

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, September 2, 2014
3:30 p.m.

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - May 6, 2014

Documents: [LCRA - TUESDAY 5-6-2014 MINUTES DRAFT.PDF](#)

4. New Business

4.I. Request For Chapter 99 Property Tax Abatement

Miller Commerce, LLC, 626 & 634 East Bear Boulevard

Documents: [TAX ABATEMENT APPLICATION - 626-634 E BEAR BLVD.PDF](#)

4.II. Request For Chapter 99 Property Tax Abatement

Bear Village II, LLC, 831 South Kimbrough Avenue

Documents: [TAX ABATEMENT APPLICATION - 831 S KIMBROUGH AVE.PDF](#)

4.III. Blight Report And Redevelopment Plan For The East Cherry Flats Redevelopment Area

Documents: [EAST CHERRY FLATS BLIGHT REPORT AND REDEVELOPMENT PLAN.PDF](#)

5. Other Business

6. Adjourn

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

Tuesday, May 6, 2014

3:30 p.m.

2nd Floor West Conference Room, Busch Municipal Building

MEMBERS

PRESENT: Matthew Aug, Keith Chaffin, Frank Romines and Ron Tappan

MEMBERS

ABSENT: Steve Jackson

STAFF:

Bill Weaver, Matt Schaefer, Mary Lilly Smith, Judy White, Planning and Development Staff and Nancy Yendes, City Attorney

OTHERS

PRESENT: Shawn Whitney, Sarah Wilson, Melissa Barton, Jake Barnett, and Logan Konopasek

- **Call to Order**

Chairman, Frank Romines called the meeting to order at approximately 3:30 p.m. and roll was taken.

- **Approval of Minutes**

Ron Tappan made a motion to approve the minutes of April 1, 2014 meeting. Matthew Aug seconded the motion. Motion was approved.

- **Request to recommend approval of and to forward the Redevelopment Plan for The So-EL District Lofts Redevelopment Area to Planning and Zoning Commission for recommendations and to City Council for approval. Resolution #2014-3191.**

Matt Schaefer, Staff explained that the project is located on the south side of East Elm Street, mid-block between Jefferson Avenue and Kimbrough Avenue (430 and 444 East Elm Street). Property is currently occupied by two (2) single-family residences. The Plan calls for demolishing existing structures and constructing a multi-family residence on the site. The residence would have approximately 20-25 units and house 46 residences. This redevelopment area is located in the South Central A Urban Area so the area is currently blighted under that Urban Renewal Plan, however; the South Central A Urban Area Plan although it specifies this area as being appropriate for multi-family residential the plan is over forty years old and the development standards are not appropriate by today's standards, therefore, the applicant has submitted a redevelopment plan to supersede the underlining Urban Renewal Plan. Staff has reviewed and recommends approval of the plan.

Keith Chaffin asked for clarification that in the past there was plan and they are coming back and re-submitting to bring it up to current requirements. When was the first plan submitted?

Matt Schaefer responded that was correct and the first Plan was submitted in 1964. Also, the biggest conflicts with the first Plan were the bulk requirements. There were some very restricted

yard requirements and the density required an extraordinary amount of open space per dwelling unit, in order to accommodate 20-25 units on the site a larger site would be required and that is not feasible for this area of town.

Keith Chaffin asked when those changes are made forty years later is it just the City's decision to make those changes or does the general population have a say. How does that process change?

Matt Schaefer responded that it was probably appropriate back in the 60's the zoning probably supported that but now it does not. The zoning is more permissive now and allows a much higher density, smaller yards and a greater floor area ratio.

Frank Romines inquired that his interpretation of the plan the zoning is not effective, correct.

Matt Schaefer responded that the project will be required to conform to the existing zoning.

Frank Romines asked about the houses that are going to be torn down and asked if there was a third property.

Sara Wilson, Attorney for the developer responded that there is a third property.

Frank Romines asked when the property would be purchased.

Sara Wilson responded that the property is under contract and the closing date is May 28, 2014 as of today.

Matt Schaefer brought to the attention of the Commission is that Staff was contacted by the applicant this morning with a proposed change to the plan. They were notified by their client that the project would accommodate 46 residences as apposed to the 70 residence that was originally proposed in the Plan under Section 5.b. Staff requested that the Plan be approved with the amendment that reduces minimum density to 40 as opposed to 56. This is strictly from a change in the layout of the units; the number of units will remain the same as it is just the number of bedrooms that has changed lowering the occupancy.

Sara Wilson stated that based on the current set up they are projecting 46 beds and they will have 46 actual parking spaces along with bicycle parking. The developers are targeting students.

Frank Romines inquired about the transit statement in the Plan; does the Missouri State bus line go through there?

The general response was that the Bear Line went on Jefferson Avenue and there is a bus stop on Elm and Kimbrough which would be a ½ block to the east. Also, the Missouri State bus transfer station is about a block away.

Frank Romines asked about Section 4 when talking about execution of the project there is a note under item B on disposition of properties, properties to be disposed of and then demo will be done that is reference in paragraph F.

Sara Wilson responded that no conveyance is going to take place.

Frank Romines inquired about the length of time that the property at 444 Elm been under contract.

Sara Wilson and Shawn Whitney responded that they have been in talks for the last six months but under contract within the last forty-five days.

Frank Romines explained his reason for asking is that the Plan will affect all three (3) properties not just the two (2) your client owns right now and will be in place for twenty years and any development of all three (3) properties not just the two your client owns will have to be consistent with this to be eligible for abatement.

Shawn Whitney responded that was correct.

Keith Chaffin asked what happens if the property does not close, the third property.

Sara Wilson responded that the developer would probably have to go back to the drawing board and amend the Plan.

Bill Weaver made a point of clarification that the Plan is an area centric and it is blighted under Chapter 99 so there would be a Chapter 99 Tax Abatement application, once they own the land and generally after construction starts so they would be coming back.

Frank Romines stated that all they would have to be is consist with this Plan.

Bill Weaver responded exactly. They can plan something for two of the lots but the third one would still be in the Plan as an option.

Matt Aug asked if there were still people in the houses now.

Sara Wilson responded that the two single-family homes that were converted to four-plexus are vacant. There is a tri-plex that has two (2) units that are occupied but they are on month to month leases.

Frank Romines asked if the tri-plex is what they are buying.

Sara Wilson responded yes.

Frank Romines asked if there were any further questions or discussion.

Frank Romines asked to vote to approve the Resolution that was previously proposed.

Ron Tappan made a motion to approve Resolution 2014-3191. Keith Chaffin seconded the motion. Motion was approved (4 to 0).

Other Business

General Discussion occurred regarding blight outside the urban core.

With no further business to come before the LCRA, the meeting was adjourned at approximately 3:56 p.m.

APPLICATION
FOR
PROPERTY TAX ABATEMENT

Property Address: 626 E. Monroe Street/ 634 E. Monroe

Developer: Miller Commerce, LLC

Date Submitted: August 8, 2014

1. Scope of the Project

This project (the “*Project*”) involves constructing a four-story student housing facility to be known as “The Qube.” The facility will feature a maximum of twenty-nine (29) units and will serve as a residence for up to one hundred sixteen (116) residents. The Project will contain a mixture of studio, one-bedroom, two-bedroom, and four-bedroom units. It will also include an on-site property management/maintenance office, a social gathering area, and off-street parking. The Developer also plans to construct an on-site parking lot for use by the residents and guests.

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in the “The Q Place” Student Housing Redevelopment Area and conforms to the Redevelopment Plan for the “The Q Place” Student Housing Redevelopment Area.

3. Legal Description

Please see Exhibit A attached to this application.

4. Site Plan/Elevations/Floor Plans

Please see Exhibit B attached to this application.

5. Project Rendering

Please see Exhibit C attached to this application.

Exhibit A

Legal Description

LOTS FORTY-SIX (46) AND FORTY-SEVEN (47) IN THE SOUTHERN
ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF IN THE
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

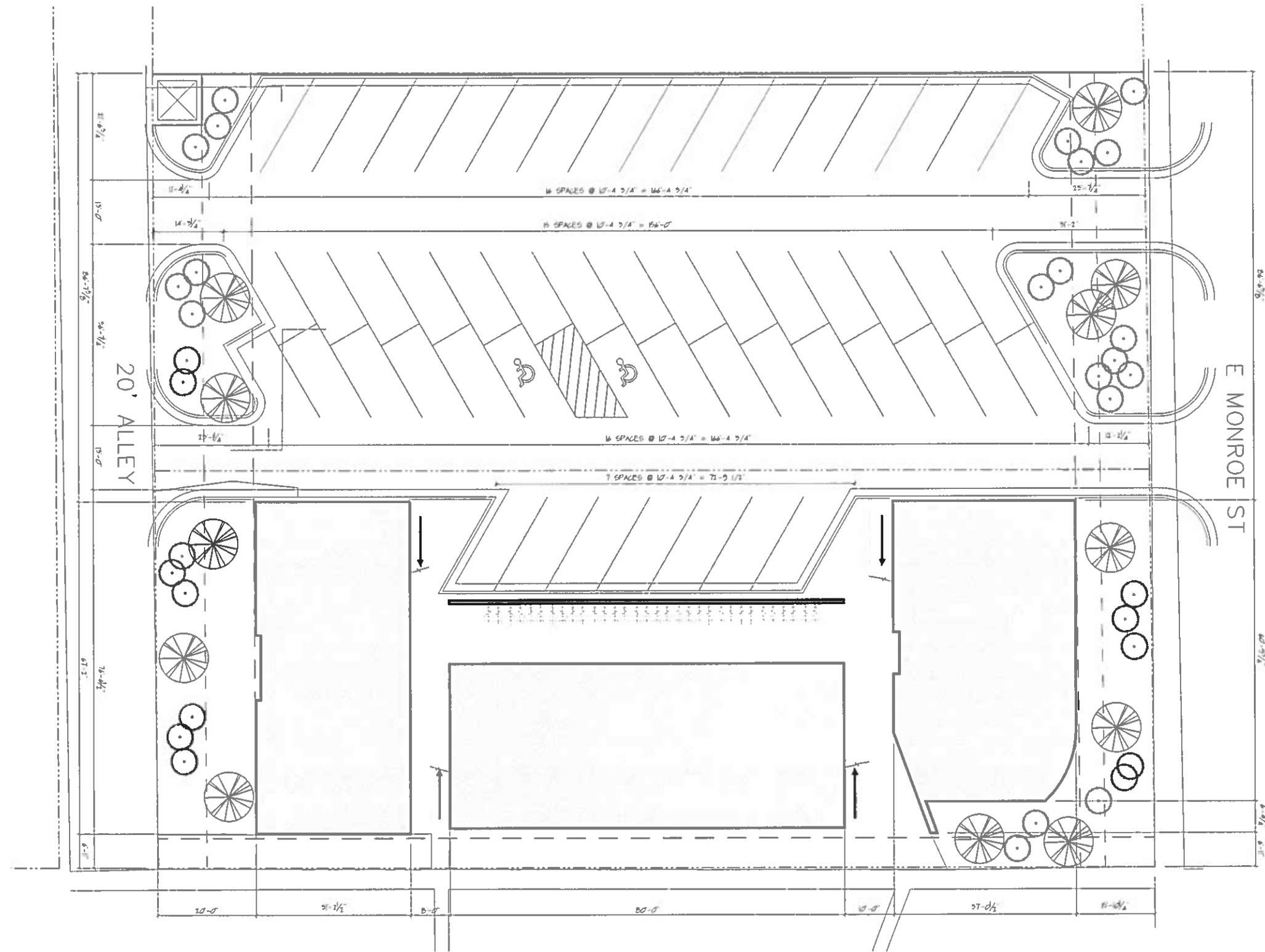
Exhibit B

Site Plan

Elevations

Floor Plans

[attached]



PROJECT ANALYSIS	
NUMBER OF UNITS -	29
NUMBER OF BEDS -	90
NUMBER OF PARKING SPACES -	54
SIZE OF LOT -	73 ACRES

SITE PLAN
1/4" = 1'-0"

REVISIONS	

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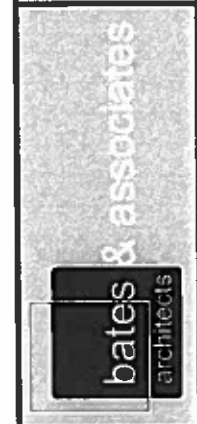


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STUDENT HOUSING DEVELOPMENT
634 E BEAR BLVD
SPRINGFIELD, MO

RELEASE DATE tbd
REV NO 1550
WEEK NO C101
WEEK DESCRIPTION SITE PLAN

REVISIONS



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THE Q-CUBE

634 E BEAR BLVD
SPRINGFIELD, MO

RELEASE DATE

8/1/2014

2010

1000

SHEET NO

A401

SHEET DESCRIPTION

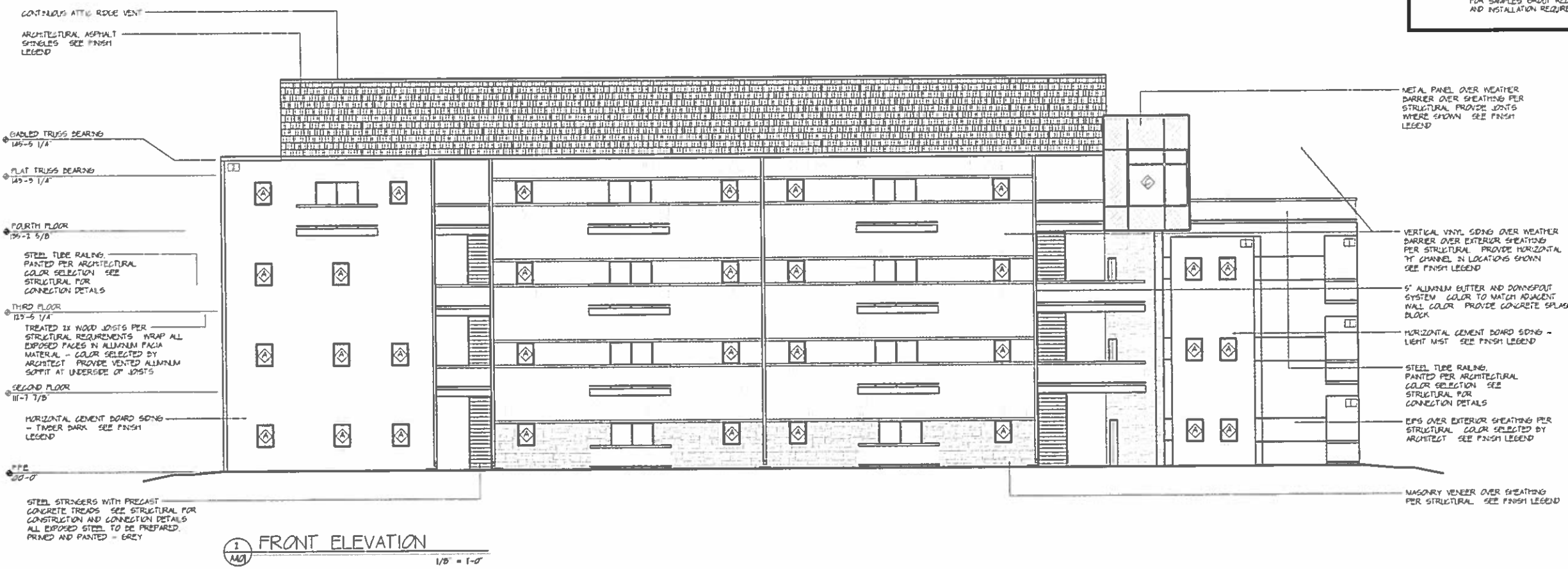
ELEVATIONS

- ### GENERAL NOTES
- ALL COLORS SELECTED - APPROVED BY ARCHITECT
 - PROVIDE SAMPLES OF FINISH MATERIALS USED FOR ARCHITECTS APPROVAL
 - ALL CALKINGS SHALL BE OF CONST GRADE CALK - MATCH DOOR FRAME & FINISH COLOR
 - ALL SHEET METAL SHALL BE PREFINISHED
 - ALL EXPOSED FASTENERS SHALL BE ALUMINUM OR GALVANIZED
 - PRIME & PAINT ALL EXPOSED PIPING, COND. INAC UNITS, VENTS, EXPOSED STEEL, ETC. WHICH ARE NOT PREFINISHED
 - PROVIDE PRE-FINISH FLASHING AT WINDOW & DOOR HEADS
 - CONTRACTOR TO CONSTRUCT MOCK-UP WITH ALL SELECTED COLOR PRIOR TO FINAL APPROVAL
 - ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED PER MANUFACTURERS GUIDELINES

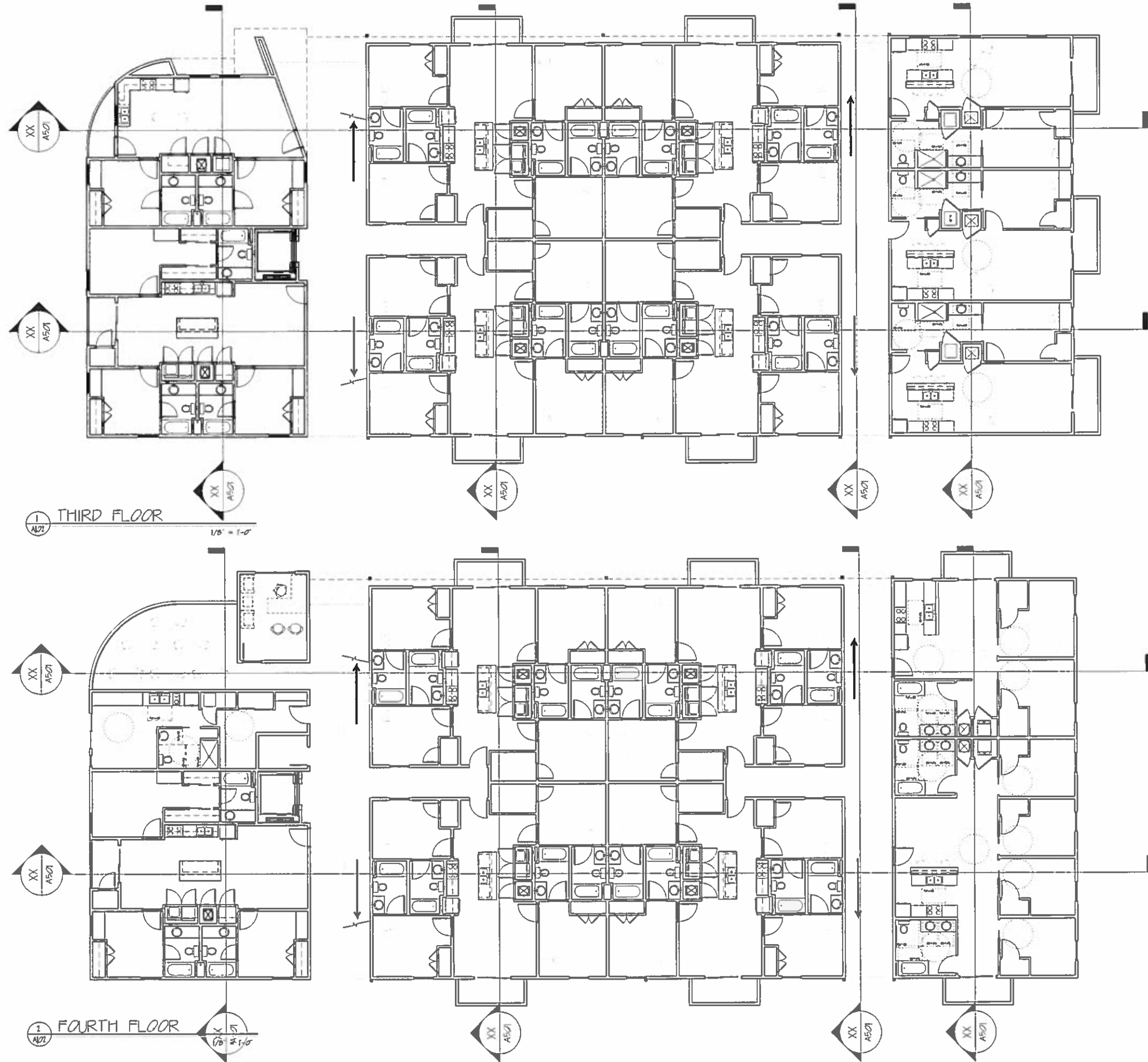
- ### MATERIALS LEGEND
- EPS - 1 1/2" RIGID INSULATION OVER R-GUARD (PROSOLO) AIR/WATER BARRIER OVER SHEATHING PER STRUCTURAL. SAND FINISH. COLOR EQUAL TO DRYKIT GRAY STEEL
 - VERTICAL VINYL Siding EQUAL TO CERTANTIDE BOARD AND BATTEN OVER R-GUARD (PROSOLO) AIR/WATER BARRIER OVER SHEATHING PER STRUCTURAL. COLOR = STERLING GREY
 - METAL PANEL EQUAL TO GIBBS. ENVELOPE. LEAD RAIN SCREEN OVER R-GUARD (PROSOLO) AIR/WATER BARRIER OVER SHEATHING PER STRUCTURAL. PROVIDE PANEL JOINTS WHERE SHOWN. COLOR = ARCTIC WHITE
 - HORIZONTAL CEMENT BOARD LAP Siding EQUAL TO JAMES HARDIE SMOOTH LAP Siding. COLOR PLUS. COLOR = TINDER DARK
 - HORIZONTAL CEMENT BOARD LAP Siding EQUAL TO JAMES HARDIE SMOOTH LAP Siding. PRIME AND PAINT TO MATCH EPS STEEL GREY
 - CENTURION STONE - CATHARINE SET IN LATHECOTE MORTAR OVER R-GUARD AIR/WATER BARRIER OVER SHEATHING PER STRUCTURAL. COLOR = TULSA. CONTACT PRADLEY MASONRY FOR SAMPLES, CRUIT RECOMMENDATIONS AND INSTALLATION REQUIREMENTS



1 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



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springfield missouri 65806

THE Q-UBE

634 E BEAR BLVD

SPRINGFIELD, MO

RELEASE DATE
8/1/2014

REV NO
1800

REV DESCRIPTION
FLOOR PLANS

A102

Exhibit C

Project Rendering

[attached]



Q
ube
APARTMENTS

APPLICATION
FOR
PROPERTY TAX ABATEMENT

Property Address: 831 S. Kimbrough Ave., Springfield, Mo

Developer: Bear Village II, LLC

Date Submitted: August 12, 2014

1. Scope of the Project

This project (the "*Project*") involves constructing a four-story apartment complex geared toward student housing which will be Phase II of the area to be commonly known as "Bear Village." The facility will feature thirty-three (33) fully furnished apartment units with private bedrooms and bathrooms to be leased by the bedroom. There will be one, two, three and four bedroom units. Phase II of the Project will also include a swimming pool. The Developer also plans to construct an on-site parking lot for use by residents and guests

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in the Madison & Kimbrough Redevelopment Area and conforms to the Redevelopment Plan for the Madison & Kimbrough Redevelopment Area.

