

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, June 2, 2015 at 4:00 pm

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. LCRA May 7, 2015 Minutes

Documents: [LCRA MAY 7 2015 MINUTES.PDF](#)

3.II. LCRA May 14, 2015 Minutes

Documents: [LCRA MAY 14, 2015 MINUTES.PDF](#)

4. New Business

4.I. Request For Chapter 99 Property Tax Abatement - Township 28, LLC, 3900 South Lone Pine Avenue

Documents: [TAX ABATEMENT APPLICATION - 3900 S LONE PINE.PDF](#), [CH 99 CERTIFICATE OF QUALIFICATION - 3900 S LONE PINE AVE.PDF](#)

4.II. Request For Chapter 99 Property Tax Abatement - LowerDeck94, LLC, 4058 South Lone Pine Avenue

Documents: [TAX ABATEMENT APPLICATION - 4058 S LONE PINE.PDF](#), [CH 99 CERTIFICATE OF QUALIFICATION - 4058 S LONE PINE AVE.PDF](#)

5. Other Business

5.I. Amendment To The By-Laws Of The Land Clearance For Redevelopment Authority Of The City Of Springfield, Missouri Regarding Meeting Times

6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, May 7, 2015 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

Meeting was called to order at approximately 4:00 p.m.

2. Roll Call

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

Others Present: Mary Lilly Smith, Staff; Bill Weaver, Staff; Matt Schaefer, Staff; Sarah Kerner, Staff; Judy White, Staff; Russ Meek, East Cherry Flats Member, Steve Stinnett, Miller Commerce, Kevin Hoffmeyer, Spencer Fane, Titus Williams, Robberson Project

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from April 7, 2015. Keith Chaffin seconded the motion. Motion was approved (4-0)

4. New Business

- a. Request for Chapter 99 Property Tax Abatement East Cherry Flats Redevelopment Area– RKJ Properties, 1235, 1239 and 1243 E. Cherry Street. Resolution No. 2015-3210

Matt Schaefer, City Staff stated that the Redevelopment Plan was approved in September 2014 and for approval is the application for property tax abatement for 24-unit (???) multi-family residential development that is consistent with the Plan. Staff recommends approval of the application.

Frank Romines, Commission inquired about the set-back.

Russ Meek, Representative of the development replied that the development adheres to the plan but does not sit close to the road because Council did not approve the setback reduction.

Frank Romines asked about timeline.

Russ Meek replied that completion estimated for late November or mid-December.

Steve Jackson made a motion to approve Resolution 2015-3210. Keith Chaffin seconded the motion. Motion approved (4-0)

- b. Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area, Burning Tree Consulting, LLC, Resolution No. 2015-3211.

Request to bring back to a Special Land Clearance for Redevelopment meeting on Thursday, May 14, 2015 at 4:00 p.m. due to concerns regarding the phasing of the project and the option of converting into multi-family residential use by Commission.

5. Other Business

Request by Frank Romines to have available on the website the approved Redevelopment Plan when referenced in Property Tax Abatement applications.

6. Adjourn at 4:37 p.m.

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

Springfield Land Clearance for Redevelopment Authority

**Thursday, May 14, 2015 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

Meeting was called to order at approximately 4:00 p.m.

2. Roll Call

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

Others Present: Bill Weaver, Staff; Matt Schaefer, Staff; Sarah Kerner, Staff; Judy White, Staff; Russ Meek, East Cherry Flats Member, Steve Stinnett, Miller Commerce, Shawn Whitney, Spencer Fane; Kevin Hoffmeyer, Spencer Fane, Titus Williams, Robberson Project and Brett Roubal, Baird Lightner Atty

3. New Business

- a. Recommended approval of and forward the Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area, Burning Tree Consulting, LLC, to Planning and Zoning Commission for recommendations and to City Council for approval. Resolution No. 2015-3211

Matt Schaefer, Staff explained the project of redevelopment the 800 block of South Robberson for a six (6) four storey buildings which would house fraternities and sororities. If the project changed to multi-family residential the developer would resubmit an amendment to the Redevelopment Plan. Timing of this project would be completed at one time for the six (6) buildings according to the Plan. Staff recommends approval of the Redevelopment Plan.

Frank Romines, Commissioner inquired about tenants status, if they are month to month and has notice been given.

Titus Williams responded that they have not been notified and Bryan Properties are the property managers and will give notification.

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

- b. Recommend approval of and forward the Blight Analysis for the Glenstone Marketplace Community Improvement District to City Council for approval. Resolution No. 2015-3212

Matt Schaefer gave an overview of the blight application for 3200-3300 S. Glenstone between Erie Street and Primrose, including the frontage road that extends north. The District would be a separate political subdivision with its own authority to impose up to 1% sales tax for public and private improvements in the District. Improvements would establish a

redevelopment of the area into a commercial/retail development. Existing structure would be demolished, electrical lines relocated, frontage road would be extended and a right in/out would be added. The CID act does allow for funding of private improvements if the area is declared blighted and remediates the blight and serves a public purpose and the demolition of the structure would be private funded. The City has declared the structure as a dangerous building and the Developer has secured the building in accordance with City requirements. Staff agrees that there is sufficient deterioration of the site, access restrictions that meet the blight criteria.

