of 3 levels - (Begin 3/1/69)
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- j) Future Site Considerations
  - (1) East Orientation of Hospital

3. Sewer and Utility Considerations

- a) Short term
- b) Long term

4. Traffic Considerations

- a) Widening of Hillside
- b) Hillside and Central Improvement
- c) Possible Future Street Closings
- d) On Street Parking

5. Park Department Land - Need for Site of 2-e above - (To begin construction by June, 1969)

6. Rutan Street Improvements - Flood Control - Tubing of the Ditch

7. Other

# WESLEY MEDICAL CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67214

January 4, 1968



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

Ref: Wesley Medical Center  
- Miscellaneous Matters

Dear Mr. Wulz:

I wrote Mr. Ray Bruggeman on December 18, 1967 responding to some discussions which we had had concerning the City's plans for the improvement of Hillside.

Planning here at the Wesley Medical Center is currently being markedly accelerated, with the over-two-hundred bed hospital building now under construction and the power plant slated to be under construction in April, with completion of this nearly \$4 million program and occupancy by January 1, 1969. — — — ?

We announced last week privately to our Medical Staff that consideration is also being given to the development of the entire block to the north of our main hospital plant -- the block bounded by Hillside, Murdock, Rutan and Pine Streets -- in a massive parking and medical arts complex encompassing additionally a substantial number of physicians' offices, multi-level parking, and provision for the development of additional physicians' offices which might well total between 60 and 100 doctors' offices eventually.

It has also been determined that construction will go forth much more rapidly on the much larger development program on the east of our present campus, which encompasses two base levels of a very large hospital for ancillary services and the first seven levels of an eventual 15 to 17-level Tower Building. It is now believed that it is entirely possible for construction of both the parking and office facility to the north and the major hospital construction to the east to get under way about the middle of 1969.

We have previously discussed with representatives of your various departments and with you, some of the matters out here of concern to the City, to the neighborhood, and to us, including parking,

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


Mr. Ralph Wulz  
January 4, 1968  
Page -2-

traffic flow, improvement of Hillside, sewer considerations, and the possibility of the eventual closing of certain streets.

We believe now that it would be most desirable that a meeting be scheduled with you and such departments as you might designate to review our accelerated planning, in order that we may work together cooperatively toward the accomplishment of goals which are of mutual interest both to the City of Wichita and to the Wesley Medical Center.

I suspect that the current construction program at Wesley Medical Center is the largest in Sedgewick County under way. Coupled with the two additional programs I mentioned above, certainly the construction efforts here over the next three or four years will be among the greatest in this area. I would like to suggest that we meet with you and appropriate members of your staff for approximately two hours some afternoon the last two weeks in January. Friday afternoon, January 19; Tuesday afternoon, January 23; Wednesday January 24 or Thursday, January 25, are dates we wish to suggest for your consideration for such an in-depth meeting.

Very truly yours,



Roy C. House  
Executive Vice President  
and Administrator

RCH:ab

cc: Fred F. Berry, Jr., President (1)  
Board of Trustees (33)  
Wesley Medical Center  
  
Wichita City Commission (5)

DISCUSSION AGENDA

Officials of Wesley Medical Center and City of Wichita  
Wednesday - January 24, 1968 - 3:00 p.m.

1. Broad Over-view - Wesley to Date
  - a) Present site review
  - b) Work in progress
2. Projects in Progress - Programmed - Or in Planning Stages
  - a) Extended Care Facility - (Completion 1/1/69)
  - b) Energy Center - (Completion 1/1/69)
  - c) Radiology Expansion - 3 Stages
    - Phase I - (Completion 7/1/68)
    - Phase II - (Completion 7/1/69)
    - Phase III - (Completion 8/1/71 when the East Tower is developed through 7 levels)
  - d) 2nd Deck - Present Visitor Parking - (Plan to add 160-175 cars by 6/1/68)
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  - f) Phase II - Additional floors through maximum 17 levels - (Through 1/1/1980)
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      - Phase III - 400 more on 2 more levels - (Between 1971-1980)
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- a) Short term
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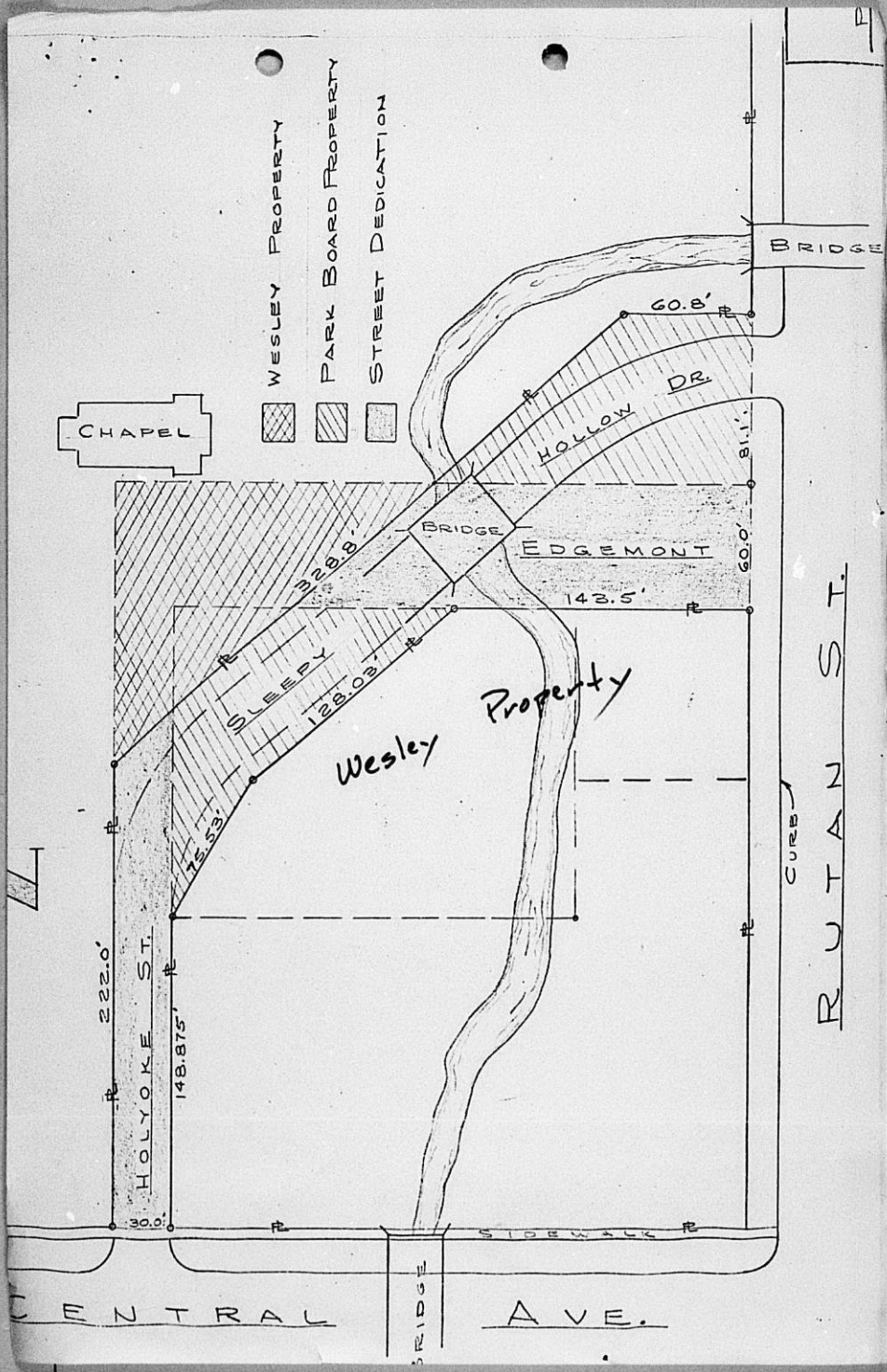
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- a) Widening of Hillside
- b) Hillside and Central Improvement
- ✓ c) Possible Future Street Closings
- d) On Street Parking

✓ 5. Park Department Land - Need for Site of 2-e above - (To begin construction by June, 1969)

✓ 6. Rutan Street Improvements - Flood Control - Tubing of the Ditch

7. Other



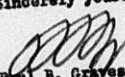
August 5, 1966

Mr. Phillip A. Little  
Building Manager  
College Hill Tower  
Suite 119  
3333 East Central  
Wichita, Kansas

Dear Mr. Little:

This is to confirm our telephone conversation as of this date regarding the planned meeting for 1:30 p.m. Wednesday, August 10, in the Planning Commission Meeting Room, which is located on the fourth floor of the City Building Annex, at which time we will discuss further the proposed improvement of North Hillside and East Central within the vicinity of your property.