3. Legal Description

Please see Exhibit A attached to this application.

4. Site Plan/Elevations/Floor Plans

Please see Exhibit B attached to this application.

5. Project Rendering

Please see Exhibit C attached to this application.

6. Continuing Construction

Construction is still ongoing at the Project with numerous items remaining to achieve completion. The outstanding items consist of the interior punch list, exterior clean, door and hardware installation, masonry labor, painting in multiple locations of the building, cabinetry, floorcovering and once all of the foregoing has been completed, a final setting of plumbing and electrical fixtures must be installed. The Contractor for the Project, Morelock Ross is currently on site and will be so for the foreseeable future until the remaining work is completed. Certificates of Occupancy have not been issued on this project.

Exhibit A

Legal Description

Lot 1 of Bear Village Phase 3 Amended Replat.

Exhibit B

Site Plan

Elevations

Floor Plans

[attached]

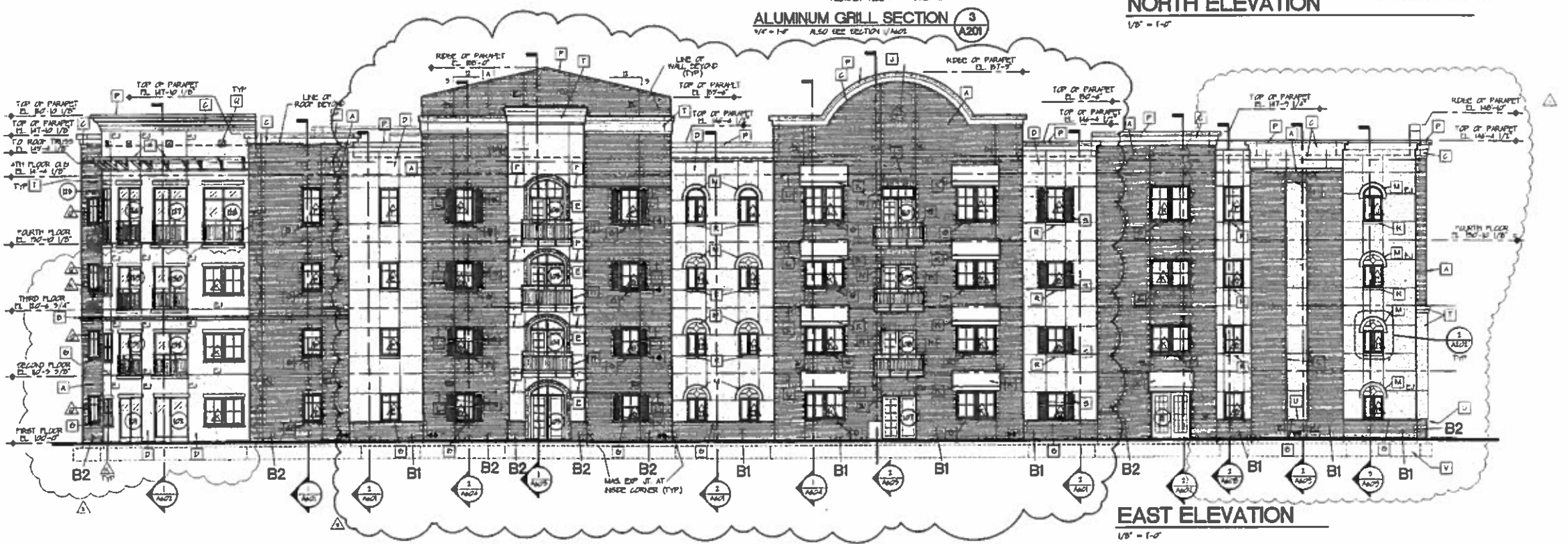
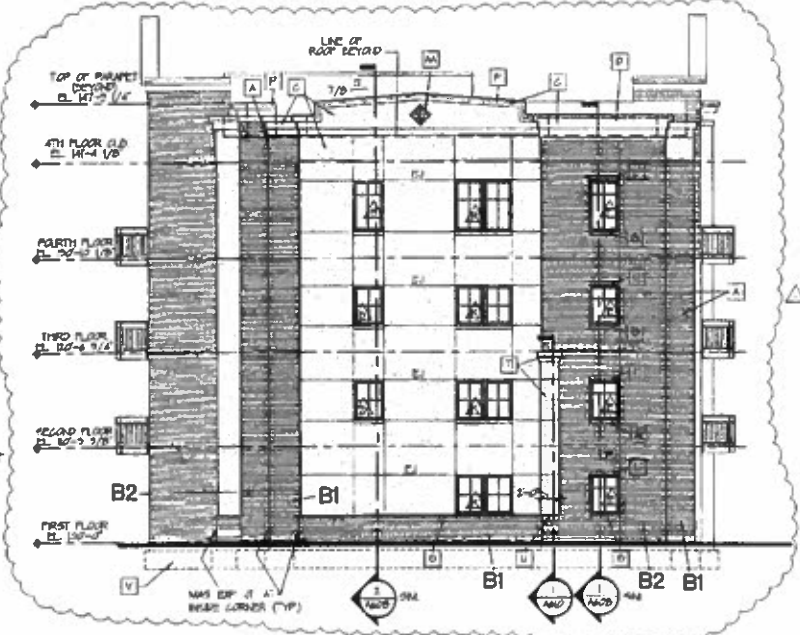
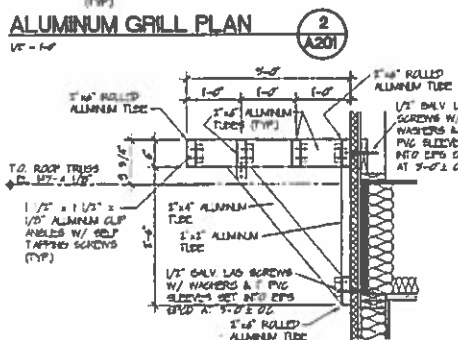
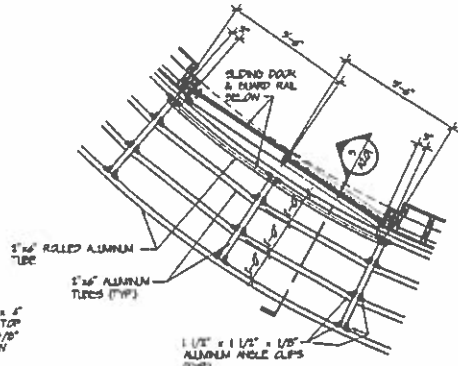
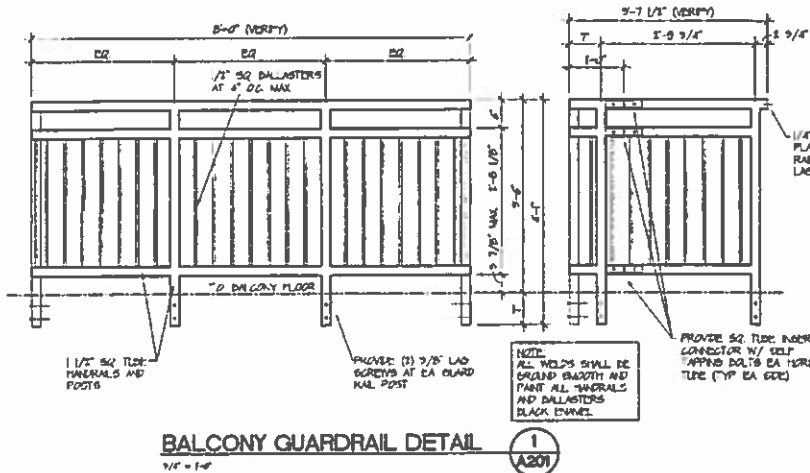
ELEVATION KEY NOTES

- A) KIND SIZE FACE BRICK VENEER
B) EPS TRIM SEE DETAIL 9/A205
C) EPS CORNER
D) 1 1/2" EPS - COLOR:
E) 1 1/2" EPS W/ FINISH MESH @ SLIDING DOORS - COLOR:
F) EPS JOINTS TO ALIGN WITH WIND HEADER COURSE
G) BRICK ROWLOCK GILL
H) PRIME/PANED STEEL RAILING AT BALCONY SEE DETAIL 9/A201
I) 18" x 18" x 1" THICK EPS COVERED EPS BOARD, PYRAMID W/ 1/2" RISE SEALANT AT PERIMETER
J) FINISH PROVIDED AND INSTALLED BY ANOTHER SUPPLIER. COORDINATE EXACT LOCATION & COLOR WITH ARCHITECT. COLOR TO BE SELECTED BY ARCHITECT
K) BRICK HEADER COURSE MATCH FACE BRICK
L) EPS ARCH
M) CEDAR PERGOLA - SEE DETAIL 9/A201
N) 24 GA PREPRESSED MTL CAP
O) 18" x 18" x 1" THICK EPS COVERED EPS BOARD, PYRAMID W/ 1/2" RISE
P) EPS GILL
Q) BRISTLES W/ CATHEDRAL HEAD
R) BUILT-OUT EPS TRIM
S) DTM OF EPS ALIGNS W/ BRICK JOINT
T) FTD, SEE STRUCTURAL
U) BRICK SOLID COURSE GUT AS REQD
V) 1" x 1/2" ALUMINUM TUBE GRILL - SEE DETAIL 9/A201
W) PROVIDE BRICK RELIEF ANGLE AT WINDOW HEADER JOINT ALONG BRICK HEADER COURSE AT HIGH ARCH PARAPET AND AT FLOOR LINE AT CHABLE PARAPET
X) SHOWN BY SIGN CONTRACTOR LOCATION TO BE DETERMINED
Y) 18" x 18" x 1" THICK EPS COVERED EPS BOARD, PYRAMID W/ 1/2" RISE
Z) FTD, SEE STRUCTURAL

BRICK TYPES:
B1 BRICK TYPE 1 AGUE BRICK PALATIA SERIES WENDOVER
B2 BRICK TYPE 2 AGUE BRICK CLASSIC HIGHLAND GRAY

EPS COLORS:

- 1 = PEARL WHITE
2 = DRAB/GRAY BRUNZE
3 = DUCKSKIN



REVISION	DATE	BY	CHKD
REVISION #1-A201			
REVISION #2-A201			
REVISION #3-A201			



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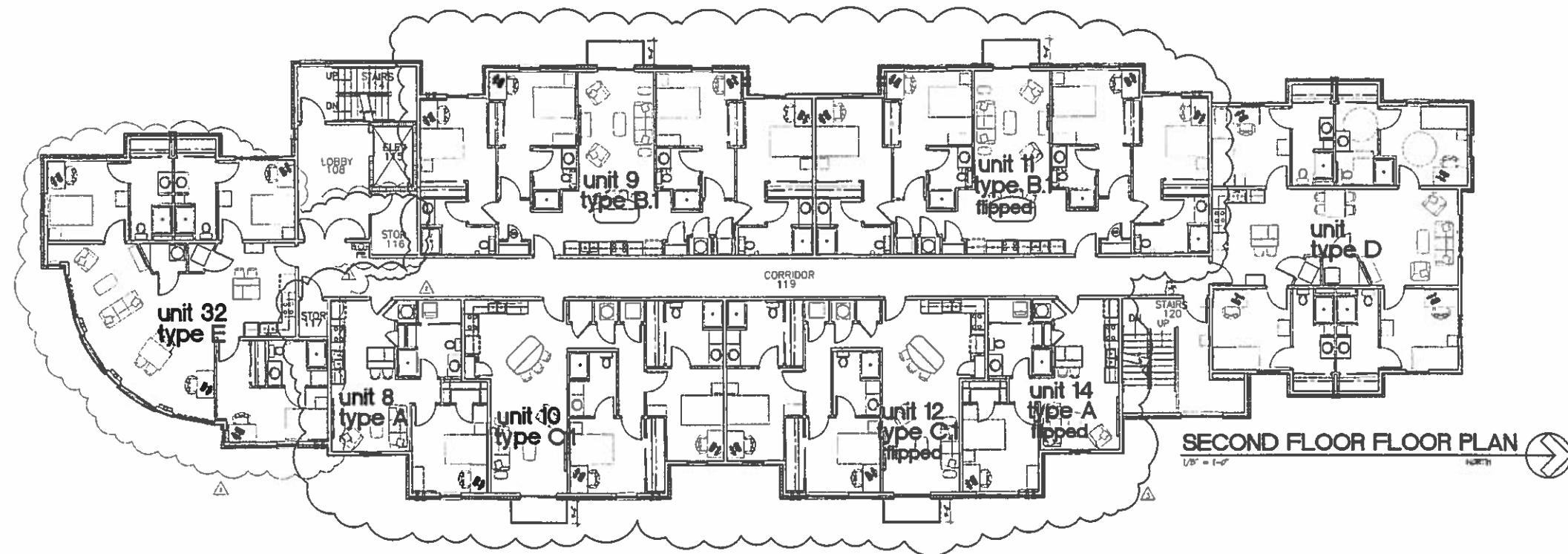
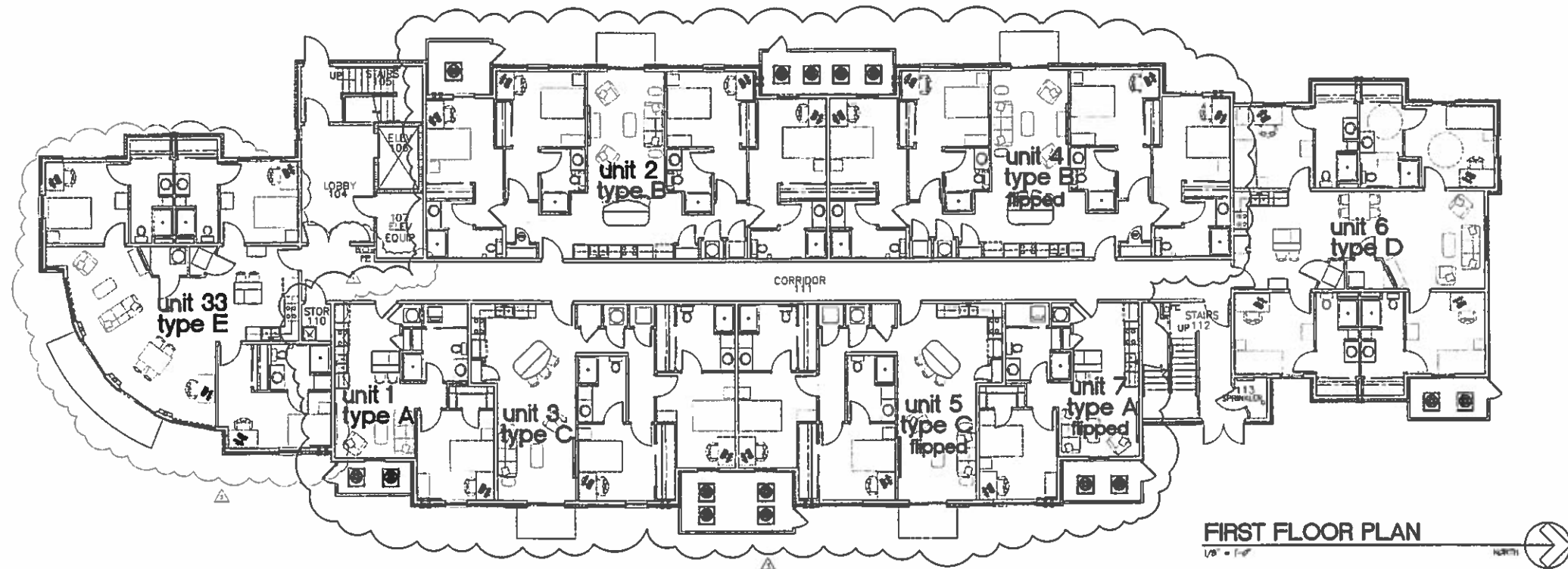
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BEAR VILLAGE
PHASE TWO-STUDENT HOUSING
BRYAN MAGERS, DEVELOPER
831 SOUTH KIMBROUGH AVE.
SPRINGFIELD, MISSOURI

