

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, April 7, 2015
3:30 p.m.

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. 3:30 PM January 6, 2015 Revised Minutes

Documents: [LCRA 1-6-15 MINUTES-REVISED.PDF](#)

3.II. 3:30 PM March 3, 2015 Minutes

Documents: [LCRA 3-3-15 MINUTES.PDF](#)

4. New Business

4.I. 3:30 PM Request For Chapter 99 Property Tax Abatement - So El District, LLC, 430, 438 And 444 E. Elm Street. Resolution No. 2015-3206

Documents: [CHAPTER 99 CERTIFICATE OF QUALIFICATION - SO-EL.PDF](#)

4.II. 3:30 PM So El Tax Abatement Application

Documents: [SO EL TAX ABATEMENT APPLICATION.PDF](#)

4.III. 3:30 PM Request For Chapter 99 Property Tax Abatement - One House, LLC, 405 And 415 E. Madison Avenue. Resolution 2015-3207

Documents: [CHAPTER 99 CERTIFICATE OF QUALIFICATION - ONE HOUSE.PDF](#)

4.IV. 3:30 PM One House Application For Tax Abatement

Documents: [ONE HOUSE APPLICATION FOR TAX ABATEMENT.PDF](#)

4.V. 3:30 PM Request For Chapter 99 Property Tax Abatement - Greenway Studios, LLC, 922 And 934 E. Webster Avenue. Resolution 2015-3208

Documents: [CHAPTER 99 CERTIFICATE OF QUALIFICATION - GREENWAY STUDIOS.PDF](#)

4.VI. 3:30 PM **Greenway Studios Application For Tax Abatement**

Documents: [GREENWAY STUDIOS APPLICATION FOR TAX ABATEMENT.PDF](#)

4.VII. **Blight Report And Redevelopment Plan For The Historic Patterson House Redevelopment Area- Resolution No. 2015-3209**

Documents: [HISTORIC PATTERSON HOUSE BLIGHT STUDY AND REDEVELOPMENT PLAN.PDF](#)

5. **Other Business**

6. **Adjourn**

Revised
Springfield Land Clearance for Redevelopment Authority
Room 2 West, Busch Municipal Building

Tuesday, January 6, 2015

3:30 p.m.

1. Call to Order

Meeting was called to order at approximately 3:35 p.m.

2. Roll Call

Present: Frank Romines, Steve Jackson, Keith Chaffin and Ron Tappan

Others Present: Mary Lilly Smith, Staff; Matt Schaefer, Staff; Sarah Kerner,
Asst. City Attorney, Judy White, Staff

Guest: Tim Roth, Developer

3. Approval of Minutes

Minutes from December 2, 2014 – Correction on minutes in last paragraph, the word “permit” should be “permanent”. With correction to the minutes, Ron Tappan made a motion to approve, Frank Romines seconded the motion. Minutes approved (4 – 0).

4. New Business

Resolution No. 2015-3202 Amendment to Application for Redevelopment Plan for the Woodruff Redevelopment Area, Chapter 353, RSMo.

- General discussion regarding the changes to the project were given by Matt Schaefer, City Staff and Tim Roth, Developer explaining the reduction in units, and a small strip of land along the north side of Jefferson Ave being acquired by the Developer which was combined into a single lot along with the parking lot and the Woodruff building. The request includes expanding the redevelopment area boundary by approximately 0.06 acre. Economics have changes for the project and a new analysis for the “but for” test was required. Staff supports the amended application and recommends approval.

Steve Jackson made a motion to approve the final resolution which includes blight. Ron Tappan seconded motion. Motion was approved (4 -0).

Resolution No. 2015-3203 Request for Chapter 99 Property Tax Abatement – Sterling Building, LLC, 312 Park Central East.

- General discussion regarding the Sterling Hotel Building which is next to the “U” or the former McDaniel building. Developer is in the process of redeveloping from a vacant structure to residential/commercial mixed use building. Project conforms to the Downtown Redevelopment Plan and Staff supports the application and recommends approval.

Ron Tappan made a motion to approve. Keith Chaffin seconded the motion. Motion was approved (4 – 0).

5. Other Business

None

6. General Discussion

Can City Council adopt a “but for” test or other similar restrictions on the granting of Chapter 99 tax abatements?

- Sarah Kerner, Assistant City Attorney presented a legal opinion she had drafted to the Board. In short, the opinion states that the City cannot add additional requirements to qualify for Chapter 99 tax relief, because the statute itself states that if blight is present, it can't be remediated without the tax relief. Frank Romines stated that the “but for” issues is a moot point as the test is already explicit in the 99 statute, phrased differently. It is something we should be thinking about as we are making the blight determination not whether or not the specific plan applies to the more general blight. Sarah agreed and stated that Planning and Zoning Commission reviews the plan and LCRA reviews the blight issue.
- Frank asked Sarah for a binder with the statutes, case opinion and the internal memorandum referenced in the report for the Commissioners.

7. Adjourned at 4:10 pm

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, March 3, 2015

Minutes

1. Call to Order

Meeting was called to order at approximately 3:35 p.m.

2. Roll Call

Present: Frank Romines, Steve Jackson, Keith Chaffin and Ron Tappan

Others Present: Mary Lilly Smith, Staff; Matt Schaefer, Staff; Bill Weaver, Staff

Sarah Kerner, Asst. City Attorney, Judy White, Staff

3. Approval of Minutes

Minutes from January 6, 2015 – Frank Romines requested corrections to be made and represented at the April 7, 2015 meeting for approval.

4. New Business

- Request To Declare Certain Areas In The City As No Longer Being Blighted
 - Resolution No. 2015-3204 Recommend that The University Plaza Exhibition Hall and Trade Center Redevelopment Area be Declared Free of Blight and that The Redevelopment Plan be Terminated.
 - Resolution 2015-3205 – Recommend that a Portion of the Former Southwest Missouri State College Urban Renewal Area be Declared Free of Blight.

Matt Schaefer, City Staff presented an overview of both locations mentioned in each resolution to the Committee. Resolution No. 2015-3204 the area is where the Springfield Expo Center and University Plaza Convention Center is now. The area has received 25 years of partial property tax abatement pursuant to Chapter 353 mostly for the Convention Center property. The property was acquired by the City in 1983 and has been tax exempt. The tax abatement ended in 2013 and staff is recommending the Redevelopment Plan be repealed and area be declared no longer blighted.

Frank Romines, Commissioner asked if the instigated of this process is that the 25 years expired or us going out looking for areas.

Matt Schaefer responded that it is both as staff reviews all the blighted/redevelopment areas annually and looks for any areas that need to be cleaned up or repealed.

Mary Lilly Smith, City Staff explained that the Commission has approved other areas as no longer blighted back in 2012. Sarah Kerner also explained the legal opinion

that as long the area is receiving abatement than the blight should not be repealed as the area was given abatement to remediate blight.

Resolution 2015-3205 is the area of the Former Southwest Missouri State College Urban Renewal Area as no longer being blighted. In 2013 there was a request to repeal the Urban Renewal Plan for the area, the Plan was removed but the blight remained. The blight was adopted in 1965 and the Urban Renewal Plan was then adopted in the early 70's which encompassed 64 acres of the 181 acres which is the western portion of the college and west of Holland Ave. Staff is recommending the entire area except for the areas west of Holland Ave and for the area designated as the UMAG Student Housing Redevelopment Area to be declared no longer blighted.

Ron Tappan made a motion to approve Resolution 2015-3204. Keith Chaffin seconded the motion. Motion was approved (4 – 0).

Steve Jackson made a motion to approve Resolution 2015-3205. Keith Chaffin seconded the motion. Motion was approved (4 – 0).

5. Other Business

- LCRA Calendar was presented and can be viewed on the City's website.
- Cardinals Baseball – schedule will be sent out
- Matt Schaefer and Mary Lilly Smith gave an overview of other projects which will or will not be coming before the Commission.
- Mary Lilly Smith also explained that a fee study was conducted for Chapter 99 and 353 and the City will increase fees to 100% of captured expenses which will go to City Council on March 23, 2015.

Adjourned at 4:10 pm

RESOLUTION NO. 2015-3206

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A
CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.**

WHEREAS, the So-El District Lofts Redevelopment Area (the “Redevelopment Area”) is located within the South Central “A” Urban Renewal Area, which City Council declared a blighted area in 1964 (Resolution No. 4282); and

WHEREAS, the Springfield City Council approved the Redevelopment Plan for the So-El District Redevelopment Area on January 26, 2015 by Special Ordinance No. 26510; and

WHEREAS, So El District, LLC, (the “Applicant”), as the owner of real estate located at 430 E. Elm, 438 E. Elm and 444 E. Elm St. within the area determined to be blighted by Resolution No. 4282, has, pursuant to Section 99.700, RSMo., made 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 qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26510 and thus is entitled to the certificate of qualification.

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. The Applicant has submitted its request to the Authority for issuance of a certificate of qualification under Section 99.700 RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26510.

Section 2. That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26510, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3. That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real estate by the applicant; and (ii) to effect the foregoing, the Authority will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid.

Section 4. 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 5. It is understood that the Applicant may wish to proceed immediately with the renewal and refurbishment of the owned real estate, including the entering into of necessary contracts and purchase orders to accomplish the new construction and redevelopment of the owned real estate. It is the intention of the Authority to issue a certificate of qualification based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed in accordance with the application and Redevelopment Plan.

Section 6. That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7. This Resolution shall be in full force and effect from and after passage.

Passed at Meeting: _____, 20__.

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

By: _____

Name: _____

Title: _____

[SEAL]

ATTEST:

By: _____

Name: _____

Title: _____

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 430 E. Elm, 438 E. Elm and 444 E. Elm St.,
Springfield, Missouri

Developer: So El District, LLC

Date Submitted: March 17, 2015

1. Scope of the Project

So-El District, LLC, a Missouri limited liability company (the “**Developer**”), plans to construct a four-story mixed-use building (the “**Building**”), including both commercial space and multi-family residential housing, on real estate located at 430, 438, and 444 E. Elm Street in the City of Springfield (the “**Property**”), as more particularly described on Exhibit A attached hereto (the “**Project**”). The Project will be comprised of approximately 605 square feet of commercial space and approximately 24,017 square feet of residential space in the Building. The residential portion of the Project will include twenty-three (23) separate units housing up to a maximum of forty-four (44) residents.

As shown on Exhibit B attached hereto, the residential component of the Project will include the following six different types of residential units: 702 square foot one-bedroom, one-bathroom units (“**A Unit**”); 705 square foot one-bedroom, one-bathroom units (“**B Unit**”); 805 square foot two-bedroom, two-bathroom units (“**C Unit**”); 1,208 square foot three-bedroom, three-bathroom units (“**D Unit**”); 605 square foot one-bedroom, one-bathroom units (“**F Unit**”); and 505 square foot one-bedroom, one-bathroom units (“**G Unit**”).

The first floor will be comprised of approximately 605 square feet of commercial space and the remainder of the floor will be 7,445 square feet of residential space. The residential units located on the first floor will include the following types of units: one A Unit, two B Units, two C Units, and two D Units. The second floor will include 8,286 square feet of residential space broken down into the following types of units: one A Unit, two B Units, two C Units, two D Units, and one E Unit. The third floor will include 8,286 square feet of residential space which will be comprised of the following types of units: one A Unit, two B Units, two C Units, two D Units, and one F Unit. Lastly, the fourth floor will include 8,050 square feet of residential space and will consist of the following types of units: one A Unit, two B Units, two U Units, two D Units, and one G Unit.

The residential component of the Project will be marketed primarily to Missouri State University students. The Developer also plans to construct a forty-six (46) space on-site parking lot for use by the residents of the Project and their guests.

The Project will be built using “green” building standards, which include conserving energy by using energy star appliances and maximizing water efficiency through the installation of low-flow toilets.

2. Relationship of the Project to Redevelopment Plan

The Project will be located in the So El District Redevelopment Area and conforms to the Redevelopment Plan for the So El District Redevelopment Area (the “**Redevelopment Plan**”). The Redevelopment Plan provides for the development of a mixed-use commercial building, which includes a combination of commercial space and multi-family residential housing on the first floor and residential housing on the other three floors. The Redevelopment Plan also states that the four-story development should serve as a residence for a maximum of sixty-four (64) people and should include up to four different types of residential units: studio/micro one-bedroom units, traditional one-bedroom units, two-bedroom units, and four-bedroom units.

The Project conforms to the Redevelopment Plan because the Project as planned includes twenty-three (23) units which will serve as a residence for not more than forty-four (44) individuals. In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of forty (40) residential units to be constructed per acre. The Property is 0.63 acres in area and, therefore, the Zoning Code allows a maximum of 25.2 units to be constructed on the Property. The Project meets the density restrictions as only twenty-three (23) units are planned to be constructed on the Property.

The Property and the So El District Redevelopment Area are owned by the Developer.

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

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.

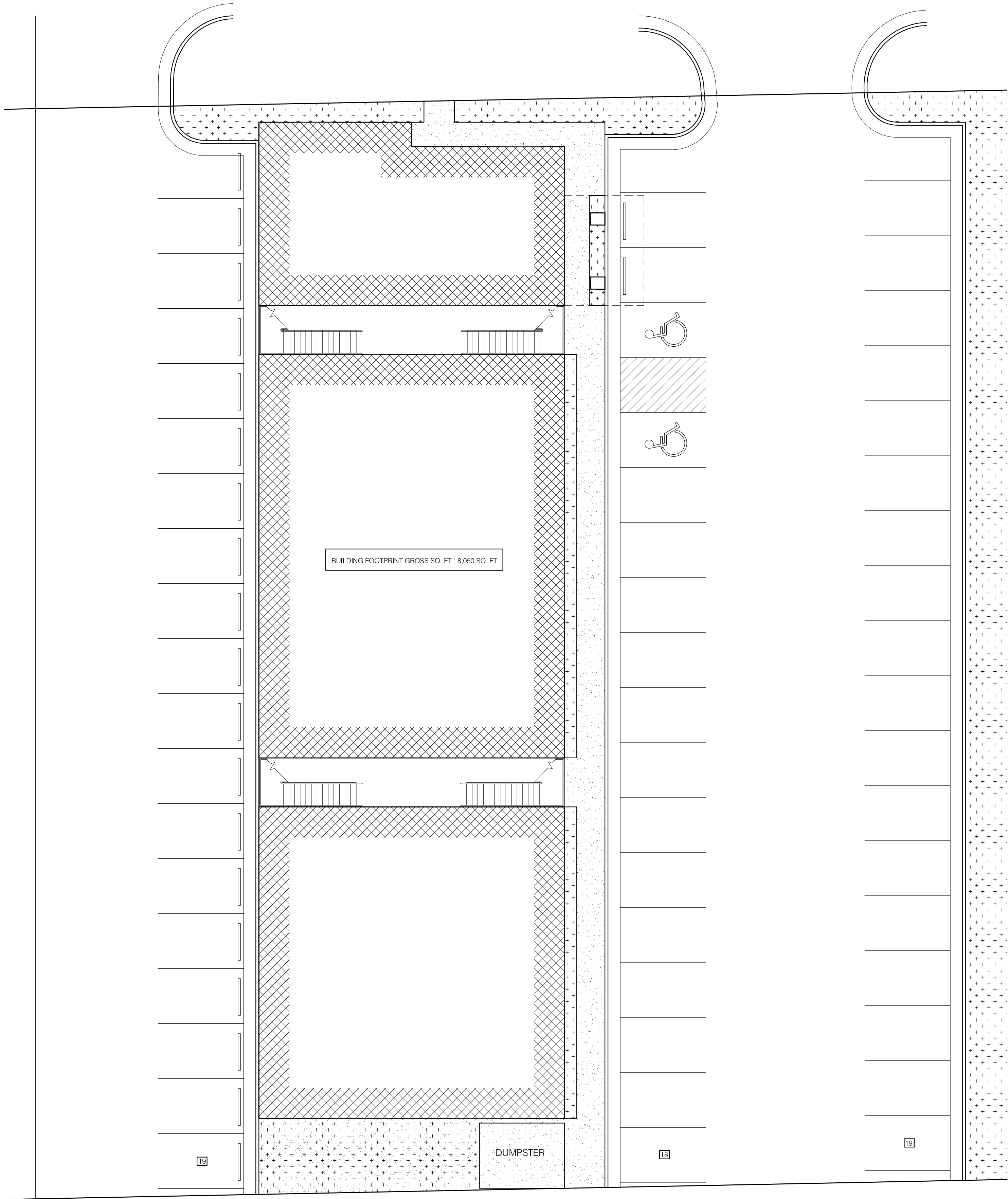
Exhibit B

Site Plan

Elevations

Floor Plans

[attached]



15 1bdrm = 23 spaces
8 2bdrm = 16 spaces
8 3 bdrm = 24 spaces
20% reduction = 15 spaces
50 spaces needed, 56 shown

GENERAL SITE PLAN NOTES

1. THE GENERAL CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS & AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
2. FINISH GRADE CONTOURS AND/OR SPOT ELEVATIONS REFER TO SURFACE OF FINELY GRADED TOP SOIL OR TOP OF CONCRETE. ROUGH GRADES SHALL BE AS REQUIRED BELOW FINISH GRADES TO ACCOMMODATE A MIN. OF 6" OF TOPSOIL. GRADING SHALL BE ±0.1" TO GRADES SHOWN. CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERST WATER AWAY FROM ALL SIDES OF BUILDING.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM-D698) AND MINIMUM 3000 PSF BEARING CAPACITY, UNLESS SPECIFIED OTHERWISE.
4. MEET EXISTING GRADE AT ALL PROPERTY LINES AND/OR ANY IDENTIFIED CONTRACT LIMITS.
5. ALL DISTURBED AREAS TO BE FINISH GRADED W/ TOPSOIL & SEEDED, U.N.O.
6. PROVIDE MIN. 6" TOPSOIL OVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
7. SEE SITE UTILITY PLAN SURVEY & MEP DRAWINGS FOR LOCATIONS OF UNDERGROUND WATER, GAS, SEWER, STORM/ROOF DRAINAGE, ELECTRIC, FIRE PROTECTION & ASSOCIATED EQUIPMENT.
8. EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS LINES, GAS MAINS LINES, SEWER, TELEPHONE LINES, POWER LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER/ARCHITECT IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND INSTALLATIONS, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF EXCAVATING OR TRENCHING, BY CONTACTING THE OWNERS THEREOF AND PROSPECTING. THE CONTRACTOR SHALL USE HIS OWN INFORMATION AND NOT RELY UPON ANY INFORMATION SHOWN ON THE DRAWINGS CONCERNING EXISTING UNDERGROUND INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO EXISTING UNDERGROUND INSTALLATIONS SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
9. GRADE SHALL NOT EXCEED 3:1 IN ANY LOCATION UNLESS SPECIFICALLY NOTED OTHERWISE.
10. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE MORE STRINGENT TO GOVERN. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
11. CONTRACTOR SHALL PROTECT AND DISTURB AS LITTLE AS POSSIBLE EXISTING NATURAL SITE FEATURES. PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.
12. CONTRACTOR SHALL RESTRICT OPERATION OF HEAVY EQUIPMENT TO LIMITS OF PROPOSED PAVEMENT EXCEPT AS REQUIRED FOR EXECUTION OF GRADING OPERATIONS.
13. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
14. DIMENSIONS ARE TO FACE OF CURB. DIMENSIONS OFF OF EXISTING STRUCTURE ARE ± AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
15. IF CONSTRUCTION IS INITIATED DURING PERIODS OF WET WEATHER, THE CONTRACTOR SHOULD ANTICIPATE THE REQUIREMENT FOR UNDERCUTTING THE SOFT SUPERFICIAL SOILS TO DEPTHS GREATER THAN NORMAL TOPSOIL STRIPPING.
16. G.C. SHALL COORDINATE LOCATIONS AND DEPTHS OF ALL SITE COMPONENTS AND PIPING SHOWN ON THIS SHEET AND OTHER SITE DRAWINGS.
17. THE CONTRACTOR TO RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITIES. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
18. THE DETENTION BASIN, WATER QUALITY BASIN AND STORM WATER CHANNELS (PIPES) SHALL BE FUNCTIONING BEFORE ANY OTHER WORK MAY BEGIN.
19. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
20. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF CONSTRUCTION OF DRIVEWAYS.
21. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF EXCAVATION ON CITY R.O.W.
22. CONTACT GREENE COUNTY 72 HOURS IN ADVANCE OF WORKING IN THE STREET OR TRAFFIC CONTROL.
23. KEEP THE ROCK, MUD AND DIRT OFF OF CITY STREETS DURING CONSTRUCTION.
24. CLOSURE OF ALL OLD ENTRANCES AND REPLACE WITH CURB AND GUTTER, SIDEWALK AND GRASS WHERE THE OLD ENTRANCES ARE REMOVED.
25. TEMPORARY CONSTRUCTION ENTRANCE TO HAVE SHOT ROCK FOR ITS SURFACE.
26. CONTRACTOR TO PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
27. CONTRACTOR TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.

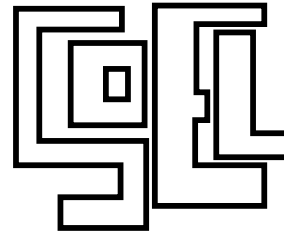
SITE PLAN KEYNOTES



ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5583
MISSOURI CERTIFICATE OF AUTHORITY NO. A-200607284

PROJECT:

NEW APARTMENT FOR:
MILLER COMMERCE



LOCATION:

430-444 E ELM STREET
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:



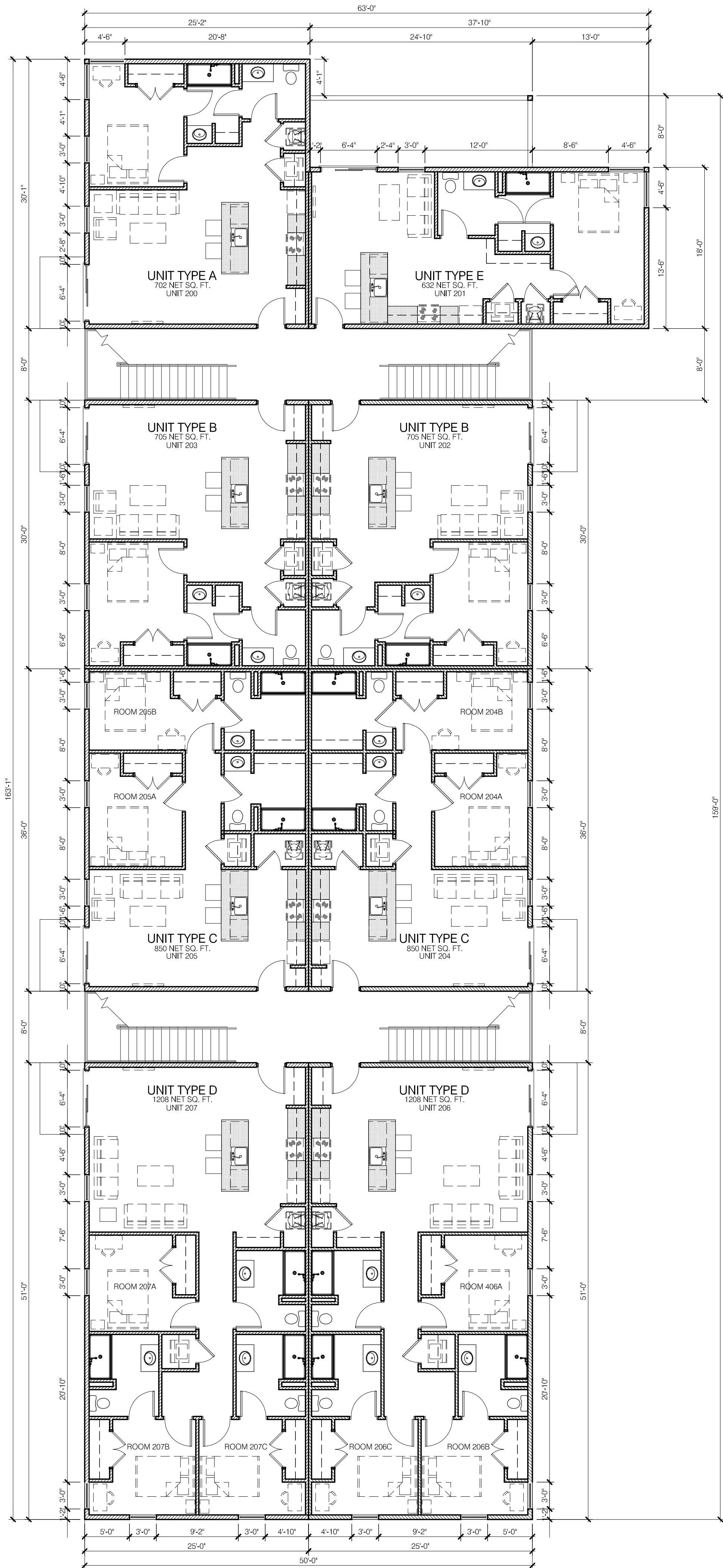
THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY.

SPECIAL NOTICES
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damages, liability or cost (including associate attorney's fees and costs of defense) arising from such changes. Copyright © 2014 by BuxtonKubikDodd, Inc. All rights reserved. No part of this drawings may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in a by any computer or other systems without the prior written permission of the Architect.

CAD File No. Project No.
MCES-A0.0 BKD-1793
Drawn Date
BKD 03.08.2015

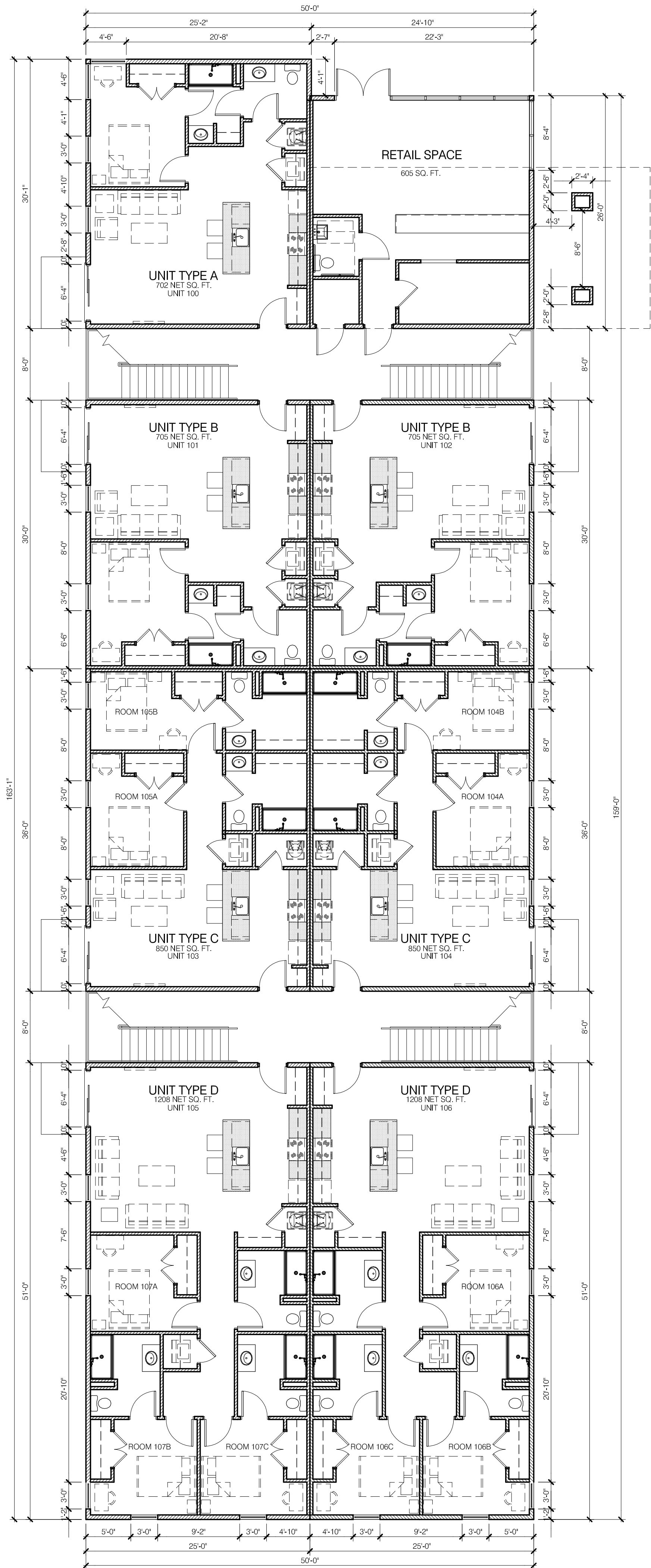
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ARCHITECTURAL
SITE PLAN



2ND FLOOR PLAN: 8,286 SQ. FT.

SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN: 8,050 SQ. FT.

SCALE: 1/8" = 1'-0"



GENERAL FLOOR PLAN NOTES

ROOM NAME	ROOM NAME
100	ROOM NUMBER

- SEE FLOOR PLAN KEYNOTES SHEET A1.0 FOR TYPICAL NOTATION.
- SEE CEILING PLANS & FINISH FLOOR PLANS FOR OTHER FINISH INFORMATION.
- FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS TYP-SHEETS A1.0, A1.1, A1.2 & A1.3
- NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES.

PLAN KEYNOTES KEYNOTES PLACED IN PLAN; TYPICAL FOR ALL UNITS AND FLOOR PLANS

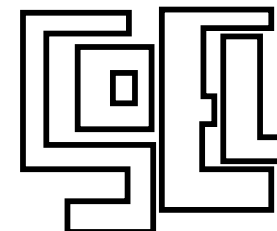
WALL TYPES

- SEE A1.2 FOR FIRE SEPARATION WALLS AND WALL TYPE DEFINITIONS. SEE XXX FOR DETAILED SECTIONS OF ALL WALL TYPES.



ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE



LOCATION:
430-444 E ELM STREET
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:

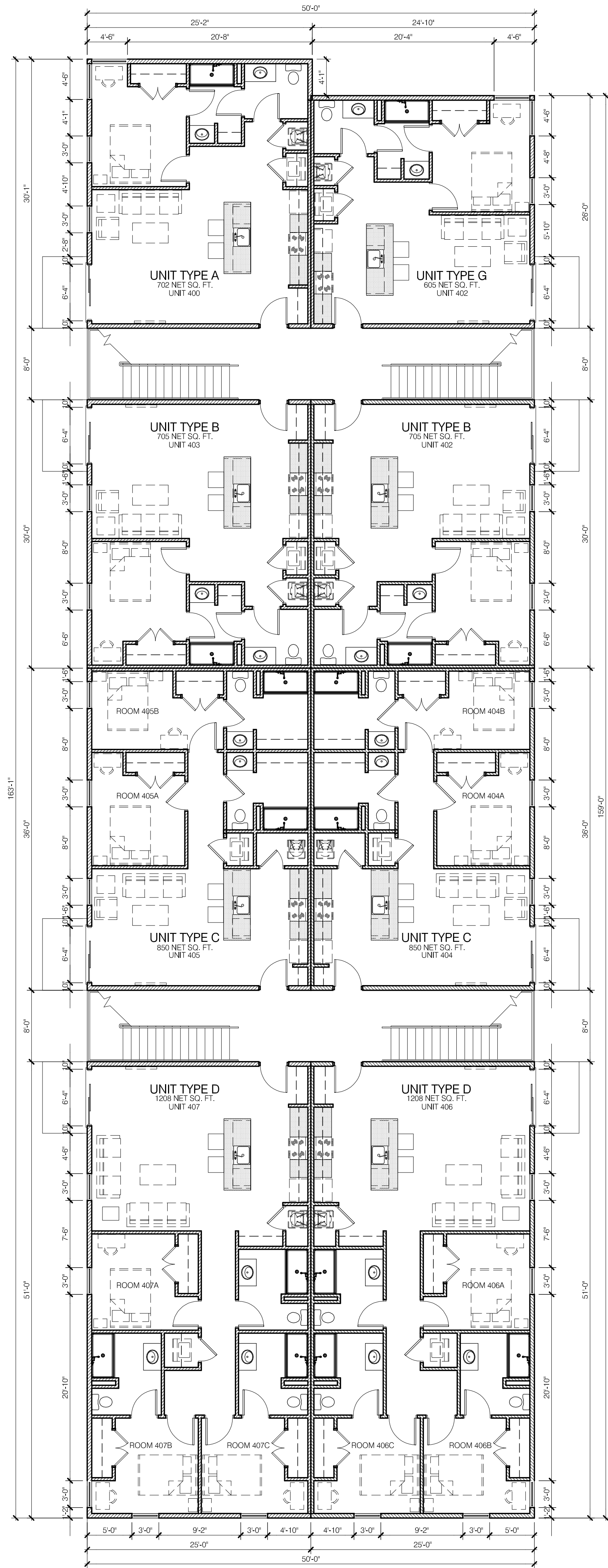


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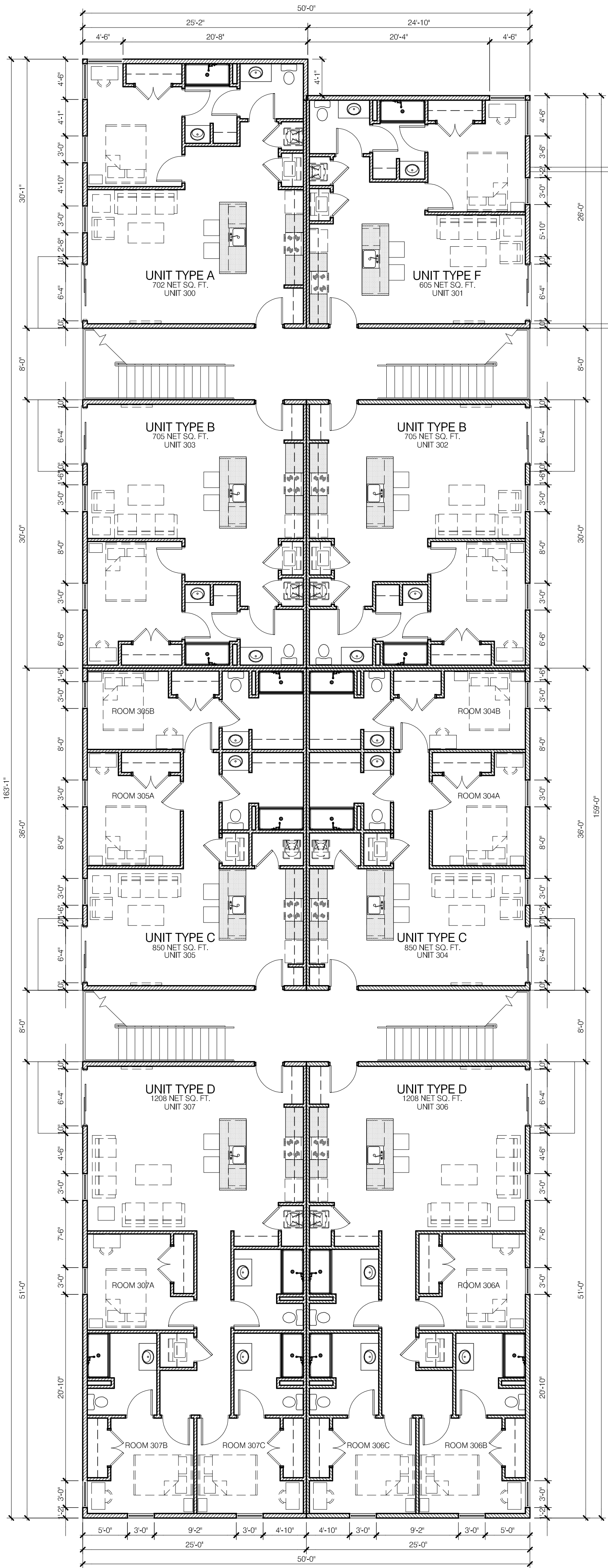
CAD File No. Project No.
MCES-A1.0 BKD-1793
Drawn Date:
BKK 03.08.2015

A1.0
OVERALL FLOOR PLANS



4TH FLOOR PLAN: 8,050 SQ. FT.

SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN: 8,286 SQ. FT.

SCALE: 1/8" = 1'-0"



GENERAL FLOOR PLAN NOTES

1. SEE SHEET A1.0 FOR GENERAL PLAN NOTES.

PLAN KEYNOTES

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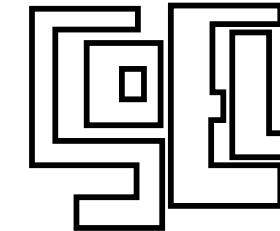
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MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

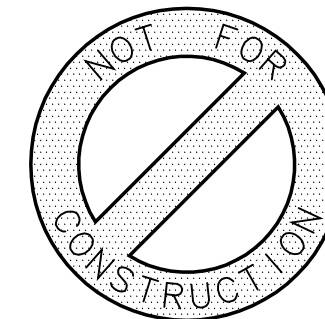
PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE



LOCATION:
430-444 E ELM STREET
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:

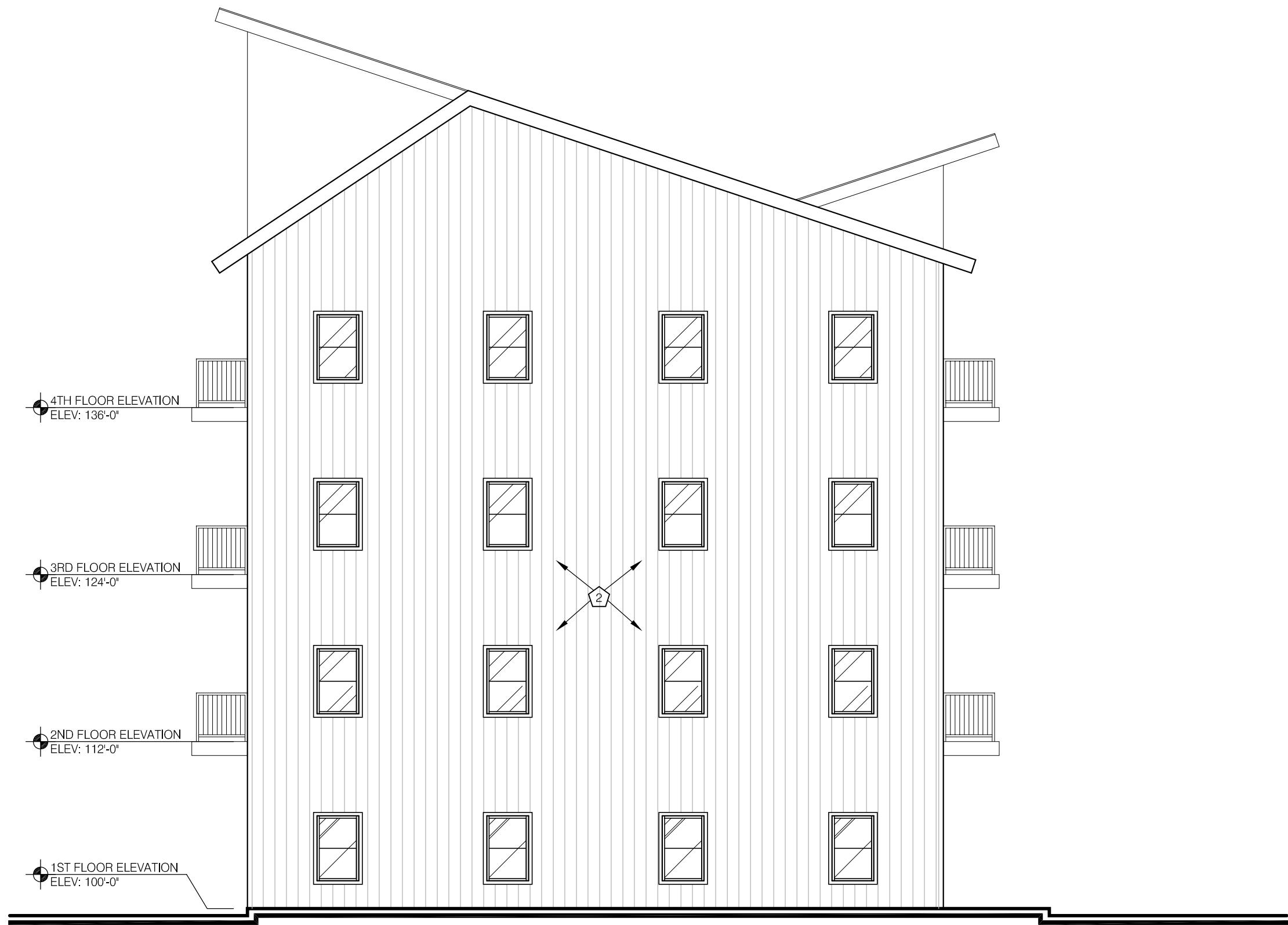


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CAD File No. Project No.
MCES-A1.1 BKD-1793
Drawn Date
BKK 03.08.2015

A1.1
OVERALL FLOOR PLANS



SOUTH ELEVATION 3
SCALE 1/8" = 1'-0" A3.0



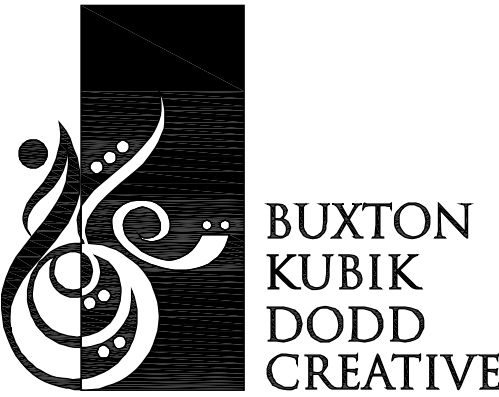
NORTH ELEVATION 2
SCALE 1/8" = 1'-0" A3.0



EAST ELEVATION 1
SCALE 1/8" = 1'-0" A3.0

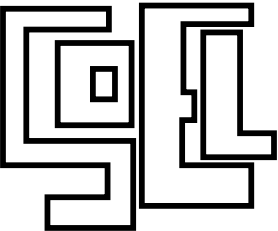
ELEVATION KEYNOTES

- 1 LAP SIDING, COLOR T.B.D. BY OWNER
- 2 VERTICAL SIDING, COLOR T.B.D. BY OWNER
- 3 CEMENTITIOUS PANELS; COLOR T.B.D. BY OWNER
- 4 WOOD SLATS OR CEMENTITIOUS SLAT PANELS
- 5 ASPHALT SHINGLES



ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

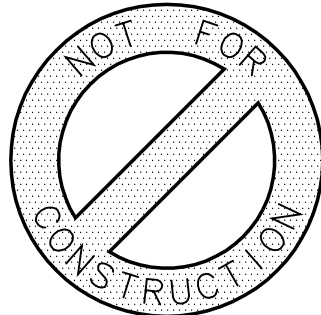
PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE



LOCATION:
430-444 E ELM STREET
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:



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MCEs-A3.0 BKD-1793
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BKD 03.06.2015

A3.0

EXTERIOR ELEVATIONS

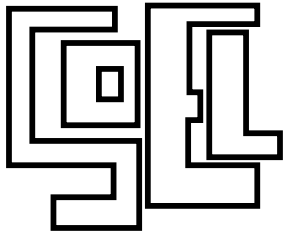
ELEVATION KEYNOTES

1. REFER TO SHEET A3.0 FOR ELEVATION KEYNOTES.



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MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE



LOCATION:
430-444 E ELM STREET
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:



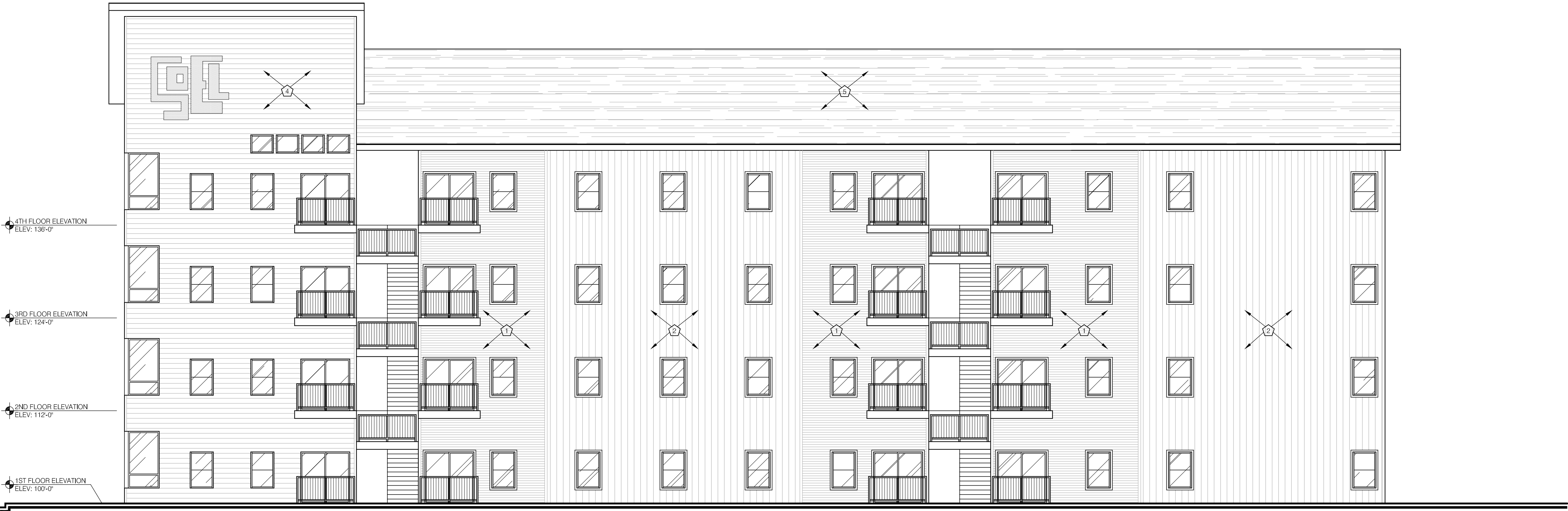
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MCEs-A3.1 BKD-1793
Drawn Date
BKD 03.08.2015

A3.1

EXTERIOR ELEVATIONS



WEST ELEVATION 1
SCALE 1/8" = 1'-0" A3.1

Exhibit C

Project Rendering

[attached]



RESOLUTION NO. 2015-3207

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A
CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.**

WHEREAS, the One House Redevelopment Area (the “Redevelopment Area”) is located within the South Central “A” Urban Renewal Area, which City Council declared a blighted area in 1964 (Resolution No. 4282); and

WHEREAS, the Springfield City Council approved the Redevelopment Plan for the One House Redevelopment Area on January 26, 2015 by Special Ordinance No. 26511; and

WHEREAS, One House, LLC, (the “Applicant”), as the owner of real estate located at 405 E. Madison and 415 E. Madison within the area determined to be blighted by Resolution No. 4282, has, pursuant to Section 99.700, RSMo., made 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 qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26511 and thus is entitled to the certificate of qualification.

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. The Applicant has submitted its request to the Authority for issuance of a certificate of qualification under Section 99.700 RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26511.

Section 2. That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26511, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3. That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real estate by the applicant; and (ii) to effect the foregoing, the Authority will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid.

Section 4. 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 5. It is understood that the Applicant may wish to proceed immediately with the renewal and refurbishment of the owned real estate, including the entering into of necessary contracts and purchase orders to accomplish the new construction and redevelopment of the owned real estate. It is the intention of the Authority to issue a certificate of qualification based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed in accordance with the application and Redevelopment Plan.

Section 6. That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7. This Resolution shall be in full force and effect from and after passage.

Passed at Meeting: _____, 20__.

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

By:_____
Name:_____
Title:_____

[SEAL]

ATTEST:

By:_____
Name:_____
Title:_____

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 405 E. Madison and 415 E. Madison,
Springfield, Missouri

Developer: One House, LLC

Date Submitted: March 17, 2015

1. Scope of the Project

One-House, LLC, a Missouri limited liability company (the “**Developer**”), plans to construct two three-story multi-family residential buildings (the “**Project**”), on the real estate legally described on Exhibit A attached hereto (the “**Property**”). The Project is located in close proximity to Missouri State University’s campus and will be marketed primarily to students. The Project will have both two-bedroom and four-bedroom units, which will serve as a residence for up to thirty-six (36) residents.

One of the buildings will consist of six (6) four-bedroom, two-bathroom units, with each unit being approximately 805 square feet. The other building will consist of six (6) two-bedroom, one-bathroom units, with each unit being approximately 562 square feet. The two buildings will be separated by a breezeway. The Developer also plans to construct an on-site parking lot for use by the residents and guests.

The Project will be built using “green” building standards, which include conserving energy by using energy star appliances and maximizing water efficiency through the installation of low-flow toilets.

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in the One House Redevelopment Area and the Project conforms to the Redevelopment Plan for the One House Redevelopment Area (the “**Redevelopment Plan**”). The Redevelopment Plan provides for the development of two (2) multi-family residential buildings each three (3) stories in height to serve as a residence for a maximum of thirty-six (36) residents. The Project conforms to the Redevelopment Plan because the Project proposes developing two (2) multi-family residential buildings each three (3) stories in height to serve as a residence for a maximum of thirty-six (36) residents.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of 40 residential units to be constructed per acre. The Property is 0.63 acres in area and, therefore, the Zoning Code allows for a maximum of 14.24 units to be constructed on the Property. The Project meets the density restrictions set forth in the Zoning Code as only twelve (12) units are planned to be constructed on the Property.

The Property and the One House Redevelopment Area are owned by the Developer.

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

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 B

Site Plan

Elevations

Floor Plans

[attached]

GENERAL SITE PLAN NOTES

1. THE GENERAL CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS & AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
2. FINISH GRADE CONTOURS AND/OR SPOT ELEVATIONS REFER TO SURFACE OF FINELY GRADED TOP SOIL OR TOP OF CONCRETE. ROUGH GRADES SHALL BE AS REQUIRED BELOW FINISH GRADES TO ACCOMMODATE A MIN. OF 6" OF TOPSOIL. GRADING SHALL BE -10.1' TO GRADES SHOWN. CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERT WATER AWAY FROM ALL SIDES OF BUILDING.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM-D698) AND MINIMUM 3000 PSF BEARING CAPACITY, UNLESS SPECIFIED OTHERWISE.
4. MEET EXISTING GRADE AT ALL PROPERTY LINES AND/OR ANY IDENTIFIED CONTRACT LIMITS.
5. ALL DISTURBED AREAS TO BE FINISH GRADED W/ TOPSOIL & SEEDED, U.N.O.
6. PROVIDE MIN. 6" TOPSOIL OVER ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
7. SEE SITE UTILITY PLAN SURVEY & MEP DRAWINGS FOR LOCATIONS OF UNDERGROUND WATER, GAS, SEWER, STORM/ROOF DRAINAGE, ELECTRIC, FIRE PROTECTION & ASSOCIATED EQUIPMENT.
8. EXISTING UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER, TELEPHONE LINES, POWER LINES, AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE HEREUNDER ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER/ARCHITECT IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND INSTALLATIONS, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF EXCAVATING OR TRENCHING, BY CONTACTING THE OWNERS THEREOF AND PROSPECTING. THE CONTRACTOR SHALL USE HIS OWN INFORMATION AND NOT RELY UPON ANY INFORMATION SHOWN ON THE DRAWINGS CONCERNING EXISTING UNDERGROUND INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO EXISTING UNDERGROUND INSTALLATIONS SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
9. GRADE SHALL NOT EXCEED 3:1 IN ANY LOCATION UNLESS SPECIFICALLY NOTED OTHERWISE.
10. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE MORE STRINGENT TO GOVERN, DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
11. CONTRACTOR SHALL PROTECT AND DISTURB AS LITTLE AS POSSIBLE EXISTING NATURAL SITE FEATURES. PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.
12. CONTRACTOR SHALL RESTRICT OPERATION OF HEAVY EQUIPMENT TO LIMITS OF PROPOSED PAVEMENT EXCEPT AS REQUIRED FOR EXECUTION OF GRADING OPERATIONS.
13. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE.
14. DIMENSIONS ARE TO FACE OF CURB. DIMENSIONS OFF OF EXISTING STRUCTURE ARE ± AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
15. IF CONSTRUCTION IS INITIATED DURING PERIODS OF WET WEATHER, THE CONTRACTOR SHOULD ANTICIPATE THE REQUIREMENT FOR UNDERCUTTING THE SOFT SUPERFICIAL SOILS TO DEPTHS GREATER THAN NORMAL TOPSOIL STRIPPING.
16. G.C. SHALL COORDINATE LOCATIONS AND DEPTHS OF ALL SITE COMPONENTS AND PIPING SHOWN ON THIS SHEET AND OTHER SITE DRAWINGS.
17. THE CONTRACTOR TO RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITIES. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
18. THE DETENTION BASIN, WATER QUALITY BASIN AND STORM WATER CHANNELS (PIPES) SHALL BE FUNCTIONING BEFORE ANY OTHER WORK MAY BEGIN.
19. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
20. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF CONSTRUCTION OF DRIVEWAYS.
21. CONTACT GREENE COUNTY 24 HOURS IN ADVANCE OF EXCAVATION ON CITY R.O.W.
22. CONTACT GREENE COUNTY 72 HOURS IN ADVANCE OF WORKING IN THE STREET OR TRAFFIC CONTROL.
23. KEEP THE ROCK, MUD AND DIRT OFF OF CITY STREETS DURING CONSTRUCTION.
24. CLOSURE OF ALL OLD ENTRANCES AND REPLACE WITH CURB AND GUTTER, SIDEWALK AND GRASS WHERE THE OLD ENTRANCES ARE REMOVED.
25. TEMPORARY CONSTRUCTION ENTRANCE TO HAVE SHOT ROCK FOR ITS SURFACE.
26. CONTRACTOR TO PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
27. CONTRACTOR TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.

SITE PLAN KEYNOTES

- 1 BICYCLE PARKING
- 2 CONCRETE CURB & GUTTER; SEE CIVIL DRAWINGS & DETAIL.
- 3 PARKING BLOCK. SEE SPECS.
- 4 STANDARD DUTY ASPHALT PAVING; SEE CIVIL DRAWINGS & DETAILS
- 5 4" CONCRETE SIDEWALK/PAVEMENT W/ JOINT PATTERNS AS INDICATED; SEE DETAILS & CIVIL DWGS/DETAILS.
- 6 TRASH ENCLOSURE. SEE SITE DETAILS & SPECS.
- 7 EXISTING CURB, PAVEMENT TO REMAIN; PROTECT DURING CONSTRUCTION
- 8 4" WIDE DIAGONAL STRIPING @ 24" O.C. AT ACCESSIBLE PARKING AISLE AS SHOWN. (WHITE)
- 9 STANDARD 4" WIDE PAINTED PARKING STRIPES (WHITE).
- 10 ACCESSIBLE PARKING STRIPING/SYMBOL (WHITE)
- 11 ACCESSIBLE PARKING SIGNAGE. SEE DETAILS.
- 12 GRASS OR LANDSCAPING AREA, FINISH GRADE ALL AREAS PER SITE GRADING PLAN & PROVIDE 6" MIN. TOPSOIL; SEED ALL EXTERNAL SITE AREAS, SOD ALL INTERNAL DISTURBED AREAS. SEE CIVIL DRAWINGS FOR LANDSCAPE PLAN. (IRRIGATION SYSTEM BY OWNER)
- 13 TAPERED ACCESSIBLE CONCRETE CURB RAMP; TAPER ADJOINING CURB/GUTTER AS REQUIRED THESE LOCATIONS; SEE CIVIL DRAWING, DETAILS, AND SITE GRADING PLANS



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CREATIVE**
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Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-200607284

PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE

LOCATION:
405 E. MADISON
SPRINGFIELD, MISSOURI

CONSULTANTS:

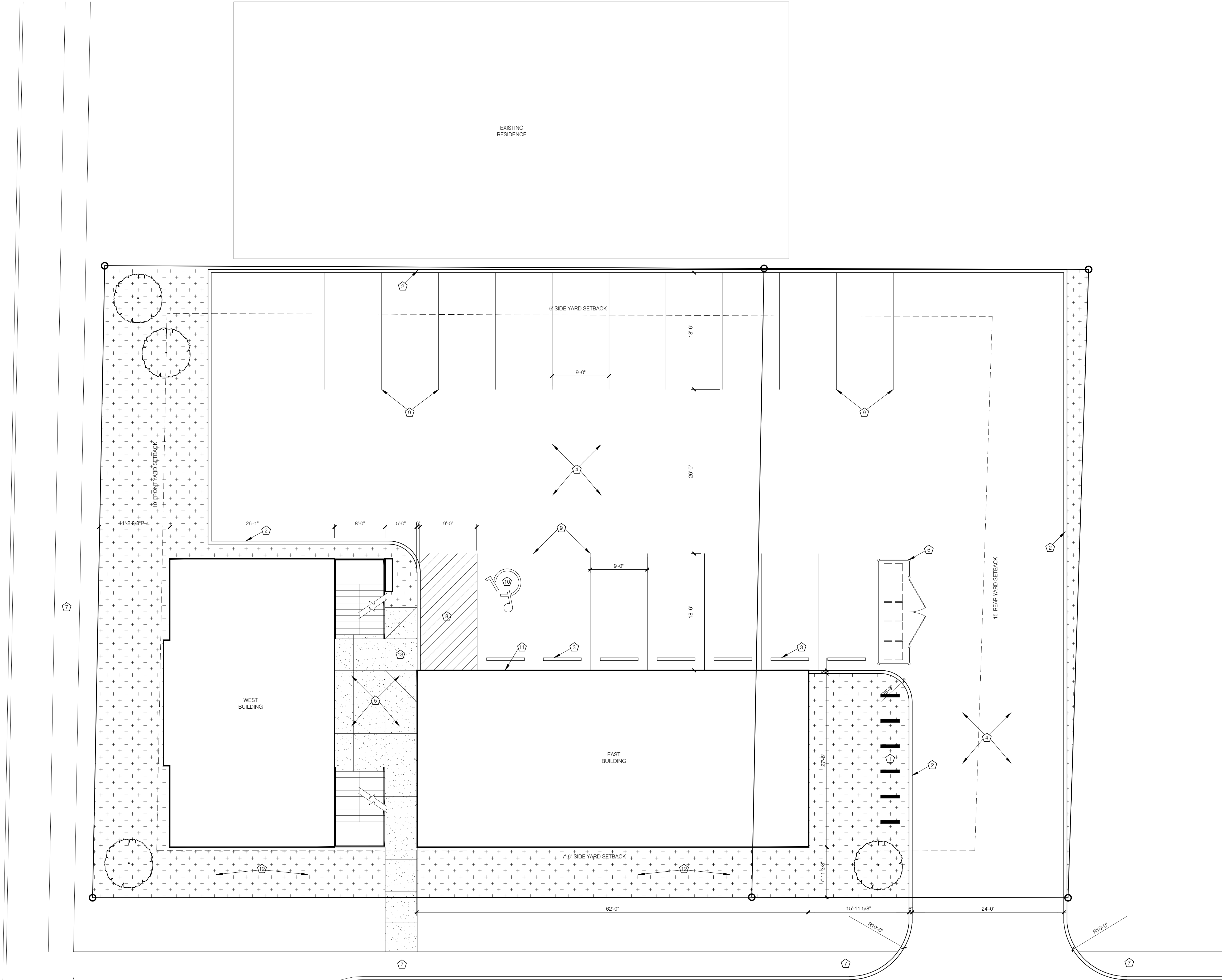
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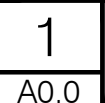
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Drawn
BKK/KY
Date
09.29.2014

