THE Area Plan Commission
of TIPPECANOE COUNTY

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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

March 22, 2012
Ref No: 12-058

West Lafayette Common Council
609 West Navajo
West Lafayette, In 47906

CERTIFICATION

RE: RESOLUTION 2012-01-- Expanded Economic Development Area – TIF for the Levee/Village Redevelopment Area
This resolution approves the Amendment to the Declaratory Resolution and Economic Development Plan adopted by the City of West Lafayette Redevelopment Commission by adding 654.1 acres to the Levee/Village Economic Development Area and adding additional projects to the plan, and finds that it complies with the adopted *Comprehensive Plan*.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 21, 2012 the Area Plan Commission of Tippecanoe County voted 13 yes - 0 no on the motion to approve **RESOLUTION 12-01,** the Order Determining that the amended Declaratory Resolution and Economic Development Plan approved and adopted by the City of West Lafayette Redevelopment Commission conform to the Comprehensive Plan.

Sincerely,

Sallie Dell Fahey

Sallie Dell Fahey
Executive Director

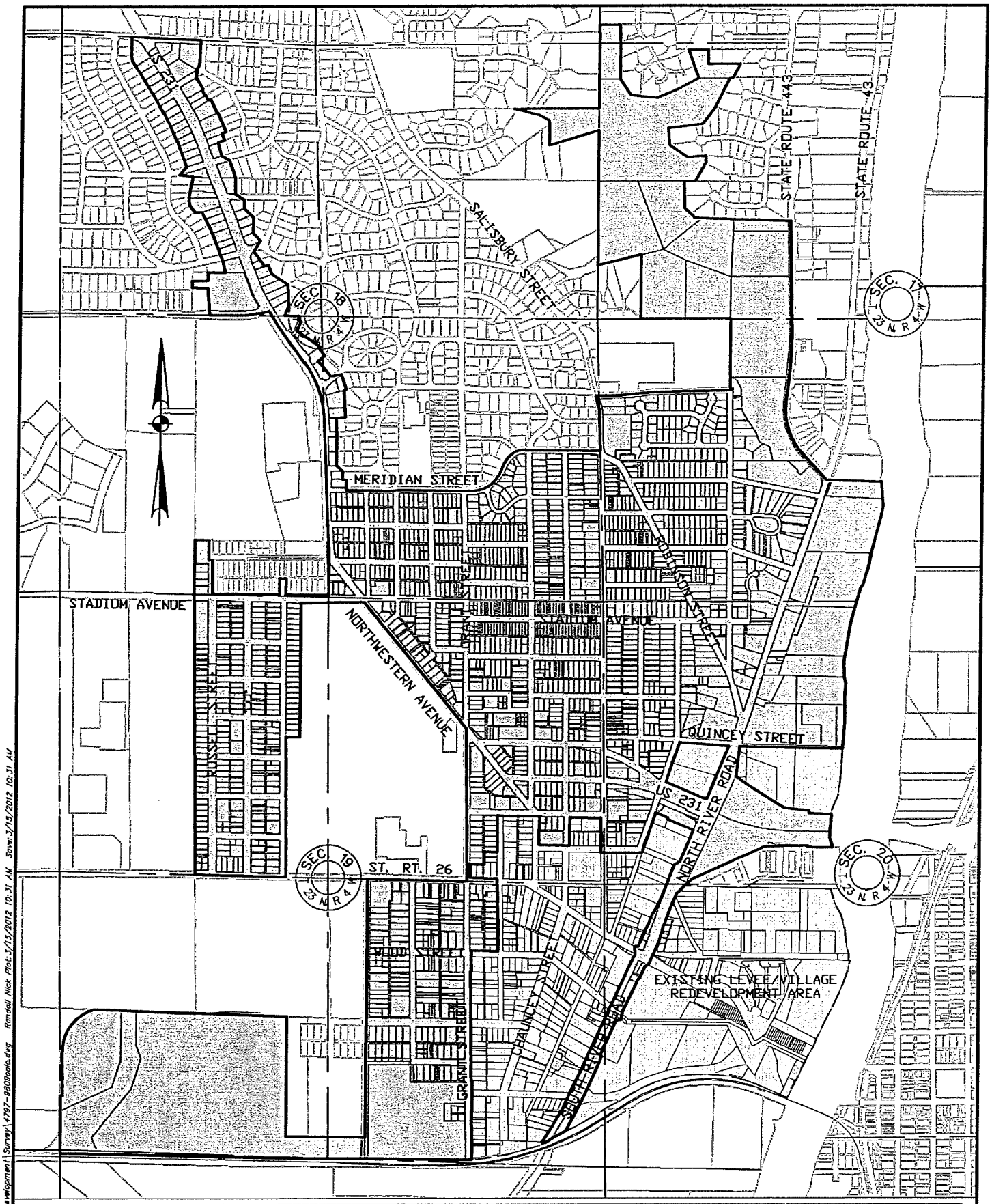
SDF/lmu

Enclosure: Resolution 2012-01

cc: Thomas Brooks
Chandler Poole

RESOLUTION 12-01 LEVEE/VILLAGE EDA-TIF REDEVELOPMENT AREA REDEVELOPMENT AREA

STAFF REPORT
March 15, 2012



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CIVIL ENGINEERS

DRAWN: RAN
CHECKED: RAN
DATE: 3/15/2012

Proposed Addition To Levee/Village Redevelopment Area

City Of West Lafayette Indiana

HORIZONTAL SCALE
NA
VERTICAL SCALE
NA
SHEET 1 OF 1
PROJECT 4797-9809

BFS NO. 4797

Resolution 2012-01 Levee/Village EDA-TIF Redevelopment Area

Staff Report
March 15, 2012

On February 22, 2012, the West Lafayette Redevelopment Commission adopted Resolution No. RC 2012-2 to expand the Levee/Village Economic Development Area (EDA) and add additional projects to its Economic Development Plan.

Established in 1990, the West Lafayette Levee/Village Economic Development Area has not been expanded since its creation. This first expansion is sufficiently large to require statutory review by the plan commission.

An Amendment to the Redevelopment Plan was prepared by the Redevelopment Commission and attached to and incorporated by reference in its adopted resolution. The Redevelopment Commission submitted the resolution, plan, and report to the Area Plan Commission as required. The plan commission is now being asked to determine whether the resolution and plan conform to ***The Comprehensive Plan for Tippecanoe County***. The Area Plan Commission must issue its written order (Resolution 2012-01) approving or disapproving the Redevelopment Commission's resolution and plan. The Redevelopment Commission may not proceed with the plan until the approving order of the Area Plan Commission is issued and approved by the Common Council of the City of West Lafayette.