RELEASE DATE
AUGUST 21, 2012
SHEET NO.
2126
PROJECT NO.
A201
SHEET DESCRIPTION
EXTERIOR ELEVATIONS



RELEASE DATE
 AUGUST 22, 2012
 JOB NO.
 2256
 SHEET NO.
 A202
 SHEET DESCRIPTION
 EXTERIOR ELEVATIONS



REVISION	DATE
REVISION #1-A-B	11/11/11
REVISION #2-A-B	11/11/11
REVISION #3-A-B	11/11/11



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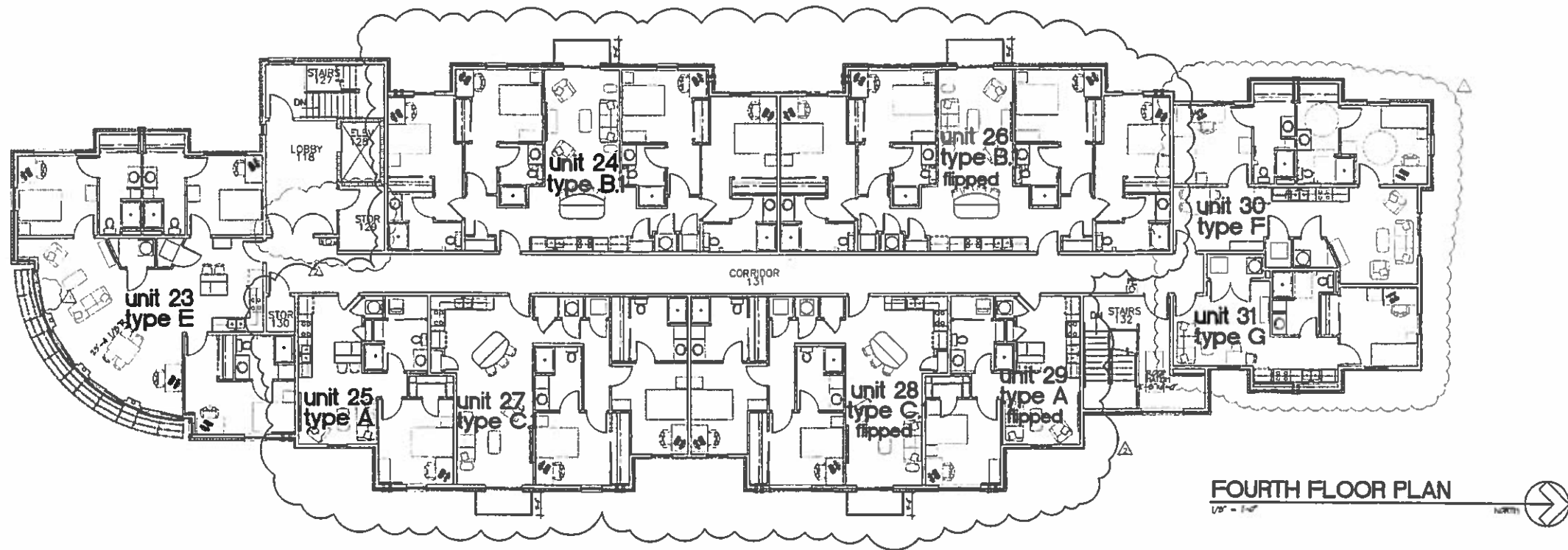
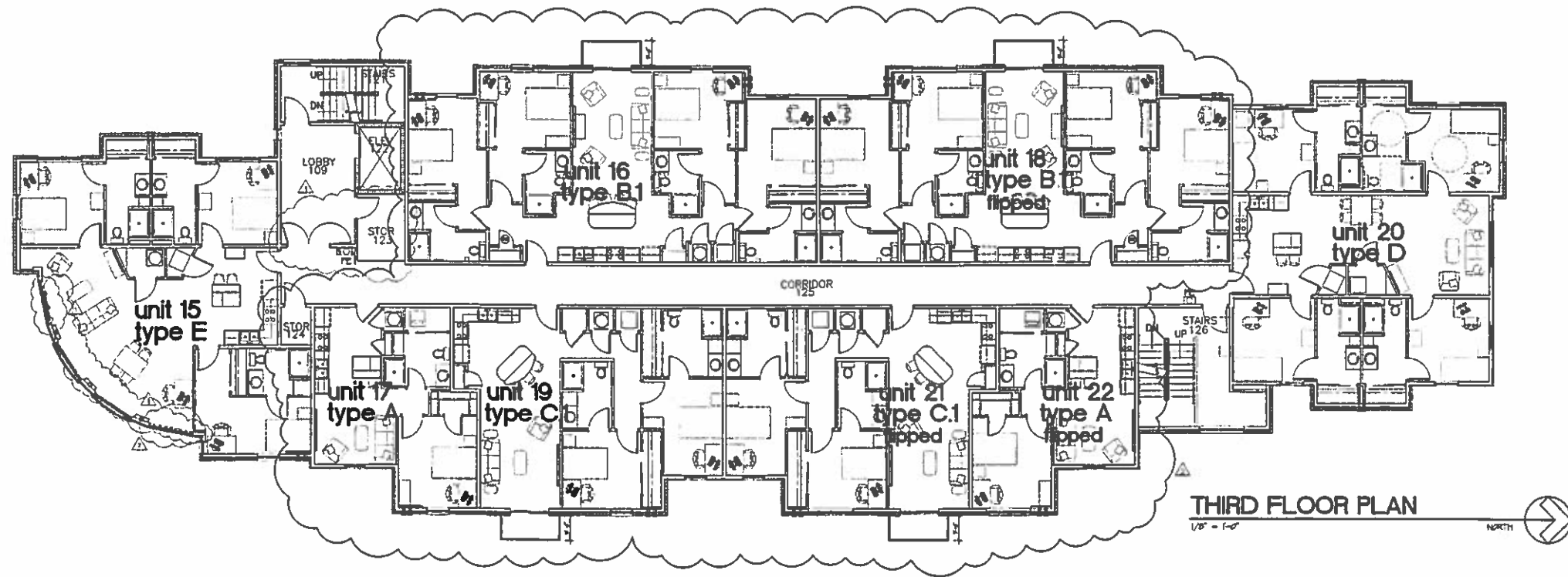
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**BEAR VILLAGE
PHASE TWO-STUDENT HOUSING**
BRYAN MAGERS, DEVELOPER
831 SOUTH KIMBROUGH AVE.
SPRINGFIELD, MISSOURI

REVISION	DATE
REVISION #1-A-B	AUGUST 12, 2012
REVISION #2-A-B	11/11/11
REVISION #3-A-B	11/11/11

ID1.1

PRINT & RECORD FOR PLAN



REV	DATE	DESCRIPTION
1	08-22-07	ISSUED FOR PERMIT
2	08-22-07	ISSUED FOR PERMIT
3	08-22-07	ISSUED FOR PERMIT
4	08-22-07	ISSUED FOR PERMIT
5	08-22-07	ISSUED FOR PERMIT
6	08-22-07	ISSUED FOR PERMIT
7	08-22-07	ISSUED FOR PERMIT
8	08-22-07	ISSUED FOR PERMIT
9	08-22-07	ISSUED FOR PERMIT
10	08-22-07	ISSUED FOR PERMIT



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**BEAR VILLAGE
PHASE TWO-STUDENT HOUSING
BRYAN MAGERS, DEVELOPER
831 SOUTH KIMBROUGH AVE.
SPRINGFIELD, MISSOURI**

ISSUED DATE
AUGUST 22, 2007
SHEET NO.
1256
SHEET OF
ID1.2
SHEET DESCRIPTION
THIRD & FOURTH FLOOR PLAN

Exhibit C

Project Rendering

[attached]



Bear Village

Bryan Properties



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9-12-2013

**BLIGHT REPORT
AND REDEVELOPMENT PLAN
FOR THE EAST CHERRY FLATS REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

August 22, 2014

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Addenda

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Proposed Land Use Plan	Exhibit F

Blight Report

East Cherry Flats Redevelopment Area

I. General:

The Land Clearance for Redevelopment Authority Law (the “**LCRA Law**”) is set forth in Sections 99.300 through 99.660 of the Missouri Revised Statutes and was enacted in 1951 to help local municipalities eradicate “blighted areas” in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA Law, municipalities and private citizens are able to work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines “blighted area” as an area which, by reason of the predominance of (1) defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) hinders the provision of housing accommodations, (b) constitutes an economic or social liability, or (c) constitutes a menace to the public health, safety, morals, or welfare in its present condition and use.¹ Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, the first five factors listed in the first half of Section 99.320(3) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section.²

A. Introduction:

This Blight Report for the East Cherry Flats Redevelopment Area (this “**Blight Report**”) is being submitted by RJK Properties, LLC, a Missouri limited liability company (such entity, or its successors and assigns, is referred to as the “**Developer**”), for the purpose of demonstrating that the Redevelopment Area (as defined below) should be declared blighted pursuant to the LCRA Law. This Blight Report will demonstrate (i) that the Redevelopment Area is a “blighted area” under the LCRA Law due to the predominance of (1) deterioration of site improvements, (2) insanitary and unsafe conditions, (3) obsolete platting, and (4) the existence of conditions which endanger life and property by fire and other causes, and (ii) because of the aforementioned conditions, the Redevelopment Area hinders the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use.

¹ See MO. REV. STAT. § 99.320(3).

² See *Land Clearance for Redevelopment Auth. of City of St. Louis v. Inserra*, 284 S.W.3d 641, 647-48 (Mo. Ct. App. 2009).

B. *Background:*

The Developer acquired the property and improvements consisting of the Redevelopment Area in 2004. At that time, the Redevelopment Area suffered from physical deterioration, insanitary and unsafe conditions, obsolete platting, and conditions which endangered life and/or property. Notwithstanding the Developer's commercially reasonable efforts to repair and maintain the Redevelopment Area, as discussed below, the Redevelopment Area still exhibits many of the factors that support a finding of blight. The Developer shall remediate blight and redevelop the area in accordance with the Redevelopment Plan following this Blight Report.

There are five (5) structures—three (3) houses, one (1) vacant commercial storefront, and one (1) garage—in the Redevelopment Area, all of which were built on three (3) long and narrow parcels of land which are located on the north side of East Cherry Street. Two (2) of the structures were built on one (1) parcel. Said parcels are comprised of *parts* of Lots 24-28 of Summit Park Subdivision. The parcels are depicted below:



All of the structures front Cherry Street and are commonly identified as 1235 East Cherry Street (the "**1235 Structure**"), 1235-A East Cherry Street (the "**1235-A House**"), 1239 East Cherry Street (the "**1239 House**"), and 1243 East Cherry Street (the "**1243 House**"), and collectively with the 1235 Structure, the 1235-A House and the 1239 House, the "**Houses**"). The Redevelopment Area previously included another residential structure to the east of the 1243 House (the "**1249 House**"). The 1249 House was so dilapidated that it was demolished in 2011.

Pertinent information about each House is set forth in the following table:

Address	Year Built	Acres ³ (Land Area)	Square Feet ⁴ (Floor Area)	Appraised Value (2013) ⁵
1235 E. Cherry	1931	0.0971	522	\$48,400
1235-A E. Cherry			960	
1239 E. Cherry	1925	0.2388	1,008	\$49,800
1243 E. Cherry	1909	0.5108	1,350	\$85,600

II. Redevelopment Area Description:

The Redevelopment Area includes approximately .832 acres of real property located on the North Side of East Cherry Street between South Kickapoo Ave. and South National Avenue in the City of Springfield, Missouri (the “**Redevelopment Area**”). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit “A” and the Redevelopment Area is legally described on Exhibit “B” attached hereto and incorporated herein.

III. Evidence In Support of Blight:

The LCRA Law provides municipalities with a tool to encourage the redevelopment of areas within a city by private developers, which facilitates the renewal of downtrodden portions of a city without necessitating excessive expenditures of public funds. The City of Springfield (the “**City**”) has utilized this tool over the past few decades in blighting large tracts of property to the west of the Redevelopment Area. A map reflecting these blighted areas is attached hereto and incorporated herein as Exhibit “C”.⁶

The property within the Redevelopment Area, which is quickly nearing the end of its economic life, is of comparable age and in substantially similar condition to many of the blighted properties within these adjacent areas. Due to its proximity and likeness to other property within the surrounding blighted areas, it follows that this area should also be blighted. Moreover, the

³ Per Green County Assessor’s Webpage.

⁴ *Id.*

⁵ *Id.*

⁶ Although the area within the Jordan Valley Park TIF was blighted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, with the exception of the spelling of one word, the TIF Act’s definition of “blighted area” is identical to the definition under the LCRA Act. *Compare* MO. REV. STAT. § 99.805(1) with MO. REV. STAT. § 99.320(3).

remaining Houses are comparable in age and condition to the 1249 House, which was demolished in 2011 due to dilapidation and obsolescence.

The key factors evidencing the Redevelopment Area as a “blighted area” under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in the Property Inspection Reports (defined below). Additional pictures are available in Exhibit “E,” which is attached to this Blight Report.

A. *Deterioration of Site Improvements.*

In general, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing floor tiles or ceiling panels, or holes and cracks over limited areas. Deterioration which is not easily curable and which cannot be accomplished in the course of normal maintenance includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roof, wiring, etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, gravel sections, cracks, overgrowth, or depressed curb areas.

As reflected by the Property Inspection Reports dated July 28, 2014 and prepared by A-1 Home Inspection (the “**Property Inspection Reports**”),⁷ the Redevelopment Area as a whole suffers from deterioration, which is exhibited by defects in both primary and secondary building components. For example, in all of the Houses, evidence suggests that the footings and foundation walls have moved and settled over time: interior doors rub and/or will not latch because the door jambs are not plumb, windows are very difficult to open, and the plaster/drywall is cracked in places. To the extent applicable, the foundations should be stabilized in order to prevent these issues from worsening and causing additional damage. Moreover, portions of pavement and other concrete surfaces including sidewalks, curbs, and stairs are extensively cracked, crumbling, uneven, or otherwise dilapidated. Many other areas need to be re-graded and repaved. Due to the aggregation of deficiencies which have occurred over the years, the Houses create a decrepit streetscape observable to the general public.

1. 1235 Structure.

The 1235 Structure is a vacant commercial store front. The masonry chimney is deteriorating and requires extensive tuckpointing and a new crown to keep the same intact and prevent water intrusion.⁸ Moreover, there is a discernable gap between the chimney and the

⁷ The Property Inspection Reports are attached hereto and incorporated herein as Exhibit “D.” The Property Inspection Report for the 1235 House is attached to Exhibit D as Figure 1 (the “**1235 Report**”), the Property Inspection Report for the 1235-A House is attached to Exhibit D as Figure 2 (the “**1235-A Report**”), the Property Inspection Report for the 1239 House is attached to Exhibit D as Figure 3 (the “**1239 Report**”), and the Property Inspection Report for the 1243 House and the garage is attached to Exhibit E as Figure 4 (the “**1243 Report**”). Note: When used in the Property Inspection Reports, the word “common” is meant to indicate that a condition is widespread or frequently occurring (i.e., common cracks).

⁸ Page 5 of 1235 Report.

exterior wall of the Structure, which suggests that the Structure is out of plumb due to shifting and settling of the foundation.⁹

The wood siding on the 1235 Structure is cracked, bowed and splintered.¹⁰ There is evidence of moisture entering the walls. Numerous panels are missing, rotted and/or in need of immediate replacement to prevent the outside elements from filtrating into the exterior walls of the house and causing additional damage.¹¹ The paint on the exterior of the 1235 Structure is chipping, flaking, and peeling. All wooden surfaces need to be stripped and painted to prevent further rot and deterioration. In one area of the 1235 Structure, a large portion of an exterior wall is missing.¹² Such damage—which is the result of an automobile accident—could result in structural problems. As with the wood siding, wood door and window frames are peeling and rotted. Numerous windows are cracked, broken and boarded up.¹³ Others are inoperable. Broken window glass is a hazard. The windows must be replaced in order to protect the interior of the 1235 Structure from the elements and prevent access by wildlife and intruders.

The flat roof on the 1235 Structure is at the end of its useful life and needs to be stripped and replaced immediately in to prevent further leaks.¹⁴ In connection with the reroofing, all vents and seams need to be resealed. The awning over the back door is not square and needs to be reattached.¹⁵ The gutters are bent, loose and full of debris.¹⁶ As a result, new gutters and downspouts are warranted.

There are many stains throughout the interior of the 1235 Structure caused by moisture and leaks.¹⁷ Additionally, the interior doors in the 1235 Structure are generally in poor condition; many are inoperative, missing, or damaged.¹⁸ The 1235 Structure has holes/cracks in some of the walls and is missing drywall in parts.¹⁹ The walls are stained and marred from water damage and neglect and paint is cracked and peeling.²⁰ The ceilings are covered with mildew, stains and cracked/peeling paint due to rampant water intrusion through the neglected roof.²¹ Portions of

⁹ Page 5 of 1235 Report.

¹⁰ Page 6 of 1235 Report.

¹¹ Page 6 of the 1235 Report.

¹² Page 7 of the 1235 Report.

¹³ Pages 23-24 of the 1235 Report.

¹⁴ Pages 10-11 of the 1235 Report.

¹⁵ Page 6 of the 1235 Report.

¹⁶ Page 9 of the 1235 Report.

¹⁷ See pages 25-26 of the 1235 Report.

¹⁸ See page 23 of the 1235 Report.

¹⁹ See Page 25 of the 1235 Report.

²⁰ See pages 25-26 of the 1235 Report.

²¹ See page 26 of the 1235 Report.

the tile flooring are severely scratched and damaged.²² As discussed below, such tiles likely contain asbestos.²³

The heating units are inefficient, rusty, out of date and in need of replacement.²⁴ The main electrical panel, which involves multiple fuse panels and subpanels, is out of date and not in conformity with contemporary standards for commercial properties.²⁵ There are numerous exposed/unsecured wires and miswired outlets.²⁶ All such instances should be remedied in order to mitigate the risk of fire and electrocution.

2. The 1235-A House.

The 1235-A House is a small residential structure located immediately behind the 1235 Structure. The 1235-A House has no frontage on East Cherry Street. The sidewalk serving the 1235-A House is uneven, resulting in a tripping hazard.²⁷ The concrete floor on the porch is cracked and uneven.²⁸

The chimney is unlined, uncapped and deteriorated.²⁹ The chimney should be lined in order to mitigate the risk of chimney fires. Also, the chimney requires extensive tuck-pointing to avoid further structural damage. In addition, portions of the exterior wood siding are cracked, splintered, and rotted.³⁰ Vinyl siding is dented and covered in unattractive mildew and fungal stains. Most windows are inoperable or have serviceability issues.³¹ Broken window glass is a hazard. Broken panes should be repaired and inoperable windows must be replaced. As noted above, the footings and foundation walls of the 1235-A House have apparently moved and settled over time creating multiple problems with the interior of the structures. The floors are sloped and uneven,³² door jambs are not plumb,³³ and windows are very difficult to open.³⁴ Moreover, the bathtub does not drain properly due to uneven floors.³⁵

²² See page 27 of the 1235 Report.

²³ See pages 27-28 of the 1235 Report.

²⁴ Pages 15-17 of the 1235 Report.

²⁵ Pages 21-22 of the 1235 Report.

²⁶ *Id.*

²⁷ See page 3 of the 1235-A Report.

²⁸ See page 5 of the 1235-A Report.

²⁹ See page 4 of the 1235-A Report.

³⁰ See page 5 of the 1235-A Report.

³¹ See page 17 of the 1235-A Report.

³² See page 19 of 1235-A Report.

³³ See page 16 of 1235-A Report.

³⁴ See page 17 of 1235-A Report.

³⁵ See pages 23-24 of 1235-A Report.

As discussed below, the hot water heater vents into a masonry chimney and backdrafts during startup, which is a safety hazard.³⁶ Older wall heaters are outdated and pose a potential fire hazard. The gas range does not self-light, which is a safety hazard.³⁷ Moreover, the range does not have an exhaust hood or vent.³⁸

3. The 1239 House.

The 1239 House is a small residential structure located east of the 1235 Structure. The shared driveway (including the approach), parking areas and sidewalks are deteriorated and in need of replacement or repairs.³⁹ Some of the cracks are offset by more than two (2) inches. Uneven surfaces are a tripping hazard. Moreover, ponding likely occurs during precipitation events.

The concrete on porch is cracked and settled, with offsets in excess of one (1) inch.⁴⁰ The railing on the front porch is too low.⁴¹ These two (2) issues create a material risk of tripping and other injuries. Due to movement and settlement of the foundation, there is a discernable gap between the stairs and the porch.⁴² The roof is composed of at least three (3) layers of shingles, which does not conform to current building standards.⁴³ The base layer consists of wood shingles, which are attached to gapped boards.⁴⁴ In order to properly replace the roof with asphalt shingles, the underlying slats would have to be removed and replaced with wood decking, which would result in significant additional cost. The roof requires maintenance to replace missing singles and seal flashings and other penetrations.⁴⁵ Portions of the wood trim and fascia have water damage.⁴⁶ All of the trim should be stripped and painted. Damaged sections should be replaced. The guttering system is rusted and damaged and large sections of the downspouts are disjointed and/or missing.⁴⁷ As a result, a complete replacement of the guttering system is warranted in order to divert water away from the structure and prevent further water damage.

³⁶ See page 11 of the 1235-A Report.

³⁷ See page 20 of the 1235-A Report.

³⁸ *Id.*

³⁹ See page 3 of 1239 Report.

⁴⁰ See page 4 of 1239 Report.