Sincerely yours,

  
Paul B. Graves  
City Traffic Engineer

FEG:eb

cc: Ralph Wuls, Director of Public Works  
Dick Linn, Chief Construction Engineer  
M. S. Mitchell, Asst. Supt., Public Works Maint.  
C. Bickley Foster, Director of Planning



# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
TRAFFIC ENGINEERING DIVISION  
AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN — WICHITA, KAN. 67202

August 5, 1966

Mr. Roy C. House  
Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas

Dear Mr. House:

This is to confirm our telephone conversation as of this date regarding the planned meeting for 1:30 p.m. Wednesday, August 10, in the Planning Commission Meeting Room, which is located on the Fourth Floor of the City Building Annex at which time we will discuss further the proposed improvement of North Hillside and East Central within the vicinity of your property.

Sincerely yours,

Paul B. Graves  
City Traffic Engineer

FBC:cb

cc: Ralph Wulz, Director of Public Works  
Dick Linn, Chief Construction Engineer  
M. S. Mitchell, Asst. Supt., Public Works Maint.  
C. Bickley Foster, Director of Planning



ALL-AMERICA CITY

*File*

July 25, 1966

*Weed 230*

Mr. Roy C. House  
Administrator  
Wesley Medical Center  
550 North Hillside  
Wichita, Kansas



Dear Mr. House:

This is to confirm our recent telephone conversation wherein we discussed the proposed construction project on Hillside and Central Avenues as they are related to Wesley Hospital. I am enclosing a copy of preliminary plans as they are related to the proposed construction of medials, left turn channelization, right turn provisions, and on these plans are indicated various points where additional right-of-way will be required so that construction can be completed. The portion that effects Wesley Hospital is on the east side of Hillside north of Central and is an area approximately 10 feet in width and extends up to a point south of the first drive from Hillside into your off-street parking facility. You will further notice on our sktch that only a loss of 15 off-street parking spaces is incurred in the taking of this right-of-way.

The purpose of my initial contact with your office was to advise you of the above mentioned general street construction requirements and to set up an appointment with you and members of your staff so that the matter can be discussed in greater detail. As you suggested, Thursday, August 4, 1966, at 2:30 P.M. is an agreeable time for the various staff members of the City and your office to meet to discuss this matter. It is understood that this discussion will be held in your office. I am sending copies of this letter to Mr. C. Bickley Foster, Director of Planning; Mr. Ralph Wulz, Director of Public Works, and Mr. Dick Linn, Design Chief Engineer of the City staff so that they will be advised of the meeting, and they, of course, have been invited to attend. If you wish additional representation from the City, please advise and I will extend the invitation.

Mr. Roy C. House

-2-

July 25, 1966

You will recall that we also discussed parking problems that are within the vicinity of the hospital, and, of course, the parking problems include both on-street and off-street situations. Recently this division received a petition signed by a large number of residents living in the area east and north of the hospital grounds requesting that the City take further steps to restrict on-street parking in the neighborhood so that some limited parking would be available to the residents. I am sure that this is a matter of concern to you and the hospital and that this is a matter for additional discussion. It is contemplated at this time that the report on parking conditions on the street system as indicated above will be made to the Wichita Traffic Commission at its meeting of September 21, 1966. Therefore, there is plenty of time for discussions on this matter prior to the hearing by the Traffic Commission.

If you desire additional information or wish to discuss the matters contained herein further, prior to our meeting on August 4, please contact the undersigned at your convenience.

Sincerely yours,



Paul B. Graves  
City Traffic Engineer

PBG;jh

Enclosure

cc: C. Bickley Foster, Director of Planning  
Ralph Wulz, Director of Public Works  
Dick Linn, Design Chief Engineer

Wesley -

8-13-68

Wesley Admin staff + 15+ City staff.

House - Ltr of 7-24 a response ltr & not intended  
to be a final position.

P1-1 Sewer (main) nearby to let Sept 1.

" Other - House - go SA. Smith - need petitions,

P2-1 Requests to keep from taking Six Stations. Make transition  
of lane alignment come from both N & S. This means  
an angled R/W on Wesley at ~~the~~ S. end of Hillside.

P5, 16 Leave Holyoke & enter into agreement with mail/liability  
for that part of Holyoke left as a part of Public R/W.

1. Hillside - no contour - no +25'; RW bench  
on channel w/ split w/ curbs +10' parking +15' on E for parking
2. Parkland - OK -

3. <sup>Reverts Control instrument</sup>  
Drainage - Cont to Wexley; return easement.  
C/W/ Patten Bridge (Concern RW - City GO) ] at
4. Sewer:
  - ① K-W sought by Wexley in trail for  
abandonment to be built by Wexley.
  - ② Clean petition for RW + Cont.
5. Patten -  
OK for 40-44' slab - Written ltr or agreement.
6. Holly oak - Cut de-surf or acquire location  
all the way to Central.  
C/W/ adjoin RW  
from Central

Central + Patten: will not handle any volume.

*C. Bickley Foster, Planning*

# 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:

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"

*over 100  
addn back  
late 71, 12  
+ planning  
should submit  
to committee 200  
last file*

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.

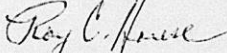
We request now a meeting early in August for a review of our proposals.

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 D. 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

DISCUSSION AGENDA

*Room 224 (School of Nursing)*

Officials of Wesley Medical Center and City of Wichita  
Wednesday - January 24, 1968 - 3:00 p.m.

1. Broad Over-view - Wesley to Date

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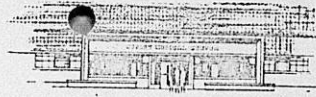
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6. Rutan Street Improvements - Flood Control - Tubing of the Ditch

7. Other

**WESLEY  
MEDICAL  
CENTER**

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



August 6, 1968

ROUTING:	
<input type="checkbox"/> REM	_____
<input checked="" type="checkbox"/> RW	<i>RW</i>
AUG 7 1968	
<input checked="" type="checkbox"/> RGE	<i>g2</i>
<input checked="" type="checkbox"/> File	<i>1</i>

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

Re: Wesley Medical Center

Dear Mr. Wulz:

This will confirm that we will be expecting representatives of the Wichita City Staff here Wednesday afternoon, August 14, from 3:00 to 5:00 p.m. for further consideration of the areas of mutual interest and concern between the City of Wichita and the Wesley Medical Center.

Unless you wish for me to make contact with members of the City Staff, I will depend upon you to follow through with notification of those who should be participating.