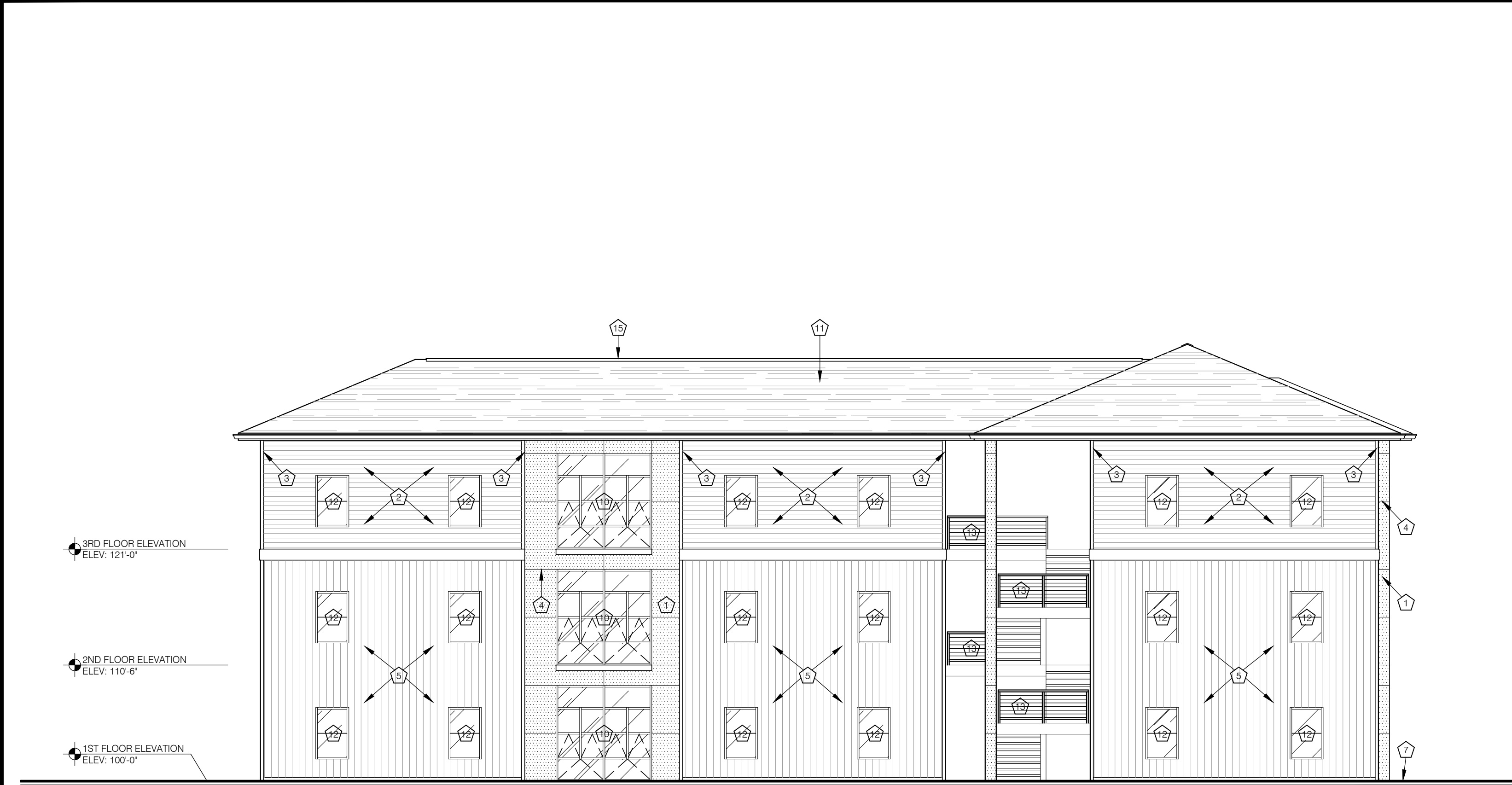
A0.0
ARCHITECTURAL
SITE PLAN



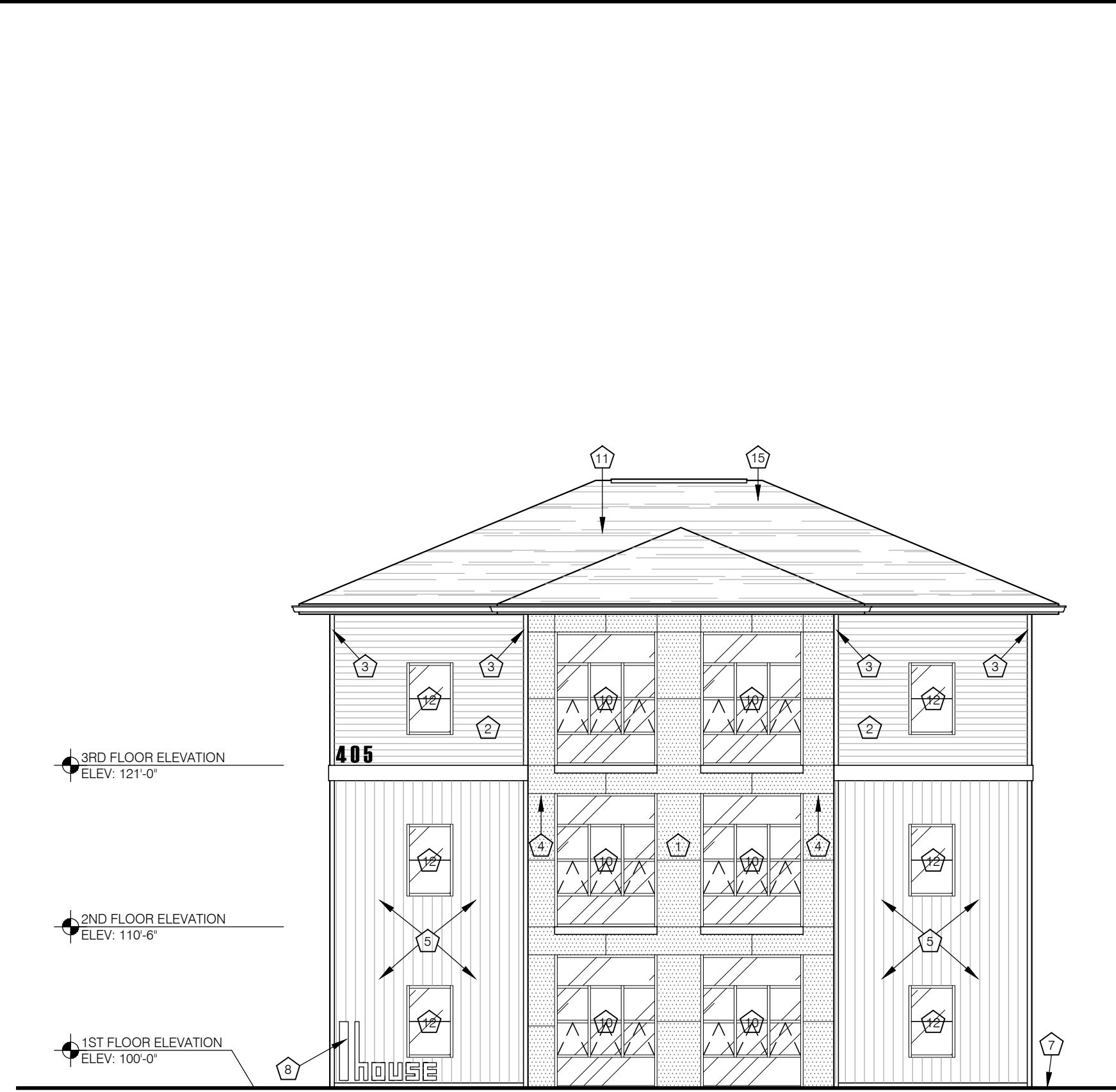
ARCHITECTURAL SITE PLAN



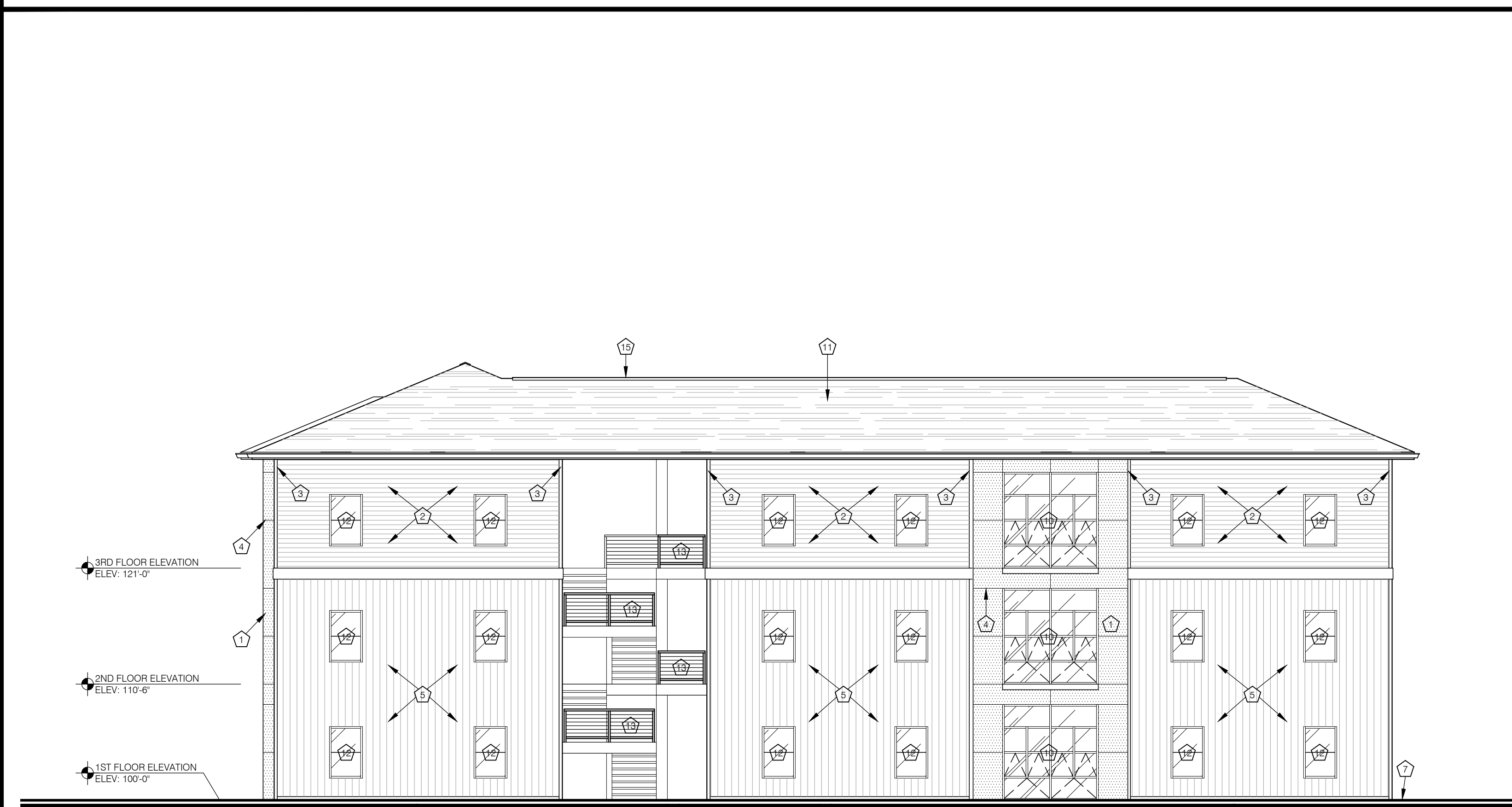
SCALE 1/8" = 1'-0"



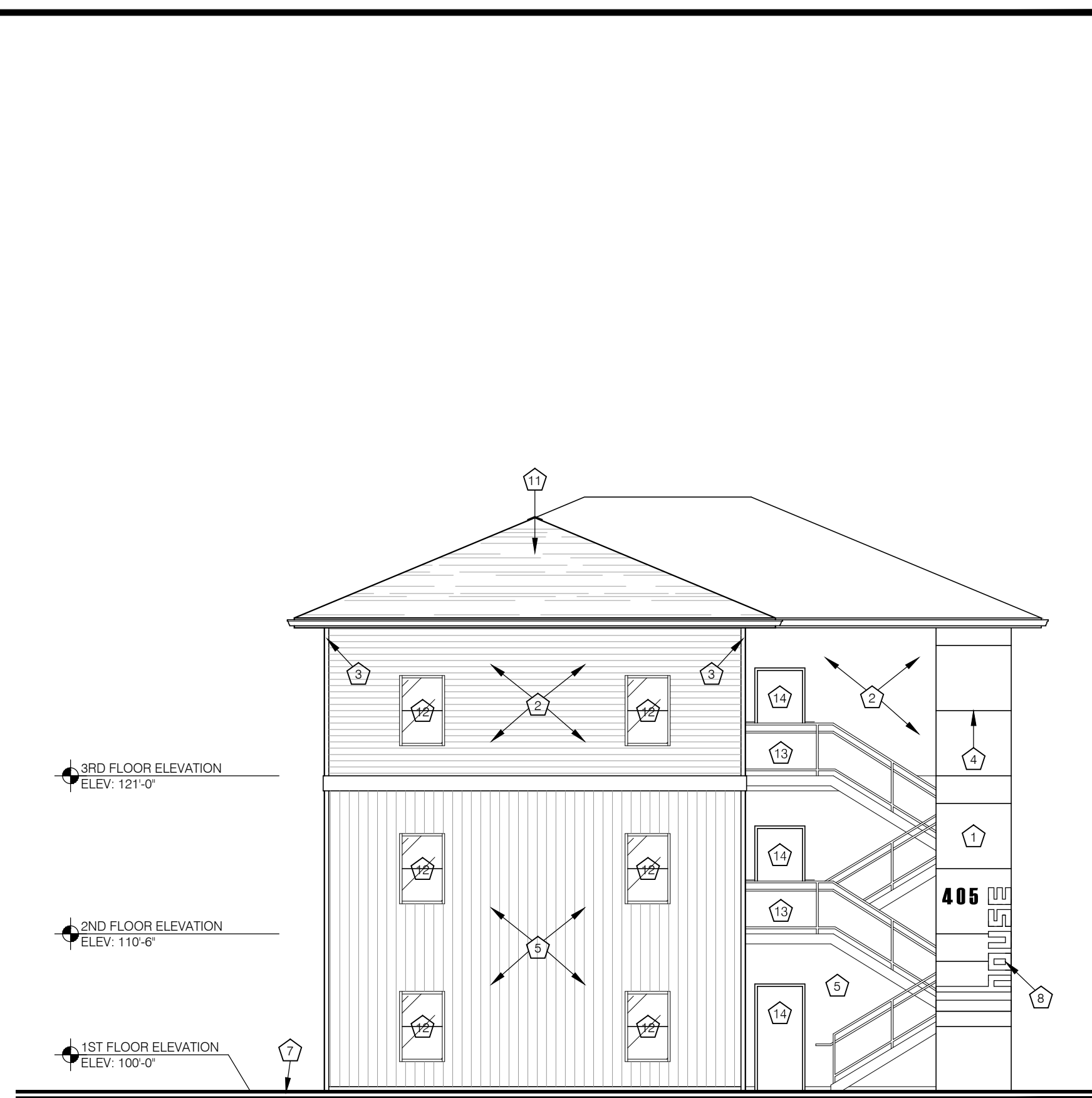
NORTH ELEVATION 4
SCALE 1/8" = 1'-0" A3.0



WEST ELEVATION 3
SCALE 1/8" = 1'-0" A3.0



SOUTH ELEVATION 2
SCALE 1/8" = 1'-0" A3.0



EAST ELEVATION 1
SCALE 1/8" = 1'-0" A3.0

ELEVATION KEYNOTES

- 1 HARDIE REVEAL PANEL SYSTEM
- 2 HARDIE BOARD ARTISAN LAP SIDING
- 3 SD3: HARDIE CORNER TRIM - SIZE: 5/4 X 3 1/2"
- 4 HARDIE REVEAL SYSTEM PANEL JOINT; COLOR/FINISH TO MATCH PANEL SYSTEM.
- 5 HARDIE PANEL VERTICAL SIDING
- 6 LINE OF ROOF/WALL BEYOND
- 7 APPROXIMATE FINISH GRADE: SEE SITE GRADING PLAN FOR GRADE LOCATIONS.
- 8 OWNER PROVIDED SIGNAGE LOCATIONS. PROVIDE JUNCTION BOX IN PLENUM AREA BEHIND, CENTERED, PER ELECTRICAL DRAWINGS.
- 9 LIGHT FIXTURE: SEE ELECTRICAL DRAWINGS & WALL SECTIONS
- 10 PRE-FINISHED ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM; SEE SPECIFICATIONS, WALL SECTIONS & WINDOW/DOOR TYPES
- 11 CERTANTEED ASPHALT SHINGLES, WEATHERWOOD / 30 YEAR ARCHITECTURAL
- 12 SINGLE HUNG INSULATED VINYL WINDOWS WITH NAIL FIN
- 13 1 1/2" DIAM. PAINTED STEEL PIPE STAIR HAND RAIL AND GUARD RAIL
- 14 DOOR AS SPECIFIED; SEE DOOR ELEVATIONS
- 15 CONTINUOUS ROOF RIDGE VENT - EQUIVALENT TO 'TAMKO' COOL RIDGE. SECTIONAL RIDGE VENT. NOTE: CLAD WITH CAP SHINGLES.



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CAD File No. Project No.
BKDC-AS 0 BKD-1795
Drawn Date
BKJ/KY 09.29.2014

A3.0
EXTERIOR ELEVATIONS

KEYNOTES

- KEYNOTES PLACED IN PLAN:
TYPICAL FOR ALL UNITS AND FLOOR PLANS
- 1 1.5" DIAMETER WALL MOUNTED HANDRAIL. PROVIDE WALL BRACKETS @ 5' O.C., TYP.
 - 2 42" HIGH GUARDRAIL
 - 3 NEW CLOSET SHELVEING; PROVIDE (1) 12" WIDE VINYL COATED WIRE SHELF W/ OPEN FRONT RAIL IN ALL CLOSETS, MOUNT AT 5'-0" A.F.F.
 - 4 SURFACE MOUNTED 5 LBS PORTABLE FIRE EXTINGUISHER
 - 5 MECH UNIT/WATER HEATER; REF MEP DRAWINGS
 - 6 SHOWER UNIT; SEE SHEET G0-1 FOR SHOWER UNIT SPECIFICATIONS
 - 7 LINE REPRESENTS ROOF LINE ABOVE

SOUND INSULATION CRITERIA

ASSEMBLIES SHOULD BE AIRTIGHT, HAIRLINE CRACKS AND SMALL HOLES ARE NOT ALLOWED. SEAL ALL PENETRATIONS WITH ACOUSTICAL SEALANT.
RECESSED WALL FIXTURES SUCH AS CABINETS, OUTLETS, AND OTHER ITEMS WHICH PERFORATE THE GYP. BOARD SURFACE SHOULD NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.
ANY OPENINGS CUT FOR SUCH FIXTURES SHOULD BE CAREFULLY CUT TO SIZE AND CAULKED.
THE ENTIRE PERIMETER OF A SOUND INSULATING ASSEMBLY MUST BE MADE AIRTIGHT TO PREVENT SOUND FROM 'FLANKING'.
AN ACOUSTICAL SEALANT SHOULD BE USED TO SEAL BETWEEN THE SOUND INSULATING ASSEMBLY AND ALL DISSIMILAR ASSEMBLIES AND BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING AND CAULKING OF GYP. BOARD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.
ASTM RECOMMENDED PRACTICES SHOULD BE FOLLOWED FOR GOOD SOUND CONTROL PRACTICES AND THE MANUFACTURERS OF THE GYP. BOARD SHOULD BE CONSULTED FOR ANY SPECIAL RECOMMENDATIONS RELATING TO THEIR SYSTEM.
NO OUTLET BOX OR OTHER DEVICE SHALL BE INSTALLED BACK TO BACK IN A DOUBLE WALL TYPE.

WALL / PARTITION NOTES & TYPES

- SEE A6.1 FOR SECTIONS AND SPECIFICATIONS OF WALL TYPES
- 1. EXTERIOR WALL CONSTRUCTION AS INDICATED ON EXTERIOR WALL SECTIONS & DETAILS. INTERIOR WALL TYPES ARE DESCRIBED BY THIS SCHEDULE IF INDICATED. ANY WALL NOT INDICATED OR KEVED FOR TYPE AND CONSTRUCTION SHALL BE CLARIFIED BY INTERPRETATION FROM THE ARCHITECT PRIOR TO BIDDING.
 - 2. THESE TYPES INDICATE PRIMARY WALL TYPE, OVERLAI D VENEERS, WAINSCOT, PILASTERS AND OTHER VARIANTS AND SPECIAL CONDITIONS ARE INDICATED ON THE PLANS AND DETAILS.
 - 3. JOINTS AND PENETRATIONS AT ALL RATED WALLS SHALL BE SEALED & PROTECTED PER SPECIFICATIONS, U.L. TESTED ASSEMBLIES AND CODE REQUIREMENTS.
 - 4. ALL WALLS W/ PLUMBING FIXTURES AND WALL TILE SHALL RECEIVE MOISTURE RESISTANT GYP. BD. (SEE INTERIOR ELEVATIONS AND FINISH SCHEDULES)
 - 5. INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE WOOD STUD MANUFACTURERS LIMITING HEIGHT INFORMATION AND/OR BRACED AT MID-SPAN.
 - 6. REFER TO WALL SECTIONS & INTERIOR ELEVATIONS FOR DESIGN CRITICAL FRAMING DIMENSIONS AT WALLS WITH WINDOWS, DOORS & OTHER OPENINGS, TYPICAL.
 - 7. ALL GYP. BD. FINISH SHALL BE SMOOTH TEXTURE ONLY W/ SQUARE EDGE CORNER BEAD, TYPICAL.
 - 8. CONTRACTOR TO CAULK ALL OPENINGS IN FIRE PARTITIONS, FLOORS & CEILING ASSEMBLIES, AND BREEZEWAY WALLS WITH CAULKING EQUAL TO DOW CORNING FIRE STOP SEALANT CLASSIFIED FOR JOINT TREATMENT #U0990 FIRE DIRECTORY 827J CATALOG #2000. CAULKING IS TO BE APPLIED PER MANUFACTURER RECOMMENDATIONS TO ACHIEVE THE ONE HOUR RATING.
 - 9. ALL TENANT UNIT EXTERIOR WALLS AND EXPOSED STRUCTURAL COLUMNS TO RECEIVE P12; HALLWAY STRUCTURAL COLUMNS WILL RECEIVE GYP BOARD CONTINUOUS FROM ADJACENT STUD WALLS
- [P1] - (2) HR STAIR TOWER SEPARATION WALLS: (EQUAL TO: UL DESIGN NO. U425)
6" 20 GA. MTL STUD FRAMING @ 24" O.C. TO UNDERSIDE OF EXISTING STRUCTURE ABOVE W/ TWO (2) LAYERS 5/8" TYPE 'X' GYP. BD. EACH SIDE FULL HEIGHT W/ SOUND BATT INSULATION FULL HEIGHT. (PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS) (REFER TO UL DESIGN SPECIFICATIONS FOR FULL CONSTRUCTION DETAILS)
- [P2] - (1) HR TENANT SEPARATION WALL: (EQUAL TO: UL DESIGN NO. U419)
DOUBLE 3-5/8" 20 GA. MTL STUD FRAMING @ 24" O.C. TO UNDERSIDE OF EXISTING STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" TYPE 'X' AND RC1 CHANNEL @ 24" O.C. TO ONE SIDE. PROVIDE SOUND BATT INSULATION FULL HEIGHT - 5 TO 57. (PROVE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS) (REFER TO UL DESIGN SPECIFICATIONS FOR FULL CONSTRUCTION DETAILS)
- [P3] - INTERIOR PARTITIONS:
3-5/8" 20 GA. MTL STUD FRAMING @ 24" O.C. TO UNDERSIDE CEILING/STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. BD. EACH SIDE FULL HEIGHT. PROVIDE SOUND BATT INSULATION FULL HEIGHT IN WALLS ENCLOSING RESTROOMS. (PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS)
- [P4] - EXTERIOR WALL:
6" 20 GA. MTL STUD FRAMING @ 24" O.C. TO UNDERSIDE CEILING/STRUCTURE ABOVE W/ ONE (1) LAYER 5/8" GYP. BD. EACH SIDE FULL HEIGHT. PROVIDE SOUND BATT INSULATION FULL HEIGHT IN WALLS ENCLOSING RESTROOMS. (PROVIDE MOISTURE RESISTANT GYP. BD. @ ALL WET WALL LOCATIONS)

GENERAL NOTES

- LOBBY
100
- ROOM NAME
ROOM NUMBER
- 1. SEE CEILING PLANS & FINISH FLOOR PLANS FOR OTHER FINISH INFORMATION.
 - 2. FLOOR PLAN NOTES APPLY TO ALL FLOOR PLANS, ENLARGED FLOOR PLANS AND DETAILS, TYPICAL.
 - 3. NOT ALL NOTATION MAY BE USED ON EACH FLOOR - SEE FLOOR PLAN KEYNOTES EACH PLAN/DETAIL FOR USE LOCATIONS.
 - 4. PROVIDE GYP. BOARD CONTROL JOINTS PER USG GOOD DESIGN PRACTICES FOR DRYWALL STEEL FRAMED SYSTEMS. JOINTS TO BE EQUAL TO USG ZINC CONTROL JOINT NO. 086.
 - 6. PROVIDE NECESSARY 2X TREATED BLOCKING IN WALLS AS NEEDED FOR CASEWORK, ETC. COORD. W/ OWNERS VENDOR FOR LOCATIONS.
 - 7. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING, ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
 - 8. ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR FACE OF EIFS. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE ± AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES. PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.
 - 9. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECT. & PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.



ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
NEW APARTMENT FOR:
MILLER COMMERCE
LOCATION:
405 E. MADISON
SPRINGFIELD, MISSOURI

CONSULTANTS:

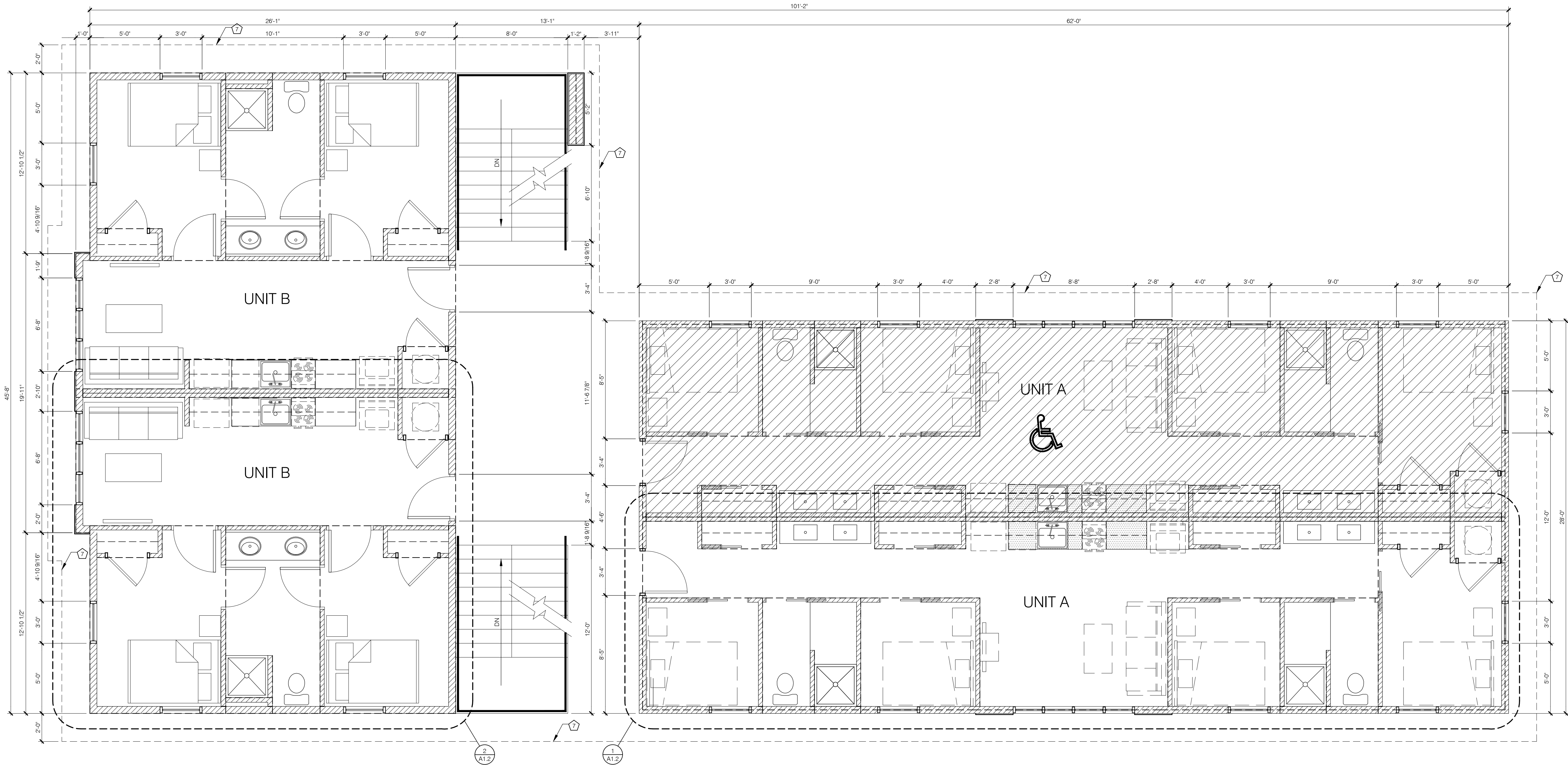
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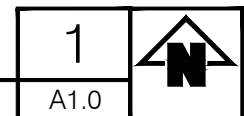
CAD File No. 462N-A1.0 Project No. BKQ-1795
Drawn BKK/KY Date 09.29.2014

A1.0
FLOOR PLANS



1ST FLOOR PLAN

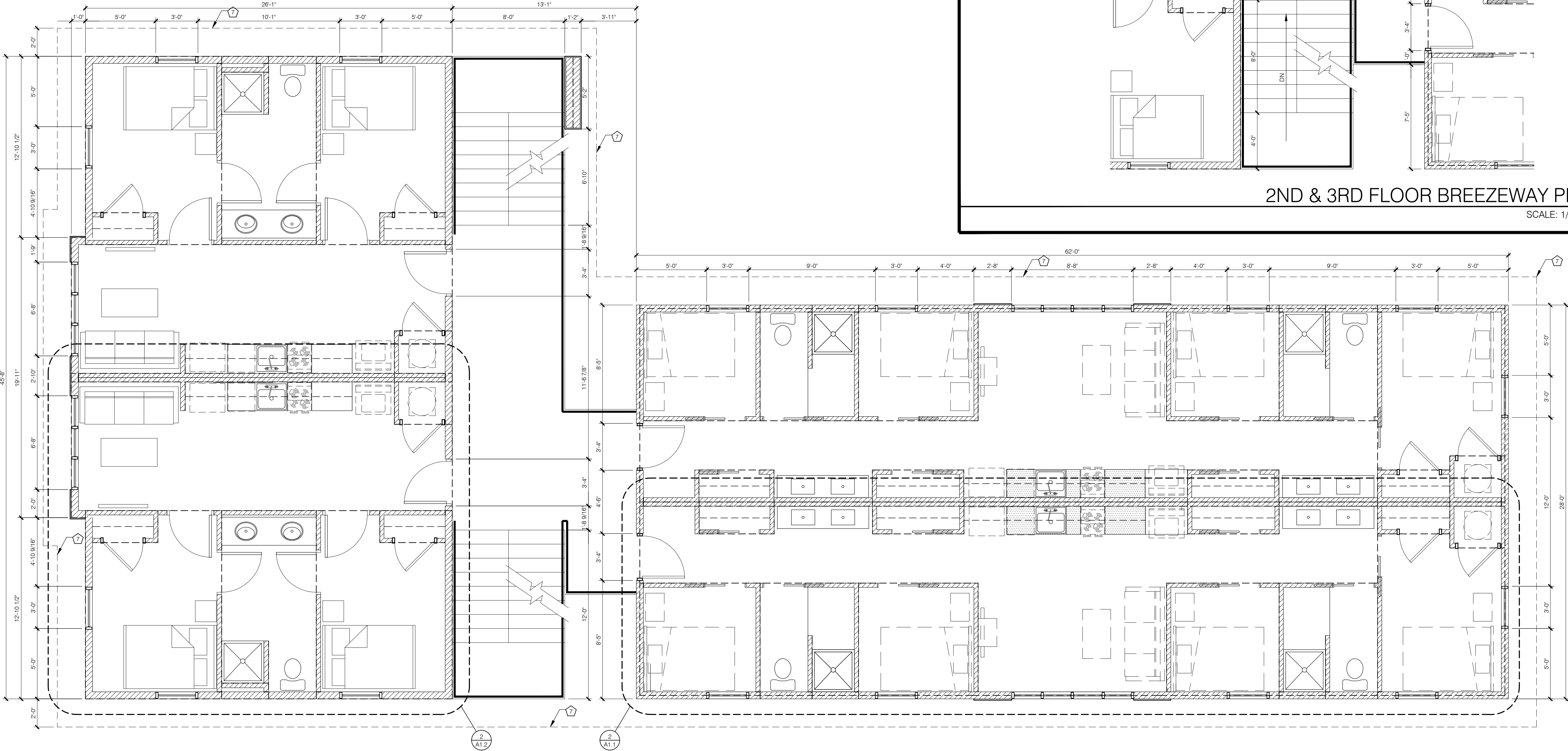
SCALE: 1/4"=1'-0"



EQUIPMENT SCHEDULE

ALL EQUIPMENT SHALL BE CONTRACTOR FURNISHED / CONTRACTOR INSTALLED UNLESS NOTED OTHERWISE, IF PROVIDED BY OWNER, CONTRACTOR TO INSTALL

MARK	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS
REF	REFRIGERATOR			
DW	DISHWASHER			
OV	RANGE/OVEN			
W/D	STACKING CLOTHES WASHER/DRYER			
MW	MICROWAVE			



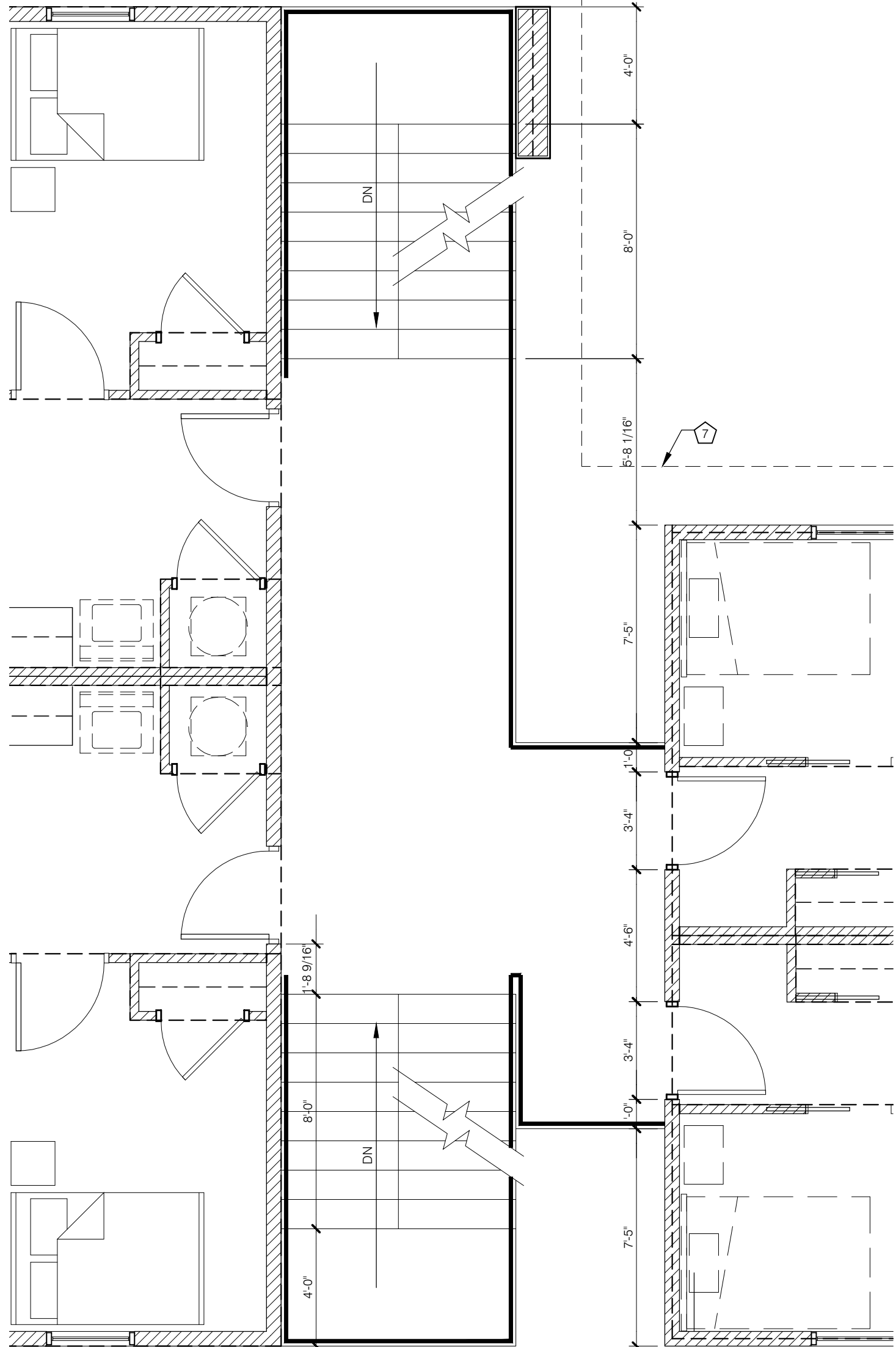
2ND & 3RD FLOOR PLAN

SCALE: 1/4"=1'-0"

1

A1.1

North Arrow



2ND & 3RD FLOOR BREEZEWAY PLAN

SCALE: 1/4"=1'-0"

2

A1.1

North Arrow

BUXTON
KUBIK
DODD
CREATIVE

ARCHITECTURE | INTERIOR DESIGN

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MISSOURI CERTIFICATE OF AUTHORITY NO. A-200607284

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LOCATION:

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CAD File No. 405M-A1.1
Drawn BKK/KY

Project No. BKD-1795
Date 09.29.2014

A1.1

FLOOR PLANS

UNIT A 805 S.F.

ROOM FINISH SCHEDULE - UNIT "A"

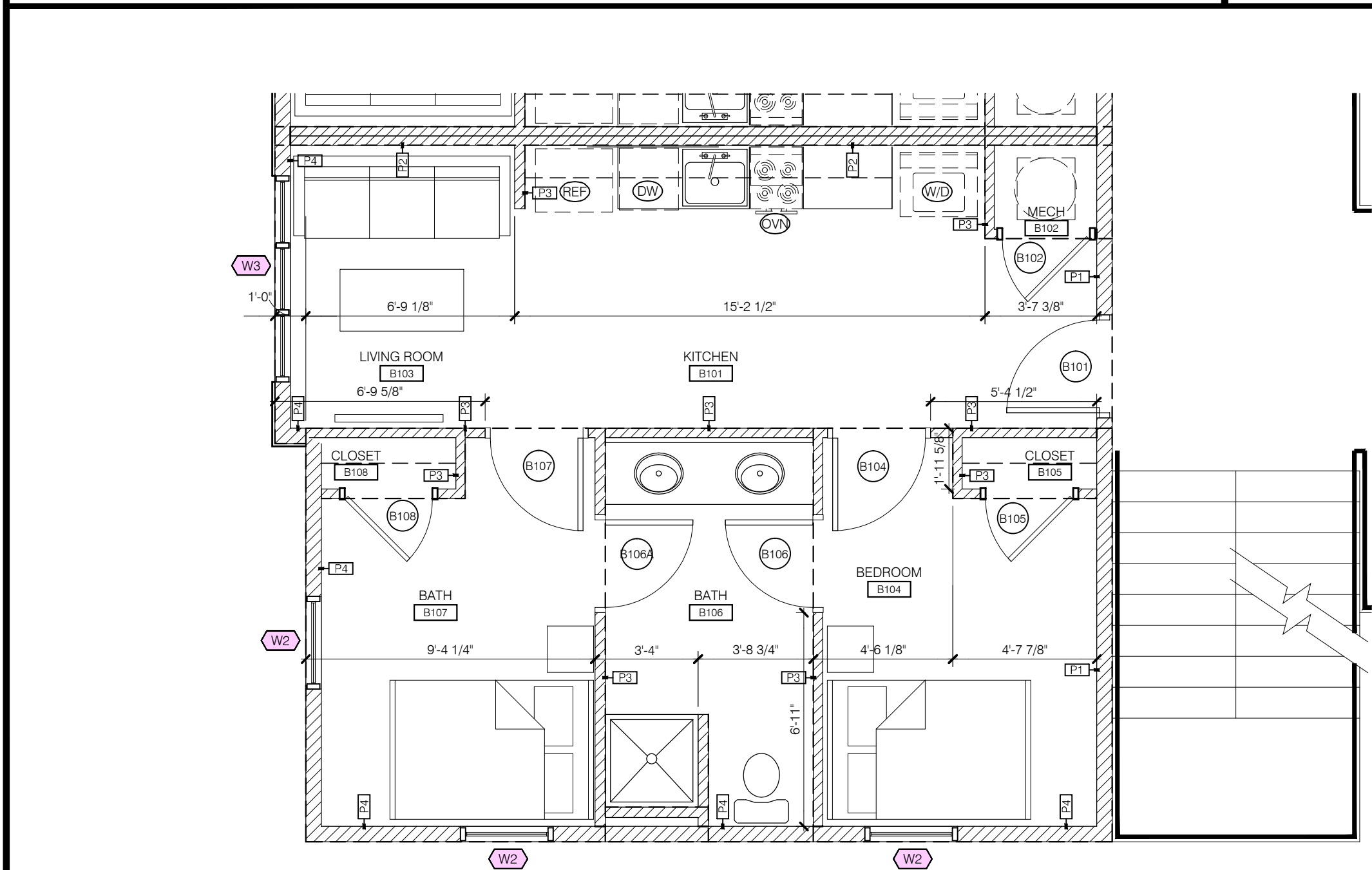
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				MILLWORK		NOTES
				NORTH	EAST	SOUTH	WEST	VERT.	HORIZ.	
A101	ENTRY									
A102	BEDROOM									
A103	CLOSET									
A104	BATH									
A105	BEDROOM									
A106	CLOSET									
A107	LIVING ROOM									
A108	KITCHEN									
A109	BEDROOM									
A110	CLOSET									
A111	BATH									
A112	BEDROOM									
A113	CLOSET									
A114	MECHANICAL									

DOOR SCHEDULE - UNIT "A"

DOOR NO.	DOOR SIZE	DOOR ELEV	DOOR	RATING	FRAME	HEAD DETAIL	SILL DETAIL	HARDWARE SET	CLEARANCE			REMARKS
									X	Y	Z	
A101	3'-0" X 7'-0" X 1 3/4"	A	IHM / F1	?	IHM / F1			#	18"	12"	-	
A102	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A103	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A104	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A105	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A106	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A109	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A110	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A111	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A112	3'-0" X 7'-0" X 1 3/4"	C	WD / F3	?	HM / F2							
A113	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
A114	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							

FINISH LEGEND - INTERIOR

PAINT: P1- USED ON ALL INTERIOR WALLS BENJAMIN MOORE, COLOR: T.B.D. P2- USED AT CEILING LOCATIONS BENJAMIN MOORE, COLOR: T.B.D. P3- USED AT TRIM AND DOORS BENJAMIN MOORE, COLOR: T.B.D. FIRST FLOOR RESTROOM WALLS: P/T- USED AT ALL WET WALL LOCATIONS BENJAMIN MOORE, COLOR: T.B.D. ABOVE 12X24 PORCELAIN TILE WAINSCOT TO 48" A.F.F. PROVIDE 'SCHLUTER SYSTEMS' RONDEC-DB HORIZONTAL TRANSITION STRIP AT TOP OF WAINSCOT. TILE SHALL BE SIMILAR TO T1. FLOORING: CARPET: C1- USED IN BEDROOMS AND BEDROOM CLOSETS MANUFACTURER: SHAW, STYLE: 'MARCH FORWARD', WITH 7/16" THICK, 6 LBS. PAD. TILE: T1- USED THROUGHOUT PROJECT IN ALL TILE LOCATIONS 12" X 24" PORCELAIN SECOND. NOTE: MAIN FLOOR ENTRY TILE SHALL RUN WITH LENGTH PERPENDICULAR TO STREET FRONTAGE. BATHROOM TILE APPLICATIONS SHALL RUN PERPENDICULAR TO ROOM ENTRY DOOR WALL.	CABINETS / MILLWORK: CAB1- MANUFACTURER: ARISTOCRAFT, STYLE: NEWBERRY OR CLARKSON BIRCH (VERIFY WITH OWNER); COLOR: SANSAPARILLA BASE BOARD / DOOR TRIM: B1- USED IN UPPER FLOOR CORRIDORS AND STAIR LANDING IN ADDITION TO WHERE IT IS CALLED ON IN THE VARIOUS UNITS. SEE UNIT FINISH SCHEDULE 9/16" X 5-1/4" PAINTED MDF TRIM, DYKE LUMBER, D1-3 BASE; COLOR: T.B.D. B2- TILE: MANUFACTURER: T.B.D.; SIZE: 6"X24"; GROUT: T.B.D. B3- NO BASE REQUIRED B4- USED ON DOOR TRIM 9/16" X 3-1/4" PAINTED MDF TRIM, DYKE LUMBER, L366 CASING, COLOR: T.B.D. B5- 4" VINYL COVE: MANUFACTURER: ARMSTRONGS, , USE 75' COILS COLOR: T.B.D. B6- TILE: MANUFACTURER: T.B.D.; SIZE: 6"X24"; GROUT: T.B.D. B7- TILE: MANUFACTURER: T.B.D.; SIZE: 6"X24"; GROUT: T.B.D.
---	--



UNIT "B" - TWO BED / ONE BATH

2

SCALE: 1/4"=1'-0"

A1.2



UNIT B 562 S.F.

ROOM FINISH SCHEDULE - UNIT "B"

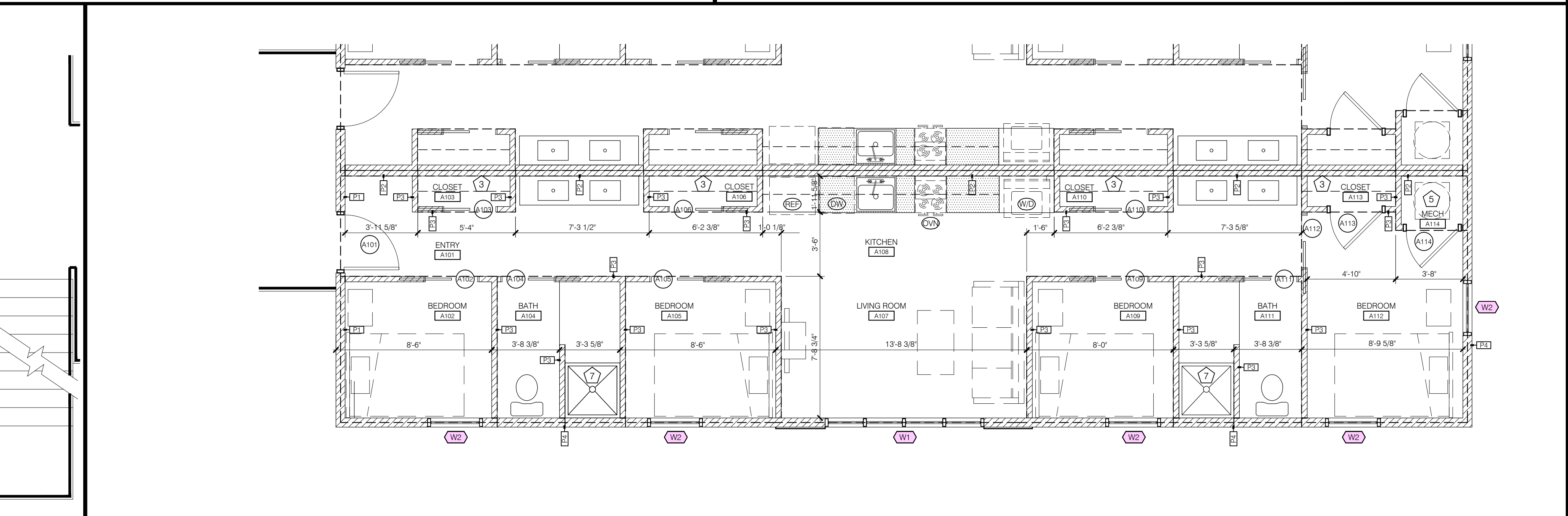
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				MILLWORK		NOTES
				NORTH	EAST	SOUTH	WEST	VERT.	HORIZ.	
B101	KITCHEN									
B102	MECHANICAL									
B103	LIVING ROOM									
B104	BEDROOM									
B105	CLOSET									
B106	BATH									
B107	BEDROOM									
B108	CLOSET									

DOOR SCHEDULE - UNIT "B"

DOOR NO.	DOOR SIZE	DOOR ELEV	DOOR	RATING	FRAME	HEAD DETAIL	SILL DETAIL	HARDWARE SET	CLEARANCE			REMARKS
									X	Y	Z	
B101	3'-0" X 7'-0" X 1 3/4"	A	IHM / F1	?	IHM / F1			#	18"	12"	-	
B102	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B104	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B105	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B106	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B106A	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B107	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							
B108	3'-0" X 7'-0" X 1 3/4"	B	WD / F3	?	HM / F2							

INTERIOR DESIGN GENERAL NOTES

- WALL FINISHES AS INDICATED, ARE TO BE FULL HEIGHT (FLOOR TO CEILING) UNLESS NOTED OTHERWISE.
- ALL INTERIOR CAULKING SHALL MATCH ADJACENT SURFACES UNLESS NOTED OTHERWISE.
- FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLY AND INSTALLATION OF ALL TRANSITIONS NECESSARY FOR CHANGES IN FLOOR FINISH. SUBMIT ALL OPTIONS TO INTERIOR DESIGNER FOR APPROVAL, IF NOT OTHERWISE LISTED IN THE FINISH SCHEDULE.
- CHANGE OF COLOR SHALL OCCUR AT INSIDE CORNERS. DO NOT CHANGE COLOR ON AN OUTSIDE CORNER UNLESS NOTED OTHERWISE.
- THE FOLLOWING ITEMS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE FINISHED TO MATCH ADJACENT COLOR: ELECTRICAL PANELS, AIR GRILLES, LOUVERS, AND ACCESS PANELS.
- PAINT FINISH ON DRYWALL SURFACES TO BE 'EGGSHELL' OR EQUIVALENT FINISH, UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR PAINT FINISH OTHER SURFACES.
- ALL SURFACES OF THE SOFFITS (BOTH THE VERTICAL AND HORIZONTAL PLANES) SHALL BE FINISHED AS NOTED IN THE SCHEDULE. FINISH SHALL BE THE SAME ON BOTH PLANES UNLESS OTHERWISE NOTED.
- ALL HM DOOR FRAMES TO BE PAINTED P3.
- ALL WALLS ARE TO RECEIVE SMOOTH, GYPSUM SURFACE.
- MWR MEANS "NO WORK REQUIRED".
- CASEWORK SUPPLIER TO INCLUDE GROMMETS AS SHOWN ON PLANS. VERIFY FINAL LOCATIONS WITH OWNER. FINISH: BLACK.
- ALL DEVICES AND COVERPLATES SHALL BE WHITE.
- ALL GYP. BD. CORNERS SHALL HAVE 'SQUARE EDGE' CORNER BEAD.



UNIT "A" - FOUR BED / TWO BATH

1

SCALE: 1/4"=1'-0"

A1.2



GENERAL DOOR/HARDWARE NOTES

- ALL DOORS ARE TO HAVE REQUIRED WALL/FLOOR DOOR STOPS EQUAL TO: ROCKWOOD 400 SERIES (WALL) OR R440 (FLOOR)
- ALL DOORS ARE TO HAVE 1 1/2 PAIR OF HINGES UNLESS OTHERWISE NOTED
- CAULK SHALL BE USED AT INSIDES AND OUTSIDES OF ALL DOOR FRAMES. COLOR TO BE APPROVED
- ALL DOORS SHALL HAVE ADA APPROVED LEVER HANDLES
- ALL FRAMES ARE TO HAVE A MIN. OF THREE ANCHORS AT EACH DOOR JAMB.
- ALL FIRE RATED AND HIGH TRAFFIC DOORS SHALL HAVE U.L. LISTED BALL BEARING HINGES.
- ALL FIRE RATED DOORS ARE TO HAVE U.L. LISTED SMOKE SEALS.
- GENERAL CONTRACTOR IS TO SUBMIT FOUR MIN. SETS OF FULL SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW
- ALL DOOR HARDWARE TO BE LEVER TYPE. ALL EGRESS DOORS SHALL BE OF TYPE THAT DOOR CAN BE OPENED FROM EGRESS SIDE WITHOUT USE OF KEYS. SPECIAL KNOWLEDGE OR EFFORT. THRESHOLD DOORS SHALL NOT EXCEED 1/2" IN HEIGHT FROM WALK TO FLOOR SLAB.
- ALL NEW DOOR HARDWARE TO BE ADA COMPLIANT.
- FINISH OF NEW DOOR HARDWARE IS PER FINISH SCHEDULE OR HARDWARE SCHEDULE.

DOOR HARDWARE (SEE ALSO GENERAL DOOR/HARDWARE NOTES)

- SET #1:** 3 EA. LEAF PRE-HUNG DOOR HINGES (REPLACE STOCK HINGES W/ 716 AGED BRONZE HINGES)
1 EA. LEAF RESIDENTIAL LEVER STYLE LOCKSET, SCHLAGE "F" SERIES, ACCENT STYLE LEVER, BED/BATH PRIVACY LOCKSET (716, AGED BRONZE FINISH).
1 EA. LEAF WALL STOP: 407B-716
1 EA. LEAF CLOSER EQUAL TO LCN1460; POWDER COATED FINISH: BHMA 695 (DARK BRONZE); PLATED FINISH: US 108 (OXIDIZED SATIN BRONZE-BHMA 641)
- SET #2:** 3 EA. LEAF PRE-HUNG DOOR HINGES (REPLACE STOCK HINGES W/ 716 AGED BRONZE HINGES)
1 EA. LEAF RESIDENTIAL LEVER STYLE LOCKSET, SCHLAGE "F" SERIES, ACCENT STYLE LEVER, KEYED ENTRANCE LOCKSET (716, AGED BRONZE, FINISH).
1 EA. LEAF WALL STOP: 407B-716
- SET #3:** 3 EA. LEAF PRE-HUNG DOOR HINGES (REPLACE STOCK HINGES W/ 716 AGED BRONZE HINGES)
1 EA. LEAF RESIDENTIAL LEVER STYLE, SCHLAGE "F" SERIES, ACCENT STYLE LEVER, PASSAGE SET (716, AGED BRONZE FINISH).
1 EA. LEAF CLOSER EQUAL TO LCN1460; POWDER COATED FINISH: BHMA 695 (DARK BRONZE); PLATED FINISH: US 108 (OXIDIZED SATIN BRONZE-BHMA 641)
(*ADD. SOUND SEALS AND SWEEP GASKET @ DOOR 202)

FINISH: ALL DOOR HARDWARE TO BE 716 FINISH, AGED BRONZE.

MANUFACTURERS LISTED:

NOTE: OTHER APPROVED MANUFACTURERS SHALL BE PERMITTED IF APPROVED BY ARCHITECT

NOTE: CONTRACTOR TO COORDINATE HARDWARE WITH DOOR SWING ORIENTATION PER FLOOR PLAN.

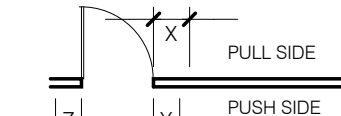
DOOR & FRAME FINISHES

WD = SOLID CORE WOOD DOOR OR FRAME
IHM = INSULATED HOLLOW METAL DOOR OR FRAME
HM = HOLLOW METAL DOOR OR FRAME
AL = PRE-FINISHED ALUM. DOOR OR FRAME

F1 = PAINTED
F2 = STAINED/FINISHED
F3 = PREFINISHED

DOOR CLEARANCES

FOR REQUIRED CLEARANCE AT "X", "Y" & "Z" SEE DOOR SCHEDULE ABOVE



GLAZING TYPES

GL-1: 1/4" CLEAR TEMPERED GLAZING
GL-2: MANF. STND. 1/2" INSULATED/LOW-E/TEMPERED GLAZING (SEE GLAZING SPECS FOR TYPE.)



PROJECT:
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LOCATION:
405 E. MADISON
SPRINGFIELD, MISSOURI

CONSULTANTS:

MODIFICATIONS:

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Drawn BKK/KY Date 09.29.2014

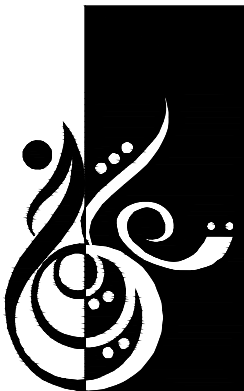
A1.2
FLOOR PLANS

GENERAL ROOF PLAN NOTES

- FOR ROOF PENETRATIONS, SEE MEP DRAWINGS. NOT ALL PENETRATIONS ARE INDICATED ON THIS PLAN.
- MECHANICAL INFORMATION SHOWN ON THIS DRAWING IS FOR GENERAL COORDINATION ONLY. SEE MEP DRAWINGS.
- SEE WALL SECTIONS & DETAILS FOR PARAPET HEIGHTS.
- GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ANY ROOF TOP MECH UNITS.

ROOF PLAN KEYNOTES

- LINE OF WALL/SOFFIT BEYOND
- SOLID BOX INDICATES DOWNSPOUT LOCATION. RUN VERTICALLY DOWN SIDE OF WALL. SEE EXTERIOR ELEVATIONS.
- PRE-FINISHED ALUMINUM GUTTER - COLOR AND STYLE TO BE SELECTED BY OWNER.