⁴¹ See page 5 of 1239 Report.

⁴² See page 7 of 1239 Report.

⁴³ See page 7-9 of 1239 Report.

⁴⁴ *Id.*

⁴⁵ See page 8 of 1239 Report.

⁴⁶ See page 6 of 1239 Report.

⁴⁷ See page 6 of 1239 Report.

Numerous doors frames are out-of square.⁴⁸ As a result, such doors rub and/or do not latch.⁴⁹ This is likely a result of settlement and/or movement of the foundation. In addition, such settling has resulted in cracks in ceilings and walls throughout the structure. 1239 House does not have smoke detectors in all of the bedrooms.⁵⁰

The hot water heater vents into masonry chimney and backdrafts during startup, which is a safety hazard.⁵¹ The electrical system is defective and hazardous. As discussed below, the 1239 House contains active knob and tube wiring⁵² and 100 amp service.⁵³ The house does not have a main breaker panel, but rather, an outdated lug panels.⁵⁴ Lug panels can be hazardous as they don't include a main breaker switch, only individual circuit breakers. A main breaker should be installed by a licensed electrician. In connection therewith, the electrician should remedy other safety concerns, including unsecured/exposed wiring, amateur splices, and open junction boxes.⁵⁵

4. The 1243 House.

The 1243 is a residential structure located to the east of the 1239 House. A small, unattached garage sits behind the main structure. The garage walls are leaning and racked.⁵⁶ Moreover, the electrical lines to the garage have been severed. As noted below, the steps at the front and rear entrances are missing proper handrails, creating a dangerous condition.⁵⁷

The exterior flue requires repair and its brick must be tuck pointed to keep the flue intact and prevent water infiltration.⁵⁸ In addition, the open flue connection in the attic must be capped in order to prevent a material fire hazard.⁵⁹ Portions of the stucco siding are cracked and bulging, likely the result of water damage and neglect.⁶⁰ Such defects should be re-plastered and painted to prevent further damage. Likewise, portions of the wood siding are splintered, cracked and rotted.⁶¹ Other areas have fungal stains and chipped/peeling paint.⁶² The wood siding should

⁴⁸ See page 19 of 1239 Report.

⁴⁹ See page 19 of 1239 Report.

⁵⁰ See page 26 of 1239 Report.

⁵¹ See page 12-13 of the 1239 Report.

⁵² See pages 16-18 of 1239 Report.

⁵³ See pages 15-16 of the 1239 Report.

⁵⁴ See pages 15-16 of the 1239 Report.

⁵⁵ See pages 17-18 of 1239 Report.

⁵⁶ See page 23 of 1243 Report.

⁵⁷ See page 9 of 1243 Report.

⁵⁸ See pages 5-6 of 1243 Report.

⁵⁹ See pages 5-6 of 1243 Report.

⁶⁰ See page 7 of 1243 Report.

⁶¹ See page 4 of 1243 Report.

⁶² See page 8 of 1243 Report.

be cleaned, stripped and painted, as applicable. The roof requires extensive maintenance to seal and repair flashing, vents and other penetrations in order to prevent water intrusion.⁶³ Some of the eaves do not have guttering. The current gutters on the house warrant full replacement due to their poor condition.⁶⁴ Gutters and downspouts should be replaced or repaired as applicable.

The foundation is exhibiting modest cracking.⁶⁵ Water intrudes into basement, as evidenced by rotted wood posts and stains on walls and floor.⁶⁶ In addition, water appears to be leaking from dated water supply lines.⁶⁷ Basement stairs are not well lighted and are lacking handrails, creating a tripping hazard.⁶⁸ Evidence of termites was found in load bearing beams and joists. Such areas should be tested and treated immediately to prevent further damage.

The hot water heater is rusted and subject to back-drafting at flue piping which is a safety hazard.⁶⁹ The furnace is rusted, inefficient and likely at the end of its useful life.⁷⁰ The rusty heat exchanger could allow carbon monoxide to be released into the house. The furnace should be replaced. Moreover, as discussed below, ductwork is patched with carcinogenic asbestos tape,⁷¹ and active knob and tube wiring is exposed in attic and basement.⁷² Ungrounded outlets and nonfunctional GFCI outlets should be replaced in order to mitigate the risk of electric fire of electrocution.⁷³

The ceilings are in disrepair as there are water stains and cracks.⁷⁴ Many of the doors are also defective as frames are cracked and glass inserts are not fitted with tempered/safety glass as required by applicable code.⁷⁵ Most windows are missing screens and/or inoperable.⁷⁶ Broken window glass is a hazard. Broken panes should be repaired and inoperable windows must be replaced. Carpeting on the stairs is damaged and not secure, causing a tripping hazard.⁷⁷ Such

⁶³ See page 11 of 1243 Report.

⁶⁴ See page 9 of 1243 Report.

⁶⁵ See page 15 of 1243 Report.

⁶⁶ See page 15 of 1243 Report.

⁶⁷ See page 17 of 1243 Report.

⁶⁸ See page 17 of 1243 Report.

⁶⁹ See pages 19-20 of 1243 Report.

⁷⁰ See page 21 of 1243 Report.

⁷¹ See pages 21-22 of 1243 Report.

⁷² See page 27 of 1243 Report.

⁷³ See pages 28-29 of 1243 Report.

⁷⁴ See page 32 of 1243 Report.

⁷⁵ See pages 30-32 of 1243 Report.

⁷⁶ See pages 32-33 of 1243 Report.

⁷⁷ See page 37 of 1243 Report.

sections of carpet should be tighten or replaced. The house is does not have smoke detectors in bedrooms and other critical areas.⁷⁸

B. *Insanitary/ Unsafe Conditions.*

In addition to the general physical deterioration discussed above, the Redevelopment Area is also afflicted with a variety of insanitary and unsafe conditions. There is evidence of water damage in all of the Houses. The dampness and moisture evidenced by the stains inside the Houses have likely facilitated the growth of mold. All sources of water should be identified and addressed. In additionally, gutters should be cleaned, repaired and replaced, as applicable. Thereafter, mold remediation will be required at the locations that show signs of water damage.

As noted above, many of the exterior and interior stairs in the Redevelopment Area either lack railings or have insufficient railings, which create a trip and fall hazard. To remedy this issue, appropriate railings should be added as applicable. Moreover, uneven surfaces on the interior and exterior of the Houses should be repaired, especially those offset in excess of one (1) inch.

The hot water heaters in the Houses also exhibit unsafe conditions. As noted above, the hot water heater in all of the Houses vents into masonry chimney and backdrafts during startup, which is a safety hazard in that it can cause carbon monoxide to be released into the house. To remedy this hazard, the water heaters will likely need to be replaced and the chimney relined with a contemporary flue pipe and rain cap.

All of the houses have holes, cracks other defects in the siding. Dirt, insects, and vermin can enter the Houses through such openings, creating insanitary conditions. The 1235 Structure, which is vacant, is used for storage of abandoned furniture and refuse. Such items contribute to the insanitary condition of the structure and create a potential fire hazard.

C. *Conditions that Endanger Life or Property by Fire or other Causes.*

Endangerment by fire and other causes is typically due to the presence of structures below minimum code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to a particular property. The principal purpose of such codes is to require buildings to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish the minimum standards essential for safe and sanitary use, occupation, and/or habitation.

The Redevelopment Area exhibits several conditions that may endanger life or property. As noted above, there are visible materials in the 1235 Structure and 1143 House that likely contain asbestos. Asbestos is a contaminant to humans and can be extremely harmful if inhaled, causing severe respiratory disease, including mesothelioma. The older vinyl flooring in the 1235 Structure kitchen was identified as PACM (presumed asbestos containing materials). The

⁷⁸ See page 38 of 1243 Report.

basement in the 1243 House contains white cloth-like duct wrap on the duct work which is a PACM.

Since the Houses were both constructed long before 1978 when the use of lead based paint was banned in the United States, it is likely that layers of lead based paint are present. Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood. All painted surfaces should be tested for the presence of lead paint. Applicable areas should be remediated by a licensed professional.

The 1239 House and 1243 House contain active knob and tube wiring. Knob and tube was an early method of electrical wiring in buildings in North America from about 1880 to the 1940s. It is an ungrounded system, which creates a risk of electrical shock or fire. Today, this system is considered obsolete and can be a safety hazard, especially when improper modifications are made to the wiring. Due to the risk of fire associated with knob and tube wiring, many insurance companies will not insure houses containing this type of wiring. To fully eliminate these dangers, all of the existing knob and tub wiring will need to be removed and new wiring installed. This will require the plaster walls and ceilings covering the wiring to be removed and then replaced with new sheetrock once the electrical wiring has been replaced. Moreover, the 1239 House and 1243 House do not have sufficient insulation. All knob and tube wiring would need to be replaced before such houses could be insulated.

In addition, the electrical service to the 1239 House is currently a 100 amp service. The service size reflects the maximum current that can be drawn through the electrical system at one time. Due to its size, there is a potential for the 100 amp service to become overloaded which could cause a fire. To remedy this issue, this House will need to be upgraded to a 200 amp electrical service.

D. *Obsolete Platting*

An area is generally deemed to suffer from obsolete platting when the parcels are 1) of a limited or narrow size and configuration or 2) of irregular size or shape that would be difficult to develop on a planned basis and in a manner comparable with contemporary standards.

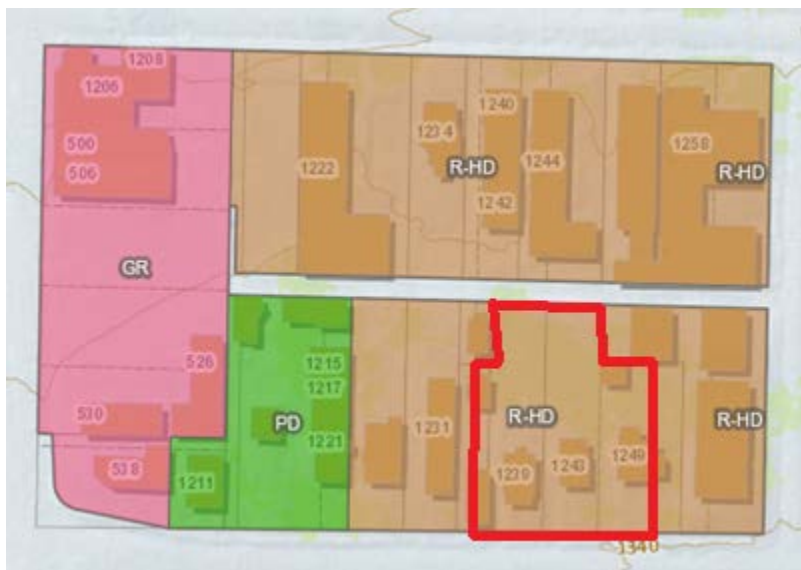
There are three (3) residential structures in the Redevelopment Area plus one (1) commercial storefront. The lots on which the 1235 Structure, 1235-A House and 1239 House are situated are long and narrow. Indeed, the 1235 lot is so narrow that it does not comply with minimum lot width requirements set forth in the City's zoning ordinance.⁷⁹ As a result of the deep and narrow configuration of the lots, it would be very difficult to redevelop the lots in a manner consistent with applicable zoning codes and contemporary standards.

The 1235 Structure, the 1239 House and the 1243 House are located on the southern half of the Redevelopment Area, and the 1235-A House is located behind the 1235 Structure. As a result the 1235-A House has no frontage on a public street. A small garage is located to the northeast of the 1243 House. As shown on the map below, the Redevelopment Area used to

⁷⁹ See Section 4-1405(B)(2) of the City of Springfield, Missouri Zoning Ordinance.

include a fourth residential structure—the 1249 House—which was demolished in 2011. The 1249 House has not been replaced. The remainder of the land in the Redevelopment Area is covered by gravel drive/parking areas, grass, and weeds.

The deep and narrow configuration of the lots coupled with the location of the houses hinders efficient use of the land in that it causes large portions of the Redevelopment Area to be underutilized. The nature of the single-family houses and the commercial storefront compounds this problem due to the limited number of individuals who may reside within the Redevelopment Area. This underutilization conflicts with the intent of the area's zoning. As shown on the map to the right,⁸⁰ the



Redevelopment Area is zoned High-Density Multi-Family Residential District (R-HD), which is designed for multi-family dwelling units and other more intense developments.⁸¹ Importantly, the construction of new single family dwellings is not permitted in R-HD to ensure that development of the property in this zoning district is not preempted by less intense development.⁸² The demolition of the 1249 House exacerbates the underutilization problem.

Moreover, the Redevelopment Area is located in Area E of the Roundtree Urban Conservation District (the “UCD”). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise, and safety.⁸³ The UCD is a zoning district with special standards that may exceed that of the city,

⁸⁰ The map was taken from the City of Springfield Zoning Map. The building footprints shown on the map are not current. For example, the map shows the 1249 House, which was demolished in 2011.

⁸¹ See Section 4-1400 of the City of Springfield, Missouri Zoning Ordinance. Commercial uses are limited in the R-HD District.

⁸² See Section 4-1404 of the City of Springfield, Missouri Zoning Ordinance.

⁸³ See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Roundtree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Roundtree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the “UC Plan”). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

- B. To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change; C. To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic activity, maintenance of essential urban services and by focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To

recognizing and protecting the unique nature of the area (the “**District Regulations**”).⁸⁴ Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.⁸⁵ The District Regulations governing Area E are intended to, among other things, “promote the mixed residential nature of the area to provide housing opportunities for students...”⁸⁶ Multi-family dwelling is a permitted use under the District Regulations.⁸⁷ Commercial uses are not permitted under the District Regulations. The current configuration of the Redevelopment Area is incompatible with the intent of the UCD, in that it does not: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.⁸⁸

The Redevelopment Area is located in the Missouri State University Activity Center (the “**Activity Center**”), as defined by the City’s Growth Management and Land Use Plan (“**GMLUP**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁸⁹ The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public physical development of the region. Under the GMLUP, one of the objectives of an “activity center” is to promote additional or new “higher density housing.”⁹⁰ The configuration of the Redevelopment Area is also inconsistent with the objectives of the GMLUP in that it does not promote higher density multifamily housing.

Further, the Redevelopment Area is conducive to student housing due to its proximity to Missouri State University (“**MSU**”). However, the narrow size of the lots in the Redevelopment Area in conjunction with the configuration of the single family houses prevent the Redevelopment Area from being used for this purpose to its full potential. Thus, due to its size and the difficulty in fully developing it in its current configuration, the Redevelopment Area suffers from obsolete platting.

IV. Impact of the Redevelopment Area's Blighted Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) of the three (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations, 2) it constitutes an economic or social liability, or 3) it is a menace

encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

⁸⁴ See Section 4-2300 of the City of Springfield, Missouri zoning code.

⁸⁵ See Art. III, §8(A) of the District Regulations.

⁸⁶ *Id.*

⁸⁷ See Art. III, §8(B)(4) of the District Regulations.

⁸⁸ See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

⁸⁹ See Page 18-34 of the GMLUP. The Activity Center was formerly known as the “Southwest Missouri State University Activity Center.” Under the GMLUP, the Activity Center is classified as a “Major” activity center.

⁹⁰ See page 18-28 of the GMLUP.

to public health, safety, morals, and welfare. However, the combination of blighting factors plaguing the Redevelopment Area creates all three (3) of these circumstances.

The Redevelopment Area's obsolete platting causes it to be significantly underutilized, which prevents the area from being used to maximize the number of student who may live in the area. Because of the single-family houses located within the Redevelopment Area, it is incapable of supporting its highest and best use, which due to its proximity to MSU, is higher density student housing. This hinders the provision of the housing accommodations that the area is capable of supporting, which in turn creates an economic liability for the City in that the Redevelopment Area is not generating the amount of taxes that it could otherwise produce. It also drastically limits the number of students who could otherwise live within the area and contribute to the area's level of activity and growth.

Because of its age, the Redevelopment Area is afflicted by deteriorating site conditions and is nearing the end of its economic life. As a result, the buildings in the Redevelopment Area are collectively appraised at approximately \$183,800.00.⁹¹ In 2013, this valuation resulted in a tax liability of \$1,857.85, which is nominal when compared to the taxes generated by other property in the immediate area that is being more fully utilized by newer structures for higher density residential housing.⁹² These newer properties generate at least twice as much revenue in taxes. Such properties are located on the same city block as the Redevelopment Area.

The insanitary/unsafe site conditions present in the Redevelopment Area, which include mold, defective heating elements, and extensive dirt and debris create the potential to negatively impact public health. The presence of hazardous conditions, such as asbestos and outdated knob and tube wiring, poses a serious menace to public safety and health. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City's citizens and damage to surrounding property. Furthermore, the downtrodden and deteriorated site conditions and underutilization of the Redevelopment Area diminish the public morale and welfare with respect to the perception of this portion of the City.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Developer has used commercially reasonable efforts to maintain the repair the Houses; however, remediating all of the issues discussed above is economically infeasible since the likely costs of the repairs far exceed the value of the Houses. Further, even if such repairs were made, due to the age of the

⁹¹ Based on 2013 data from the Greene County Assessor's website.

⁹² Based the 2013 levy of 5.3200, which was provided by the Greene County Collector's office, and on the Greene County Assessor's website:

<u>Address</u>	<u>Acres</u>	<u>Appraised Value (2013)</u>	<u>Taxes (2013)</u>
1222 East Elm	0.46	\$461,400.00	\$7,854.87
1240 East Elm	0.25	\$355,400.00	\$6,050.33
1244 East Elm	0.40	\$370,700.00	\$6,310.80
1258-A East Elm	0.25	\$250,000.00	\$4,256.00
1258-B	0.51	\$336,800.00	\$5,733.68

NOTE: All information in this table was obtained from the Greene County Assessor's webpage.

Houses they are becoming functionally obsolete, as evidenced by the demolition of the 1249 House. Under the zoning code, it is likely that the houses cannot be razed and replaced with new single-family detached homes.⁹³

Due to the condition and layout of the Redevelopment Area, substantial capital investment will be necessary to remove the Houses and redevelop the area with multi-family housing. Without such an investment, the Redevelopment Area will further deteriorate and its economic efficiency will continue to decline and become an even greater liability to the economic independence of the City. This underutilization combined with the unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate property tax revenues for the City to its full potential and significantly limiting the number of people who can reside in the Redevelopment Area.

V. Conclusion:

Due to the predominance of insanitary and unsafe conditions, deterioration of site improvements, obsolete platting, and the existence of conditions that endanger life and property by fire and other causes, the Redevelopment Area hinders the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public health, safety, morals, and welfare in its present condition and use. The Redevelopment Area qualifies as a "blighted area" as defined in section 99.320(3) of the Missouri Revised Statutes. Accordingly, the City of Springfield should utilize the tools granted under the LCRA Law to declare the Redevelopment Area a blighted area which will in turn help to facilitate rehabilitating and renewing this portion of the City.

⁹³ See Section 4-1401 of the City of Springfield, Missouri zoning code, which provides, "New single-family dwellings are not permitted to ensure that vacant land set aside for multi-family development is not preempted by less intense development."

Redevelopment Plan

I. Introduction:

RJK Properties, LLC, a Missouri limited liability company (the "**Developer**"), has prepared the following plan (the "**Redevelopment Plan**") for the redevelopment of .832 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing a twenty-four (24) unit apartment complex (the "**Project**"). Each apartment unit will include four (4) bedrooms and four (4) bathrooms. Thus, the Project will provide housing for approximately ninety (96) individuals. Tax abatement will be utilized to encourage such redevelopment.

II. Background:

In approximately 2004, the Developer acquired the property and improvements consisting of the Redevelopment Area. Since that time, the Developer has exercised commercially reasonable efforts to maintain the Redevelopment Area. The financial crisis in 2007 and the corresponding downturn in the housing market delayed the Developer's ability to move the project forward until now. There are three (3) residential structures and (1) one vacant commercial storefront (plus accessory structures) in the Redevelopment Area. Two (2) of the structures were built on one parcel. Three (3) of the structures front East Cherry Street and are commonly identified as 1235 E. Cherry Street (the "**1235 Structure**"), 1239 E. Cherry (the "**1239 House**"), and 1243 E. Cherry Street (the "**1243 House**"). The fourth structure, which is commonly identified as 1235-A E. Cherry Street, is located directly behind the 1235 Structure. The Redevelopment Area previously contained a fourth (4th) residential structure to the east of the 1243 House; however, this structure was demolished in 2011.