General discussion occurred between Commission, Developer Representative and City Staff regarding the conditions described in the blight application that the site met state requirements that allow the CID to reimburse the Developer for the cost of demolition. Clarification of the blight area is 8.24 acres, including the structure.

Steve Jackson made a motion to approve the blight application. Keith Chaffin seconded the motion. Motion was approved (3-1(Frank Romines)).

4. Other Business

- a. Reappointment of Steven H. Jackson to serve another term on the Springfield Land Clearance for Redevelopment Authority. Term will expire March 1, 2019. Confirmation at City Council on Monday, May 26, 2015.
- b. Request for meeting to start at 4:00 pm unless Bylaws stipulate otherwise.
- c. Request by Frank Romines to have available on the website the approved Redevelopment Plan when referenced in Property Tax Abatement applications.

5. Adjourn at 4:37 p.m.

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



For Office Use Only
Date Received _____
Application Complete _____
LCRA Review Date _____
Approved _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
CHAPTER 99.700
APPLICATION FOR PROPERTY TAX ABATEMENT

Property Address: 3900 S. Lone Pine Avenue, Springfield, Missouri
Redevelopment Plan Area: Galloway Redevelopment Area
Developer Name: Township 28, LLC
Contact Person: Shawn Whitney
Mailing Address: 2144 E. Republic Road, Ste. B300, Springfield, MO 65804
Telephone: 417-888-1000
Fax: 417-881-8035
E-Mail: swhitney@spencerfane.com
Does Applicant Own or Lease the Property? Own
Signature: 
Typed Name: Shawn Whitney
Date: May 12, 2015

Required Attachments:

- Legal Description of project property
- \$250 application fee
- Ten (10) copies of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan Area*, please note additional requirements on page 2 of this application

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 3900 S. Lone Pine Avenue, Springfield, Missouri 65804

Developer: Township 28, LLC

Date Submitted: May 11, 2015

1. Scope of the Project

Township 28, LLC, a Missouri limited liability company (the “Developer”), plans to construct seven (7), three-story multifamily residential buildings and a clubhouse with a pool and fitness facility (the “Project”), on the real estate legally described on Exhibit A attached hereto (the “Property”). The Project will consist of studio units, one-bedroom units, two-bedroom units, and three-bedroom units and will include approximately 216 bedrooms in total.

Specifically, divided amongst the Project’s seven (7) residential structures will be: eighteen (18) studio units, each approximately 592 square feet; fifty-four (54) one-bedroom units, each approximately, 865 square feet; fifty-four (54) two-bedroom units, each approximately 1,124 square feet; and twelve (12) three-bedroom units, each approximately 1,358 square feet. In total, the Project will consist of approximately 133,103 square feet of residential space. In addition, the Project will contain a clubhouse building, complete with a pool, basketball court, exercise room, and snack bar. To accommodate residents and their guests, the Project will include a two hundred and thirty-two (232) 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 Galloway Redevelopment Area and conforms to the Redevelopment Plan for the Galloway Redevelopment Area (the “Redevelopment Plan”).

The Project conforms to the Redevelopment Plan because, in addition to the removal of blight, the Project furthers several of the Redevelopment Plan’s other objectives. For instance, the Redevelopment Plan states that one of its objectives is “[t]o serve as a catalyst for new multiple-family housing.” The Project will help further this objective because, as planned, the Project includes one hundred and thirty-eight (138) units which, in total, include approximately 216 bedrooms. In addition, the Project will bring a large influx of residents to the area will help further another of the Redevelopment Plan’s benefits—specifically by “increas[ing] demand for goods and services offered by businesses within the Redevelopment Area.”

Further, the Property is zoned R-MD (Medium-Density Multi-Family Residential District), which zoning district allows a maximum of twenty-two (22) residential units to be constructed per acre. The Property is approximately 6.89 acres and, therefore, the Zoning Code allows a maximum of 151.58 units to be constructed on the Property. The Project meets the density restrictions as only one hundred and thirty-eight (138) units are planned to be constructed on the Property.

Additionally, the Project conforms to the Redevelopment Plan by meeting the Redevelopment Plan’s Design Guidelines. Section IIC of the Redevelopment Plan provides that projects in the Redevelopment Area “should utilize good quality materials and be designed to complement existing development...and contribute to a harmonious streetscape.” The Project

conforms to the Redevelopment Plan because, not only will the Project utilize quality materials, but also the Project will contribute to a harmonious streetscape through its design and by containing certain features required by the Redevelopment Plan. Specifically, faces of buildings facing streets should be subdivided and proportioned using windows, entrances, arcades, arbors, or awnings and shall be distributed once every twenty-five feet. As seen on Exhibit B and Exhibit C the Project's West Elevation (facing S. Lone Pine Avenue) clearly meets this requirement, as it contains several windows. In addition, the Project meets the Redevelopment Plan's requirement that the street facing walls greater than fifty (50) feet in length shall be articulated at least every twenty-five (25) feet with bays, projections, or recesses.