Very truly yours,

*Roy*  
Roy C. House  
Executive Vice President  
and Administrator

RCH:cn

"YOUR NEED IS OUR CONCERN..WE CARE"



8-201  
CLARK REUSON

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:

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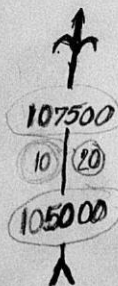
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MICROFILMED  
FROM THE BEST  
AVAILABLE COPY

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 street 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 Line north on Hillside from Central) This proposal should be 100 FT. 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. **YES!**  
  
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



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RE. "5"

Mr. Ralph Wultz  
July 24, 1968  
Page -3-

★ - THE FUNCTIONS OF THE STREET NORTH OF CENTRAL ARE CONSIDERABLY DIFFERENT FROM THAT WHICH EXISTS AT THE INTERSECTION.

intersection by the introduction of signals and painting of lanes. **INTERIM PLAN WILL BE IMPLEMENTED IN THE VERY NEAR FUTURE**

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'. "FORM FOLLOWS FUNCTION" **NO!**
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. **NO!**
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. **NO! CAN NOT BE DONE**

RE. "4"

GEN. THINKING: AFTER WESLEY DIMINISHES THEIR NEED TO UTILIZE IMMEDIATE FRONTAGE OF HILLSIDE FOR VEHICULAR PURPOSES AND AS A TRAFFIC GENERATOR THEN, AND ONLY THEN, SHOULD THE PUBLIC BE ALLOWED TO USE THE AREA FOR SOLUTIONS TO TRAFFIC PROBLEMS IN THE AREA.

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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. **YES**
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. **HOW WILL THE ONE-WAY OPERATION RELATE TO**
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 heading 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.  
**CONTINGENTLY ← WHY MAKE A CONTINGENT DEDICATION?**
11. Wesley will 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.  
**CONTINGENTLY ← WHY MAKE A CONTINGENT DEDICATION?**
12. Wesley will also 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. **PROBABLY CAN NOT BUILD IN 10' DON'T MAKE CONTINGENTLY**
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 "pole-shape" piece of property extending north about 270' or so to our present visitors' parking lot entrance, and eliminating only about 15 of our present visitor parking, or about 15 spaces of visitors' parking. **COMPUTE PARKING LOSS**

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:

10

FOR KNOWLEDGE THAT  
SUCH ACTION WOULD BE  
TAKEN.

- 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!)

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- 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. BASED UPON TRENDS IT DOES NOT APPEAR THAT RUTAN WILL HAVE THE FLEXIBILITY NEEDED FOR FURTHER GROWTH. OK!
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. OK!
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. OK!
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. WESLEY PAYS  
→ RUTAN TO CENTRAL BOX

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

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

60958

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,

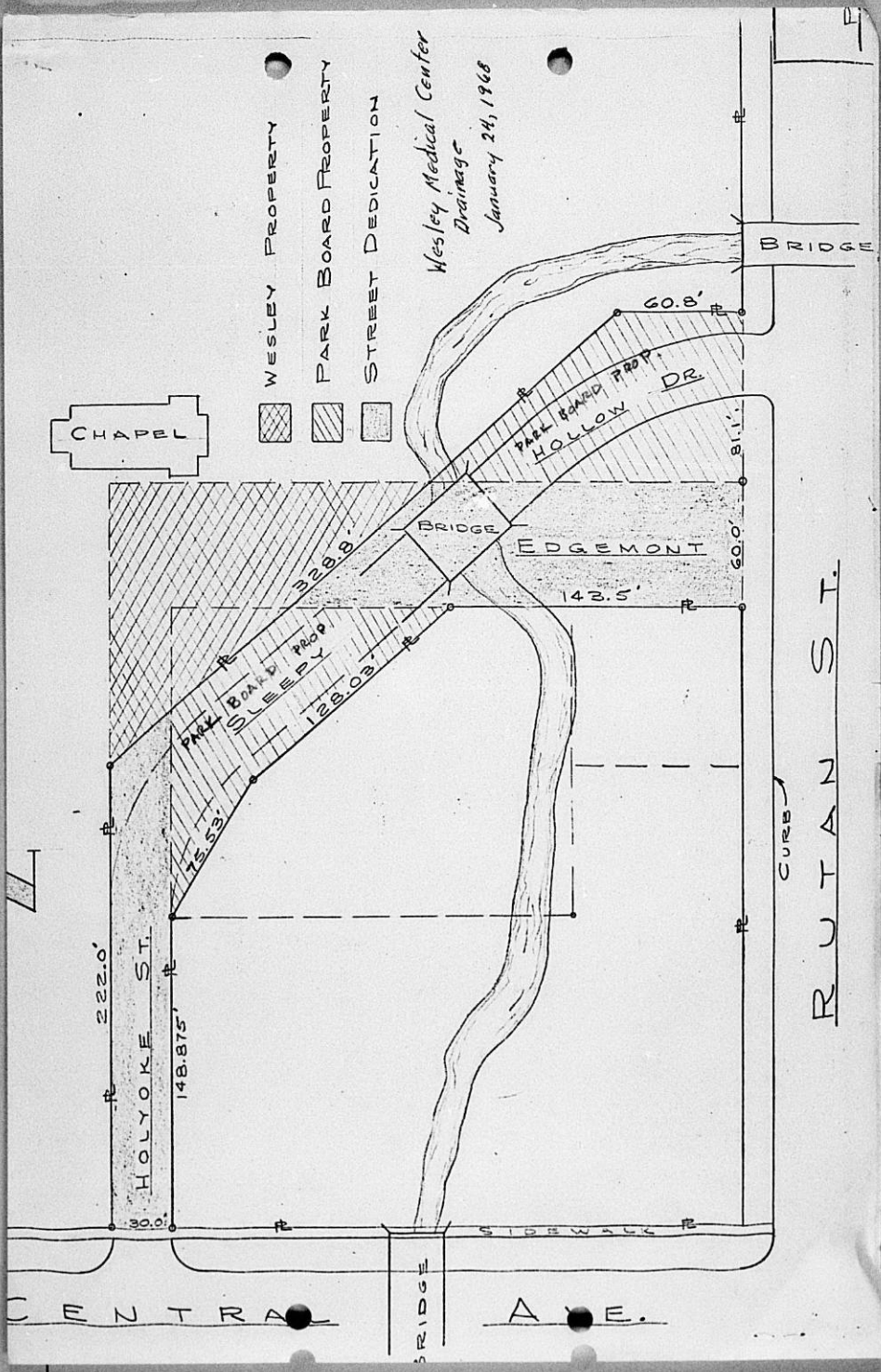
*Roy C. House*  
Roy C. House  
Executive Vice President  
and Administrator

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

- (1) HILLSIDE R/W
- (2) DRAINAGE
- (3) PARKS
- (4) SEWER
- (5) RUTAN P/W

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# WESLEY MEDICAL CENTER



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

March 5, 1968

Robert A. Lakin  
Assistant Planning Director  
Metropolitan Area Planning Department  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

Dear Mr. Lakin:

Thank you for your letter of March 4, 1968. The concern to which you refer with respect to the possible re-routing of Rutan Street and the orientation of the hospital eventually toward Rucan are noted. Actually, our planning does not involve substantially at this time the possible routing of Rutan eastward and then around the outer perimeter of hospital owned properties, but we did understand that this was suggested by one of the City Staff as one of the many possibilities and we thought it worthy of reference. I think we would all agree that although the hospital is also concerned about the preservation of the Sleeply Hollow area, that this should not necessarily be completely at the expense of the hospital and we certainly would want to have substantial discussions about these many ramifications subsequently.

With respect to the multi-story parking lot development at Hillside and Central I believe some of the urgency on this matter is now removed, assuming that we will be successful in our application for the rezoning of the balance of the properties owned by the hospital in the 3200 block of East Murdock. Rezoning applications have either been submitted or are in the process of submission for the rezoning of the nine properties we own there so that these can be converted quite quickly into temporary parking, pending the finalization of permanent planning for the block bounded on the north by 3200 Murdock and on the south by 3200 block of Pine Street.

