

1 (Published in the Topeka Metro News March 22, 2006)
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3 RESOLUTION NO. 7759
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5 A RESOLUTION introduced by City Manager Neil Dobler setting the public hearing for
6 consideration of the adoption of a Redevelopment Project Plan for
7 the College Hill Redevelopment District.

8 BE IT RESOLVED by the Council of the City of Topeka, Kansas, that a public
9 hearing shall be held by the Governing Body of the City of Topeka, Kansas, on the
10 advisability of the adoption of a Redevelopment Project Plan for the College Hill
11 Redevelopment District; said hearing to be held on April 4, 2006, in the City Council
12 Chambers of City Hall, 214 E. 8th Street, at 6:00 p.m., as provided by K.S.A. 12-1770, *et*
13 *seq.*, as amended.

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

19 NOTICE OF PUBLIC HEARING

20 Notice is hereby given that the Council of the City of Topeka, Kansas, will meet for
21 the purpose of holding a public hearing as provided by K.S.A. 12-1770, *et seq.*, as
22 amended, in the City Council Chambers of City Hall, 214 E. 8th Street, at 6:00 p.m. on
23 April 4, 2006, to consider the advisability of the adoption of a Redevelopment Project Plan
24 for the College Hill Redevelopment District described as follows:

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A. BOUNDARIES OF THE COLLEGE HILL REDEVELOPMENT DISTRICT WHICH WAS ESTABLISHED BY ORDINANCE NO. 18566 EFFECTIVE ON February 17, 2006:

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BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SW 13TH STREET AND THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE EAST ALONG THE NORTH RIGHT OF WAY OF 13TH STREET TO THE EAST RIGHT OF LINE OF LANE STREET, THENCE SOUTH ALONG EAST RIGHT OF WAY OF LANE STREET TO THE NORTH RIGHT OF WAY LINE OF SW 14TH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF 14TH STREET 180 FEET TO THE EAST LINE OF NORTH-SOUTH INTERIOR ALLEY EXTENDED, THENCE SOUTH ALONG EAST LINE OF NORTH-SOUTH ALLEY 253 FEET, THENCE WEST ALONG THE SOUTH LINE OF LOT 582 OF THROOPS ADDITION 145 FEET TO THE EAST RIGHT OF WAY LINE OF SW LANE STREET, THENCE SOUTH ALONG THE EAST RIGHT OF LINE OF SW LANE STREET TO THE NORTH RIGHT OF WAY LINE OF SW 16TH STREET, THENCE SOUTHWESTERLY ALONG EAST RIGHT OF WAY LINE OF SW LANE STREET TO THE EAST RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE SOUTH ALONG EAST RIGHT OF WAY LINE OF WASHBURN AVENUE TO THE SOUTH RIGHT OF WAY LINE OF SW 17TH STREET, THENCE WEST ALONG SOUTH RIGHT OF WAY LINE OF 17TH STREET 237 FEET TO WEST LINE OF LOT 2 IN THE WASHBURN NORTH SUBDIVISION EXTENDED, THENCE NORTH ALONG WEST LINE OF LOT 2 WASHBURN NORTH SUBDIVISION 228 FEET, THENCE 7 FEET EAST, THENCE NORTH 37.5 FEET, THENCE EAST 150 FEET TO THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE TO THE NORTH RIGHT OF WAY LINE OF SW 13TH STREET, AND THE POINT OF BEGINNING. ("REDEVELOPMENT DISTRICT")

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

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BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SW 13TH STREET AND THE WEST RIGHT OF WAY LINE OF WASHBURN AVENUE, THENCE EAST ALONG THE NORTH RIGHT OF WAY OF 13TH STREET TO THE EAST RIGHT OF LINE OF LANE STREET, THENCE SOUTH ALONG EAST RIGHT OF WAY OF LANE STREET TO THE NORTH RIGHT OF WAY LINE OF SW 14TH STREET, THENCE EAST ALONG NORTH RIGHT OF WAY LINE OF 14TH STREET 180 FEET TO THE EAST LINE OF NORTH-SOUTH INTERIOR ALLEY EXTENDED, THENCE SOUTH ALONG EAST LINE OF NORTH-SOUTH ALLEY 253 FEET, THENCE WEST ALONG THE SOUTH LINE OF LOT 582 OF THROOPS ADDITION 145 FEET TO THE EAST RIGHT OF WAY LINE OF

68 SW LANE STREET, THENCE SOUTH ALONG THE EAST RIGHT OF LINE
69 OF SW LANE STREET TO THE NORTH RIGHT OF WAY LINE OF SW
70 16TH STREET, THENCE SOUTHWESTERLY ALONG EAST RIGHT OF
71 WAY LINE OF SW LANE STREET TO THE EAST RIGHT OF WAY LINE
72 OF WASHBURN AVENUE, THENCE SOUTH ALONG EAST RIGHT OF
73 WAY LINE OF WASHBURN AVENUE TO THE SOUTH RIGHT OF WAY
74 LINE OF SW 17TH STREET, THENCE WEST ALONG SOUTH RIGHT OF
75 WAY LINE OF 17TH STREET 237 FEET TO WEST LINE OF LOT 2 IN THE
76 WASHBURN NORTH SUBDIVISION EXTENDED, THENCE NORTH
77 ALONG WEST LINE OF LOT 2 WASHBURN NORTH SUBDIVISION 228
78 FEET, THENCE 7 FEET EAST, THENCE NORTH 37.5 FEET, THENCE
79 EAST 150 FEET TO THE WEST RIGHT OF WAY LINE OF WASHBURN
80 AVENUE, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF
81 WASHBURN AVENUE TO THE NORTH RIGHT OF WAY LINE OF SW 13TH
82 STREET, AND THE POINT OF BEGINNING. ("REDEVELOPMENT
83 DISTRICT")

84 C. PROJECT PLAN, SUMMARY OF FEASIBILITY STUDY, RELOCATION
85 PLAN, FINANCIAL GUARANTEE OF PROSPECTIVE DEVELOPER,
86 DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:

87 Project Plan, summary of feasibility study, Relocation Plan, map and legal
88 description of the area to be redeveloped are available for inspection at the office of the
89 Topeka City Clerk on Monday through Friday, except holidays, during regular business
90 hours from 8:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m. The financial guarantee of
91 the prospective developer is set forth in the Redevelopment Agreement a copy of which will
92 also be available in the City Clerk's Office.

93 D. FULL FAITH AND CREDIT TAX INCREMENT BONDS:

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

96 E. MAP:

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

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

101 During said hearing, the City Council will consider findings necessary for the
102 adoption of the College Hill Redevelopment Plan. The hearing may be recessed from time
103 to time by the City Council to allow for the presentation and consideration of relevant
104 information to make its findings.

105 E. POSTHEARING PROCEDURE:

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

109 ADOPTED and APPROVED by the City Council FEB 28 2006

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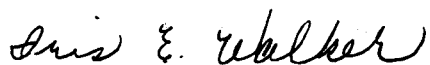


CITY OF TOPEKA, KANSAS



William W. Bunten, Mayor

ATTEST:



Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY
DATE 2/20/06 BY BBC



COLLEGE HILL
CONCEPTUAL SITE PLAN

17-00000

17-00000



EXHIBIT
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