

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, October 7, 2014
3:30 p.m.

1. Call To Order

2. Roll Call

3. New Business

3.I. 3:30 PM **Redevelopment Plan For The So-EL Redevelopment Area**

Documents: [SO-EL DISTRICT LOFTS REDEVELOPMENT PLAN PZ STAFF REPORT DEC 2 2014.PDF](#)

3.II. 3:30 PM **Redevelopment Plan For The One House Redevelopment Area**

Documents: [THE ONE HOUSE REDEVELOPMENT PLAN PZ STAFF REPORT.PDF](#)

3.III. 3:30 PM **Redevelopment Plan For The Greenway Studios Redevelopment Area**

Documents: [GREENWAY STUDIOS REDEVELOPMENT PLAN PZ STAFF REPORT.PDF](#)

3.IV. 3:30 PM **Amend Resolution No. 2010-3134 CRITERIA TO DETERMINE THE RIGHT TO REQUEST FOR A TAX ABATEMENT UNDER SECTION 99.700 RSMo**

Documents: [2010-3134 LCRA 99 CRITERIA TIMING.PDF](#)

4. Other Business

5. Adjourn

In accordance with ADA guidelines, if you need special accommodations when attending any LCRA meeting, please notify the Director of Planning & Development's Office at 417-864-1031 at least twenty-four (24) hours prior to the scheduled meeting.

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

Redevelopment Plan for the So-El District Lofts Redevelopment Area

DATE: November 18, 2014

PURPOSE: To approve the Redevelopment Plan for the So-El District Lofts Redevelopment Area.

LOCATION: Along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (430, 438, and 444 East Elm Street).

APPLICANT: So El District, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the So-El District Lofts Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the So-El District Lofts Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the So-El District Lofts Redevelopment Area

Applicant's Proposal:

So El District, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the So-El District Lofts Redevelopment Area is to remove blight and redevelop the area into a multi-family residential and commercial mixed-use development that will be marketed primarily to Missouri State University students. The Redevelopment Area consists of three parcels of land (0.63 acres), which are currently occupied by three multi-family residential structures, two of which were constructed in 1896 and 1904 (430 and 438 E Elm St) for single-family occupancy and later converted into fourplexes. The third structure (444 E Elm St) is a triplex that was constructed in 1981 for multi-family occupancy. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new four-story mixed-use building that will contain a combination of commercial space and multi-family residential dwelling units on the first floor and multi-family residential dwelling units on the upper floors. The project will include up to 50 dwelling units consisting of a mixture of studio, one-bedroom, two-bedroom, and four-bedroom units, which will accommodate up to 64 residents. Off-street parking will be provided onsite as required by the existing zoning (CC, Center City District with Conditional Overlay District No. 80).

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.
2. The *Center City Plan Element* envisions the Greater Downtown District, which includes Park Central Square, University Plaza, and parts of Walnut Street and

Missouri State University, as an area that will be alive with business, shopping, and visitors. It will be the place to be for people of all ages – a well maintained, attractive, and inviting environment. The Redevelopment Plan supports this vision by providing additional housing within the Greater Downtown District.

3. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing that will accommodate up to 64 residents.
4. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.

Staff Comments:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the South Central "A" Urban Renewal Area. City Council declared the Area a blighted area in 1964 (Resolution No. 4282) and adopted an Urban Renewal Plan for the Area in 1967 (Resolution No. 4794). The requirements of the Urban Renewal Plan have become obsolete and are impractical by today's standards for new multi-family residential construction

in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the So-El District Lofts Redevelopment Area, which will replace the existing Urban Renewal Plan within said Redevelopment Area.

3. The Redevelopment Area was recently rezoned from R-HD, High-Density Multi-Family Residential District to CC, Center City District with Conditional Overlay District No. 80 to allow for a mixed-use development ([General Ordinance No. 6144](#)). The CC, Center City District does not contain any off-street parking requirements. In order to ensure adequate off-street parking will be provided for the proposed redevelopment, Conditional Overlay District No. 80 requires the proposed redevelopment meet the off-street parking requirements for residential uses. However, the number of parking space can be reduced by 20% by providing bicycle parking spaces at a rate of two bicycle spaces for each required off-street automobile parking space.
4. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.
5. The City of Springfield and Missouri State University have worked collaboratively on plans to direct university and university-related growth to the northwest towards downtown. The Redevelopment Plan is consistent with those efforts.
6. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. Located within a two-block radius of the Redevelopment Area are several Missouri State University Bear Line Shuttle and City Utilities bus stops, as well as university- and city-designated bicycle and pedestrian routes.

EXHIBIT I
Legal Description
Redevelopment Plan for the So-El District Lofts Redevelopment Area

430 E. Elm St.

All of the East Thirty-six (36) feet of Lot Seven (7) and the West Ten (10) feet of Lot Nine (9) in JOHN LAIR'S ADDITION to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof . Together with driveway easement on the adjoining Four (4) feet on the East side of West Forty-eight (48) feet of Lot Seven (7) and Subject to driveway easement Four (4) feet wide on West side of East Thirty-six (36) feet of said Lot Seven (7).

438 E. Elm St.

All of Lot Nine (9), Except the East Sixteen (16) feet and Except the West Ten (10) feet thereof, in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

444 E. Elm St.

The East Sixteen (16) feet of Lot Nine (9) and the West Thirty-Four (34) feet of Lot Eleven (11) in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

EXHIBIT II
Location Map
Redevelopment Plan for the So-El District Lofts Redevelopment Area



**REDEVELOPMENT PLAN
FOR
THE SO-EL DISTRICT LOFTS
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI**

November __, 2014

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Redevelopment Plan

I. Introduction

So El District, LLC, a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the development of a mixed use commercial building, including a combination of commercial space and multi-family residential housing on the first floor and multi-family residential housing on the other three (3) floors. The Redevelopment Area (as defined below) is in the vicinity of Missouri State University’s campus and residential units will be marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing a four-story building and on-site parking lot (the “**Project**”). Upon completion of the Project, the Developer will lease the units in the building primarily for residential use with a portion of the first floor to be used for commercial uses. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the “**City Council**”) blighted an area generally bounded on the south by E. Grand St., on the east generally by the back lot lines of properties that face S. Kimbrough Ave., on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by S. Market Ave. and then S. Campbell Avenue (the “**Blighted Area**”). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes 430 E. Elm Street (“**430 Elm**”), 438 E. Elm Street (“**438 Elm**”), and 444 E. Elm Street (“**444 Elm**” and collectively with 430 Elm and 438 Elm, the “**Redevelopment Area**”), which consists of approximately 0.63 acres of land and is situated on the south side E. Elm Street between S. Jefferson Avenue and S. Kimbrough Avenue. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. Need for Redevelopment

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within 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). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“**Center City**”).¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and

¹ See page 1-1 of the CCPE.

technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.²

Additionally, the City of Springfield and Missouri State University (formerly Southwest Missouri State University, the “**University**”) executed an agreement establishing direction for the future physical growth of the University.³ This agreement evolved from the desire to redirect the physical expansion of the University’s campus away from the neighborhoods located to the south and east of the University and to direct it instead toward Greater Downtown’s core area around Park Central Square.⁴

The Redevelopment Area is also within the vicinity of the University. The Growth Management and Land Use Plan (“**Land Use Plan**”), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the University and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the Redevelopment Area for both commercial and multi-family housing uses. The Project involves the construction of a building four (4) stories in height that will serve as a residence for up to sixty-four (64) people with a portion of the first floor for commercial uses. The Project may have up to four (4) different types of residential units: studio/micro one-bedroom units, traditional one-bedroom units, two-bedroom units, and four-bedroom units.

The Project is anticipated to be built using certain “green” building standards to maximize energy savings and water efficiency.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE’s goal that Center City be a focal point for higher education and fulfill the needs of students. It also complies with the City’s goals for the University’s growth since the Redevelopment Area is located to the northwest of the University’s main campus. In addition, the Project will provide for higher density housing within the University Activity Center and will have convenient access to transit services, which advances the Land Use Plan’s goals for Activity Centers.