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KUBIK
DODD
CREATIVE

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MODIFICATIONS:

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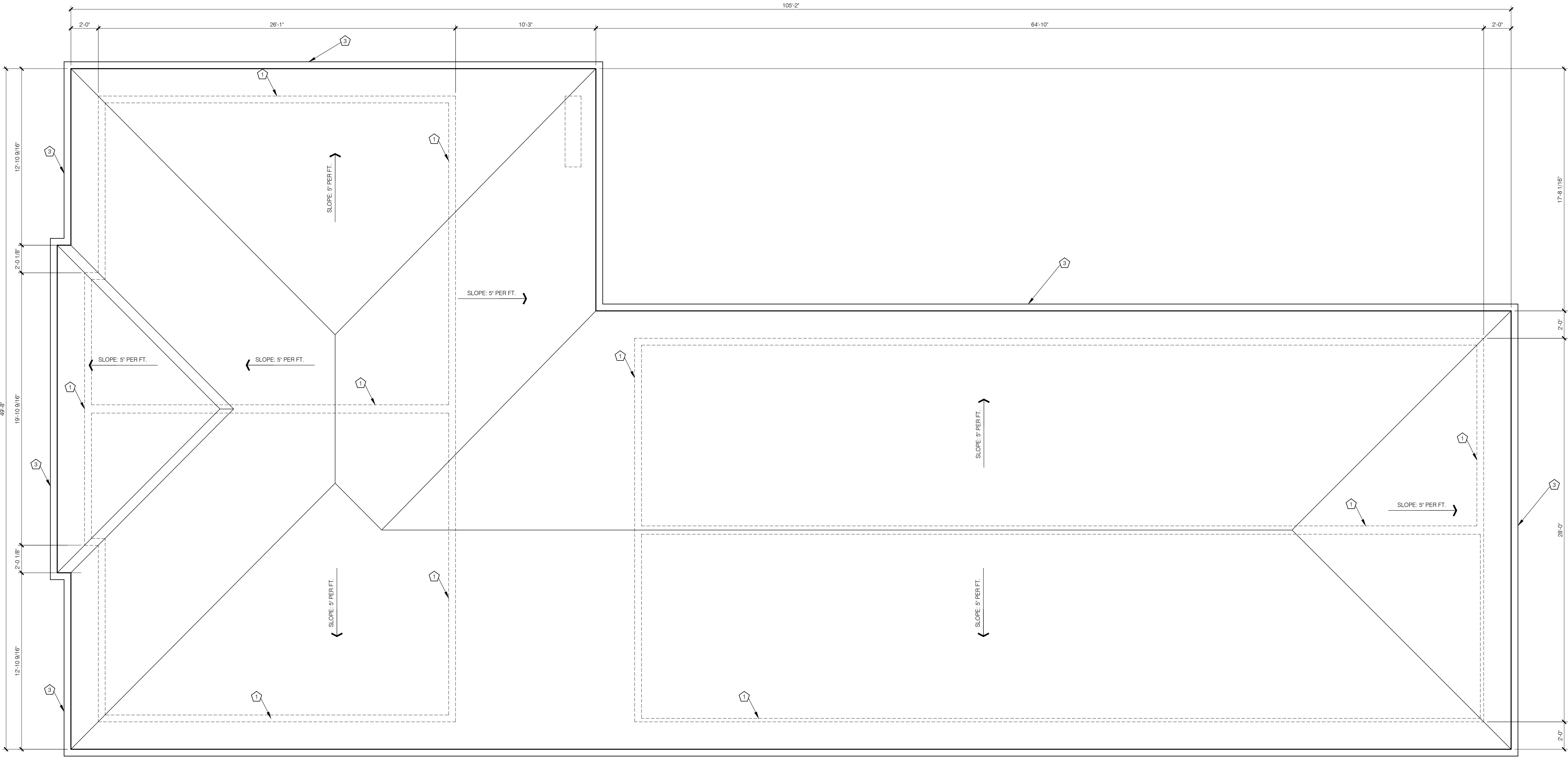
SPECIAL NOTICES

In the event the client consents to allow, authorize or approve of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2014 by BuxtonKubikDodd, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying or by any other means, or stored, processed, or transmitted in a by any computer or other systems without the prior written permission of the Architect.

CAD File No. 405M-A2.0	Project No. BKD-1795
Drawn BKJ/KY	Date 09.29.2014

A2.0

ROOF PLAN



ROOF PLAN - EAST BUILDING

SCALE 1/4" = 1'-0"



Exhibit C

Project Rendering

[attached]



RENDERING IS FOR GRAPHIC PURPOSES ONLY - DO NOT CONSTRUCT FROM THIS DRAWING

RESOLUTION NO. 2015-3208

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF QUALIFICATION UNDER SECTION 99.700 RSMo.

WHEREAS, the Greenway Studios Redevelopment Area (the “Redevelopment Area”) is located within the Sherman Avenue and Silver Springs Urban Renewal Areas, which City Council declared as blighted areas in 1964 and 1972 (Resolution Nos. 4282 and 5463), respectively; and

WHEREAS, the Springfield City Council approved the Redevelopment Plan for the Greenway Studios Redevelopment Area on January 26, 2015 by Special Ordinance No. 26509; and

WHEREAS, Greenway Studios, LLC, (the “Applicant”), as the owner of real estate located at 922 E. Webster and 934 E. Webster within the area determined to be blighted by Resolution Nos. 4282 and 5463, has, pursuant to Section 99.700, RSMo., made 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 qualification; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds that the Applicant is involved in new construction and redevelopment which meets the objectives of the Redevelopment Plan adopted pursuant to Special Ordinance No. 26509 and thus is entitled to the certificate of qualification.

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. The Applicant has submitted its request to the Authority for issuance of a certificate of qualification under Section 99.700 RSMo. The Commission hereby finds that the Applicant is involved in new construction and redevelopment in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26509.

Section 2. That the Commission hereby finds that upon review of the application submitted by the applicant that the construction and redevelopment meets the requirements of Special Ordinance No. 26509, that all of the real estate required for the construction and redevelopment has been acquired and is owned by the Applicant; that the architectural design for the construction and redevelopment has been procured by the applicant and that the Applicant will comply with all buildings and other codes of the City. The Applicant has represented to the Commission it has complied with the requirements of the Redevelopment Plan adopted by the City Council of the City and the Applicant has requested tax abatement as set forth in the Application.

Section 3. That subject to the conditions of this Resolution, the Authority will (i) issue its certificate of qualification based upon the construction and redevelopment of the owned real estate by the applicant; and (ii) to effect the foregoing, the Authority will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or desirable to implement the aforesaid.

Section 4. 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 5. It is understood that the Applicant may wish to proceed immediately with the renewal and refurbishment of the owned real estate, including the entering into of necessary contracts and purchase orders to accomplish the new construction and redevelopment of the owned real estate. It is the intention of the Authority to issue a certificate of qualification based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed in accordance with the application and Redevelopment Plan.

Section 6. That this Resolution shall inure to the benefit of the parties hereto and their respective successors and assigns.

Section 7. This Resolution shall be in full force and effect from and after passage.

Passed at Meeting: _____, 20__.

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

By:_____
Name:_____
Title:_____

[SEAL]

ATTEST:

By:_____
Name:_____
Title:_____

APPLICATION
FOR
PROPERTY TAX ABATEMENT

Property Address: 922 E. Webster and 934 E. Webster

Developer: Greenway Studios, LLC

Date Submitted: March 17, 2015

1. Scope of the Project

Greenway Studios, LLC, a Missouri limited liability company (the “**Developer**”) plans to construct two three-story multi-family residential buildings (the “**Project**”) on the real estate legally described on Exhibit A (the “**Property**”). The Project is located in close proximity to the campuses of both Ozarks Technical Community College and Drury University and will be marketed primarily to students. The Project will consist of eighty-four (84) micro-efficiency studio apartments that will serve as a residence for up to eighty-four (84) residents.

The North Building will consist of thirty-nine (39) micro-efficiency units with thirteen (13) units on each of the building’s three floors. The South Building will be comprised of forty-five (45) micro-efficiency units with fifteen (15) units on each of the building’s three floors. The Project will include a vehicle parking lot with approximately sixty-nine (69) parking spots in addition to bicycle parking for use by apartment residents and their guests.

The Project will be built using “green” building standards, which include conserving energy by using energy star appliances and maximizing water efficiency through the installation of low-flow toilets.

2. Relationship of the Project to Redevelopment Plan

The Developer will construct the Project in the Greenway Studios Redevelopment Area in conformance with the Redevelopment Plan for the Greenway Studios Redevelopment Area (the “**Redevelopment Plan**”). The Redevelopment Plan provides for the development of two three-story multi-family residential buildings containing micro-efficiency studio apartments for up to eighty-four (84) residents. The Project conforms to the Redevelopment Plan because the Project proposes developing two three-story multi-family residential buildings each three stories in height which will serve as residence for a maximum of eighty-four (84) residents.

The Redevelopment Plan requires that any development constructed in the Redevelopment Area must be built in accordance with the requirements for Planned Development District No. 344 which district allows a maximum of 60 micro-efficiency studio apartments to be constructed per acre. The Property is 1.61 acres in area. The Project meets the density restrictions for the zoning district as the Zoning Code allows for a maximum of 96.6 units to be constructed on a property of this size. The density for the Project as planned at 52.17 units per acre is well below the maximum allowable density for the zoning district.

The Greenway Studios Redevelopment Area is owned by the Developer.

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.

Exhibit A

Legal Description

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 B

Site Plan

Elevations

Floor Plans

[attached]

Exhibit C

Project Rendering

[attached]

1. Scope of the Project

Greenway Studios, LLC, a Missouri limited liability company (the “**Developer**”) plans to construct two three-story multi-family residential buildings (the “**Project**”) on the real estate legally described on Exhibit A (the “**Property**”). The Project is located in close proximity to the campuses of both Ozarks Technical Community College and Drury University and will be marketed primarily to students. The Project will consist of eighty-four (84) micro-efficiency studio apartments that will serve as a residence for up to eighty-four (84) residents.

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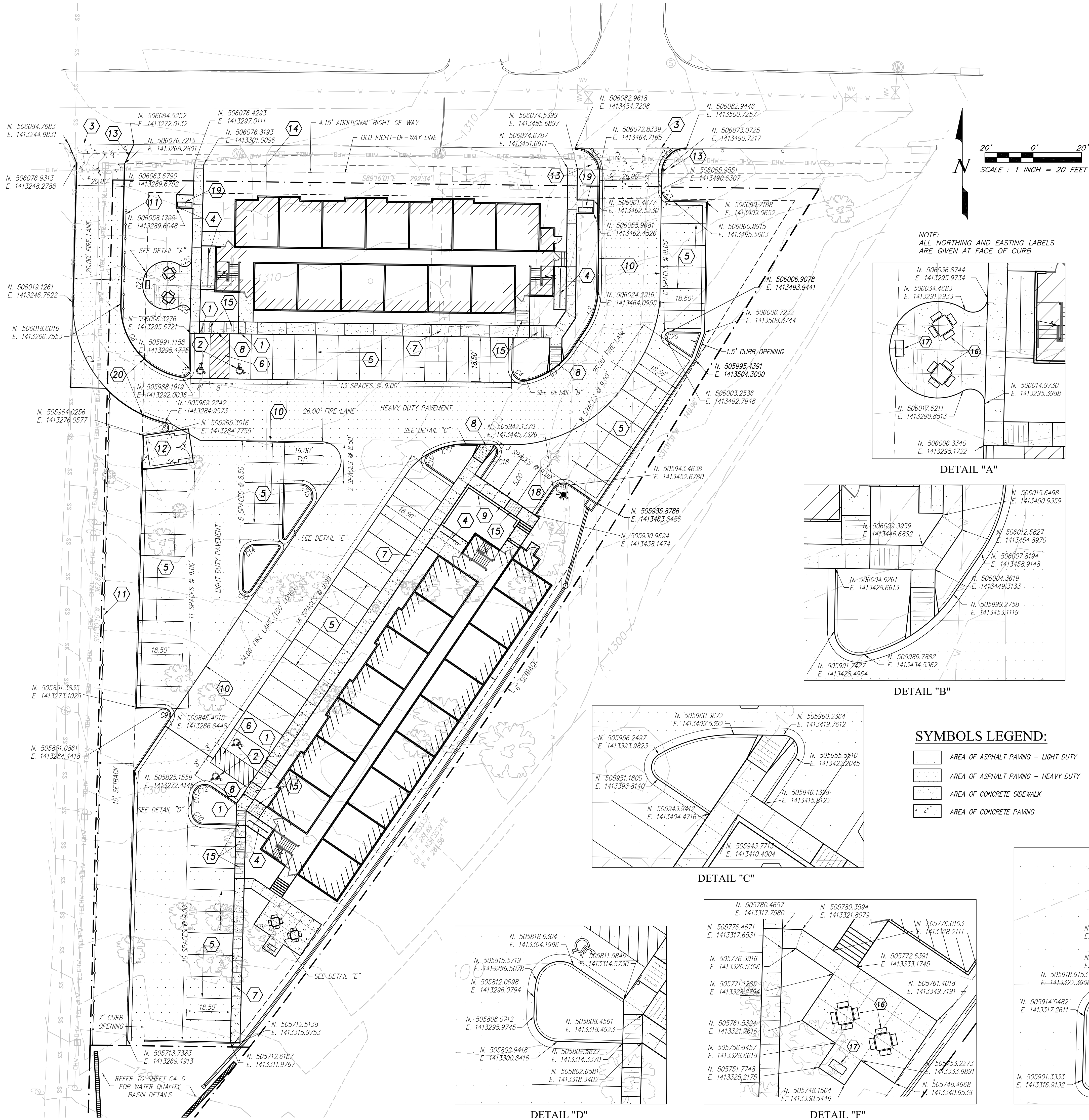
Exhibit B

Site Plan

Elevations

Floor Plans

[attached]



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 MATHEW 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

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. It lists curve data for various points on the site plan.

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Strafford, Missouri 65755
(417) 582-4003
Certificate/License No. 2012000438

Table with 3 columns: NO., DATE, Revision Description. It contains one revision entry.



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Missouri Certificate of Authority # 965

GREENWAY STUDIO APARTMENTS
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

ELEVATION KEY NOTES

- A

CULTURED STONE VENEER. COLOR AND TEXTURE TO BE SELECTED BY OWNER.
- B

CULTURED STONE WATER TABLE WITH DRIP EDGE. COLOR AND TEXTURE TO BE SELECTED BY OWNER.
- C

HORIZONTAL VINYL SIDING WITH 8" REVEAL. COLOR TO BE SELECTED BY OWNER.
- D

1x6 VINYL TRIM. COLOR TO BE SELECTED BY OWNER.
- E

1x4 VINYL TRIM. COLOR TO BE SELECTED BY OWNER.
- F

COMPOSITION ASPHALT SHINGLES. COLOR TO BE SELECTED BY OWNER.
- G

PRE-FINISHED SHIT. MTL. GUTTER AND DOWNSPOUT. COLOR TO BE SELECTED BY OWNER. PROVIDE CONCRETE SLASH BLOCKS AT EACH DOWNSPOUT.
- H

PRE-FINISHED SHIT. MTL. FASCIA TRIM. COLOR TO BE SELECTED BY OWNER.
- J

PRE-FINISHED STANDING SEAM METAL ROOF AND NECESSARY EAVE AND RAKE EDGE TRIM. COLOR TO BE SELECTED BY OWNER.
- K

VINYL SINGLE HUNG WINDOW - SEE WINDOW TYPES. COLOR TO BE SELECTED BY OWNER.
- L

VINYL FIXED WINDOW - SEE WINDOW TYPES. COLOR TO BE SELECTED BY OWNER.
- M

THRU WALL HEATING AND AIR CONDITIONING UNIT SEE MECHANICAL DRAWINGS.
- N

PRE-FINISHED ALUMINUM RAILING AND GATE SYSTEM. GATE TO HAVE CARD READER LOCKING SYSTEM. COLOR TO BE BLACK.
- O

PRIMED AND PAINTED INSULATED MTL. DOOR. SEE DOOR TYPES.
- P

CAST STONE STAIR OPENING SURROUND. COLOR TO BE SELECTED BY OWNER.
- Q

CONTINUOUS RIDGE VENT.
- R

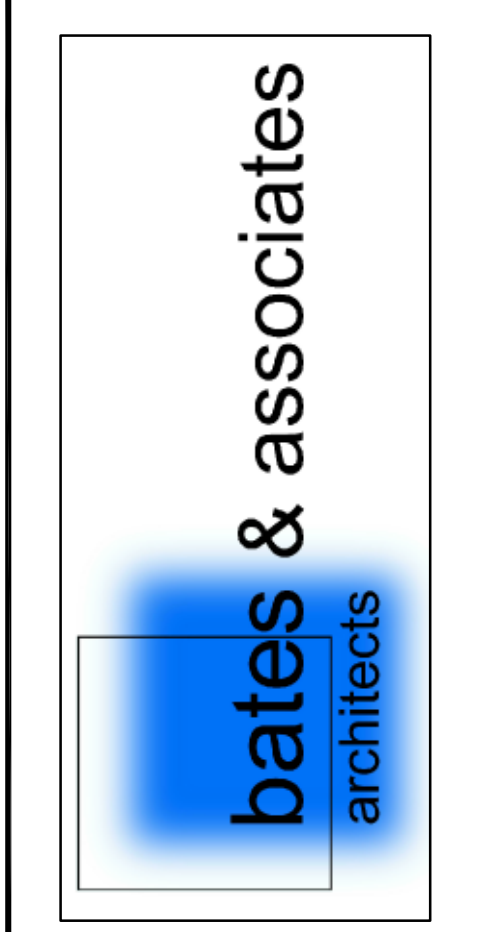
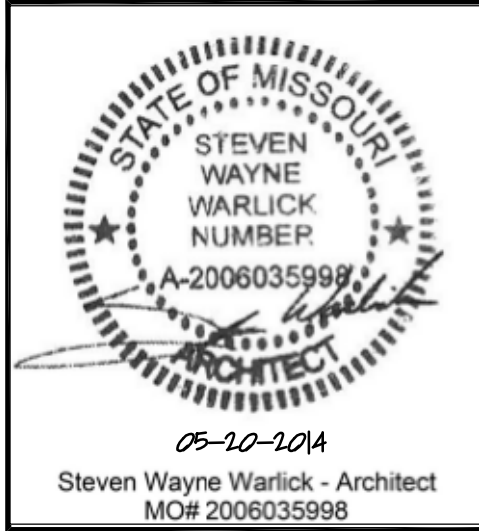
FOUNDATION SEE STRUCTURAL DRAWINGS.
- S

PROVIDE FLASHING UNDER SIDING AND STONE VENEER AT ROOF.
- T

FIRE DEPARTMENT SIAMSE CONNECTION.
- U

FIRE DEPARTMENT KNOX BOX VERIFY EXACT LOCATION WITH FIRE DEPARTMENT OFFICIAL.

REVISIONS		
NO.	DATE	Revision Description

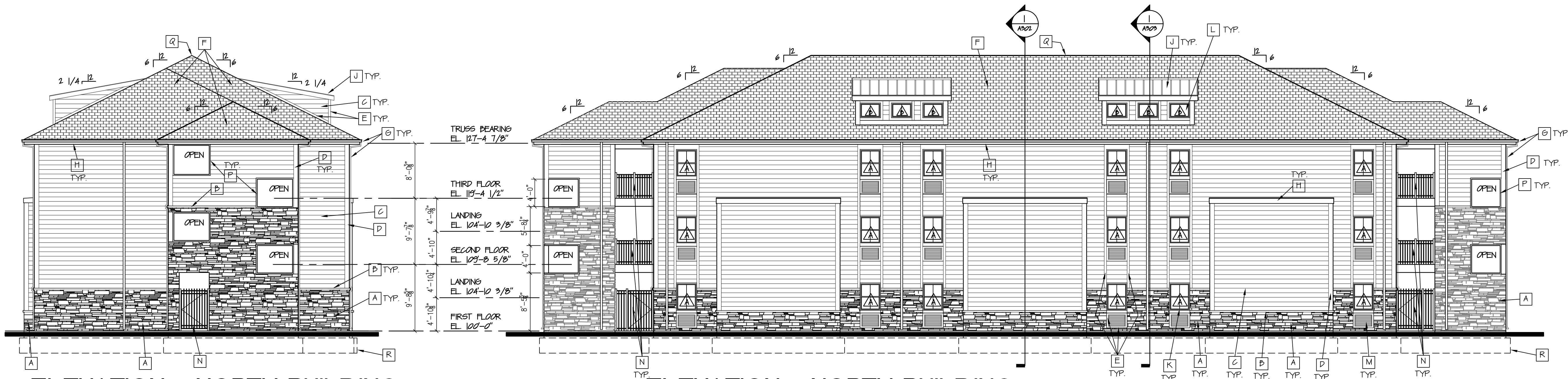


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GREENWAY STUDIO APARTMENTS
GREENWAY LLC, DEVELOPER
NEW HOUSING DEVELOPMENT
Construction Document Phase
934 & 940 E. WEBSTER STREET., GREENE COUNTY, SPRINGFIELD, MO 65802

Job Number: 02850
Release Date: MAY 20, 2014
Drawn By: HP

A202
EXTERIOR ELEVATIONS
NORTH BUILDING



4

A202

1/8" = 1'-0"

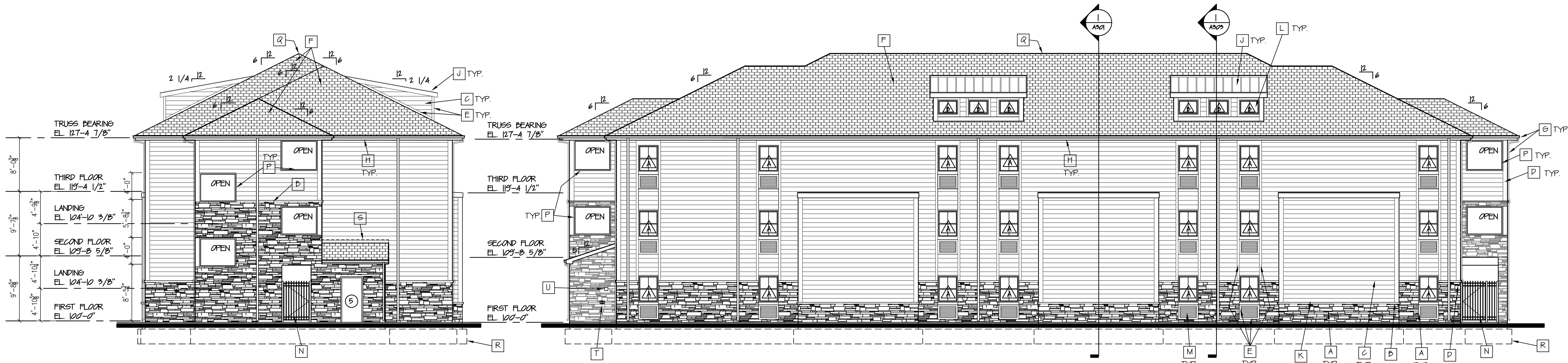
ELEVATION - NORTH BUILDING

3

A202

1/8" = 1'-0"

ELEVATION - NORTH BUILDING



2

A202

1/8" = 1'-0"

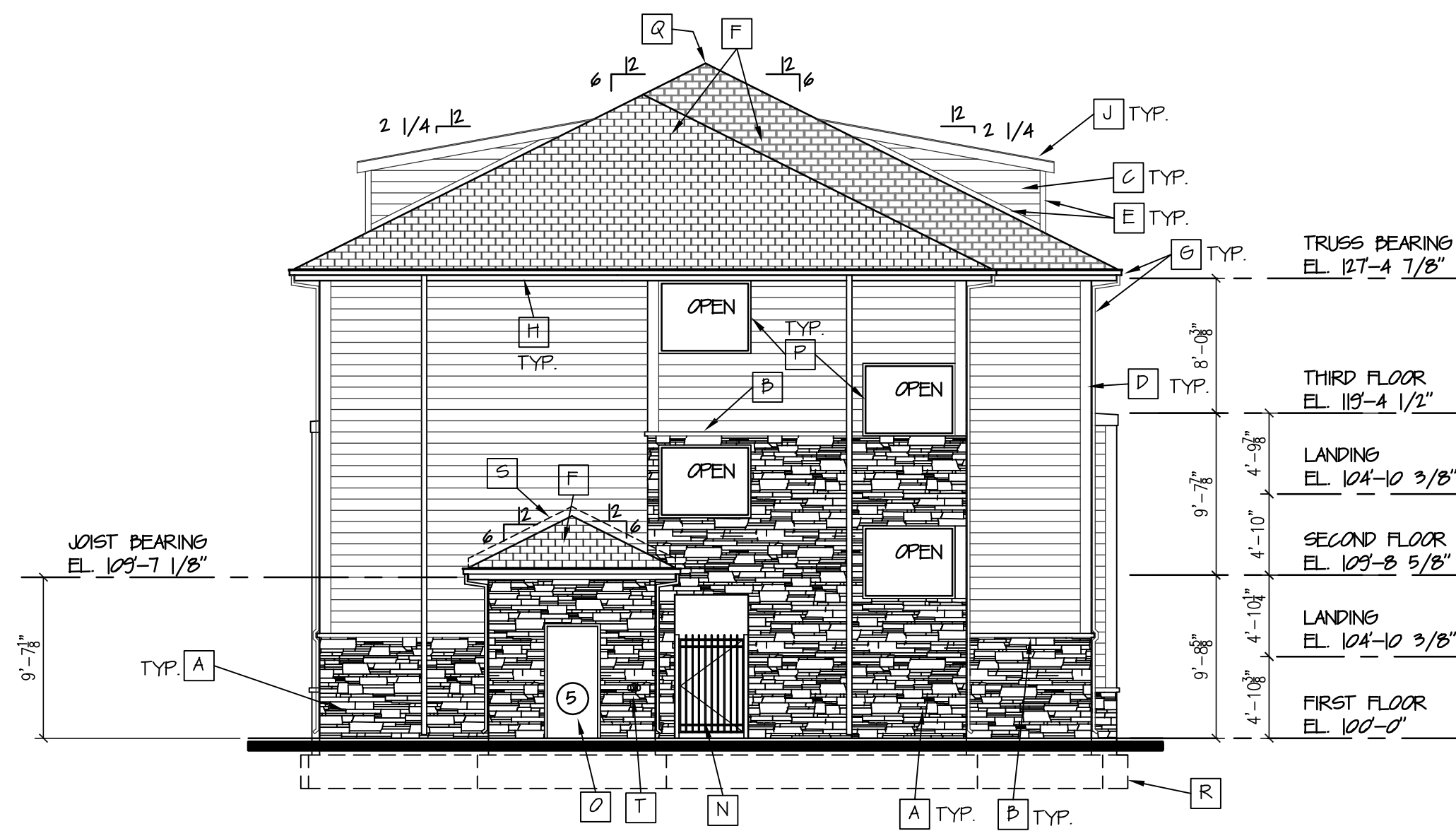
ELEVATION - NORTH BUILDING

1

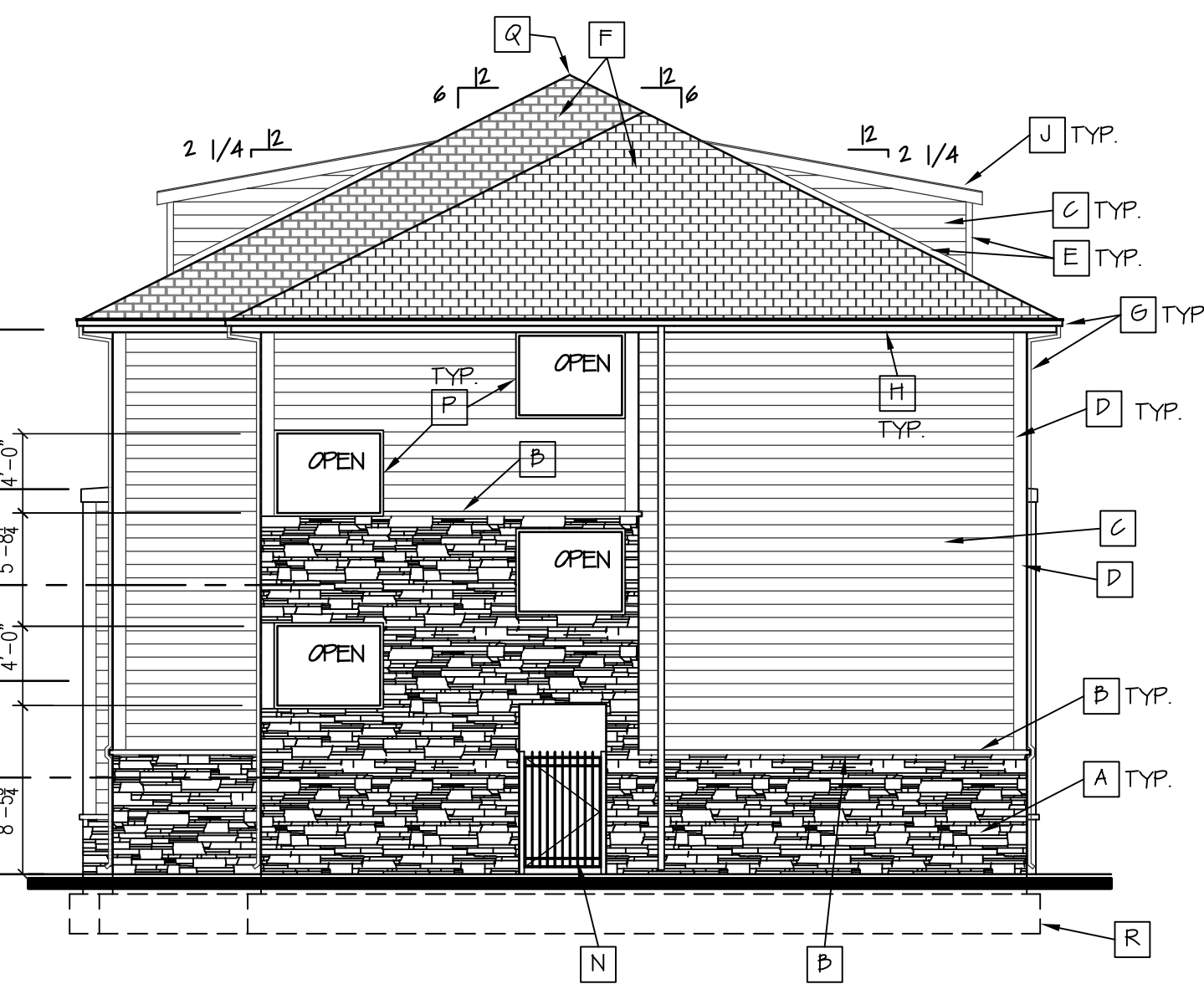
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1/8" = 1'-0"