In addition, the Redevelopment Plan states that any multi-family residential housing shall satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the *Revised Multi-Family Location and Design Guidelines*, as adopted by the City Council of the City of Springfield on March 23, 2009 by Resolution No. 9668 (the "Design Guidelines"). Section 5.6 of the Guidelines provides several assessment criteria to be used in the evaluation of a multi-family development design, including: design to encourage pedestrian activity, providing a good circulation system, and respecting the natural environment. As noted on the Site Design in Exhibit B attached hereto, the Project satisfies at least half of the applicable items in each category.

Pursuant to Section V(F) of the Redevelopment Plan, a property owner who applies to the LCRA for tax abatement must provide the LCRA with a redevelopment schedule and estimated dates of completion for a particular project. The Developer estimates that the Project will be completed on the following schedule:

- Pre-Construction (Inspections/Permits): Completed by April 2015
- Site Work (Demolition): Completed by June 2015
- Construction of Building: Completed by February 2016

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

LOTS 1 THROUGH 6, GALLOWAY HEIGHTS SUBDIVISION, AND PART OF THE SW1/4
SECTION 9, T28N, R21W, IN THE CITY OF SPRINGFIELD, GREENE COUNTY,
MISSOURI.

MULTI-FAMILY DEV. MATRIX

7 PLEASE NOTE THAT THE POINTS INCLUDED IN THE INFORMATION BELOW WERE PROVIDED BY CITY STAFF FOR SECTIONS 5.3,
IS 5.4, AND 5.5. SECTIONS 5.2 AND 5.6 ARE DEPENDANT UPON THE SITE DESIGN LAYOUT AS HEREBY PROVIDED. WE HAVE
INDICATED THE ANTICIPATED POINTS THAT WOULD BE AWARDED TO COMPLY WITH THE DENSITY PROPOSED.

IF	5.2: NEIGHBORHOOD COMPATIBILITY _____	3 POINTS
	5.3: LAND USE ACCESSIBILITY _____	1 POINT
	AS DETERMINED BY STAFF CALCULATIONS	
	5.4: CONNECTIVITY ANALYSIS _____	4 POINTS
	AS DETERMINED BY STAFF CALCULATIONS	
	5.5: ROAD NETWORK EVALUATION _____	2 POINTS
	AS DETERMINED BY STAFF CALCULATIONS	
	5.6: DESIGN GUIDELINES _____	3 POINTS
	A. DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY	
	1. PEDESTRIAN AMENITIES _____	NOT PROVIDED
	2. BUILDING SCALE & ARTICULATION _____	PROVIDED
	3. BUILDING ORIENTATION & INT. LANDSCAPING _____	NOT PROVIDED
	4. AVOIDANCE OF BLANK WALLS _____	PROVIDED
	5. HISTORIC DECONSTRUCTION _____	NOT APPLICABLE
	6. ON-STREET PARALLEL PARKING _____	NOT APPLICABLE
	B. PROVIDE A GOOD CIRCULATION SYSTEM	
	1. EXTERNAL CONNECTIVITY _____	NOT PROVIDED
	2. INTERNAL CONNECTIVITY _____	PROVIDED
	3. TRAIL CONNECTIONS _____	NOT APPLICABLE
	4. SHARED DRIVEWAYS _____	PROVIDED
	5. STREET ALIGNMENT _____	NOT APPLICABLE
	6. INTERNAL STREETS _____	NOT APPLICABLE
	C. RESPECT THE NATURAL ENVIRONMENT	
	1. USEABLE RECREATIONAL AREA/FACILITY _____	NOT PROVIDED
	2. AMENITY CALCULATION _____	PROVIDED AS FOLLOWS:
		A. SWIMMING POOL
		C. RESIDENT CLUBHOUSE
		F. PICNIC AREA
		H. EXERCISE ROOM
	3. PRESERVATION OF STEEP SLOPES _____	NOT PROVIDED
	4. PRESERVATION OF TREES _____	PROVIDED
	TOTAL POINTS _____	13 POINTS (22-29 UNITS PER ACRE)

13 POINTS THROUGH BASE CALCULATIONS ALLOWS 29 UNITS PER ACRE. PLATTED AREA WILL APPROXIMATE
6.89 ACRES X 29 UNITS PER ACRE EQUALS 200 UNITS. DEVELOPMENT PLAN PROPOSES 138 UNITS.