The hospital certainly needs to know as part of its total planning just how much of Hillside is to be taken by the City on the east side of Hillside north of Central. I have heard both the figures of 20' and 30' used, and it would be helpful if we knew exactly the amount of land that the City is planning to take from us and also from the block north of Pine Street as Hillside is widened. Is the hospital definitely

"YOUR NEED IS OUR CONCERN..WE CARE"

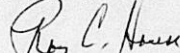
Robert A. Lakin  
March 5, 1968  
Page -2-

going to lose 20' from our presently owned properties, and will 30' be taken from the properties just to the north of us?

I might indicate that there is accelerated interest now in total planning of the block immediately to the north of us, a portion of which is still owned by Dr. Kiser and the majority of which is owned by the Wesley Medical Center. This is the 3200 block bounded on the north by Murdock and on the south by Pine Street. Wesley Medical Center has a definite interest in the development of a Medical Arts Facility in this block, and I think that we had previously indicated to you our interest in the development of a parking facility on a multi-level basis which would eventually accommodate over 1,000 cars.

Thank you very much for your letter and we will look forward to meeting with you and other appropriate planning officials just a little further along, but probably we should meet by the latter part of April.

Very truly yours,



Roy C. House  
Executive Vice President  
and Administrator

RCH:cn

cc: Ralph Wulz, Assistant City Manager  
R. W. Bruggeman, Director of Public Works  
B. Smith, City Engineer  
Paul Graves, Traffic Engineer  
Robert Harris, Architect  
Kenneth Stewart, Hospital Counsel

DISCUSSION AGENDA

Officials of Wesley Medical Center and City of Wichita  
Wednesday - January 24, 1968 - 3:00 p.m.

1. Broad Over-view - Wesley to Date

- a) Present site review
- b) Work in progress

2. Projects in Progress - Programmed - Or in Planning Stages

- a) Extended Care Facility - (Completion 1/1/69)
- b) Energy Center - (Completion 1/1/69)
- c) Radiology Expansion - 3 Stages
  - Phase I - (Completion 7/1/68)
  - Phase II - (Completion 7/1/69)
  - Phase III - (Completion 8/1/71 when the East Tower is developed through 7 levels)
- d) 2nd Deck - Present Visitor Parking - (Plan to add 160-175 cars by 6/1/68)
- e) Phase I-a - A 2 level Base and 5 patient floors - East Tower - (Scheduled completion by 8/1/71)
- f) Phase II - Additional floors through maximum 17 levels - (Through 1/1/1980)
- g) Zoning - BB - Our properties - 3200 Block Murdock
- h) Permanent Employee and Future Visitor Parking
  - (1) First 3 levels of eventual 8 level parking garage
    - Phase I - 600 cars - 200 on each of 3 levels - (Begin 3/1/69)
    - Phase II - 600 more on 3 more levels - (By 8/1/71)
    - Phase III - 400 more on 2 more levels - (Between 1971-1980)
- i) Medical Arts Office Building
  - Phase I - 10 to 30 physicians - (Begin 1/1/70 - Occupy 1/1/71)
  - Phase II - 10 to 30 more - (After 1971)
  - Phase III - 10 to 30 more - (After 1973)
- j) Future Site Considerations
  - (1) East Orientation of Hospital

3. Sewer and Utility Considerations

- a) Short term
- b) Long term

SEWER (#275,000) SHOULD BE BUILT  
IN THE SUMMER OF 1968, 100% G.O. (INTERCEPT SEWER) [ONLY TO SOUTHWEST  
CORNER OF WHEEL]

4. Traffic Considerations

- a) Widening of Hillside
- b) Hillside and Central Improvement
- c) Possible Future Street Closings
- d) On Street Parking

5. Park Department Land - Need for Site of 2-e above - (To begin construction by June, 1969)

6. Rutan Street Improvements - Flood Control - Tubing of the Ditch

7. Other

# WESLEY MEDICAL CENTER

550 N. HILLSIDE • WICHITA, KANSAS 67202

January 4, 1968



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

Ref: Wesley Medical Center  
- Miscellaneous Matters

Dear Mr. Wulz:

I wrote Mr. Ray Bruggeman on December 18, 1967 responding to some discussions which we had had concerning the City's plans for the improvement of Hillside.

Planning here at the Wesley Medical Center is currently being markedly accelerated, with the over-two-hundred bed hospital building now under construction and the power plant slated to be under construction in April, with completion of this nearly \$4 million program and occupancy by January 1, 1969. — — ?

We announced last week privately to our Medical Staff that consideration is also being given to the development of the entire block to the north of our main hospital plant -- the block bounded by Hillside, Murdock, Rutan and Pine Streets -- in a massive parking and medical arts complex encompassing additionally a substantial number of physicians' offices, multi-level parking, and provision for the development of additional physicians' offices which might well total between 60 and 100 doctors' offices eventually.

It has also been determined that construction will go forth much more rapidly on the much larger development program on the east of our present campus, which encompasses two base levels of a very large hospital for ancillary services and the first seven levels of an eventual 15 to 17-level Tower Building. It is now believed that it is entirely possible for construction of both the parking and office facility to the north and the major hospital construction to the east to get under way about the middle of 1969.

We have previously discussed with representatives of your various departments and with you, some of the matters out here of concern to the City, to the neighborhood, and to us, including parking,

"YOUR NEED IS OUR CONCERN, WE CARE"

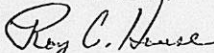
Mr. Ralph Wulz  
January 4, 1968  
Page -2-

traffic flow, improvement of Hillside, sewer considerations, and the possibility of the eventual closing of certain streets.

We believe now that it would be most desirable that a meeting be scheduled with you and such departments as you might designate to review our accelerated planning, in order that we may work together cooperatively toward the accomplishment of goals which are of mutual interest both to the City of Wichita and to the Wesley Medical Center.

I suspect that the current construction program at Wesley Medical Center is the largest in Sedgewick County under way. Coupled with the two additional programs I mentioned above, certainly the construction efforts here over the next three or four years will be among the greatest in this area. I would like to suggest that we meet with you and appropriate members of your staff for approximately two hours some afternoon the last two weeks in January. Friday afternoon, January 19; Tuesday afternoon, January 23; Wednesday January 24 or Thursday, January 25, are dates we wish to suggest for your consideration for such an in-depth meeting.

Very truly yours,



Roy C. House  
Executive Vice President  
and Administrator

RCH:ab

cc: Fred F. Berry, Jr., President (1)  
Board of Trustees (33)  
Wesley Medical Center

Wichita City Commission (5)

WICHITA-SEDGWICK COUNTY

DATE  
August 10, 1966

**METROPOLITAN AREA PLANNING DEPARTMENT**

**TO** The Files  
**FROM** H. Duane Bock, Planner III  
**SUBJECT** Meeting with Wesley Hospital officials about Intersection  
of Central and Hillside

Paul Graves, City Traffic Engineer, opened the meeting by stating that the individuals were gathered to discuss the problems related to the proposed modification to the intersection of Central and Hillside. The following agencies and interests were represented:

- (a) Acting City Manager, City of Wichita
- (b) Department of Engineering, City of Wichita
- (c) Department of Traffic Engineering, City of Wichita
- (d) Wichita-Sedgwick County Metropolitan Area Planning Department
- (e) Wesley Hospital Administrator and various other staff
- (f) Wesley Hospital architect, Mr. Robert B. Harris of Thomas, Harris & Ash, Architects
- (g) College Hill Tower Manager, Mr. Phillip A. Little

For the purposes of clarifying the problems which would be incurred to the Hospital through the modification of the Hillside-Central intersection, Wesley officials brought an outdated model of proposed facilities. With the aid of the scale model they pointed out the areas which would or would not be built as indicated on the model. They stated that buildings would be placed on the property now owned by the Hospital and that the bulk of future visitor parking would be accessible from Rutan Street. It was implied at this time that Rutan Street would become the major access route from Central Avenue to the future Hospital facilities.

