

Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Nov. 1, 2016 at 4:00 pm

1. Call To Order

2. Election Of Officers

3. Roll Call

4. Approval Of Minutes

4.I. Minutes - July 5, 2016

Documents:

[LCRA MINUTES - JULY 5, 2016.PDF](#)

4.II. Minutes - September 6, 2016

Documents:

[LCRA MINUTES - SEPT 6 2016.PDF](#)

5. New Business

5.I. Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Lantz 1124, LLC Redevelopment Area At 1124 And 1130 East Elm Street; Lantz 1124, LLC, Applicant

Documents:

[ABATEMENT APPLICATION - LANTZ 1124, LLC REDEVELOPMENT AREA.PDF](#)

5.II. Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 610 West College Street; Jack Hoke, Applicant

Documents:

[610 W COLLEGE - LOST SIGNAL BREWERY.PDF](#)

5.III. Redevelopment Plan For The Elm House Redevelopment Area, Generally Located At 404-420 East Madison St; Elm House, LLC, Applicant

Documents:

[REDEVELOPMENT PLAN FOR THE ELM HOUSE REDEVELOPMENT AREA-CLEANED.PDF](#)

5.IV. Blight Qualification Analysis For The Certain Properties Inside The Proposed Brentwood N/S Community Improvement District, Generally Located Along The East Side Of South Glenstone Avenue Between East Sunset Drive And East Battlefield Road; Jared Enterprises, Developer

Documents:

[BRENTWOOD N-S STUDY AREA BLIGHT ANALYSIS.PDF](#)

6. Other Business

7. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, July 5, 2016 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

Present: Steven Jackson, Frank Romines and Ron Tappan

Others Present: Sarah Kerner, Staff; Matt Schaefer, Staff; Tom Rykowski, Staff; Bill Weaver, Staff; Judy White, Staff; Nick Woodman, Staff and Kelly Burns, Developer

3. Approval of Minutes

Ron Tappan made a motion to approve. Steve Jackson seconded the motion. Motion was approved (3-0).

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project located inside the [Cherry Townhouse Redevelopment Area](#) at 516 East Cherry Street; 311 S Hampton, LLC, applicant

Ron Tappan made a motion to approve the Certification of Qualification. Steve Jackson seconded the motion. Motion was approved (3-0).

Bill Weaver notified Kelly Burns that he would need to see the County Assessor within thirty (30) days with the documents. A letter with instructions will follow.

5. Other Business

- a. Bill Weaver informed the Commission that an additional document, Certification of Qualification has been added to aid in the procedures between the County Assessor and the City.
- b. Frank Romines submitted his resignation from the Springfield Land Clearance for Redevelopment Authority.

6. Adjourn at 4:30 p.m.

Springfield Land Clearance for Redevelopment Authority

**Tuesday, September 6, 2016 at 4:00 PM
Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order

2. Roll Call

3. New Business

4. Other Business

a. Annual Report - Matt Schaefer

Matt Schaefer gave an overview of the 2015 Annual Report which is available online.

Motion to accept the 2015 Annual Report made by Ron Tappan. Allen Grymes seconded the motion. Motion carries (3-0)

b. Workable Program - Nick Woodman

Nick Woodman explained that a Workable Program as an official plan of action that the Land Clearance for Redevelopment Authority creates and adopts for transacting business and exercising the powers granted by the LCRA Law. This is a first step in discussing adopting this type of program.

c. Chapter 99 Process - Sarah Kerner

Sarah Kerner explained the process that the Greene County Assessor and City Staff had developed a proposed timeline for implementing abatements. If approved, process will be posted to the LCRA website.

Motion to approved the Greene County Assessor & City of Springfield, Missouri Chapter 99 Property Tax Abatement Process made by Allen Grymes. Seconded by Ron Tappan. Motion carries (3-0).

d. Election of Officers to be added to the October agenda.

5. Adjourn at 4:35 pm

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 1124 and 1130 East Elm Street, Springfield, Missouri

Developer: Lantz 1124, LLC

Date Submitted: September 7, 2016

1. Scope of the Project

Lantz 1124, LLC, a Missouri limited liability company (the “**Developer**”), plans to construct a three-story residential building to serve as a residence for approximately thirty (30) students and serve as a location for meetings for the Missouri State University fraternity of Sigma Phi Epsilon (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 consist of approximately twenty (20) bedrooms, which will serve as a residence for approximately thirty (30) students who are associated with Sigma Phi Epsilon.

As shown on Exhibit B attached hereto and incorporated herein, the first floor of the Project will consist of a dining room, kitchen, and meeting space. The second and third floors of the Project will collectively consist of approximately twenty (20) total bedrooms. The Developer also plans to construct an on-site parking lot of approximately twenty-four (24) parking spaces 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 Lantz 1124, LLC Redevelopment Area (the “**Redevelopment Area**”) and the Project conforms to the Redevelopment Plan for the Lantz 1124, LLC Redevelopment Area (the “**Redevelopment Plan**”). The Redevelopment Plan calls for the redevelopment of the Redevelopment Area (as defined in the Redevelopment Plan) for the “development of housing ... for a fraternity, which will likely be Sigma Phi Epsilon.” The Redevelopment Plan specifically calls for the development of a three-story house to serve as a residence of approximately thirty (30) students. Moreover, the Redevelopment Plan denotes that the first floor of the house will include a dining room, kitchen, and a meeting space on the first floor. The Redevelopment Plan calls for a total of approximately twenty (20) bedrooms on the second and third floors.

The Project conforms to that phase of the Redevelopment Plan because the Developer proposes developing a three-story residential building to serve as a residence for approximately thirty (30) students and serve as a location for meetings for the Missouri State University fraternity of Sigma Phi Epsilon. In addition, the Project will consist of approximately twenty (20) bedrooms on the second and third floors, as dictated by the Redevelopment Plan.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District) with a UN zoning overlay – which allows for fraternity or sorority housing.

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

3. Project Timeline

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

- Pre-Construction (Inspection/Permits): Completed
- Site Work (Demolition): Completed
- Construction of Building : October 2016

4. Legal Description

Please see Exhibit A attached to this application.

5. Site Plan/Elevations/Floor Plans

Please see Exhibit B attached to this application.

6. Project Rendering

Please see Exhibit C attached to this application.

Exhibit A

Legal Description

TRACT I (1124) E. ELM)

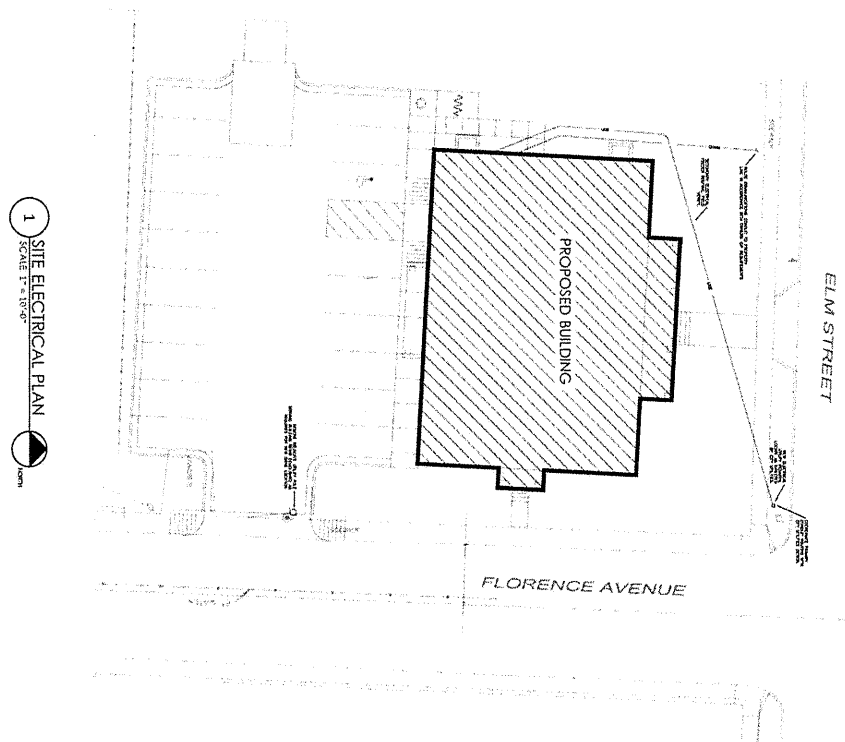
LOT THIRTEEN (13) IN HUTLER'S SUBDIVISION WITH THE EXCEPTION OF THE WEST TEN (10) FEET OF LOT THIRTEEN (13), ACCORDING TO THE RECORDED PLAT THEREOF AND ALL OF LOT TWELVE (12) IN HUTLER'S SUBDIVISION AND THE EAST SEVEN (7) FEET OF THE WEST THIRTY (30) FEET OF THE NORTH ONE HUNDRED TEN (110 FEET OF LOT SIX (6) IN S.H. HORINE'S ADDITION, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT II (1130 E. ELM)

ALL OF LOT ELEVEN (11) IN HUTLER'S SUBDIVISION ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit B

Site Plan



1 SITE ELECTRICAL PLAN
SCALE 1" = 10'-0"

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ME1

Larry D. Nelson, Architect
3424 S. Rogers Ave. Springfield, MO 65804
Phone: 417.882.8122 Fax 417.882.8152
email: larrynelsonarchitect@mchsi.com

Fraternity House
1124 E. Elm
Springfield, MO

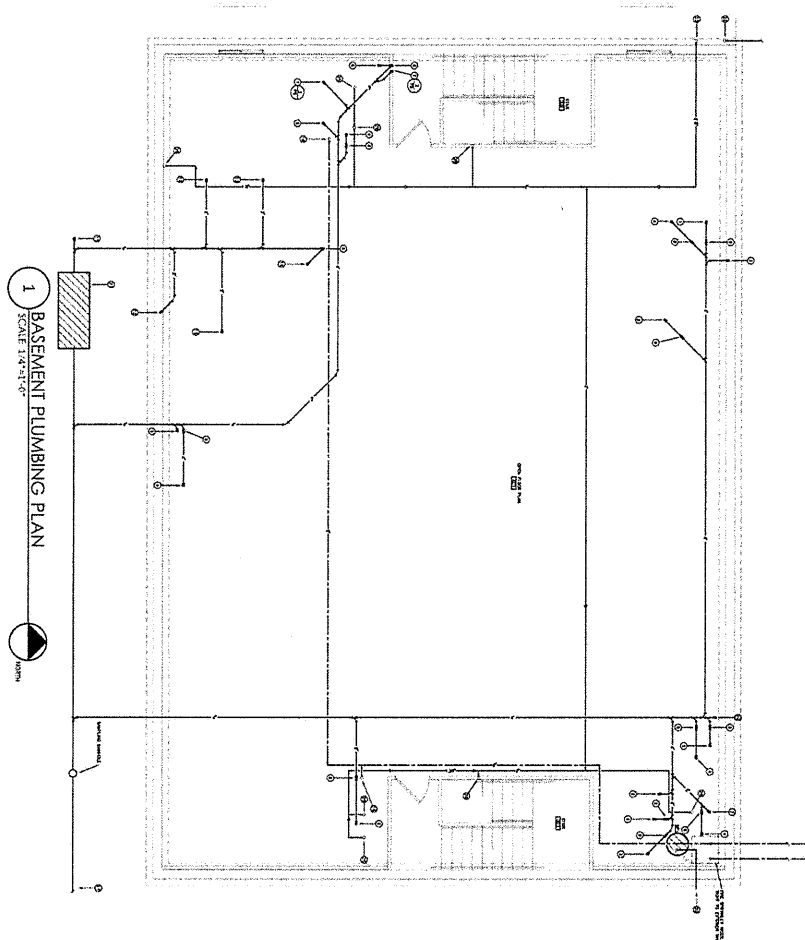
Site Electrical
Plan



Elevations



Floor Plans



- REMARKS:**
1. All work to be done in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
 2. All work to be done in accordance with the latest edition of the International Building Code (IBC).
 3. All work to be done in accordance with the latest edition of the International Fire Code (IFC).
 4. All work to be done in accordance with the latest edition of the International Electrical Code (IEC).
 5. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 6. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 7. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 8. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 9. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
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 17. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 18. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 19. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 20. All work to be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).

interpres
BUILDING DESIGN
2010 1000 N. 10th Street, Suite 100
Lincoln, NE 68502-4000
402.441.1111

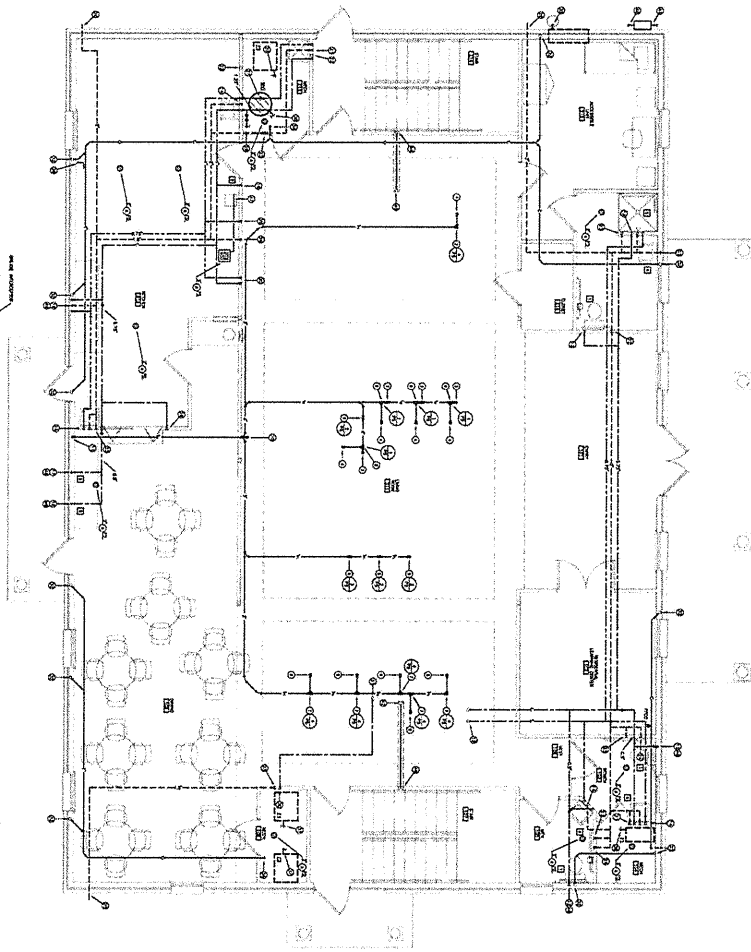
P1

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Fraternity House
1124 E. Elm
Springfield, MO

Basement
Plumbing Plan





1 FIRST FLOOR PLUMBING PLAN
SCALE 1/4"=1'-0"

- REMARKS:**
1. See notes on sheet 101 for general notes.
 2. See notes on sheet 102 for general notes.
 3. See notes on sheet 103 for general notes.
 4. See notes on sheet 104 for general notes.
 5. See notes on sheet 105 for general notes.
 6. See notes on sheet 106 for general notes.
 7. See notes on sheet 107 for general notes.
 8. See notes on sheet 108 for general notes.
 9. See notes on sheet 109 for general notes.
 10. See notes on sheet 110 for general notes.
 11. See notes on sheet 111 for general notes.
 12. See notes on sheet 112 for general notes.
 13. See notes on sheet 113 for general notes.
 14. See notes on sheet 114 for general notes.
 15. See notes on sheet 115 for general notes.
 16. See notes on sheet 116 for general notes.
 17. See notes on sheet 117 for general notes.
 18. See notes on sheet 118 for general notes.
 19. See notes on sheet 119 for general notes.
 20. See notes on sheet 120 for general notes.
- GENERAL NOTES:**
1. All plumbing work shall be in accordance with the latest edition of the International Plumbing Code (IPC) and the International Mechanical Code (IMC).
 2. All plumbing work shall be in accordance with the latest edition of the International Building Code (IBC).
 3. All plumbing work shall be in accordance with the latest edition of the International Fire Code (IFC).
 4. All plumbing work shall be in accordance with the latest edition of the International Electrical Code (IEC).
 5. All plumbing work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).
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 18. All plumbing work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 19. All plumbing work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).
 20. All plumbing work shall be in accordance with the latest edition of the International Fire and Safety Code (IFSC).

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Sheet No.

P2

Larry D. Nelson, Architect

3424 S. Rogers Ave. Springfield, MO 65804

Phone: 417.882.8122 Fax 417.882.8152

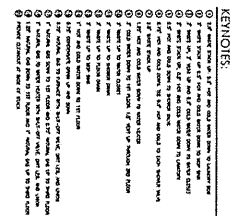
email: larrynelsonarchitect@mchsi.com

Fraternity House

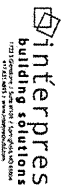
1124 E. Elm

Springfield, MO

First Floor
Plumbing Plan



1 SECOND FLOOR PLUMBING PLAN
SCALE: 1/4"=1'-0"

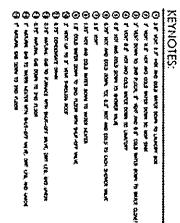


3

Fraternity House
1124 E. Elm
Springfield, MO

Second Floor Plumbing Plan.





interpres
building solutions
1923 Edwards / Suite 400 / Springfield, MA 01104
417.811.4491 / www.interpresbuild.com

三

Date: 11-3-15

3424 S. Rogers Ave. Springfield, MO 65804
Phone: 417.882.8122 Fax 417.882.8152
email: larrynelsonarchitect@mchsi.com

Third Floor Plumbing Plan



Exhibit C

Renderings





Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 610 W. College

Redevelopment Area: Downtown Redevelopment Area

Developer Name: Jack Hoke

Contact Person: Jack Hoke

Mailing Address: 1545 E. Primrose, Suite A, Springfield, MO 65804

Telephone: 4178272503 Fax: 4178866336

Email: jhcoinc@swbell.net

Does Applicant Own or Lease the Property? Own

Signature: Jack Hoke Date: 10-5-16

Printed Name: Jack Hoke

Required Attachments:

- Legal description of project
- \$334 application fee
- Ten (10) hard copies and one electronic (.pdf) copy 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 Area*, please note additional requirements on page 2 of this application.

Additional Requirements for Projects Located in the *Downtown Redevelopment Area*

Pursuant to the *Downtown Redevelopment Plan*, applications for property tax abatement in that *Plan Area* will be reviewed on the following items:

1. What effect the requested abatement has on the project's financial feasibility.
2. If the proposed project is in accordance with the stated strategies and policies of the Downtown Strategy Plan.
3. The financial and market feasibility of the project.

The *Downtown Redevelopment Plan* requires that the following material be submitted to support applications for property tax abatement:

1. Developer
 - a. Identification of developer including all owners, partners and officers
 - b. Summary of developer's experience and qualifications
 - c. Proof of developer's financial capability (financial statements, profit/loss statements, etc.).
2. Development Plan
 - a. Legal description of area
 - b. Description of project development
 - c. Project stages and timing
 - d. Documentation of construction costs
 - e. Source, nature and terms of all required project financing
 - f. Plans and specifications
3. Documentation of abatement requested
 - a. Two project pro formas each with ten year projections reflecting the effects of no tax abatement and the requested level of abatement, to include the following as minimal justification:
 - i. All project gross income (rental estimates should be supported by local market data)
 - ii. Occupancy analysis to determine appropriate vacancy rate
 - iii. Estimate of effective gross income
 - iv. Itemized operating expense analysis
 - v. Projected net income
 - vi. Debt service impact, cash flow and investor rate of return analyses (IRR and cash-on-cash returns, etc.)

ADDITIONAL INFORMATION FOR LCRA
DOWNTOWN REDEVELOPMENT AREA

1. Developer.
 - a. Jack Hoke is the owner and developer.
 - b. Developer has developed commercial and residential property in and outside of Springfield for more than 30 years, including Primrose Park Subdivision.
 - c. Financial information is available for review.
2. Development Plan.
 - a. ALL IF THE WEST 6 FEET OF LOT ONE (1), ALL OF LOT TWO (2), AND THE EAST 1 ½ FEET OF LOT THREE (3), ALL IN ABBOTT'S SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
 - b. Applicant is the Owner and Developer and will lease the property. The initial tenant will be Lost Signal Brewing Company, LLC. Project development is to convert the building at 610 W. College that was constructed for and always used as a radio station into a brewpub. All interiors walls will be removed as well as the drop ceilings. The north wall and down the north half of the east wall is a solid glass wall from floor to ceiling. This glass will have a 3M brand laminate applied so as to retain the floor to ceiling glass. This is only the second time this has been approved for use in Springfield. The original part of the building will be the new brew room, with windows in the wall between the brew room and the pub area so patrons can view the brewing and brewing equipment while dining. Currently the room has a wall separating the new brew room from the seating area as well as walls to divide the space into individual offices. The walls will be removed and the area use as the new brew room. A new addition will be constructed on the south side of the structure for a new kitchen. An outside seating area will provide seating for patrons both under the canopy and outside the area of the canopy with an overhead type garage door for access to the seating area from the pub. Other than the addition of the new kitchen addition, the outward appearance of the building will remain as close to original as possible. A new entry will be constructed into the pub from the west parking area. The original and existing radio tower will be retained.

Abatement of the increase in real estate taxes will allow capital for the improvement of the parking lot. Currently there are no plans for improving the parking area. Additionally, abatement will allow funds for the lighting of the radio tower as an attraction for the "brew district" currently being developed in the area.
 - c. The project will not be staged, it will develop in one continuous project. Initially, development will consist of demolition of the inside walls, ceilings, and floors. Expected completion of demolition is the week of September 26, 2016. Redevelopment will then commence with a new roof, a new addition, new entry, construction of outside seating area, improvements to parking lot and drive entries, and all infill work. Estimated time for completion is 90-100 days.

- d. Estimated cost of construction is \$527,033.00. Cost estimate is attached.
 - e. No financing will be used for the cost of construction.
 - f. Plans and specifications by Arkifex Studios are attached.
3. Documentation of Abatement Request.
- a. Pro formas are attached.