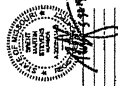
G

I

H

J

K



8A	TYPICAL UNIT "A" - FLOOR PLAN
8B	Scale: 1/4" = 1'-0"
8C	AS SHOWN ON SHEET 8A, 1 PART OF 13 FLOOR PLAN SHEETS

8E	TYPICAL UNIT "B" - FLOOR PLAN
A21	SCALE: 1/4" = 1'-0"

1A TYPICAL UNIT "A" - FLOOR PLAN

1E	TYPICAL UNIT "B" - FLOOR PLAN
A 2 1	SCALE: 1/4" = 1'-0"

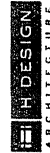
1K	TYPICAL UNIT "C" - FLOOR PLAN
A2.1	Scale: 1/4" = 1'-0" REF TO DWG. 10

GENERAL NOTES

1. **PROVIDE A 400-WORD SUMMARY OF THE RESEARCH PROJECT.**
2. **LIST THE RESEARCH QUESTIONS AND HYPOTHESES.**
3. **IDENTIFY THE RESEARCH DESIGN AND METHODS USED.**
4. **PRESENT THE RESEARCH FINDINGS AND CONCLUSIONS.**
5. **DISCUSS THE RESEARCH LIMITATIONS AND FUTURE RESEARCH DIRECTIONS.**
6. **PROVIDE A BIBLIOGRAPHY OF THE RESEARCH.**

KEYNOTES

- 1 IF ANY OTHER COULETS WERE BUILT INTO ANY OTHER PROVIDE (10 POINTS) (4 OF 17).
- 2 KNOW THE NUMBER OF THE COULETS AT THIS SIGHTING LOCATION TO PROVIDE PROPER SPECIES COUNT.
- 3 JAWED LIPS INDICATE SELECTED MATERIAL PROVIDE DETAILS (ONE TO THREE POINTS).
- 4 IF ANY OTHER COULETS WERE BUILT INTO ANY OTHER PROVIDE (10 POINTS) (4 OF 17).
- 5 IF ANY OTHER COULETS WERE BUILT INTO ANY OTHER PROVIDE (10 POINTS) (4 OF 17).
- 6 IF ANY OTHER COULETS WERE BUILT INTO ANY OTHER PROVIDE (10 POINTS) (4 OF 17).
- 7 IF ANY OTHER COULETS WERE BUILT INTO ANY OTHER PROVIDE (10 POINTS) (4 OF 17).



808 S. SOUTH NATIONAL AVE SUITE 2A
SPRINGFIELD, MISSOURI 65810
417 887 6886 417 887 8821 FAX

WWW.MERKLEBOOKS.COM

1000

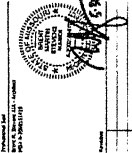
TOWNSHIP 28
1521 E. Greendale Parkway
Springfield Mo. 65804
(417) 869-1118
(417) 862-7946 Fax

Consultants:

Chief Engineer
Pinnacle Design Consultants
304 West Line Street, Suite B
Springfield, MO 65807
(417) 501-4426
(417) 665-5033 Fax

Structural Engineer
Pinnacle Design Consultants
304 West Line Street, Suite B
Springfield, MO 65807
(417) 501-4426
(417) 665-5033 Fax

MEP Engineer
Cowan Jones Davis
2101 West Charleston Blvd., Suite B105A
Springfield, MO 65807
(417) 873-3700
(417) 877-1601 fax



THE DRAWING AND THE ALPHABETICALLY WORD IDENTIFIED
ARE OWNED BY BODEN GROUP LLC. COMPONENTS OF THE
THE DRAWING AS WELL AS ALL COMPONENTS OF THE
CONVENTIONAL BODEN REPRODUCTION OF ANY KIND IS
STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN
CONSENT OF BODEN GROUP LLC.

Township 28
New Living Community
3930 S. Lone Pine
Springfield Mo. 65804

EMI AGGREGATE UNIT PLANS

Project Number:	12-473	Sheet Number:	A2.1
Drawn By:	WHL	Scale:	3/8" = 1'-0"
Reviewed By:		Notes:	
Date:			

Exhibit C

Project Rendering

[attached]



RESOLUTION NO. 2015-_____

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF
QUALIFICATION FOR TAX ABATEMENT UNDER SECTION 99.700 RSMo**

WHEREAS, the Springfield City Council declared the Galloway Redevelopment Area (the "Redevelopment Area") a blighted area and approved the Redevelopment Plan for said Redevelopment Area on May 12, 2014 by Special Ordinance No. 26407; and

WHEREAS, Township 28, LLC (the "Applicant"), the owner of real estate located at 3900 South Lone Pine Avenue, within the area determined to be a blighted area by Special Ordinance No. 26407, 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 for tax abatement; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds the Applicant is involved in new construction and redevelopment that is in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26407 and thus is entitled to the certificate of qualification for tax abatement.

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 for tax abatement 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. 26407.

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. 26407, 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 that 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 for tax abatement based upon the construction and

redevelopment of the owned real estate by the Applicant in accordance with the Redevelopment Plan; 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 for tax abatement based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed, within a reasonable amount of time, in accordance with the application and Redevelopment Plan.