Although no plans indicating the intent of the Hospital were displayed, it was the feeling of the Hospital Staff and Architect that the City should plan for the intended expansion of the Hospital. In addition, it was the feeling of the Hospital staff that traffic volume increase could be anticipated on Rutan north of Central and that the City should plan on street improvements (signalization) at the intersection of Rutan and Central by late 1969 or early 1970.

The Files  
Page 2  
August 10, 1966

It was also pointed out by the year of 1970 sanitary sewer facilities and storm water drainage problems associated with Wesley Hospital expansion should be worked out.

At the close of the meeting it was decided that:

- (a) Intersection modifications would be limited to Central Avenue
- (b) Hillside modifications should be postponed two or three years until Wesley Hospital can provide for the parking spaces which will ultimately be lost due to the construction
- (c) Sewage and drainage problems would be worked out in greater detail to facilitate the timing of private and public projects.

Note: No real plan was presented to the City Staff by either the Hospital or the College Hill Tower Manager.

HDB:kkq

**THE CITY OF WICHITA**

OFFICE OF CITY TRAFFIC ENGINEER

DATE August 5, 1966

TO Ralph Wuls, Director of Public Works  
FROM Paul B. Graves, City Traffic Engineer

SUBJECT Report on Meeting with  
Wesley Hospital Officials  
Regarding Capital Improvement  
Project at Central and Hillside

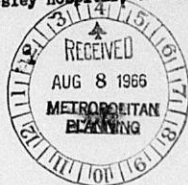
On Wednesday afternoon, August 3, 1966, representatives of the Public Works Department and the Planning Department met with representatives of Wesley Hospital to discuss the above mentioned project.

The following named persons were at the meeting:

Phillip A. Little - Manager, College Hill Tower  
Ed Grapp - Management Systems Analyst, Wesley Hospital  
Robert B. Harris - Thomas, Harris & Ash, Architects  
Jim Blair - Wesley Hospital  
Robert J. O'Brien - Assistant Administrator, Wesley Hospital  
R. L. Davis, Jr. - Assistant Administrator, Wesley Hospital  
Sammel J. Eblen - Administrative Resident - Wesley Hospital  
Roy C. House - Executive Vice President & Administrator, Wesley Hospital  
William Hill - Director of Development, Wesley Hospital  
Dick Linn - Engineering Division, City of Wichita  
Duane Bock - Planning Department, City of Wichita  
Jack Galbraith - Planning Department, City of Wichita  
Paul Graves - Traffic Engineer, City of Wichita

All those in attendance at the meeting appeared to be in favor of the project at least none of those persons indicated that they desired to not have the project proceed. However, Mr. Roy C. House, Executive Vice President of Wesley Hospital did inquire as to whether or not the project could be postponed for a year or two so as to possibly match in timing some of the improvements proposed by Wesley Hospital. Also in attendance at the meeting, you will note, was Mr. Phillip A. Little, Building Manager of the College Hill Tower located at 3333 East Central, which is, of course, on the south side of Central directly opposite the Wesley Hospital property.

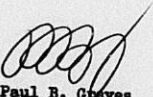
At the termination of the meeting it was expressed that Wesley Hospital and the College Hill Tower representatives desired to have another discussion meeting on this same subject so that the City, hospital authorities, and the College Hill Tower people could discuss related problems, such as planned improvements of the Wesley Hospital, shortage of off street parking as related to both College Hill Tower and Wesley Hospital, the necessary



Ralph Wulz, Director of Public Works  
August 5, 1966  
Page Two

zoning changes that would be required for the hospital to proceed with some of their future plans, and both the hospital and the College Hill Tower indicated that they would desire more detailed information that might be available as to how additional off street parking could be obtained in the area by use of the recently adopted policy of the City Commission, such as the current project that is being contemplated south of Harry Street and west of St. Francis.

It is suggested that a meeting be scheduled for Wednesday afternoon, August 10<sup>th</sup> at 1:30 p.m. in the Planning Commission Meeting Room so that further discussion can proceed and the necessary planning be consummated for the Central-Hillside project.

  
Paul B. Graves  
City Traffic Engineer

FEG:rob

cc: C. Bickley Foster, Director of Planning  
Duane Book, Planning Department ✓  
Jack Galbraith, Planning Department  
Dick Linn, Chief Construction Engineer

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

WESLEY MEDICAL CENTER ADDITION was

filed for record on August 13, 1969  
Drawer PQ 8-18  
8-13-69  
rn

*John Hale*

Register Of Deeds

T9-328

PLAT NO. S/D 64-17 MAP NO. \_\_\_\_\_

NAME WEST MILLBROOK ADDITION

LOCATION W OF MAIZE ROAD AND S OF MAPLE

ENGINEER K.O. TAYLOR

OWNER DOLAN WELSH

APPLICATION FILED 4-21-64

SKETCH PLAT FILED 4-21-64

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

S/D ACTION 4-30-64 App. for prelim.

FINAL FILED 6-8-64

S/D ACTION 6-25-64 Approve

MAPC ACTION 7-2-64 Approve

BCC ACTION 7-14-64 Approved 2-1

RECORDED 7-24-64

REMARKS \_\_\_\_\_

Closed 7-14-64

S/D 64-17 - WEST MILLBROOK  
ADDITION - W OF MAIZE ROAD AND S  
OF MAPLE

*Passed*  
*4-23-64*

ACTION

	DATE
S/D COMMITTEE	<i>Approve Prelim 4-30-64</i>
	<i>Approve Final 6-25-64</i>
M.A.P.C.	<i>Approve 7-2-64</i>
B.C.C.# <del>64-17</del>	<i>Approved 7-14-64</i>
	<i>2-1</i>



WICHITA-SEDGWICK COUNTY

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Files DATE May 17, 1965  
FROM Robert A. Lakin, Assistant Planning Director *RAL*  
SUBJECT S/D 64-17 - West Millbrook Addition

On Friday, May 14, 1965, I met with Scottie Cronin, County Zoning Administrator, James Aiken and Howard Saiger of the Health Department, Dolan Welsh, plattor, James Schaefer, Attorney, and Ron Williamson of the Planning Department, on the subject of permit issuance for the West Millbrook Addition. In discussion, it was brought out that Dolan Welsh, plattor of West Millbrook Addition, has petitioned the Board of County Commissioners for the creation of an improvement district which would have the authority to provide sewer service for this Addition through the use of a lagoon system.

It was further pointed out that it was necessary in order to meet certain statutory requirements and State Board of Health requirements to have a certain number of existing residents within the addition before approval of the improvement district could be given. It was pointed out further that it was the general understanding that sewer service would be made available by other than septic tank facilities and it was on this assumption that the plat and zone Case SCZ-0169 were approved.

All parties in attendance were agreed that no additional building permits would be issued nor requested until such time as there was a guarantee that the sewer facilities would be provided. This would occur at the time the contract had been let by the improvement district for these facilities.

RAL:ber

cc: Scottie Cronin, County Zoning Administrator  
James Aiken, Health Department  
Dolan Welsh, 1409 North Sabin  
James Schaefer, 729 Beacon Building

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

WEST MILLBROOK \_\_\_\_\_ ADDITION WAS

FILED FOR RECORD ON July 24, 1964.