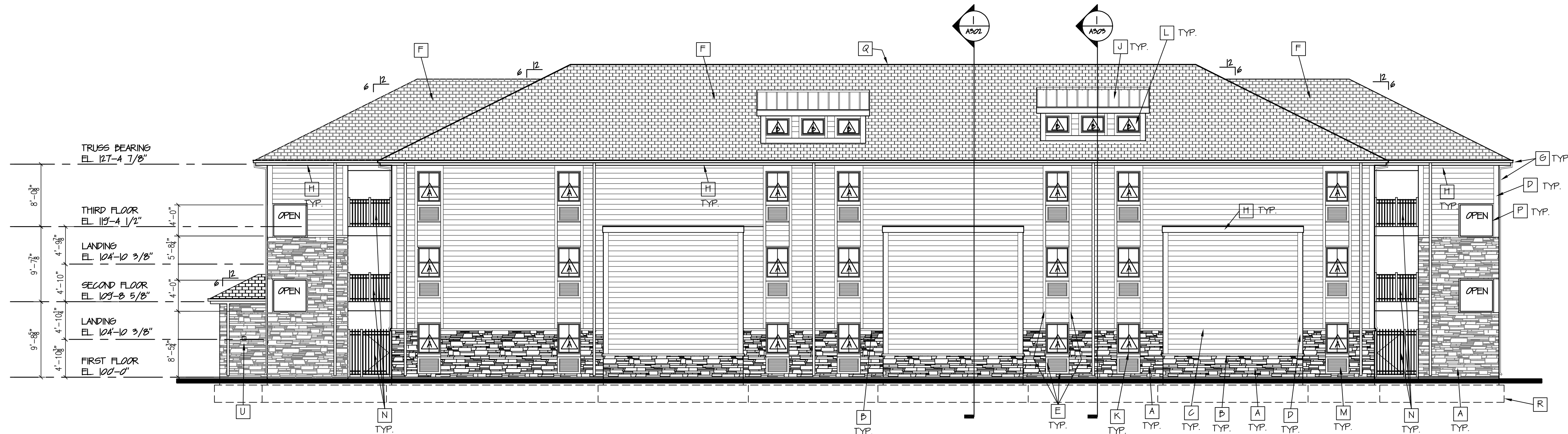
ELEVATION - NORTH BUILDING



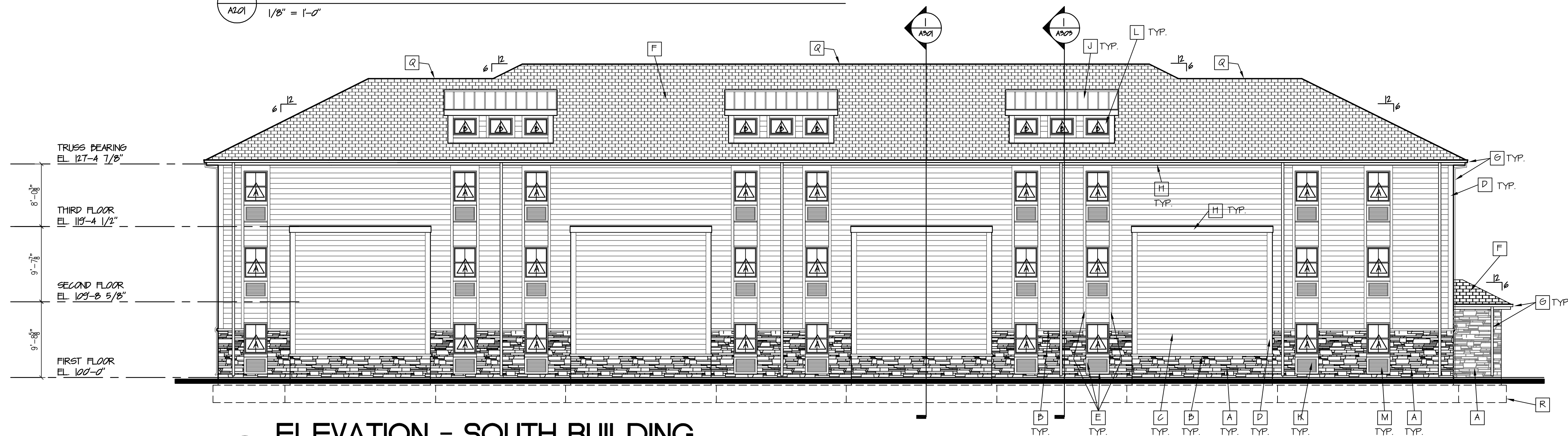
ELEVATION - SOUTH BUILDING
A
A201 1/8" = 1'-0"



ELEVATION - SOUTH BUILDING
2
A201 1/8" = 1'-0"



ELEVATION - SOUTH BUILDING
3
A201 1/8" = 1'-0"

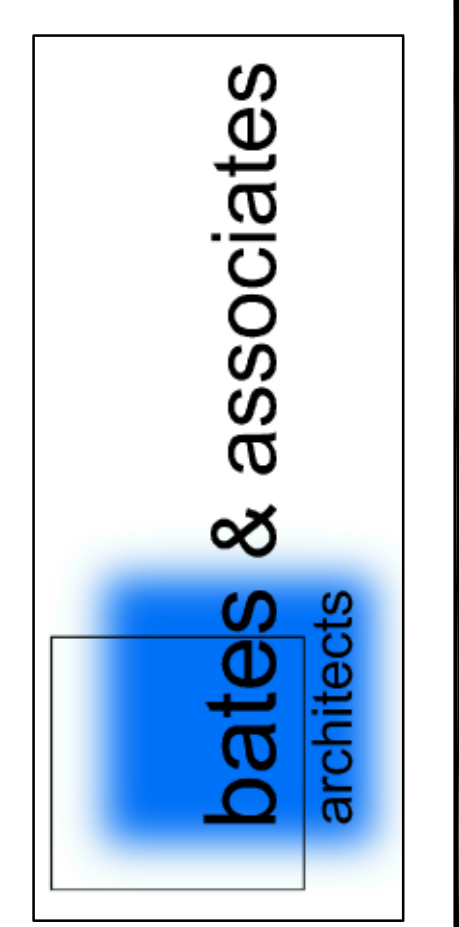
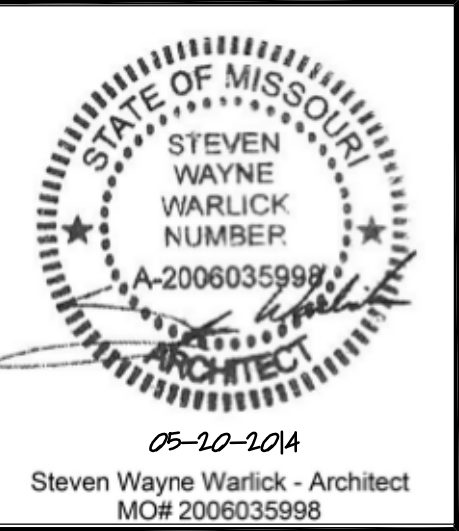


ELEVATION - SOUTH BUILDING
1
A201 1/8" = 1'-0"

ELEVATION KEY NOTES

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- C HORIZONTAL VINYL SIDING WITH 8" REVEAL. COLOR TO BE SELECTED BY OWNER.
- D 1x8 VINYL TRIM. COLOR TO BE SELECTED BY OWNER.
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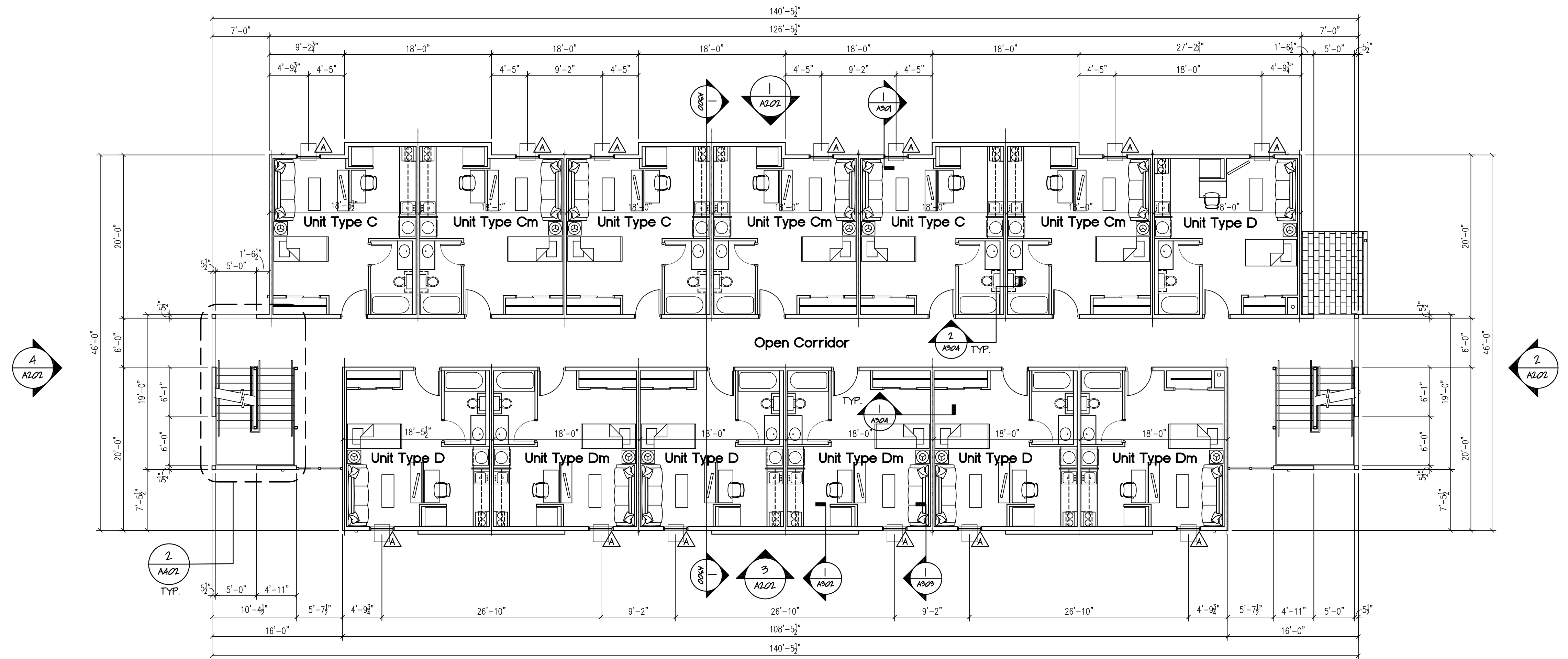


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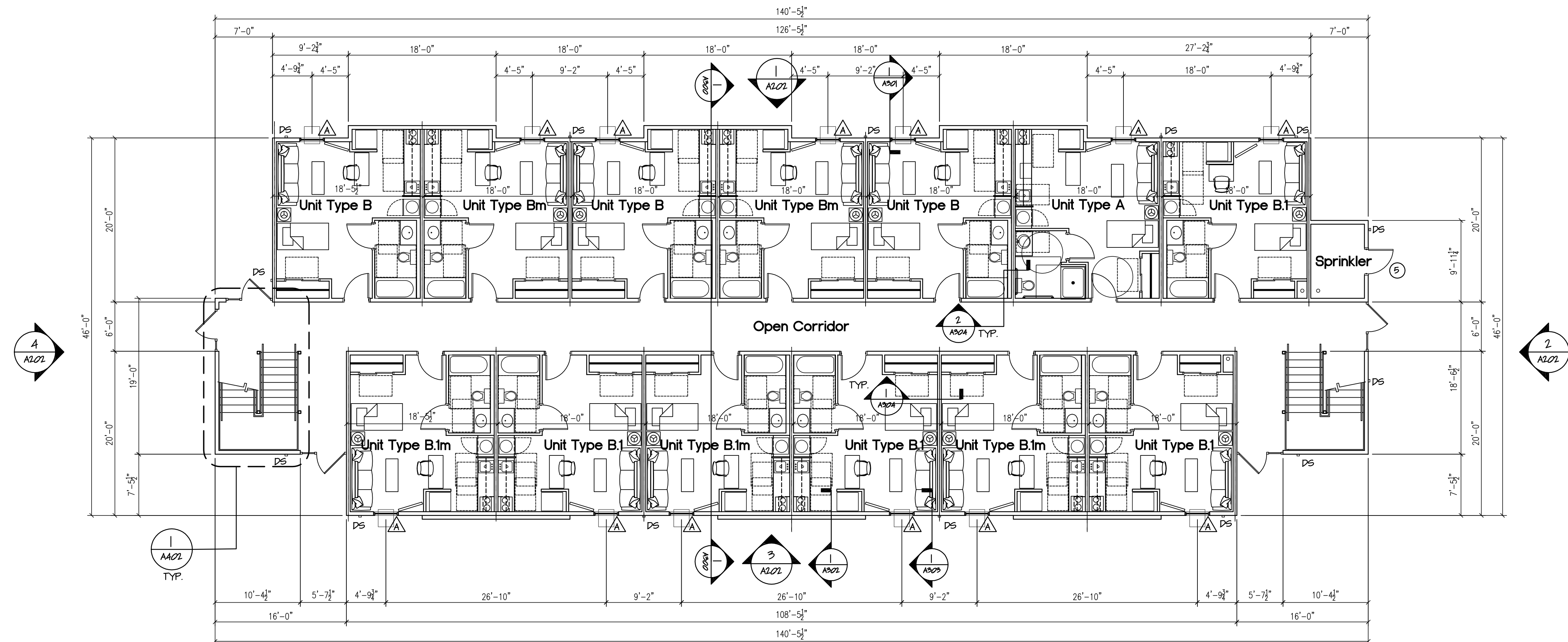
GREENWAY STUDIO APARTMENTS
GREENWAY LLC, DEVELOPER
NEW HOUSING DEVELOPMENT
Construction Document Phase
934 & 940 E. WEBSTER STREET., GREENE COUNTY, SPRINGFIELD, MO 65802

Job Number: 02850
Release Date: MAY 20, 2014
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A201
EXTERIOR ELEVATIONS
SOUTH BUILDING

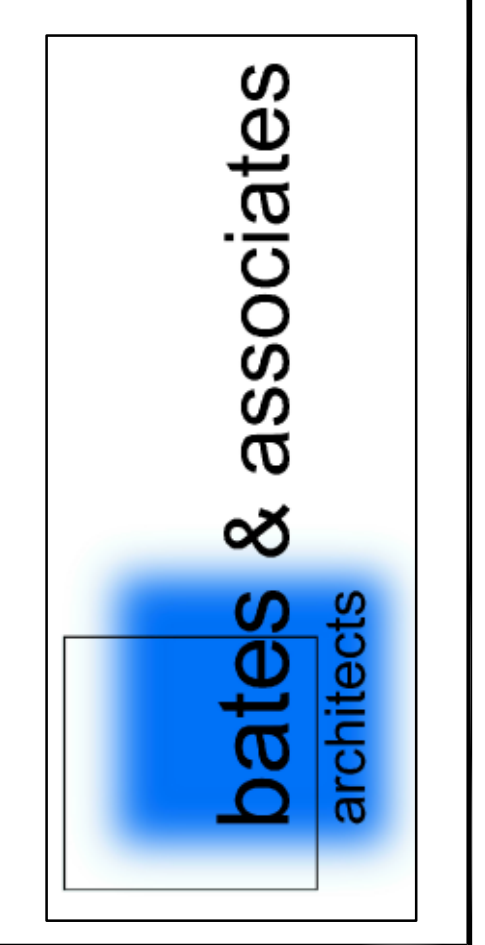
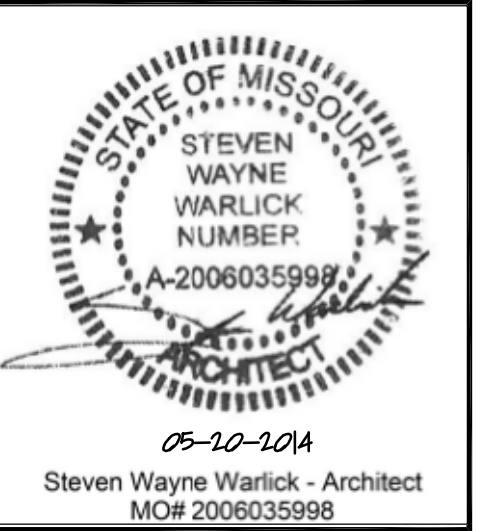


SECOND FLOOR PLAN - NORTH BUILDING



FIRST FLOOR PLAN - NORTH BUILDING

REVISIONS		
NO.	DATE	Revision Description



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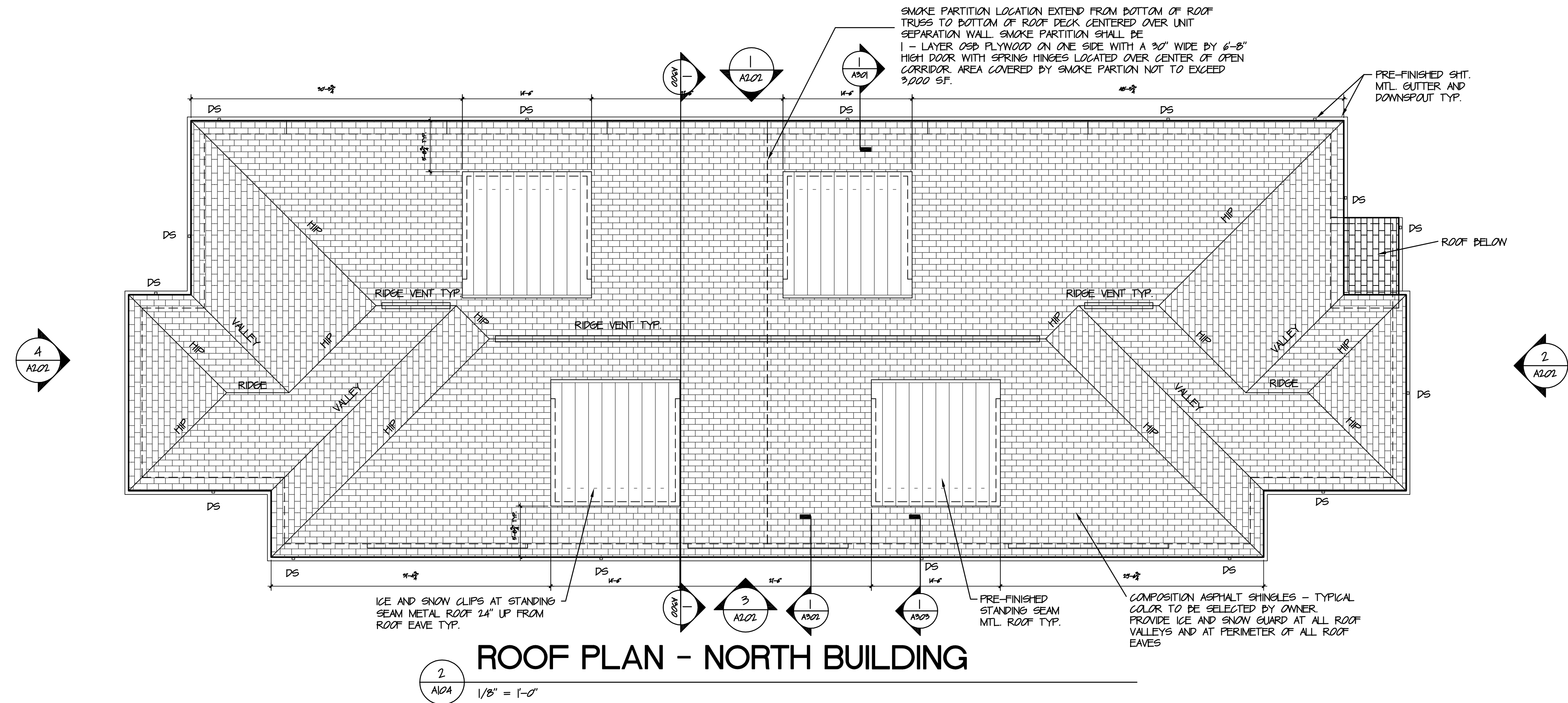
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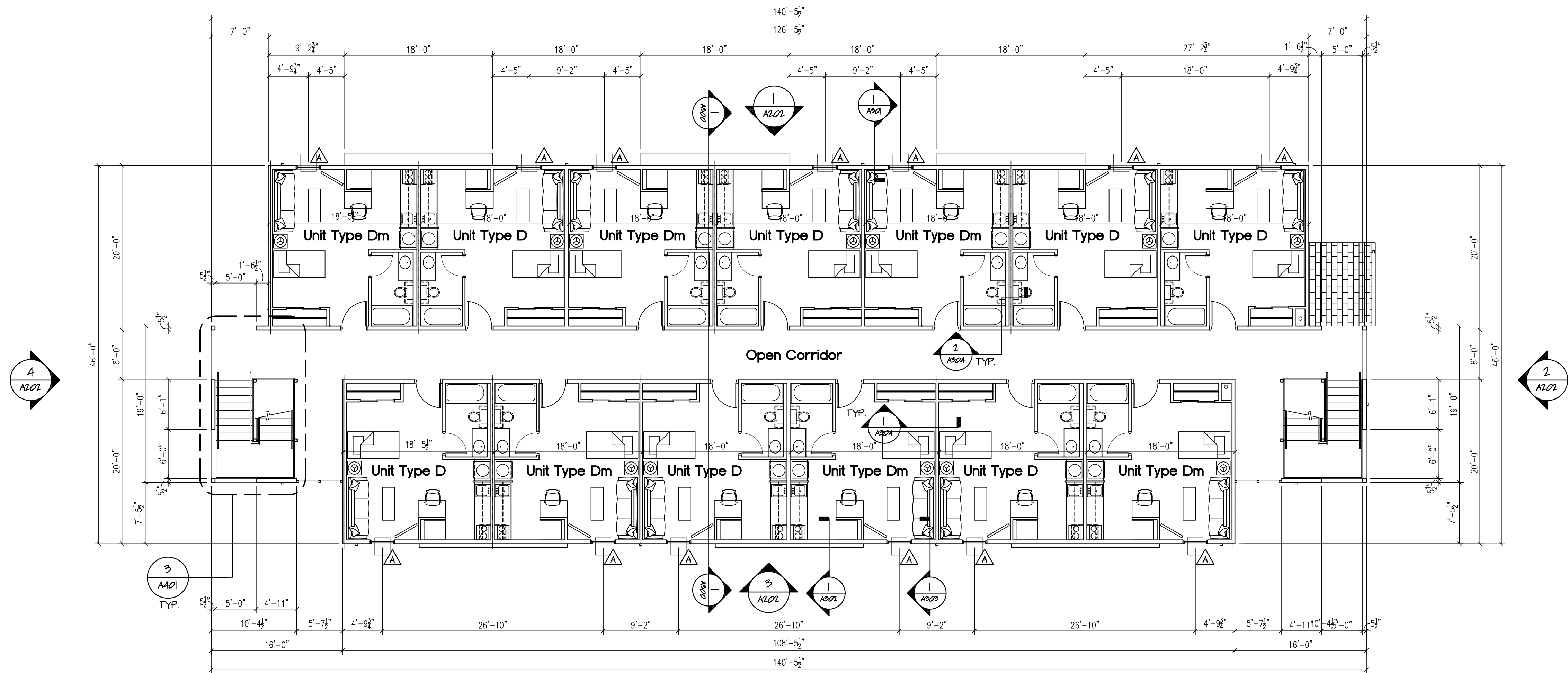
A103

1ST / 2ND FLOOR PLANS
NORTH BUILDING



ROOF PLAN - NORTH BUILDING

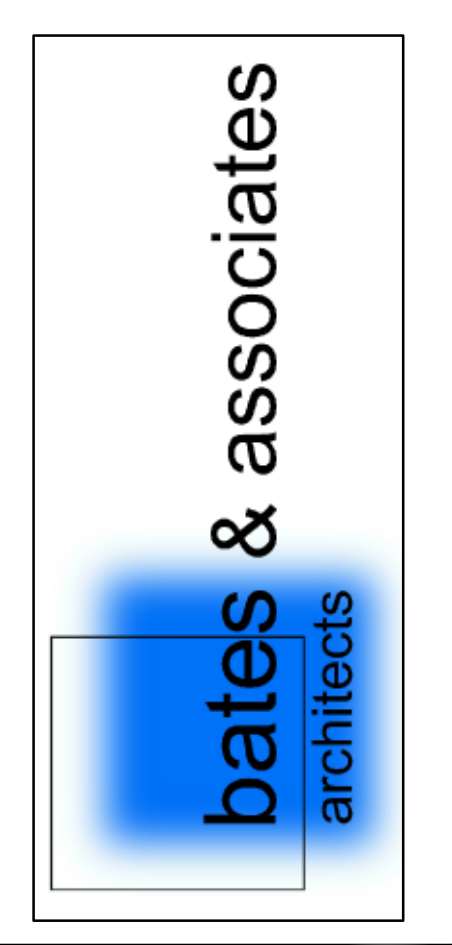
1/8" = 1'-0"



THIRD FLOOR PLAN - NORTH BUILDING

1/8" = 1'-0"

REVISIONS		
NO.	DATE	Revision Description



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Job Number: 02850
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A104
3RD FLOOR / ROOF
PLANS NORTH BUILDING

Blight Report and Redevelopment Plan

Historic Patterson House

1225 N. Benton Avenue

Springfield, MO

March 17, 2015

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EXHIBIT A

Map of Redevelopment/Rehabilitation Area

EXHIBIT B

Legal Description

EXHIBIT C

Bike Route Map

EXHIBIT D

Preliminary Site Plan

EXHIBIT E

Planned Development District No. 348

Blight Report

Historic Patterson House

I. General Description

The Land Clearance for Redevelopment Authority Law ("LCRA Law") is codified in Sections 99.300 to 99.660 of the Revised Statutes of Missouri. This law provides a mechanism for municipalities to address and eradicate "blighted areas" within the municipality and to encourage rehabilitation and redevelopment of blighted areas by private enterprise. Municipalities utilize the LCRA Law to incentivize private citizens to develop and improve properties that have, through neglect and deterioration, become an eyesore and nuisance.

The LCRA describes "blighted area" as follows (Section 99.320 of the Missouri Revised Statutes): "Blighted area", an area which, by reason of the (1) predominance of 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) retards the provision of housing accommodations, or (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;

Missouri Courts have found that when an area meets any one of the above five factors, that lead to any of the three conditions in the second half of the definition, then an area may be deemed "blighted." *Land Clearance for Redevelopment Authority of City of St. Louis v. Inserra*, 284 S.W.3d 641, (Mo.App.E.D. 2009).

This Blight Report and attached Rehabilitation Plan demonstrate that the described property (Redevelopment Area) has a predominance of: (2) insanitary and unsafe conditions, (3) deterioration of site improvements, and (5) existing conditions which endanger life or property by fire and other causes...

Which leads to:

(a) retardation of the provision of housing accommodations and (b) constitutes an economic and social liability, and (c) is a menace to public health, safety, morals, or welfare in its present condition and use.

Introduction

This Blight Report for 1225 N. Benton Avenue in Springfield, Missouri (aka "Blight Study") demonstrates that the subject property should be declared blighted so that the Developer, Historic Patterson House, LLC, a Missouri Limited Liability Company, will be provided incentives to invest private money to perform the historic redevelopment and restoration of the property. This study establishes that the property at 1225 N. Benton Avenue is a "blighted

area” according to the LCRA Law due to the preponderance of (1) deterioration of site improvements, (2) insanitary and unsafe conditions, (3) conditions which endanger life and property, and that, in its current condition the subject property is an economic and social liability and a menace to the public health, safety and welfare and fails to provide housing accommodations or any other economic use.

Background of Property

The developer is the owner of the Patterson House, 1225 N. Benton Avenue, Springfield, Missouri. The property is located in the Mid-town Historic District and is identified as a contributing property to the District on the National Historic Register of Historic Places.

Marvin Robards constructed the home at 1225 N. Benton Avenue. His two daughters, Mabel and Emily, helped design the home. Construction began in 1900 and was completed in 1904. Emily married local attorney, Orin Patterson in 1903. Emily and Orin were the first occupants of the Patterson house.