PROJECT DESCRIPTION

The expansion area includes 654.1 acres 1) north of the Levee and Village including the New Chauncey Neighborhood, Happy Hollow Park, the east side of Northwestern Ave. to Cherry Lane, and both sides of Northwestern Ave. from Cherry Lane to Lindberg Road; 2) in the area served by University, Waldron and Russell Streets between Stadium and State; and 3) from the existing EDA/TIF boundary at Grant Street west to Marstellar between State and the K,B & S Railroad, then following the railroad west to include the Purdue service area from the railroad north to Harrison. (See attached map) Expanding the Allocation Area places this land in the TIF District of the same name.

Additional projects were also added by the redevelopment commission 1) to allow for necessary infrastructure to attract and retain prospective redevelopment, 2) to authorize expenditures to improve the stability of neighborhoods in and near the expanded area, 3) to use tax increment revenue to offset payments by developers on promissory notes in connection with revenue bond financing, and 4) acquire properties for redevelopment and economic development purposes.

COMPLIANCE WITH *THE COMPREHENSIVE PLAN FOR TIPPECANOE COUNTY*

The ***Phased Land Use Plan*** adopted in 1981 makes a distinction between urban, urbanizing and rural parts of the community. In the already developed urban areas, the plan identifies "Elements of Change", those areas having redevelopment potential. The plan identifies the University-Waldron-Russell Streets area and recommends residential infilling and intensification at high urban densities. Also identified as an area ripe for major intervention is the portion of the EDA south of State Street in the Levee. The ***Phased Land Use Plan*** explains that major intervention will require a close partnership between government and the development community.

The ***Transportation Plan for 2030*** includes the Purdue Perimeter Parkway, part of which is within this EDA-TIF. The transportation plan also recognizes the need for urban improvements on roads that are now state highways but which will be relinquished when the US 231 relocation is complete. Many of those roads are in the existing and expanded redevelopment area, including Northwestern Avenue north to Lindberg Road.

