Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

May 2, 2016 at 4:00 pm

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

3.I. **Minutes LCRA March 7, 2017**

Documents:

MINUTES LCRA MARCH 7, 2017.PDF

4. **New Business**

4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 310 North Jefferson Avenue; Cresco Springfield, LLC, Applicant**

Documents:

CRESCO BUILDING - LCRA ABATEMENT APPLICATION 5-2016.PDF

4.II. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Madison And Kimbrough Redevelopment Area At 909 South Kimbrough Avenue; Bear Village Phase VI, LLC, Applicant**

Documents:

APPLICATION FOR PROPERTY TAX ABATEMENT - BEAR VILLAGE (PHASE VI).PDF

4.III. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Madison And Kimbrough Redevelopment Area At 934 South Kimbrough Avenue; Bear Village Phase IV, LLC, Applicant**

Documents:

APPLICATION FOR PROPERTY TAX ABATEMENT - BEAR VILLAGE (PHASE V).PDF

4.IV. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Madison And Kimbrough Redevelopment Redevelopment Area At 810 South Roanoke Avenue; Bear Village Phase I, LLC, Applicant**

Documents:

APPLICATION FOR PROPERTY TAX ABATEMENT - BEAR VILLAGE (PHASE VII).PDF

4.V. **Redevelopment Plan For 610 E. Harrison Street; Roza Capital Group, LLC, Applicant**

Documents:

REDEVELOPMENT PLAN FOR THE 610 E. HARRISON REDEVELOPMENT AREA.PDF

4.VI. **Redevelopment Plan For The Robberson Avenue Multi-Family Redevelopment Area, Generally Located Along The East Side Of South Robberson Avenue Between East Madison Street And East Grand Street; Burning Tree Consulting, LLC, Applicant**

Documents:

REDEVELOPMENT PLAN FOR THE ROBBERSON AVENUE MULTI-FAMILY REDEVELOPMENT AREA.PDF

4.VII. **Blight Report And Redevelopment Plan For The Lantz Enterprises Redevelopment Area, Located At 1102 And 1106 East Elm Street, Lantz Enterprises, LLC, Applicant**

Documents:

BLIGHT REPORT AND REDEVELOPMENT PLAN FOR THE LANTZ ENTERPRISES REDEVELOPMENT AREA.PDF

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, March 7, 2017 at 4:00 PM
Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call
   Present: Ryan Cosby, Allen Grymes, Steve Jackson, Ron Tappan and Benjamin Hall
   Others Present: Anna Moyer, Evangel University Student, Tara Tyson, Evangel University Student
   Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Nick Woodman, and Judy White

3. Approval of Minutes
   Ron Tappan made a motion to approve the minutes from February 7, 2017. Ryan Cosby seconded the motion. Motion approved (5-0)

4. New Business

5. Other Business

   a. Update on Blight Report and Redevelopment Plan for Beverly Lofts Redevelopment Area
      Matt Schaefer explained to the Commission that after received updated documentation, photos and touring the location City Staff reversed their recommendation from denial to approval.

   b. Workable Program
      Sarah Kerner, Staff presented options for proceeding in creating the first step of the Workable Program for Springfield.

6. Adjourn

Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 310 North Jefferson Avenue

Redevelopment Area: Center City

Developer Name: Cresco Springfield, LLC

Contact Person: Kim Buche

Mailing Address: 305 W. Commercial Street Springfield, MO 65803

Telephone: 417-720-1577 **Fax:** None

Email: Kim@VecinoGroup.com

Does Applicant Own or Lease the Property? Own

Signature: _____ **Date:** 04/19/2017

Printed Name: Tim Roth

Required Attachments:

- Legal description of project
- $359 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.)

Item I.a.

Identification of Developer

The developer for this project is Cresco Springfield, LLC, a Missouri limited liability company. This entity is comprised of three (3) members, each having one-third ownership:

- J. Matthew Miller
- Richard Manzardo
- Tim Roth, Momentum Real Estate Investments VIII, LLC

Item I.b.