Items highlighted thus below: to sub/supplier list

Y if taxable

Standard wage and taxable, No LD's

Arkifex Tyler Hellweg or Michael Hampton

tyler@arkifexstudios.com

michael@arkifexstudios.com

cation of item
or note

tax

			\$527,033	Sub/Supplier
	General Conditions		\$29,809	nci
	Hazardous materials removal	X		excluded
	H/C parking signage		\$400	nci
	Erosion control		\$800	nci
	Site demo @ new const, planter, paving, crickets		\$8,500	Range Farm
	Earthwork		\$0	*****
	Regrade for surface drainage		\$0	*****
	Fencing		\$0	*****
	Foundation drainage mat w/rock & filter fabric		\$690	nci
	New Asphalt w/rock base		\$17,540	Springfield
	Patch & reseal existing lot reclaimed		\$0	*****
	Restripe all asphalt parking & paving		\$0	*****
	Landscaping plants/Irrigation		\$0	excluded
	Exterior concrete, retaining wall, slabs, stoops		\$3,445	nci
	Concrete rebar		\$2,700	nci
	Concrete		\$23,948	Thomas/nci
	Replace slab @ underslab plumbing		\$0	*****
	Spoils removal		\$300	nci
	Polished concrete floor Post bid correction		\$10,980	Am Tech
	Masonry		\$7,230	nci
	Powerwash and tuckpoint & seal		\$2,155	Stanley
	Misc steel, old channel frames, railing at retaining wall	add as needed		tbd
	Tension cables @ Garden Bed		\$3,470	nci
ad#2 aluminum	Suspended soffit, alum/steel? tube framing for wood slats		\$27,879	Design Fab
	Structural steel, joist & deck		\$0	*****
	Pipe bollards		\$0	*****
	Steel erection		\$0	*****
	Temporary shoring		\$10,500	nci
	Selective demolition		\$14,214	nci
	Floor covering demo		\$920	*****
	Finish & rough carpentry cosmetic work on existg E frames		\$6,265	nci
	Install frames, doors and hardware		\$0	*****
	Wood slats @ metal tube framing		\$0	*****
	Oak Charwood 6,over furring channel @ exterior	VE		?
	Oak Charwood 6,over furring channel @ interior	VE		?
	Hardiplank cement siding @ kit. exterior	VE		?
	Cabinets & tops		\$15,294	MSW
	Cabinet install		\$0	*****
	TPO roofing w/tapered ins & coverbd		\$10,955	Cardinal
	Flashing and Sheet metal		\$9,575	Cardinal
	Hollow metal frames		\$600	wag
	Wood doors		\$750	wag
	Hardware		\$4,000	wag
	Overhead doors		\$1,580	Brookline
	Interior alum/glass door		\$43,500	Springfield
	Main alum/glass entry & submittals		\$0	*****
	Aluminum entry, storefrnt		\$0	*****
	Replace exstg glass w.low E, tempered, tinted		\$0	*****
	Film for the existing glass system	VE		?
	Metal studs, drywall & ins		\$41,670	Artisan
	Exterior osb sheathing		\$0	*****
	Metal roof deck @ kitchen addition		\$0	*****
	Plywood roof deck under metal roof deck		\$0	*****
	Weather barrier		\$0	*****
	1/4" FRP		\$0	*****
	Acoustical ceiling		\$0	*****
	Rubber base		\$300	nci
	Caulking, seal doors & windows		\$1,200	nci
	Painting		\$11,482	nci
	Paint gyp walls	n/a		*****
	Paint existing & reconstructed masonry walls	n/a		*****
	Paint structure/ceiling		\$0	*****
	Paint walls black @ behind interior siding		\$0	*****
	Custom logo @ exterior - Allowance		\$5,000	Allowance - Bid form
	Custom logo @ interior - Allowance		\$0	*****
	Custom sign @ NW bldg corner "Lost Signal"		\$4,000	Allowance - Bid form
	Allowance for etched panel on bar front		\$0	Allowance
	ADA restroom signs		\$165	nci
	Fire extinguisher and cabint		\$255	nci
	Toilet accessories		\$1,627	Verco
	Mirrors		\$0	*****
	Foot rail @ bar		\$0	missed

16.01

B,C & E

vs

sewer

3way main diseminal connec

Plumbing demo	\$75,000	Poindexter
Plumbing	\$0	
Patch street/walk sewer/water tap & remove spoils	\$6,800	nci
Sawcut/remove slab for new plumbing	\$0	
Plumbing	\$0	
Water, sewer & gas	\$0	
Grease trap, site sewer tie-in	\$0	
Gas lines	\$0	
Stainless trench drains, stainless hood enclosure	\$0	
HVAC demo	\$46,500	Poindexter
HVAC, make final connections	\$0	
Ductwork	\$0	
Provide ansul pull station @ kitchen hood	\$0	
Hvac testing & balancing	\$0	
Electrical demo	\$47,081	M&M
Electrical	\$0	
Electrical	\$0	
Fire alarm	exclude	undefined
CU fees	exclude	not available
Subtotal	\$499,079	Subtotal
Misc.	\$1,305	misc
Overhead & profit	\$24,954	5.00%
Insurance	\$1,695	0.30%
Building Permit	\$0	by owner
Bond	exclude	1.20%
Total	\$527,033	Total

007634-16 02 Mar 2016 01:54:27 PM



Book: 2016
Page: 007634-16
2 pages

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Cheryl Dawson-Spaulding
Cheryl Dawson-Spaulding
Recorder of Deeds

lcunningham

General Warranty Deed

THIS DEED, Made and entered into this 2 day of March, 2016, by and between

Grantor: **NICK SIBLEY AND TINA SIBLEY, HUSBAND AND WIFE**

of the County of GREENE, State of MISSOURI, party or parties of the first part, and

Grantee: **JACK HOKE**

of the County of GREENE, MISSOURI, party or parties of the second part,

Grantee's mailing address: 1545 E Pilmarx Suite A Spb-MO 65804

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of GREENE and State of Missouri, to-wit:

ALL OF THE WEST 6 FEET OF LOT ONE (1), ALL OF LOT TWO (2) AND THE EAST 1 1/2 FEET OF LOT THREE (3), ALL IN ABBOTT'S SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same, belonging unto the said party or parties forever.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

16-7634-001

PROJECT PRO FORMAS FOR LCRA
DOWNTOWN REDEVELOPMENT AREA

610 W. College
Springfield, Missouri

WITHOUT TAX ABATEMENT (without financing)

Building and land	\$270,000
Remodeling costs	457,000
Infill improvements required by lease	<u>220,535</u>
Total investment	\$947,535
Revenue (lease payments)	\$60,000
less expenses:	
Insurance	2100
Real Estate Taxes (\$600,000 appraised value)	<u>13398</u>
Net income	\$44,502
Return	4.69%

WITHOUT TAX ABATEMENT (with financing)

Building and land	\$270,000
Remodeling costs	457,000
Infill improvements required by lease	<u>220,535</u>
Total investment	\$947,535
Revenue (lease payments)	\$60,000
less expenses:	
Insurance	2,100
Real Estate Taxes (\$600,000 appraised value)	13,398
Debt service	<u>\$42,826</u>
Net income	\$1,676
Return	.1768%

WITH TAX ABATEMENT (without financing)

Building and land	\$270,000
Remodeling costs	457,000
Infill improvements required by lease	<u>220,535</u>
Total investment	\$947,535
Revenue (lease payments)	\$60,000

less expenses:

Insurance	2100
Real Estate Taxes	<u>5948</u>

Net income	\$52,952
------------	----------

Return	5.59%
--------	-------

WITH TAX ABATEMENT (with financing)

Building and land	\$270,000
Remodeling costs	457,000
Infill improvements required by lease	<u>220,535</u>
Total investment	\$947,535

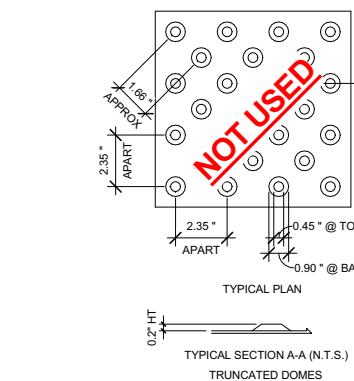
Revenue (lease payments)	\$60,000
--------------------------	----------

less expenses:

Insurance	2100
Real Estate Taxes	5948
Debt service	<u>42,826</u>

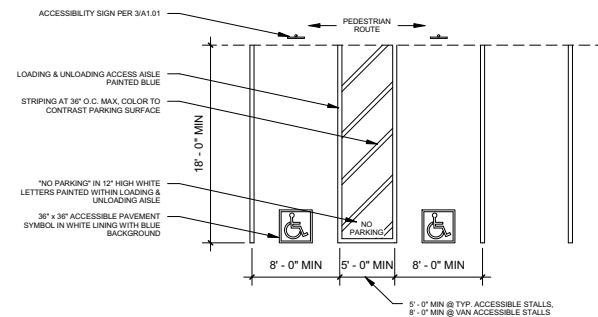
Net income	\$9126
------------	--------

Return	.9631%
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4 DETECTABLE WARNINGS
3" = 1'-0"

3 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"

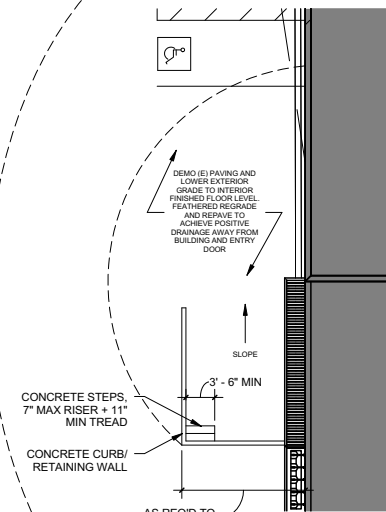


2 ACCESSIBLE PARKING STALLS
1/8" = 1'-0"

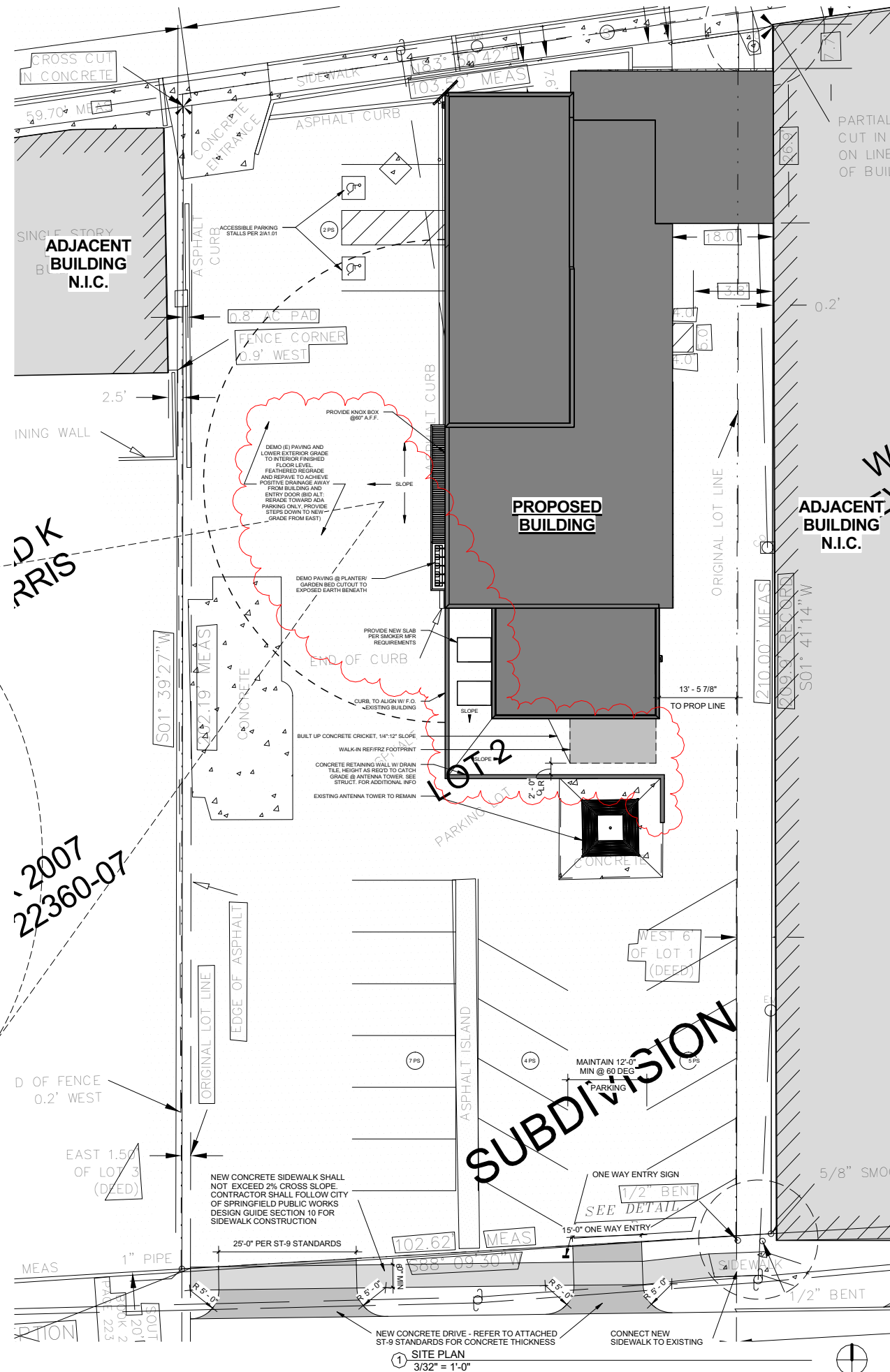
	SUBJECT PROPERTY		ADA STALL INDICATOR STRIPING
	ADJACENT STRUCTURE		
	PROPERTY LINE		PARKING COUNT @ STALL CLUSTER

1. PARKING TO BE RESEALED AND RESTRIPTED. ALL PARKING STALLS TO BE 9' x 18', EXCEPT AS NOTED AT ACCESSIBLE PARKING. MAINTAIN 24' MIN DRIVE WIDTH @ 90 DEGREE 2 WAY DRIVE, MAINTAIN 12' MIN WIDTH @ 60 DEGREE ONE WAY DRIVE

2. SLOPE ARROWS INDICATE POSITIVE DRAINAGE AND DIRECTIONALITY. SLOPE TO BE 1/4"-12" MIN



SITE PLAN - BID ALT



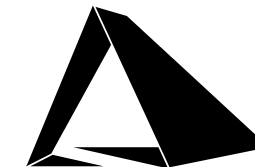
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LOST SIGNAL BREWERY

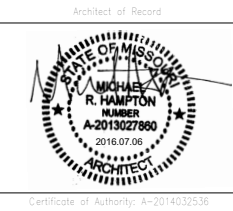
610 W. COLLEGE STREET
SPRINGFIELD, MO 65806
GREENE COUNTY



ARKIFEX STUDIOS
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: PROJECT # 16-048
date: 2016.08.11

A1.01
SITE PLAN



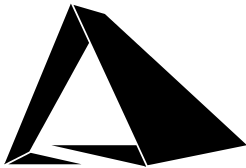
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LOST SIGNAL BREWERY

610 W. COLLEGE STREET
SPRINGFIELD, MO 65806
GREENE COUNTY



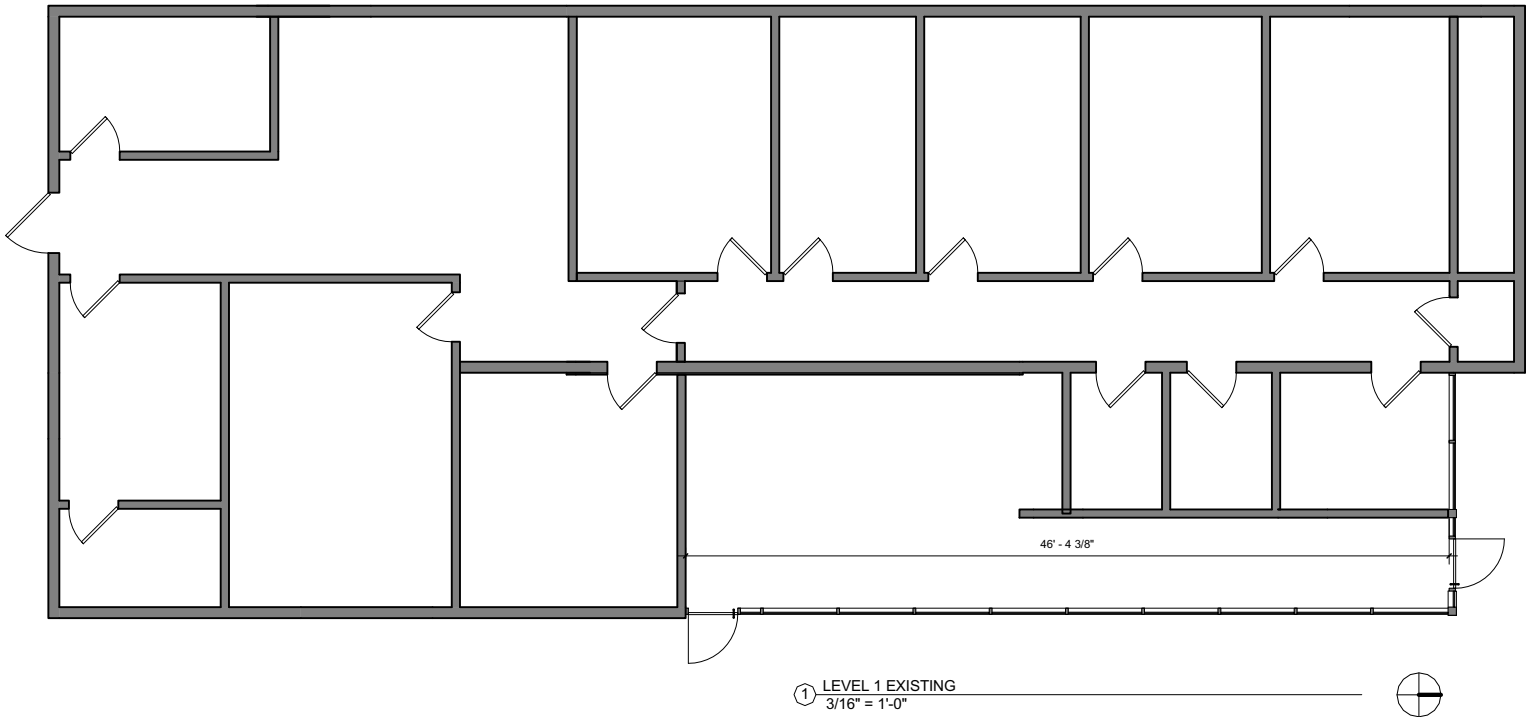
ARKIFEX STUDIOS
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: PROJECT # 16-048
date: 2016.07.06

A2.01
EXISTING/DEMO
PLAN

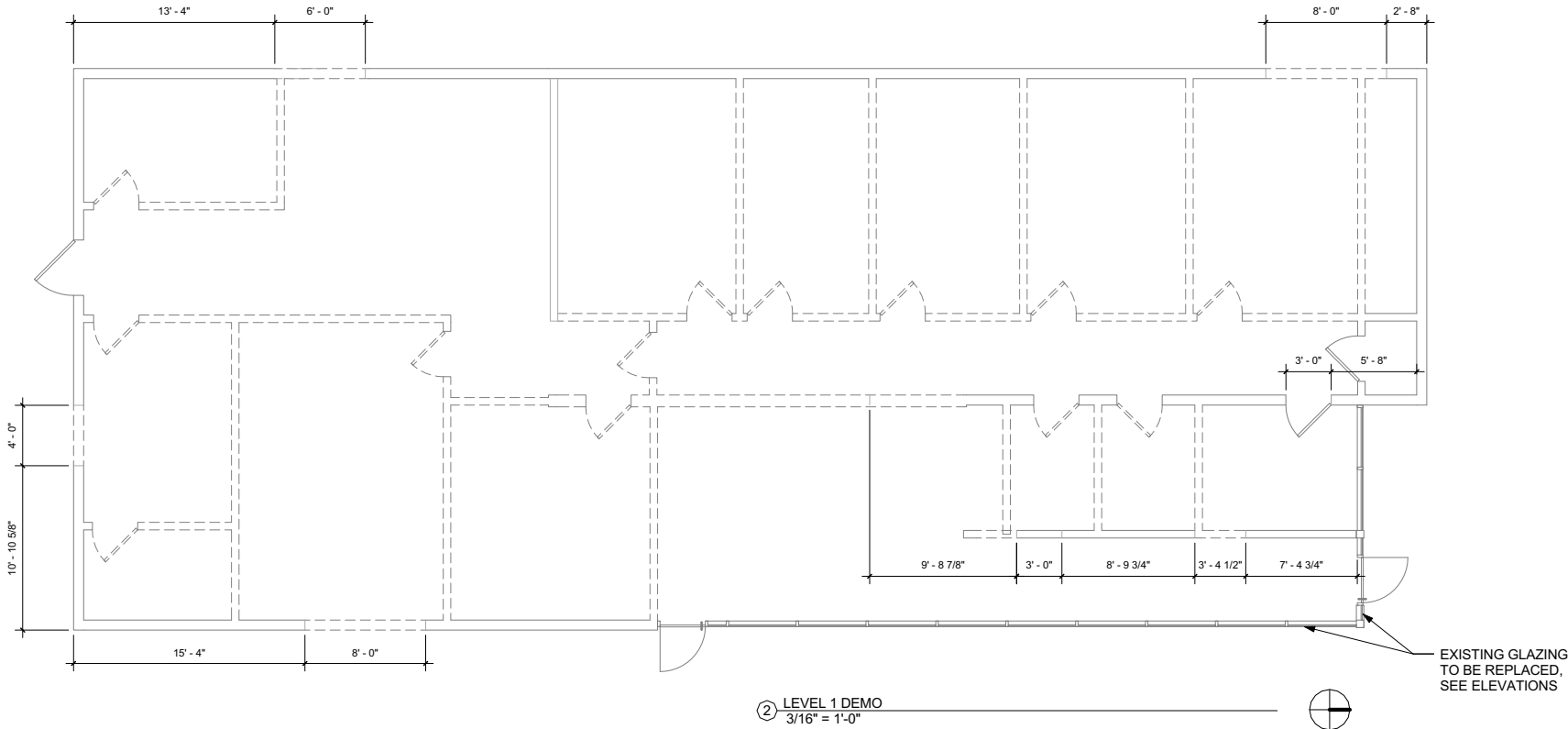
- EXISTING PLAN NOTES
- ALL EXISTING CONDITIONS ARE REPRESENTED AS OBSERVED BY THE ARCHITECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONDITIONS INDICATED.