Pertinent information about each House is set forth in the following table:

Address	Year Built	Acres ¹ (land area)	Square Feet ² (floor area)	Appraised Value (2013) ³
1235 E. Cherry	1931	0.0971	522	\$48,400
1235-A E. Cherry			960	
1239 E. Cherry	1925	0.2388	1,008	\$49,800
1243 E. Cherry	1909	0.5108	1,350	\$85,600

¹ Per Green County Assessor's Webpage

² *Id.*

³ *Id.*

III. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area being redeveloped contains approximately .832 acres and is situated north of E. Cherry St. between S. National Ave. and Kickapoo Ave. in the City of Springfield, Missouri (the “**Redevelopment Area**”). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit “A,” and the Redevelopment Area is legally described on Exhibit “B,” which is attached hereto and incorporated herein.

B. *Need for Redevelopment*

1. Roundtree Urban Conservation District

The Redevelopment Area is located in Area E of the Roundtree Urban Conservation District (the “**UCD**”). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise, and safety.⁴ The UCD is a zoning district with special standards that may exceed that of the city, recognizing and protecting the unique nature of the area (the “**District Regulations**”).⁵ Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.⁶ The District Regulations governing Area E are intended to, among other things, “promote the mixed residential nature of the area to provide housing opportunities for students...”⁷ Multi-family dwelling is a permitted use under the District Regulations.⁸ Commercial uses are not permitted under the District Regulations.

⁴ See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Roundtree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Roundtree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the “**UC Plan**”). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

B. To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change; C. To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic activity, maintenance of essential urban services and by focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

⁵ See Section 4-2300 of the City of Springfield, Missouri zoning code.

⁶ See Art. III, §8(A) of the District Regulations.

⁷ *Id.*

⁸ See Art. III, §8(B)(4) of the District Regulations.

2. Objectives of the City of Springfield's Growth Management and Land Use Plan.

The Redevelopment Area is zoned High-Density Multi-Family Residential (R-HD) and is located in the Missouri State University Activity Center (the “**Activity Center**”), as defined by the City’s Growth Management and Land Use Plan (“**GMLUP**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁹ The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public physical development of the region. Under the GMLUP, one of the objectives of an activity center is to promote additional or new “higher density housing.”¹⁰

3. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Developer’s commercially reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. The buildings in the Redevelopment Area only contain a total of seven (7) bedrooms. Moreover, the 1243 House is a commercial structure that is not conducive to a residential use. This severely limits the number of individuals who can live in the Redevelopment Area. Additionally, almost half of the Redevelopment Area is open space covered in grass and gravel parking areas/drives. The configuration of the Redevelopment Area does not allow it to support its highest and best use, which due to its proximity to MSU, is medium to high density student housing. This underutilization prevents the Redevelopment Area

⁹ See Page 18-34 of the GMLUP. The Activity Center was formerly known as the “Southwest Missouri State University Activity Center.” The GMLUP states that the Activity Center “is becoming more closely intertwined with ‘Greater Downtown’”. See page 18-34 of the GMLUP.

The Greater Downtown is a one of several districts forming the “Center City” Study Area (as defined by the City of Springfield's Center City Plan Element (the “**CCPE**”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). As the Activity Area is “closely intertwined” with the Greater Downtown, the themes and goals of the CCPE are informative in evaluating the present condition and use of the Redevelopment Area. According to the CCPE, Center City includes some of the oldest parts of the Springfield community and it suffers from problems commonly resulting from physical deterioration and economic obsolescence. See page 2-10 of the CCPE. The CCPE describes the overall tone of the area as one that needs revitalization and new investment. See page 2-10 of the CCPE. The CCPE encourages increasing the compactness of land uses in Greater Downtown since compact, dense, pedestrian-oriented places help to retain urban vitality and interests. (See page 3-37 of the CCPE). The community should work to fill the empty spaces between buildings, bring housing into every district, aim for mid-rise density across districts, and create areas that combine housing, jobs, and entertainment uses. (See page 3-38 of the CCPE) The City should encourage infill development on vacant and underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of the Greater Downtown. See page 3-38 of the CCPE. The Redevelopment Plan is consistent with the objectives of the CCPE.

¹⁰ See page 18-28 of the GMLUP.

from generating taxes to its utmost potential and from fully contributing to the potential vitality of UCD and surrounding areas.

4. Conformance of Redevelopment Plan with the UCD and GMLUP.

The Redevelopment Plan provides for the construction of a twenty-four (24) unit apartment complex, which will be located in the vicinity of MSU's campus and within a block of the Greater Downtown District. Each of the apartments will contain four (4) bedrooms and four (4) bathrooms. In total, the project will accommodate up to ninety-six (96) individuals. The new construction will remedy blight by creating a desirable living environment for students, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. As reflected on the preliminary site plan in Exhibit "F" attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential. This will increase density by providing housing for up to ninety-six (96) individuals, which will in turn increase the area's pedestrian traffic and level of activity.

The Redevelopment Plan is consistent with the intent of the UCD, in that it will: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.¹¹ Moreover, the Redevelopment Plan will provide multi-family housing opportunities for MSU Students, which is consistent with the objectives of *both* the UCD and the GMLUP.¹² The Redevelopment Area is located in close proximity to major arterial streets and public transit, which is consistent with the objectives of the GMLUP.¹³ The Redevelopment Plan is harmonious with surrounding uses. The properties to the north are predominantly apartment complexes. The Redevelopment Area is less than one (1) block away from MSU and various commercial uses.

The surrounding areas have begun to revitalize through the addition of loft apartments, restaurants, and entertainment, but the continued decline of the Redevelopment Area negatively impacts this revitalization by discouraging reinvestment in the surrounding area. Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more fully utilizes the property, increase the taxable revenues to the City, and place a greater portion of the City in conformance with the visions set forth in the Center City Plan Element.

C. *Redevelopment Plan Objectives and Strategies*

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as multi-family housing. The Project involves the construction of twenty-four (24) unit apartment complex. Each of the apartments will contain four (4) bedrooms and four (4) bathrooms. In total, the project will accommodate up to ninety-six (96) individuals. The Project

¹¹ See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

¹² See Section III, §8(A) of the District Regulations. *See also* Page 18-34 of the GMLUP.

¹³ See Page 18-34 of the GMLUP.

will also provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. The Project is anticipated to be built using certain “green” building standards to maximize energy savings.

IV. Land Use Plan:

A. Former and Existing Land Use

The Redevelopment Area currently consists of two (2) one-story houses, one (1) two-story houses, and one (1) commercial storefront. Prior to 2011, the Redevelopment Area included an additional two-story house. According to the Greene County Assessor's website, the Houses were built more than eight (80) years ago. The residential properties are currently occupied by tenants. The commercial storefront is vacant and used for storage of furniture and other personal property.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is as a twenty-four (24) unit apartment complex. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit “F” and incorporated herein.

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Moreover, the Redevelopment Area is located in the Roundtree Urban Conservation District. There is no new zoning proposed for the Redevelopment Area. The Project is consistent with zoning requirements.

D. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations.

V. Execution of the Project:

A. Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.

C. Financing

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No land is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The three (3) residential structures within the Redevelopment Area are currently occupied by tenants. Existing tenants will be provided with advance notice and assistance in locating alternative rental properties. To the extent an existing tenant desires to lease an alternative property owned by the Developer, the rental rate currently in effect will apply to the new lease through the expiration of the term of their current lease.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November 30, 2014
- Site Work (Demolition): Completed by January 31, 2015
- Construction of Building: Completed by June 30, 2015

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. *Compliance with General Plans*

As discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to (i) the Roundtree UCD Plan and the District Regulations and (ii) the objectives of the MSU Activity Area, as set forth in the MGLUP.

B. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C. *Population Density*

The Project will provide twenty-four (24) housing units on a 0.832 acre site. Each apartment unit will include four (4) bedrooms and four (4) bathrooms. In total, the Project will provide housing for approximately ninety (96) individuals.

D. *Public Facilities*

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Exhibit A

Map of Redevelopment Area



Exhibit B

Legal Description of Redevelopment Area

PERIMETER DESCRIPTION

A TRACT OF LAND AS BEING A PART OF LOTS 24, 25, 26, 27 AND 28 OF SUMMIT PARK SUBDIVISION AS DESCRIBED IN PLAT BOOK "D", PAGE 84 AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2004, PAGE 055919-04 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 23 OF SUMMIT PARK SUBDIVISION SAID POINT ALSO LYING AT THE NORTHWEST CORNER OF CHERRY STREET AND KICKAPOO AVENUE; THENCE ALONG THE NORTH RIGHT-OF-WAY OF CHERRY STREET, NORTH 89°07'30" WEST, 74.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°07'30" WEST, 202.30 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°43'14" EAST, 151.73 FEET; THENCE SOUTH 88°29'32" EAST, 26.43 FEET; THENCE NORTH 01°30'28" EAST, 55.51 FEET TO A POINT LYING ON THE SOUTH LINE OF A PLATTED EASEMENT; THENCE ALONG SAID SOUTH LINE, SOUTH 88°04'11" EAST, 100.18 FEET TO THE NORTHEAST CORNER OF LOT 26; THENCE ALONG THE EAST LINE OF LOT 26, SOUTH 01°30'28" WEST, 50.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 88°04'11" EAST, 74.76 FEET; THENCE SOUTH 01°22'24" WEST, 153.72 FEET TO THE POINT OF BEGINNING. CONTAINING 0.832 ACRES MORE OR LESS. ALL LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-103.

Exhibit C

Map of Existing Blighted Areas

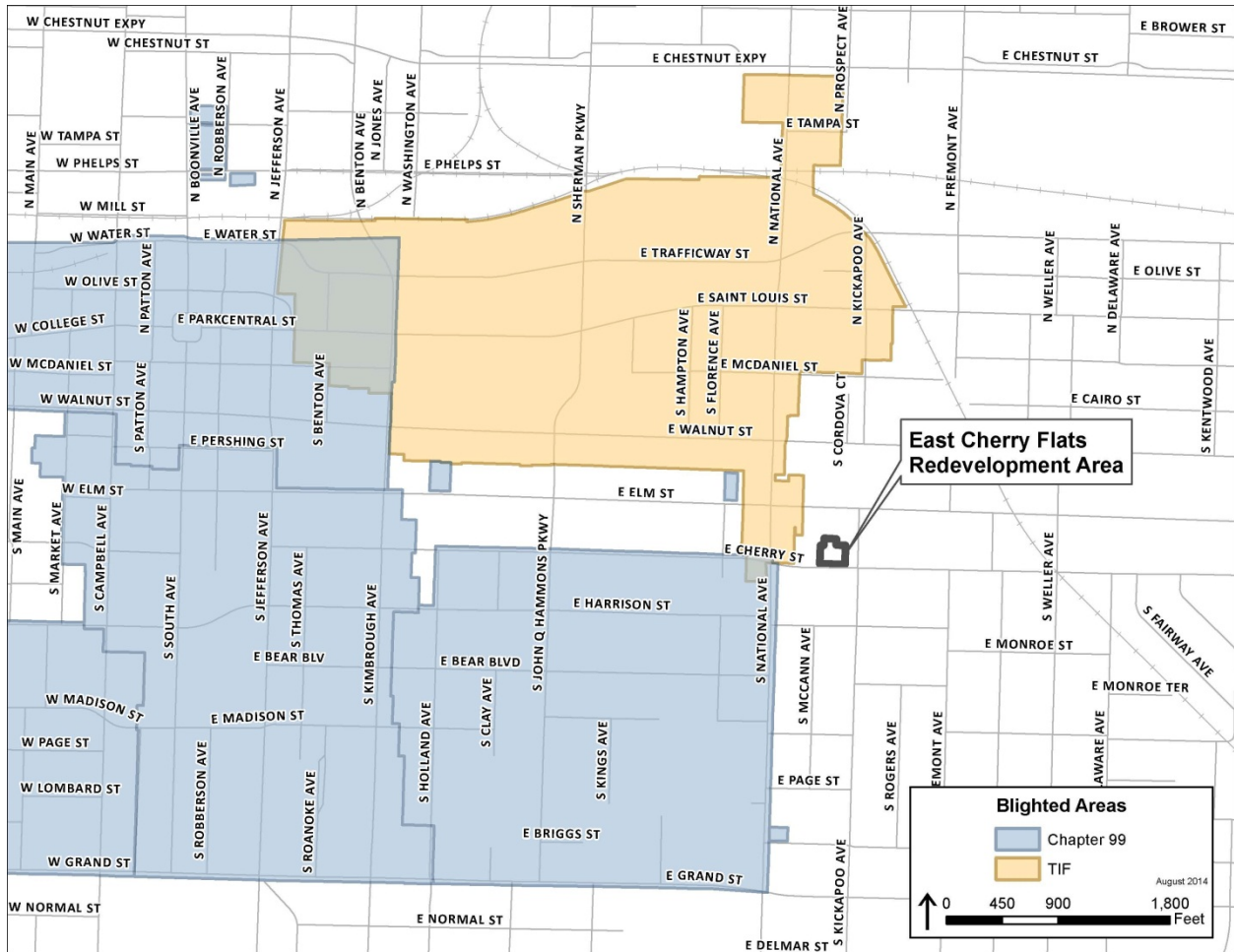


Exhibit D-1

Inspection Report – 1235 Structure

A-1 Home Inspection

PROPERTY INSPECTION REPORT



1235 E Cherry Street, Springfield, MO 65802
Inspection prepared for: Russ Meck --- RJK Properties, LLC
Real Estate Agent: Chelsea Fury - Spencer Fane

Date of Inspection: 7/28/2014 Time: 1:00 PM
Age of Home: Over fifty years Size: Est. 2300 SQ FT
Weather: 80 degrees F
\$260 fee is payable upon receipt of report, thank you

Inspector: Steve Lilley
MO Termite License #N6263
2857 South Chantilly, Springfield, MO 65804
Phone: 417-887-7001
Email: 417chi@gmail.com

THE BOTTOM LINE

Driveway/s

Page 4 Item: 1	Driveway Observations	Eroded shared gravel driveway and parking area in back need upgrading, not to current standards
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Exterior

Page 8 Item: 3	Hose Faucets	Not frost free type, untested (no water)
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Main Roof

Page 10 Item: 5	Main Roof	At end of life, needs stripping and replacement ASAP
Page 11 Item: 6	Observations	At end of life, needs replacement when reroofed
Page 11 Item: 8	Estimated age	At end of life, needs stripping and replacement ASAP

Crawlspace/s

Page 12 Item: 1	Foundation Observations	No access
Page 12 Item: 2	Floor Construction	No access Signs of past termites, refer to termite inspection report
Page 13 Item: 3	Moisture Control	No access

Fuel System

Page 13 Item: 1	Observations	Untested, gas off at meter
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Supply Lines

Page 13 Item: 1	Supply Lines	Untested, water off
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Waste Lines

Page 14 Item: 1	Observations	Older waste piping untested, water off
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Water Heater One

Page 15 Item: 3	Observations:	Disconnected (abandoned status)
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Heating One

Page 16 Item: 5	Conditon	Untested older unit needs upgrade/replacement
Page 16 Item: 6	Venting	Untested, gas off

Heating Two

Page 18 Item: 5	Conditon	Old rusty unit needs to be replaced
Page 18 Item: 6	Venting	Untested flue

Air Conditioner One

Page 19 Item: 1	Condition	Inoperative older package/wall air conditioner
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Electrical

Page 20 Item: 1	Service	Meter inside, not to current standards for commercial property
Page 20 Item: 3	Main Panel	Multiple fuse panels/subpanels, not to current standards for commercial property

Page 21 Item: 4	Conductors	Dated two wire system, not to contemporary standards for commercial property Unsecured wiring, refer to electrician
Page 21 Item: 5	Panel Notes	Multiple fuse panels/subpanels, not to current standards for commercial property
Page 22 Item: 6	Wiring Notes	Unsecured wiring, refer to electrician Miswired outlets, refer to electrician

Windows

Page 24 Item: 1	Window Observations	Broken unit/s are potential liability
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Interior Walls

Page 26 Item: 1	Interior Walls	Some storage is hazardous
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Ceilings

Page 26 Item: 1	Ceilings	Stains and water damaged ceiling, sign of roof issues
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Floors/Flooring

Page 27 Item: 1	Floors	Suspect asbestos at 9"x 9" tiles
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Attic/s

Page 28 Item: 3	Observations	No access
Page 28 Item: 4	Insulation	No access

Half Bath

Page 29 Item: 1	Toilet	Untested, no water
Page 30 Item: 2	Sink A	Untested wash tub sink, water off
Page 30 Item: 3	Vent/Heat	Unvented space, not to current commercial standards

Additional Notes

1. Additional Notes

BLANK HEADINGS INSPECTED IF APPLICABLE --- SERVICEABLE OR ACCEPTABLE
CONDITION, WITHOUT COMMENT

Red items are the hidden defects (material conditions "not readily apparent") and need evaluation
or repair by an appropriate qualified contractor

Any component or system not addressed in report is beyond scope

Odors are generally excluded unless noted

Photos are representative only

Serviceable is defined as capable of being put to good use/purpose or able to give long service

Some of this report is intended to be simple concerning the the numerous surface flaws, so the main
issues are held in focus

Inspection Details

1. House faces

South

2. Attendance

Property manager opened

3. Home Type

Commercial storefront

4. Occupancy

Vacant, being used for miscellaneous storage (much is abandoned)

5. Additions or Alterations

Last business was beauty salon, infill mostly removed

Driveway/s

1. Driveway Observations

Eroded shared gravel driveway and parking area in back need upgrading, not to current standards



Eroded shared gravel driveway and parking area in back need upgrading, not to current standards

Sidewalk/s

1. Sidewalk Observations



Trip hazards along west

Chimney One

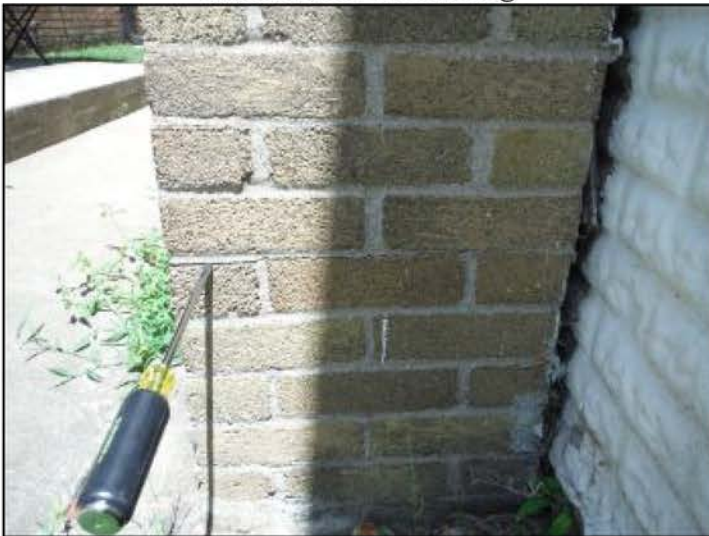
1. Chimney Observations



Deteriorated masonry, note gaps at wall and rusted steel anchoring



1-2" gap noted



Horizontal cracks are sure sign of settling out of plumb



Flue is clean



Missing rain cap and screen, water and birds can enter



Refer to mason, deteriorated crown and top tile noted

Entry

1. Porch Observations



Vacant status, undetermined time

Exterior

1. Exterior Walls



Damaged siding needs repair, moisture entering wall/s



Recovered siding



Vehicle damage is likely



Closeup of deteriorated wood siding at back



Foliage limits access

2. Trim



Wood trim needs a good paint job, rot in places

3. Hose Faucets

Not frost free type, untested (no water)



Not frost free type, untested (no water)