III. Land Use Plan

A. Former and Existing Land Use

There are currently two (2) vacant single-family residences that were previously converted into fourplexes and one (1) triplex that is occupied located in the Redevelopment Area.

² See page 1-2 of the CCPE.

³ See page 3-38 of the CCPE.

⁴ See page 3-38 of the CCPE.

⁵ See page 18-34 of the Land Use Plan.

⁶ See page 18-28 of the Land Use Plan.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as a mixed use commercial building with a combination of commercial space and multi-family residential units on the first floor and multi-family residential units on the other three (3) floors in addition to on-site parking. The building will contain up to fifty (50) units and will serve as a residence for up to sixty-four (64) residents. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

On October 13, 2014, the City Council passed General Ordinance No. 6144 which rezoned the Redevelopment Area from High-Density Multi-Family Residential (R-HD) to a CC, Center City District, and establishing a Conditional Overlay District No. 80- to allow for a mixed used development with businesses and residential uses to be developed in the Redevelopment Area in accordance with those requirements and standards set forth in the ordinance which govern and control the use and development of land in the Redevelopment Area. The City Council evaluated the Project and determined that the Center City Zoning District with a Conditional Overlay District to provide for residential parking to accommodate a mixed use development was an appropriate use for the Redevelopment Area. There is no new zoning proposed for the Redevelopment Area.

D. *Regulations and Controls*

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

IV. Execution of the Project

A. *Execution*

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

B. *Land Acquisition*

The Developer owns 430 Elm, 438 Elm, and 444 Elm. There will be no additional land acquisition required to implement the Redevelopment Plan.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

If there are residents living within the Redevelopment Area pursuant to leases, the Developer may allow the leases to terminate at the end of the lease term or buy out leases on terms that are mutually agreeable to both parties.

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 January 2015
- Site Work (Demolition): Completed by April 2015
- Construction of Building: Completed by July 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 for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, 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.

V. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for up to sixty-four (64) residents on a 0.63 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

VI. 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 Blighted Area

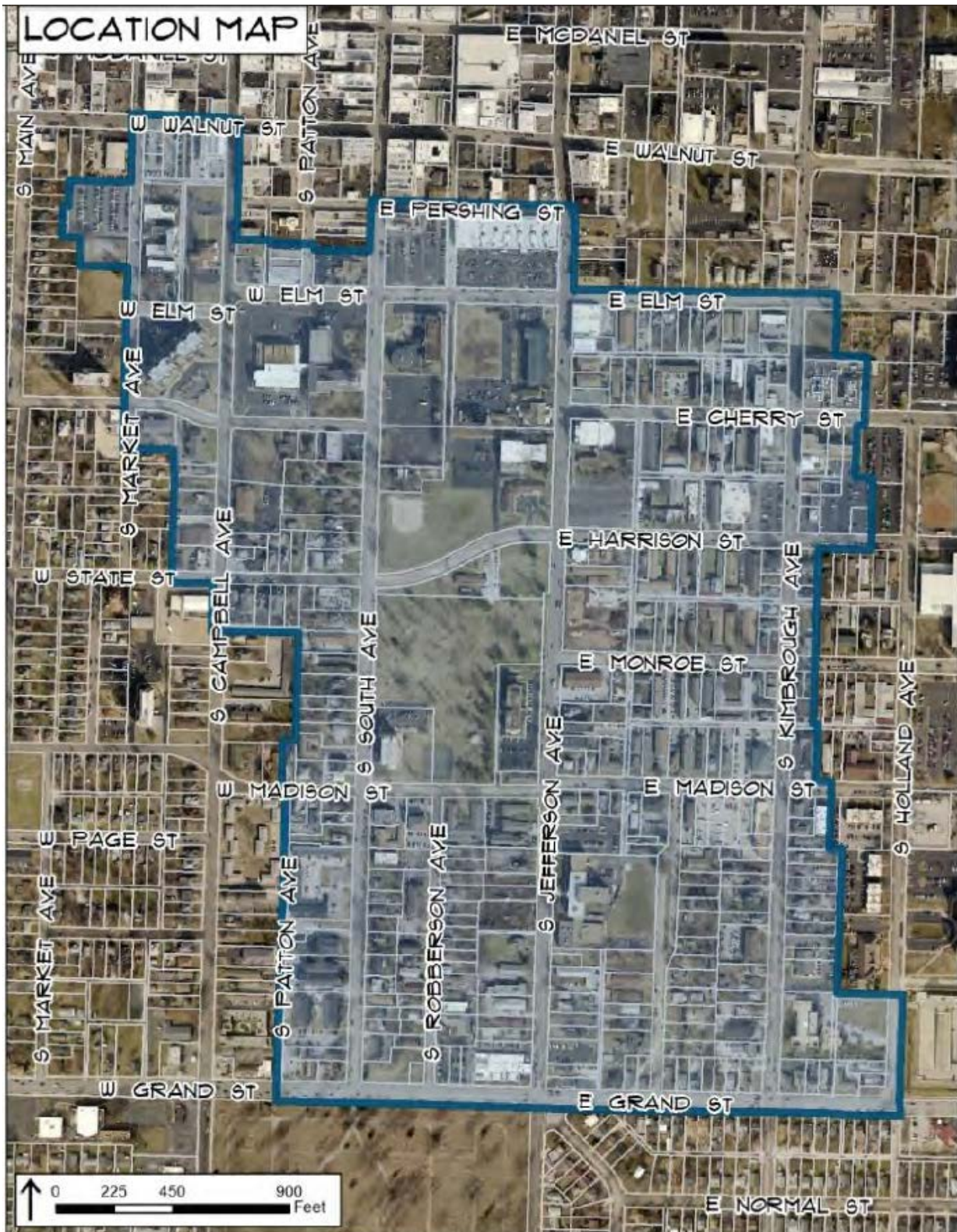


EXHIBIT B

Map of Redevelopment Area



 So El District Lofts Redevelopment Area



EXHIBIT C

Legal Description of the Redevelopment Area

430 E. Elm St.

All of the East Thirty-six (36) feet of Lot Seven (7) and the West Ten (10) feet of Lot Nine (9) in JOHN LAIR'S ADDITION to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof . Together with driveway easement on the adjoining Four (4) feet on the East side of West Forty-eight (48) feet of Lot Seven (7) and Subject to driveway easement Four (4) feet wide on West side of East Thirty-six (36) feet of said Lot Seven (7).