7-24-64  
jo

*Rufus E. Dearing*

REGISTER OF DEEDS

*Recorded*  
*7-27-64*  
*ANB*

City Manager's Report

Recommendation from the Metropolitan Area Planning Commission to  
BOARD OF CITY COMMISSIONERS  
for Subdivision Approval

S/D Number: **64-17** Name: **West Millbrook Addition**  
Application Filed: **4-21-64** Sketch Filed: **4-21-64**  
Preliminary Plat Filed: **5-14-64** Approved by S/D: **5-28-64**  
Final Plat Filed: **6-8-64** Approved by S/D: **6-25-64**  
Approved by Metropolitan Area Planning Commission: **7-2-64**

DESCRIPTION

General Location: **West of Maize Road and south of Maple**

Owner: **Dolan Welsh**  
Surveyor or Engineer: **K. O. Taylor**  
Address: **307½ Laura**

1. Gross Acreage of Plat	<u>21</u>	7. Lineal Feet of New Streets:	
2. Number of Lots:		(a) <u>50</u> R/W <u>2,085</u> ft.	
Residential	<u>61</u>	(b) <u>60</u> R/W <u>4,000</u> ft.	
Commercial		(c) <u>        </u> R/W <u>        </u> ft.	
Industrial		(d) <u>        </u> Total <u>6,085</u> ft.	
Other		8. Total Area of New Streets:	
Total	<u>61</u>	R/W <u>669,350</u> sq. ft.	
3. Average Lot Frontage	<u>90</u> ft.	9. Existing Zoning	<u>"R-1"</u>
4. Minimum Lot Frontage	<u>75</u> ft.	10. Lot Area Required by	
5. Average Lot Area	<u>14,000</u> sq.ft.	Zoning <u>15,000</u> sq. ft.	
6. Minimum Lot Area	<u>10,500</u> sq.ft.		

NOTE: An associate zone case, SCZ-0169 an application for "AA" zoning, has been approved by the County Commission.

Planning Commission Recommendation:

**ANDERSON** moved and **JENNINGS** seconded that the Planning Commission recommend to the City Commission that this plat be approved subject to being recorded within 30 days after approval by the City Commission.

Vote of Planning Commission: **Unanimous**

Respectfully submitted,

\_\_\_\_\_, Secretary

City Manager's Recommendation: Approve the plat as recommended by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

KENNETH O. TAYLOR,

*Consulting Engineer*

307½ Laura, Rm 203  
WICHITA 5, KANSAS

July 8, 1964

Wichita-Sedgwick County Metropolitan  
Area Planning Commission  
City Building Annex  
Wichita, Kansas

Gentlemen:

This is to certify that irons have been set at all  
block corners and changes of street alignment in  
West Millbrook Addition, Sedgwick County, Kansas.

*Kenneth O. Taylor*

Kenneth O. Taylor



SMITH, SHAY, FARMER & WETTA

ATTORNEYS AT LAW  
729 BEACON BUILDING

WICHITA, KANSAS 67202

PAUL V. SMITH  
DOUGLAS E. SHAY  
WILLIAM C. FARMER  
LEO R. WETTA  
JAMES R. SCHAEFER  
THOMAS A. WOOD

July 8, 1964

TELEPHONE  
AMHERST 7-5293  
AREA CODE 316

Wichita-Sedgwick County Metropolitan Area  
Planning Commission  
Wichita, Kansas

Re: West Millbrook Addition

Gentlemen:

This is to certify that we have examined an abstract of title covering the following described real estate, to-wit:

Part of the NW $\frac{1}{4}$  of Section 30, T27S, R1W of the 6th P.M., described as follows: Beginning at the NW corner of said NW $\frac{1}{4}$ ; thence east on the north line of said NW $\frac{1}{4}$ , 1615 feet; thence south parallel to the west line of said NW $\frac{1}{4}$ , 424.44 feet; thence southwesterly at an interior angle of 151° 15' 50", 339.6 feet; thence east at an exterior angle of 60° 12' 50", 53.94 feet; thence south parallel to said west line of said NW $\frac{1}{4}$ , 320 feet to a point 1595.3 feet north of the south line of said NW $\frac{1}{4}$ ; thence west parallel to the south line of said NW $\frac{1}{4}$ , 655 feet; thence north parallel to said west line of said NW $\frac{1}{4}$ , 130 feet; thence west parallel to said south line of said NW $\frac{1}{4}$ , 21.45 feet to the P.C. of a curve; thence northwesterly on a curve to the right having a radius of 262.52 feet and a deflection angle of 40° 38' 30", a distance of 186.21 to the P.T. of said curve; thence northwesterly on a tangent to said curve, 431.78 feet to the P.C. of a curve; thence westerly on a curve to the left



Wichita-Sedgwick County Metropolitan Area  
planning Commission  
July 8, 1964  
Page #2

having a radius of 208.37 feet and a deflection angle of  $39^{\circ} 35' 30''$ , a distance of 143.98 feet to the P.T. of said curve; thence west on a tangent to said curve, a distance of 195 feet to the west line of said NW $\frac{1}{4}$ ; thence north 520 feet to the point of beginning, except Lot 1, Block A and Lots 1 and 2, Block C, all in Milbrook Estates, Sedgwick County, Kansas.

From such examination, it is our opinion that title to said real estate is vested in

DOLAN H. WELSH and GLADYS A. WELSH,  
husband and wife, as joint tenants.


This property is subject to a mortgage to First Federal Savings and Loan Association of Wichita, dated April 30, 1964, recorded in Book 1494, page 155, in the office of the Register of Deeds.

Taxes for the year 1963 and prior years have been paid.

A portion of this property was originally platted as Milbrook Estates, but that addition, with the exception of the three lots excepted in the foregoing description, have recently been vacated.

Restrictive covenants applicable to Milbrook Estates were recorded in Miscellaneous Book 366, page 339, and amended in Miscellaneous Book 397, page 482, but these restrictions contain nothing which would affect the public's title to any of the right-of-ways dedicated on the proposed plat.

Very truly yours,

  
OF SMITH, SHAY, FARMER & WETTA

PVS:jn

July 2, 1964

Mr. K. O. Taylor  
307½ Laura, Room 203  
Wichita, Kansas

Subject: S/D 64-17 - Final Plat of  
West Millbrook Addition

Dear Mr. Taylor:

At its regular meeting on July 2, 1964, the Metropolitan Area Planning Commission considered the Final Plat of West Millbrook Addition and recommended that it be approved subject to:

1. Amending the access control along Maple Street to delete the access control indicated immediately north of the exception.
2. Indicating a 10' x 25' anchor easement in Lot 15, Block 3, as extended from the rear lot line common to Lots 17, 18, 19, 20 and 21.
3. Incorporating a street name "Valley Hi Drive" for the south extension of what is now Parkridge Road common to Blocks 6 and 7.
4. Providing all installations necessary for diverting the water which drains across Maple adjacent to Lots 2 and 3, Block 2, so that drainage can be carried west along the south line of Maple and south along the east line of Millbrook Road. Installation to meet County Engineer approval.
5. Deleting the 20-foot drainage easement between Lots 2 and 3, Block 2, and indicating a 10-foot utility easement between these lots.
6. Recording within 30 days after approval by the Board of City Commissioners.

Page 2

This plat will be forwarded to the Board of City Commissioners for their consideration as soon as the following requirements have been met.

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 have been paid.
5. Certification that the irons have been set as required by the Subdivision Rules and Regulations of the Metropolitan Area Planning Commission.

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

Sincerely yours,

Jack H. Galbraith  
Senior Planner

JHG:JWE:ibgs

cc: Dolan Welsh  
1409 Sabin  
Wichita, Kansas

T21-313



M. K. O. Taylor  
June 26, 1964

5. *OK* Deleting the 20 foot drainage easement between Lots 2 and 3, Block 2 and indicating a 10 foot utility easement between these lots.
6. Recording within 30 days after approval by the Board of City Commissioners.