Orin’s brother, Roscoe, became a Congressman and U.S. Senator and lost re-election to Harry S. Truman in 1934. In 1939, after Orin passed away, the house was converted into six apartments; each with its own bathroom and kitchen. A member of the Patterson family occupied at least one apartment until June 2004, when Mary Lou Patterson, Orin and Emily’s daughter passed away. Over the past several decades the condition of the house has continued to deteriorate. The apartments have been vacant for at least the past eight years.

II. Development of the Redevelopment Area

The Redevelopment Area comprises approximately .51 acres (22,374 square feet) and takes up more than half of Planned Development 348. The developer intends to utilize partial real property tax abatement pursuant to Sections 99.300-99.715, RSMO, and State and Federal Historic Tax Credits to rehabilitate the Patterson House and convert the dilapidated structure into at least seven luxury boutique suites for overnight stay and other ancillary services as detailed in the Redevelopment Plan. The Redevelopment will be in line with the city’s overall plans for the area and improve the site. The “Redevelopment Plan” provides further details regarding the developer’s plans.

III. Evidence in Support of Blight

The Redevelopment Area is located across from Drury University on Benton Avenue. Drury University student housing is located immediately to the north and west of the Redevelopment Area. The Drury University Alumni Center is two doors south. Many of the properties surrounding the Redevelopment Area have been rehabilitated and represent promising growth and redevelopment in the area. Significant expense, however, will be required to rehabilitate the Patterson House. Without property tax abatement the costs to rehabilitate and redevelop the property cause the redevelopment to not be economically feasible.

The Redevelopment Area meets the definition of “Blighted Area” under section 99.320(3) of the Missouri Revised Statutes as evidenced by the information and photographs in this report.

A. Deterioration of Site Improvements

Construction of The Patterson House commenced in 1900 and was completed in 1904. Homes of this age require significant maintenance, repair, and upgrades. Missing and cracked foundation stones, rotting support columns, dilapidated and missing siding, gaping holes in soffit, missing and abandoned guttering and downspouts (lack of functioning guttering system causes moat around structure and water intrusion into fascia, soffit, walls and foundation), large holes in flooring, unsafe stairs, inadequate and unsafe electrical wiring and systems (100 amp service), exposed wiring, and missing and rotted handrails all evidence deterioration of Primary building components. There is water intrusion into the basement requiring significant repair and waterproofing of the foundation walls and repointing of foundation walls inside and out.

Deterioration to Secondary building structures is prevalent in peeling and rotting fascia and window frames, broken windows, broken doors requiring 2x4 bracing against inside of doors, missing and damaged drywall and plaster on ceilings and walls, missing and warped trim, insanitary bathroom fixtures, the abundance of accumulated debris, rotting walls in bathrooms, collapsing ceilings, severely peeling and chipping paint from all exterior wood surfaces and most interior framing of windows and other wood surfaces, damaged storm windows and ripped screens. The deterioration of site improvements is specifically described below and evidenced by corresponding photographs.

B. Insanitary and Unsafe Conditions

The Redevelopment Area exhibits insanitary and unsafe conditions both inside the structure as well as on the exterior around the site. Some of these conditions include inadequate structural support for porches, extremely insanitary toilets and bathrooms, exposed and outdated wiring, active knob-and-tube wiring, wiring evidencing rodent damage from squirrels, tripping hazards, and chipping paint which is likely lead-based. The developer is also having the ductwork tested for the presence of asbestos.

C. Conditions That Endanger Life or Property by Fire or other Causes

The age of the structure indicates, with a high degree of certainty, that there is a presence of lead-based paint that may create health hazards. Paint and other surfaces are chipping and peeling away on the Redevelopment Area. The active knob-and-tube wiring creates fire hazards and needs to be replaced.

A. Severe Paint Chipping

Paint has chipped from all exterior wood surfaces. Given the age of the home, some of the paint may contain lead. Photo is representative.



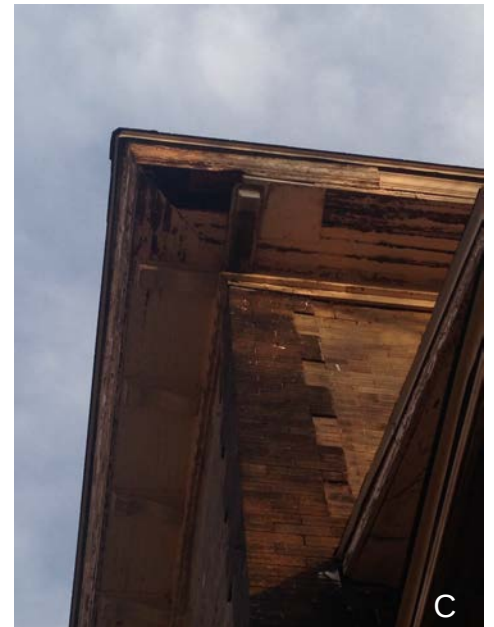
B. Structural Instability

This photo depicts shifting foundation stones under structural column supporting portico canopy and balcony.



C. Missing Soffit

Gaping holes in soffit allow squirrels, hornets and other vermin easy access to interior of structure.



D. Dilapidated Wood

Photo represents condition of wood surfaces falling from structure and becoming deteriorated due to lack of maintenance.



E. Failed Weather seal

Plastic bags used in effort to close gap between window sill and frame.



F. Mold

Lack of maintenance contributed to mold growth on portico balcony. Note also corroded iron handrail.



G. Broken Handrail

Broken handrail on stairs at north entry and accumulated debris poses public health and safety concerns.



H. Structural Instability

Unstable canopy at west entrance about to collapse



I. Inadequate support

Rear entry canopy supported by rotting uneven column resting upon unstable and unsupported chunks of masonry



J. Dilapidated Wood

Rotting wood windowsill represents deteriorated wood due to extended lack of maintenance



K. Piles of trash

Rotting carpets and accumulated construction trash presents public health and safety and contributes to unsightly mess



L. Inadequate support

Stairs supported by masonry with no mortar resting on bare ground presents unstable and unsafe conditions



M. Insanitary facilities

Extremely insanitary toilet in lower level presents public health and safety risks and reflects blighted condition of property



N. Rotten walls

Rotten walls above 3rd story tub, gaping holes in flooring and deteriorated walls reflect severe water damage



O. Missing flooring

Gaping holes in third floor flooring represent deterioration and safety issues



P. Bowing ceiling

Bowed ceiling on 3rd floor caused by inadequate support and severe water damage.



Q. Rodent Infestation

Evidence of squirrel infestation throughout home. Droppings along most windowsills, furniture, counters and floors. Photo depicts squirrel carcass in attic.



R. Improper support

Structural support column on brick wall with missing bricks



S. Exposed wiring

Electrical wiring hanging from porch structure reflects failures of electrical system and public safety concern



T. Missing foundation

Rubble stone failure at west exterior wall. Stones have fallen from foundation wall due to extended lack of maintenance



U. Dilapidated wood

Warped and dilapidated wood balustrade and chipping paint evidence extended lack of maintenance.



V. Rotten column

Support column at south porch, which also supports enclosed 2nd story porch, shows rot. Structural rehabilitation required



W. Bare Knob-and-Tube Wiring

Electrical Hazard created by bare knob-and-tube wiring in ceiling light box on second floor.



X. Failing stairs

Large chunks missing from deteriorated masonry stairs at front entrance



Y. Rotten balustrade

Wood balustrade above front porch has rotted and is about to collapse



Z. Failed siding

Broken and fallen siding and missing balustrade at second story enclosed porch



AA. Falling ceiling

Bead board ceiling on south enclosed porch has deteriorated and is falling.



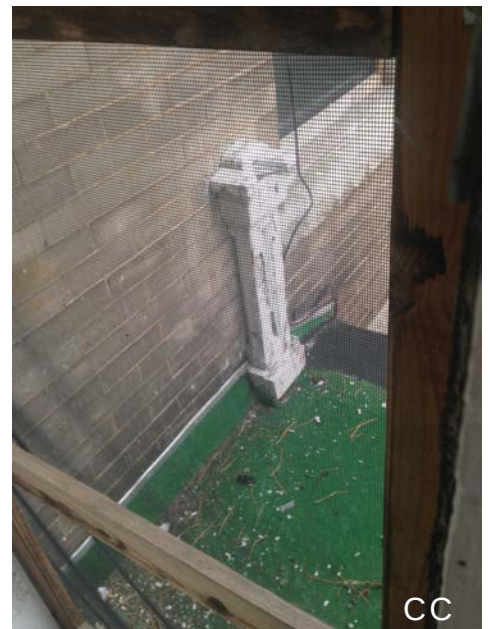
BB. Insulation piles

Piles of insulation evidences vermin infestation and poses health risks on second story veranda.



CC. Missing rail

Balustrade at south second story porch balcony has deteriorated and fallen from structure. Health and safety risk



DD. Chewed Wiring

Wiring in Third floor ceiling evidences rodent damage posing fire hazard.



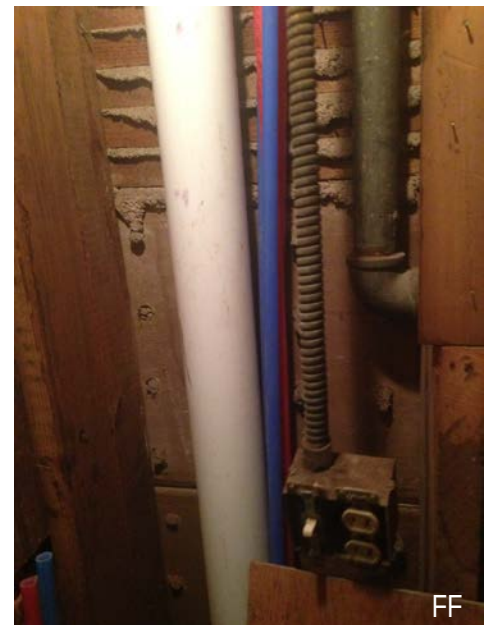
EE. Insanitary facilities

First floor restroom. Missing walls and rotting framing presents insanitary, unsafe and uninhabitable conditions



FF. Exposed utilities

Missing plaster exposes plumbing and electrical components to direct human contact presenting health and safety risks



GG. Pipe failure

Ceiling damage due to apparent cast iron pipe failure



HH. Plaster failure

Plaster ceiling collapse due to water intrusion or plumbing failure



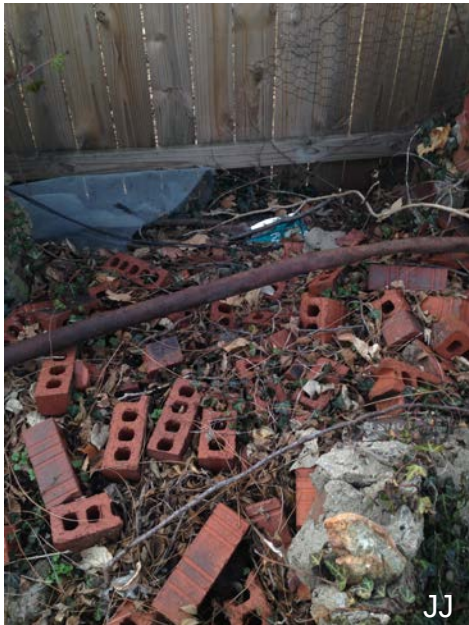
II. Missing walls

Third floor restroom. Missing sheetrock walls poses health and safety concerns and represents deteriorated conditions



JJ. Brick piles

Backyard has piles of bricks from remains of carriage house. Rusty pipes and debris present unsafe conditions



KK. Unstable wall

Collapsing carriage house wall structure is public safety concern



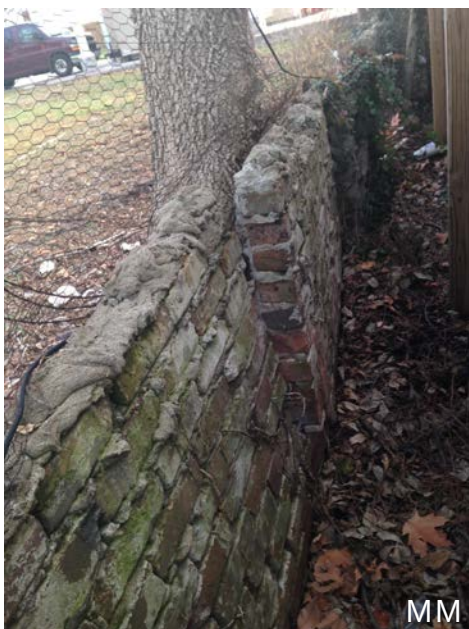
LL. Rusty fence

Broken rusty wire, including barbed wire, fence with broken posts is menace to public safety



MM. Failing wall

Wall from remains of carriage house on verge of collapse is threat to public health and safety



NN. Squirrel infestation

Squirrels have infested house structure and are accelerating damage and deterioration to structure and present public health and safety concerns



OO. Beer bottles

Area on west edge of Redevelopment Area invites vagrants and poses threat to public health and safety



JJ. Iron plumbing debris

Broken cast iron pipes
scattered in house



KK. Broken Glass

Broken glass evidence of
deterioration and lack of
occupancy



LL. Improper Bracing

Broom head braces ceiling
of sunroom



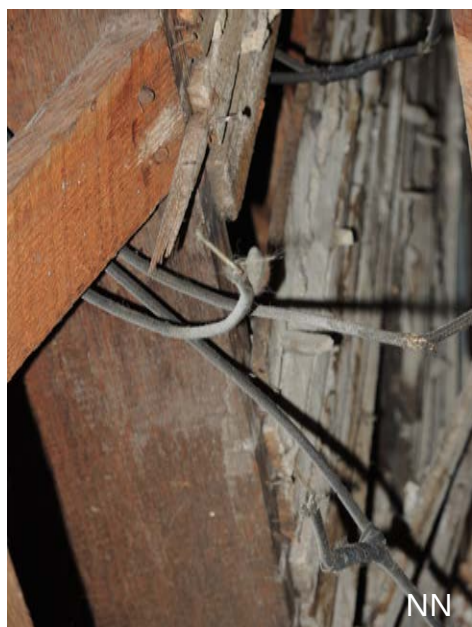
MM. Bare Wiring

Bare wiring exposed
throughout house including
missing fixtures and
receptacles.



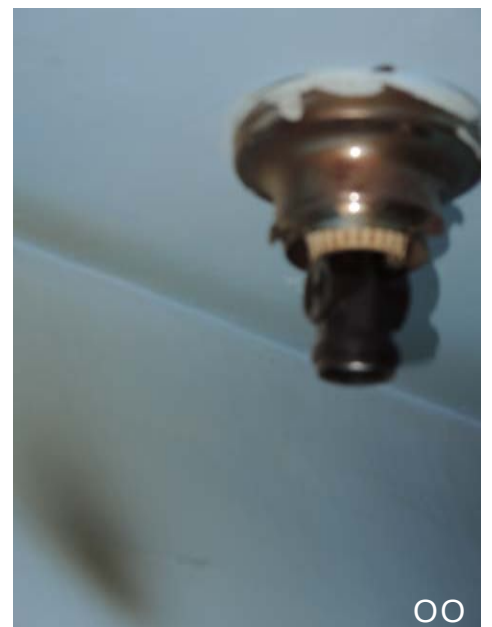
**NN. Bare Knob-and-
Tube Wiring**

This photo depicts bare
wiring in second story ceiling
likely chewed by rodents.
Fire hazard.



OO. Light Fixture

Improperly installed light
fixture too close to wall in
second story bathroom. Fire
hazard.



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

The above blighting conditions lead to (a) retardation of the provision of housing accommodations and (b) constitute an economic and social liability and (c) are a menace to public health, safety, morals, or welfare in their present condition and use.

A. Retardation of the Provision of Housing Accommodations

The Redevelopment Area currently consists of one two and a half story house with a basement. The house is vacant, and has been for approximately ten (10) years, likely due to its blighting conditions. These blighting conditions are retarding the provision of Housing Accommodations or other appropriate use of the Redevelopment Area.

B. The Redevelopment Area is an Economic and Social Liability

In its current condition and use, as indicated by the blighting factors above, the Redevelopment Area is an economic and social liability to the community. Nearby properties are adversely affected by the lack of investment into the Redevelopment area which has allowed it to deteriorate to an unsightly and unsafe condition. Not only does the blight negatively burden the economics of the area, it also creates social liability. Unless the blight is remedied soon, the continued deterioration of the area will become an attraction to vagrants and criminals and will negatively impact the societal welfare of the community.

C. The Redevelopment Area is a Menace to Public Health, Safety, Morals and Welfare

The Redevelopment Area has high pedestrian and bicycle traffic due to its proximity to Midtown Historic District, Drury University, and Ozarks Technical Community College. Dozens of residential units housing a high proportion of young college students are within view of the Redevelopment Area. Many live in student housing on Calhoun Street, or in one of the buildings bordering the Redevelopment Area on both the north and west. The high pedestrian and bicycle traffic increase the risk of persons being affected by the public health, safety, and welfare concerns identified above. The presence of chipping paint which likely contains lead, tripping hazards, structural deterioration, missing handrails, insanitary conditions, and exposed wiring all pose a risk to public health and safety.

The Redevelopment Area also poses a menace to public health and safety by fire risk due to its inadequate and outdated electrical system that has been severely compromised by rodent damage. It also creates an attractive nuisance to persons who are looking for trouble or are otherwise not interested in making the community safe.

V. Conclusion

The Redevelopment Area suffers from so much deterioration in site improvements as well as insanitary and unsafe conditions and conditions that endanger life and property that it is clearly an economic and social liability and a menace to public health, safety, morals, and welfare. These conditions qualify the Redevelopment Area as "blighted" as defined in section 99.320(3) of the Missouri Revised Statutes, and the City of Springfield should declare the Redevelopment Area blighted. The Redevelopment Plan cures the blight, eliminates the insanitary and unsafe conditions and conditions that endanger life and property and develops the Redevelopment Area in accordance with Planned Development No. 348, which will provide a positive economic and social boost to the community.

Redevelopment Plan

Historic Patterson House Redevelopment Area

I. Introduction

Historic Patterson House, LLC, a Missouri limited liability company (the “Developer”), has prepared the following plan (the “Redevelopment Plan”) for the rehabilitation and redevelopment of the 0.51 acres in Springfield, Missouri. The Redevelopment Plan proposes to redevelop the Redevelopment Area (as defined below) by rehabilitating the existing multi-family housing structure into a food & drink establishment, herein referred to as a “restaurant”, and an inn in accordance with Planned Development District No. 348, herein referred to as “boutique suites”. Real property tax abatement will be utilized to encourage redevelopment.

II. Background

The Developer acquired the property within the Redevelopment Area, the Patterson House, 1225 N. Benton Avenue, Springfield, Missouri, in February of 2015. The property is located in the Mid-town Historic District and is identified as a contributing property to the District on the National Historic Register of Historic Places.

Following purchase of the property, the Developer plans to rehabilitate the property, repairing and reversing disrepair that has occurred over time, removing recent architectural additions that are not in keeping with the historic character of the property and rehabilitating the second and third floor apartments to better accommodate the proposed uses of the property.

The Patterson House, constructed between 1900 and 1904, was originally designed as a single family residence. In 1939, the Patterson House was converted to multi-family use with six apartments; each with its own bathroom and kitchen. The house is the only existing structure located within the Redevelopment Area.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The Redevelopment Area is located on approximately 0.51 acres and is situated on the west side of Benton Avenue between E. Webster Street and E. Calhoun Street in the city of Springfield, Missouri (the “Redevelopment Area”). A map indicating 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. The Redevelopment Area is part of a larger project, Planned Development District No. 348, which includes the adjoining property to the south, the Hawkins House at 1215 N. Benton Avenue.

The Redevelopment Area is limited to the property at 1225 N. Benton Avenue because there is not a preponderance of blight on the 1215 N. Benton property.

IV. Need for Redevelopment

A. Mid-Town Plan

The Redevelopment Area is located in the Mid-town Historic District and is specifically referenced in the Mid-Town Plan and the Mid-Town Design Guidelines for Exterior Rehabilitations. Pages 15-16 and Map 5 in the Mid-Town Neighborhood Plan discusses the expansion of institutional uses, particularly Drury University to the west along Benton Avenue. Although this project is not an expansion of Drury University, it is a supporting use. The Mid-town Plan identifies the Redevelopment Area as appropriate for acquisition and commercial use by Drury University. The Mid-town Design Guidelines for Exterior Rehabilitations, June, 1989, prepared as part of the successful application to the United States Secretary of the Interior to obtain Historic District designation for Mid-Town, states: "Adaptive reuse is a preservation concept that has been effectively used for preserving historic structures. This concept involves changing the original use and adapting the structure to a new use... There are several structures for which adaptive reuse would be an appropriate tool for preserving the historic building. These houses are located west of Drury College..."

B. Mid-Town Urban Conservation District

The Redevelopment Area is currently located in Area A, also known as the Benton Avenue Area, of the Mid-Town Urban Conservation Area (UCD). The Mid-Town UCD is recognized as a special overlay zoning district by the *City of Springfield, Missouri Zoning Ordinance*, herein referred to as the *Zoning Ordinance*. As part of the rezoning to Planned Development District No. 348, the Redevelopment Area will be removed from Area A and added to Area E of the UCD. Area E is an unclassified subarea of the UCD that is only subject to the general UCD regulations outlined in Section 3 of the UCD.

This district, designated as a UC or Urban Conservation District under section 4-2300 of the Zoning Ordinance was established to work in conjunction with other zoning districts to promote "the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment (section 4-2302)."

The objectives of the proposed Redevelopment Plan are ideally aligned with the purpose of the Urban Conservation District. This purpose is outlined in Section 4-2302 of the *Zoning Ordinance* as follows:

To identify physical, social and economic resources within the urban environment that are worthy of conservation;

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 accommodation of desirable change;

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 fostering financial assistance and other economic development programs;

To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels;

To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas;

To foster harmonious, orderly and efficient growth, development and redevelopment; and

To aid in the prevention or elimination of slums or blight.

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

The Redevelopment is closely aligned with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield- Greene County Comprehensive Plan adopted in November 2001.

Growth Management Plan

Objective 2, Sustainable Growth (Page 18-5 of the GMLUP) - "Springfield and Greene County should seek sustainable growth by investing in established areas, carefully planning new neighborhoods, providing attractive public amenities, and protecting environmental resources."

Investment in Established Areas

The Redevelopment Area is located in a neighborhood that predates the 20th century. It is located in the heart of the Mid-Town Historic District, is surrounded by student housing for Drury University and is located directly across from Drury University campus. The proposed redevelopment would invest in a previously underinvested property in a well-established area of the community, helping to further stimulate new and continued investment in nearby properties.

Objective 9, Activity Centers (Page 18-6 of the GMLUP) - "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and

public investments should promote additional or new employment..." "Design should emphasize mixed- and multiple-use development, attractive public spaces, and high-quality site planning and architecture." " Activity Centers should be linked to the bicycle and linear open space networks."

The Redevelopment Area is located in the Center City Activity Center which is designated as a major Activity Center. This area includes Downtown, Walnut Street, Missouri State University (identified as SMSU), Government Plaza, Commercial Street, Drury University (noted as Drury College) and Evangel University (also noted as Evangel College).

Reference Page 18-30 of the GMLUP

Promotion of Additional & New Employment

As proposed, the Redevelopment Area encourages new employment in the Activity Center with its addition of a restaurant and boutique suites.

Emphasis on High-Quality Site Planning & Architecture

The Developer is proposing the redevelopment of a recognized Historic property in the Mid-Town Urban Conservation District. Redevelopment of the property will preserve high-quality architecture from another era, providing enjoyment for future generations and an important link to our past. In redevelopment of the property, the developer will take care to conserve the historic integrity of the site and will provide high-quality site planning and landscaping.

Reinforcement of Alternate Transportation Routes

The Redevelopment Area creates diversity in development by boasting a restaurant and luxury boutique suites which are very rare near Drury University and throughout the Mid-Town Historic District. Diversity of services in the area encourage pedestrian and alternate transportation methods. Located near established north-south and east-west bicycle routes, the Area also encourages the use of bicycle transportation.

See Exhibit C for location of major north-south and east-west bicycle routes.

Land Use Plan

Objective 14, Reinvestment is summarized on Page 18-45 of the GMLUP: "The City of Springfield and Greene County should promote continuous public and private reinvestment to ensure that established neighborhoods remain attractive places to live."

In spirit with Objective 14 of the Land Use Plan, allowing real property tax abatement for the Redevelopment Area promotes private reinvestment in the

Redevelopment Area. Removal of the blight enhances the sense of neighborhood, preserves historically & architecturally significant buildings, and helps to ensure that the Midtown Historic District remains an attractive place to live.

Reference Page 18-51 through 18-52 of the GMLUP

Maintaining Traditional Urban Character (Section 18-52 of the GMLUP)

The Redevelopment Area reinforces many of the Actions outlined on Page 18-52 of the GMLUP.

Action 1, Mixed-Use Areas (Page 18-52 through 18-53 of the GMLUP)

The proposed restaurant which will be located within the Planned Development on the property adjacent to the south of the Redevelopment Area hopes to serve area both residents and employees of nearby institutions and businesses. This service is complementary to the goal of a “mutually supportive commercial” activity and “pedestrian-friendly gathering place(s)”. In addition, the Redevelopment Area will provide rear parking which also aligns with the Action’s goal to accommodate automobile transportation while promoting pedestrian and alternative forms of transportation.

Action 4, Neighborhood Preservation (Page 18-53 through 18-54 of the GMLUP)

In the spirit of maintaining the character of the Mid-Town Historic District, the Developer will strive to preserve and rehabilitate the historic character of the property.

D. Objectives of the Center City Plan Element of the City’s Comprehensive Plan

According to the *Center City Plan Element* of the Springfield Greene County Comprehensive Plan, the Redevelopment Area is located within Center City. The Redevelopment Area is located adjacent to two of the primary areas within Center City: the Government Plaza & Central Street Corridor and the Drury University Campus.

The *Center City Plan Element*, adopted May 1998, provides the following vision for historic preservation: “Center City will preserve and enhance the public and private historic landmarks and “celebrate the heritage” and history of Springfield.” (Page 1-3 *Center City Plan Element*)

Developer intends to preserve the historic and architectural significance of the property. Investment in the Redevelopment Area will include significant repair to the degraded and deteriorating façade. The now vacant property will be reinvigorated with life allowing locals and visitors alike to enjoy the rehabilitated property.

The *Center City Plan Element* provides the following observation about historic resources in Center City:

“Historic Resources – Renovation and adaptive re-use of Center City’s fine, older buildings will be made a priority. These structures help make Center City special and different, cement the community’s emotional attachment to the area, and offer economically attractive spaces for start-up businesses and cultural organizations that cannot be duplicated elsewhere. They are a special resource in the revitalization of Springfield, as in many other American cities.” See page 1-4.

The rehabilitation and adaptive re-use of the historic Patterson House, as proposed in the Redevelopment Plan, will save one of Center City’s fine older buildings that make Center City special and different. The proposed uses of the Redevelopment Area set forth in the Planned Development District No. 348, a copy of which is attached hereto as Exhibit E and incorporated herein by reference, provides an opportunity to offer economically attractive spaces for start-up businesses.

The project, being a historic rehabilitation, is congruent with the vision for Center City as found in the *Center City Plan Element*, which states: “Center City will preserve and enhance the public and private historic landmarks and “celebrate the heritage” and history of Springfield.” (page 1-3). Although the Patterson House is not recognized locally as a Landmark, but rather a historic site, proposed rehabilitation is keeping with the spirit of the Plan and will preserve a historically and architecturally significant structure in Center City.

The *Center City Plan Element*, Item 2, page 5-4, suggests that the Government Plaza District be developed predominately with buildings for local government, education, and other public services. It goes on to say that commercial buildings should be secondary and supportive. Although the redevelopment area and Drury University are located just outside Government Plaza, the proposed reuse of the Patterson House will be in keeping with this recommendation by functioning as a supportive and secondary use.

Center City Plan Element, page 2-12, item 5, states:

“Underutilized Historic Resources. Center City has a sizable collection of older residential and commercial buildings that can be used to establish a strong position in those markets which desire or prefer a historical setting. The Midtown Historic District... Drury College and other locations represent historical resources that evoke strong emotional responses from the community. They are Center City’s greatest asset and tool for revitalization.”

V. Redevelopment Plan Objectives and Strategies

The primary objectives of the Redevelopment will be to (a) cure blight, specific to the site and the surrounding neighborhood, that is a social and economic drain on highly invested areas in the Mid-town Historic District and other areas of Center City, and to (b) develop a project that stays true to the intent of the Springfield-Greene County Comprehensive Plan in the following ways:

- Rehabilitating blighted apartments in favor of diverse and appropriate adaptive reuse.
- Activating a previously vacant property.
- Providing further diversity of development in the Mid-Town Historic District and Center City by providing a restaurant and boutique suites.
- Providing an urban option that appeals to modern lifestyles by incorporating a neighborhood restaurant which caters to Drury students and personnel, local businesses and residents, and suites which cater to parents of university students, wedding parties for Stone Chapel weddings, adjunct and visiting professors, business and government sector travelers and persons interested in staying in historic homes.
- Promoting pedestrian and bicycle transportation in Center City along the corridor between Commercial Street and the Government Plaza/Central Street Corridor and around Drury University.

VI. Land Use Plan

A. Former and Existing Land Use

The Redevelopment Area currently consists of one (1) single family home which was converted into six apartments in 1939. The apartments have been unoccupied for about ten (10) years.

The foundation of a carriage house and parts of the carriage house wall remain upon the west edge of the Redevelopment Area.

