

1 (Published in the Topeka Metro News April 23, 2008)

2
3 **RESOLUTION NO. 8057**

4
5 A RESOLUTION introduced by City Manager Norton N. Bonaparte, Jr., setting the
6 public hearing for consideration of the adoption of a Redevelopment
7 Project Plan for the East Gate 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 East Gate
11 Redevelopment District; said hearing to be held on May 20, 2008, 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 May
23 20, 2008, to consider the advisability of the adoption of a Redevelopment Project Plan for
24 the East Gate Redevelopment District described as follows:

- 25 A. BOUNDARIES OF THE EAST GATE REDEVELOPMENT DISTRICT WHICH
26 WAS ESTABLISHED BY ORDINANCE NO. 18923 EFFECTIVE ON JULY
27 10, 2007:

29 LOT 1, SKILES SUBDIVISION, ACCORDING TO THE RECORDED PLAT
30 THEREOF; A PORTION OF LOT 1, BLOCK A, EASTACRE SUBDIVISION,
31 ACCORDING TO THE RECORDED PLAT THEREOF; AND A TRACT OF
32 LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12
33 SOUTH, RANGE 16 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE
34 CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS
35 FOLLOWS:

36 COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST
37 QUARTER; THENCE ON AN ASSUMED NORTH AZIMUTH OF 87
38 DEGREES 55 MINUTES 27 SECONDS, 257.50 FEET ALONG THE NORTH
39 LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER
40 OF EASTACRE SUBDIVISION AND THE POINT OF BEGINNING; THENCE
41 ON AZIMUTH 21 DEGREES 52 MINUTES 58 SECONDS, 227.24 FEET
42 ALONG THE WEST LINE OF EASTACRE SUBDIVISION TO THE NORTH
43 LINE OF EASTACRE SUBDIVISION; THENCE ON AZIMUTH 108 DEGREES
44 27 MINUTES 01 SECONDS, 370.00 FEET ALONG SAID NORTH LINE TO
45 THE EAST LINE OF EASTACRE SUBDIVISION; THENCE ON AZIMUTH 180
46 DEGREES 20 MINUTES 24 SECONDS, 78.00 FEET ALONG SAID EAST
47 LINE TO THE SOUTH LINE OF EASTACRE SUBDIVISION; THENCE ON
48 AZIMUTH 267 DEGREES 55 MINUTES 27 SECONDS, 25.50 FEET ALONG
49 SAID SOUTH LINE; THENCE ON AZIMUTH 180 DEGREES 26 MINUTES 42
50 SECONDS, 80.82 FEET TO THE NORTH RIGHT OF WAY LINE OF
51 SOUTHEAST 15TH STREET; THENCE ON AZIMUTH 264 DEGREES 53
52 MINUTES 26 SECONDS, 255.96 FEET ALONG SAID RIGHT OF WAY LINE
53 TO THE SOUTHEAST CORNER OF SKILES SUBDIVISION; THENCE ON
54 AZIMUTH 272 DEGREES 19 MINUTES 17 SECONDS, 188.10 FEET ALONG
55 THE SOUTH LINE OF SKILES SUBDIVISION TO THE WEST LINE OF
56 SKILES SUBDIVISION; THENCE ON AZIMUTH 16 DEGREES 24 MINUTES
57 22 SECONDS, 84.21 FEET ALONG SAID WEST LINE TO THE NORTH LINE
58 OF SKILES SUBDIVISION; THENCE ON AZIMUTH 87 DEGREES 55
59 MINUTES 27 SECONDS, 10.00 FEET ALONG SAID NORTH LINE TO THE
60 POINT OF BEGINNING.