- EXISTING PLAN LEGEND
- EXISTING WALL
 - EXISTING DOOR



- DEMO PLAN NOTES
- VERIFY ALL CRITICAL DIMENSIONS AGAINST FIELD CONDITIONS AND PROPOSED PLAN PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES
 - DEMOLISHED WALLS TO HAVE ALL FRAMING, FINISHING, BASE/CROWN MOULDINGS, SCONCES, TRIMWORK, DOORS, SWITCHES, OUTLETS, JUNCTION BOXES, AND BLOCKING REMOVED AS REQUIRED FOR PROPOSED CONSTRUCTION DRAWINGS. ALL CONDUIT AND PLUMBING WITHIN WALL TO BE CAPPED AND REMOVED, OR REROUTED IF NECESSARY
 - REMOVE ALL CEILING FINISHES U.N.O. IN RCP
 - REMOVE ALL FLOOR FINISHES
 - ANY EXISTING HAZARDOUS BUILDING MATERIALS (LEAD, ASBESTOS, ETC.) TO BE IDENTIFIED AND ABATED IN ACCORDANCE WITH ANY AND ALL MUNICIPALITIES HOLDING JURISDICTION.

- DEMO PLAN LEGEND
- EXISTING WALL TO REMAIN
 - EXISTING DOOR TO REMAIN
 - EXISTING WALL TO BE DEMOLISHED
 - EXISTING DOOR TO BE DEMOLISHED



FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO GRIDLINES, FACE OF FRAMING, AND CENTERLINE OF DOORS - WINDOWS, U.N.C.
2. ALL STAR TREADS TO BE 11" DEEP, ALL STAR RISERS TO BE MAX 7" HIGH.
3. ALL GYPSUM BOARD TO BE 5/8" TYPE "X", WET LOCATIONS TO HAVE 5/8" TYPE "X" WATER RESISTANT GREENBOARD.
4. ALL GYPSUM BOARD TO BE LEVEL 1/4" FINISH, PAINT COLOR PER OWNER + ARCHITECT
5. SEAL AROUND ALL INTERIOR JOINTS AT DOORS AND WINDOWS.
6. VERIFY NEW OPENINGS IN EXISTING MASONRY WALLS TO ALIGN WITH MORTAR JOINTS PRIOR TO INSTALLATION. REPORT ANY NONALIGNING OPENINGS TO ARCHITECT FOR REVISED LOCATIONS.
7. POLISH EXPOSED CONCRETE FLOORING THROUGHOUT
8. INSTALL RUBBER BASE THROUGHOUT
9. FLOORS IN 103 TANK ROOM AND 104 TAP ROOM TO SLOPE AT 1/4"=12" TOWARDS DRAINS SHOWN IN PLUMBING DRAWINGS, SLOPE AT 1/8"=12" MIN.

WALL TYPE LEGEND

- 1 INTERIOR PARTITION:
5/8" TYPE "X" GYP OVER 3/8" METAL STUD OVER 5/8" TYPE "X" GYP
- 2 INTERIOR PLUMBING PARTITION:
TYPE "X" 5/8" GYP OVER 3/4" METAL STUD OVER 5/8" TYPE "X" GYP
- 3 INTERIOR CLEANABLE COVERAGE WALL:
1/4" FIBER REINFORCED PLASTIC PANELING ADHERED TO EXISTING WALL W/ LIQUID NAILS OR SIMILAR
- 4 INTERIOR ACCENT WALL:
1/2" BURNT OAK SIDING OVER 7/8" HAT CHANNEL FURRING OVER 1/2" BURNT CEDAR SIDING TO BE CLASS C AS DESCRIBED BY ASTM E 84
- 5 EXISTING WALLS:
1/2" BURNT OAK SIDING OVER 7/8" HAT CHANNEL FURRING OVER AIR + WATER BARRIER OVER 3/8" METAL STUD FRAMING OVER 5/8" TYPE "X" GYP
- 6 EXISTING WALL TO REMAIN
- 7 EXISTING WALL SEALS:
1/2" BURNT OAK SIDING OVER 7/8" METAL HAT CHANNEL FURRING OVER EXISTING WALL

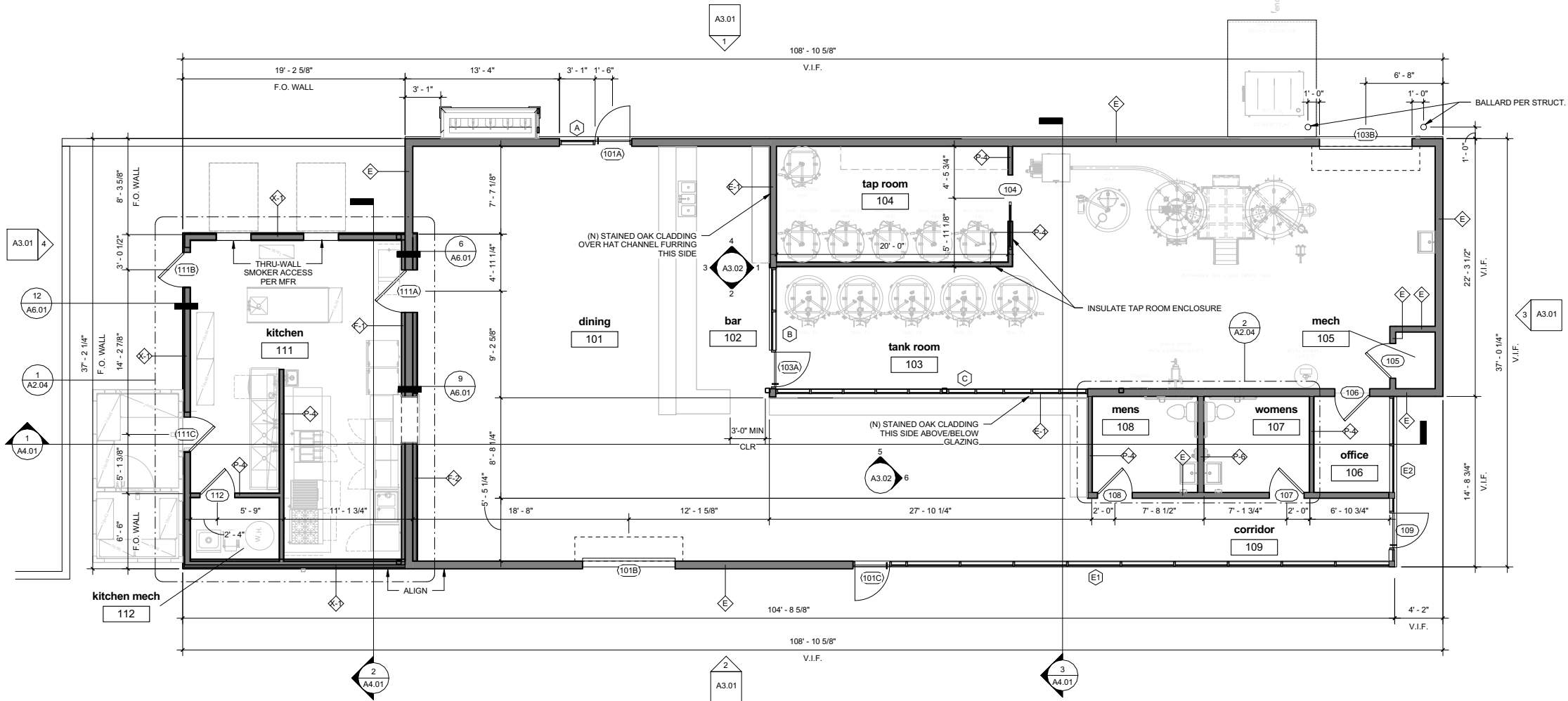
* EXISTING WALLS W/ APPLIED FURRING AND WOOD FINISH TO BE PAINTED BLACK PRIOR TO FURRING/FINISHING
** BURNT CEDAR SIDING TO BE 6" SLATS INSTALLED IN HORIZONTAL ORIENTATION W/ 1/2" GAPS

LIFE SAFETY ANALYSIS

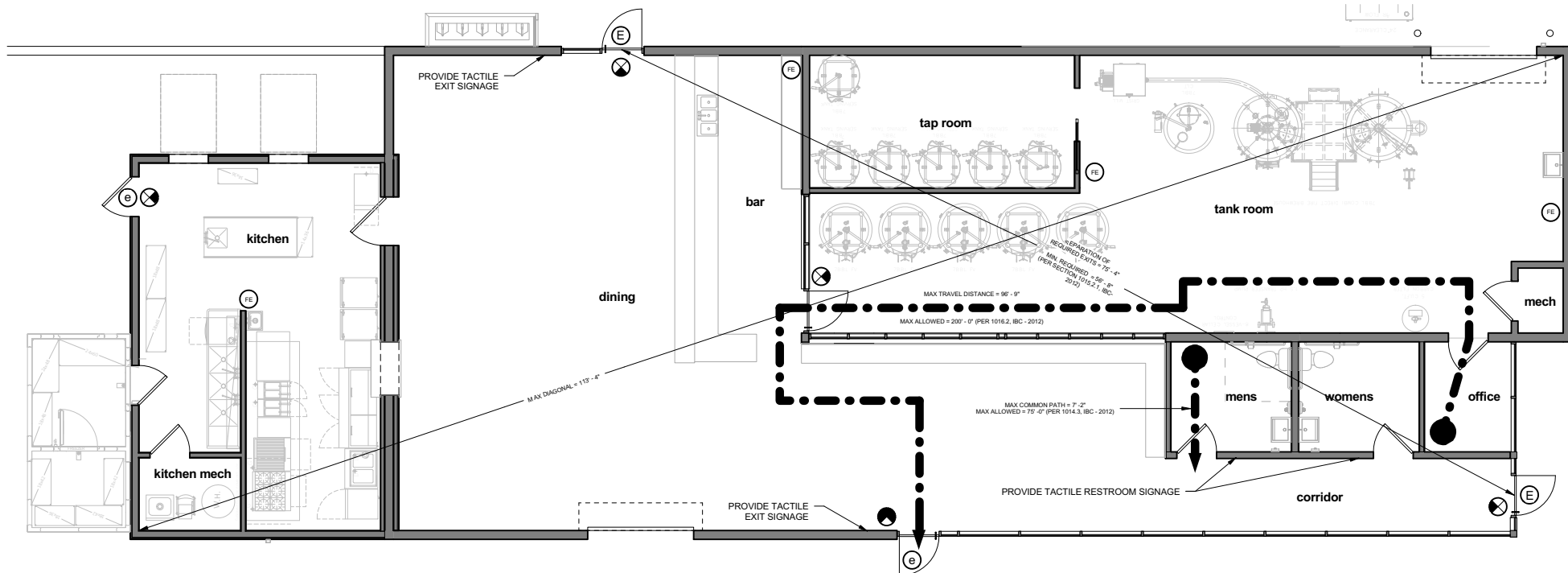
OCCUPANCY:	GROUP A-2 (ASSEMBLY) GROUP F-2 (FACTORY)
GROSS FLOOR AREA:	3,592 sf TOTAL
OCCUPANT LOAD:	ASSEMBLY: DESIGN LOAD = 74" COMMERCIAL KITCHEN: 457/200 = 3" FACTORY: 1,565/500 = 4" * DESIGN OCCUPANT LOAD IS BASED ON ANTICIPATED NUMBER OF EMPLOYEES AND SEATING TO BE PROVIDED ** PER TABLE 1004.1.2, IBC-2012 81 OCCUPANTS TOTAL
REQUIRED EXIT QUANTITY:	2 MINIMUM (PER TABLE 1015.1, IBC-2012)
REQUIRED EXIT SEPARATION:	1/2 MAX DIAGONAL DISTANCE (PER SECTION 1015.2.1, IBC-2012)
OCCUPANCY SEPARATION REQD:	0 HOURS (PER TABLE 508.4, IBC-2012)
MINIMUM PLUMBING COUNT:	WC: 2" LAV: 2" DRINKING FOUNTAIN: 1" SERVICE SINK: 1" * PER TABLE 2902.1, IBC-2012 ** PER SECTION 410.3, IPC-2012

LIFE SAFETY LEGEND

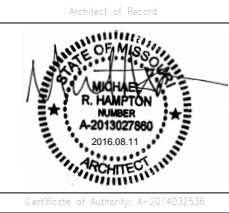
- PROPOSED WALL
- MEASURED TRAVEL DISTANCE
- PORTABLE FIRE EXTINGUISHER, WALL MOUNTED
- EXIT REQUIRED BY 1015.1.1, IBC-2012
- NONREQUIRED EXIT
- EXIT SIGNAGE PER MEP



1 LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"



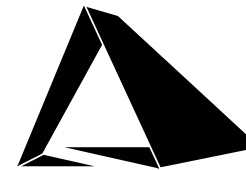
2 LEVEL 1 - LIFE SAFETY PLAN
3/16" = 1'-0"



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LOST SIGNAL BREWERY

610 W. COLLEGE STREET
SPRINGFIELD, MO 65806
GREENE COUNTY



ARKIFEX STUDIOS
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: PROJECT # 16-048
date: 2016.08.11

A2.02
FLOOR PLAN / LIFE
SAFETY PLAN

ROOF PLAN NOTES

1. PATCH OR REPAIR ANY DAMAGE TO EXISTING TO REMAIN ROOFING
2. TAPERED INSULATION TO SLOPE AT 1/4" PER 12" MINIMUM TOWARDS SCUPPER AS INDICATED

ROOF PLAN LEGEND

- EXISTING ROOFING TO REMAIN
- SLOPE INDICATOR - ARROW POINTS TOWARD LOWER ELEVATION

REWRAP EXISTING FASCIA/PARAPET W/ PREFINISHED BRAKE METAL PARAPET CAP W/ DRIP EDGE. COLOR/FINISH TO BE SELECTED BY ARCHITECT

SIGNAGE MOUNTING AND SIZING PER MANUFACTURER

EXISTING ROOF ASSEMBLY TO REMAIN

REMOVE (E) ROOFING AND REPLACE W/ TPO, LOW ROOF ONLY

TPO ROOF OVER 1/2" PROTECTION BOARD OVER TAPERED INSULATION OVER METAL DECK OVER FRAMING PER STRUCTURAL. SLOPE (1/4":12" MIN) TOWARD SCUPPER & DOWNSPOUT

SCUPPER + DOWNSPOUT CENTERED ON NEW ROOF

PREFINISHED BRAKE METAL PARAPET CAP W/ DRIP EDGE

RCP NOTES

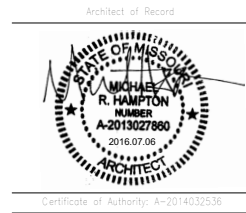
1. ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS/SOFFITS AND CENTERLINE OF FIXTURES, U.N.O.
2. ALL INTERIOR GYPSUM BOARD CEILINGS TO BE LEVEL V FINISH, U.N.O.
3. ALL GYPSUM BOARD CEILINGS TO BE 5/8" TYPE 'X'. ALL WET LOCATIONS TO BE 5/8" TYPE 'X' WATER RESISTANT GREENBOARD.
4. CEILINGS TAGGED 'N/A' INDICATES EXPOSED STRUCTURE.
5. LIGHTING, HVAC DIFFUSERS & VENT LOCATIONS PER MEP.
6. INTERIOR SOFFITING ATTACHED TO STRUCTURE W/ AIRPLANE WIRE AS REQ'D.
7. EXPOSED CEILINGS TAGGED 'N/A' TO BE PAINTED, COLOR PER OWNER

RCP LEGEND

- ACT ACoustical CEILING TILE (2'x2' OR 2'x4' AS INDICATED)
- N/A OPEN TO FRAMING/DUCTING
- METAL TUBE STEEL FRAMING W/ WOOD SLATS TO MATCH ENTRY CANOPY. ATTACH TO ROOF FRAMING W/ AIRPLANE CABLE AS REQ'D. SEE 11A6.01 FOR ADDITIONAL INFORMATION
- EXISTING SOFFIT TO REMAIN

2 ROOF PLAN
3/16" = 1'-0"

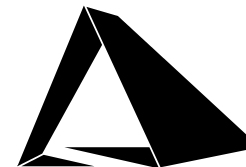
1 LEVEL 1 RCP
3/16" = 1'-0"



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LOST SIGNAL BREWERY

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GREENE COUNTY

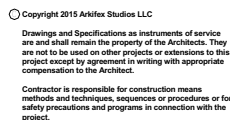


ARKIFEX STUDIOS

P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: PROJECT # 16-048
date: 2016.07.06

A2.03
RCP - LEVEL 1 +
ROOF PLAN

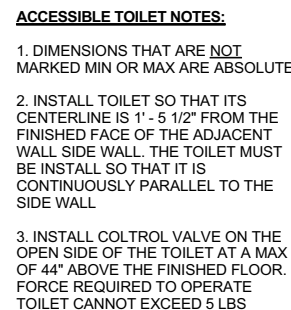


610 W. COLLEGE STREET
SPRINGFIELD, MO 65806
GREENE COUNTY

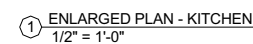
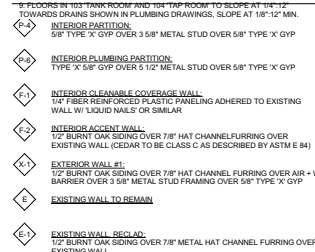
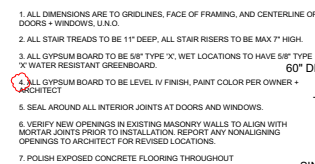
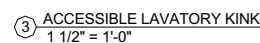


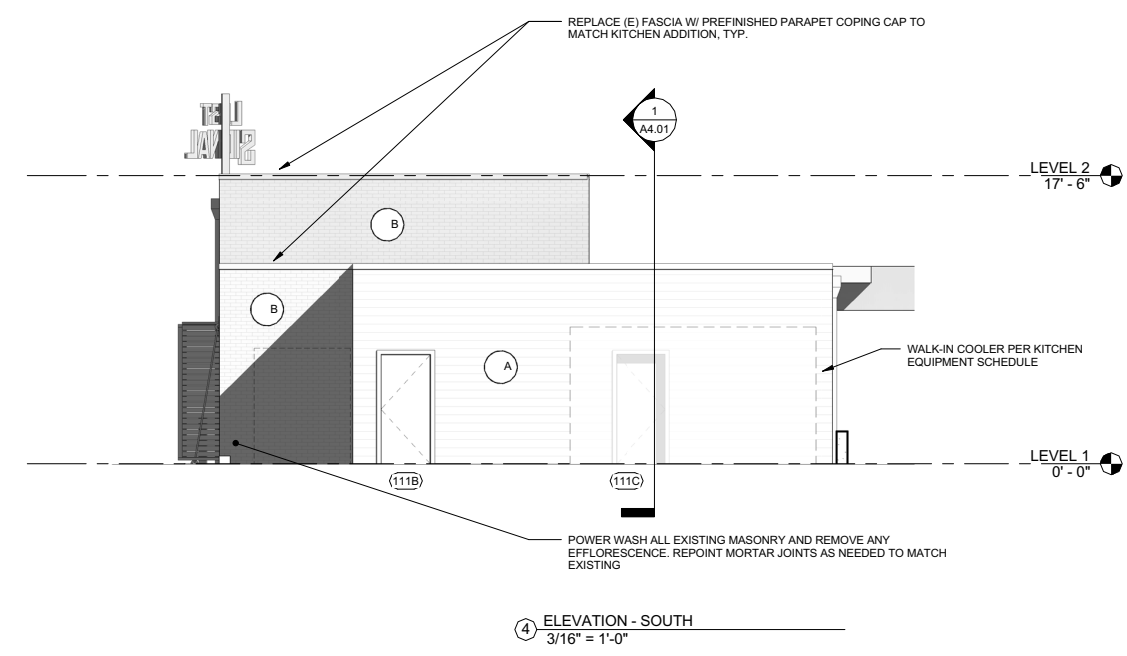
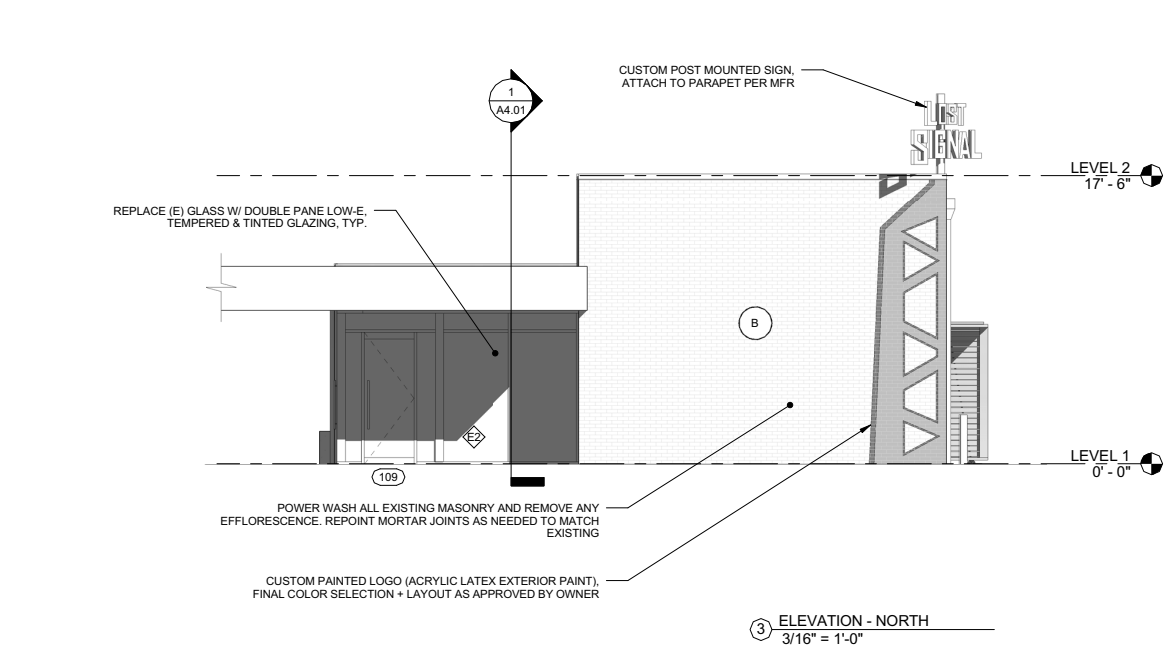
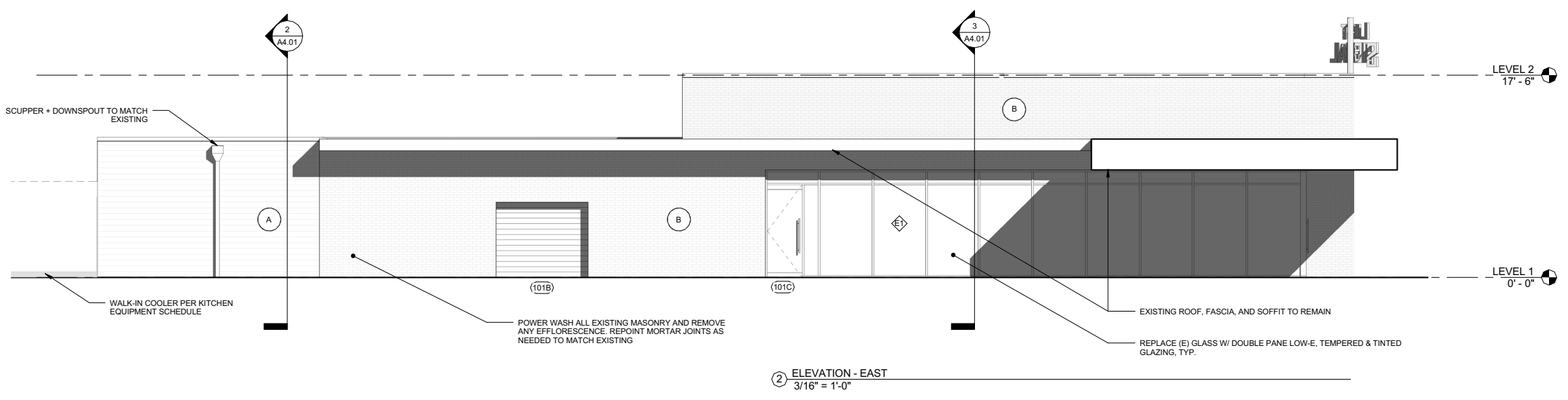
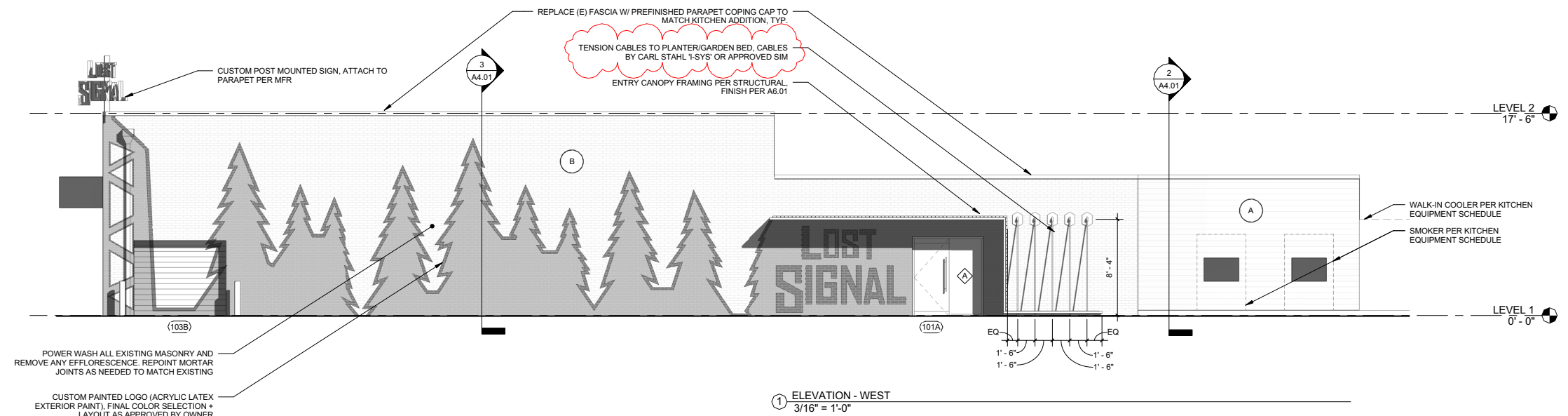
A2.04