The recommendation of the Subdivision Committee will now be forwarded to the Metropolitan Area Planning Commission for its consideration on July 2, 1964.

Please do not hesitate to call if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:DLH:an

cc: Dolan Welsh  
1409 North Sabin

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 64-17 NAME West Millbrook Addition  
DATE APPLICATION REC'D 4-21-64 PRELIMINARY APPROVAL 5-28-64

DESCRIPTION

GENERAL LOCATION West of Maize Road and south of Maple

OWNER Dolan Welsh  
SURVEYOR/ENGINEER K. O. Taylor  
ADDRESS 307 1/2 Laura

1. GROSS ACREAGE OF PLAT	<u>21</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A) <u>50</u> R/W <u>2085</u>	FT.
RESIDENTIAL	<u>61</u>	(B) <u>60</u> R/W <u>4000</u>	FT.
COMMERCIAL		(C) _____ R/W _____	FT.
INDUSTRIAL		(D) TOTAL <u>6085</u>	FT.
OTHER		8. TOTAL AREA OF NEW STREET	
TOTAL	<u>61</u>	R/W <u>669,350</u>	SQ.FT.
3. AVERAGE LOT FRONTAGE	<u>90</u> FT.	9. EXISTING ZONING	<u>R-1</u>
4. MINIMUM LOT FRONTAGE	<u>75</u> FT.	10. PROPOSED ZONING	<u>AA</u>
5. AVERAGE LOT AREA	<u>14,000</u> SQ.FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>10,500</u> SQ.FT.	ZONING <u>15,000</u>	SQ.FT.

Associate Zone Case SCZ-0169 - Associate Vacation Case V-0288

STAFF COMMENTS:

1. Access control on the exception at Cedar Crest and Maple cannot be granted on this plat due to separate ownership.
2. A 10 x 25 foot anchor easement should be provided as requested by the Subdivision Committee on Lot 14, Block 3 as extended from the easement lying at the rear of Lots 16 through 20.
3. Angles should be indicated at street right-of-way intersections with Maple Street.

SUBDIVISION COMMITTEE ACTION: \_\_\_\_\_ 6-25-64 (DATE)  
THE SUBDIVISION COMMITTEE RECOMMENDS:

M. A. P. C. ACTION: \_\_\_\_\_ (DATE)  
THE METROPOLITAN AREA PLANNING COMMISSION:

10/15  
4/20  
2085

June 2, 1964

Mr. K. O. Taylor  
307½ Laura, Room 203  
Wichita, Kansas

Subject: S/D 64-17 - West Millbrook  
Addition - Preliminary Plat

Dear Mr. Taylor:

At its regular meeting on May 28, 1964, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Preliminary Plat of West Millbrook Addition.

The Final Plat may be prepared subject to the following:

1. The requirements of the Subdivision Rules and Regulations for a Final Plat (see pages 4 & 5).
2. Providing the necessary 30 feet of half street right-of-way on the south portion of Lot 10, Block 10 for Taft Street and/or tying Taft through Block 10 and incorporating with Miles Hidden Lakes Estates.
3. Placing on the plat the minimum building elevation of 1320.5 feet.
4. Indicating on the plat the sizes of the drainage easements and providing a 6 or 8 foot utility easement in conjunction with same. It was also suggested that these drainage easements between Lots 6 and 7, Block 7 and Lots 2 and 3, Block 2 could better handle the water by placing underground pipes in them for drainage purposes.

K. O. Taylor  
June 2, 1964

8/15. Granting complete access control along the south side of Maple and the west side of Millbrook with the exception of designating streets for ingress and egress.

8/16. Changing the street names as follows:

Cardington Street to Kent Street  
Kent Street to Taft Street  
Kent Court to Taft Court  
Cedarcrest to Cedarcrest Road  
Milstead Avenue to Milstead Road  
Parkridge to Parkridge Road  
Welshire to Cardington Avenue  
Covington to Covington Avenue and  
Shefford to Shefford Avenue

8/17. Granting the following 10 foot utility easements between

- a) Lots 3 and 4, 6 and 7, Block 1
- b) Lot 1 and the exception in Block 2 from the south line of Maple extending south a distance of approximately 25 feet. The accurate length of this easement should be checked with Harold Davis of Kansas Gas & Electric.
- c) Lots 12 and 13, 17 and 18 and the following 10' x 25' anchor easement extensions: Between Lots 9' and 10, 4 and 7, 3 and 16; all in Block 3 as shown in red on the attached Engineer's copy.
- d) Lots 6 and 7, 12 and 13, Block 4
- e) Lots 1 and 2, 4 and 5, 11 and 12, 14 and 15, Block 5
- f) Lots 1 and 2, Block 6
- g) Lots 4 and 5, 8 and 9, Block 7
- h) Lots 2 and 3, 4 and 5, 7 and 8, 9 and 10, Block 8
- i) Lots 1 and 2, 9 and 10, Block 9
- j) Lots 5 and 6, 7 and 8, Block 10

Page 3

K. O. Taylor  
June 2, 1964

The attached "marked" copy of the Preliminary Plat is for your information and files.

Please do not hesitate to call if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:DLH:an  
Attachment

cc: Dolan Welsh  
1409 North Sabin

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE

S/D No. 64-17 NAME West Millbrook Addition  
DATE APPLICATION PRE'D 4-21-64 S/D COMMITTEE MEETING 5-28-64

DESCRIPTION

GENERAL LOCATION West of Maize Road and south of Maple

OWNER Dolan Welsh  
SURVEYOR/ENGINEER K. O. Taylor  
ADDRESS 307 1/2 Laura PHONE \_\_\_\_\_

1. GROSS ACREAGE OF PLAT	<u>49.2</u>	7. LINEAL FEET OF NEW STREETS:	
2. NUMBER OF LOTS:		(A)	<u>30</u> R/W <u>265</u> FT.
RESIDENTIAL	<u>111</u>	(B)	<u>50</u> R/W <u>2,600</u> FT.
COMMERCIAL		(C)	<u>60</u> R/W <u>8,000</u> FT.
INDUSTRIAL		(D)	TOTAL <u>10,865</u> FT.
OTHER		8. TOTAL AREA OF NEW STREET	
TOTAL	<u>111</u>	R/W	<u>617,950</u> approx. <u>89</u> FT.
3. AVERAGE LOT FRONTAGE	<u>90</u> FT.	9. EXISTING ZONING	<u>R-1</u>
4. MINIMUM LOT FRONTAGE	<u>75</u> FT.	10. PROPOSED ZONING	<u>AA</u>
5. AVERAGE LOT AREA	<u>14,000</u> sq. FT.	11. LOT AREA REQUIRED BY	
6. MINIMUM LOT AREA	<u>10,500</u> sq. FT.	ZONING	<u>15,000</u> sq. FT.

Associate Zone Care SCZ-0169 - Associate Vacation Case V-0288

STAFF COMMENTS:

THIS PRELIMINARY PLAT COMPLIES WITH THE SUBDIVISION RULES AND REGULATIONS EXCEPT AS FOLLOWS:

1. Taft Street has not been provided the necessary 30 feet of half-street right-of-way at the southeast corner of the property.

NOTE: The face of the plat should reflect the minimum building elevation of 1320.5 feet.

ACTION:

THE SUBDIVISION COMMITTEE RECOMMENDS:

May 5, 1964

Mr. Dolan Welsh  
1409 North Sabin  
Wichita, Kansas

Subject: S/D 64-17 - Sketch Plat of West  
Millbrook Addition

Dear Mr. Welsh:

On April 30, 1964, the Subdivision Committee of the Metropolitan Area Planning Commission considered the Sketch Plat of both West Millbrook Addition and the Second Addition to Miles Hidden Lakes Estates and authorized the preparation of the Preliminary Plat of West Millbrook Addition subject to the following:

1. The requirements of the Subdivision Rules and Regulations of the Wichita-Sedgwick County Metropolitan Area Planning Commission for a Preliminary Plat.
2. Establishing on the face of the plat or in restrictive covenants a minimum building elevation of 1320.5 feet above sea level.
3. Designing the circulation or street pattern in the manner suggested by the design proposal which is enclosed and dated 4-30-64.