4. Gutters and Downspouts



Lone downspout needs splash block



Lone gutter needs maintenance



Note how gutter related to roof drip edge, may leak

Main Roof

1. Roof Style

2. Covering

3. How Inspected

4. # of Layers

5. Main Roof

At end of life, needs stripping and replacement ASAP



At end of life, needs stripping and replacement
ASAP



At end of life, needs stripping and replacement
ASAP



At end of life, needs stripping and replacement ASAP

6. Observations

At end of life, needs replacement when reroofed



At end of life, needs replacement when reroofed



At end of life, needs replacement when reroofed



At end of life, needs replacement when reroofed

7. Roof Notes

8. Estimated age

At end of life, needs stripping and replacement ASAP



At end of life, needs stripping and replacement ASAP

Porch Roof

1. Type

2. Observations

Grading

1. Grading Observations

Crawlspace/s

1. Foundation Observations

No access



Skirting/siding conceals access at back



Too low to crawl, this view from damage/hole

2. Floor Construction

No access

Signs of past termites, refer to termite inspection report



Too low to crawl, this view from damage/hole

3. Moisture Control

No access



Too low to crawl, this view from damage/hole

Fuel System

1. Observations

Untested, gas off at meter

Main Line

1. Main Line Type:

2. Pressure (PSI):

3. Condition

Untested, water off

Supply Lines

1. Supply Lines

Untested, water off

Waste Lines

1. Observations

Older waste piping untested, water off



Older waste piping untested, water off

Water Heater One

1. Location:

2. Age:

3. Observations:

Disconnected (abandoned status)



Untested/no gas



Disconnected (abandoned status)



Disconnected (abandoned status)



Disconnected (abandoned status)

Heating One

1. Location

2. Heating Type:

3. Brand

4. Approximate Efficiency

5. Conditon

Untested older unit needs upgrade/replacement



Untested older unit needs upgrade/replacement



Untested, gas off



Untested older unit needs upgrade/replacement

6. Venting

Untested, gas off



Untested, gas off

7. Combustion Air

8. Burners

9. Distribution

10. Normal Controls

11. Air Filters

12. Additional Notes

Heating Two

1. Location

2. Heating Type:

3. Brand

4. Approximate Efficiency

5. Conditon

Old rusty unit needs to be replaced



Old rusty unit needs to be replaced



Old rusty unit needs to be replaced



Old rusty unit needs to be replaced

6. Venting

Untested flue



Untested flue

7. Combustion Air

8. Burners

9. Distribution

10. Normal Controls

11. Air Filters

12. Additional Notes

Air Conditioner One

1. Condition

Inoperative older package/wall air conditioner



Inoperative older package/wall air conditioner

2. Location

3. Type of A/C

4. Data Plate

5. Power:

6. Condensate Line

7. Refrigerant Lines:

Electrical

1. Service

Meter inside, not to current standards for commercial property



Meter inside, not to current standards for commercial property

2. Main Disconnect

3. Main Panel

Multiple fuse panels/subpanels, not to current standards for commercial property



Multiple fuse panels/subpanels, not to current standards for commercial property

4. Conductors

Dated two wire system, not to contemporary standards for commercial property
Unsecured wiring, refer to electrician



Unsecured wiring, refer to electrician



Dated two wire system, not to contemporary standards for commercial property

5. Panel Notes

Multiple fuse panels/subpanels, not to current standards for commercial property



Multiple fuse panels/subpanels, not to current standards for commercial property

6. Wiring Notes

Unsecured wiring, refer to electrician
Miswired outlets, refer to electrician



Unsecured wiring, refer to electrician



Unsecured wiring, refer to electrician



Miswired outlets, refer to electrician

Front Door

1. Door (Entry)



Blocked/untested/inoperative

Interior Doors

1. Doors (Interior)

Exterior Doors

1. Doors (Exterior)



Trip hazards at back door, no proper stoop



Rotted

Windows

1. Window Observations

Broken unit/s are potential liability



Boarded up



Broken unit/s are potential liability



Broken unit/s are potential liability



Broken unit/s are potential liability



Foliage limits access



Broken unit/s are potential liability

Interior Walls

1. Interior Walls

Some storage is hazardous



Damaged drywall



Some storage is hazardous (broken glass in photo)



Some storage is hazardous



Some storage is hazardous



Some storage is hazardous

Ceilings

1. Ceilings

Stains and water damaged ceiling, sign of roof issues



Numerous stains



Stains and water damaged ceiling, sign of roof issues



Stains and water damaged ceiling, sign of roof issues



Stains and water damaged ceiling, sign of roof issues

Floors/Flooring

1. Floors

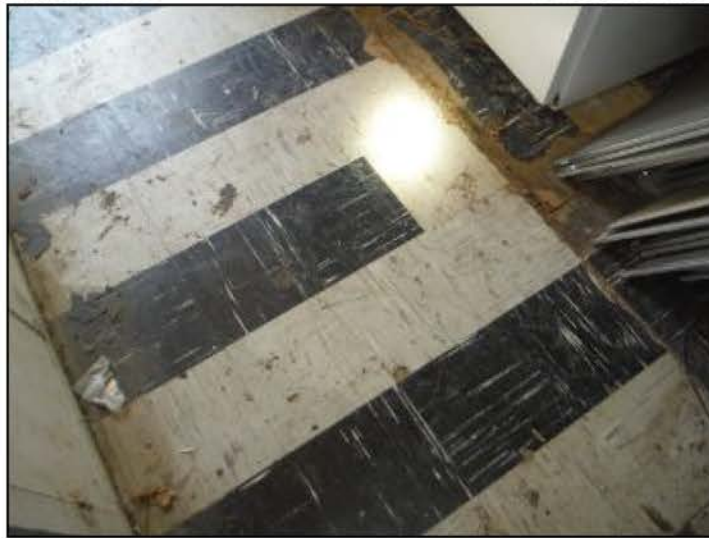
Suspect asbestos at 9"x 9" tiles



Damaged at back door



Most concealed by storage



Suspect asbestos at 9"x9" tiles

Kitchen One

1. Sink

2. Kitchen (General)

3. Disposer

4. Range/Cooktop/Oven/s

5. Dishwasher Observations

6. Special Features

7. Microwave

Attic/s

1. Access Location

2. Rafter Frame:

3. Observations

No access

4. Insulation

No access

Features

1. Additional Interior Features and Miscellaneous



Inoperative fan (or switch not found)

Smoke Detectors

1. Smoke Detectors

Laundry

1. Observations

2. Utilities

3. Sink

Half Bath

1. Toilet

Untested, no water



Untested, no water

2. Sink A

Untested wash tub sink, water off



Untested wash tub sink, water off

3. Vent/Heat

Unvented space, not to current commercial standards



Unvented space, not to current commercial standards

Photos



West side



Back from northwest



Back elevation



Northeast corner



Southeast corner

Exhibit D-2

Inspection Report – 1235-A House

A-1 Home Inspection

PROPERTY INSPECTION REPORT



1235.A E Cherry St, Springfield, MO 65802
Inspection prepared for: Russ Meck --- RJK Properties, LLC
Real Estate Agent: Chelsea Fury - Spencer Fane

Date of Inspection: 7/28/2014 Time: 10:30 AM
Age of Home: Over fifty years Size: Under 1000 SQ FT
Weather: Over 80 degrees F
\$240 fee is payable upon receipt of report, thank you

Inspector: Steve Lilley
MO Termite License #N6263
2857 South Chantilly, Springfield, MO 65804
Phone: 417-887-7001
Email: 417chi@gmail.com

THE BOTTOM LINE

Crawlspace/s

Page 9 Item: 1	Foundation Observations	No access
Page 9 Item: 2	Floor Construction	No access
Page 10 Item: 3	Moisture Control	No access

Water Heater One

Page 11 Item: 3	Observations:	Backdraft measured, is persistent, refer to plumber for repair ASAP (health and safety hazard)
-----------------	---------------	--

Electrical

Page 16 Item: 6	Wiring Notes	Old school light fixture is shock hazard
-----------------	--------------	--

Windows

Page 18 Item: 1	Window Observations	Most windows are inoperative or have serviceability issues
-----------------	---------------------	--

Kitchen One

Page 20 Item: 4	Range/Cooktop/Oven/s	Did not self light, safety hazard, needs immediate repair No exhaust hood at gas range, is this legal?
-----------------	----------------------	---

Attic/s

Page 21 Item: 3	Observations	No access
-----------------	--------------	-----------

Other Bathroom

Page 24 Item: 5	Bathtub	Does not drain properly, unit not level
-----------------	---------	---

Additional Notes

1. Additional Notes

Red items are the hidden defects (material conditions "not readily apparent") and need evaluation or repair by an appropriate qualified contractor

BLANK HEADINGS INSPECTED IF APPLICABLE --- SERVICEABLE OR ACCEPTABLE CONDITION, WITHOUT COMMENT

BOTTOM LINE REVIEWS THE DEFECTS OR CONDITIONS NOT READILY APPARENT

Any component or system not addressed in report is beyond scope

Anytime you see (limits) in report, that means that system cannot be viewed or tested

As always, energy upgrades are advised

Some of this report is intended to be simple concerning the the numerous surface flaws, so the main issues are held in focus

Serviceable is defined as capable of being put to good use/purpose or able to give long service

Photos are representative only

Odors are generally excluded unless noted

Inspection Details

1. House faces

South

2. Attendance

Tenant

3. Home Type

Single family

4. Occupancy

Occupied, with normal level of furnishings and storage

5. Additions or Alterations

Miscellaneous repairs

Driveway/s

1. Driveway Observations



Parking at past garage location, note concrete curb is old foundation walls

Sidewalk/s

1. Sidewalk Observations



Very deteriorated, trip hazards

Chimney One

1. Chimney Observations

Water and birds can enter chimney



Very deteriorated, appears unlined brick masonry



Yes, unlined (old school)



Water and birds can enter chimney

Entry

1. Porch Observations

Patio

1. Patio Observations



Uneven/cracked concrete floor noted



Rot measured at wood walls of screened porch

Exterior

1. Exterior Walls



Fungal stains at vinyl siding need cleaning

2. Trim

3. Hose Faucets

4. Gutters and Downspouts

Main Roof

1. Roof Style

2. Covering

3. How Inspected

4. # of Layers

5. Main Roof

Periodic inspections recommended, reseal exposed fasteners



Single layer laminated composition



Tree limbs need trimming

6. Observations

Periodic inspections recommended, reseal penetrations and transitions as needed

7. Roof Notes

Use qualified and insured roofer if/when repairs are needed
Please do not do your own roof/guttering maintenance
Tree limbs touch/overhang roof edge, suggest trim them

8. Estimated age

This is a twenty-five year type roof when single layer
Newer

Porch Roof

1. Type



Same roofing as main roof

2. Observations

Sagged



Teeny tiny screened enclosure being used for storage

Grading

1. Grading Observations



Wooded site

Crawlspace/s

1. Foundation Observations

No access



View port --- otherwise inaccessible below floor



Cold joint means half is an addition



Limited view from vent, east side



Limited view from vent, east side

2. Floor Construction

Sloped/uneven areas, common for age/design

No access



Sloped/uneven areas, common for age/design



Limited view from vent, east side

3. Moisture Control

No access



Limited view from vent, east side

Fuel System

1. Observations

Main Line

1. Main Line Type:

2. Pressure (PSI):

3. Condition

Supply Lines

1. Supply Lines

Waste Lines

1. Observations

Water Heater One

1. Location:

2. Age:

3. Observations:

Backdraft measured, is persistent, refer to plumber for repair ASAP (health and safety hazard)



Backdraft measured, is persistent, refer to plumber for repair ASAP (health and safety hazard)



Avoid combustible storage, burns room/conditioned air, less efficient



Older unit has limited life



TPR valve lacks overflow tube

Heating One

1. Location

2. Heating Type:

3. Brand

4. Approximate Efficiency

5. Conditon



Carpet floor not prudent



Older wall heater has limited economic lifespan, is fuel inefficient, hazardous and obtrusive



Serviceable to older standard

6. Venting

7. Combustion Air



Burns room/conditioned air (inefficient)

8. Burners



Old school but serviceable nonetheless

9. Distribution

10. Normal Controls

11. Air Filters

12. Additional Notes

Air Conditioner One

1. Condition



Older package air conditioner has limited life



Excellent cooling effect



Excellent cooling effect

2. Location

3. Type of A/C

4. Data Plate

5. Power:

6. Condensate Line

7. Refrigerant Lines:

Electrical

1. Service

2. Main Disconnect

3. Main Panel



Excellent upgrade



Outlaw, no tags

4. Conductors



Old school light fixture is shock hazard

5. Panel Notes

6. Wiring Notes

Old school light fixture is shock hazard

Front Door

1. Door (Entry)

Interior Doors

1. Doors (Interior)



Frames out of square, typical for age



No latch this unit



Slider off track

Exterior Doors

1. Doors (Exterior)

Windows

1. Window Observations

Most windows are inoperative or have serviceability issues



Older wood units need paint maintenance



Most windows are inoperative or have serviceability issues



Cracked glass needs repair

Interior Walls

1. Interior Walls

Ceilings

1. Ceilings



No attic access at ceiling, patched areas noted

Floors/Flooring

1. Floors



Uneven/sloped areas, photo is shim at tenants furniture



Tacker strip (amateur flooring)

Kitchen One

1. Sink

2. Kitchen (General)



Missing cabinet doors



Primitive kitchen, minimal cabinetry, galleyu style



No toe space at sink cabinet

3. Disposer

4. Range/Cooktop/Oven/s

Did not self light, safety hazard, needs immediate repair
No exhaust hood at gas range, is this legal?



Did not self light, safety hazard, needs immediate repair



No exhaust hood at gas range, is this legal?

5. Dishwasher Observations

6. Special Features

7. Microwave

Attic/s

1. Access Location

2. Rafter Frame:

Conventional solid wood rafters and sheathing
Conventional joists, no flooring

3. Observations

Limited view at gable vents
No access



No access at ceiling, patched areas noted



Limited view at gable vents

4. Insulation

No access

Features

1. Additional Interior Features and Miscellaneous

Smoke Detectors

1. Smoke Detectors

Laundry

1. Observations

2. Utilities

3. Sink

Other Bathroom

1. Location

Undersized area/room, not universally accessible
Off kitchen

2. Toilet



Caulked base not preferred

3. Sink



Not mixer valves, hot on left



Missing stopper



Tiny leak at loose trap

4. Vent/Heat

5. Bathtub

Does not drain properly, unit not level



Does not drain properly, unit not level



And stopper needs adjusting

6. Shower



Old school, valves not balance type



Flex sprayer added

Photos



Southwest corner



Back elevation



Northeast corner



Makeshift storage shed works



Undersized area/room, not universally accessible

Exhibit D-3

Inspection Report – 1239 House

A-1 Home Inspection

PROPERTY INSPECTION REPORT



1239 East Cherry Street, Springfield, MO 65802
Inspection prepared for: Russ Meck --- RJK Properties, LLC
Real Estate Agent: Chelsea Fury - Spencer Fane

Date of Inspection: 7/28/2014 Time: 9:00 AM
Age of Home: 1920s-40s Size: 1200 SQ FT
Weather: 80 degrees F
\$280 fee is payable upon receipt of report, thank you

Inspector: Steve Lilley
MO Termite License #N6263
2857 South Chantilly, Springfield, MO 65804
Phone: 417-887-7001
Email: 417chi@gmail.com

THE BOTTOM LINE

Chimney One

Page 4 Item: 1	Chimney Observations	Water heater is back drafting, may be required to reline chimney for gas vent
----------------	----------------------	---

Exterior

Page 6 Item: 4	Gutters and Downspouts	Rusted/damaged/incomplete guttering needs removal/replacement
----------------	------------------------	---

Main Roof

Page 9 Item: 5	Main Roof	Two layers is limit since February 1995, this house has three
----------------	-----------	---

Water Heater One

Page 13 Item: 3	Observations:	Persistent back drafting, related to being vented into masonry chimney
-----------------	---------------	--

Heating One

Page 15 Item: 9	Distribution	None, cannot add central air conditioning
-----------------	--------------	---

Electrical

Page 16 Item: 4	Conductors	Active knob and tube wiring confirmed at attic, refer to qualified electrician to update Active knob and tube wiring needs upgrading prior to adding insulation
Page 19 Item: 6	Wiring Notes	Unsecured wiring (exposed wiring/splices/open junction boxes) observed at basement and attic, refer to electrician to cleanup/secure Ungrounded/miswired (reverse polarity) outlet/s found, suggest all be checked and corrected

Kitchen One

Page 23 Item: 1	Sink	Leak/s at supply/faucet below, refer to plumber
-----------------	------	---

Attic/s

Page 26 Item: 4	Insulation	Has never been upgraded, no insulation at attic or exterior walls, needed Active knob and tube wiring needs upgrading prior to adding insulation
-----------------	------------	---

Smoke Detectors

Page 26 Item: 1	Smoke Detectors	Insufficient quantity, needed in each bedroom, hall and level
-----------------	-----------------	---

Hall Bathroom

Page 27 Item: 1	Toilet	Monitor, loose at floor, may need resetting with new wax ring soon
-----------------	--------	--

Additional Notes

1. Additional Notes

Serviceable is defined as capable of being put to good use/purpose or able to give long service
Anytime you see (limits) in report, that means that system cannot be viewed or tested
Any component or system not addressed in report is beyond scope
Photos are representative only
Red items are the hidden defects (material conditions "not readily apparent") and need evaluation or repair by an appropriate qualified contractor
Call me directly at (417) 887-7001 if you have questions unanswered in report after your review of it
BOTTOM LINE REVIEWS THE DEFECTS OR CONDITIONS NOT READILY APPARENT

Inspection Details

1. House faces

South

2. Attendance

Tenants

3. Home Type

Single family

4. Occupancy

Occupied, with normal level of furnishings and storage

5. Additions or Alterations

Electric/plumbing upgrades
Multiple roofs

Driveway/s

1. Driveway Observations

Shared driveway and parking area needs gravel and maintenance, ponding is likely during rain, some may be muddy
Serviceable gravel though eroded
Approach/es not to today's standard



Approach/es not to today's standard

Sidewalk/s

1. Sidewalk Observations

Common and larger cracks with lifting/settling to 1-2 inches, trip hazards
Older/deteriorated concrete walks are at/near end of normal life



Common and larger cracks with lifting/settling to 1-2 inches, trip hazards



Older/deteriorated concrete walks are at/near end of normal life

Chimney One

1. Chimney Observations

West roof slope
Brick masonry
Vents water heater and floor furnace
Flashing and masonry maintenance requirement likely
Has rain cap
Did not verify whether it has clay tile liner
Water heater is back drafting, may be required to reline chimney for gas vent



Vents water heater and floor furnace

Entry

1. Porch Observations

Front sheltered porch

Wood railings are too short be today's standard (people can use as seating, then tip over)

The cracked concrete slabs have what is acceptable deterioration considering age

Serviceable concrete is cracked and settled (apx. one inch, both sides)



Serviceable concrete is cracked and settled (apx. one inch, both sides)



Serviceable concrete is cracked and settled (apx. one inch, both sides)



Wood railings are too short be today's standard (people can use as seating, then tip over)

Patio

1. Patio Observations

Back porch
Serviceable concrete, common cracks
No railings noted

Exterior

1. Exterior Walls

Clay tile masonry
Real stucco
Serviceable, minor cracks and blemishes noted
No insulation at outside walls, common issue with true masonry (clay tile and stucco/plaster finish)



No insulation at outside walls, common issue with true masonry (clay tile and stucco/plaster finish)

2. Trim

Wood
Serviceable, well detailed
Eroded/moisture damaged in places, needs paint job