61 AND

62 PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 12
63 SOUTH, RANGE 16 EAST OF THE 6TH P.M., IN THE CITY OF TOPEKA,
64 SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS: BEGINNING
65 AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;
66 THENCE SOUTH 16 CHAINS; THENCE EAST, PARALLEL TO THE NORTH
67 LINE OF SAID SOUTHWEST QUARTER, 6.25 CHAINS; THENCE NORTH,
68 PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 16
69 CHAINS TO SAID NORTH LINE; THENCE WEST 6.25 CHAINS TO THE
70 POINT OF BEGINNING; EXCEPT BEGINNING AT THE NORTHWEST
71 CORNER OF ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH ON
72 THE WEST LINE OF SAID SOUTHWEST QUARTER, 471 FEET; THENCE

73 EAST, AT RIGHT ANGLES, 25 FEET; THENCE NORTHEASTERLY IN A
74 STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID
75 SOUTHWEST QUARTER WHICH IS 231 FEET EAST OF THE
76 NORTHWEST CORNER THEREOF; THENCE WEST TO THE POINT OF
77 BEGINNING; ALSO EXCEPT BEGINNING ON THE NORTH LINE OF SAID
78 SOUTHWEST QUARTER 231 FEET EAST OF SAID NORTHWEST
79 CORNER; THENCE SOUTHWESTERLY 104.04 FEET TO A POINT 95 FEET
80 SOUTHERLY AND 188.57 FEET EAST OF SAID QUARTER SECTION
81 CORNER; THENCE EASTERLY, PARALLEL TO SAID NORTH LINE, 28.92
82 FEET; THENCE NORTHEASTERLY 99.63 FEET TO A POINT ON SAID
83 NORTH LINE WHICH IS 16.50 FEET EASTERLY FROM THE POINT OF
84 BEGINNING; THENCE WEST 16.50 FEET TO THE POINT OF BEGINNING,
85 AS TAKEN IN CONDEMNATION CASE NO. 94350, ALSO EXCEPT THAT
86 PART OF SAID TRACT DEEDED TO THE CITY OF TOPEKA IN QUITCLAIM
87 DEED RECORDED IN BOOK 2247, PAGE 284, AND ALSO EXCEPT ANY
88 PART OF SAID TRACT TAKEN OR DEDICATED FOR STREET
89 PURPOSES.

90 AND

91 BEGINNING AT A POINT ON THE WEST LINE OF BRANNER STREET,
92 WHICH IS 200 FEET SOUTHEASTERLY OF THE SOUTH LINE OF 15TH
93 STREET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO BRANNER
94 STREET 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST
95 LINE OF BRANNER STREET 50 FEET; THENCE NORTHEASTERLY 50
96 FEET TO A POINT ON THE WEST LINE OF BRANNER STREET, WHICH IS
97 50 FEET SOUTHEASTERLY FROM THE PLACE OF BEGINNING, THENCE
98 NORTHWESTERLY 50 FEET TO THE PLACE OF BEGINNING, IN
99 SHAWNEE COUNTY, KANSAS.

100 AND

101 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5,
102 TOWNSHIP 12 SOUTH, RANGE 16 EAST OF THE 6TH P.M., IN THE CITY
103 OF TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
104 BEGINNING AT THE SOUTHWEST CORNER OF 15TH AND BRANNER
105 STREETS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF
106 BRANNER STREET, 200 FEET; THENCE WESTERLY AT RIGHT ANGLES
107 TO THE WEST LINE OF BRANNER STREET, 50 FEET; THENCE
108 WESTERLY PARALLEL TO THE SOUTH LINE OF 15TH STREET, 65.05
109 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID
110 SOUTHWEST QUARTER, 206.37 FEET; THENCE EASTERLY ALONG THE
111 SOUTH LINE OF 15TH STREET, 62.19 FEET TO THE POINT OF
112 BEGINNING, LESS THAT PART DEEDED TO THE CITY OF TOPEKA, FOR
113 ROAD RIGHT OF WAY, AS RECORDED AT BOOK 2242, PAGE 598, BOOK
114 2247, PAGE 272, BOOK 2247, PAGE 274, AND AT BOOK 2247, PAGE 279.

115 AND

116 LOT 1, BLOCK A, JORDAN PATTERSON SUBDIVISION IN THE CITY OF
117 TOPEKA, SHAWNEE COUNTY, KANSAS.

118 AND

119 LOTS 1, 3 AND 5, YALE STREET AND LOTS 2 AND 4, MARYLAND
120 AVENUE, CAPITOL VIEW ADDITION, IN THE CITY OF TOPEKA,
121 SHAWNEE COUNTY, KANSAS.