438 E. Elm St.

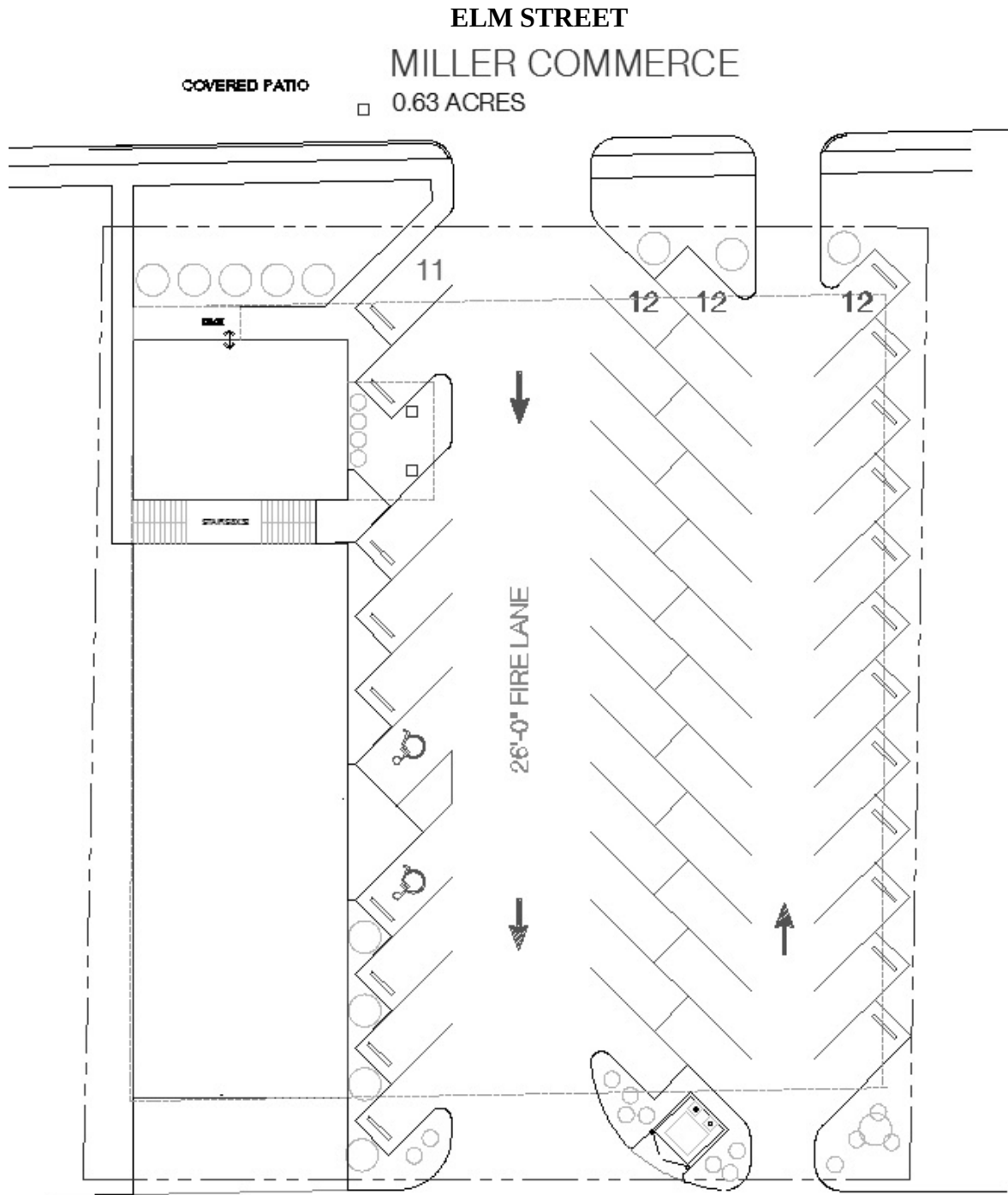
All of Lot Nine (9), Except the East Sixteen (16) feet and Except the West Ten (10) feet thereof, in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

444 E. Elm St.

The East Sixteen (16) feet of Lot Nine (9) and the West Thirty-Four (34) feet of Lot Eleven (11) in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

EXHIBIT D

Land Use Plan



Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

Redevelopment Plan for the One House Redevelopment Area

DATE: November 18, 2014

PURPOSE: To approve the Redevelopment Plan for the One House Redevelopment Area.

LOCATION: Northeast corner of the intersection of South Jefferson Avenue and East Madison Street (405 and 415 East Madison Street).

APPLICANT: One House, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the One House Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the One House Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the One House Redevelopment Area

Applicant's Proposal:

One House, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located at the northeast corner of the intersection of South Jefferson Avenue and East Madison Street (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the One House Redevelopment Area is to remove blight and redevelop the area into a multi-family residential development that will be marketed primarily to Missouri State University students. The Redevelopment Area consists of two parcels of land (0.36 acres) that are currently occupied by two vacant residential structures, both of which were constructed in 1927. The structure at 405 East Madison Street was originally constructed for single-family occupancy, but was later converted into a triplex. The structure at 415 East Madison Street is a single family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new multi-family residential development consisting of two, four-story structures. Each structure will contain six units. Combined, the 12 proposed units will accommodate up to 36 residents. The development will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District.

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.
2. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service.

The Redevelopment Plan supports this objective by providing new housing that will accommodate up to 36 residents. According to the Activity Centers map, which was adopted in 2001 as part of the Growth Management and Land Use Element, the Redevelopment Area is located outside the Missouri State University Activity Center. However, the University has since experienced significant growth. If the Activity Centers map were updated today, it is likely the Redevelopment Area would be located within the Activity Center.

3. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.

Staff Comments:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the South Central "A" Urban Renewal Area. City Council declared the Area a blighted area in 1964 (Resolution No. 4282) and adopted an Urban Renewal Plan for the Area in 1967 (Resolution No. 4794). The requirements of the Urban Renewal Plan have become obsolete and are impractical by today's standards for new multi-family residential construction in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the One House Redevelopment Area, which will replace the existing Urban Renewal Plan within said Redevelopment Area.
3. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses.

This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.

4. The City of Springfield and Missouri State University have worked collaboratively on plans to direct university and university-related growth to the northwest towards downtown. The Redevelopment Plan is consistent with those efforts.
5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. The Redevelopment Area is located within 200 feet of a Missouri State University Bear Line Shuttle stop (southwest corner of South Thomas Avenue and East Madison Street) and a City Utilities bus stop (southwest corner of South Jefferson Avenue and East Madison Street). The Redevelopment Area is also served by sidewalks and is located adjacent to a designated bicycle route running along East Madison Street.

EXHIBIT I
Legal Description
Redevelopment Plan for the One House Redevelopment Area

ALL BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AND MADISON STREETS; THENCE EAST 105 FEET; THENCE NORTH 100 FEET; THENCE WEST 105 FEET; THENCE SOUTH 100 FEET TO THE BEGINNING, BEING THE WEST 105 FEET OF LOT ONE HUNDRED TWENTY-ONE (121) AND THE WEST 105 FEET OF THE SOUTH 16.2 FEET OF LOT ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALSO

ALL BEGINNING 105 FEET EAST OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND MADISON STREET; THENCE EAST 50 FEET; THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS ONE HUNDRED TWENTY-ONE (121) AND ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT II
Location Map
Redevelopment Plan for the One House Redevelopment Area



**REDEVELOPMENT PLAN
FOR
THE ONE HOUSE
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

November ____, 2014

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Redevelopment Plan

I. Introduction

One House, LLC, a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the development of multi-family residential housing which will be in the vicinity of Missouri State University’s campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two four-story buildings and on-site parking lot (the “**Project**”). Upon completion of the Project, the Developer will lease the units in the buildings for residential use. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the “**City Council**”) blighted an area generally bounded on the south by E. Grand St., on the east generally by the back lot lines of properties that face S. Kimbrough Ave., on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by S. Market Ave. and then S. Campbell Avenue (the “**Blighted Area**”). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes 405 E. Madison and 415 E. Madison (the “**Redevelopment Area**”), which consists of approximately 0.356 acres of land and is situated on the northeast corner of S. Jefferson Avenue and E. Madison Street. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. Need for Redevelopment

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within 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). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“**Center City**”).¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.²

¹ See page 1-1 of the CCPE.

² See page 1-2 of the CCPE.

Additionally, the City of Springfield and Missouri State University (formerly Southwest Missouri State University, the “**University**”) executed an agreement establishing direction for the future physical growth of the University.³ This agreement evolved from the desire to redirect the physical expansion of the University’s campus away from the neighborhoods located to the south and east of the University and to direct it instead toward Greater Downtown’s core area around Park Central Square.⁴

The Redevelopment Area is located within the vicinity of the University. The Growth Management and Land Use Plan (“**Land Use Plan**”), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the University and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, the University has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for multi-family residential housing set forth in the Land Use Plan. The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. The Redevelopment Area is accessible due to its location along Jefferson Avenue, which is classified as a secondary arterial. In addition, the Redevelopment Area is located along a bus transit route in close proximity to the University, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for multi-family residential housing marketed primarily to college students. The Project involves the construction of two (2) buildings each three (3) stories in height that will serve as a residence for up to thirty-six (36) residents. The Project will have both two bedroom and four-bedroom residential units.

The Project is anticipated to be built using certain “green” building standards to maximize energy savings and water efficiency.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE’s goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City’s goals for the University’s growth since the Redevelopment Area is located to the northwest of the University’s main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to the University, Center City and nearby parks and other City amenities via the bus transit route and the sidewalks in the area.

III. Land Use Plan

A. *Former and Existing Land Use*

³ See page 3-38 of the CCPE.

⁴ See page 3-38 of the CCPE.

⁵ See page 18-34 of the Land Use Plan.

