

1 (Published in the Topeka Metro News January 13, 2005)
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3 RESOLUTION NO. 7733
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5 A RESOLUTION introduced by City Manager Neil Dobler setting the public
6 hearing for consideration of the adoption of a
7 Redevelopment Project Plan for the College Hill
8 Redevelopment District.
9

10 BE IT RESOLVED by the Council of the City of Topeka, Kansas, that a public
11 hearing shall be held by the Governing Body of the City of Topeka, Kansas, on the
12 advisability of the adoption of a Redevelopment Project Plan for the College Hill
13 Redevelopment District; said hearing to be held on January 24, 2006, in the City
14 Council Chambers of City Hall, 214 E. 8th Street, at 7:00 p.m., as provided by K.S.A. 12-
15 1770, *et seq.*, as amended.

16 BE IT FURTHER RESOLVED that the City Clerk shall deliver a copy of the
17 Redevelopment Project Plan to the Shawnee County Board of County Commissioners
18 and the Unified School District 501 Board of Education and shall further publish the
19 following notice of such public hearing in the official City newspaper and give notice to
20 all affected persons and entities in the manner provided by K.S.A. 12-1772, as
21 amended.

22 NOTICE OF PUBLIC HEARING

23 Notice is hereby given that the Council of the City of Topeka, Kansas, will meet
24 for the purpose of holding a public hearing as provided by K.S.A. 12-1770, *et seq.*, as
25 amended, in the City Council Chambers of City Hall 214 E. 8th Street, at 7:00 p.m. on
26 January 24, 2006, to consider the advisability of the adoption of a Redevelopment
27 Project Plan for the College Hill Redevelopment District described as follows:

28 A. BOUNDARIES OF THE COLLEGE HILL REDEVELOPMENT DISTRICT
29 WHICH WAS ESTABLISHED BY ORDINANCE NO. 18544 EFFECTIVE
30 ON DECEMBER 16, 2005:
31

32 BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY
33 LINE OF SW 13TH STREET AND THE WEST RIGHT OF WAY LINE OF
34 WASHBURN AVENUE, THENCE EAST ALONG THE NORTH RIGHT OF
35 WAY OF 13TH STREET TO THE EAST RIGHT OF LINE OF LANE
36 STREET, THENCE SOUTH ALONG EAST RIGHT OF WAY OF LANE
37 STREET TO THE NORTH RIGHT OF WAY LINE OF SW 14TH STREET,
38 THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF 14TH STREET
39 180 FEET TO THE EAST LINE OF NORTH-SOUTH INTERIOR ALLEY
40 EXTENDED, THENCE SOUTH ALONG EAST LINE OF NORTH-SOUTH
41 ALLEY 253 FEET, THENCE WEST ALONG THE SOUTH LINE OF LOT
42 582 OF THROOPS ADDITION 145 FEET TO THE EAST RIGHT OF WAY
43 LINE OF SW LANE STREET, THENCE SOUTH ALONG THE EAST
44 RIGHT OF LINE OF SW LANE STREET TO THE NORTH RIGHT OF
45 WAY LINE OF SW 16TH STREET, THENCE SOUTHWESTERLY ALONG
46 EAST RIGHT OF WAY LINE OF SW LANE STREET TO THE EAST
47 RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE SOUTH
48 ALONG EAST RIGHT OF WAY LINE OF WASHBURN AVENUE TO THE
49 SOUTH RIGHT OF WAY LINE OF SW 17TH STREET, THENCE WEST
50 ALONG SOUTH RIGHT OF WAY LINE OF 17TH STREET 237 FEET TO
51 WEST LINE OF LOT 2 IN THE WASHBURN NORTH SUBDIVISION
52 EXTENDED, THENCE NORTH ALONG WEST LINE OF LOT 2
53 WASHBURN NORTH SUBDIVISION 228 FEET, THENCE 7 FEET EAST,
54 THENCE NORTH 37.5 FEET, THENCE EAST 150 FEET TO THE WEST
55 RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE NORTH
56 ALONG THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE TO
57 THE NORTH RIGHT OF WAY LINE OF SW 13TH STREET, AND THE
58 POINT OF BEGINNING. ("REDEVELOPMENT DISTRICT")
59