Section 6 – 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.

Adopted this 2nd day of June, 2015.

Chairman

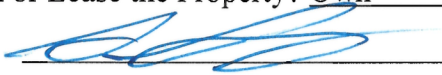
Attest:

Secretary



For Office Use Only
Date Received _____
Application Complete _____
LCRA Review Date _____
Approved _____

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
CHAPTER 99.700
APPLICATION FOR PROPERTY TAX ABATEMENT

Property Address: 4058 S. Lone Pine Avenue, Springfield, Missouri
Redevelopment Plan Area: Galloway Redevelopment Area
Developer Name: Lower Deck 94, LLC
Contact Person: Shawn Whitney
Mailing Address: 2144 E. Republic Road, Ste. B300, Springfield, MO 65804
Telephone: 417-888-1000
Fax: 417-881-8035
E-Mail: swhitney@spencerfane.com
Does Applicant Own or Lease the Property? Own
Signature: 
Typed Name: Shawn Whitney
Date: May 12, 2015

Required Attachments:

- Legal Description of project property
- \$250 application fee
- Ten (10) copies of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan Area*, please note additional requirements on page 2 of this application

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 4058 S. Lone Pine Avenue, Springfield, Missouri 65804

Developer: LowerDeck94, LLC

Date Submitted: May 12, 2015

1. Scope of the Project

LowerDeck94, LLC, a Missouri limited liability company (the "Developer"), plans to construct a two-story commercial building and on-site parking for operation as a day spa (the "Project"), on the real estate legally described on Exhibit A attached hereto (the "Property").

Specifically, the Project will consist of 9,001 square feet, divided between the Project's two levels. On the east side of the property, bordering South Lone Pine Avenue will be the parking lot, which will provide eighteen (18) on-site parking spaces for customers and employees. An additional forty-four (44) parking spaces will be available on the Developer's land directly to the south of the Property, which is commonly known as 4064 South Lone Pine Avenue. Directly to the east of the on-site parking lot will be the Project's main entrance, which will lead to the lower-level. There, customers will enter into the lobby/reception area. In addition, the lower-level will consist of a juice bar, spa offices, and restrooms. In total, the lower-level will consist of approximately 2,566 square feet.

From the lower-level, customers can enter the upper-level through the use of the elevator or stair case. In total, the upper-level will contain approximately 6,435 square feet and will contain several rooms to service the spa's customers, including four (4) aesthetics rooms, four (4) massage rooms, two (2) couples massage rooms, a manicure/pedicure room, and a spray tan room. In addition, the upper-level will contain a men's and woman's changing area complete with sauna and steam rooms, a staff break room, and a multi-purpose room.

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 Galloway Redevelopment Area and conforms to the Redevelopment Plan for the Galloway Redevelopment Area (the "Redevelopment Plan").

The Project conforms to the Redevelopment Plan because, in addition to the removal of blight, the Project furthers several of the Redevelopment Plan's other objectives. The Redevelopment Plan states "the highest and best use of the South Lone Pine Avenue frontage is for a mixture of commercial and residential uses." The Project conforms to the Redevelopment plan by providing for commercial use along South Lone Pine Avenue. In addition, the objectives of the Redevelopment Plan include "provid[ing] development/business opportunities" and "stimulat[ing] construction and permanent employment opportunities, as well as increased demand for [] services offered by businesses" within the Galloway Redevelopment Area. The Project will accomplish both of these objectives through the construction and operation of a spa which will provide permanent employment opportunities and fulfill a unique development/business opportunity.

Additionally, the Project conforms to the Redevelopment Plan by meeting the Redevelopment Plan's Design Guidelines. Section IIC of the Redevelopment Plan provides that projects in the Redevelopment Area "should utilize good quality materials and be designed to

complement existing development...and contribute to a harmonious streetscape.” The Project conforms to the Redevelopment Plan because, not only will the Project utilize quality materials, but also the Project will contribute to a harmonious streetscape through its design and by containing certain features required by the Redevelopment Plan. Specifically, faces of buildings facing streets should be subdivided and proportioned using windows, entrances, arcades, arbors, or awnings and shall be distributed once every twenty-five feet. As seen on Exhibit B, the Project’s West Elevation (facing S. Lone Pine Avenue) clearly meets this requirement, as it contains several windows and an entrance covered by awning. In addition, the Project meets the Redevelopment Plan’s requirement that the street facing walls greater than fifty (50) feet in length shall be articulated at least every twenty-five (25) feet with bays, projections, or recesses.