⁶ See page 18-28 of the Land Use Plan.

There are currently two (2) vacant single-family residences located in the Redevelopment Area.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as two (2) multi-family residential buildings each four (4) stories in height with on-site parking. Each building will contain six (6) units and will serve as a residence for up to thirty-six (36) residents. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). There is no new zoning proposed for the Redevelopment Area. Any new zoning sought for the Redevelopment Area will be consistent with uses contemplated in this Redevelopment Plan.

D. *Regulations and Controls*

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

IV. *Execution of the Project*

A. *Execution*

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

B. *Land Acquisition*

The Developer owns both 405 E. Madison and 415 E. Madison and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

The structures within the Redevelopment Area are vacant. No tenants or other occupants will need to be relocated from the Redevelopment Area in connection with the Project.

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 January 2015
- Site Work (Demolition): Completed by January 2015
- Construction of Building: Completed by May 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 for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, 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.

V. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for thirty-six (36) residents on a 0.356 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

VI. 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 Blighted Area

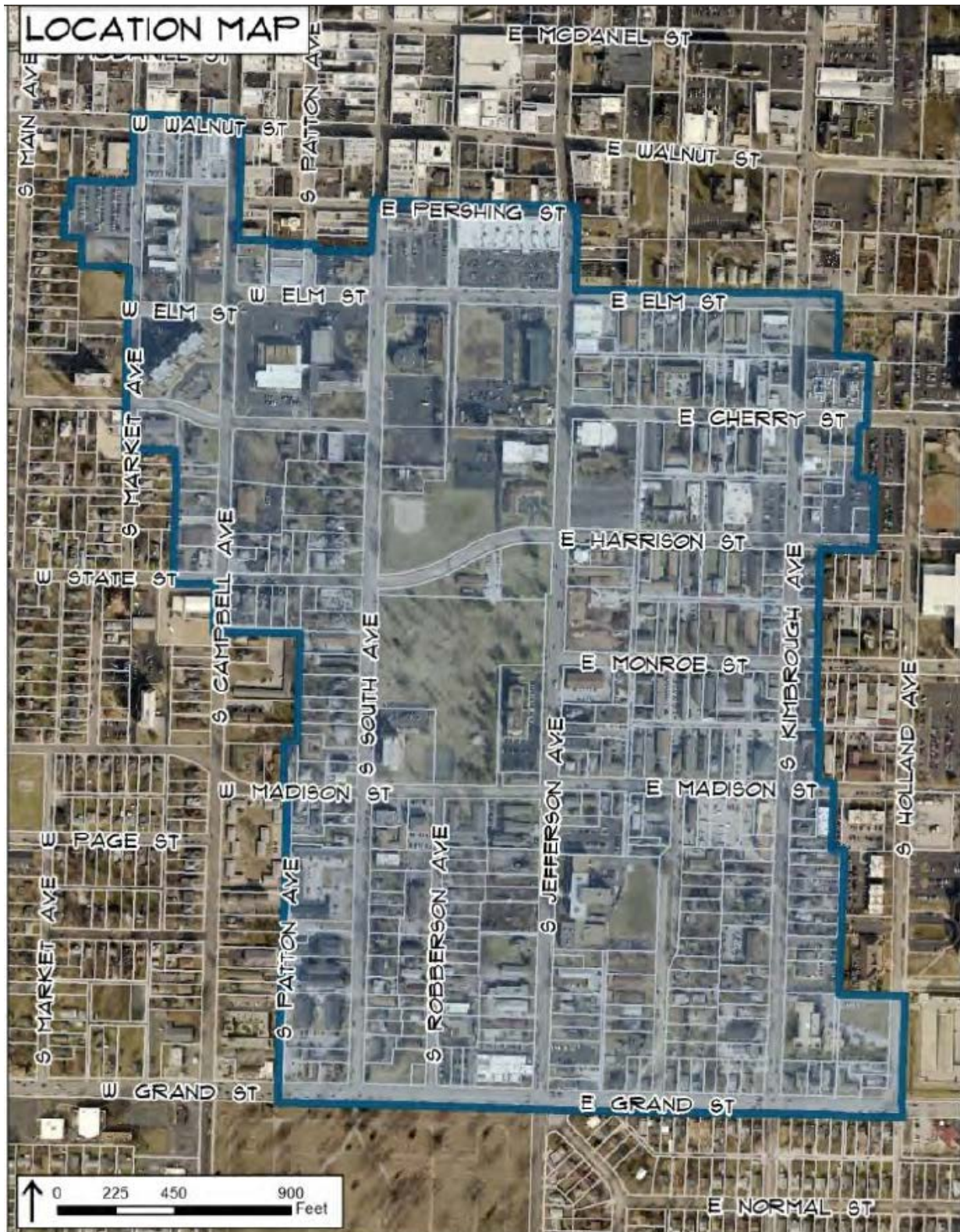


EXHIBIT B

Map of Redevelopment Area



 The One House Redevelopment Area

EXHIBIT C

Legal Description of the Redevelopment Area

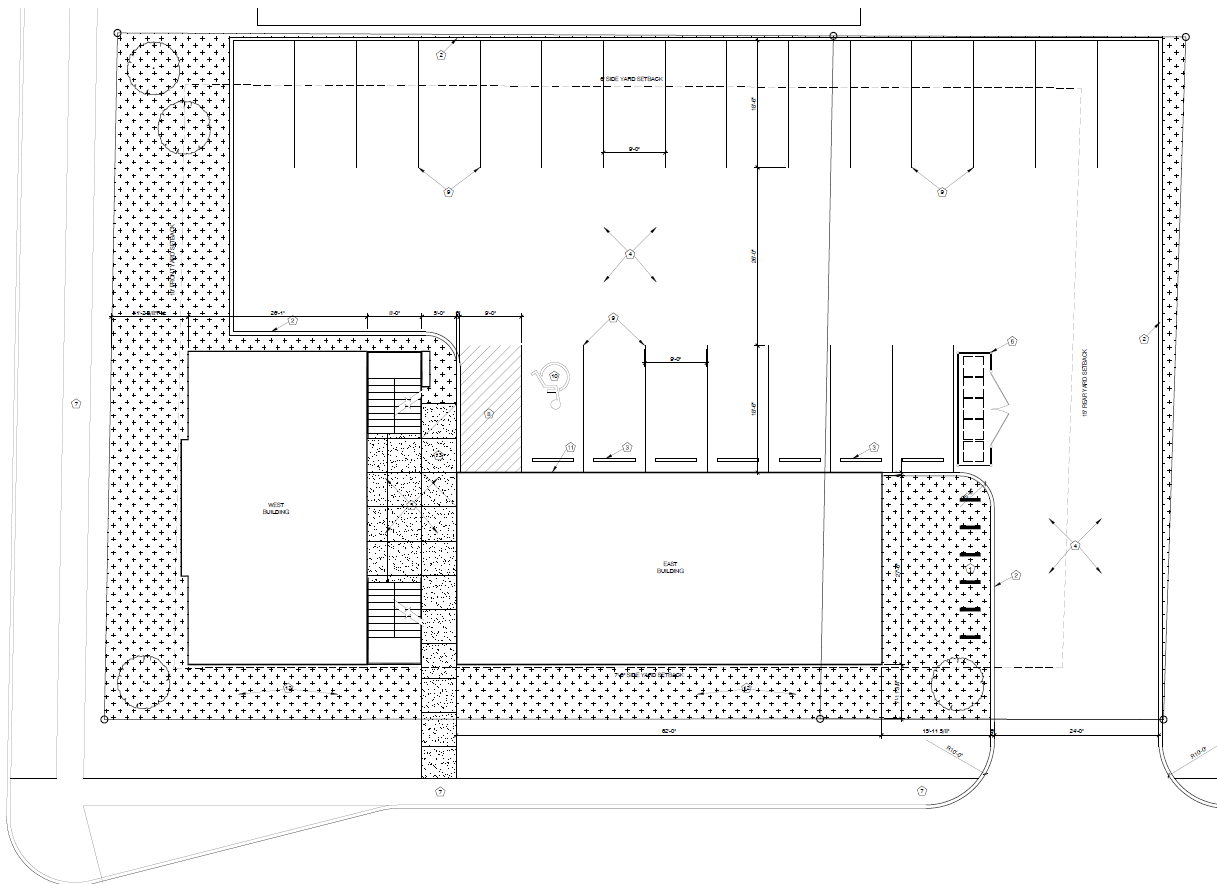
ALL BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AND MADISON STREETS; THENCE EAST 105 FEET; THENCE NORTH 100 FEET; THENCE WEST 105 FEET; THENCE SOUTH 100 FEET TO THE BEGINNING, BEING THE WEST 105 FEET OF LOT ONE HUNDRED TWENTY-ONE (121) AND THE WEST 105 FEET OF THE SOUTH 16.2 FEET OF LOT ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALSO

ALL BEGINNING 105 FEET EAST OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND MADISON STREET; THENCE EAST 50 FEET; THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS ONE HUNDRED TWENTY-ONE (121) AND ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT D

Land Use Plan



E. Madison Street

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

Redevelopment Plan for the Greenway Studios Redevelopment Area

DATE: November 20, 2014

PURPOSE: To approve the Redevelopment Plan for the Greenway Studios Redevelopment Area.