ENLARGED PLANS + ACCESSIBILITY DETAILS



4 ACCESSIBLE TOILET WALL
3/4" = 1'-0"





EXTERIOR MATERIAL LEGEND

A	BURNT OAK SIDING OVER METAL STUD FRAMING PER A6.01
B	EXISTING MASONRY WALL, TREATED AS NOTED ON ELEVATIONS

Architect of Record

STATE OF MISSOURI
MICHAEL R. HAMPTON
NUMBER A-2013027880
2016.07.06
ARCHITECT

Certificate of Authority: A-2014032536

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LOST SIGNAL BREWERY

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GREENE COUNTY

ARKIFEX STUDIOS

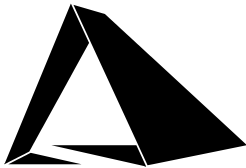
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: PROJECT # 16-048
date: 2016.07.06

A3.01
EXTERIOR
ELEVATIONS

LOST SIGNAL BREWERY

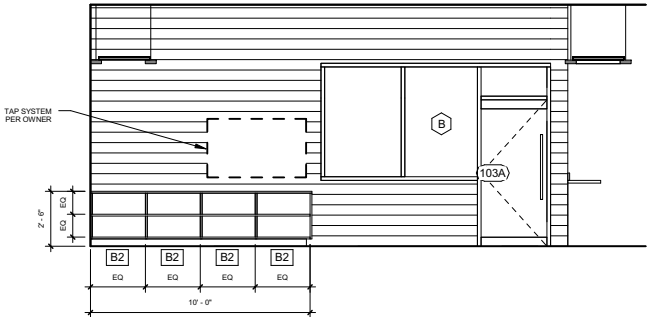
610 W. COLLEGE STREET
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GREENE COUNTY



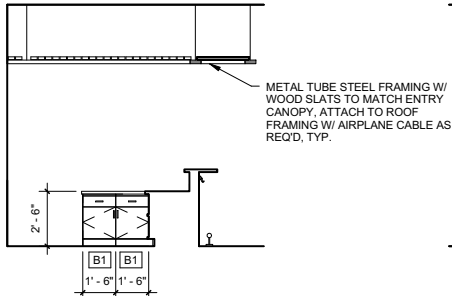
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project #: 2016.07.06
date: 2016.07.06

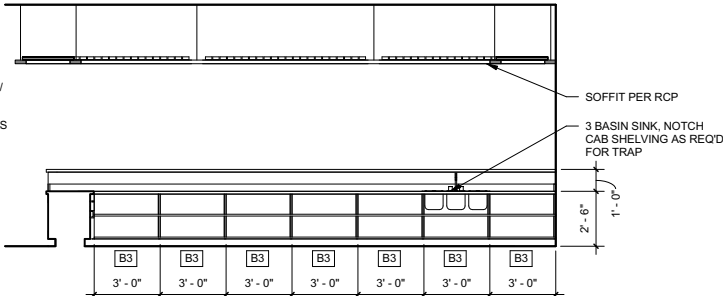
A3.02
INTERIOR
ELEVATIONS/
FENESTRATION



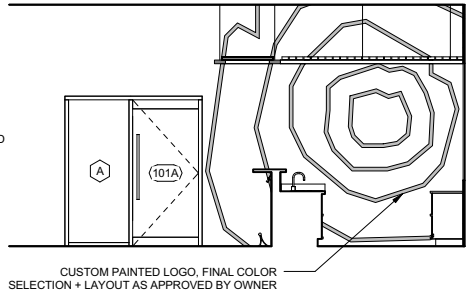
1 102 BAR - NORTH
1/4" = 1'-0"



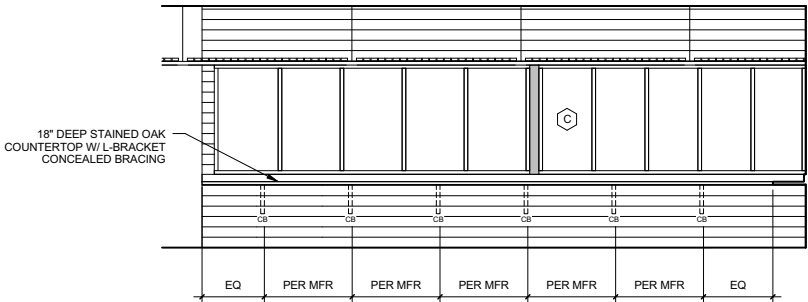
2 102 BAR - EAST
1/4" = 1'-0"



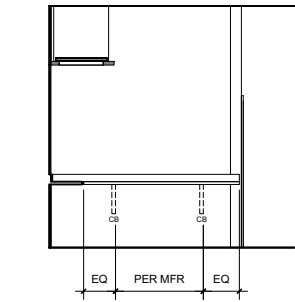
3 102 BAR - SOUTH
1/4" = 1'-0"



4 102 BAR - WEST
1/4" = 1'-0"



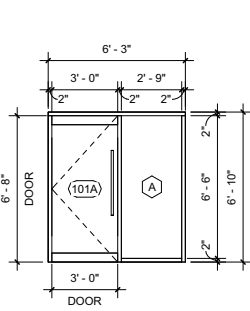
5 101 DINING - WEST
1/4" = 1'-0"



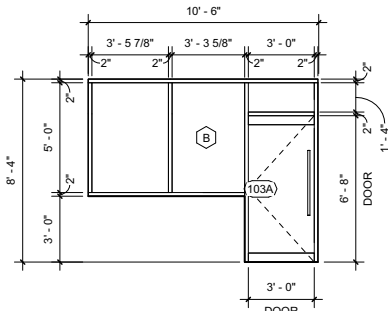
6 101 DINING - NORTH
1/4" = 1'-0"

DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	FRAME	COMMENTS
101A	6' - 8"	3' - 0"	HM WELDED	WEATHERSTRIP, PANIC HARDWARE W/ DEADBOLT
101B	6' - 6"	8' - 0"	PER MFR	GLASS GARAGE DOOR, PADLOCK HASP
101C	8' - 0"	3' - 0"	HM WELDED	WEATHERSTRIP, PANIC HARDWARE W/ DEADBOLT
103A	6' - 8"	3' - 0"	HM WELDED	180 SWING, PASSAGE HARDWARE W/ DEADBOLT
103B	6' - 6"	8' - 0"	PER MFR	COMMERCIAL METAL GARAGE DOOR, PADLOCK HASP
104	8' - 0"	4' - 0"	HM WELDED	THERMAL DOOR PER BREW CONSULTANT, PASSAGE HARDWARE
105	6' - 8"	3' - 0"	HM WELDED	EXISTING DOOR TO REMAIN
106	6' - 8"	3' - 0"	HM WELDED	SOLID CORE, PRIVACY HARDWARE
107	6' - 8"	3' - 0"	HM WELDED	EXISTING DOOR TO BE RELOCATED, PRIVACY HARDWARE
108	6' - 8"	3' - 0"	HM WELDED	EXISTING DOOR TO BE RELOCATED, PRIVACY HARDWARE
109	8' - 0"	3' - 0"	HM WELDED	WEATHERSTRIP, PANIC HARDWARE W/ DEADBOLT
111A	6' - 8"	3' - 8"	HM WELDED	PASSAGE HARDWARE
111B	6' - 8"	3' - 0"	HM WELDED	SOLID CORE, WEATHERSTRIP, PANIC HARDWARE W/ DEADBOLT
111C	6' - 8"	3' - 0"	HM WELDED	SOLID CORE, WEATHERSTRIP, PASSAGE HARDWARE
112	6' - 8"	3' - 0"	HM WELDED	SOLID CORE, PASSAGE HARDWARE

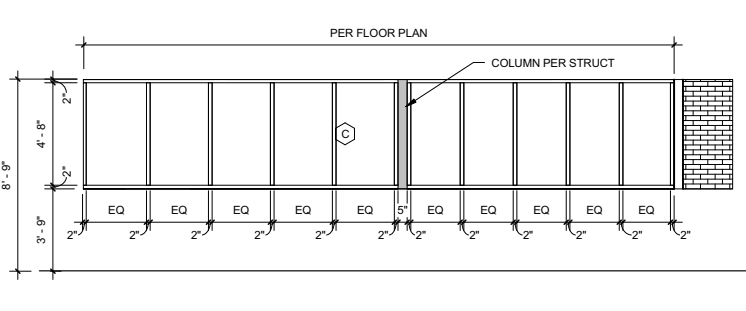
*NOTE: EXISTING DOORS TO BE REUSED WHEREVER POSSIBLE



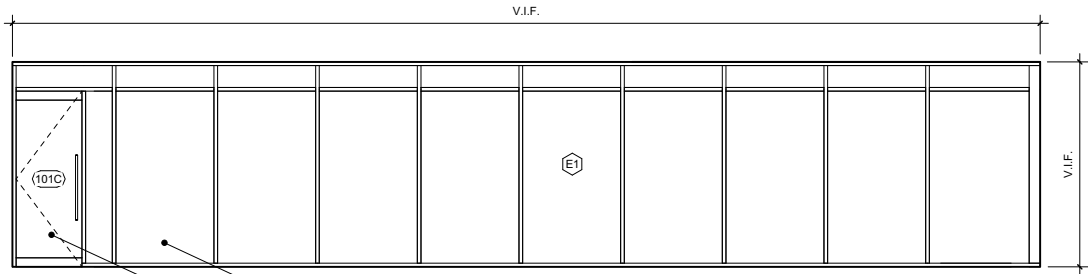
WINDOW TYPE 'A'



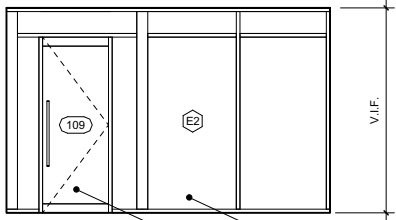
WINDOW TYPE 'B'



WINDOW TYPE 'C'



WINDOW TYPE 'E1'



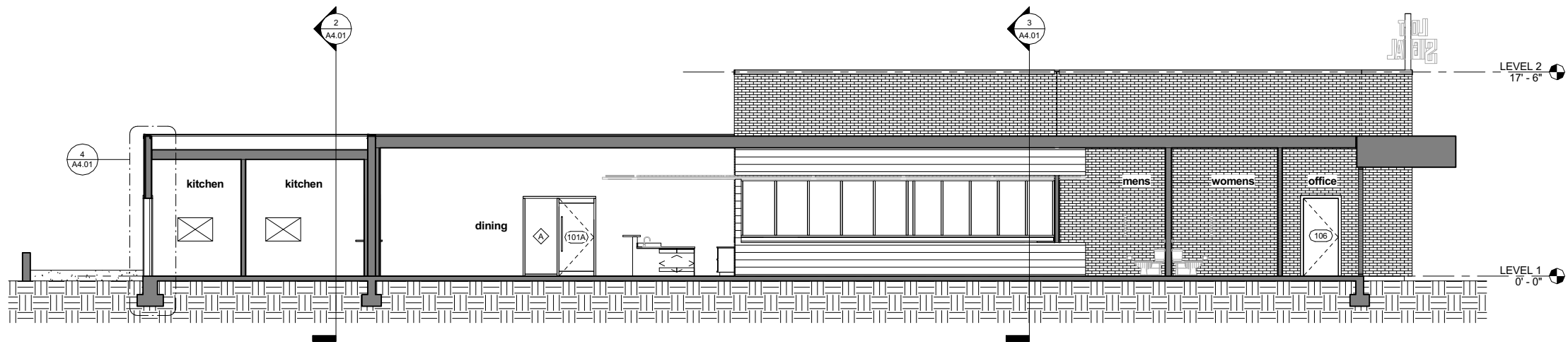
WINDOW TYPE 'E2'

REPLACE (E) GLASS W/ DOUBLE PANE LOW-E, TEMPERED & TINTED GLAZING, TYP. @ ALL PANELS (LOAD BEARING MULLIONS TO REMAIN)

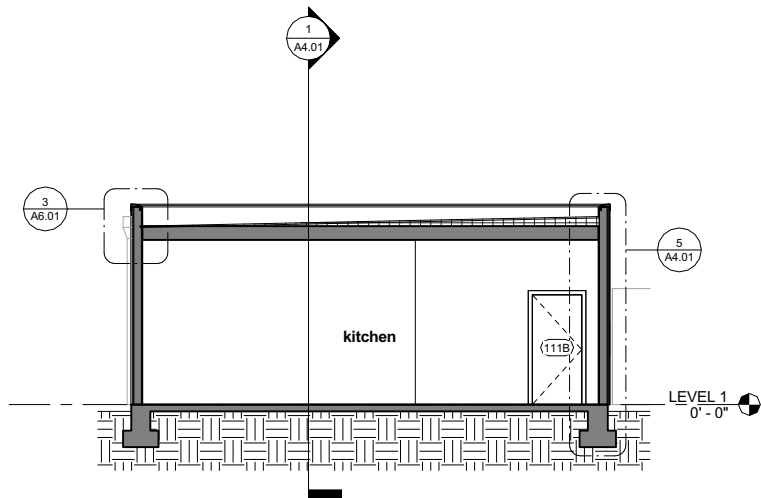
REPLACE (E) DOOR W/ DOUBLE PANE LOW-E, TEMPERED & TINTED GLAZED DOOR

REPLACE (E) GLASS W/ DOUBLE PANE LOW-E, TEMPERED & TINTED GLAZING, TYP. @ ALL PANELS (LOAD BEARING MULLIONS TO REMAIN)

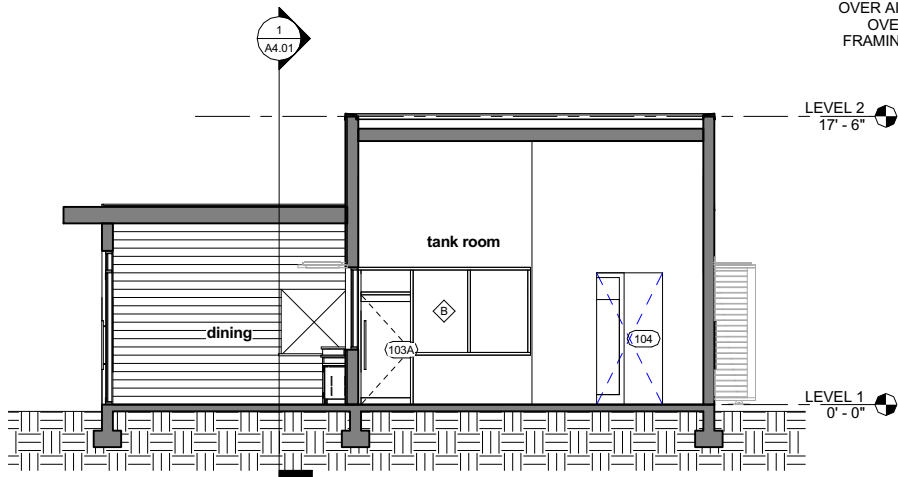
REPLACE (E) DOOR W/ DOUBLE PANE LOW-E, TEMPERED & TINTED GLAZED DOOR



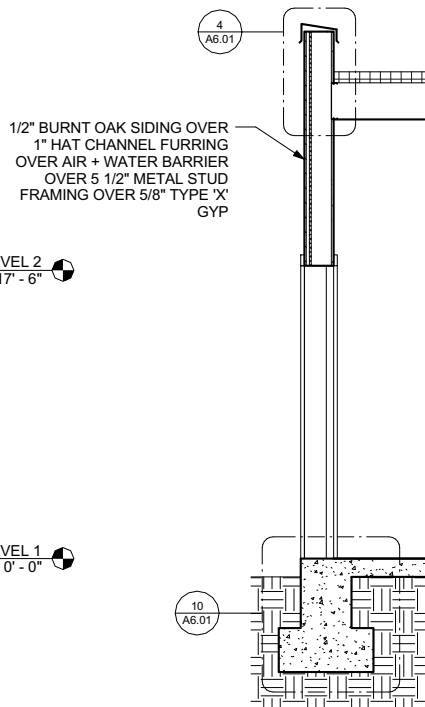
1 SECTION A
3/16" = 1'-0"



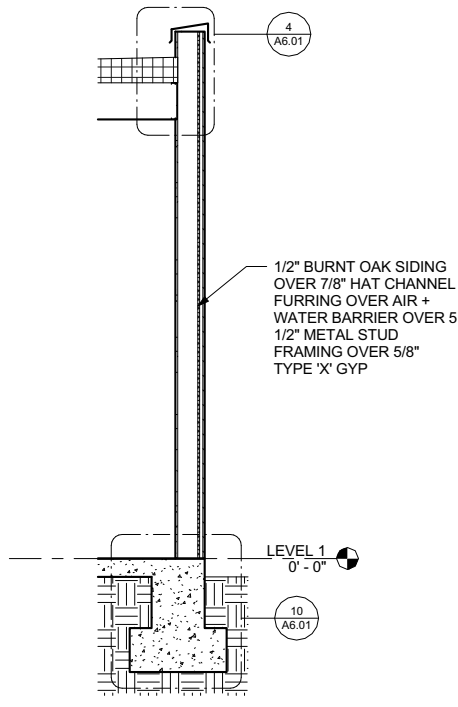
2 SECTION B
3/16" = 1'-0"



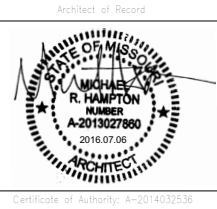
3 SECTION C
3/16" = 1'-0"



4 WALL SECTION 1
1/2" = 1'-0"



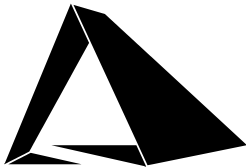
5 WALL SECTION 2
1/2" = 1'-0"