Development Experience

Student Housing

- ***Beacon Commons***
  525 E. Madison Springfield, MO
  Year Built 2011
  12 units--48 bedrooms
  All units are 4BR, 4BA
- ***Beacon Park***
  415 E. Monroe Springfield, MO
  Year Built 2012
  48 units 96 Beds
  Mix of 1,2,3 BR units
- ***Beacon Suites***
  533 and 536 E. Monroe
  201 beds
  Mix of 1,2,3,4 beds
- ***The U at Springfield***
  316 Park Central East
  39 units, 88 beds
  Mix of 1,2,3,4 beds
- ***Sky Eleven***
  331 Park Central East
  90 units, 153 beds
  Mix of 1,2,3 beds
- ***The Sterling***
  312 Park Central East
  29 units, 32 beds
  Mix of Studios, 1, 3 beds

Freedom Place

Marlin Co

Historic Development

- ***Freedom Place***
  St. Louis, MO
  68 Units- Affordable, Residential, Historic
  Square Feet: 70,000
  Opened October 2014
- ***The River Lofts @ 444***
  Troy, NY
  75 Units- Market Rate, Mixed Use, Historic
  Square Feet: 88,000

The Woodruff Building

- ***The Frisco***
  Springfield, MO
  68 Units- Affordable, Residential, Historic, Bond
  Square Feet: 65,000

- ***Bridge Blue***
  Springfield, MO
  Large Commercial, Historic
  Square Feet: 24,000

- ***The Marlin Co.***
  Springfield, MO
  Large Commercial, Historic
  Square Feet: 9,000

- ***Flame Steakhouse***
  Springfield, MO
  Market Rate, Mixed Use- 3 Retail / 8 Lofts
  Square Feet: 20,000

- ***Brick City***
  Springfield, MO
  Market Rate, Large Commercial, Historic
  Square Feet: 200,000

- ***Wilhoit Plaza***
  Springfield, MO
  Market Rate, Large Mixed Use- 14 Retail / 32 Lofts, Historic
  Square Feet: 100,000

- ***South Avenue Building***
  Springfield, MO
  Market Rate, Small Commercial
  Square Feet: 12,000

- ***Main Street Place***
  Joplin, MO
  Market Rate, Large Mixed Use- 4 Commercial / 26 Lofts, Historic
  Square Feet: 50,000

The Frisco

Marlin Co

Brick City

- ***McDaniel Schoolhouse***
  Springfield, MO
  Market Rate, Large Commercial, Historic
  Square Feet: 38,000

- ***Founders Park Lofts***
  Springfield, MO
  Market Rate, Large Mixed Use- 2 Commercial / 32 Lofts, Historic
  Square Feet: 50,000

- ***Monarch Art Factory***
  Springfield, MO
  Market Rate, Large Commercial
  Square Feet: 21,000

- ***305 W Commercial St***
  Springfield, MO
  Market Rate, Commercial
  Square Feet: 6,000

- ***202 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 2 Lofts
  Square Feet: 4,000

- ***206 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 3 Lofts
  Square Feet: 10,000

- ***326 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 1 Loft
  Square Feet: 3,000

- ***338 E Commercial St***
  Springfield, MO
  Market Rate, Mixed Use-1 Commercial / 2 Lofts
  Square Feet: 6,000

Wilhoit Plaza

Main Street Place

McDaniel Schoolhouse

Other Development

- ***Fulbright Springs, Phase I***
  Springfield, MO
  37 Units- Affordable, Single Family Residential
  Square Feet: 54,000

- ***Fulbright Springs, Phase II***
  Springfield, MO
  36 Units- Affordable, Single Family Residential
  Square Feet: 55,000

- ***Highland Ridge Senior***
  Nixa, MO
  50 Units- Affordable, Senior, Residential
  Square Feet: 40,000

- ***Bank Acquisition Rehab***
  Springfield, MO
  Market Rate, 47 Residential properties
  Square Feet: 94,000

- ***College View Apartments***
  Hollister, MO
  Market Rate, 56 Residential units
  Square Feet: 60,000

- ***Terrace Green Apartments***
  Joplin, MO
  Market Rate, 184 Residential units
  Square Feet: 200,000

- ***Terrace Green Apartments***
  Branson, MO
  Market Rate, 84 Residential units
  Square Feet: 95,000

Founders Park Lofts

Terrace Green- Joplin

Terrace Green- Branson

Item I.c.

Proof of Developer's Financial Capability

Financial statements are confidential and have been provided under separate cover to Sarah Kerner.

Item II.a.