LOCATION: Along the south side of East Webster Street near the intersection of East Webster Street and North Texas Avenue.

APPLICANT: Greenway Studios, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Greenway Studios Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Greenway Studios Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Existing Urban Renewal Areas
Exhibit IV: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the Greenway Studios Redevelopment Area

Applicant's Proposal:

Greenway Studios, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority (LCRA) Law, for a redevelopment project generally located along the south side of East Webster Street near the intersection of East Webster Street and North Texas Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the Greenway Studios Redevelopment Area is to remove blight and redevelop the area into a multi-family residential development that will be located in the vicinity of the Drury University and Ozarks Technical Community College campuses. The Redevelopment Area consists of two parcels of land (approx. 1.61 acres) that are currently occupied by a single-family residential dwelling and a church (formerly the Timmons Temple Church of God in Christ), both of which are vacant. The church was constructed in 1932 and has historic and architectural significance worth preserving. With the help of private donations from both concerned citizens and the developer, the church will avoid demolition and be relocated to nearby Silver Springs Park prior to redevelopment. After the church has been moved, the Plan proposes to demolish the remaining structures and construct two, three-story multi-family residential structures containing micro efficiency studio apartments and/or multi-family apartments in accordance with Planned Development District No. 344.

Planned Development District No. 344 was adopted by City Council on March 10, 2014 ([General Ordinance No. 6104](#)). It allows construction of micro efficiency studio apartments and multi-family residential apartments with maximum densities of 60 dwelling units per acre for micro efficiency studio apartments and 30 dwelling units per acre for multi-family apartments, provided all other applicable regulations are met (e.g. off-street parking, minimum open space, building setbacks, design requirements, etc.). The Developer's current plans include constructing 84 micro efficiency studio apartments (52.17 dwelling units per acre).

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall

tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets Center City and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing up to 84 new residential dwelling units.
3. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.
4. The Redevelopment Area is located within the *Mid-Town Neighborhood Plan* area. The Neighborhood Plan identifies actions aimed at protecting and improving the single-family character of the neighborhood, improving safety, preserving architecturally significant structures, and managing the expansion of institutional uses in the neighborhood. Staff believes the proposed Redevelopment Plan conforms to the Neighborhood Plan. The proposed redevelopment will not damage the neighborhood's single-family character, since it is located on the edge of the neighborhood along a railroad track and faces a street with apartments located on the other side. Also, the former Timmons Temple Church will be relocated to Silver Springs Park prior to redevelopment, thus avoiding demolition and facilitating the preservation of this architecturally significant structure. The Neighborhood Plan also serves as the basis for establishing the Mid-Town Urban Conservation District (UCD No. 3). There are no requirements within UCD No. 3 governing development within the Redevelopment Area.

Staff Comments:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that

conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the Sherman Avenue and Silver Springs Urban Renewal Areas (Exhibit III). City Council declared these Areas as blighted areas in 1964 and 1972 (Resolution Nos. 4282 and 5463) and adopted Urban Renewal Plans for these Areas in 1967 and 1976 (Resolution No. 4794 and Special Ordinance No. 17370), respectively. Both Urban Renewal Plans are outdated and obsolete and do not provide for new multi-family residential construction in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the Greenway Studios Redevelopment Area, which will supersede the existing Urban Renewal Plans within said Redevelopment Area.
3. The Redevelopment Area was recently rezoned from R-SF, Single-Family Residential District and Planned Development District No. 38 to Planned Development District No. 344 to allow for a multi-family residential development ([General Ordinance No. 6104](#)). The proposed redevelopment will be constructed and used in accordance with the adopted Planned Development District.
4. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.
5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. The Redevelopment area is served by public sidewalks and is located near a designated bicycle route along North Sherman Avenue, as well as adjacent to the Jordan Creek Greenway. These facilities will provide good connectivity to Drury University, Ozarks Technical College, Downtown Springfield, and the surrounding neighborhood.

EXHIBIT I
Legal Description
Redevelopment Plan for the Greenway Studios Redevelopment Area

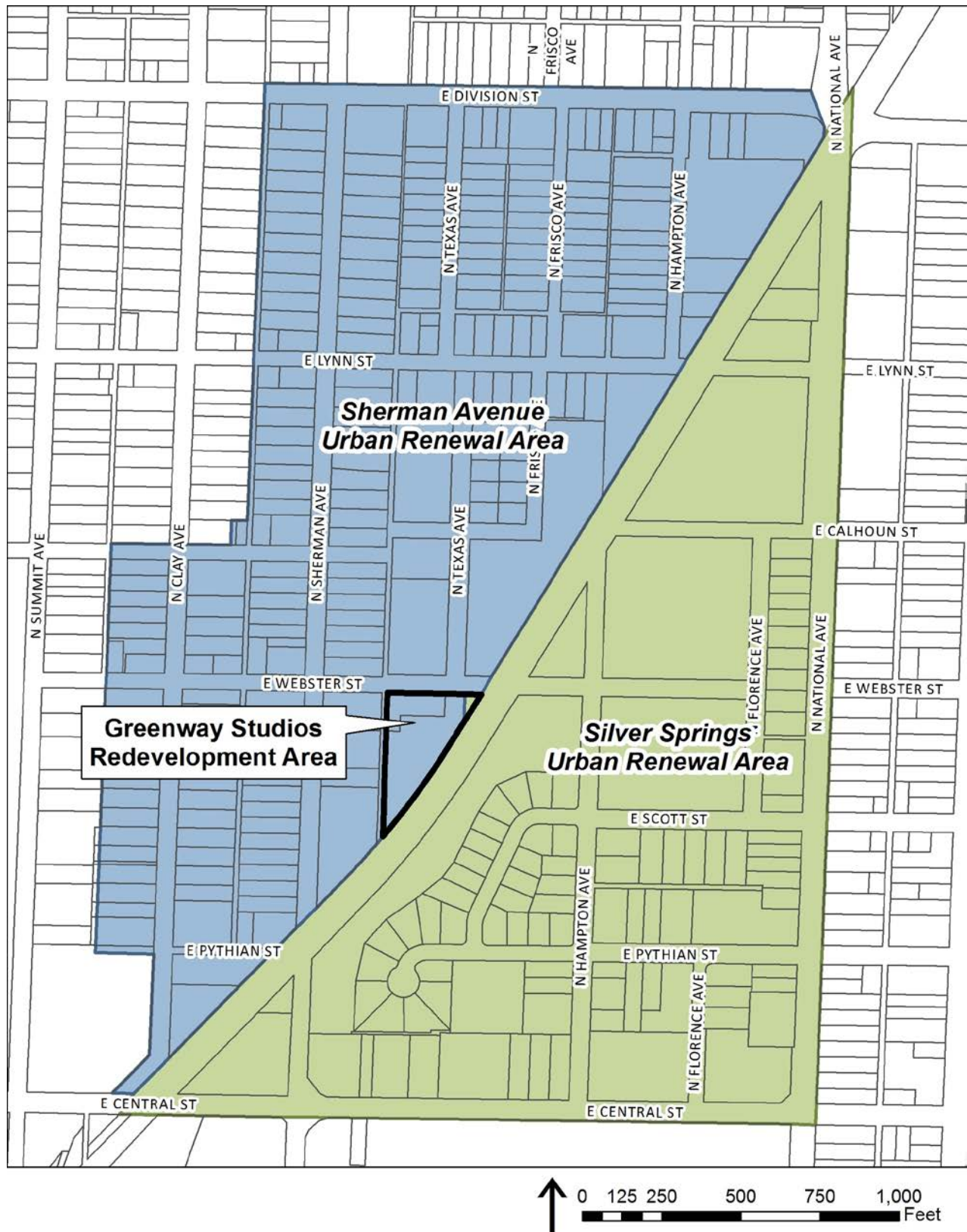
A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF "FAIRBANKS ADDITION", A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSOURI, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 15; THENCE $N01^{\circ}30'10''E$, 362.67 FEET, TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 15; THENCE $S89^{\circ}16'01''E$, ALONG THE NORTH LINE OF SAID BLOCK 15 AND THE NORTH LINE OF SAID BLOCK 18, 294.78 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE $S31^{\circ}31'32''W$, 149.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 281.69 FEET, AND A CHORD OF $S34^{\circ}35'21''W$, 281.56 FEET, TO AN EXISTING IRON PIN ON THE SOUTH LINE OF SAID LOT 1 OF BLOCK 15; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 37.73 FEET, AND A CHORD OF $S38^{\circ}03'50''W$, 37.73 FEET, TO AN THE CENTERLINE OF BAILEY STREET AS SHOWN ON SAID PLAT; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 71.14 FEET, AND A CHORD OF $S39^{\circ}14'54''W$, 71.14 FEET, TO AN IRON PIN ON THE WEST LINE OF SAID LOT 6 OF BLOCK 14; THENCE $N01^{\circ}30'10''E$, 85.67 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.