It has been brought to our attention that certain restrictive covenants were filed in conjunction with the Millbrook Estates Plat which you are replatting as part of your plat of West Millbrook Addition. Our legal counsel has advised us that replatting this addition (Millbrook Estates) without having the restrictive covenants removed could possibly cloud the public's title to any rights-of-way that you may dedicate on this plat.

440  
175  
265

M. Dolan Welsh  
May 5, 1964

To avoid this problem, we would like for you to instruct your attorney to include a statement in his title opinion pertaining to the questions which we have raised in the preceding paragraph. As you know, the Subdivision Rules and Regulations require title opinions in conjunction with all new plats, therefore, it should not be too difficult for your attorney to include his opinion relating to the restrictive covenant questions as part of his analysis of the abstract or title.

You should also be advised that the easements and public rights of way, as platted in the Millbrook Estates Plat, will still be of record after replatting unless they are vacated before the Boards of City and County Commissioners. I would again suggest that you consult with your attorney in reference to any vacation proceedings that you might wish to initiate in connection with this plat. This is particularly important as to having good title on any portion of this area which you might submit in Final Plat form.

It should also be noted that the existing zoning classification of the property which you are platting is "R-1" Suburban Residential, which requires a minimum lot area of 15,000 square feet. This minimum area requirement would indicate that you should seek a change in the zoning classification to "AA" One-Family Dwelling, which would enable you to plat the property into smaller lots. The "AA" zoning classification requires a minimum lot area of 7,500 square feet. Although we have not talked to Al Jenson, County Zoning Administrator, I assume, unless the zoning is changed, he would not be in a position to issue permits on lots less than 15,000sq. ft. or except on two combined lots unless you obtain the "AA" classification.

I feel that the platting procedure could certainly be expedited if you and your attorney would review the points mentioned in the preceding paragraphs and submit to our office the necessary applications and information.

If you have any further questions regarding this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:DLH:an  
cc: Albert Jenson, County Zoning Administrator  
Jim Aiken, Director of Environmental Health Control  
K. O. Taylor, 307 1/2 Laura

April 24, 1964

**TO:** Subdivision Committee Members and Utility Advisors  
**FROM:** Jack E. Galbraith, Senior Planner  
**SUBJECT:** Sketch Plats of Proposed Welsh and Miles Additions

You will find enclosed the Sketch Plats for two proposed subdivisions, of which, the Miles Plat joins to the south of the Welsh Plat in an area east of Clearwater Road and south of Maple.

As you will note, these two Sketch Plats are basically incompatible in that proposed locations of roads, primarily the east-west collector street at the point where the two tracts meet, do not relate to one another. The lot sizes and their arrangement also differ in that Mr. Welsh proposes to install a lagoon system for sanitary disposal of wastes which reduces the minimum lot size requirements, and Mr. Miles proposes to use septic tanks and does not anticipate joining with Mr. Welsh in the lagoon system, thus the necessity of larger lots.

Due to these design problems, both Sketch Plats are being forwarded to the Subdivision Committee on April 30 for recommendations concerning preparation of the Preliminary Plats. Any suggestions or comments that the Subdivision Committee and Utility Advisors may have to offer in connection with these plats will be appreciated.

Jack E. Galbraith  
Senior Planner

JEG:DLH:an

April 21, 1964

Mr. K. O. Taylor  
307½ Laura, Room 203  
Wichita, Kansas

Dear Mr. Taylor:

Subject: Sketch Plat of Welsh Addition

This will acknowledge receipt of the 25 copies of the Sketch Plat of Welsh Addition. This Sketch Plat will be forwarded to the Subdivision Committee on April 30, 1964 for their recommendations and authorization for preparation of a Preliminary Plat.

The staff is preparing a recommendation which will also be considered in connection with this plat.

If you have any further questions concerning this matter, please do not hesitate to call.

Sincerely,

Jack H. Galbraith  
Senior Planner

JHG:DLH:an

cc: Dolan Welsh, 1409 North Sabin

MAP No.: 6-2W  
SEC. No.: 30  
TWP. No.: 27  
RANGE: 1W

S/D No. \_\_\_\_\_

APPLICATION FOR SUBDIVISION APPROVAL

NAME OF SUBDIVISION: West Millbrook Addition

GENERAL LOCATION: NW 1/4 30-27-1W

NAME OF PROPERTY OWNER: Dolan Welsh

ADDRESS: 1409 No. Sabin

PHONE: WH 3-7333

NAME OF SUBDIVIDER: Same as above

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NAME OF AGENT/SURVEYOR: R.O. Taylor

ADDRESS: 307 1/2 Laura - Room 203

PHONE: AM 4-4072

DATE OF APPLICATION: April 21, 1964

SUBDIVISION INFORMATION:

1. GROSS ACREAGE OF PLAT 49.2

2. NUMBER OF LOTS:

RESIDENTIAL 107

COMMERCIAL \_\_\_\_\_

INDUSTRIAL \_\_\_\_\_

OTHER \_\_\_\_\_

TOTAL NUMBER OF LOTS 107

3. AVERAGE LOT FRONTAGE 90 FT.

4. MINIMUM LOT FRONTAGE 75 FT.

5. AVERAGE LOT AREA 14,000 SQ. FT.

6. MINIMUM LOT AREA 10,500 SQ. FT.

7. LINEAL FEET OF NEW STREETS:

A. 30' R/W 1970 FT.

B. 50' R/W 2600 FT.

C. 60' R/W 7300 FT.

D. TOTAL 17,870 FT.

8. TOTAL AREA OF NEW STREET R/W:

627,100 SQ. FT.

9. EXISTING ZONING R-1

10. PROPOSED ZONING A-A

11. PUBLIC WATER SUPPLY No (YES-NO), NAME \_\_\_\_\_

12. PUBLIC SANITARY SEWERS Yes (YES-NO), NAME Proposed Imp. District

13. HEALTH DEPARTMENT APPROVAL (WHERE APPLICABLE) Yes (YES-NO)

14. CITY OF WICHITA OR 3 MILE AREA: 3 mile area

THE APPLICANT HEREIN AGREES TO COMPLY WITH THE SUBDIVISION RULES AND REGULATIONS FOR THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA, AS AMENDED, AND ALL OTHER PERTINENT ORDINANCES OF THE CITY OF WICHITA AND/OR RESOLUTIONS OF SEDGWICK COUNTY, KANSAS, AND STATUTES OF THE STATE OF KANSAS. THE APPLICANT FURTHER AGREES THAT HE WAIVES THE 60-DAY STATUTORY PERIOD IN WHICH THE PLANNING COMMISSION OR GOVERNING BODY MUST ACT. THE UNDERSIGNED FURTHER STATES THAT HE IS THE OWNER OR IS THE AUTHORIZED AGENT FOR THE OWNER(S).

OWNER'S SIGNATURE: \_\_\_\_\_

By: R.O. Taylor

AGENT

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
PLANNING COMMISSION, ROOM 402, CITY BUILDING  
ANNEX, 104 SOUTH MAIN STREET, WICHITA, KANSAS.

RECEIVED BY \_\_\_\_\_  
DATE \_\_\_\_\_

S/D-1 M.A.P.C. 7-23-58 (REV. 10-62)



FORM 223-0A1

**PAYMENT NOTICE**  
City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hee. Mvr.	Hee. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By