LEGAL DESCRIPTION

BEGINNING 96.9 FEET NORTH (MEASURED ALONG THE EAST LINE OF JEFFERSON AVENUE) OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND THE STREET FORMERLY KNOWN AS OLIVE STREET AND NOW DESIGNATED AS EAST SECOND STREET IN THE CITY OF SPRINGFIELD, MISSOURI; THENCE NORTH ALONG THE EAST SIDE OF JEFFERSON STREET 66.1 FEET TO THE SOUTH LINE OF THE STREET FORMERLY KNOWN AS MITCHELL STREET BUT NOW NAMED OLIVE STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID PRESENTLY NAMED OLIVE STREET 154 FEET; THENCE SOUTH 66.1 FEET; THENCE WEST TO THE PLACE OF BEGINNING; AND ALSO BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AVENUE AND THE STREET FORMERLY KNOWN AS OLIVE STREET BUT NOW NAMED EAST SECOND STREET; THENCE NORTHERLY ALONG THE EAST LINE OF JEFFERSON AVENUE 96.9 FEET; THENCE EAST 157.5 FEET; THENCE SOUTH 96.9 FEET TO THE NORTH LINE OF PRESENTLY NAMED EAST SECOND STREET; THENCE WEST 162.6 FEET TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

BEGINNING AT A POINT ON THE WEST LINE OF BENTON AVENUE IN THE CITY OF SPRINGFIELD, MISSOURI, 59 POLES WEST AND 29 POLES AND 9 LINKS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER(NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), GREENE COUNTY, MISSOURI, THENCE SOUTH ON THE WEST LINE OF BENTON AVENUE ONE HUNDRED FORTY-ONE AND FORTY-FIVE HUNDREDTHS (141.45) FEET TO THE NORTHWEST CORNER OF OLIVE STREET AND BENTON AVENUE AS NOW ESTABLISHED, THENCE WEST ALONG THE NORTH LINE OF OLIVE STREET ONE HUNDRED FIFTY-EIGHT (158) FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LOT CONVEYED TO JOHN O'DAY AND DESCRIBED IN DEED, BOOK 171, PAGE 108 IN RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, THENCE NORTH ALONG THE EAST LINE OF SAID O'DAY LOT AS ABOVE DESCRIBED TO A POINT ONE HUNDRED

FIFTY-EIGHT (158) FEET, MORE OR LESS, FROM THE BEGINNING POINT, THENCE EAST ONE HUNDRED FIFTY-EIGHT (158) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, SAID TRACT BEING A LOT SITUATED ON THE NORTH OF AND ADJOINING OLIVE STREET AS NOW ESTABLISHED AND LOCATED, AND ON THE WEST OF AND ADJOINING BENTON AVENUE AS NOW ESTABLISHED AND LOCATED, AND BEING ONE HUNDRED FIFTY-EIGHT (158) FEET MORE OR LESS, EAST AND WEST AND ONE HUNDRED FORTY-ONE AND FORTY-FIVE HUNDREDTHS (141 .45) FEET, MORE OR LESS NORTH AND SOUTH.

BEGINNING ON THE NORTH LINE OF EAST SECOND STREET NORTH (FORMERLY OLIVE STREET) IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI 162.6 FEET EAST OF THE EAST LINE OF JEFFERSON STREET, THENCE EAST 70 FEET MORE OR LESS TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF THE LOT CONVEYED BY MCELHANEY TO WOODY AND HARRINGTON BY DEED IN BOOK 149, PAGE 19, THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTH LINE OF OLIVE STREET, THENCE WEST 62.32 FEET MORE OR LESS TO AN IRON PIN, THENCE SOUTH 164.5 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 5 FEET WEST OF THE WEST LINE OF BENTON AVENUE, ON THE SOUTH LINE OF THE TRACT OR PARCEL OF LAND CONVEYED TO THE SPRINGFIELD SOUTHWEST RAILWAY COMPANY BY MARY E TEFFT, AND HUSBAND BY WARRANTY DEED DATED OCTOBER 21, 1905 AND RECORDED IN DEED BOOK 232, AT PAGE 548, GREENE COUNTY, MISSOURI, THENCE WEST ON THE SOUTH LINE OF SAID TRACT 160.5 FEET MORE OR LESS TO THE WESTERLY LINE OF SAID TRACT, THENCE NORTH ALONG THE WESTERLY LINE OF SAID TRACT 32.5 FEET MORE OR LESS TO THE SOUTH LINE OF STREET TO BE CONVEYED TO THE CITY OF SPRINGFIELD FOR PUBLIC USE, AS PROVIDED BY ORDINANCE NO. 4438, THENCE EAST ALONG SAID LINE 160. 5 FEET MORE OR LESS TO A POINT 5 FEET WEST OF THE WEST LINE OF BENTON AVENUE, THENCE SOUTH IN STRAIGHT LINE 32.5 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Item II.b

Description of Project Development

The project is being developed by Cresco Springfield, LLC, a part of the Springfield based Vecino Group with a commitment to Housing for the Greater Good.