122 AND

123 ALL OF LOT 78 AND PART OF LOTS 72, 74, AND 76 ON EDISON STREET,
124 DESCRIBED AS: BEGINNING 15 FEET SOUTH OF THE NORTHWEST
125 CORNER OF LOT 76; THENCE NORTHEASTERLY 129.29 FEET TO A
126 POINT 16.25 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 72;
127 THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 78;
128 THENCE WEST TO THE SOUTHWEST CORNER OF LOT 78; THENCE
129 NORTH TO THE POINT OF BEGINNING IN WASHINGTON PARK
130 ADDITION No. 2, TO THE CITY OF TOPEKA, SHAWNEE COUNTY,
131 KANSAS.

132 AND

133 ALL THAT PART OF LOT 51 ON BROCK STREET IN WASHINGTON PARK
134 ADDITION No. 2 IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 16 EAST,
135 TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
136 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE
137 SOUTHERLY, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF
138 16.25 FEET; THENCE NORTHEASTERLY 43.41 FEET, MORE OR LESS,
139 TO A POINT ON THE NORTH LINE OF SAID LOT, SAID POINT BEING
140 40.00 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF;
141 THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE PLACE OF
142 BEGINNING.

143 AND

144 LOTS 50, 52, 54 AND 56, ON BROCK STREET, IN WASHINGTON PARK
145 ADDITION NO. 2, TO THE CITY OF TOPEKA, SHAWNEE COUNTY,
146 KANSAS.

147 AND

148 LOTS 21, 23, 25 AND 27, HUDSON BOULEVARD, CAPITOL VIEW
149 ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

150 AND

151 LOT 5, DRAKE SUBDIVISION IN THE CITY OF TOPEKA, SHAWNEE
152 COUNTY, KANSAS.

153 AND

154 LOTS 1, 3, 5, 7, 9,11, 13, 15, HUDSON BOULEVARD, CAPITOL VIEW
155 ADDITION TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS; AND
156 LOTS 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 AND 38,
157 MARYLAND AVENUE, FORMERLY BRANNER STREET, EXCEPT THAT
158 PORTION LOT 6, DESCRIBED AS FOLLOWS; BEGINNING AT THE
159 NORTHWEST CORNER OF SAID LOT 6, THENCE EASTERLY 20.0 FEET,
160 ALONG THE NORTH LINE OF SAID LOT 6, THENCE SOUTHWESTERLY
161 TO A POINT ON THE WEST LINE OF SAID LOT 6, 25.0 FEET SOUTHERLY
162 OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTHERLY,
163 ALONG THE WEST LINE OF SAID LOT 6, TO THE NORTHWEST CORNER
164 THEREOF AND THE POINT OF BEGINNING, CAPITOL VIEW ADDITION
165 TO THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS; AND EXCEPT
166 THAT PART OF LOT 5 AND ALL OF LOTS 7 THRU 15, ODD LOTS ON
167 HUDSON BOULEVARD AND PART OF LOTS 22 THRU 32, EVEN LOTS
168 ON BANNER STREET IN CAPITOL VIEW ADDITION TO THE CITY OF
169 TOPEKA, SHAWNEE COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
170 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE
171 SOUTH 60 DEGREES 32 MINUTES 41 SECONDS WEST (ASSUMED
172 BEARING) ALONG THE SOUTH LINE OF SAID LOT 15, 171.23 FEET TO
173 THE SOUTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 13
174 DEGREES 47 MINUTES 08 SECONDS EAST, 27.48 FEET TO THE
175 SOUTHWEST CORNER OF LOT 19; THENCE NORTH 72 DEGREES 59
176 MINUTES 13 SECONDS WEST, 63.56 FEET; THENCE NORTH 3 DEGREES
177 10 MINUTES 55 SECONDS WEST 75.03 FEET; THENCE NORTH 43
178 DEGREES 01 MINUTES 07 SECONDS EAST, 44.70 FEET TO THE
179 NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 50 DEGREES
180 26 MINUTES 51 SECONDS EAST, 121.71 FEET TO THE NORTHEAST
181 CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY ALONG A CURVE
182 TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, A CHORD BEARING
183 OF SOUTH 41 DEGREES 51 MINUTES 29 SECONDS EAST, A CHORD
184 LENGTH OF 124.61 FEET, AN ARC LENGTH OF 125.00 FEET TO THE
185 POINT OF BEGINNING.