EXHIBIT II
Location Map
Redevelopment Plan for the Greenway Studios Redevelopment Area



EXHIBIT III
Existing Urban Renewal Areas
Redevelopment Plan for the Greenway Studios Redevelopment Area



**REDEVELOPMENT PLAN
FOR
GREENWAY STUDIOS
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI**

November 21, 2014

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Map of Blighted Area	Exhibit A
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Legal Description of Redevelopment Area.....	Exhibit C
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Redevelopment Plan

I. Introduction

Greenway Studios, LLC, a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the development of multi-family residential housing which will be in the vicinity of the campuses of both Ozarks Technical Community College (“**OTCC**”) and Drury University (“**Drury**”). The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two (2) three-story multi-family buildings and an on-site parking lot (the “**Project**”). Upon completion of the Project, the Developer will lease the units in the building for residential use. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1979, pursuant to Special Ordinance No. 18542, the Springfield City Council (the “**City Council**”) adopted the Urban Renewal Plan for the Sherman Avenue Urban Renewal Area and blighted an area generally bounded by Division Street on the north, the St. Louis-San Francisco Railroad, now known as the BNSF Railway, on the east and south, both sides of Clay Avenue to Calhoun Street and both sides of Sherman Avenue to Division Street (the “**Blighted Area**”). A map identifying the Blighted Area is attached hereto as Exhibit A. At the time the plan was adopted, the plan allowed only single-family and two-family residential development. In June of 1985, the plan was amended by General Ordinance No. 3621 to allow a multi-family residential use within the Blighted Area through a Planned Development District. As shown on Exhibit A, a small triangular area on the easternmost portion of the Redevelopment Area which is located east of the vacated right-of-way for Texas Avenue is located in the Silver Springs Urban Renewal Area. In 1976, pursuant to Special Ordinance No. 17370, the City Council adopted the Urban Renewal Plan for the Silver Springs Urban Renewal Area and blighted an area as depicted on Exhibit A.

II. Background:

In March of 2014, the Developer acquired the property and improvements which comprise the Redevelopment Area from the Church of God in Christ, Timmons Temple Church of God in Christ and the City of Springfield (the “Redevelopment Area”). Immediately prior to the time the Developer acquired the subject property, the property was being used as a church, a residence and related parking. As of the date hereof, there are three (3) vacant structures in the Redevelopment Area and a small paved parking lot. All three (3) structures, a building formerly utilized by the Timmons Temple Church of God in Christ, a residence and a storage shed, are located on the parcel commonly known as 922 E. Webster. A small paved parking lot is located on the parcel commonly known as 934 E. Webster. Because of the historical significance of the church, a citizen’s group raised money through private donations to move the church structure to Silver Springs Park. The Springfield-Greene County Park Board has accepted the proposal for the relocation of the building and has plans to convert the building into a community center and event venue. Therefore, the Project will not involve the demolition of the church structure.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The Redevelopment Area consists of an approximately 1.61 acre triangular parcel of land which is situated on the south side of Webster Avenue between the BNSF Railway and an alley located one block east of and running parallel to Sherman Avenue (the “Redevelopment Area”). A map identifying

the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

As discussed above, most of the Redevelopment Area and other surrounding properties were initially blighted in 1979 by the City Council due to a predominance of deteriorating conditions. The small portion of the Redevelopment Area which is part of the Urban Renewal Plan for the Silver Springs Urban Renewal Area was blighted in 1976. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within 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 (the "**Comprehensive Plan**"). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("**Center City**").¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.² Center City includes some of the oldest parts of the Springfield community and certain areas within Center City suffer from problems commonly resulting from physical deterioration and economic obsolescence.³ The CCPE describes the overall tone of the area as one that needs revitalization and new investment.⁴

The Redevelopment Area is also located near both OTCC and Drury. The Growth Management and Land Use Plan ("**Land Use Plan**"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the Drury and surrounding areas, including the campus of OTCC, within the Center City Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶

2. Current Condition of the Redevelopment Area

The Redevelopment Area, which is located within the Center City, exhibits the deterioration and economic obsolescence that is evident in certain areas throughout the Center City. As noted in Exhibit A, the Redevelopment Area is included in the Blighted 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

¹ See page 1-1 of the CCPE.

² See page 1-2 of the CCPE.

³ See page 2-10 of the CCPE.

⁴ See page 2-10 of the CCPE.

⁵ See page 18-30 of the Land Use Plan.

⁶ See page 18-28 of the Land Use Plan.

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. Currently, only one (1) building in the Redevelopment Area is a residential structure. Without the redevelopment, the Redevelopment Area allows for residential living for only a single family. Almost half of the Redevelopment Area is open space, comprised of a parking lot, and overgrown trees and shrubbery. The configuration of the Redevelopment Area does not support its highest and best use, which due to its proximity to OTCC and Drury, is medium to high density housing. The underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of Center City.

3. Conformance of Redevelopment Plan with the Comprehensive Plan and CCPE

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for multi-family residential housing. The Project involves the construction of two buildings, each three (3) stories in height, which is anticipated to serve as a residence for approximately eighty-four (84) people. The Project will consist of micro-efficiency studio apartments and/or traditional multi-family residential units, or a combination of both types of units, and a vehicle parking lot and bicycle parking for use by apartment residents and their guests.

The Comprehensive Plan designates the Redevelopment Area and the surrounding areas of the Center City as appropriate for medium or high density housing uses. This area is also within the proximity to the Center City Activity Center (Downtown, Drury, and OTCC), which is a major mixed-use activity center. The Comprehensive Plan states that Activity Centers will vary from one to another, but each should include, at a minimum, retail and office buildings, ideally, multi-family housing, restaurants, hotels, entertainment, and community facilities. Activity Centers, are the preferred development pattern to encourage infill growth by using existing infrastructure where the City has already constructed the necessary services and facilities to accommodate growth.

The Project will further the objectives of the Comprehensive Plan in several different ways. It will provide for additional housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of City residents, including students. In addition, the Project will provide for higher density housing within the Center City Activity Center and will have convenient access to transit services, including a good sidewalk system, greenway and marked bike routes, and bus stops, which advances the Land Use Plan's goals for Activity Centers,.