Any number of policies in the newly adopted ***Housing Element*** is supported by this Economic Development Plan amendment. These particularly stand out:

> *4. Residential areas requiring major intervention, including the development of underutilized sites and the redevelopment of significantly deteriorating segments of neighborhoods, are to be carefully selected, and sensitively planned and developed, in order to minimize disruption and maximize compatibility with historic neighborhood patterns. Developers are encouraged to use the Planned Development process, especially in historic neighborhoods.*
>
> *14. Create land use plans that emphasize vibrant neighborhoods and support growth in Downtown Lafayette, the Levee area, and West Lafayette Village areas.*
>
> *15. Support the preservation of existing housing stock in our urban neighborhoods when planning new commercial and residential developments within these established areas.*
>
> *18. Promote and market existing neighborhoods and their amenities. In older neighborhoods, support the preservation of historic structures and their unique architecture.*
>
> *27. Zoning and land use decisions regarding housing development and redevelopment shall be guided, in part, by adopted neighborhood plans. A neighborhood plan found to be outdated relative to the neighborhood's current situation shall be updated as APC staff resources allow. In developing neighborhood plans, staff shall encourage the active participation of neighborhood associations with all other property owners and residents. Continued development of neighborhood associations and property owner associations is strongly encouraged.*
>
> *28. Zoning and land use decisions impacting neighborhoods rich in diversity, including those near Purdue University, shall consider all competing interests and promote an improved quality of life for all neighborhood residents.*

Regarding implementation of ***Housing Element*** policy number 27 above, staff is well on the way to completing the New Chauncey Neighborhood Plan. All property owners and residents are represented on the steering committee created for the neighborhood planning process. The resulting neighborhood plan will include strategies to implement policies 4, 15, 18 and 28.

Staff is satisfied that the Declaratory Resolution and Amended Redevelopment Plan for the expansion area in no way contravenes the adopted ***Comprehensive Plan for Tippecanoe County*** and in fact conforms to the adopted ***Comprehensive Plan for Tippecanoe County***.

STAFF RECOMMENDATION
Approval

RESOLUTION NO. 2012 - 01

RESOLUTION OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION APPROVING AN AMENDMENT TO A DECLARATORY RESOLUTION APPROVED AND ADOPTED BY THE WEST LAFAYETTE REDEVELOPMENT COMMISSION

WHEREAS, the Tippecanoe County Area Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for Tippecanoe County, Indiana (the "County"); and

WHEREAS, the West Lafayette Redevelopment Commission (the "Redevelopment Commission") previously adopted and amended a Declaratory Resolution (the "Declaratory Resolution") establishing the Levee/Village Redevelopment Area (the "Redevelopment Area") and the Levee/Village Redevelopment Area Allocation Area (the "Allocation Area") in the City of West Lafayette, and approving a Redevelopment Plan for the Redevelopment Area (the "Plan"); and

WHEREAS, on February 22, 2012, the Redevelopment Commission approved and adopted a Resolution (the "2012 Resolution") amending the Declaratory Resolution to expand the Redevelopment Area and related Allocation Area and to add certain projects to the Plan; and

WHEREAS, the Redevelopment Commission has submitted the 2012 Resolution to the Plan Commission for its approval pursuant to IC 36-7-14-16;

NOW, THEREFORE, BE IT RESOLVED BY THE TIPPECANOE COUNTY AREA PLAN COMMISSION, as follows:

1. The 2012 Resolution and the amendment to the Plan in the form attached hereto conform to the plan of development for the County.

2. This Plan Commission hereby approves the 2012 Resolution and the amendment to the Plan contained therein. This resolution hereby constitutes the written order of the Plan Commission approving the 2012 Resolution and the amendment to the Plan presented hereto pursuant to IC 36-7-14-16.

3. The Secretary of this Plan Commission is hereby directed to file a copy of the 2012 Resolution with the minutes of this meeting.

SO RESOLVED BY THE TIPPECANOE COUNTY AREA PLAN COMMISSION this 21st day of March, 2012.

TIPPECANOE COUNTY AREA
PLANNING COMMISSION

President

ATTEST:

Secretary

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