Here are some key elements of The Cresco—

- 62 studios, 38 one bedroom and 3 two bedroom units each with complete kitchens and full bathrooms
- Bicycles available for shared use
- Access to all amenity space at neighboring developments Sky 11, The U and The Sterling, including a pool, exercise facilities, mat room, and meeting and gaming rooms
- Located at 310 N. Jefferson Ave., walking distance to entertainment and cultural options of Downtown Springfield
- Outdoor courtyard with backyard feel
- Adjacent parking garage is part of this project and property

The proposed development is located in downtown Springfield in the center of MSU's downtown campus will consist of 103 units serving Missouri State University, Drury University, Ozarks Technical College and the downtown community. Consisting of four-stories, the 64,480 SF building will be newly constructed.

The property is located within the Downtown Redevelopment Plan area, is considered blighted, and is eligible for and needs property tax abatement on the improvements to the property for a period of ten (10) years based on the State of Missouri Chapter 99 Tax Abatement Statute.

The property is zoned CC (Center City) which includes multifamily, and therefore this project conforms to the Downtown Redevelopment Plan.

The property will be comprised of 103 units. The unit mix will be as follows:

Sixty Two	Studios (426 SF)
Thirty Four	1 BR, 1 bath (550 SF)
Two	1 BR, 1 bath, executive (585 SF)
Two	1 BR, 1 bath, executive (615 SF)
Three	2 BR, 2 Bath (1020 SF)

The development team includes The Vecino Group, architecture and construction by Vecino Design Build, LLC.

Item II.c.

Project stages and timing

Closing	•Close on loan, acquisition of building and execute agreements/contracts •August 2016
Plans	•Architecture and engineering •Fall 2016
Permit	•Permitting process with the City of Springfield •December 2016
Bids	•Receive bids/evaluate and negotiate •December 2016
Construction	•Full construction including punch list and issuance of Certificate of Occupancy •July 2017
FF&E	•Owner to install furniture, fixtures, and equipment and put final touches on the project •7/16/17 - 8/14/17
Move In	•Tenants move in to project •August 15, 2017

Item II.d.

Construction Costs

1	GENERAL REQUIREMENTS	$270,930.00
2	SOIL TREATMENT	$1,500.00
3	CONCRETE	$387,343.00
4	MASONRY	$34,950.00
5	STRUCTURAL STEEL	$265,199.00
6	WOODS	$987,203.00
7	THERMAL & MOISTURE PROTECTION	$684,014.00
8	OPENINGS	$270,155.00
9	FINISHES	$642,647.00
10	SPECIALTIES	$42,580.00
11	EQUIPMENT	$320,648.00
12	FURNISHINGS	$30,000.00
14	CONVEYING SYSTEMS	$57,600.00
21	FIRE SUPPRESSION	$85,000.00
22	PLUMBING	$420,629.00
23	MECHANICAL	$294,530.00
26	ELECTRICAL	$456,443.00
28	ELECTRONIC SAFETY & SECURITY	$90,195.00
31	EARTHWORK	$140,850.00
32	EXTERIOR IMPROVEMENTS	$26,000.00
33	OVERHEAD & PROFIT	$228,000.00
34	CONTINGENCY	$91,463.80
35	CO #1 - Unsuitable Soils/Rock Breaking	$18,842.20
	GRAND TOTALS	$5,846,722.00

Hard costs	
Hard Construction	5,755,258.76
Construction contingency	91,463.80
Total Hard Costs	5,846,722.56
Soft Costs	
Architecture	292,336.13
Construction Period Interest	180,000.00
Legal fees	10,000.00
Phase 1, Mkt study, flood, appraisal, etc.	10,000.00
Title & Closing costs	30,000.00
FF&E	372,185.00
Material testing	15,000.00
Building Permit Review	15,000.00
Civil engineer	2,500.00
Tap fees	5,000.00
Streetscape	5,000.00
Marketing and pre-open staff	60,000.00
Soft cost contingency	29,910.63
Acquisition	2,675,000.00
Development Costs	507,000.00
Total soft costs	4,208,931.76
Total Estimated project costs	10,055,654.32