Pursuant to Section V(F) of the Redevelopment Plan, a property owner who applies to the LCRA for tax abatement must provide the LCRA with a redevelopment schedule and estimated dates of completion for a particular project. The Developer estimates that the Project will be completed on the following schedule:

- Pre-Construction (Inspections/Permits): Completed by March 2015
- Site Work (Demolition): Completed by April 2015
- Construction of Building: Completed by September 2015

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

A TRACT OF LAND AS LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2011 PAGE 009050-11 AND ALSO DESCRIBED AS AS-6035, BOOK 2005, PAGE 50771-05 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, NORTH 00°48'24" EAST, 771.09 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, NORTH 87°35'13" WEST, 590.03 FEET TO POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF LONE PINE AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°07'54" WEST, 145.63 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY OF BLOUNT STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 87°34'59" EAST, 597.50 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG SAID EAST LINE, SOUTH 00°48'24" WEST, 145.19 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 1.98 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-268.

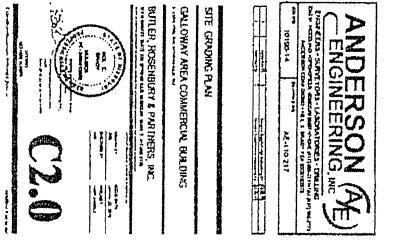
Exhibit B

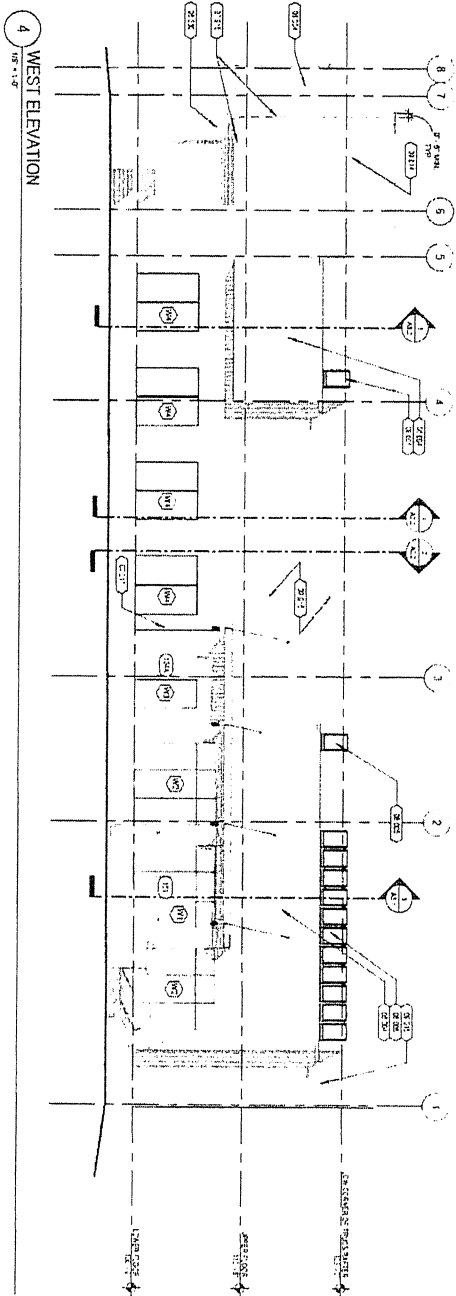
Site Plan

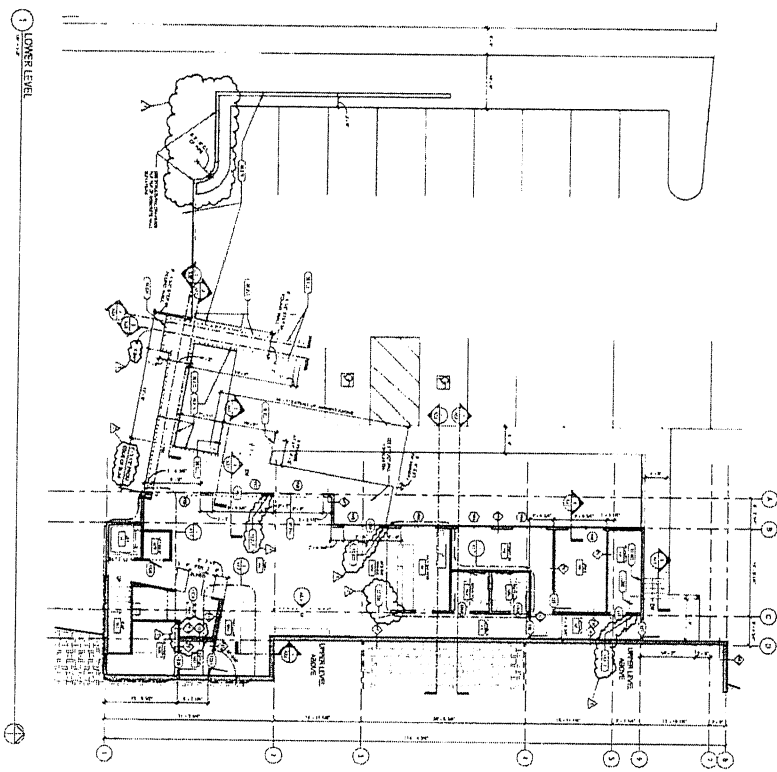
Elevations

Floor Plans

[attached]