186 AND

187 LOTS 17 AND 19, HUDSON BOULEVARD, CAPITOL VIEW ADDITION TO
188 THE CITY OF TOPEKA, SHAWNEE COUNTY, KANSAS.

189 ALONG WITH ALL ADJACENT ROAD RIGHTS OF WAY FOR SE 15TH
190 STREET, SE EDISON STREET, SE BROCK STREET, SE MARYLAND
191 AVENUE, SE HUDSON BOULEVARD AND SE YALE STREET.

192 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND
193 EASEMENTS, IF ANY, NOW OF RECORD.

194 B. THE BOUNDARIES OF THE PROPOSED EAST GATE REDEVELOPMENT
195 PLAN ARE AS FOLLOWS:

196 The boundaries of the proposed East Gate Redevelopment Plan are the same as
197 Part A above.

198 C. PROJECT PLAN, SUMMARY OF FEASIBILITY STUDY, RELOCATION
199 ASSISTANCE PLAN, FINANCIAL GUARANTEE OF PROSPECTIVE
200 DEVELOPER, DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:

201 The Project Plan, including a summary of the feasibility study, Relocation Assistance
202 Plan as established by Resolution No. 7749, map and legal description of the area to be
203 redeveloped are available for inspection at the office of the Topeka City Clerk on Monday
204 through Friday, except holidays, during regular business hours from 8:00 a.m. to 5:00 p.m.
205 The financial guarantee of the prospective developer is set forth in the Redevelopment
206 Agreement a copy of which is available for inspection in the City Clerk's Office.

207 D. MAP:

208 A map designating the particular land to be included in the proposed East Gate
209 Redevelopment Plan is attached hereto as Exhibit A and is specifically incorporated herein
210 and made a part hereof.

211 E. PUBLIC HEARING/RECESS:

212 During said hearing, the City Council will consider the adoption of the East Gate
213 Redevelopment Plan. The hearing may for good cause shown be recessed from time to
214 time by the City Council to allow for the presentation and consideration of relevant
215 information to make its determination as to adoption of the Project Plan.

216 F. POSTHEARING PROCEDURE:

217 The City Council may upon conclusion of the public hearing pass an ordinance by

218 two-thirds (2/3) majority adopting the proposed East Gate Redevelopment Plan pursuant to
219 the requirements contained in K.S.A. 12-1772, as amended.