The Redevelopment Plan provides for the construction of housing for City residents, particularly students given the close proximity to both the Drury and OTCC campuses. 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. The Redevelopment Plan will increase density by providing housing for approximately eighty-four (84) residents, which will in turn increase the area's pedestrian traffic and level of activity.

Portions of Center City 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, increases the taxable revenues to the City, and places a greater portion of the City in conformance with the visions set forth in the CCPE.

IV. Land Use Plan

A. Former and Existing Land Use

There are currently three (3) vacant buildings, a building formerly utilized as a church, a residence and a storage shed, located in the Redevelopment Area.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is two (2) multi-family residential buildings three (3) stories in height with on-site parking. Collectively, the buildings will contain micro-efficiency studio apartments and/or traditional multi-family residential units, or a combination of both types of units, and a vehicle parking lot and bicycle parking for use by apartment residents and their guests. The proposed site plan for the Redevelopment Area is attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. Existing and Proposed Zoning

On March 10, 2014, the City Council passed General Ordinance No. 6104 which rezoned the Redevelopment Area from R-SF, Single-Family Residential District, and Planned Development District No. 38 to a Planned Development District No. 344 to allow for micro-efficiency studio apartments and traditional multi-family residential units to be developed in the Redevelopment Area in accordance with those requirements and standards set forth in the ordinance which govern and control the use and development of land in the Redevelopment Area. The City Council evaluated the Project and determined that high density residential apartment buildings were an appropriate use for the Redevelopment Area. There is no new zoning proposed for the Redevelopment Area.

D. Regulations and Controls

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

V. Execution of the Project

A. Execution

The Developer or its successors in interest will 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 property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The structures within the Redevelopment Area are vacant. No tenants or other occupants will need to be relocated from the Redevelopment Area in connection with the Project.

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 14, 2014.
- Site Work (Demolition): Completed by January 1, 2015.
- Construction of Buildings: Completed by July 17, 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 for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, 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 State and Local Law*

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

B. *Population Density*

The Project is anticipated to provide housing for approximately eighty-four (84) residents on a 1.61 acre site.

C. *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 Blighted Area



EXHIBIT B

Map of Redevelopment Area



 Greenway Studios Redevelopment Area

EXHIBIT C

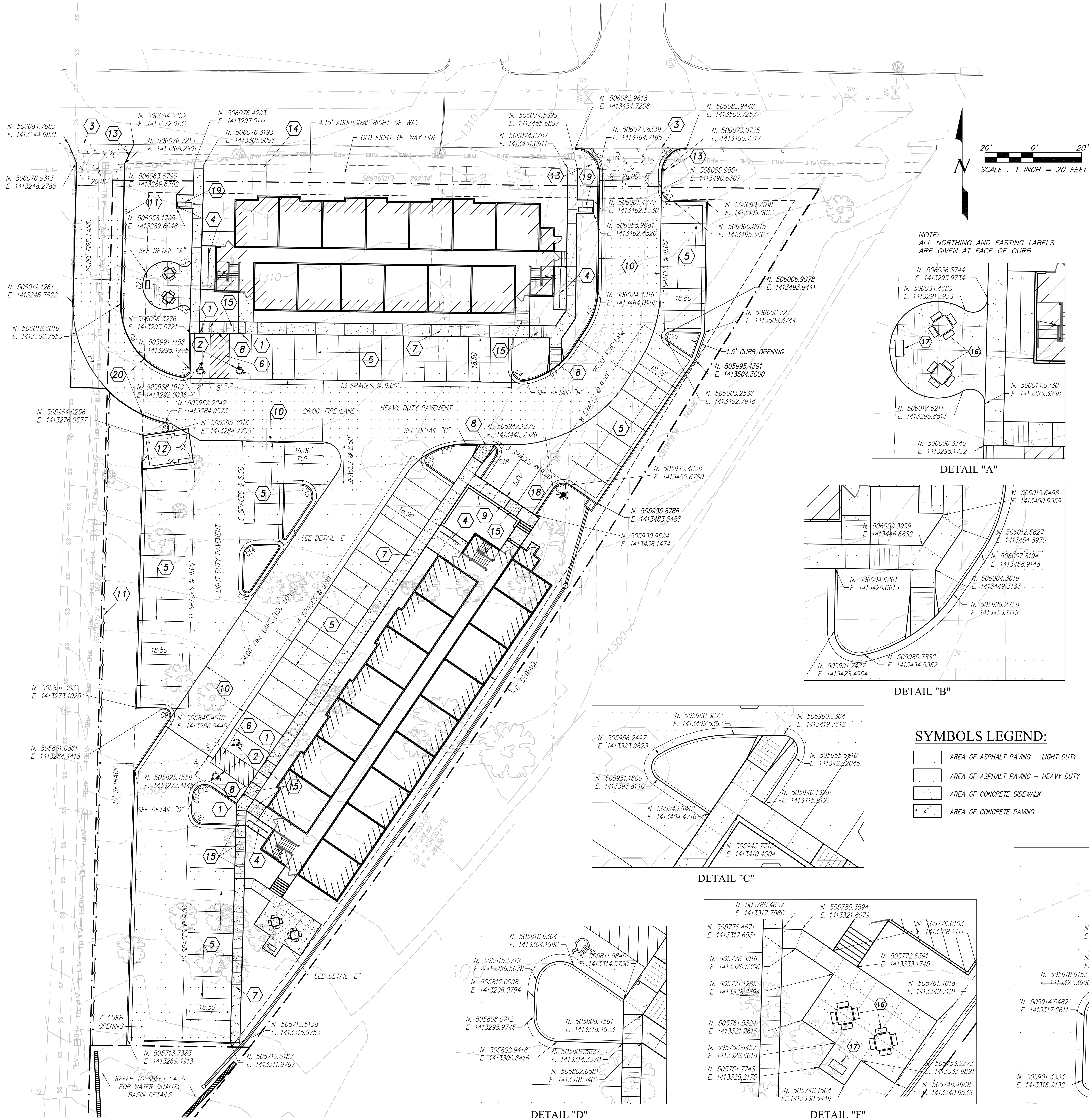
Legal Description of the Redevelopment Area

A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF "FAIRBANKS ADDITION", A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSOURI, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 15; THENCE N01°30'10"E, 362.67 FEET, TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 15; THENCE S89°16'01"E, ALONG THE NORTH LINE OF SAID BLOCK 15 AND THE NORTH LINE OF SAID BLOCK 18, 294.78 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE S31°31'32"W, 149.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 281.69 FEET, AND A CHORD OF S34°35'21"W, 281.56 FEET, TO AN EXISTING IRON PIN ON THE SOUTH LINE OF SAID LOT 1 OF BLOCK 15; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 37.73 FEET, AND A CHORD OF S38°03'50"W, 37.73 FEET, TO AN THE CENTERLINE OF BAILEY STREET AS SHOWN ON SAID PLAT; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 71.14 FEET, AND A CHORD OF S39°14'54"W, 71.14 FEET, TO AN IRON PIN ON THE WEST LINE OF SAID LOT 6 OF BLOCK 14; THENCE N01°30'10"E, 85.67 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.

EXHIBIT D

Land Use Plan



GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY, AND APPLICABLE STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND CORRECT ANY DAMAGES TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS OF LOCATION OR DEPTH OF EXISTING UTILITIES FROM THOSE SHOWN ON THESE DRAWINGS.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION. SOME PERMITS MAY HAVE ALREADY BEEN OBTAINED BY THE OWNER BUT IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO BE SURE ALL NECESSARY PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT JUST LIMITED TO NORMAL WORKING HOURS.
6. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.
7. ALL ABANDONED UTILITY LINES SHALL BE CAPPED IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
8. EXISTING SITE CONDITIONS ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MAYHEW SURVEYING & ENGINEERING.
9. CONTACT THE CITY OF SPRINGFIELD AT LEAST 24 HOURS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
10. CONSTRUCTION ACCESS SHALL BE LIMITED TO THE TEMPORARY CONSTRUCTION ENTRANCE SHOWN ON THE EROSION CONTROL PLAN.
11. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTANANCES SHALL NOT ENCRATCH ON SIDEWALK, CURBS OR PAVEMENT. CONTACT THE ENGINEER WHEN CONFLICTS ARE DISCOVERED.
12. ALL SITE DIMENSIONS ARE TO THE INSIDE FACE OF CURB, CONCRETE, EDGE OF ASPHALT OR PROPERTY LINE UNLESS NOTED.
13. FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE. "NO PARKING-FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50 FT. PERPENDICULAR TO THE FIRE LANE. WHERE CURBS ARE PRESENT, THE CURB SHOULD BE PAINTED IN LIEU OF THE STRIPING.