3. Hose Faucets

Serviceable though not frost free type

4. Gutters and Downspouts

Rusted/damaged/incomplete guttering needs removal/replacement



Rusted/damaged/incomplete guttering needs removal/replacement



Rusted/damaged/incomplete guttering needs removal/replacement

Stairs One

1. Observations

Front entry
Serviceable concrete has a steel pipe railing one side



Serviceable concrete has a steel pipe railing one side

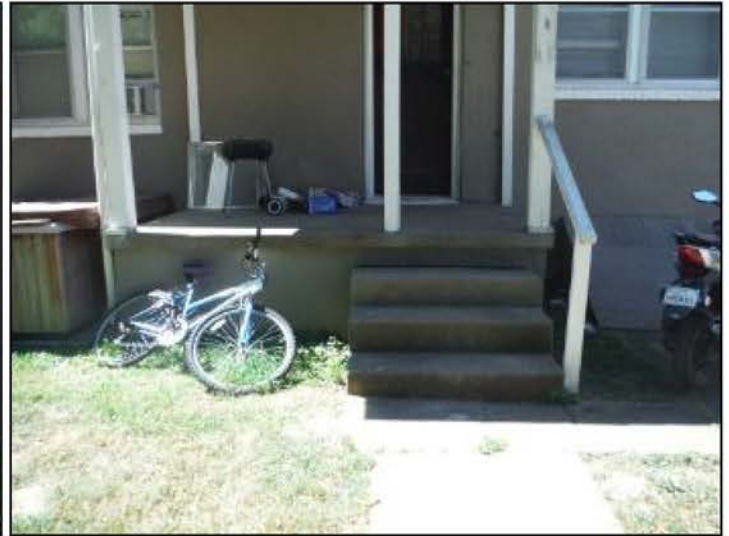
Stairs Two

1. Observations

Back door stoop
Serviceable concrete, common cracks, open wood railing
Settling has caused wide gap to develop at stoop, no action needed
No railings noted



Settling has caused wide gap to develop at stoop,
no action needed



Serviceable concrete, common cracks, open wood
railing

Main Roof

1. Roof Style

Gable
Hip back porch

2. Covering

3-tab composition shingles, top layers
Wood shingles as sheathing (first layer)

3. How Inspected

Steep slope limits access
Viewed from edge with ladder
Viewed from grade with binoculars
Not walked

4. # of Layers

Multiple layers: Two or more composition overlay original wood shingles (which with gapped sheathing are substrate for composition)

5. Main Roof

Appears basically serviceable though weathered/aged
Refer to qualified roofer to do maintenance, replace missing shingles, seal flashing as needed
Unsightly curl at eaves/gutters noted (no drip edge flashing, shingles unsupported)

Two layers is limit since February 1995, this house has three



Two layers is limit since February 1995, this house has three



Two layers is limit since February 1995, this house has three



Multiple layers: Two or more composition overlay original wood shingles (which with gapped sheathing are substrate for composition)



Multiple layers: Two or more composition overlay original wood shingles (which with gapped sheathing are substrate for composition)



Refer to qualified roofer to do maintenance, replace missing shingles, seal flashing as needed



Unsightly curl at eaves/gutters noted (no drip edge flashing, shingles unsupported)

6. Observations

Needs drip edge flashing installed at the roof edge
Refer to qualified roofer to seal/repair/maintain pipe/transition flashing
Moisture damaged siding at front and back porches (siding transitions) noted
Plumbing vent and/or flashing need/s attention
Periodic inspections recommended, reseal penetrations and transitions as needed
Mastic coated chimney flashing needs periodic recoating



Periodic inspections recommended, reseal penetrations and transitions as needed



Mastic coated chimney flashing needs periodic recoating



Plumbing vent and/or flashing need/s attention

7. Roof Notes

Use qualified and insured roofer if/when repairs are needed

8. Estimated age

10-12 years estimated

This is a twenty year roof when single layer

Is in last third of a normal lifespan

Patio Roof

1. Type

Sheltered back porch

2. Observations

Serviceable (same as main roof) with limits

Porch Roof

1. Type

Sheltered front porch

2. Observations

Serviceable (same as main roof) with limits

Subtle sage at gable span is common for age

Grading

1. Grading Observations

Level/nearly level at foundation

Appears grading and drainage are serviceable, expect seasonal/chronic subarea moisture

Fuel System

1. Observations

Serviceable system, no leaks detected

Main Line

1. Main Line Type:

PVC plastic
3/4"

2. Pressure (PSI):

Test at 10:00 AM
Normal pressure for area

3. Condition

ESE basement wall
City Utilities meter is at front yard
Main valve appears serviceable



Main valve appears serviceable

Supply Lines

1. Supply Lines

Galvanized steel
Serviceable system, no leaks observed
Minimal corrosion indicates this is relatively dry basement

Waste Lines

1. Observations

PVC plastic
Original cast iron mostly updated
Serviceable system, no leaks observed (except toilet)
If sewer line still clay tile, expect to do regular roto rooter maintenance
Vent apparently dropped at roof flashing, east slope
Work of art



Work of art

Water Heater One

1. Location:

Basement
Natural gas

2. Age:

Older unit has limited life

3. Observations:

40 gallons
State
Avoid combustible storage
Suggest clean burner (rust flakes)
Noisy recovery, suggest yearly tank drain maintenance
Set at safe temperature
Missing overflow pipe at TPR valve
Old standard, burns basement air, suggest upgrade
Persistent back drafting, related to being vented into masonry chimney



Old standard, burns basement air, suggest upgrade



Missing overflow pipe at TPR valve



Persistent back drafting, related to being vented into masonry chimney

Heating One

1. Location

Central, floor furnace
65,000 BTU

2. Heating Type:

Gravity type floor furnace (passive, no fan)
Natural gas

3. Brand

Empire
1981

4. Approximate Efficiency

70% efficiency max.
Simple and effective

5. Conditon

Serviceable (older standard)

Dated system needs upgrading when central air conditioning is to be installed

Recommend regular cleaning by HVAC technician



Dated system needs upgrading when central air conditioning is to be installed

Recommend regular cleaning by HVAC technician

6. Venting

Long near horizontal piping at basement noted

Vents into masonry chimney, this is no longer allowed



Long near horizontal piping at basement noted

7. Combustion Air

Old standard, burns basement air, suggest upgrade

8. Burners

Serviceable flame pattern and color



Serviceable flame pattern and color

9. Distribution

None, cannot add central air conditioning

10. Normal Controls

Thermostat is serviceable

11. Air Filters

Not applicable

12. Additional Notes

Dated system needs upgrading when central air conditioning is to be installed

Electrical

1. Service

Overhead 220/110 Volt
Two services to house, 100 Amps plus each
100 Amps
Serviceable
Roof flashing attention needed

2. Main Disconnect

None, lug type (old school as installed)

3. Main Panel

Basement
100 Amps
125 Amps
Serviceable
No main breaker, lug type panel (old school as installed)
Circuits need labeling



No main breaker, lug type panel (old school as installed)

4. Conductors

Copper feeders

Copper branch wiring

Exposed wiring/splices in attic need securing prior to insulation upgrades

Active knob and tube wiring confirmed at attic, refer to qualified electrician to update

Active knob and tube wiring needs upgrading prior to adding insulation



Active knob and tube wiring confirmed at attic, refer to qualified electrician to update



Active knob and tube wiring needs upgrading prior to adding insulation

5. Panel Notes

Breakers inspected, appear intact and functional

Better quality main panel, though not contemporary

Circuits need labeling

Missing wire clamps as installed



Better quality main panel, though not contemporary



Missing wire clamps as installed

6. Wiring Notes

Suggest upgrade lighting/lamps for energy efficiency

Wet areas all need GFCI, suggest upgrade

Telecommunications systems, satellite dishes and security systems are beyond scope of inspection

Some push button switches have mercury in them

Unsecured wiring (exposed wiring/splices/open junction boxes) observed at basement and attic, refer to electrician to cleanup/secure

Ungrounded/miswired (reverse polarity) outlet/s found, suggest all be checked and corrected



Some push button switches have mercury in them



Ungrounded/miswired (reverse polarity) outlet/s found, suggest all be checked and corrected



Ungrounded/miswired (reverse polarity) outlet/s found, suggest all be checked and corrected



Unsecured wiring (exposed wiring/splices/open junction boxes) observed at basement stairwell, refer to electrician to cleanup/secure



Unsecured wiring (exposed wiring/splices/open junction boxes) observed at basement and attic, refer to electrician to cleanup/secure



Unsecured wiring (exposed wiring/splices/open junction boxes) observed at basement and attic, refer to electrician to cleanup/secure



Ungrounded/miswired (reverse polarity) outlet/s found, suggest all be checked and corrected

Front Door

1. Door (Entry)

Keep real wood panel unit well finished
Serviceable unit



Keep real wood panel unit well finished

Interior Doors

1. Doors (Interior)

Many need attention
Missing unit/s noted
A few frames out-of-square
A few rub or do not latch
Some are shorter than today's standard

Exterior Doors

1. Doors (Exterior)

Serviceable units
Keep real wood panel unit/s well finished

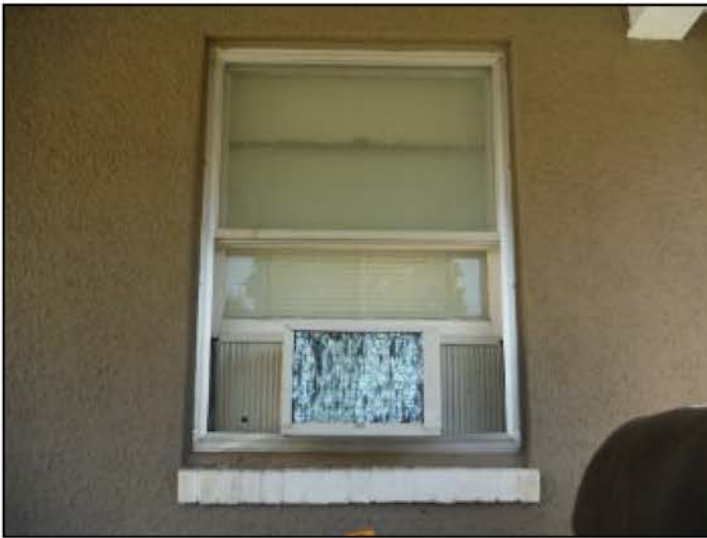


Keep real wood panel unit/s well finished

Windows

1. Window Observations

Wood framed double hung units with aluminum storms
Refer to window specialist, need either upgraded with replacement windows or much overdue maintenance for serviceability
Missing screens/sashes noted
Older window air conditioners beyond scope



Older window air conditioners beyond scope



Missing screens/sashes noted



Refer to window specialist, need either upgraded with replacement windows or much overdue maintenance for serviceability



Older window air conditioners beyond scope



Refer to window specialist, need either upgraded with replacement windows or much overdue maintenance for serviceability

Interior Walls

1. Interior Walls

Drywall/plaster

Generally serviceable considering age, common cracks and blemished noted

Ceilings

1. Ceilings

Drywall/plaster

Generally serviceable considering age, common cracks and blemished noted

Floors/Flooring

1. Floors

Furnishings limit inspection

Generally serviceable, normal wear and tear, stains at carpet noted



Generally serviceable, normal wear and tear

Kitchen One

1. Sink

Serviceable unit, stains/wear noted

Note pro vent below, ess trap noted (old standard)

Leak/s at supply/faucet below, refer to plumber



Serviceable unit, stains/wear noted



Leak/s at supply/faucet below, refer to plumber



Leak/s at supply/faucet below, refer to plumber Note pro vent below, ess trap noted (old standard)

2. Kitchen (General)

Serviceable counters and cabinets, some steel prefab and some conventional type



Serviceable counters and cabinets, some steel prefab and some conventional type

3. Disposer

Not applicable
Switched wiring below noted

4. Range/Cooktop/Oven/s

Electric range
One conventional oven
Serviceable unit, limited tests
Verify anti tilt or upgrade for child safety
No exhaust hood provided
Older unit may have limited life



Verify anti tilt or upgrade for child safety



No exhaust hood provided

5. Dishwasher Observations

Not applicable

6. Special Features

Refrigerator unit is beyond scope

7. Microwave

Not applicable

Attic/s

1. Access Location

Access at bedroom closet not insulated
Most is accessible

2. Rafter Frame:

Conventional rafters, softwood
Wood shingles over gapped boards/sheathing, then two or more layers of composition shingles
Conventional joists, no flooring

3. Observations

Roof structure appears serviceable, no defects observed
Stains appear dry
Minimal ventilation



Stains appear dry



Roof structure appears serviceable, no defects observed



Minimal ventilation



Wood shingles over gapped boards/sheathing, then two or more layers of composition shingles

4. Insulation

None

Recommend upgrade with cellulose, contemporary goal is R-50 average

Has never been upgraded, no insulation at attic or exterior walls, needed

Active knob and tube wiring needs upgrading prior to adding insulation



Has never been upgraded, no insulation at attic or exterior walls, needed

Features

1. Additional Interior Features and Miscellaneous

Serviceable ceiling fans, hum/wobble (check blades)

Smoke Detectors

1. Smoke Detectors

Be sure you have one at each bedroom and area

Serviceable units

Insufficient quantity, needed in each bedroom, hall and level

Hall Bathroom

1. Toilet

Monitor, loose at floor, may need resetting with new wax ring soon



Monitor, loose at floor, may need resetting with new wax ring soon

2. Sink

Serviceable unit

Old standard, separate hot/cold faucets



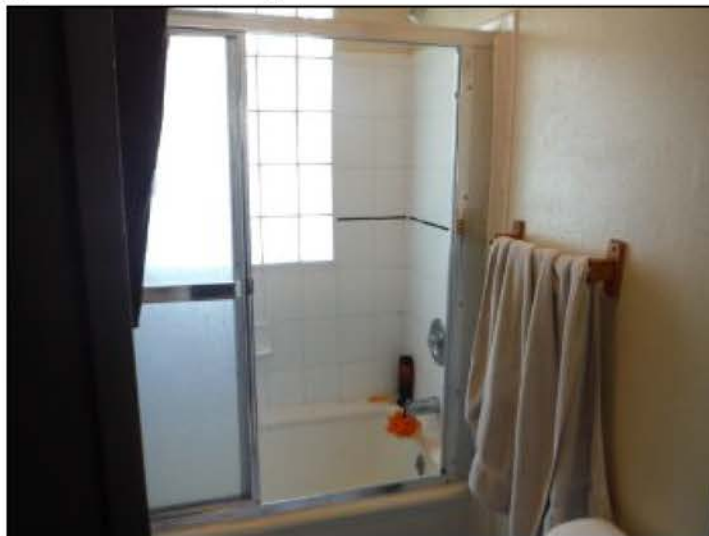
Old standard, separate hot/cold faucets

3. Vent/Heat

Fixed glass block window

Suggest add exhaust fan at wall, vent to exterior

Delaminated mirror is sign of under venting



Fixed glass block window

4. Bathtub

Serviceable though stopper missing and stains/wear noted

Material unfamiliar to me, a resin concrete related casting



Serviceable though stopper missing and stains/wear noted



Material unfamiliar to me, a resin concrete related casting



Material unfamiliar to me, a resin concrete related casting

5. Shower

Serviceable with tub, ceramic tiled walls in fair/good condition
Tile needs securing/regrouting/caulking
Low head clearance noted at top door track
Serviceable tempered glass doors, missing guide needed



Low head clearance noted at top door track



Missing guide needed

Photos



View from northwest



Southwest corner

Exhibit D-4

Inspection Report – 1243 House

A-1 Home Inspection

PROPERTY INSPECTION REPORT



1243 East Cherry St, Springfield, MO 65802
Inspection prepared for: Russ Meck --- RJK Properties, LLC
Real Estate Agent: Chelsea Fury - Spencer Fane

Date of Inspection: 7/28/2014 Time: 2:30 PM
Age of Home: Over 50 years Size: Est.2000 SQ FT
Weather: Over 80 degrees F
\$310 fee is payable upon receipt of report, thank you

Inspector: Steve Lilley
MO Termite License #N6263
2857 South Chantilly, Springfield, MO 65804
Phone: 417-887-7001
Email: 417chi@gmail.com

THE BOTTOM LINE

Chimney One

Page 6 Item: 1	Chimney Observations	Vents gas water heater and furnace, old standard may not be allowed Deteriorated mortar at basement Open flue connection, needs capping off at attic (fire hazard)
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Exterior

Page 8 Item: 1	Exterior Walls	Loose/bulged at east side, refer to qualified stucco plasterer Uninsulated, old standard not yet upgraded
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Main Roof

Page 11 Item: 5	Main Roof	Multiple layers: Two or more composition overlay original wood shingles (which with gapped sheathing are substrate for composition)
Page 11 Item: 6	Observations	Refer to qualified roofer to seal/repair/maintain pipe/transition/chimney flashing

Crawlspace/s

Page 14 Item: 2	Floor Construction	Wood debris needs removal (refer to termite inspection report) Unrepaired minor damage below half bath observed
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Basement

Page 16 Item: 2	Floor Construction	Rotted posts, refer to termite inspection report
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Supply Lines

Page 18 Item: 1	Supply Lines	Leaking at basement, refer to plumber
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Water Heater One

Page 20 Item: 3	Observations:	Tank drain valve leaks, needs a cap Persistent back drafting measured at flue piping, health and safety hazard, needs repair ASAP
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Heating One

Page 21 Item: 5	Condition	Old rusty furnace needs replacement, low efficiency type is at end of practical life
Page 21 Item: 8	Burners	Rusty barrel type heat exchanger might be 50% efficient Poor maintenance, refer to HVAC technician
Page 22 Item: 9	Distribution	Suspect asbestos tape at ductwork noted Some original ductwork needs cleaning

Garage/s or Carport/s

Page 25 Item: 3	Walls/Ceiling	Side walls are leaning (building is wind racked) Refer to termite inspection report Storage limits inspection, some is hazardous
Page 26 Item: 8	Electrical	Disconnected line out to detached garage (no power)

Electrical

Page 28 Item: 4	Conductors	Active knob and tube wiring confirmed at basement and attic, refer to qualified electrician to update Active knob and tube wiring needs upgrading prior to adding insulation
Page 28 Item: 5	Panel Notes	One 220 Volt breaker is weak, missing bridge, refer to electrician Furnace fused disconnect not child safe
Page 29 Item: 6	Wiring Notes	Ungrounded outlets found, refer to electrician A/C unit requires extension cord, no outlet nearby GFCI did not trip Disconnected out to detached garage (no power there)

Front Door

Page 30 Item: 1	Door (Entry)	Untempered glass not to current standards
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Interior Doors

Page 31 Item: 1	Doors (Interior)	Untempered glass not to current standards at French set
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Windows

Page 34 Item: 1	Window Observations	Broken window is hazard/liability
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Kitchen One

Page 36 Item: 4	Range/Cooktop/Oven/s	Blocked, untested. Note no exhaust hood (needed for gas units)
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Attic/s

Page 37 Item: 4	Insulation	Plumbing needs insulating
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Features

Page 38 Item: 1	Additional Interior Features and Miscellaneous	Damaged carpet at main stairs is trip hazard issue, needs correction
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Smoke Detectors

Page 39 Item: 1	Smoke Detectors	Insufficient quantity, needed in each bedroom, hall and level
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Half Bath

Page 40 Item: 1	Toilet	Loose at floor, needs resetting by plumber
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Upstairs One

Page 43 Item: 6	Shower	Note valves not balance type
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Additional Notes

1. Additional Notes

Any component or system not addressed in report is beyond scope
Anytime you see (limits) in report, that means that system cannot be viewed or tested
BLANK HEADINGS INSPECTED IF APPLICABLE --- SERVICEABLE OR ACCEPTABLE
CONDITION, WITHOUT COMMENT
BOTTOM LINE REVIEWS THE DEFECTS OR CONDITIONS NOT READILY APPARENT
Call me directly at (417) 887-7001 if you have questions unanswered in report after your review of it
Odors are generally excluded unless noted
Photos are representative only
Serviceable is defined as capable of being put to good use/purpose or able to give long service
Some of this report is intended to be simple concerning the the numerous surface flaws, so the main
issues are held in focus

Inspection Details

1. House faces

South

2. Attendance

Tenants

3. Home Type

Single family

4. Occupancy

Occupied, with normal level of furnishings and storage

5. Additions or Alterations

Back porch, half bath

Driveway/s

1. Driveway Observations



Deteriorated approach at shared driveway



Eroded gravel at shared drive



Deteriorated concrete parking pad is past garage floor/foundation

Sidewalk/s

1. Sidewalk Observations



Trip hazards noted

Chimney One

1. Chimney Observations

Vents gas water heater and furnace, old standard may not be allowed
Deteriorated mortar at basement
Open flue connection, needs capping off at attic (fire hazard)



Refer to qualified mason for maintenance



Vents gas water heater and furnace, old standard may not be allowed



Flashing is mastic coated



Limited inspection



Deteriorated mortar at basement



Vents gas water heater and furnace, old standard may not be allowed



Open flue connection, needs capping off at attic (fire hazard)