220 ADOPTED and APPROVED by the City Council April 15, 2008.

221 CITY OF TOPEKA, KANSAS

222

223

224

225

226

William W. Bunten, Mayor

227

228 ATTEST:

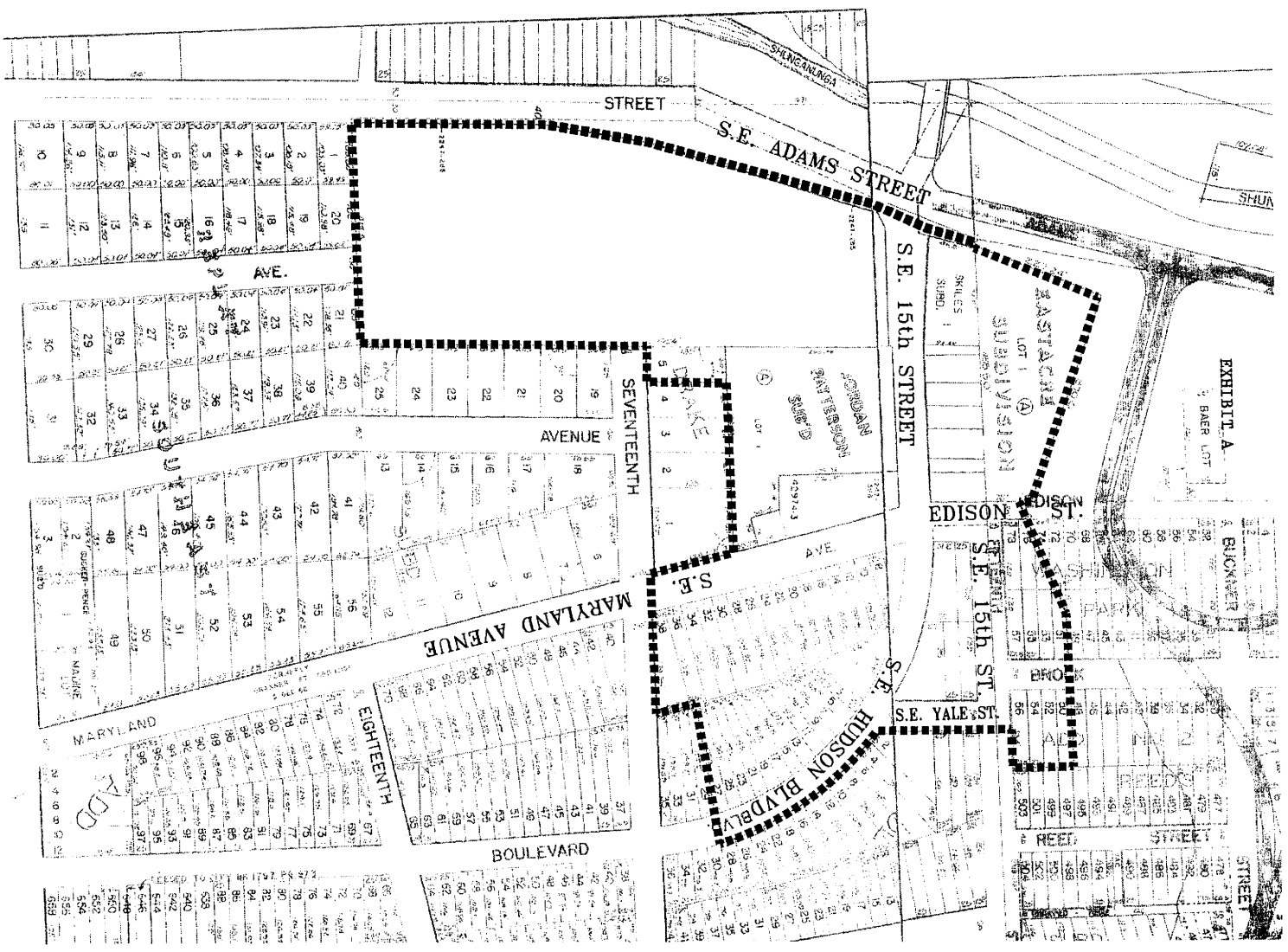
229

230

231

232

233 Brenda Younger, City Clerk



1	20
2	19
3	18
4	17
5	16
6	15
7	14
8	13
9	12
10	11

19	20
21	40
22	39
23	38
24	37
25	36
26	35
27	34
28	33
29	32
30	31

37	38
39	37
40	36
41	35
42	34
43	33
44	32
45	31
46	30
47	29
48	28
49	27
50	26
51	25
52	24
53	23
54	22
55	21
56	20
57	19

57	58
59	57
60	56
61	55
62	54
63	53
64	52
65	51
66	50
67	49
68	48
69	47
70	46
71	45
72	44
73	43
74	42
75	41
76	40
77	39
78	38
79	37
80	36
81	35
82	34
83	33
84	32
85	31
86	30
87	29
88	28
89	27
90	26
91	25
92	24
93	23
94	22
95	21
96	20
97	19
98	18
99	17
100	16
101	15
102	14
103	13
104	12
105	11
106	10
107	9
108	8
109	7
110	6
111	5
112	4
113	3
114	2
115	1