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LOST SIGNAL BREWERY

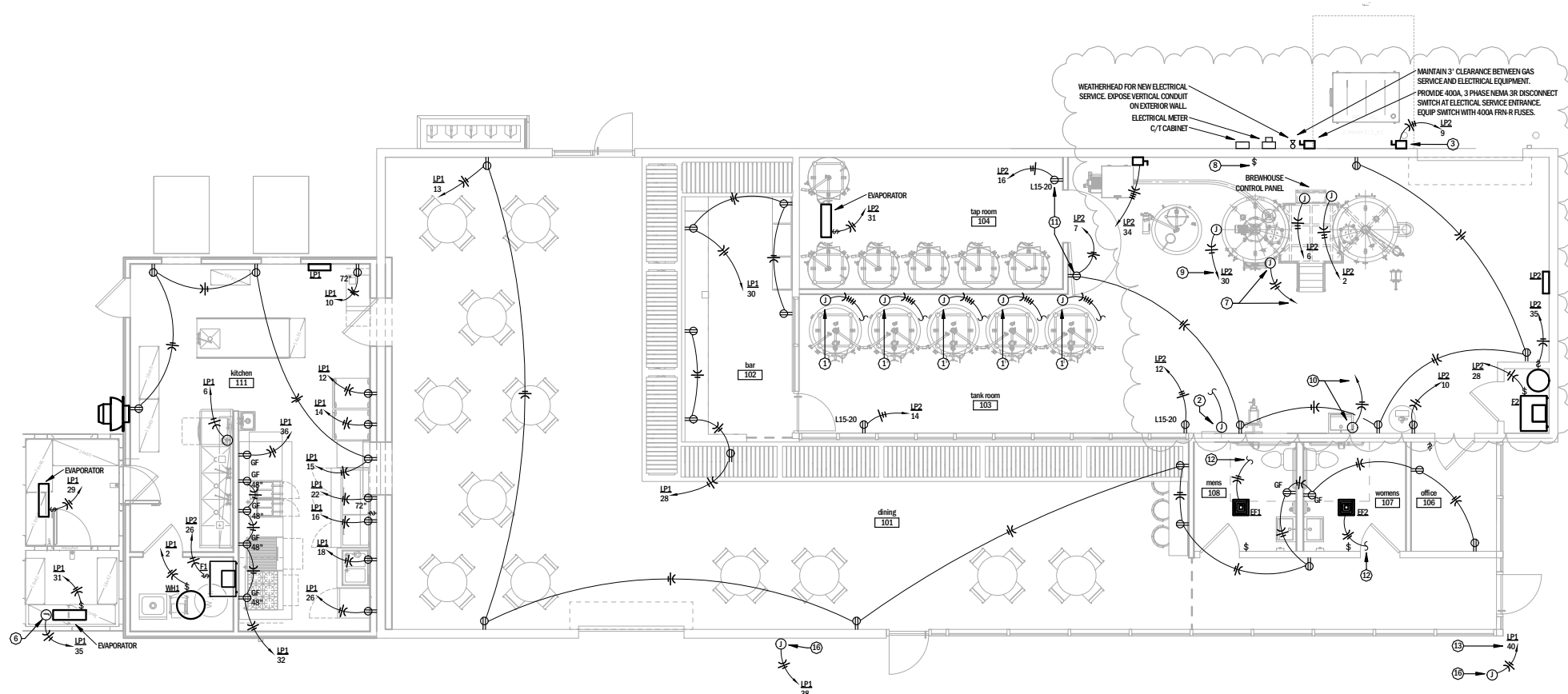
610 W. COLLEGE STREET
SPRINGFIELD, MO 65806
GREENE COUNTY



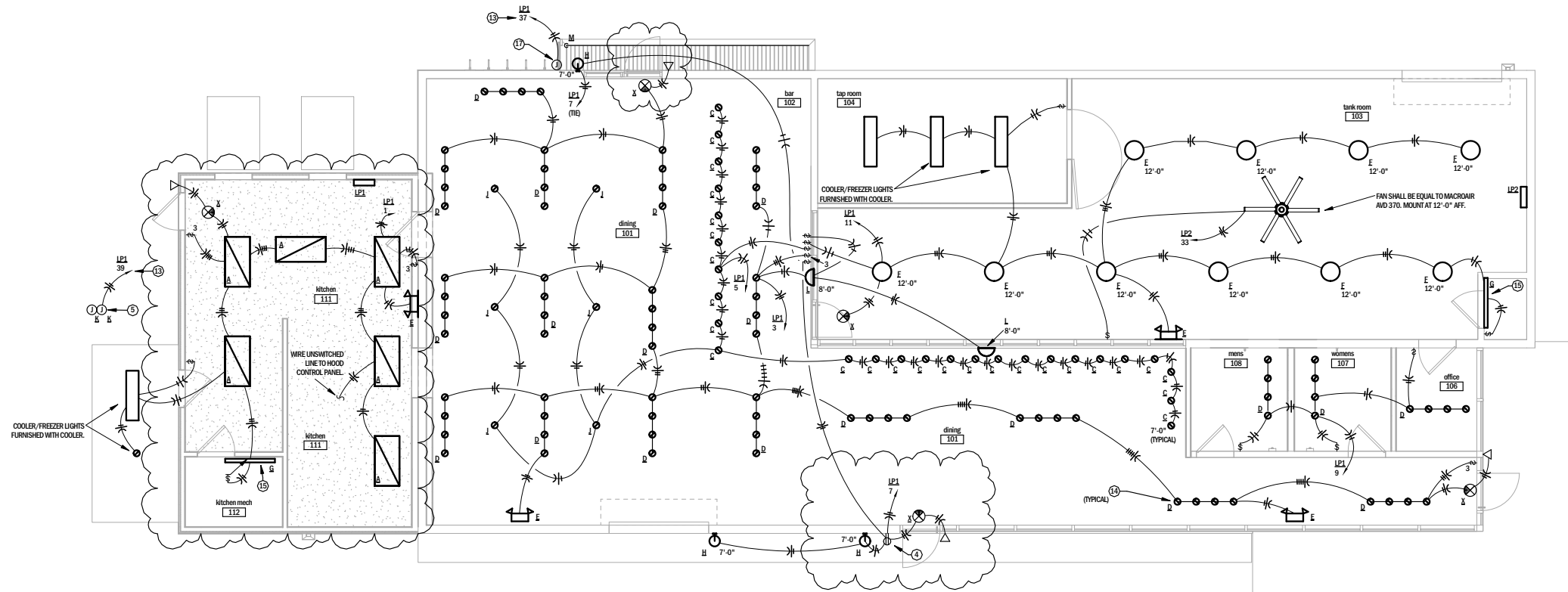
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project #: PROJECT # 16-048
date: 2016.07.06

A4.01
BUILDING + WALL
SECTIONS



2 ELECTRICAL PLAN
SCALE: 3/16" = 1'-0" NORTH



1 LIGHTING PLAN
SCALE: 3/16" = 1'-0" NORTH

- KEYNOTES:**
1. JUNCTION BOX WITH 1" CONDUIT UP TO STRUCTURE. PROVIDE 4 - #14 WIRES TO CELLAR CONTROL PANEL AND TERMINATE EACH PAIR AT GYCKOL VALVE AND TANK THERMOMETER. COORDINATE EXACT LOCATION OF TERMINATION WITH BREWING EQUIPMENT PROVIDER.
 2. CELLAR CONTROL PANEL JUNCTION BOX WITH 2" CONDUIT UP TO STRUCTURE.
 3. 60A, 2 POLE, NON FUSED, NEMA 3R DISCONNECT SWITCH.
 4. WIRE RECEPTACLE TO SWITCH AND INSTALL HIGH ON WALL FOR HANGING LIGHTS. COORDINATE EXACT LOCATION WITH OWNER.
 5. GROUND MOUNT TWO FIXTURES DIRECTLY BENEATH EXISTING RADIO TOWER. BOTH FIXTURE SHALL BE AIMED DIRECTLY UP. FIELD VERIFY LOCATION PRIOR TO INSTALLATION.
 6. PROVIDE JUNCTION BOX FOR FREEZER HEAT TRACE. WIRE CIRCUIT THROUGH TIMER.
 7. HEATING ELEMENTS. WIRE 2-#3 AND 1-#8 GROUND IN 1.25" CONDUIT THROUGH BREWHOUSE CONTROL PANEL.
 8. AUGER SWITCH. 20A, 240V RATED. LOCATE AS DIRECTED BY OWNER.
 9. AUGER POWER CONNECTION. WIRE THROUGH AUGER SWITCH.
 10. PUMP POWER. PROVIDE FLEXIBLE CONNECTION TO PUMP AND PROVIDE 2-#10 AND 1-#12 GROUND IN 0.75" CONDUIT TO BREWHOUSE CONTROL PANEL.
 11. SURFACE MOUNT DEVICE ON COOLER WALL.
 12. WIRE TO SWITCHES OF LIGHTING CIRCUIT IN THIS ROOM.
 13. WIRE THROUGH LIGHTING CONTACTOR LCL.
 14. MOUNT TRACK LIGHT TO BOTTOM OF EXPOSED STRUCTURE.
 15. SURFACE MOUNT FIXTURE ABOVE TOP OF DOOR FRAME.
 16. JUNCTION BOX FOR BUILDING SIGNAGE. VERIFY LOCATION WITH OWNER.
 17. CONCEAL TAPE LIGHT ON UNDERSIDE OF OVERHANG. CONTINUE TAPE LIGHT DOWN VERTICAL SIDE OF OVERHANG. REFER TO ARCHITECTURAL ELEVATIONS.
- GENERAL NOTES:**
1. ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO KITCHEN EQUIPMENT AND BREWERY EQUIPMENT.

Engineer of Record

Certificate of Authority: E-2013013378

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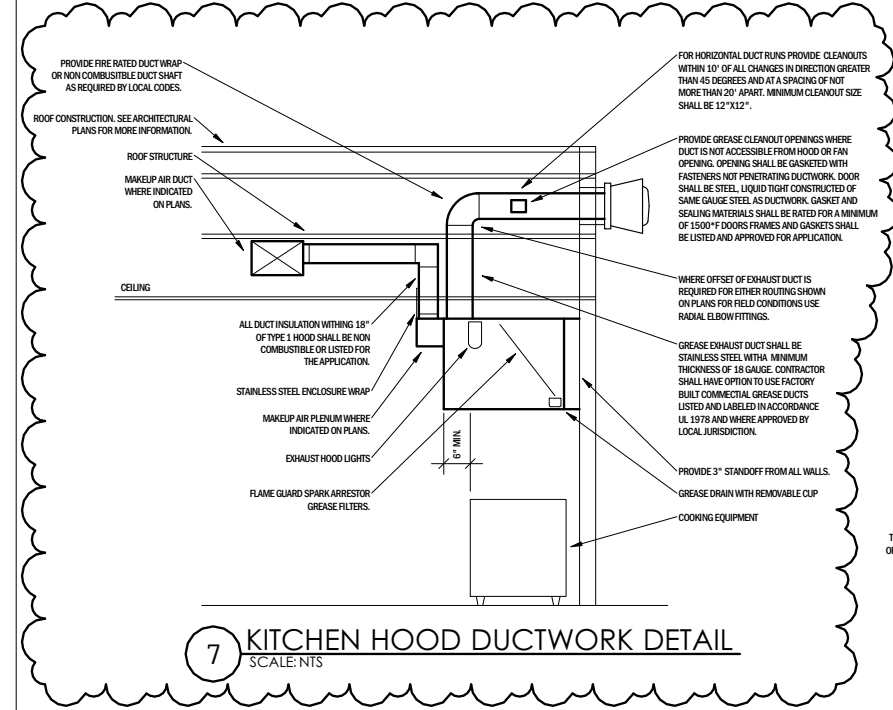
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SPRINGFIELD, MO 65808

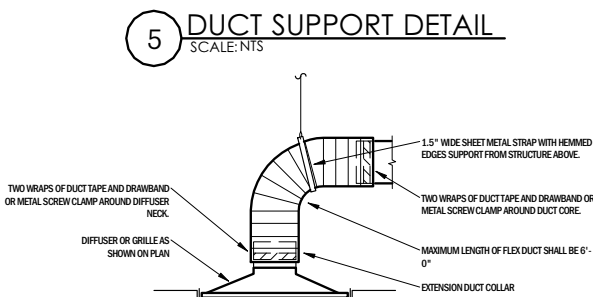
project #: 16-048
date: 6.17.16

E1
ELECTRICAL
PLANS

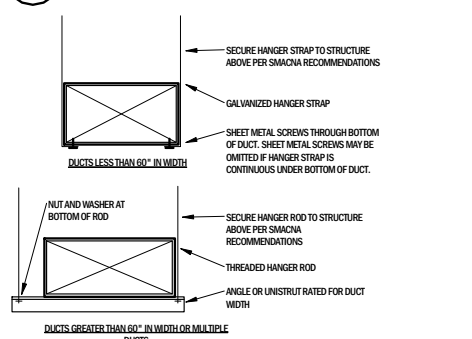


1 MECHANICAL PLAN
SCALE: 3/16" = 1'-0" NORTH

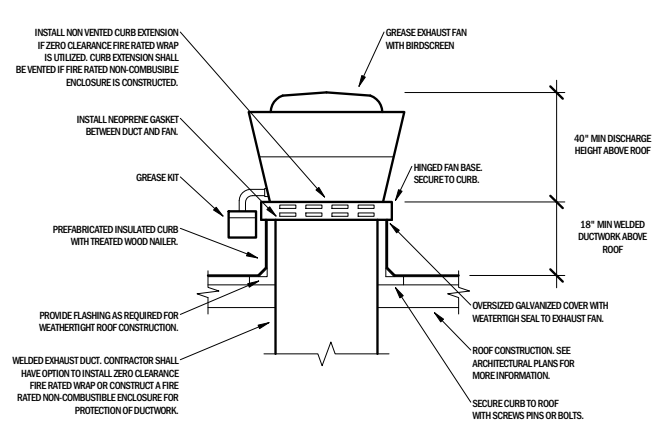
4 FLEX DUCT CONSTRUCTION DETAIL
SCALE: NTS



6 ROUND DIFFUSER DETAIL
SCALE: NTS



3 GREASE EXHAUST FAN
SCALE: NTS

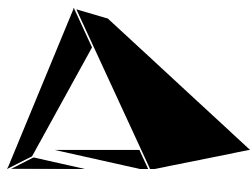


KEYNOTES:

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS AND TRANSITIONS FOR CONNECTION TO FURNACE.
2. 8x8 EXHAUST DUCT UP THROUGH ROOF. TRANSITION TO ROOF VENT.
3. PROVIDE NEW THERMOSTAT AND CONNECT TO EXISTING FURNACE.
4. PROVIDE 28x12 MAKEUP AIR DOWN TO SUPPLY AIR PLENUM.
5. PROVIDE 16" GREASE EXHAUST DOWN TO HOOD EXHAUST CONNECTION.
6. 30x12 SUPPLY DUCT UP TO MAKEUP AIR UNIT. TRANSITION AS REQUIRED FOR CONNECTION TO UNIT.
7. PULL STATION FOR ANSL SYSTEM.
8. PROVIDE 8" KETTLE VENT THROUGH ROOF.

LOST SIGNAL BREWERY

610 W COLLEGE ST.
SPRINGFIELD, MO 65806



ARKIFEX STUDIOS
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: 16-048
date: 6.17.16

M1
MECHANICAL
PLANS AND
DETAILS

Engineer of Record

STATE OF MISSOURI
BRAD PALMER
NUMBER
PE-2013038894
PROFESSIONAL ENGINEER

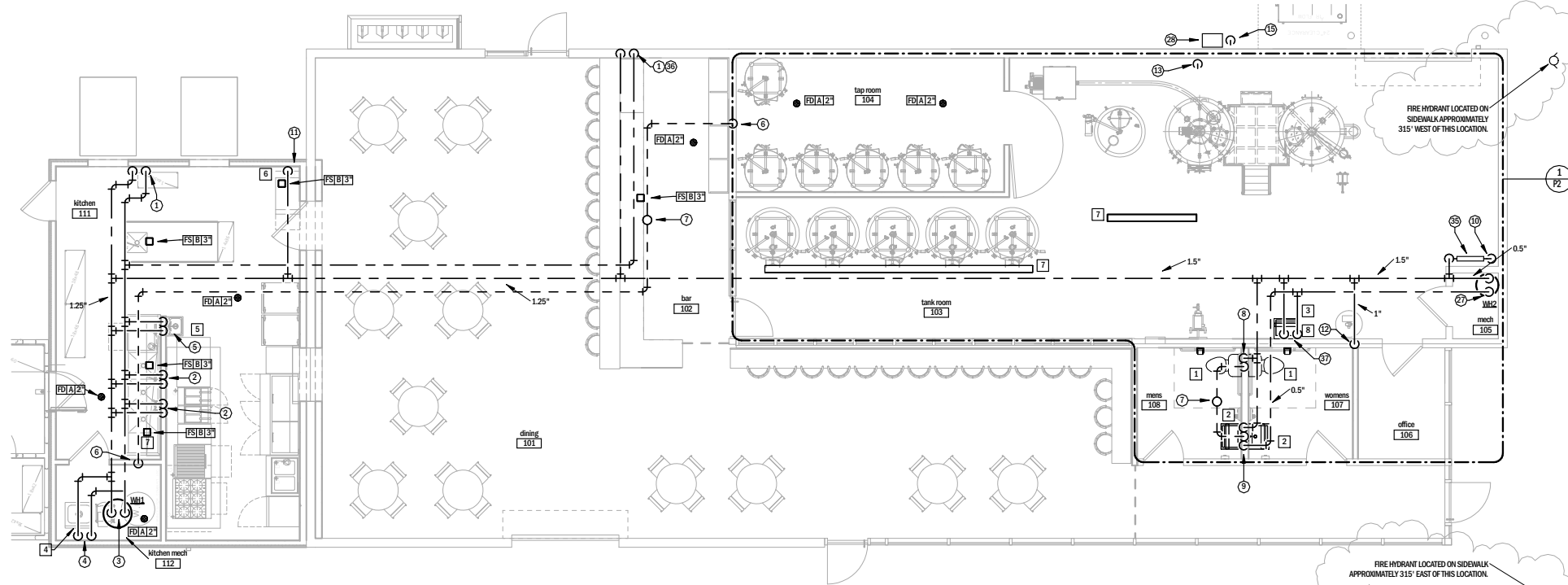
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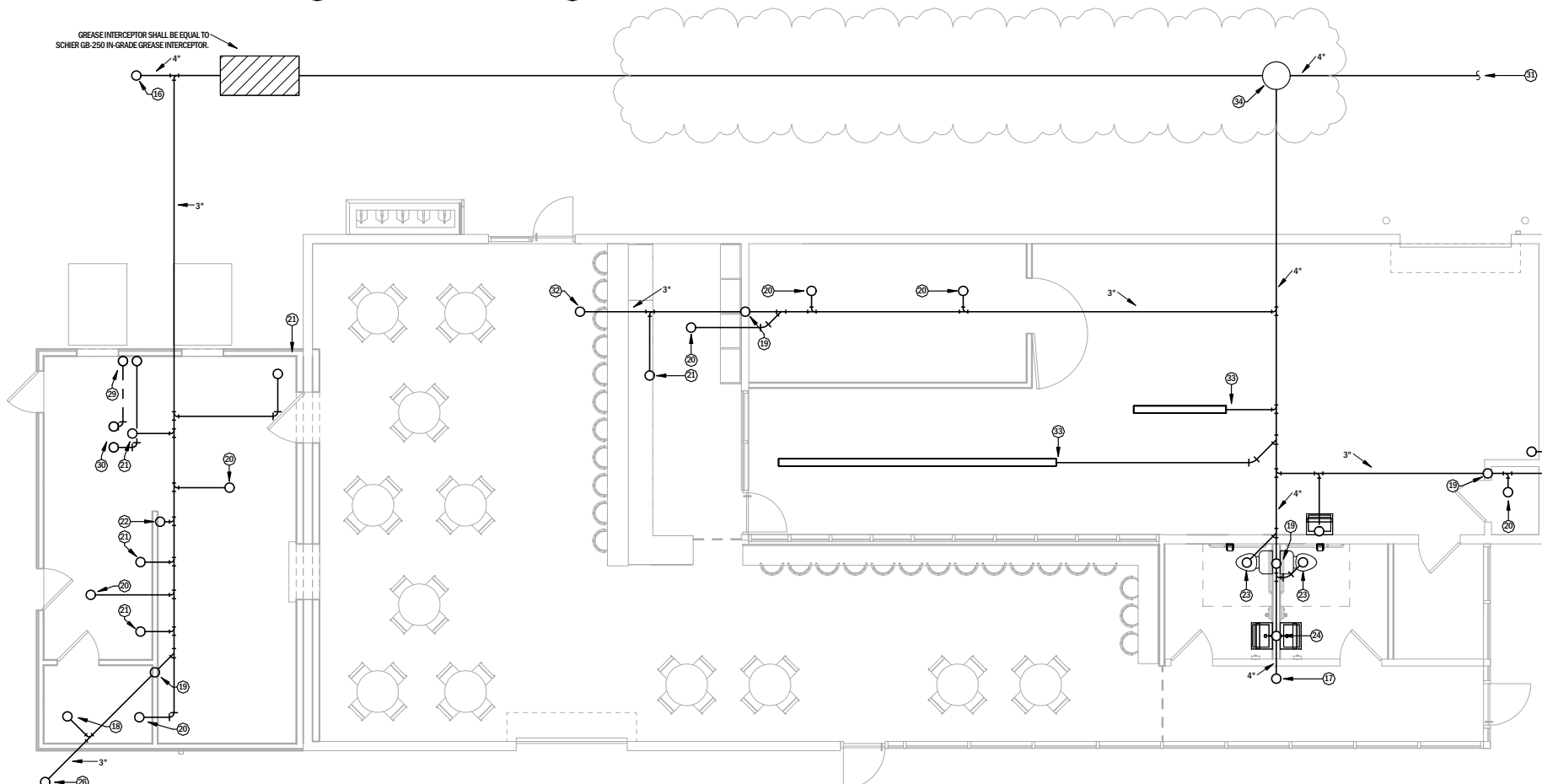
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2 PLUMBING PLAN
SCALE: 3/16" = 1'-0"
NORTH



1 UNDERGROUND PLUMBING PLAN
SCALE: 3/16" = 1'-0"
NORTH

- KEYNOTES:**
- 0.5" COLD WATER AND 0.5" HOT WATER DOWN TO BELOW GRADE. ROUTE PIPING SO THAT ONE FULL PART OF INSULATION REMAINS UNCOMPRESSED ON EXTERIOR OF WALL.
 - 0.5" COLD WATER AND 0.5" HOT WATER DOWN TO SINK.
 - 1" COLD WATER AND 1" HOT WATER DOWN TO WATER HEATER.
 - 0.75" COLD WATER AND 0.75" HOT WATER DOWN TO MOP BASIN.
 - 0.75" COLD WATER AND 0.75" HOT WATER DOWN. EXTEND 0.75" HOT WATER TO DISHWASHER, AND 0.5" HOT WATER AND 0.5" COLD WATER TO HAND SINK.
 - 2" CIRCUIT VENT DOWN.
 - 2" VENT UP TO 3" VENT THROUGH ROOF.
 - 0.75" COLD WATER AND 2" HOT WATER DOWN. EXTEND 0.5" COLD WATER TO EACH WATER CLOSET.
 - 0.5" COLD WATER, 0.5" HOT WATER AND 1.5" VENT DOWN. EXTEND 0.5" COLD WATER AND 0.5" HOT WATER TO EACH LAVATORY.
 - NEW 1.5" COLD WATER DOWN TO BELOW GRADE.
 - 0.5" COLD WATER DOWN TO ICE MAKER BOX.
 - 1" COLD WATER DOWN TO CARBON FILTER.
 - 1" GAS DOWN TO KETTLE BURNER.
 - PROVIDE 1.5" COLD WATER TO WATER MAIN. VERIFY CONNECTION LOCATION WITH CITY OF SPRINGFIELD.
 - 4" WASTE UP TO FINISHED GRADE CLEANOUT.
 - 4" WASTE UP TO MOP BASIN.
 - 3" WASTE UP TO MOP BASIN.
 - 2" CIRCUIT VENT UP.
 - 2" WASTE UP TO FLOOR DRAIN.
 - 3" WASTE UP TO FLOOR SINK.
 - 2" WASTE UP TO SINK.
 - 4" WASTE UP TO WATER CLOSET.
 - 2" WASTE UP. EXTEND 2" TRAP ARM TO EACH LAVATORY.
 - PROVIDE 1" WATER METER FOR NEW SERVICE.
 - 3" WASTE UP TO FINISHED GRADE CLEANOUT.
 - 0.75" COLD WATER AND 0.75" HOT WATER DOWN TO WATER HEATER. SUSPEND WATER HEATER AT 6'-0" ABOVE FINISH FLOOR.
 - NEW GAS METER. 1/4" WC PRESSURE.
 - 0.5" COLD WATER AND 0.5" HOT WATER UP IN WALL.
 - 0.5" COLD WATER AND 0.5" HOT WATER UP TO SINK.
 - CONNECT NEW 4" WASTE TO EXISTING SANITARY SEWER. LOCATION OF CONNECTION APPROXIMATELY 25' FROM THIS LOCATION. CONNECT TO EXISTING TEE ON SEWER MAIN APPROXIMATELY 24' WEST OF MANHOLE IN FRONT OF BUILDING.
 - 3" WASTE UP TO FINISHED GRADE CLEANOUT.
 - 3" WASTE TO END OUTLET OF TRENCH DRAIN.
 - PROVIDE FULL SIZED CAST CONCRETE SAMPLING MANHOLE AT WASTE PIPING JUNCTION IN ACCORDANCE WITH CITY OF SPRINGFIELD REQUIREMENTS.
 - BACKFLOW PREVENTER PER WATER SERVICE DETAIL.
 - ROUTE PIPING BELOW COUNTER TO BAR SINK.
 - 0.75" COLD WATER AND 0.75" HOT WATER DOWN. EXTEND 0.5" COLD WATER AND 0.5" HOT WATER TO SINK AND 0.75" COLD WATER AND 0.75" HOT WATER TO HOUSE BIBB.