B. Proposed Land Use

The Patterson House will be redeveloped as part of a larger project that includes the adjoining property immediately south of the Redevelopment Area at 1215 N. Benton Ave. The 1215 property is not included in this Redevelopment Plan because it lacks a preponderance of blight. Both properties are located within the proposed Planned Development District No. 348, which will allow the development of up to 14 luxury boutique suites offering overnight accommodations, an eating and drinking establishment, and other uses ancillary to the operation of the suites and restaurant. The current design for the Patterson House contemplates constructing up to eight boutique suites as part of an adaptive reuse of this historic structure.

Planned Development District No. 348 also provides the opportunity for Developer to reconstruct the carriage house, with open bays for parking, at a future date. This Redevelopment Plan allows the future construction upon the west edge of the Redevelopment Area of carriage house/parking bays that reflect the historic character of the original carriage house.

*A preliminary site plan reflecting the proposed land use is attached as **Exhibit D** and incorporated herein. As discussed above, the adjacent 1215 property is not part of the Redevelopment Plan and is not seeking Real Property Tax abatement.*

C. Existing and Proposed Zoning

The property is currently zoned as Medium-Density Multi-Family Residential (R-MD). The Redevelopment Area is a part of proposed Planned Development District No. 348, a copy of which is attached hereto as **Exhibit E** and incorporated herein by reference, which proposes to develop the Redevelopment Area and the adjacent house at 1215 N. Benton Avenue, currently zoned single-family residential, to allow the operation of a restaurant and an Inn with up to fourteen (14) luxury boutique suites.

D. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Local and State Codes and Ordinances. The Redevelopment shall also be redeveloped in accordance with proposed Planned Development District No. 348. The regulations for said District are attached hereto as Exhibit E and incorporated herein by reference.

VII. 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

The Developer acquired the land within the Redevelopment Plan in February of 2015 and is scheduled to acquire the adjacent, 1215 N. Benton, property, which is within the Planned Development District No. 348 but not within the Redevelopment Plan, on March 31, 2015.

C. Financing

The developer is utilizing Historic Tax Credit financing and Real Property Tax Abatement to finance the project.

D. Disposition of the Property

No disposition of property is proposed within the Redevelopment Area.

E. Redevelopment Schedule and Estimated Date of Completion

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

- Preconstruction (including, but not limited to, plan review and permitting): late Spring/early Summer of 2015
- Redevelopment and Construction: Summer and Fall of 2015
- Completion of Redevelopment/Occupancy: December 2015

F. 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.

G. 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.

VIII. Other Provisions

A. Compliance with General Plans

The Redevelopment Plan, as described herein, conforms to state and local codes and regulations, the Mid-Town Neighborhood Plan, proposed Planned Development District No. 348 as attached hereto and incorporated herein as **Exhibit E**, and the objectives of the applicable Activity Centers as described in the City's Growth Management and Land Use Plan (GMLUP).

B. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law and the proposed Planned Development District No. 348, attached hereto as Exhibit E.

C. Public Facilities

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

IX. 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. Modification of Planned Development District No. 348 shall not operate alone to modify this Redevelopment Plan. The Redevelopment Plan cannot be modified by a zoning change to the Planned Development District No. 348. Rather, the Redevelopment Plan may only be changed or modified in accordance with this section through application to the Land Clearance for Redevelopment Authority.

Redevelopment Plan Exhibits

Exhibit A

Map of Redevelopment Area

Exhibit B

Property Description

Exhibit C

Bike Route Map

Exhibit D

Preliminary Site Plan

Exhibit E

Planned Development District No. 348

Exhibit A

Map of Redevelopment Area

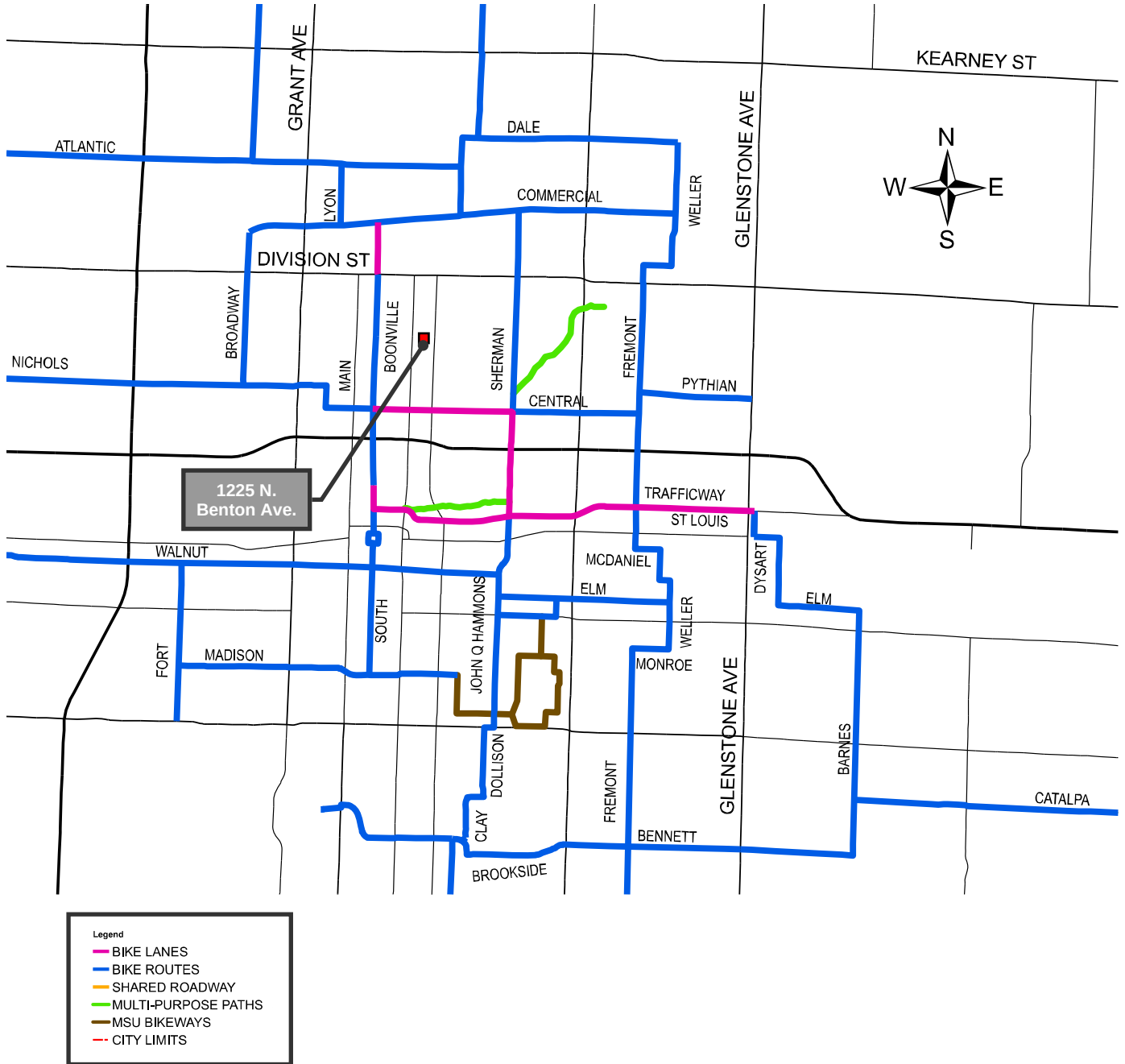


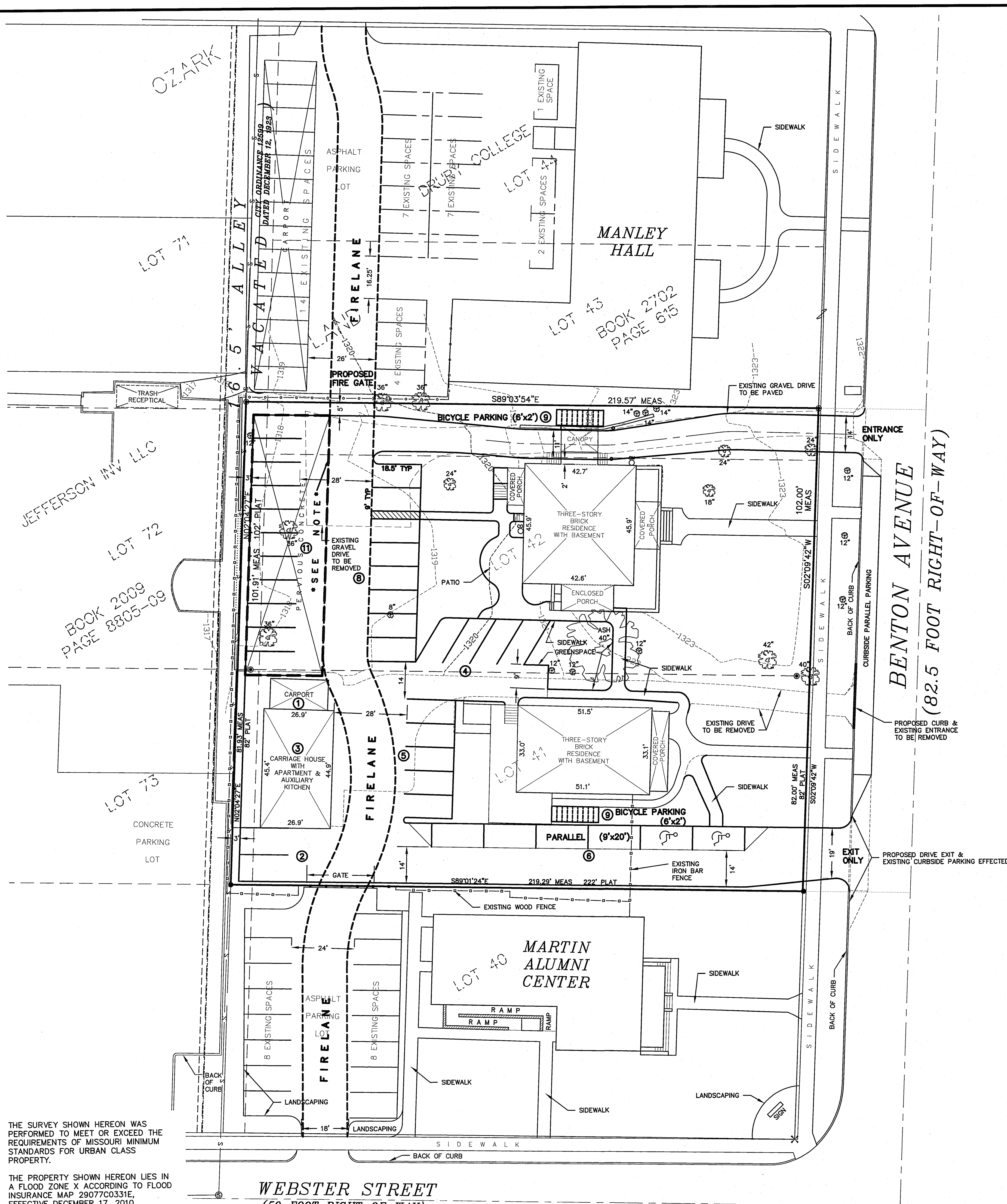
Exhibit B
Legal Description of Redevelopment Area

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

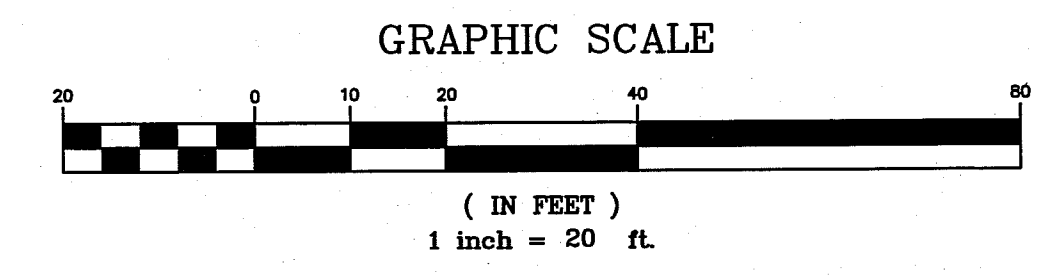
Exhibit C
partial image of
Springfield Bicycle Route Map



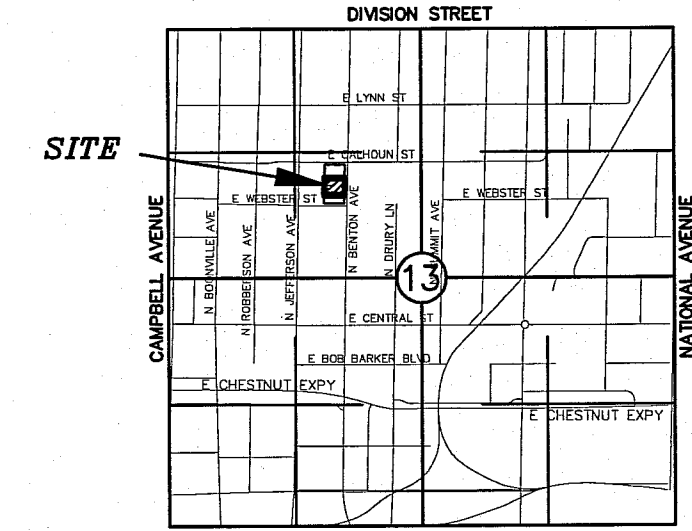


PLANNED DEVELOPMENT SKETCH PLAN

EXHIBIT 2



GRID NORTH
MISSOURI STATE
PLANE,
CENTRAL ZONE
NAD83



LOCATION MAP
SECTION 13
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
- ⊗ = CROSSCUT IN CONCRETE
- ⊗ = CLEANOUT
- ⊗ = DECIDUOUS TREE
- S— = SANITARY SEWER LINE
- X—X— = CHAIN-LINK FENCE
- = WOOD FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▩ = GRAVEL
- ⬡ = APPROXIMATE LOCATION *SEE NOTE*

NOTE
APPROXIMATE FUTURE CARRIAGE HOUSE LOCATION.
FINAL LOCATION AND DIMENSIONS ARE TO BE DETERMINED AND SUBJECT TO CHANGE.
FINAL PLANS TO BE APPROVED BY ADMINISTRATIVE REVIEW COMMITTEE.

PROPERTY DESCRIPTION

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

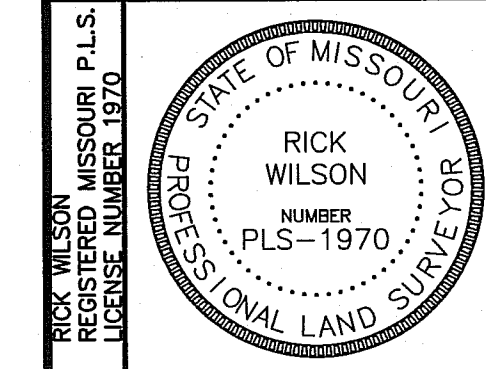
SOURCE OF DESCRIPTION

BOOK 2007 PAGE 56679-07
HOGAN LAND TITLE COMMITMENT NO. 1411011
EFFECTIVE DATE: OCTOBER 31, 2014

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT
SURVEY BY L.A. WEEKS
DATED OCTOBER 21, 1953
SURVEY BY WILSON SURVEYING CO., INC.
DATED DECEMBER 14, 1991
DEEDS AS SHOWN

TOTAL PARKING SPACES
REGULAR: 38
HANDICAP: 2
BICYCLE: 18
TOTAL AREA
0.93 ACRES
40,350 SQ. FT.
GREENSPACE
13,447 sq. ft.
33.3% GREENSPACE



THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY.
THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0331E, EFFECTIVE DECEMBER 17, 2010.

PRINTS ISSUED	DATE

ISSUED FOR CONSTRUCTION
DATE: _____

REVISION DATE	MK.

WILSON SURVEYING CO. INC.
Surveying / Engineering / Land Planning
2012 S. STEWART AVENUE
SPRINGFIELD, MO. 65804
TEL: (417)522-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

PREPARED FOR
HISTORIC PATTERSON HOUSE LLC
1225 N BENTON AVENUE
SPRINGFIELD, MISSOURI

DRAWN BY	MSB
CREW CHIEF	GGB
CHECKED	RW
DATE	MARCH 31, 2015
SCALE	1"=20'
JOB NO.	14237
DRAWING NO.	WD-104-807
SHEET	
1 OF 1 SHEETS	

EXHIBIT E

Requirements and Standards Applicable to Planned Development District 348

Introduction

This planned development will facilitate the historic rehabilitation of the two primary historic buildings located on adjacent properties in the heart of Springfield, Missouri, and their development into an Inn and restaurant, following the guidelines promulgated by the United States Secretary of the Interior for the Rehabilitation of Historic Properties. The south property, hereinafter referred to as the "Hawkins House", is located at 1215 N. Benton and totals approximately 0.39 acres. The north property, hereinafter referred to as the "Patterson House", is located at 1225 N. Benton and totals approximately 0.51 acres. The two properties make up the entirety of the Planned Development.

Background

Both the Patterson House and the Hawkins House are located within the Mid-town Historic District and are identified as contributing to the District on the National Historic Registry.

The Patterson House, constructed between 1900 and 1904, was originally designed as a single-family residence. In 1939, the home was converted into apartments. The Hawkins House, built in 1907, was originally designed as a single-family residence. Over time, the property was converted from a single-family residence into medium density housing utilized by the Sigma Pi fraternity at Drury University. More recently, the Hawkins House was converted back into a single-family residence and a one-and-a-half story carriage house was constructed on the northwest corner of the lot. In total, there are three building structures currently located within the Planned Development. Both the Hawkins House and the Patterson House are identified as contributing to the Mid Town Historic District.

Application

Building or other permits cannot be issued for development permitted by this planned development, nor can any changes be made to this property, until the final development plan is approved in the manner described at the end of this document.

Intent

The intent of this Planned Development is set forth in the Introduction and Background sections above and shall conform to the Landmarks requirements set forth herein.

Definitions

The definitions contained in the City of Springfield, Missouri Zoning Ordinance apply except where terms are defined in this section or in the Uses Permitted section below.

For the purposes of this ordinance, the following definitions shall apply:

BED AND BREAKFAST: A dwelling, or portion thereof, that contains guest rooms where short-term lodging, with or without meals, is provided for compensation.

FLOOR AREA GROSS: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the exterior walls, but not including parking or loading spaces for motor vehicles. The gross area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, and lobbies. It shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

IMPERVIOUS SURFACE AREA (ISR): The portion of the site covered by surfaces which do not absorb rainwater, including buildings, roads, sidewalks, patios, parking areas and any other paved area.

$$\text{ISR} = \frac{\text{AREA COVERED BY IMPERVIOUS SURFACES}}{\text{TOTAL SITE AREA}}$$

Uses Permitted

A. The following uses shall be permitted in the Planned Development:

1. Single-family-detached dwellings
2. Accessory Uses as permitted in section 5-1000, accessory structures and uses.

B. The following commercial uses shall be permitted within the Planned Development:

1. Eating and Drinking Establishments Use Group. Establishments primarily engaged in the sale of prepared foods and/or beverages for on-premise consumption. Typical uses include restaurants and coffee shops. Drive-up windows, Drive-in and drive thru facilities are NOT allowed.
2. Bed and Breakfasts. Establishments providing lodging available to the public on a daily basis. Typical uses include bed and breakfasts and activities normally accessory thereto such as incidental retail sales, offices, restaurants, bars, spa services, art sales and recreation facilities intended for the convenience of guests.
3. The carriage house on the south lot may have an apartment and offices incidental to the operation of the Bed and Breakfast and Restaurant. The carriage house may also be used as guest suites or as a kitchen incidental to the operation of the restaurant.
4. Accessory uses as permitted by section 5-100. Accessory structures and uses.
5. Should either the Hawkins House or the Patterson House, or both, be damaged by fire or natural disaster then: a. the structure(s) shall be restored to maintain their significant features consistent with the most recent rehabilitation plans approved by the State Historic Preservation Office; or b. the structures shall be completely rebuilt to their original plans; or c. should it not be possible to repair or rebuild in a manner that complies with these requirements, the use of the property shall revert to single family residential uses.

Historic District and Landmarks Compliance

- A. All modifications and uses of Contributing Buildings within the Planned Development shall retain the historic character of the existing structure. Additionally, the goals of historic rehabilitation shall be met and any exterior modification to the property must be consistent with the Secretary of Interior's Standards for Rehabilitation. A Certificate of Appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work within the Planned Development except for ordinary maintenance and repair:

1. Any construction, alteration, or removal affecting the exterior of a site or structure that requires a building or demolition permit from the City of Springfield including but not limited to the construction of new structures;
 2. A material change to the exterior appearance of existing structures including but not limited to additions, reconstruction or alterations, which affects a significant exterior feature of a structure as specified in the materials attached to the ordinance designating the properties in this Planned Development as contributing to the Midtown Historic District.
 3. Any action resulting in the application of paint to a previously unpainted brick or masonry exterior surface or the application of stucco or siding;
 4. The construction or enlargement of a driveway or parking area or erection of fencing;
 5. Work by the City of Springfield or any of its agencies or departments which would require a Certificate of Appropriateness if undertaken by a private citizen and any Public Improvement Project, which, in the opinion of the Director of Planning and Development would affect the Midtown Historic District.
 6. The placement or construction of any building one hundred (100) square feet or less in size within the Planned Development, with the exception of gazebos, pergolas, and green houses, and structures associated with the temporary use of street festivals so long as said structures are removed at the expiration of the applicable use permit issued by the Director of Building Development Services; and
 7. A material change to the interior appearance of existing structures, including but not limited to additions, reconstruction, or alterations, if a significant interior feature of a structure was listed in the nomination for the Midtown Historic District.
- B. Administrative Review. A person who is required to obtain a Certificate of Appropriateness shall submit an application to the Director of Planning and Development, hereinafter referred to as Director. Persons desiring to perform work on structures or parcels designated as Historic Landmarks or located within a Historic District are required to contact the Director in order to determine if certificate is required. If the application is for work that will have no effect on exterior architectural details or is one of any number of items that the Landmark Board has designated for action, then the Director shall review the application and issue or deny a Certificate of Appropriateness. Such certificate shall be in addition to all other permits required by the City. If the request is within the Director's jurisdiction and is denied by the Director, the applicant may appeal such decision to the Landmarks Board. Permits required by the City involving items requiring a Certificate of Appropriateness shall not be issued by the City until the Director has issued said certificate, has issued a Certificate of Economic Hardship, or in the event of demolition being refused, the requisite time period has expired. If the Director determines that the application is for action not designated for administrative review, then the Director shall submit the application to the Landmarks Board. The Director may require as a condition of processing the application that the

applicant submit information as determined by the Director. The Director shall also have the authority to refer any building or demolition permit application for structures within the Planned Development to the Landmarks Board for the sole purpose of review and comment when, in his opinion, the proposed improvements would have a significant adverse impact on the Midtown Historic District.

- C. Landmarks Board Review and Action on Certificates of Appropriateness. Applications for Certificates of Appropriateness must be complete and be received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing Applicant shall post signs on the property being considered indicating the proposed action and the time, date, and place of the hearing. The applicant must comply with standards and procedures provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section. The Landmarks Board shall review the application and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this section. If the certificate is denied, no permit for the work shall be issued and the applicant shall not proceed with the work. The Landmarks Board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.
- D. Review Criteria. The Landmarks Board in considering whether or not to issue a Certificate of Appropriateness shall be guided by the general purpose of this section and the following:
 - 1. The Secretary of Interior's Standards for Rehabilitation as listed below.
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible,

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- 2. Any design guidelines or standards that the Landmarks Board may establish and adopt.
 - 3. For new construction, the Landmarks Board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this section to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.

F. Work Required to Conform with Certificate of Appropriateness. Work performed pursuant to the issuance of a Certificate shall conform to the requirements of such certificate, if any. The Director of Building Development Services shall inspect from time to time any work performed pursuant to a certificate to assure such compliance. In the event that such work is not in compliance, the Director of Building Development Services shall issue a stop work order. A certificate shall become void unless construction is commenced within one hundred eighty (180) days of date of issue. All City licenses shall be issued on condition that the person owning or occupying the premises will comply with conditions, if any, in the certificate.

G. Applicant's Action if Application is denied. In the event that a certificate is denied, the applicant may:

- 1. Not resubmit a denied application without substantial change, but may change the original proposal and resubmit the application within fifteen (15) days of denial by the Landmarks Board; or

2. Apply for a Certificate of Economic Hardship; or
3. File an appeal to the Board of Adjustment within fifteen (15) days of the denial by the Landmarks Board.

H. Certificate of Economic Hardship.

1. Application Procedure. Application for a Certificate of Economic Hardship shall be submitted to the Director of Planning and Development. Applications for Certificates of Economic Hardship must be complete and received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing the applicant shall post signs on the property being considered indicating the proposed action and the time, date and place of the hearing. The applicant must comply with standards and procedures provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section.
2. Review Criteria. The Landmarks Board will review the application at a public hearing and may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:
 - a. Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Landmarks Board for changes necessary for the issuance of a Certificate of Appropriateness.
 - b. A report from a licensed engineer or architect with experience in recognized historic property rehabilitation, as to the structural soundness of any structures on the property and their suitability for rehabilitation.
 - c. A report from a state-certified real estate appraiser as to the estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Landmarks Board.
 - d. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operation and maintenance expenses for the previous two (2) years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
 - e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
 - f. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.

- g. Assessed value of the property according to the two (2) most recent assessments.
- h. Real estate taxes for the previous two (2) years.
- i. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.
- j. Amount paid for the property, date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
- k. Annual debt service, if any, for the previous two years.
- l. Any consideration by the owner as to profitable adaptive uses for the property.
- m. Any other information considered necessary by the Landmarks Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.

3. Landmarks Board Review and Action. The Landmarks Board shall review all information and shall either approve, approve subject to conditions, or deny the application for a Certificate of Economic Hardship. If approved, the Director of the Department of Building Development Services will be instructed to issue a building permit for the proposed work unless an appeal of the decision to the Board of Adjustment is filed within fifteen (15) days of the decision. If denied, the applicant shall have the right to appeal the decision to the Board of Adjustment. The Board of Adjustment shall conduct a full and impartial hearing on the matter before rendering a decision. The Board of Adjustment shall apply the same standards as established herein. The Board of Adjustment may affirm, reverse, or modify the decision of the Landmarks Board in whole or in part.

Use Limitations

- A. All uses must operate in accordance with the noise standards contained in Section 6-1500 of the Springfield Zoning Ordinance.
- B. No use may emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

Bulk, Area and Height Requirements

- A. Development shall adhere to the following:
 - 1. A maximum impervious surface ratio of 0.80 shall be permitted.

Intensity of Development

The Planned Development intends to utilize the existing structures located upon the properties within the Planned Development. The Planned Development will allow the construction of another Carriage House along the west boundary of the north property. Such Carriage House may be up to two stories tall with open bays on the first floor for parking of vehicles.

A maximum of fourteen (14) guest suites may be operated by the bed and breakfast within the Planned Development.

Access to Public Thoroughfares

The Planned Development will be allowed a maximum of two (2) access points on N. Benton Avenue.

Applicant will acquire easements for a Fire Lane access as shown on Exhibit 2 .

Off-street Parking

The Planned Development shall have one (1) parking space for each guest suite, office and apartment, and one parking space for every 250 square feet of additional gross floor area within a habitable structure. Provided, however, that the gross floor area of common areas located on a floor with guest rooms shall not be considered for parking requirements.

Signs

All signage shall meet the standards of section 5-1400 of the zoning ordinance unless otherwise modified herein:

- A. A monument sign identifying the commercial operation(s) within the Planned Development will be allowed. Such sign shall be restricted to a maximum height of five (5) feet above the ground and a total of sixteen (16) square feet of effective area on each face.
- B. Two additional detached signs identifying each of the historic buildings shall be allowed to display the historic name, a brief history of the property and the address. These signs shall be no larger than twelve (12) square feet.
- C. No detached sign shall exceed a height of five (5) feet above the ground upon which it is located. Attached signs shall not exceed sixteen (16) square feet of effective area.

- D. Wall signs shall be attached in a manner and in a location that does not obscure significant architectural features of the structure.

Perimeter Treatment

The Planned Development shall adhere to the following:

- A. No buffer yard will be required between the side yards and rear yards as they adjoin parking lots. A minimum 42-inch opaque fence will be required to the rear of the structures to block the headlights of the vehicles entering and leaving the property.
- B. No perimeter buffer will be required along Benton Avenue.

Refuse Storage

Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district, or upon adjacent properties with consent, where they are least visible from a public right-of-way, other than alleys. Each litter control or refuse device shall be enclosed so that no part of the device is visible from public right-of-ways or adjoining properties. Screening of these devices, in the form of sight-proof fence or wall shall be required.

Exterior Lighting

The Planned Development shall adhere to the following:

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and /or a general increase in lighting within the adjoining existing residence area. The developer shall submit a lighting plan with the final development plan demonstrating compliance with this section.

Maintenance of Common Areas and Facilities

There are no proposed Common Areas within the Planned Development.

Final Development Plan

A final development plan, showing conformance with the requirements of this exhibit, shall be approved in the manner described below prior to the issuance of any building permits and prior to the commencement of any improvements permitted or required by this exhibit.

- A. The Administrative Review Committee is hereby authorized to approve the final development plan for the rehabilitation and construction of improvements within the Planned Development provided such plan substantially conforms to the provisions of the ordinance.
- 1. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall include any uses not specifically prescribed by the ordinance, any increase in the intensity of uses permitted in the district, and any reduction in the required parking prescribed by the ordinance.