Entry

1. Porch Observations

Deck

1. Deck observations

Exterior

1. Exterior Walls

Loose/bulged at east side, refer to qualified stucco plasterer
Uninsulated, old standard not yet upgraded



Real stucco needs regular maintenance



Patched stucco observed



Common cracks at stucco



Loose/bulged at east side, refer to qualified stucco plasterer



Loose/bulged at east side, refer to qualified stucco plasterer (closeup)



Loose/bulged at east side, refer to qualified stucco plasterer



Missing wood lap siding at back eave



Rotted siding observed



Uninsulated, old standard not yet upgraded



Siding detail

2. Trim

3. Hose Faucets

4. Gutters and Downspouts



Partial system needs maintenance

Stairs One

1. Observations



Hand railings not to current standards

Stairs Two

1. Observations



Missing railings, not to current standards

Main Roof

1. Roof Style

2. Covering

3. How Inspected

4. # of Layers

5. Main Roof

Multiple layers: Two or more composition overlay original wood shingles (which with gapped sheathing are substrate for composition)



Limited inspection, not walked

6. Observations

Refer to qualified roofer to seal/repair/maintain pipe/transition/chimney flashing



Refer to qualified roofer to seal/repair/maintain pipe/transition/chimney flashing



Refer to qualified roofer to seal/repair/maintain pipe/transition/chimney flashing

7. Roof Notes

8. Estimated age

Other Roof

1. Type

EPDM top layer recover over multiple layers of composition



EPDM top layer recover over multiple layers of composition



EPDM top layer recover over multiple layers of composition

2. Observations



Tree limbs need trimming



Spongy, stains are sign of ponding

Grading

1. Grading Observations

Crawlspace/s

1. Foundation Observations



Access cover is secured



Insulation limits inspection

2. Floor Construction

Wood debris needs removal (refer top termite inspection report)
Unrepaired minor damage below half bath observed



Serviceable



Wood debris needs removal (refer top termite inspection report)



Unrepaired minor damage below half bath observed

3. Moisture Control



Dry ground, partial plastic film

Basement

1. Basement Foundation



Common cracks relative to age



Chicago shelving (concrete)



Damaged finish limits inspection

2. Floor Construction

Rotted posts, refer to termite inspection report



Rotted posts, refer to termite inspection report



Rotted posts, refer to termite inspection report



Old school X bridging is sign of good construction



Mostly finished, limited inspection

3. Moisture Control



Windows boarded up



Dry today, signs of past dampness



Older sump pump has limited life



Windows boarded up



Peeling finish/stains are sign of moisture

4. Basement Stairs



Older standards, low head clearance, under lighted, no hand rails and blocked by basement partition



Older standards, low head clearance, under lighted, no hand rails and blocked by basement partition

Fuel System

1. Observations

Main Line

1. Main Line Type:

2. Pressure (PSI):

3. Condition

Supply Lines

1. Supply Lines

Leaking at basement, refer to plumber



Untested abandoned shower in basement



Leaking at basement, refer to plumber

Waste Lines

1. Observations



Pro vent below half bath sink, sign of modified system



Most is older cast iron type



Most is older cast iron

Water Heater One

1. Location:

2. Age:

3. Observations:

Tank drain valve leaks, needs a cap
Persistent back drafting measured at flue piping, health and safety hazard, needs repair ASAP



Rusted older unit has limited life



Tank drain valve leaks, needs a cap



Persistent back drafting measured at flue piping, health and safety hazard, needs repair ASAP

Heating One

1. Location

2. Heating Type:

3. Brand

4. Approximate Efficiency

5. Conditon

Old rusty furnace needs replacement, low efficiency type is at end of practical life



Old rusty furnace needs replacement, low efficiency type is at end of practical life

6. Venting

7. Combustion Air

8. Burners

Rusty barrel type heat exchanger might be 50% efficient
Poor maintenance, refer to HVAC technician



Rusty barrel type heat exchanger might be 50% efficient



Rusty barrel type heat exchanger might be 50% efficient



Poor maintenance, refer to HVAC technician

9. Distribution

Suspect asbestos tape at ductwork noted
Some original ductwork needs cleaning



Suspect asbestos tape at ductwork noted



Some original ductwork needs cleaning



Suspect asbestos tape at ductwork noted

10. Normal Controls

11. Air Filters



Disposable type, cover found off

12. Additional Notes

Garage/s or Carport/s

1. Type

2. Floor

3. Walls/Ceiling

Side walls are leaning (building is wind racked)
Refer to termite inspection report
Storage limits inspection, some is hazardous



Side walls are leaning (building is wind racked)



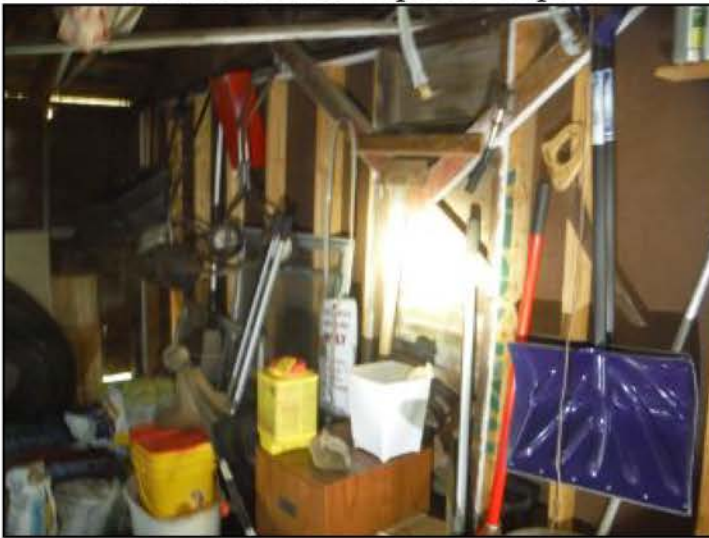
Older three tab composition roofing, limited evaluation



Refer to termite inspection report



Trees need trimming



Storage limits inspection, some is hazardous



Has newer bracing and repairs



Refer to termite inspection report



Side walls are leaning (building is wind racked)



Storage limits inspection, some is hazardous



Storage limits inspection, some is hazardous



Refer to termite inspection report

4. Ventilation

5. Exterior Door



Water damaged

6. Vehicle Door

7. Automatic door opener

8. Electrical

Disconnected line out to detached garage (no power)

9. Door to interior

10. Comments-extra features

Electrical

1. Service

2. Main Disconnect

3. Main Panel



Serviceable older 100 Amp breaker panel

4. Conductors

Active knob and tube wiring confirmed at basement and attic, refer to qualified electrician to update
Active knob and tube wiring needs upgrading prior to adding insulation



Most is two wire romex, cannot have grounded outlets unless rewired



Active knob and tube wiring confirmed at basement and attic, refer to qualified electrician to update



Active knob and tube wiring confirmed at basement and attic, refer to qualified electrician to update

5. Panel Notes

One 220 Volt breaker is weak, missing bridge, refer to electrician
Furnace fused disconnect not child safe



One 220 Volt breaker is weak, missing bridge,
refer to electrician



Furnace fused disconnect not child safe

6. Wiring Notes

Ungrounded outlets found, refer to electrician
A/C unit requires extension cord, no outlet nearby
GFCI did not trip
Disconnected out to detached garage (no power there)



Ungrounded outlets found, refer to electrician



Ungrounded outlets found, refer to electrician



Ungrounded outlets found, refer to electrician



This A/C unit requires extension cord, no outlet nearby



GFCI did not trip



Disconnected out to detached garage (no power there)

Front Door

1. Door (Entry)

Untempered glass not to current standards



Untempered glass not to current standards

Interior Doors

1. Doors (Interior)

Untempered glass not to current standards at French set



Untempered glass not to current standards at French set



Damaged upstairs unit



Damaged upstairs unit



Some rub or do not latch



Some are shorter than contemporary standard

Exterior Doors

1. Doors (Exterior)

Untempered glass not to current standards



Untempered glass not to current standards



Untempered glass not to current standards



Basement unit is moisture damaged

Windows

1. Window Observations

Broken window is hazard/liability



Recommend replacement of older wood units, missing storms/screens noted



Recommend replacement of older wood units, missing storms/screens noted



Recommend replacement of older wood units, missing storms/screens noted



Keep screens in upstairs windows to reduce child fall out risk



Missing sash cords, old style counterweight system



Broken window is hazard/liability

Interior Walls

1. Interior Walls

Ceilings

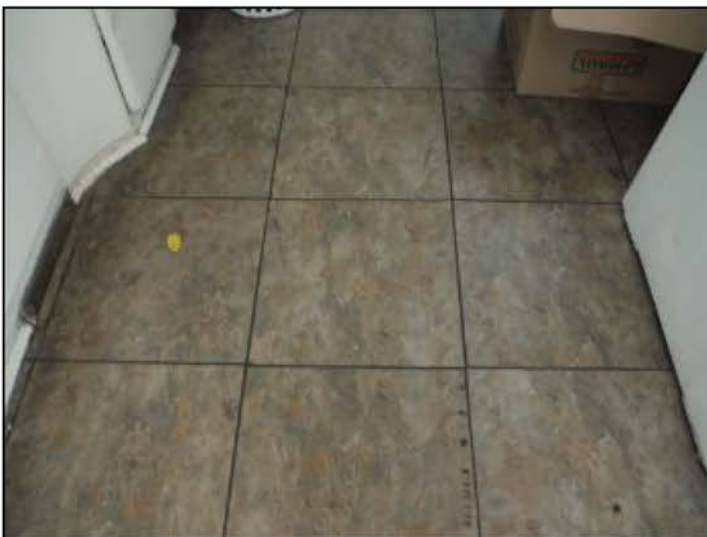
1. Ceilings



Stains appear dry

Floors/Flooring

1. Floors



Uplifted vinyl tiles at kitchen



General wear and tear

Kitchen One

1. Sink



Worn sprayer diverter

2. Kitchen (General)



Minimal kitchen facilities, some is prefab steel

3. Disposer

4. Range/Cooktop/Oven/s

Blocked, untested. Note no exhaust hood (needed for gas units)



Blocked, untested. Note no exhaust hood (needed for gas units)

5. Dishwasher Observations

6. Special Features

7. Microwave

Attic/s

1. Access Location

2. Rafter Frame:

3. Observations

Multiple layers of roofing, first layer is wood (is sheathing/substrate for composition)



Partial access, this area is floored



Multiple layers of roofing, first layer is wood (is sheathing/substrate for composition)

4. Insulation

Plumbing needs insulating



Plumbing needs insulating

Features

1. Additional Interior Features and Miscellaneous

Damaged carpet at main stairs is trip hazard issue, needs correction



Winding stairs are to older standards, low head clearance noted



Check blades yearly



Damaged carpet at main stairs is trip hazard issue, needs correction

Smoke Detectors

1. Smoke Detectors

Insufficient quantity, needed in each bedroom, hall and level



Insufficient quantity, needed in each bedroom, hall and level

Laundry

1. Observations

2. Utilities

3. Sink

Half Bath

1. Toilet

Loose at floor, needs resetting by plumber



Damaged tank lid



Loose at floor, needs resetting by plumber

2. Sink A



Serviceable

3. Vent/Heat

Upstairs One

1. Location

2. Toilet



Loose tank

3. Sink



Serviceable wall hung type

4. Vent/Heat



Window needs maintenance repairs

5. Bathtub



Stains, missing stopper



Seam needs recaulking

6. Shower

Note valves not balance type



Note valves not balance type



Seam needs recaulking



Showerhead is loose, leaks

Photos



Tenants stated they are moving soon



Window air conditioner untested, beyond scope



Southeast corner



Window air conditioner untested, beyond scope



Window air conditioner untested, beyond scope



Northeast corner



Back elevation



West side



South garage



North garage



Detached garage

Exhibit E

Pictures of Redevelopment Area

1235 Structure



Southeast corner



Back elevation





1235-A House



Southwest corner



Back elevation

1239 House



Southwest corner

1243 House



Back elevation

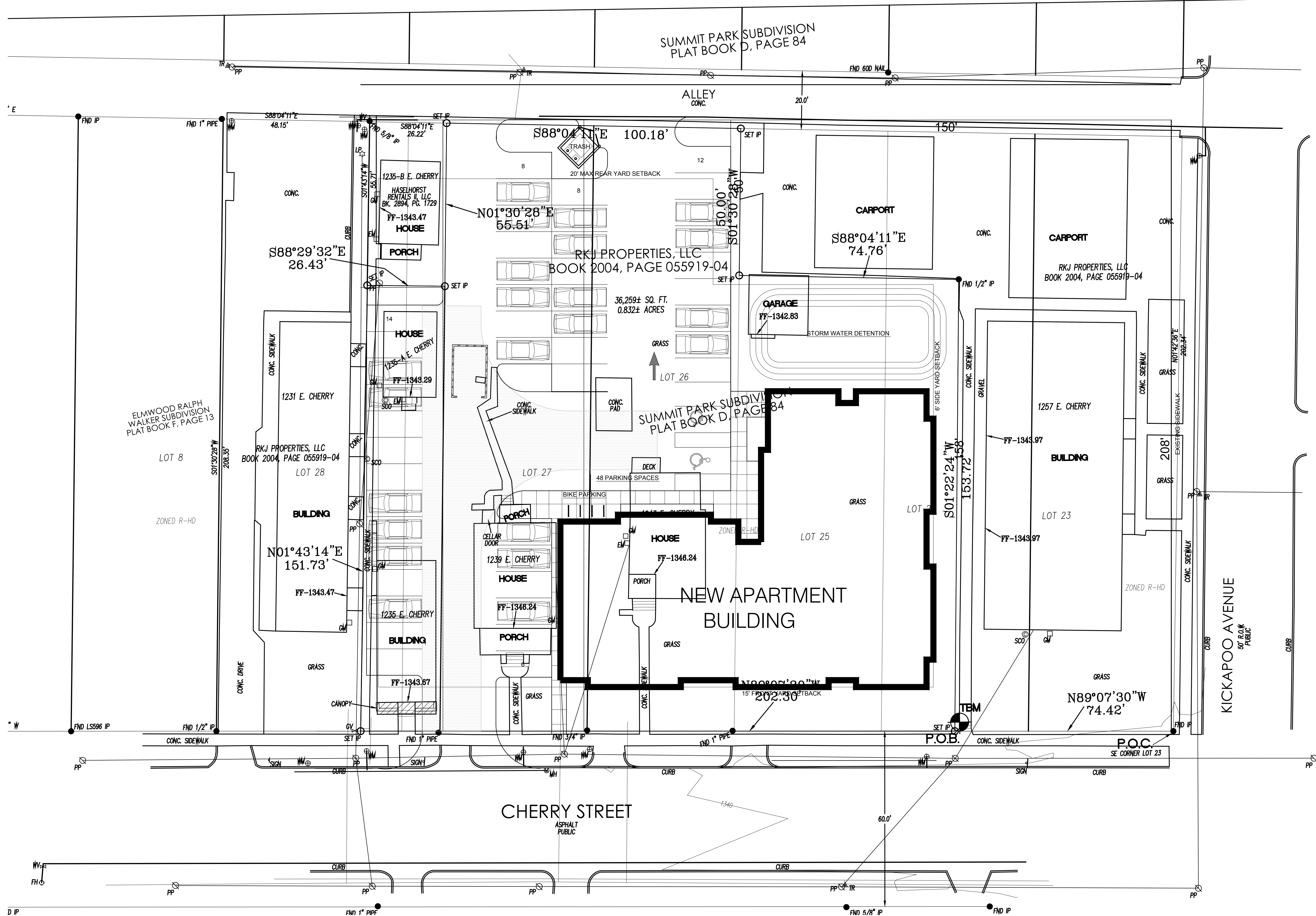


Detached garage

Exhibit F

Site Plan

[Attached]



SITE PLAN CONCEPT
SCALE: 1/16"=1'

FEASIBILITY STUDY FOR APARTMENT BUILDING FOR:
SOUTHWOOD PROPERTIES, LLC
SE CORNER OF CHERRY STREET & KICKAPOO
SPRINGFIELD, MISSOURI
PRELIMINARY DWG - NOT FOR CONSTRUCTION

SITE DEVELOPMENT GUIDELINES

DESIGN REQUIREMENTS:

ZONING: R-HD (RESIDENTIAL HIGH DENSITY)
OWNER SHALL APPLY FOR A LOT COMBINATION FOR LOTS:

LOT AREA: 36,462 SF (.83 ACRES) CALCULATED
MAX. STRUCTURE HEIGHT: NONE, PROPERTY ABUTS R-HD DISTRICT/PD ONLY
MAX. FLOOR AREA RATIO: 2.0 (WHEN MAX. BLDG > 25% OF LOT AREA)
3.0 (WHEN MAX. BLDG < 25% OF LOT AREA)
F.A.R. = TOTAL COMBINED AREA OF ALL FLOORS OF A BUILDING (37,456 SF +/-)
LOT AREA (36,462 SF)
F.A.R. = 1.02 (<2.0/3.0 MAX)
MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25' (SECTION V-1300 EXCEPTIONS)
SIDE YARD: 6'
REAR YARD: 20% LOT DEPTH, NOT LESS THAN 10' OR MORE THAN 20' (20')
MAX. BLDG COVERAGE: 50% (ACTUAL 26% < 50%)
MIN. OPEN SPACE: NOT LESS THAN 20% GROSS SITE AREA = 9,582 SF MIN.
OPEN AREA SHOWN: 10,749 SF (24%)
MAX. IMPERVIOUS SURFACE: CANNOT EXCEED 80% OF TOTAL AREA = 38,327 SF MAX.
IMPERVIOUS AREA SHOWN: 27,578 SF (76%)
BUFFER YARDS: NOT REQUIRED UNLESS ADJACENT R-HD USE IS NON-RESIDENTIAL

PARKING REQUIREMENTS:
MULTI-FAMILY DWELLING UNITS:
1-1/2 SPACES FOR ONE BEDROOM UNITS = 0 SPACES REQUIRED
2 SPACES FOR TWO - FOUR BEDROOM UNITS = 48 SPACES REQUIRED
THE NO. OF SPACES MAY BE REDUCED BY 14% FOR EACH 10 DWELLING UNITS OVER 60 DWELLING UNITS, BUT THE REDUCTION SHALL NOT EXCEED 20% OF THE TOTAL PARKING REQUIREMENT
48 SPACES SHOWN
ACCESSIBLE PARKING: 2% OF TOTAL (48) = 1 HCAP SPACE REQUIRED
1 HCAP SPACE PROVIDED + 1 VAN ACCESSIBLE SPACES

STORMWATER:
IF ADDITIONAL STORMWATER DETENTION IS CALCULATED AS REQUIRED, THE OWNER WISHES TO PURSUE A STORMWATER BUYOUT OPTION AT THIS LOCATION DUE TO THE FLATNESS OF THE SITE AND THE SITE'S LOCATION.
EXISTING BUILDINGS ON SITE (TO BE DEMOLISHED): 4,970 SF
NEW STRUCTURE FOOTPRINT TOTAL: 9,364 SF

HIGH DENSITY
MULTI-FAMILY RESIDENTIAL ZONING
36,462 GSF +/-
.83 ACRES +/-
40 UNITS/ACRE = 33 UNITS MAX. / 24 UNITS PROPOSED

DWELLING UNIT DISTRIBUTION				
BUILDING	GROSS SQUARE FEET OF DWELLING UNITS	A 1271SF 4BR/4B	PRKG REQ	PRKG PROV.
		U BED		
FIRST FLOOR	9,364SF	6	24	12
SECOND FLOOR	9,364SF	6	24	12
THIRD FLOOR	9,364SF	6	24	12
FOURTH FLOOR	9,364SF	6	24	12
TOTAL BUILDING	37,456 SF	24	96	48

SUMMARY
COMBINATION OF LOTS: 24 / 25 / 26 (1243) / 27 (1235 & 1235-A)
24 TOTAL UNITS WITH 96 BEDS
PARKING REQUIRED FOR BUILDING: 48 SPACES MINUS 4 SPACES FOR BIKE PARKING DEDUCTION = *44 REQUIRED
PARKING PROVIDED: 48 SPACES - - - PARKING ACCEPTABLE