Item II.e

Sources of Funds

SOURCES OF FUNDS	
Garage Loan	2,188,000
Permanent Loan	6,660,654
Total Sources of Funds	8,848,654
USES OF FUNDS	
Property Acquisition	2,675,000
Total Cost	7,380,654
Subtotal	10,055,654
Less: Deferred DF	-507,000
Less: Owner Equity	-700,000
Uses of Funds	8,848,654

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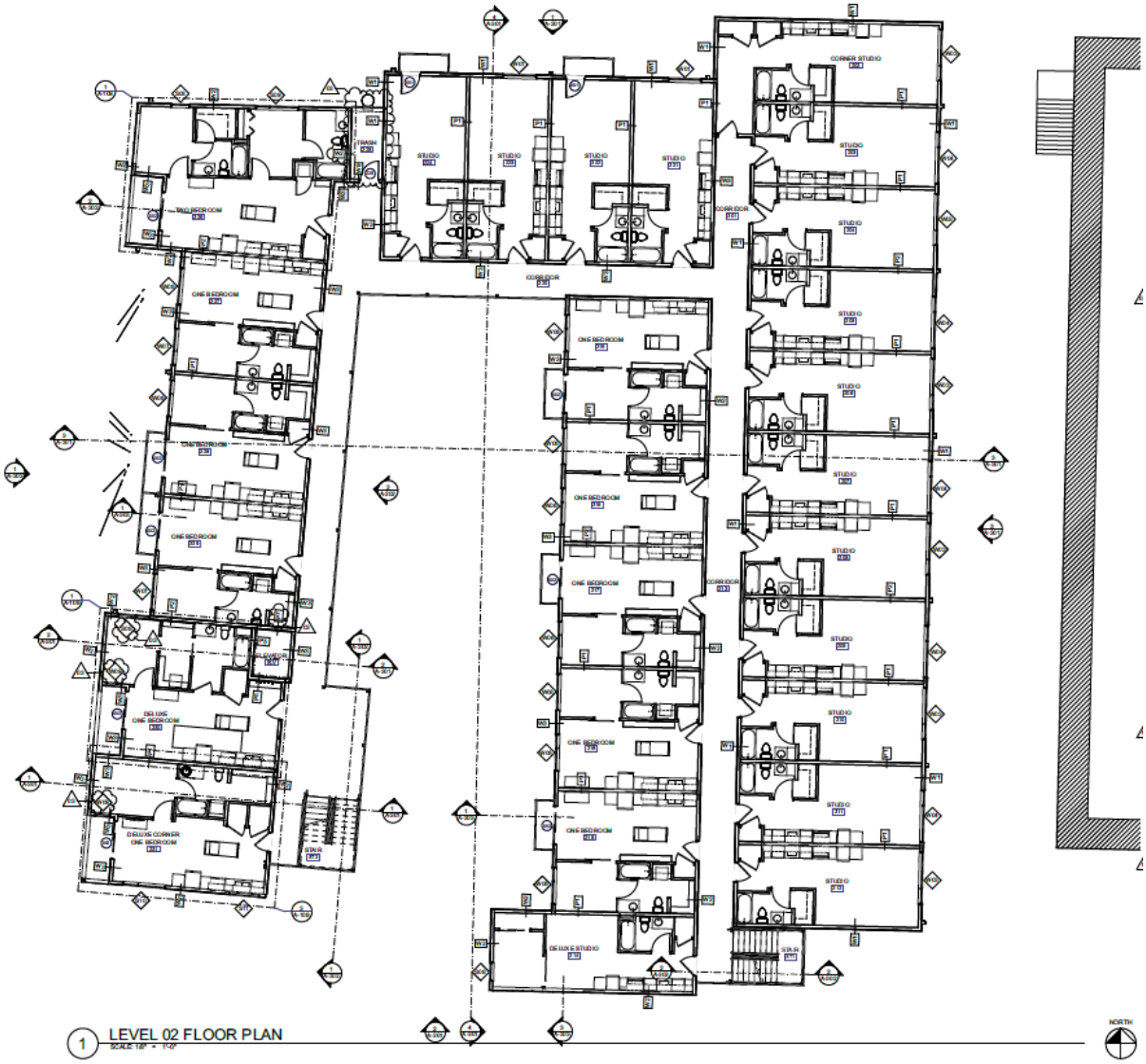
Item II.f

