

(Published in the Topeka Metro News February 3, 2006)

RESOLUTION NO. 7741

A RESOLUTION introduced by City Manager Neil Dobler setting the public hearing for Establishment of a Redevelopment District for the Washburn-Lane College Hill Area.

BE IT RESOLVED by the Council of the City of Topeka, Kansas, that a public hearing shall be held by the Governing Body of the City of Topeka, Kansas, on the advisability of the establishment of a redevelopment district for the Washburn-Lane College Hill area; said hearing to be held on February 14, 2006, in the City Council Chambers of City Hall, 214 E. 8th Street, at 7:00 p.m., as provided by K.S.A. § 12-1770, *et seq.*, as amended.

BE IT FURTHER RESOLVED that the City Clerk shall publish the following notice of such public hearing in the official City newspaper and give notice to all affected persons and entities in the manner provided by K.S.A. § 12-1772, as amended.

NOTICE OF PUBLIC HEARING:

Notice is hereby given that the Council of the City of Topeka, Kansas, will meet for the purpose of holding a public hearing as provided by K.S.A. § 12-1770, *et seq.*, as amended, in the City Council Chambers of City Hall 214 E. 8th Street, at 7:00 p.m. on February 14, 2006, to consider the advisability of the establishment of a redevelopment district for the Washburn-Lane College Hill area described as follows:

A. PROPOSED BOUNDARIES OF THE DISTRICT:

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

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

54 B. PROPOSED DISTRICT PLAN:

55 The proposed district plan for the Redevelopment District would allow the acquisition
56 of the Redevelopment District property by the City and the private developer, Washburn-
57 Lane Parkway Renovation, L.L.C. Further, the proposed District plan would permit the City
58 of Topeka to issue full faith and credit tax increment bonds ("TIF") funds to finance all or a
59 portion thereof, the acquisition of the real estate and improvements thereon such as
60 demolition, site work, parking lots and lighting, as more specifically permitted by Kansas
61 statute to allow the developer to then construct buildings and other improvements thereon,
62 including approximately 24,000 square feet of retail space, 141 housing units with 318
63 bedrooms, 28 lofts with 56 bedrooms and 26 town homes with 52 bedrooms, including
64 approximately 644 parking spaces in said Redevelopment District.

C. DESCRIPTION AND MAP AVAILABLE FOR INSPECTION:

A description of the proposed Redevelopment District, map and legal description of the proposed Redevelopment District are available for inspection at the office of the Topeka City Clerk on Monday through Friday, except holidays during regular business hours from 8:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m.

D. PUBLIC HEARING/FINDINGS TO BE CONSIDERED/RECESS:

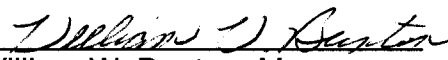
During said hearing, that the City Council will consider findings necessary for the establishment of the Redevelopment District. The hearing may be recessed from time to time by the City Council to allow for the presentation and consideration of relevant information to make its findings.

E. POSTHEARING PROCEDURE:

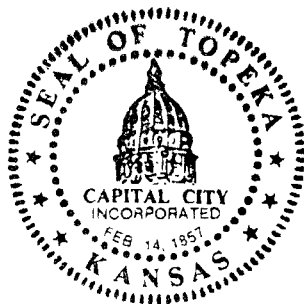
The City Council may upon conclusion of the public hearing pass an ordinance establishing the Redevelopment District pursuant to the requirements contained in K.S.A. §12-1771, as amended.

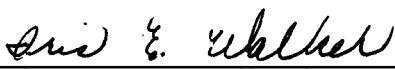
ADOPTED and APPROVED by the City Council JAN 10 2006.

CITY OF TOPEKA, KANSAS


William W. Bunten, Mayor

ATTEST:




Iris E. Walker, City Clerk

APPROVED AS TO FORM AND LEGALITY

Date 1/11/06 By 