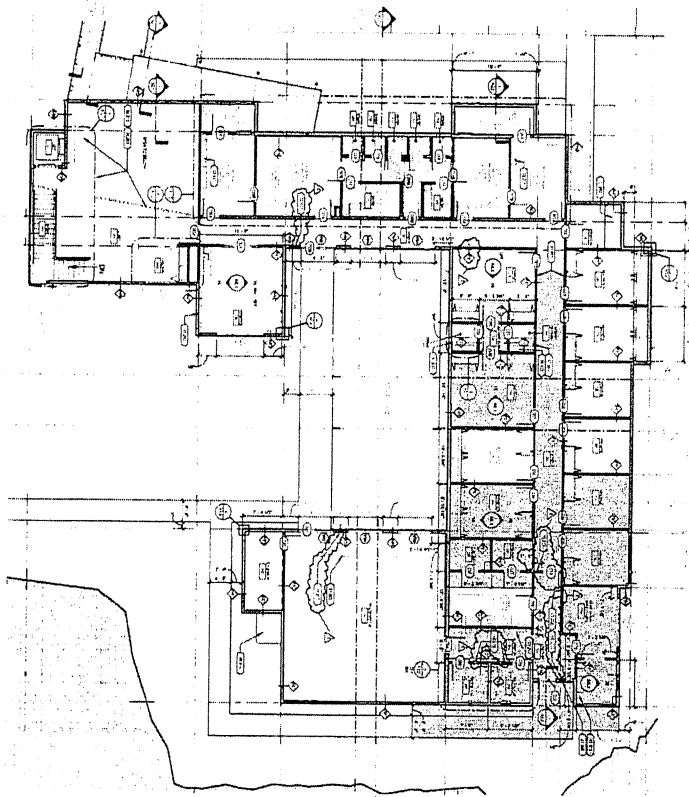


REMARKS	
NO.	REMARKS
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS
11	REVISIONS
12	REVISIONS
13	REVISIONS
14	REVISIONS
15	REVISIONS
16	REVISIONS
17	REVISIONS
18	REVISIONS
19	REVISIONS
20	REVISIONS
21	REVISIONS
22	REVISIONS
23	REVISIONS
24	REVISIONS
25	REVISIONS
26	REVISIONS
27	REVISIONS
28	REVISIONS
29	REVISIONS
30	REVISIONS
31	REVISIONS
32	REVISIONS
33	REVISIONS
34	REVISIONS
35	REVISIONS
36	REVISIONS
37	REVISIONS
38	REVISIONS
39	REVISIONS
40	REVISIONS
41	REVISIONS
42	REVISIONS
43	REVISIONS
44	REVISIONS
45	REVISIONS
46	REVISIONS
47	REVISIONS
48	REVISIONS
49	REVISIONS
50	REVISIONS
51	REVISIONS
52	REVISIONS
53	REVISIONS
54	REVISIONS
55	REVISIONS
56	REVISIONS
57	REVISIONS
58	REVISIONS
59	REVISIONS
60	REVISIONS
61	REVISIONS
62	REVISIONS
63	REVISIONS
64	REVISIONS
65	REVISIONS
66	REVISIONS
67	REVISIONS
68	REVISIONS
69	REVISIONS
70	REVISIONS
71	REVISIONS
72	REVISIONS
73	REVISIONS
74	REVISIONS
75	REVISIONS
76	REVISIONS
77	REVISIONS
78	REVISIONS
79	REVISIONS
80	REVISIONS
81	REVISIONS
82	REVISIONS
83	REVISIONS
84	REVISIONS
85	REVISIONS
86	REVISIONS
87	REVISIONS
88	REVISIONS
89	REVISIONS
90	REVISIONS
91	REVISIONS
92	REVISIONS
93	REVISIONS
94	REVISIONS
95	REVISIONS
96	REVISIONS
97	REVISIONS
98	REVISIONS
99	REVISIONS
100	REVISIONS