60 B. THE BOUNDARIES OF THE PROPOSED COLLEGE HILL
61 REDEVELOPMENT PLAN ARE AS FOLLOWS:
62

63 BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY
64 LINE OF SW 13TH STREET AND THE WEST RIGHT OF WAY LINE OF
65 WASHBURN AVENUE, THENCE EAST ALONG THE NORTH RIGHT OF
66 WAY OF 13TH STREET TO THE EAST RIGHT OF LINE OF LANE
67 STREET, THENCE SOUTH ALONG EAST RIGHT OF WAY OF LANE
68 STREET TO THE NORTH RIGHT OF WAY LINE OF SW 14TH STREET,
69 THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF 14TH STREET
70 180 FEET TO THE EAST LINE OF NORTH-SOUTH INTERIOR ALLEY
71 EXTENDED, THENCE SOUTH ALONG EAST LINE OF NORTH-SOUTH
72 ALLEY 253 FEET, THENCE WEST ALONG THE SOUTH LINE OF LOT

73 582 OF THROOPS ADDITION 145 FEET TO THE EAST RIGHT OF WAY
74 LINE OF SW LANE STREET, THENCE SOUTH ALONG THE EAST
75 RIGHT OF LINE OF SW LANE STREET TO THE NORTH RIGHT OF
76 WAY LINE OF SW 16TH STREET, THENCE SOUTHWESTERLY ALONG
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85 THENCE NORTH 37.5 FEET, THENCE EAST 150 FEET TO THE WEST
86 RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE NORTH
87 ALONG THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE TO
88 THE NORTH RIGHT OF WAY LINE OF SW 13TH STREET, AND THE
89 POINT OF BEGINNING. ("REDEVELOPMENT DISTRICT")
90

91 C. PROJECT PLAN, SUMMARY OF FEASIBILITY STUDY, RELOCATION
92 PLAN, FINANCIAL GUARANTEE OF PROSPECTIVE DEVELOPER,
93 DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:
94

95 Project Plan, summary of feasibility study, Relocation Plan, map and legal
96 description of the area to be redeveloped are available for inspection at the office of the
97 Topeka City Clerk on Monday through Friday, except holidays, during regular business
98 hours from 8:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m. The Plan contemplates a
99 partnership of private and public investment but does not require a financial guarantee
100 of the prospective developer, so no such document will be on file.

101 D. FULL FAITH AND CREDIT TAX INCREMENT BONDS:

102 The College Hill Redevelopment Project may be financed in whole or in part by
103 the issuance of the City of Topeka's full faith and credit tax increment bonds.

104 E. MAP:

105 A map designating the particular land to be included in the proposed College Hill
106 Redevelopment Plan is attached hereto as Exhibit A and is specifically incorporated
107 herein and made a part hereof.

108 F. PUBLIC HEARING/FINDINGS TO BE CONSIDERED/RECESS:

109 During said hearing, that the City Council will consider findings necessary for the
110 adoption of the College Hill Redevelopment Plan. The hearing may be recessed from
111 time to time by the City Council to allow for the presentation and consideration of
112 relevant information to make its findings.

113 G. POSTHEARING PROCEDURE:

114 The City Council may upon conclusion of the public hearing pass an ordinance
115 by two-thirds (2/3) majority adopting the proposed College Hill Redevelopment Plan
116 pursuant to the requirements contained in K.S.A. 12-1772, as amended.

117 ADOPTED and APPROVED by the City Council DEC 20 2005.

118
119

CITY OF TOPEKA, KANSAS

120
121

William W. Bunten
William W. Bunten, Mayor

122

ATTEST:



123

APPROVED AS TO FORM AND LEGALITY
Date 12/19/05 By BBC

124
125

Iris E. Walker
Iris E. Walker, City Clerk