- FIRE FLOW NOTES:**
- BUILDING INFORMATION: CONSTRUCTION TYPE SB; SQUARE FOOTAGE - 3603
 - REQUIRED FLOW: 1750 GPM.
 - REQUIRED FIRE HYDRANTS: 1
 - PROPOSED FIRE HYDRANTS: 2
 - MAXIMUM DISTANCE FROM STREET: 250'
 - PROPOSED DISTANCE FROM STREET: 4'
 - AVERAGE SPACING BETWEEN HYDRANTS REQUIRED: 500'
 - AVERAGE SPACING BETWEEN HYDRANTS PROPOSED: 315'
 - CALCULATED FLOW AT 20 PSI: >5000 GPM



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ARKIFEX STUDIOS
P.O. BOX 11242
SPRINGFIELD, MO 65808

project #: 16-048
date: 6.17.16

P1
PLUMBING PLANS

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

September 13, 2016

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Addenda

Map of Blighted Area	Exhibit A
Map of Redevelopment Area	Exhibit B
Legal Description of Redevelopment Area.....	Exhibit C
Land Use Plan	Exhibit D

Redevelopment Plan

I. Introduction

Elm House, LLC, a Missouri limited liability company (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned development of panhellenic style (fraternity and sorority) residential housing which will be in the vicinity of Missouri State University’s campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two (2) approximately three (3) story buildings and on-site parking lot (the “**Project**”). The maximum height of each building will be three (3) stories with a pitched roof. Upon completion of the Project, the Developer intends to master-lease each building to a separate Panhellenic organization (i.e. fraternities and sororities) associated with Missouri State University (“**Panhellenic Organization**”). The Panhellenic Organizations will then lease each of the building’s individual beds to their members for residential use. Although the Developer fully expects to master-lease each building to a Panhellenic Organization, in the event Developer is unable to lease one or more of the buildings to a Panhellenic Organization, Developer will seek an amendment to this Redevelopment Plan to retrofit one or more of the buildings to be leased as market-rate housing marketed primarily to students. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

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

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes four (4) parcels addressed at 404 E. Madison Avenue/802 S. Jefferson Avenue, 410/412 E. Madison Avenue, 416 E. Madison Avenue, and 420 E. Madison Avenue (the “**Redevelopment Area**”), which consists of approximately 0.5508 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

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

C. *Redevelopment Plan Objectives and Strategies*

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

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "**CCPE**"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("**Center City**").¹ One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.²

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

The Redevelopment Area is located within the vicinity of MSU. The Growth Management and Land Use Plan ("**Land Use Plan**"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.⁵ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.⁶ While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, MSU has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Particularly, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, Jefferson Avenue, a secondary arterial borders the western side of the Redevelopment Area and West Grand Street, which runs directly south of the Redevelopment Area, is classified as a primary arterial.

In addition, the Redevelopment Area is located near bus transit routes, is served by good sidewalks for pedestrian access, and is located to several nearby parks, MSU, and Downtown. Specifically, MSU's Bear Line shuttle service has a route along E. Madison Avenue, which includes a stop in the direct vicinity to the Redevelopment Area. In addition to the Bear Line, the Redevelopment Area is located near two City Utilities bus routes: one along South Avenue (two blocks to the west of the Redevelopment Area) and another along Jefferson Avenue –

¹See page 1-1 of the CCPE.

²See page 1-2 of the CCPE.

³See page 3-38 of the CCPE.

⁴See page 3-38 of the CCPE.

⁵See page 18-34 of the Land Use Plan.

⁶See page 18-28 of the Land Use Plan.

directly across the street from the Redevelopment Area. Moreover, Madison Avenue is designated as a bicycle route.

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

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for fraternity and sorority housing marketed to Panhellenic Organizations and their members. The Project involves the construction of two (2) approximately three (3) story buildings. Each building will be a maximum of three (3) stories with a pitched roof. To accommodate residents and their guests, the Project will include onsite parking of approximately twenty-six (26) parking spaces.

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

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently two (2) duplexes and two (2) single family residences in the Redevelopment Area.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as two (2) approximately three (3) story buildings with on-site parking. Each building is intended to serve as a residence for approximately twenty-four (24) fraternity or sorority members and will also be able to accommodate various fraternity or sorority functions, such as chapter meetings and other events. Should the Developer be unable to enter into a master-lease with a Panhellenic Organization for one or more of the buildings, the Developer will seek an amendment to this Redevelopment Plan to allow one or more of the buildings to be used as market-rate multi-family residential housing marketed primarily to students. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). Developer is pursuing rezoning of the Redevelopment Area from R-HD to R-HD with the University Combining District (UN)—which allows for fraternity and sorority housing.

D. *Regulations and Controls*

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

IV. Execution of the Project

A. *Execution*

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

B. *Land Acquisition*

The Developer is currently under contract to purchase 404 E. Madison Avenue/802 S. Jefferson Avenue, 410/412 E. Madison Avenue, 416 E. Madison Avenue, and 420 E. Madison Avenue and does not require any additional land. Per the terms of the purchase contracts, the current owners are aware the Developer is submitting this Redevelopment Plan and have agreed to assist the Developer in the submittal of this Redevelopment Plan.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

The Developer intends offer relocation assistance to current residents of the Redevelopment Area by working with Developer's management company to attempt to offer to place any displaced resident in another unit.

F. *Redevelopment Schedule and Estimated Dates of Completion*

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

Building # 1:

- ☐ Pre-Construction (Inspections/Permits): Completed by December 2016
- ☐ Site Work (Demolition): Completed by January 2017
- ☐ Construction of Building: Completed by August 2017

Building # 2:

- ☐ Pre-Construction (Inspections/Permits): Completed by September/October 2017
- ☐ Site Work (Demolition): Completed by November/December 2017
- ☐ Construction of Building: Completed by August 2018

G. *Taxation*

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

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

V. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for approximately forty-eight (48) individuals on a .55 acre site.

C. *Public Facilities*

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

VI. Procedure for Changes or Modification of Plan

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

EXHIBIT A
Map of Blighted Area

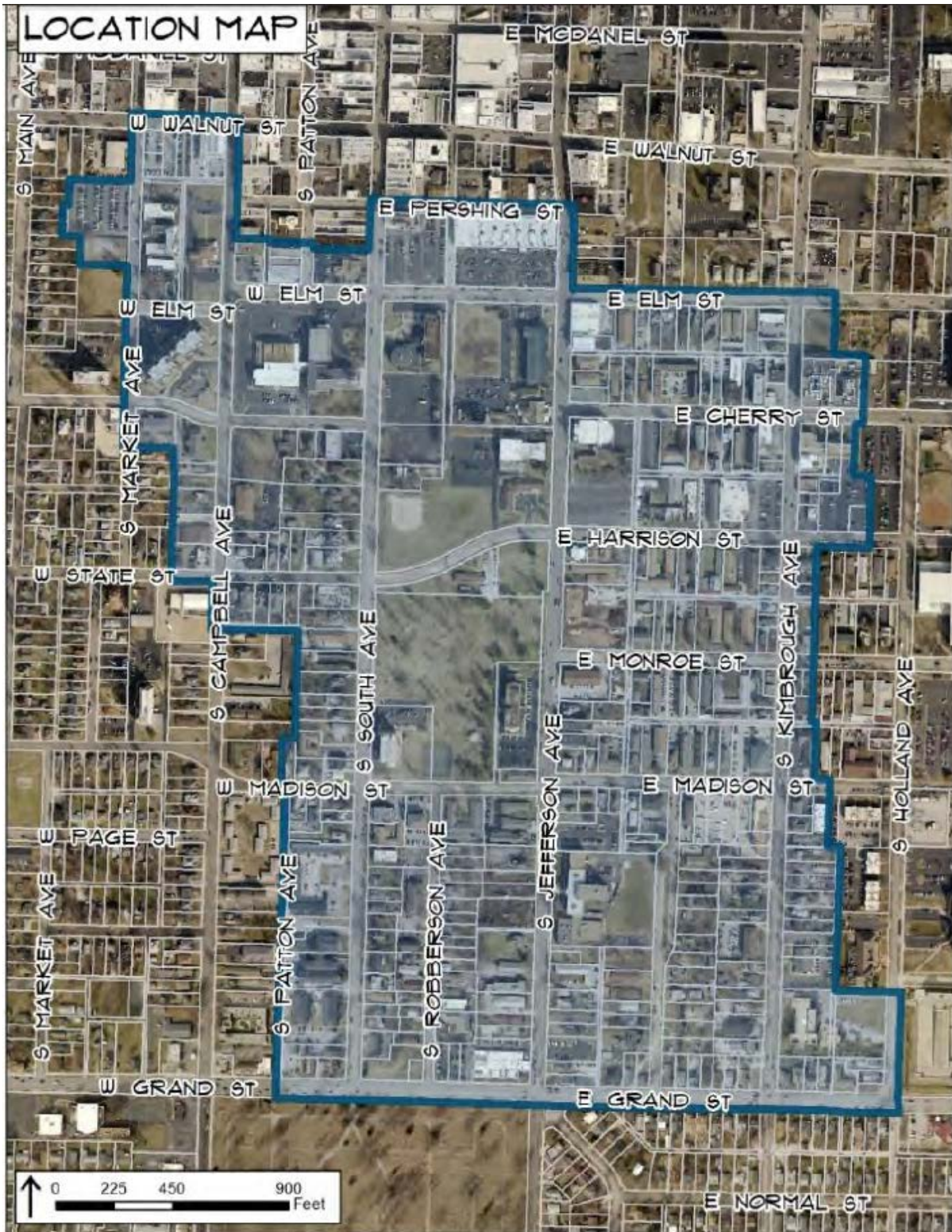


EXHIBIT B

Map of Redevelopment Area



EXHIBIT C

Legal Description of the Redevelopment Area

404 E. MADISON/802 J. JEFFERSON

THE WEST 80 FEET OF THE NORTH 92 FEET AND 7 INCHES OF LOT ONE HUNDRED TWENTY (120), IN SOUTHERN ADDITION, TO THE CITY OF SPRINGFIELD, MISSOURI, AND A STRIP OF GROUND 5 FEET WIDE, MORE OR LESS, LYING ALONG THE NORTH SIDE OF SAID WEST 80 FEET OF SAID LOT, SAID STRIP OF LAND ABOVE DESCRIBED BEING BOUNDED ON THE NORTH BY MADISON STREET, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT THAT PART DEEDED IN BOOK 1536, AT PAGE 25, SUBJECT TO ANY PART THEREOF, TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

410/412 E. MADISON

ALL OF THE EAST 70 FEET OF THE WEST 150 FEET OF THE NORTH 92 FEET AND 7 INCHES OF LOT ONE HUNDRED TWENTY (120), SOUTHERN ADDITION, AND A STRIP OF GROUND 5 FEET WIDE, MORE OF LESS, LYING ALONG THE NORTH SIDE OF SAID STRIP OF LAND ABOVE DESCRIBED BEING BOUNDED ON THE NORTH BY MADISON STREET IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

416 E. MADISON

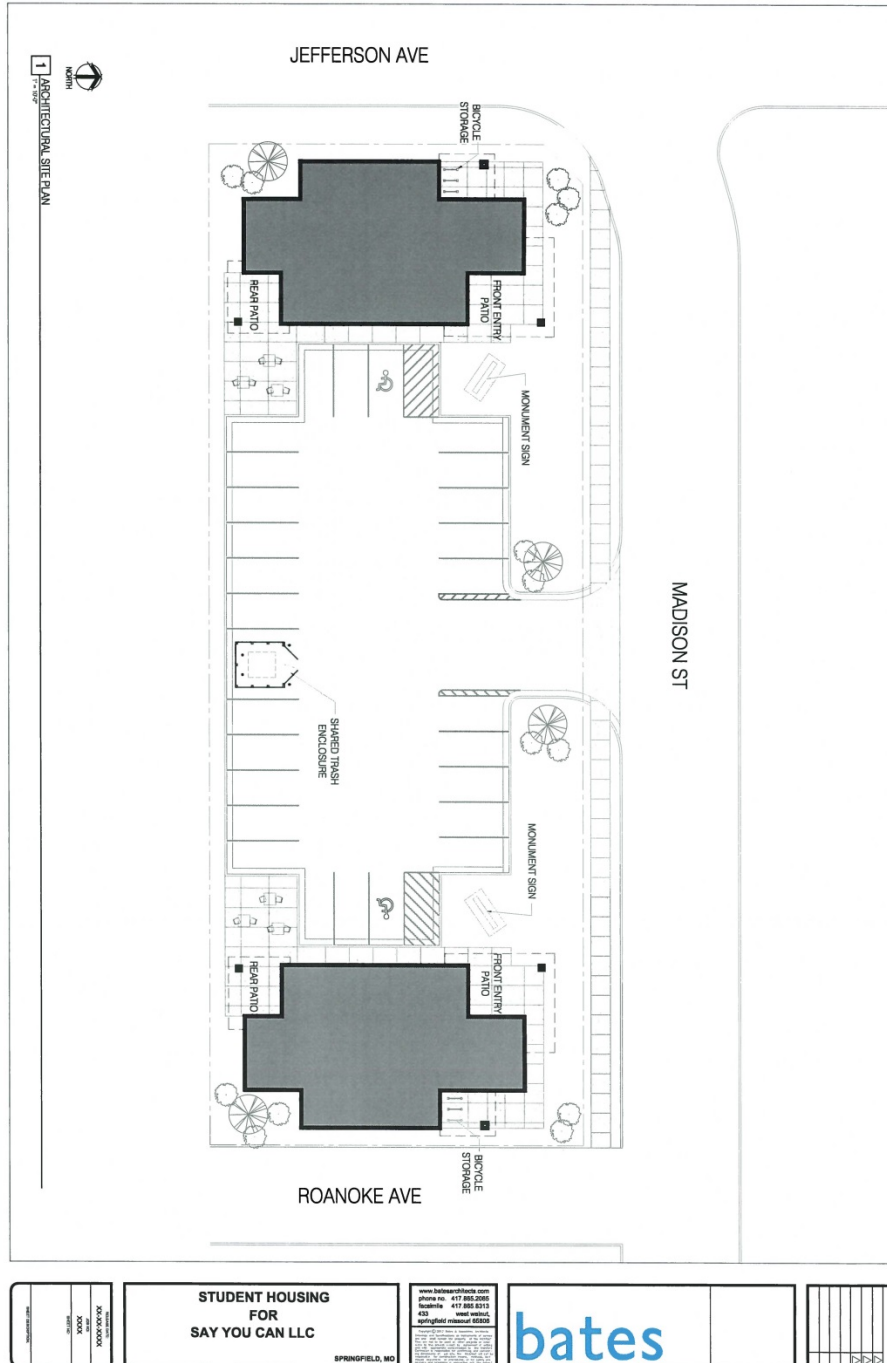
ALL OF THE WEST 50 FEET OF THE EAST 100 FEET OF THE FOLLOWING DESCRIBED LAND: THE NORTH 92 FEET AND 7 INCHES OF LOT ONE HUNDRED-TWENTY (120) IN SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, MISSOURI. ALSO A STRIP OF GROUND 5 FEET WIDE BY 250 FEET IN LENGTH, LYING ALONG THE NORTH SIDE OF LOT ONE HUNDRED-TWENTY (120) OF SOUTHERN ADDITION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 120 SOUTHERN ADDITION; THENCE EAST 250 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 5 FEET TO THE FENCE ON THE SOUTH SIDE OF MADISON STREET, AS SAID FENCE IS NOW LOCATED; THENCE RUNNING IN A WESTERLY DIRECTION 250 FEET TO A POINT DIRECTLY NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 5 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

420 E. MADISON

THE EAST FIFTY (50) FEET OF THE NORTH NINETY-TWO AND SEVEN-TENTHS (92.7) FEET OF LOT ONE HUNDRED TWENTY (120), SOUTHERN ADDITION, TOGETHER WITH A FIVE (5) FOOT STRIP NORTH OF AND ADJOINING SAID TRACT, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT D

Land Use Plan



**ANALYSIS FOR DESIGNATION
OF CERTAIN PROPERTY (THE “STUDY AREA”) WITHIN THE
BRENTWOOD CENTER N/S COMMUNITY IMPROVEMENT DISTRICT
AS A BLIGHTED AREA UNDER THE PROVISIONS OF CID ACT**

CITY OF SPRINGFIELD, MISSOURI

Prepared: October 27, 2016

Prepared By:
DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O’Fallon, Missouri 63368 • (636) 561-8602
www.developmentdynamics.org

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I. INTRODUCTION

The City of Springfield, Missouri (the “City”) economic development office and the Springfield Chamber of Commerce cooperatively serve as advocates for business in partnership with the community to support and assist existing businesses, act as catalysts in promoting the economic health of the City, and stimulating jobs to improve the quality of life.

Jared Enterprises (the “Property Owner”) invests in a number of local properties and is interested revitalizing the Brentwood Center North and Brentwood Center South shopping centers which are located along the east side of South Glenstone Avenue, roughly between East Battlefield Road and East Edgewood Street, all within the corporate limits of the City. The Property Owner has petitioned to establish a CID associated with a plan to redevelop and reconstruct approximately 146,305 square feet of retail, commercial, and office space across numerous buildings built between 1960 and 2000. Property proposed for inclusion in the Brentwood Center N/S Community Improvement District (the “CID”) consists of fourteen (14) parcels owned by two (2) individual entities and includes a portion of rights of way for East Barataria Street and South Glenstone Avenue. The proposed CID encompasses approximately 16.4 acres, excluding the Barataria Street and South Glenstone Avenue rights of way.

This blight analysis addresses conditions on nine (9) parcels (the “Study Area”) that is within the proposed boundaries of the CID and encompasses approximately 13.005 acres (see Appendix A.

Figure 1: Study Area Property Data

Study Area Properties Brentwood Center North			
Parcel ID #	Address	Acreage	Property Owner
88-19-05-203-029	S. Glenstone Avenue	0.0367	Brentwood North LLC
88-19-05-203-033	2620 S. Glenstone Ave.	1.1157	Brentwood North LLC
88-19-05-203-034	2622 S. Glenstone Ave.	1.5593	Brentwood North LLC
88-19-05-203-035	2644 S. Glenstone Ave.	3.2876	Brentwood North LLC
88-19-05-203-036	2708 S. Glenstone Ave.	2.3223	Brentwood North LLC
88-19-05-203-037	2750 S. Glenstone Ave.	0.8035	Brentwood North LLC
88-19-05-203-038	East Edgewood St.	0.0413	Brentwood North LLC
Total		9.1664	
Study Area Properties Brentwood Center South			
Parcel ID #	Address	Acreage	Property Owner
88-19-05-207-030	2832 S. Glenstone Ave.	2.5358	Glenstone Battlefield LLC Glenstone Battlefield I LLC
88-19-05-207-031	2862 S. Glenstone Ave.	1.3032	Glenstone Battlefield LLC Glenstone Battlefield I LLC
Total		3.839	

To further redevelopment, the Property Owner proposes to undertake the (a) demolition of certain improvements, (b) construction of additional buildings, (c) reconstruction of the existing improvement, and (d) the remediation of blighted conditions within the Study Area. These efforts are necessary to facilitate the clearance, redevelopment, rehabilitation, and reconstruction of property into a functional and productive state, and help improve economic vitality within the City.