SHEET NO. 1
 PROJECT NO. 1
 DATE 1/1/2000
 DRAWN BY 1
 CHECKED BY 1
 APPROVED BY 1
 1/1/2000

LOWER LEVEL PLAN
 GALLOWAY AREA COMMERCIAL BUILDING
 BUTLER ROSENBLUTH & PARTNERS, INC.
 1/1/2000

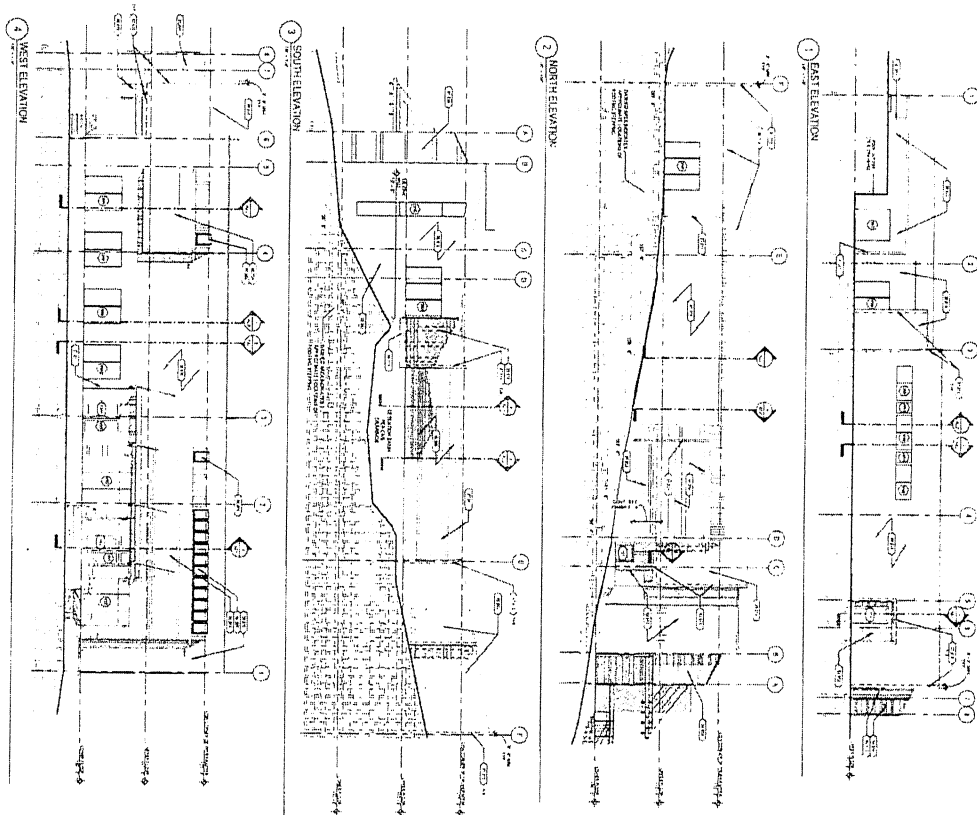
A1.0
 1/1/2000



KEY

WA	M	N
2	AB	

A1.1



KEYNOTES

NO.	DESCRIPTION
1	SEE DETAIL 101 FOR FINISHES
2	SEE DETAIL 102 FOR FINISHES
3	SEE DETAIL 103 FOR FINISHES
4	SEE DETAIL 104 FOR FINISHES
5	SEE DETAIL 105 FOR FINISHES
6	SEE DETAIL 106 FOR FINISHES
7	SEE DETAIL 107 FOR FINISHES
8	SEE DETAIL 108 FOR FINISHES
9	SEE DETAIL 109 FOR FINISHES
10	SEE DETAIL 110 FOR FINISHES
11	SEE DETAIL 111 FOR FINISHES
12	SEE DETAIL 112 FOR FINISHES
13	SEE DETAIL 113 FOR FINISHES
14	SEE DETAIL 114 FOR FINISHES
15	SEE DETAIL 115 FOR FINISHES
16	SEE DETAIL 116 FOR FINISHES
17	SEE DETAIL 117 FOR FINISHES
18	SEE DETAIL 118 FOR FINISHES
19	SEE DETAIL 119 FOR FINISHES
20	SEE DETAIL 120 FOR FINISHES

BUILDING ELEVATIONS

GALLOWAY AREA COMMERCIAL BUILDING

BUTLER, HODGINS & PARTNERS, INC.

1000 WEST 10TH AVENUE, SUITE 1000

PHOENIX, ARIZONA 85001

NOT FOR CONSTRUCTION

A2.1

RESOLUTION NO. 2015-_____

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF
QUALIFICATION FOR TAX ABATEMENT UNDER SECTION 99.700 RSMo**

WHEREAS, the Springfield City Council declared the Galloway Redevelopment Area (the "Redevelopment Area") a blighted area and approved the Redevelopment Plan for said Redevelopment Area on May 12, 2014 by Special Ordinance No. 26407; and

WHEREAS, LowerDeck94, LLC (the "Applicant"), the owner of real estate located at 4058 South Lone Pine Avenue within the area determined to be a blighted area by Special Ordinance No. 26407, 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 for tax abatement; and

WHEREAS, the Commission, having reviewed the application filed and the evidence presented, finds the Applicant is involved in new construction and redevelopment that is in accordance with the Redevelopment Plan adopted pursuant to Special Ordinance No. 26407 and thus is entitled to the certificate of qualification for tax abatement.

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 for tax abatement 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. 26407.

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. 26407, 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 that 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 for tax abatement based upon the construction and

redevelopment of the owned real estate by the Applicant in accordance with the Redevelopment Plan; 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 for tax abatement based on the representation of the Applicant that the new construction and redevelopment of the owned real estate will be completed, within a reasonable amount of time, in accordance with the application and Redevelopment Plan.

Section 6 – 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.

Adopted this 2nd day of June, 2015.

Chairman

Attest:

Secretary