KEY SITE NOTES:

- 1 HANDICAP PARKING SIGN: REFER TO DETAIL
- 2 HANDICAP PARKING SYMBOL: REFER TO DETAIL
- 3 LIMITS OF NEW PAVING. REFER TO SPRINGFIELD COMMERCIAL DRIVE DETAIL No. ST-9
- 4 5 SPACE BICYCLE RACK. GALVANIZED WINDER LOOP TYPE COMMERCIAL RACK.
- 5 STRIPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT - WHITE (2 COATS).
- 6 HANDICAPPED LOADING AREA: SLOPE 2% MAX. IN ALL DIRECTIONS.
- 7 CONCRETE SIDEWALKS WITH TOOLED JOINTS @ MAXIMUM 5' SPACING. SLOPE AWAY FROM BUILDINGS @ 1.5% MINIMUM AND 2% MAXIMUM UNLESS NOTED.
- 8 TRUNCATED DOME DETECTABLE WARNING MAT, CAST-IN-PLACE.
- 9 SEGMENTAL RETAINING WALL, 2' MAXIMUM HEIGHT.
- 10 FIRE APPARATUS LANE.
- 11 6' HIGH SOLID BOARD WOOD FENCE.
- 12 14' x 20' CONCRETE PAVING FOR 12' x 12' X 12' TRASH ENCLOSURE.
- 13 TRUNCATED DOME DETECTABLE WARNING MAT SURFACE MOUNT.
- 14 REMOVE EXISTING DRIVE. INSTALL CURB & GUTTER TO MATCH EXISTING AND FILL TO MATCH SURROUNDING GRADES AND RESEED.
- 15 6' LONG ACCESSIBLE RAMP.
- 16 HIGHLANDS PRODUCTS GROUP ITEM 154-1154 TABLE OR EQUAL.
- 17 HEAVY DUTY PEDESTAL CHARCOAL GRILL.
- 18 NEW FIRE HYDRANT.
- 19 PRECAST CONCRETE PARK BENCH.
- 20 TERMINATE CURB & GUTTER.

SYMBOLS LEGEND:

- AREA OF ASPHALT PAVING - LIGHT DUTY
- AREA OF ASPHALT PAVING - HEAVY DUTY
- AREA OF CONCRETE SIDEWALK
- AREA OF CONCRETE PAVING

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.83	10.00	90°42'47"
C2	17.52	30.00	33°27'07"
C3	22.34	30.00	47°48'27"
C4	8.97	3.00	102°44'26"
C5	5.02	3.26	88°16'17"
C6	43.15	30.00	82°24'34"
C7	67.95	50.00	77°52'00"
C8	5.52	2.00	158°02'12"
C9	6.42	3.00	122°40'56"
C10	7.85	5.00	90°00'00"
C11	3.53	18.50	107°46'37"
C12	9.75	5.00	111°44'12"
C13	5.14	2.00	147°19'04"
C14	7.85	5.00	90°00'00"
C15	10.71	5.00	122°40'56"
C16	6.04	3.00	115°25'57"
C17	16.29	30.00	31°06'56"
C18	6.46	3.00	123°22'07"
C19	7.85	5.00	90°00'00"
C20	5.12	2.00	146°32'53"
C21	7.85	5.00	90°00'00"
C22	15.58	10.00	89°17'41"
C23	6.42	3.00	122°40'56"
C24	42.79	10.00	245°09'29"
C25	6.42	3.00	122°40'56"

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NO.	DATE	Revision Description



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phone no. 417.865.2065
facsimile 417.865.8313
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procedures and processes in connection with the project.

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GREENWAY STUDIOS LLC, DEVELOPER
NEW HOUSING DEVELOPMENT
Construction Document Phase
934 E. WEBSTER STREET, GREENE COUNTY, SPRINGFIELD, MO 65802

Job Number: 02850
Release Date: MAY 15, 2014
Drawn By: DLB
C1-0
SITE PLAN

RESOLUTION NO. 2010 - 3134

A RESOLUTION TO ADOPT THE CRITERIA TO DETERMINE THE RIGHT TO REQUEST FOR A TAX ABATEMENT UNDER SECTION 99.700 RSMo.

WHEREAS, on April 29, 1985, the City Council of the City of Springfield, Missouri (the "City") adopted Resolution No. 7185, which declared the Downtown Springfield Area as blighted and authorized the preparation of a Redevelopment Plan for the Downtown Springfield area; and

WHEREAS on April 14, 1986, the City Council of the City adopted Resolution No. 7309 which repealed Resolution No. 7185 adopted on April 7, 1969, and adopted a new Redevelopment Plan for the Downtown Project Area; and

WHEREAS, Resolution 7309 was amended on September 10, 1990, by Resolution No. 7821 to permit residential uses in manufacturing districts under certain conditions; and

WHEREAS, people who own, rent, or lease real estate within the area determined to be blighted by Resolution No. 7821, may, pursuant to Section 99.700 RSMO. 1994, as amended, make application to the Board of Commissioners (the "**Commission**") of The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the "**Authority**") for a certificate of a tax abatement; and

WHEREAS, the Commission, has the authority to find whether or not the Applicant has met the objectives of the Redevelopment Plan as required in Resolution 7309 and is entitled to a certificate of tax abatement; and

WHEREAS, the Commission finds that it is necessary to adopt certain criteria in order to determine whether or not Applicant is entitled to receive a certificate of tax abatement after receiving an occupancy permit.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1. That the Board of Commissioners (the "**Commission**") of The Land Clearance for Redevelopment Authority of the City of Springfield, Missouri (the "**Authority**") has the authority to issue a certificate of a tax abatement.

Section 2. That the Commission, has the authority to find whether or not the Applicant is still engaged in construction and redevelopment of the property and that it meets the objectives of the Redevelopment Plan as required in Resolution 7309, and whether or not Applicant is entitled to a certificate of tax abatement.

Section 3. That the Commission finds that in order to make its findings pursuant to Section 2 of this Resolution with respect to whether or not an Applicant is engaged in construction and redevelopment, it is necessary to adopt the following criteria as a guideline for Applicants and the Commission when an Occupancy Permit has been issued by the City of Springfield, Missouri for the rehabilitated or newly constructed structures:

- a. Eligible work on the property has been continuous, but not yet completed;
- b. The contractor is still on site completing eligible rehabilitation or construction activities; and
- c. The Certificate of Occupancy has been issued by the City of Springfield within the past sixty (60) days from the date of application for tax abatement.

Section 4. That the Applicant has represented to the Commission a willingness to comply with the requirements of the Redevelopment Plan adopted by the City Council of the City, and the Applicant has indicated its need for assistance from the Commission in the form of tax abatement as set forth in the Application.

Section 5. That subject to the conditions of this Resolution, the Authority will issue its certificate for tax abatement based upon the Applicant meeting the criteria set forth in Section 3 of this resolution;

Section 6. That the officers of the Authority are hereby authorized and directed to execute and deliver all documents whose execution and delivery are found to be necessary to comply with the intent of this Resolution.

Section 7. That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 8. This Resolution shall be in full force and effect from and after passage.

Passed at Meeting: NOVEMBER 23, 2010.



**THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF THE CITY OF SPRINGFIELD,
MISSOURI**

By: _____

Name: _____

PATRICK ROBERTS

Title: _____

CHAIRMAN

[SEAL]

ATTEST:

By: _____

Name: _____

KEITH CHAFFIN

Title: _____

VICE CHAIRMAN