A. PURPOSE

Development Dynamics, LLC (“D2”) prepared this analysis to investigate conditions affecting the Study Area and assist the City in determining if existing conditions satisfy the criteria of a “blighted area” as such term is defined within Sections 67.1401-67.1561 of the Revised Statutes of Missouri, as amended, entitled the “Community Improvement District Act” or the “CID Act”.

The Property Owner is requesting the City find the Study Area blighted pursuant to provisions within the CID Act to assist with the elimination of certain conditions that have resulted in the property within the Study Area deteriorating. If the Study Area is declared blighted, CID revenues may then be used to help finance the demolition and removal, renovation, reconstruction, or rehabilitation of privately-owned structures within the Study Area, as permitted by state law and the CID Act. Such actions may be funded by the CID if they are reasonably anticipated to remediate the blighting conditions and serve a public purpose.

Redevelopment and new investment will be guided by terms set forth in the associated CID petition to facilitate the orderly construction and reconstruction of certain elements and improvements, encourage redevelopment, and facilitate the highest and best use of property within the Study Area. Construction is planned to begin in spring of 2017 and completed by the summer of 2018, barring any extraordinary delays.

B. PROVISIONS OF CID ACT

The determination whether property within the Study Area constitutes a blighted area is a conclusion attributable to the presence of one or more physical, environmental, or social factors. This analysis will provide evidence to determine whether the property within the Study Area meets the statutory requirements to be declared a “blighted area” within the meaning of the CID Act.

The CID Act defines a “blighted area” as “*an area which[,] by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use*” or “[h]as been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, RSMo., sections 99.800 to 99.865, RSMo., or sections 99.300 to 99.715, RSMo.”¹

(Remainder of page intentionally left blank)

¹ Community Improvement District Act, Revised Statutes of Missouri, Section 67.401.3 (a).

C. CID Boundary

Figure 2 displays an aerial map identifying the location of the proposed CID boundary.

Figure 2: Aerial View of Proposed Boundary of the CID



D. Study Area Boundary

Figure 3 displays an aerial map identifying the properties located within the Study Area. The Property Owner proposes the renovation, clearance, replanning, rehabilitation, and reconstruction of property within the Study Area.

Figure 3: Aerial View of the Study Area



II. QUALIFICATION ANALYSIS

This section analyzes existing conditions at the Study Area, as they relate to the blighted area definition within the CID Act. In determining if the Study Area meets the eligibility requirements, a number of information sources were utilized including: site visits, public document research relating to the history and conditions within the Study Area, analysis of existing uses, and supplemental data from the property owner, on-site inspection, documentation, and research of property files/public records. This report does not reflect changes in conditions or events that have occurred after publication of this report. Additional input from public meetings may result in revisions as a result of public commentary.

The Study Area extends along the east side of South Glenstone Avenue, south of East Edgewood Street, including adjacent properties south of Barataria Street. The Study Area contains a traditional “community shopping center” originally designed to provide convenience shopping for the day-to-day needs of area consumers, as well as certain adjacent property to the south (see Figure 3).

South Glenstone Avenue, a commercial corridor adjacent to the Study Area and Battlefield Mall a regional shopping destination, helps attract customers and visitors to commercial centers all along the corridor. The Study Area benefits from the traffic on South Glenstone Avenue. However, construction of newer, more modern retail options throughout the City have altered shopping patterns. As a result, economic activity for commercial properties along South Glenstone Avenue have shifted and the Study Area no longer serves as a “community shopping center”.

In the traditional view, a “community shopping center” offers a larger variety of merchandise and specialty goods and is typically anchored by a supermarket or department store. Instead, the Study Area must now be positioned to function as a “neighborhood shopping center” by providing for the sale of convenience, specialty, or discount goods and personal services, with a trade area (the geographic area from which customers travel to shop) smaller than the trade area of a community shopping center. The National Retail Federation and the Urban Land Institute consider the trade area limits for a “community shopping center” to be 5-10 miles, whereas a “neighborhood shopping center” is typically 3-5 miles.² As the market trade area for goods offered at community shopping centers has shifted, the physical layout of existing structures must be updated and altered to accommodate tenants that offer convenience goods, personal services, or specialty retailers commiserate with those offered in neighborhood shopping centers. This includes configurations to accommodate a wider variety of tenants rather than “A” or “B” class anchor tenants.³ The viability of existing spaces from the original construction must be improved through outer shell improvements, conversions to more flexible space, and a variety of other actions to attract and accommodate new commercial uses given current market conditions.

The structures within the proposed Study Area were constructed between 1960 and 1971. Some of the improvements are approaching 60 years old. As a result, these structures display obsolescence in terms of outdated design and are reflected in stubbornly persistent retail vacancy

² Dollars and Cents of Shopping, Centers, The Urban Land Institute (ULI) and International Conference of Shopping Centers (ICSC), 2008.

³ Class “A” and “B” retailers include national and regional companies that serve as “premium” tenants in developments due to their consumer drawing power and the quality and price value they provide customers.

levels and declining rents. Currently, tenants occupy approximately 127,291 square feet of available space within the Study Area. Approximately 33,068 square feet (over 25%) remains vacant and the vacancies result in properties that do not generate adequate rent levels to accommodate substantial reinvestment on the part of the owner, or as much real, personal, and sales tax revenue for local taxing jurisdictions as occupied property, yet the properties continue to require the same, if not higher, levels of public services. Attracting and accommodating new commercial uses to help improve the Study Area's economic viability will require reinvestment and redevelopment through new construction, reconstruction of existing improvements, improved parking, signage and lighting, and additional reinvestment to reconfigure and accommodate in-line uses. Consequently, certain major systems (e.g. electrical, plumbing, HVAC, roofing, etc.) and the exterior facade need replacement or retrofitting to serve future tenants. This is known as "functional obsolescence" and, while not a specific qualification factor under the CID Act, nonetheless impacts the viability of structures within the marketplace. The net effect has been to depressed tenant lease rates and/or tenant interest in cheap space or month to month tenancy.

Figure 3: Study Area Occupancy Status

Brentwood Center North			Brentwood Center North (cont'd)			Brentwood Center South		
Unit	Tenant	Sq Ft	Unit	Tenant	Sq Ft	Unit	Tenant	Sq Ft
2620	Four Little Pigs, LLC	3,763	2708	Nearly Famous Deli LLC	4,470	2832	Battlefield Properties, LLC	-
2622	Maxon's	2,237	2712	VACANT	3,389	2856	Vintage Stock, Inc	3,997
2628	The Market	7,225	2714	VACANT	2,369	2862	VACANT	3,125
2630-32	R & S Memorial Decorations, LLC	7,550	2716	Blackwells Springfield	2,600	2868	SCS Home Entertainment	7,952
2636	VACANT	2,968	2718	VACANT	2,454			
2640	WineSpot	2,000	2720	Springfield Greene County Library	2,835			
2640-42	Life Long Ministries, Inc	3,544	2724	Grace's Bridal	2,700			
2646	Amela Madden	2,353	2726	National Home Prod. Springfield	1,932			
2648	VACANT	3,044	2728-30	Mens Suit Mart Inc	2,828			
2650	Jim Dandy Barber/Shave Co, LLC	900	2740-101	VACANT	500			
2652-54	Modern Society	2,503	2740-102	Alive & Well	1,096			
2660	Town & Country Inc	8,515	2740-103	RBF Inc & RBG2 Inc	986			
2670	Miracle Ear	794	2740-105	VACANT	506			
2672	VACANT	794	2740-106	Metro Business	789			
2674	Z Boutique	975	2740-201/204	Daily & Rosen DOS, LLC	2,233			
2674A	VACANT	2,845	2740-202	Greitens for Governor office	1,406			
2676	VACANT	2,400	2740-203	Edward D Jones	810			
2680	Summit Hot Yoga, Springfield	3,110	2744	Milk/Honey	1,426			
2682	VACANT	3,400	2750	Everything Kitchens, LLC	3,235			
2684-94	Plaza Shoe Store, Inc	4,064	2752	VACANT	5,274			
2700	Mandi's Jewelry	1,600	Occupied Units	82,274	73.32%	Occupied Units	11,949	79.27%
2704	Gambie's Gifts	1,795	VACANT	29,943	26.68%	VACANT	3,125	20.73%

Other, more specific, determinants evaluated as part of this analysis include:

A. DEFECTIVE OR INADEQUATE STREET LAYOUT - This factor relates to the Study Area's street network and planning goals to provide an adequate system of thoroughfares to help ensure logical

development of the community, safe and efficient movement of people and goods, and economical expenditure of public funds.⁴

Findings:

1. The City's Major Thoroughfare Plan addresses roadway needs. South Glenstone Avenue, as it abuts the Study Area, has a future designation as an Expressway. In other words, a limited-access roadway with some grade crossings and signals at major intersections and intended for high-volume, moderate to high speed traffic. The current functional classification of South Glenstone Avenue is close to capacity. Proposed ingress and egress improvements will attempt to address developing congestion at signalized intersection entrances accessing the Study Area through the provision of alternative access points along South Glenstone Avenue. Appendix C contains a letter from MoDOT supporting the improvement citing the benefits of improved safety, facilitation of integrated transportation, and improved roadway function.
2. A Vision 20/20 goal is to have efficient and safe pedestrian systems that allow people to walk rather than drive. This includes sidewalk continuity between major developments and connections with surrounding neighborhoods. A large number of automobile trips are less than a mile in length - a distance that could be easily covered on foot in many situations - improving energy conservation and reducing traffic. The Study Area is somewhat isolated from neighboring areas by large parking lots with limited provisions for pedestrians. Proposed improvements to the Project Site would address sidewalk connections, ADA accessibility compliance issues, and encourage pedestrian travel to adjoining residential and commercial areas.
3. Ingress and egress to the site was developed at a time when traffic was less intense. Additionally, it was developed at a time when new development was highly auto-oriented and little consideration was given pedestrian access. Likewise, at the time of development the site was at the urban fringe. Pedestrian access was not as an important consideration, since it was located away from the residential base. However, as the City expanded residential development filled in around the center. Proposed project improvements would include access for better traffic circulation and safety to the Study Area

Figure 4: Defective or Inadequate Street Conditions Impacting the CID Area

	Ingress/Egress	Abutting Roadway Classification	Sidewalks	Curbing
Status	Inadequate	Nearing Capacity	Non-compliant	Dilapidated

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⁴ Vision 20/20 Strategic Plan, City of Springfield, Transportation Plan Element.

Figure 5: Depiction of proposed right in/right out turn lane access improvements to the Study Area in Brentwood Center North.

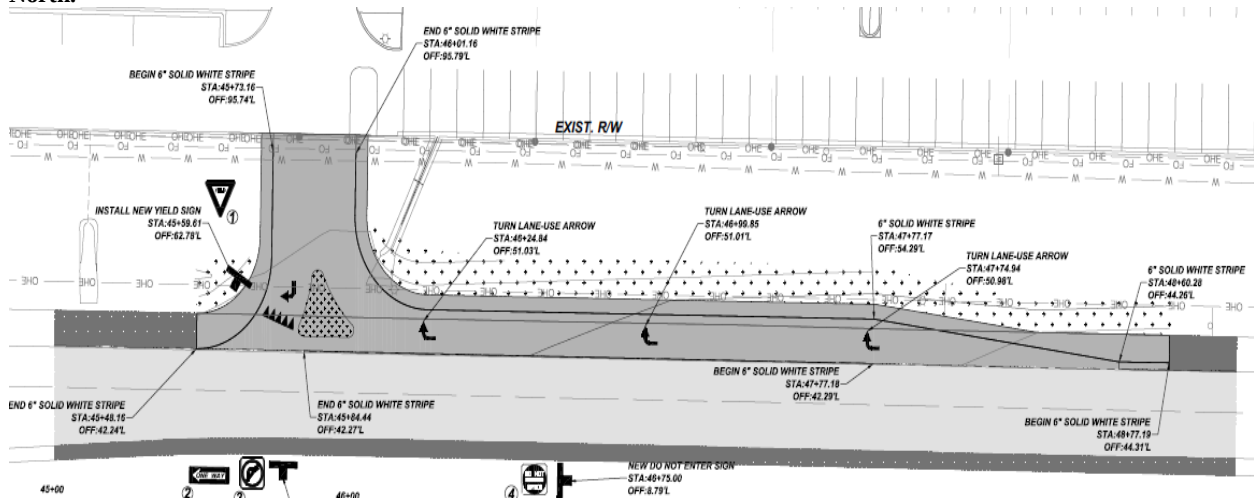


Figure 6: Depiction of proposed right in/right out turn lane access improvements to the Study Area south of Barataria Street.



Photographic Documentation of Defective or Inadequate Street Conditions



Photo 1-2-3: In addition to several others, these photos provide a sampling of locations damaged and missing curbing.



Photo 4: Example of sidewalk displacement between slabs.



Photo 5: Example of non-ADA compliant sidewalk access.

B. INSANITARY OR UNSAFE CONDITIONS – An insanitary condition where a predominance of buildings or improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, overcrowding of land, poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; uneven grading or steep slopes; the existence of trash, debris, weeds, abandoned vehicles; and a high incidence of graffiti, vandalism, or vagrant activity, or other reported crimes and other causes, or combination of factors, that are conducive to ill health, transmission of disease, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare. The presence of these conditions constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare of the community.

Findings:

1. Despite regular property maintenance efforts, the Study Area contains deteriorated walkways that are cracked and uneven, and disintegrating areas in the parking field and rear alley. These conditions present trip and fall hazards and are unsafe for customers, bikers, and pedestrians. Addressing these hazards through redevelopment will provide increased safety for customers to traverse in and around the development.
2. Due to age of improvements within the Study Area, the general design does not accommodate modern uses and makes rehabilitation difficult. An example is updating basic building components, such as roofing, electrical, plumbing, and HVAC. Low hanging electrical wiring on the rear of buildings within the Study Area have a history of being inadvertently ripped down by service vehicles which creates a danger of fire or electrocution. Correcting these conditions is difficult, costly, and burdensome as part of structure rehabilitation.
3. The Study Area displays evidence of litter, dumped debris, and miscellaneous trash which contributes to insanitary conditions. These conditions will require cleanup and improved lighting to discourage vandalism, illegal dumping, and ongoing maintenance to remedy these conditions.
4. An additional factor contributing to the unsafe conditions is that the existing lighting plan was developed at a time when commercial development standards were less well-defined. The current lighting plan is inadequate. Improved lighting is needed to increase visibility in order to discourage vandalism and improve employee and business patron safety, particularly on the rear of the buildings.

Figure 7: Insanitary or Unsafe Conditions Impacting the Study Area

Sidewalks	Property Improvements	Trash/Litter/Illegal Dumping	Lighting Plan
Deteriorated	Outdated/declining	Present	Upgrade required

Photographic Documentation of Insanitary or Unsafe Conditions Impacting the Study Area



Photos 6-7-8: Sample of area graffiti damage.



Photos 9-10-11: Demonstrate a myriad of messy, low hanging wires with a history of being torn off the buildings by service vehicles resulting in a danger of creating fires, electrical disconnections, etc...

C. DETERIORATION OF SITE IMPROVEMENTS - In general, deterioration refers to any physical disrepair in buildings or site improvements requiring treatment or repair. The age of property improvements can provide an indication of limiting conditions or the existence of problems resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a general rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature, and moisture. Additionally, older buildings tend not to be ideally suited for satisfying modern space and development standards. Many factors affect a property’s useful life, including frequency of use, the age when acquired, and ongoing maintenance policies. Useful life for identical types of property differ depending on these factors, as well as additional factors such

as foreseeable technological improvements, economic changes, and changes in law. These typical and problematic conditions associated with “age” qualify as a factor of blight.

Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing roof tiles, floor or ceiling panels, or holes and cracks over limited areas. Deterioration that is not easily curable, however, and that cannot be accomplished in the course of normal maintenance, includes buildings with defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, and plumbing. Secondary building components include doors, windows, frames, fire escapes, gutters, downspouts, and fascia materials. Deterioration of streets and alleys includes evidence of potholes, cracks, depressions, overgrowth, and poor drainage. Deterioration of sidewalks is evidenced by settled areas, cracks, gravel sections, and depressed curb areas. Site improvements including water and sewer lines, public utility lines (gas, electric, and telecommunications), roadways, parking areas, parking structures, curbs and gutters, and lighting, may evidence deterioration in terms of their relationship to contemporary development standards for such improvements. Factors of this deterioration may include inadequate capacities, outdated designs, etc. The extent to which structures and site improvements on a property show signs of deterioration is an indicator of the property’s stability and market value for existing uses and potential reuse by others.

Findings:

1. Properties within the Study Area are in a state of decline. Deterioration of primary building component (foundation, interior/exterior walls, and floors) due to age and lack of adequate maintenance is evident in a number of the buildings. Secondary building components (doors, windows, wall coverings, frames, etc...) evidence numerous examples of cracks, damage, warping, and lack of maintenance. These deficiencies cannot be corrected through normal maintenance and will require replacement, renovation, or rebuilding.
2. Primary building components showing considerable deterioration include: damaged existing exterior finishes, cracks in physical improvements, inadequate mechanical systems, and damaged roofing systems.
3. Secondary building components show deterioration as exemplified in the façade with rust, peeling paint and damaged and missing trash enclosures. Deterioration of landscaped areas negatively affects the appearance of the property. Exterior improvements and improved landscaping are necessary to address aesthetics, quality of life issues, and to enhance the shopping experience for residents.
4. Vacancies, due in part to the outmoded design, help cause the site to become a social liability from increased crimes such as ongoing graffiti damage and vandalism. Vacancy of property also contributes to an economic liability due to inability to generate as much tax revenue as occupied property, thusly becoming an economic liability.
5. The City’s Vision 20/20 Transportation Focus Group stressed the importance of continuous sidewalks throughout the community. The sidewalks and internal walkways in the Study Area are old, dilapidated, and are not equipped with curb depressions. Proposed project improvements would include a systematic method of correcting the situation.
6. Other improvements that display deteriorated conditions or are otherwise dilapidated are pavement and concrete surfaces in the parking field and alley which are cracked and

crumbling allowing water to penetrate base materials. There are also cracked and damaged curbing and sidewalks throughout the Study Area.

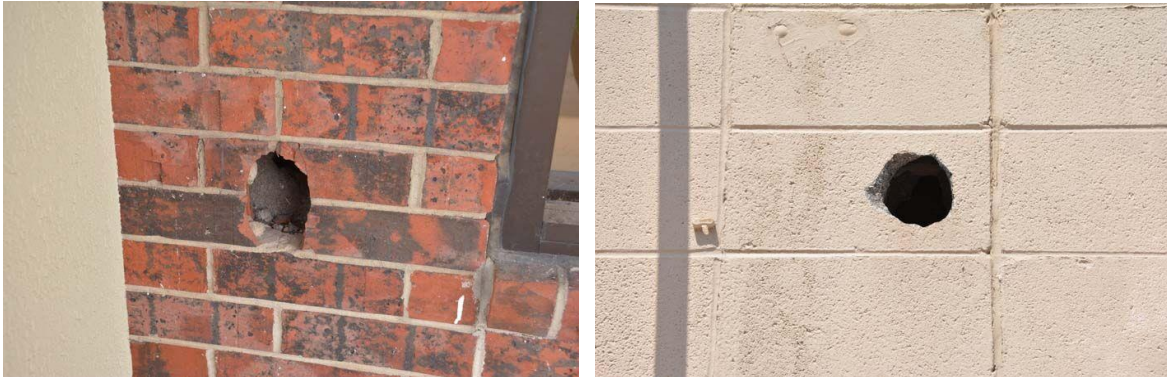
Figure 8: Deterioration of Site Improvements Impacting the Study Area

Age	Design/Site Layout	Site Infrastructure	Stucutures Conditions	Primary Bldg Components	Secondary Bldg Components
1960 through 2000	Outdated	Deteriorated and declining	Reaching end of useful life	Declining/in need of replacement	Declining/in need of replacement

Photo Documentation of Deterioration of Site Improvements Impacting the Study Area



Photos 12-13-14-15: Demonstrate deteriorating conditions of driving lanes and parking field that require removal/replacement.



Photos 16-17: Demonstrate damaged building exteriors. There are literally hundreds of similar types of holes throughout the various structures needing repairs.



Photos 18-19-20: Examples of damaged soil retention along rear of Study Area.



Photos 21-22: Additional examples of damaged building exteriors.



Photos 23-24: Examples of deteriorated rear access doorways.



Photos 25-26: Examples of deteriorated rear windows.

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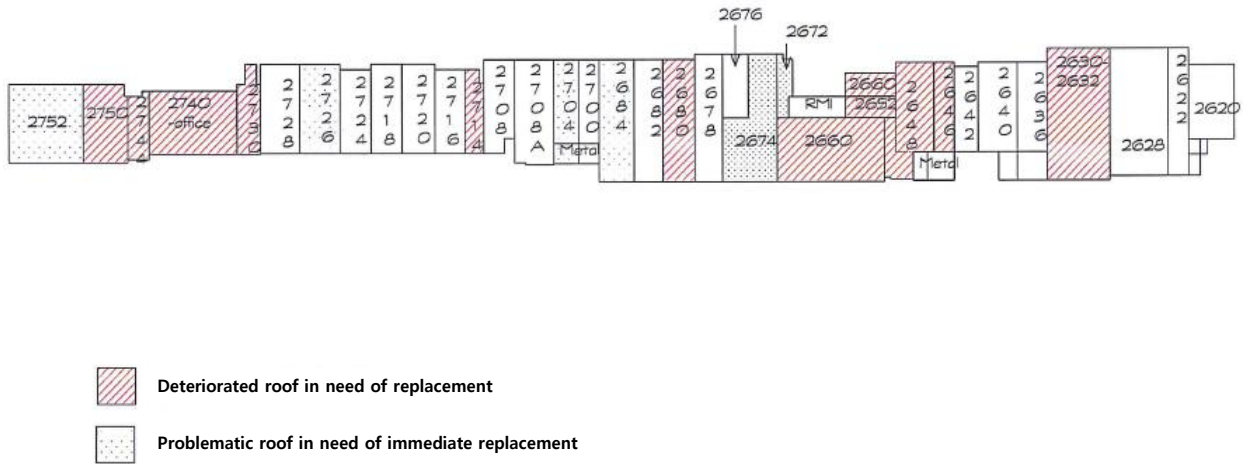


Photo 26: Depiction of a drawing prepared by Stiles Roofing, Inc. indicating damaged conditions of roofs on Brentwood Center North in need of replacement/repair.

D. IMPROPER SUBDIVISION OR OBSOLETE PLATTING - Platting refers to the subdivision of land into individual lots with streets, alleys, and easements. Obsolete platting refers to parcels, limited or narrow in size, or configured in an irregular size or shape that would be difficult to develop on a planned basis and in a manner consistent with contemporary development standards and requirements. The ability of a Project Site to continue as a viable commercial strip center, based upon the time and manner in which center is built and placed on the land is relevant in determining if the use and design are current and adequate. This can be evidenced by structures that were initially adequate but have become outmoded as a result of changing market conditions and consumer preferences, and substantial deferred maintenance.

Findings:

While the current subdivision and platting conditions may not reach the standard for blight, structures in the Study Area display evidence of obsolescence in terms of outdated design, placement on the land, and their relationship to contemporary development standards. The 1960-1990s designs cannot easily be converted to attract or accommodate newer tenants as evidenced by below market lease rates of \$8-10 per square foot compared to the retail market average of \$14.23, chronic vacancies, month-to-month, and even temporary tenancy.⁵ These issues will be addressed through planned upgrades, improvements, and revised platting as required.

Figure 9: Improper Subdivision or Obsolete Platting Impacting the CID Area

Platting	Infrastructure	Facilities	Design
-	Deteriorated	Obsolete	Inadequate/Obsolete

E. EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES OR ANY COMBINATION OF SUCH FACTORS THAT RETARD THE PROVISION OF HOUSING

⁵ Developer information and McLoud & Company, LLC, Retail Market Study for Springfield (city), 2016.

ACCOMMODATIONS OR CONSTITUTE AN ECONOMIC OR SOCIAL LIABILITY OR A MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE IN ITS PRESENT CONDITION OR USE -

Endangerment by fire and other causes is typically due to the presence of structures below minimum code standards or other dangerous conditions. Such code standards include building, housing, property maintenance, fire, environmental or other government codes applicable to the property. The principal purpose of such codes is to require buildings to be constructed and maintained so they have the capacity to support the type of occupancy and necessary fire and similar hazard protection, or to establish the minimum standards essential for safe and sanitary use, occupation and/or habitation. This factor relates to property conditions which would not meet the standards of property maintenance, zoning, building, fire, and other government codes. The Redevelopment Area's current condition is conducive to ill health, transmission of disease and crime.

Findings:

The Property Owner hired Bates and Associates as consulting engineers, Wells & Scaletti, LLC as structural engineers, and Terracon Consultants, Inc. as geotechnical engineers to help evaluate existing property conditions. While not limiting their observations to blighted conditions, their findings were numerous and include:

1. Building exteriors, windows, fascia materials, and roofing in need of repair and/or replacement.
2. Original exterior walls are now interior walls due to expansions with ductwork extending through resulting in exposed block and openings and fire separation walls do not terminate at roof deck area.
3. Accessibility modifications and improvements are needed to achieve compliance with current ADA standards.
4. Fire alarm systems, firewall separation, and gaps are out of compliance with code requirements. Bringing fire services to the structures will involve the removal/replacement of hardscapes and pavement sections.
5. Emergency exit signage is inadequate for City Code requirements.
6. Finished floor slab elevation varies by individual unit resulting in differences throughout the buildings that are non-compliant with ADA requirements.
7. Pavement elevations outside of rear doors is lower than door threshold elevations allowing water penetration into the buildings.
8. Several units are constructed with pre-engineered metal building frames which does not allow for special modifications of the units.
9. The majority of the structural steel roof supporting bar joists run north to south with load bearing CMU walls running east to west. Alteration or expansion of tenant spaces will be extremely costly to modify for modern tenant needs.
10. Metal roof decking, bar joists, and portions of exterior rear CMU walls are deteriorating and rusting.
11. Gutters and downspouts on the rear of the buildings do not catch all of the water from the roof area.
12. Interior CMU load bearing walls are showing signs of cracking and failing at several joist and beam bearing locations.
13. Water infiltration has occurred within the front building walkway canopy.

14. Insulation is missing at several front exterior wall locations.
15. Existing utilities under the proposed new construction areas require abandonment and replacement including poorly compacted trench fill under the proposed building areas.

In its current condition, the Study Area is an economic liability due to an inability to pay reasonable taxes to the affected taxing districts as real and personal property values continue to decline and as sales tax revenue also declines. Comprehensive redevelopment of the Study Area is required to foster much needed economic activity and contribute to growth within the City.

In combination, the above conditions act as a social liability due to an inability to support the provision of public services through the payment of reasonable taxes to the affected taxing districts. In its current condition, the Study Area Site hampers the economic vitality and independence of the City by a lack of tax revenue generation to support the provision of public services and discourages reinvestment in properties surrounding the area. A lack of tax growth negatively impacts taxing districts and their ability to maintain existing service levels to the community as a whole. Existing conditions within the Study Area reflect negatively on the perception of development within the City. If steps are not taken to revitalize the area it is reasonable to assume conditions will worsen and may result in continued deterioration.

The combination of factors, as previously identified, emphasizes the Study Area suffers from insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes. In combination, these conditions serve as a constraint and economic impediment to redevelopment of the Study Area and result in the wasteful expenditure of public funds to provide public services.

Figure 11: Existence of Conditions which Endanger Life or Property by Fires or Other Causes or Any Combination of Such Factors that Retard the Provision of Housing Accommodations or Constitute an Economic or Social Liability or a Menace to the Public Health, Safety, Morals, or Welfare in its Present Condition or Use impacting the Study Area

ADA Accessibility	Fire Alarms Systems	Emergency Signage	Water Infiltration
Compliance violations	Upgrade required	Upgrade required	Remediation required
Primary Bldg Components	Secondary Bldg Components	Sales Tax Revenue	Lease Rates
Need repairs	Need repairs	Declining	Below market

(Remainder of page intentionally left blank)

Figure 12: Drawing of required fire access improvements involve widening of front/rear drive lanes within the Study Area and Brentwood Center North to provide front and rear access to buildings and the addition of hydrant for fire protection.

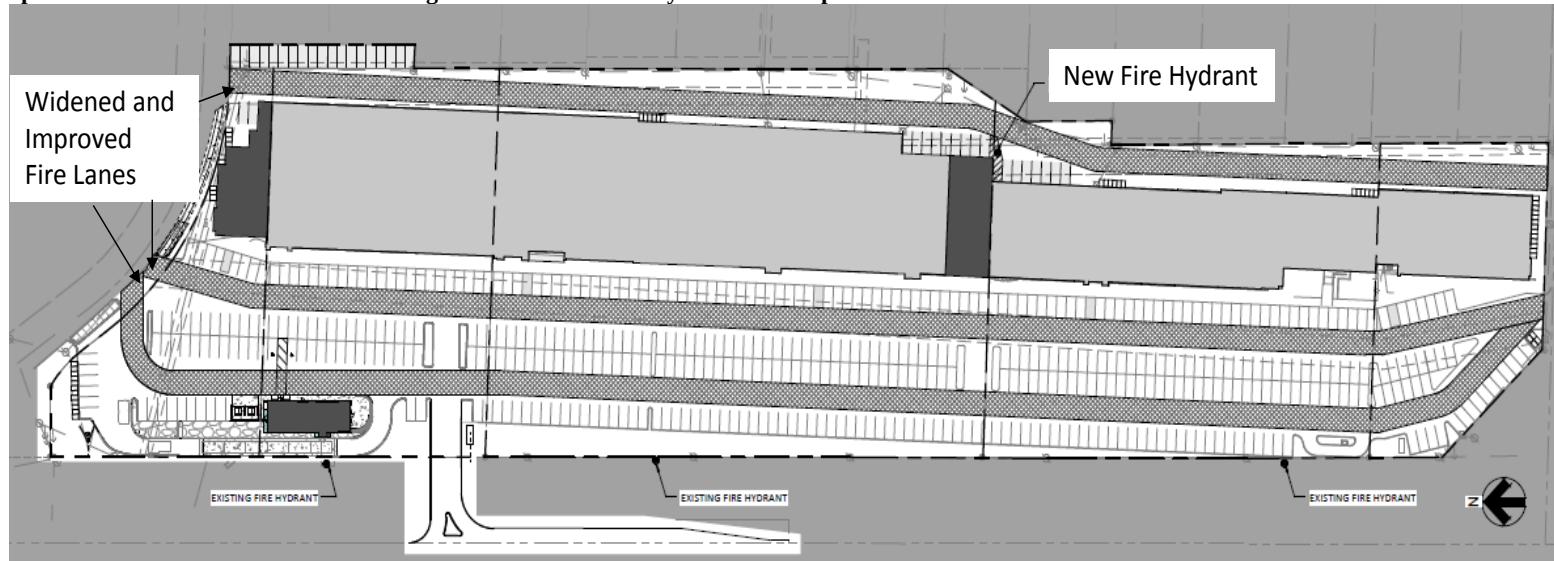


Figure 13: Drawing of required fire access improvements in the Study Area and within Brentwood Center South to widen of front/rear drive lanes and provide front and rear access to buildings for fire protection.

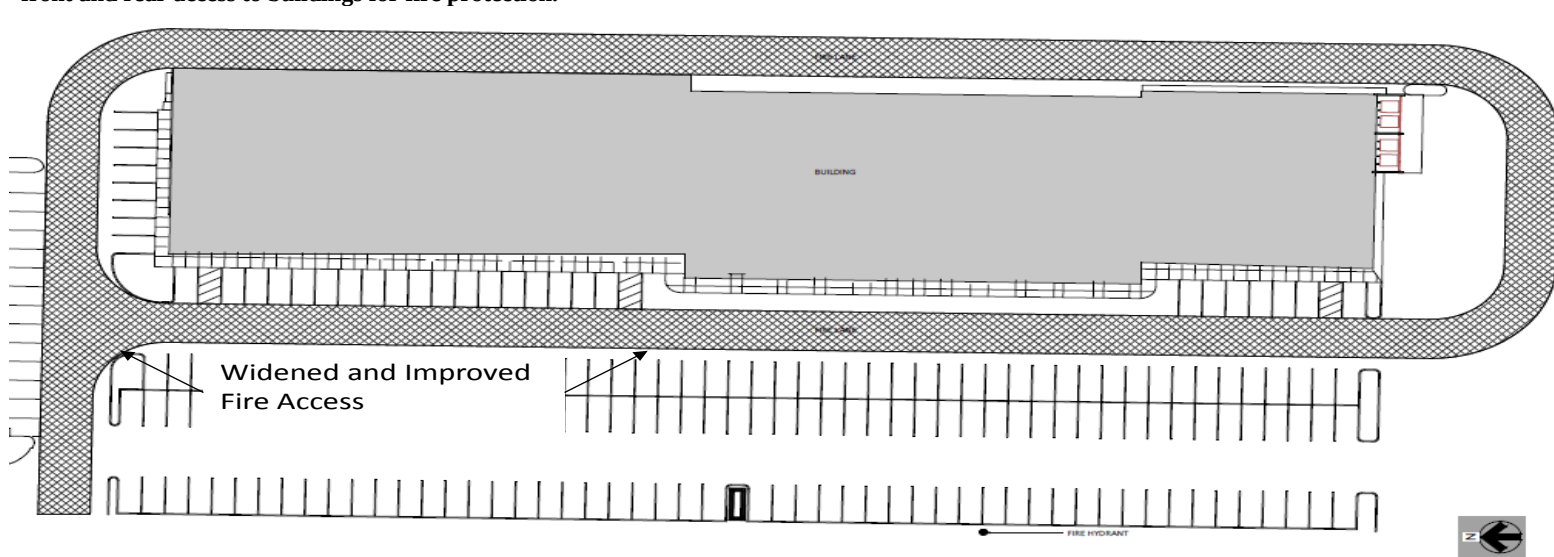


Photo Documentation the Existence of Conditions which Endanger Life by Fire and Other Causes



Photo 27-28: Example of various loose wiring on the rear of buildings.



Photos 29-30-31: Example of missing lighting on rear of buildings making it less safe for employees and patrons to park.

III: SUMMARY AND CONCLUSIONS

The CID Act sets forth five determinants which individually or in combination may provide the justification for a designation of blight.

The Study Area exhibits multiple factors or incidences of one or more deficiencies which can be a cause for designation of the property as blighted. The actual determination of blight can only occur when conditions (such as those discussed above) retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

- Structures within the Study Area were constructed between 1960 and 1971. As a result of age, vacancies, and deferred maintenance, the structures have fallen into disrepair and are deteriorated. The resultant physical deficiencies in the buildings require treatments which are infeasible based upon current market conditions and require substantial upgrades and/or replacement. Comprehensive redevelopment is required to foster much needed economic

activity and contribute to the growth of the City. However, due to the state of the property, substantial capital investment will be necessary to remove blight and encourage redevelopment. Without such investment, the Study Area will continue deteriorate and its economic efficiency will continue to slide. In order to cure these deficiencies and to leverage the private mitigation of conditions described in this document, significant costs must be incurred. The extraordinary costs associated with the issues previously noted makes revitalization of the Study Area economically unfeasible.

- The Study Area suffers from defective or inadequate street layout. Access to the Study Area was developed at a time when traffic was less intense. Proposed improvements will enhance ingress and egress, improve internal and external traffic circulation patterns, minimize potential conflicts between pedestrians and vehicles, and provide improved emergency vehicle access for safety purposes.
- Existing insanitary and unsafe conditions associated with deteriorated walkways, inadequate lighting, and illegal dumping, previously mentioned, will be remedied through reconfiguration of drainage patterns towards the rear of the buildings thereby reducing icing conditions and the potential for slip and falls during cold weather conditions, installation of modern lighting to illuminate the parking lot and rear of the buildings for safety purposes, and improved property maintenance efforts to eliminate the draw of improper dumping of trash and debris.
- Conditions which endanger life or property by fire or other causes, as previously detailed, will be addressed through project improvements that improve emergency vehicle access, the installation of additional fire hydrants, upgrades to building fire suppression systems, enhanced lighting systems, and other safety measures.
- The Study Area is located along a highly visible commercial corridor and, typically, greater traffic activity volume translates into higher asking lease rates. As an important commercial location within the City, rental income from property within the Study Area cannot generate the necessary revenue to encourage or support the needed investments in existing conditions. Unless a program of redevelopment, like the one proposed, is implemented to eliminate the blighting influences, further physical deterioration is likely and investment of the type the City envisions as appropriate and economically feasible will not occur. Left unchecked, these conditions could accelerate and, combined with other factors, could lead to more widespread and intensive area disinvestment. Comprehensive redevelopment is required to foster much needed economic activity and contribute to the growth of the City. However, due to the state of the property, substantial capital investment will be necessary to remove blight and encourage redevelopment. The reinvestment costs are prohibitive. Without such investment, the Project Site will deteriorate and its economic efficiency will continue to decrease.
- In combination, the above conditions act as an economic liability due to an inability to pay reasonable taxes to affected taxing districts as total tax revenues decline and is a social liability due to an inability to support the provision of public services through the payment of reasonable taxes to the affected taxing districts and by discouraging reinvestment in properties surrounding the area. A lack of tax growth negatively impacts taxing districts and their ability to maintain existing service levels to the community as a whole. Existing conditions within

the Study Area reflect negatively on the perception of development within the City. Comprehensive redevelopment is required to foster much needed economic activity and contribute to growth within the City. Unless a program of redevelopment, such as the one proposed, is implemented to eliminate the blighting influences, further physical deterioration is likely and investment of the type the City envisions as appropriate and economically feasible will not occur. If steps are not taken to revitalize the area it is reasonable to assume conditions will worsen and may result in continued deterioration.

Figure 10: Summary of Existing Conditions Corresponding to Blight Factors

Blight Factors	Present	Constitutes an economic or social liability	Menace to the public health, safety, morals or welfare
Defective or inadequate street layout	YES	X	X
Insanitary or unsafe conditions	YES	X	X
Deterioration of site improvements	YES	X	X
Improper subdivision or obsolete platting	-	-	-
Existence of conditions which endanger life or property by fire and other causes or combination of factors retards the provision of housing accommodations	YES	X	X

Under current conditions, it is improbable that the Study Area will experience growth and development solely through investment by private enterprise. Furthermore, it is unlikely redevelopment will occur, without the ability to leverage the benefits and resources provided by implementation of a CID, or that limited efforts would yield the potential revenue that can be generated by a comprehensive, aggressive, and programmatic approach as proposed.

Thus, if taken as a whole, the Study Area represents a portion of the City that, by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, constitutes an economic or social liability and a menace to the public health, safety, morals or welfare in its present condition.

The entirety of the information collected, reviewed, and analyzed in the course of preparation of this report results in a determination the Study Area, as a whole, satisfies requirements for designation as a blighted area under the provisions within the CID Act.

Appendix A

Photograph Locational Map (Approximate location of photographs)



Appendix B

Study Area Legal Description

The Study Area encompasses property with the following parcel identification numbers: 88-19-05-203-029, 88-19-05-203-033, 88-19-05-203-034, 88-19-05-203-035, 88-19-05-203-036, 88-19-05-203-037, 88-19-05-203-038, 88-19-05-207-030, and 88-19-05-207-031, more specifically describes as:

TRACT 1: ALL OF LOT ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5), IN BRENTWOOD CENTER ADDITION, IN SPRINGFIELD, GREENE COUNTY, MISSOURI

TRACT II: ALL OF THE WEST TWENTY (20) FEET OF LOT TWO (2), BLOCK “B”, AMENDED PLAT OF BRENTWOOD ESTATES, AN ADDITION IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT III: ALL OF THE WEST TWENTY (20) FEET OF LOT ONE (1), BLOCK “B”, AMENDED PLAT OF BRENTWOOD ESTATES, AN ADDITION IN SPRINGFIELD, GREENE COUNTY, MISSOURI

ALL OF LOTS EIGHT (8), NINE (9), (10) AND ELEVEN (11), BRENTWOOD CENTER SOUTH, SPRINGFIELD , GREENE COUNTY, FILED IN PLAT BOOK AA, AT PAGE 39, RECORD’S OFFICE, GREEN COUNTY, MISSOURI

Appendix C

MoDOT Letters

Monday, March 30, 2015

Becky Baltz, P.E., District Engineer
MoDOT District 8 – Administration
3025 E. Kearney Street
Springfield, MO 65803

RE: US Business 65 (Glenstone Ave.) – Access Break Request – Brentwood Center

Dear Ms. Baltz,

Jared Enterprises is requesting an access break on Glenstone Avenue (US Business 65) approximately 1,040' north of Battlefield Road and 430' south of Sunset Street. This access break will serve the traffic from existing development to the east of Glenstone between Edgewood Street and Stewart Avenue. Improvements at this access break are expected to consist of a right-in/right-out access on northbound Glenstone with an auxiliary northbound right-turn lane for deceleration on Glenstone Avenue. We believe that the improvements made at the new access will safely accommodate the expected traffic volumes, will adequately operate in the vicinity of the existing intersections along Glenstone while maintaining traffic progression along the corridor, and the geometrics such as storage length and deceleration length are specifically needed to accomplish these goals. A map is attached (Exhibit 1) showing in greater detail the location of existing and proposed roadway improvements.

These improvements:

- ◆ Improve safety and mobility.
- ◆ Facilitate the development of an efficient, integrated transportation system.
- ◆ Support economic development.
- ◆ Provide for roadway network that would function at a higher level, with room for expansion.

Project Termini and Location: The proposed improvements would span for approximately 300 feet beginning along Glenstone Avenue approximately 760 feet north of Baratara Street and ending approximately 400 feet south of Sunset Street (see Exhibit 1).

Project Description: The proposed improvements at this location include an additional right turn lane along Glenstone Avenue.

Recent ADT (2011): Glenstone Avenue (North of Baratara Street) – 30,898

Right of Way Required in Acres: Existing ROW: No Existing Right of Way has been obtained at this time.

Exhibit 1 Attached:	New ROW: Approx...0 acres (for the proposed street)
	Temporary Easement: Approx 0.0 acres
	Permanent Easement: Approx. 0.0 acres

If you have any questions or need additional information, please contact me at 417-889-3400.

Sincerely,



Dane Seiler, PE
Project Engineer
CJW Transportation Consultants

Monday, March 30, 2015

Becky Baltz, P.E., District Engineer
MoDOT District 8 – Administration
3025 E. Kearney Street
Springfield, MO 65803

RE: US Business 65 (Glenstone) – Access Break Request – Brentwood Center South

Dear Ms. Baltz,

Jared Enterprises is requesting an access break on Glenstone Avenue (US Business 65) approximately 790' north of Battlefield Road and 450' south of Barataria Street. This access break will serve the traffic from the existing development to the east of Glenstone between Battlefield Road and Barataria Street. Improvements at this access break are expected to consist of a right-in/right-out access on northbound Glenstone with an auxiliary northbound right-turn lane for deceleration from Glenstone Avenue. We believe that the improvements made at the new access will safely accommodate the expected traffic volumes, will operate adequately in the vicinity of the existing intersections along Glenstone, will maintain traffic progression along the corridor and will preserve appropriate levels of safety with the suggested storage and deceleration lengths. Additionally, when MoDOT continues the widening of Glenstone Avenue north of Battlefield Road, the auxiliary lane constructed by this improvement could be utilized as a part of the additional northbound through lane. A map is attached (Exhibit 1) showing in greater detail the location of the existing conditions with proposed roadway improvements.

These improvements will:

- ◆ Improve safety and mobility
- ◆ Facilitate the development of an efficient, integrated transportation system
- ◆ Support economic development
- ◆ Provide for roadway network that would function at a higher level, with room for expansion
- ◆ Provide for future expansion of Glenstone Avenue

Project Termini and Location: The proposed improvements would span for approximately 300 feet beginning along Glenstone Avenue approximately 530 feet north of Battlefield Road and ending approximately 420 feet south of Barataria Street (see Exhibit 1).

Project Description: The proposed improvements at this location include an additional right turn lane along Glenstone Avenue.

Recent ADT (2011): Glenstone Avenue (North of Barataria Street) – 29,997

Right of Way Required in Acres: Existing ROW: No Existing Right of Way has been obtained at this time.

Exhibit 1 Attached:	New ROW: Approx: 0 acres (for the proposed street)
	Temporary Easement: Approx 0.0 acres
	Permanent Easement: Approx. 0.0 acres

If you have any questions or need additional information, please contact me at 417-889-3400.

Sincerely,


Dane Seiler, PE
Project Engineer
CJW Transportation Consultants