Plans and Specifications

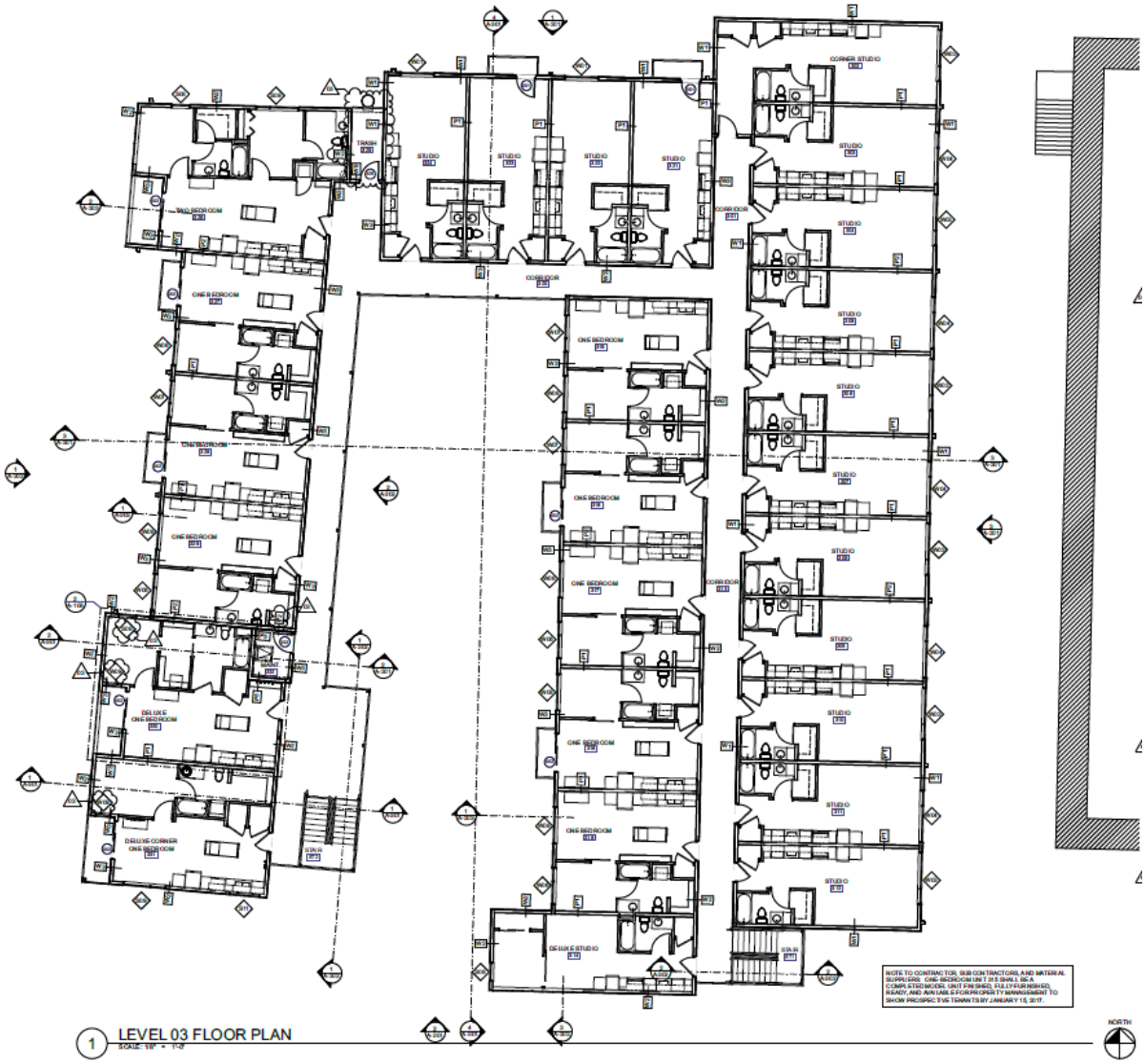
Cresco Ground Floor Plan

Cresco First Floor Plans

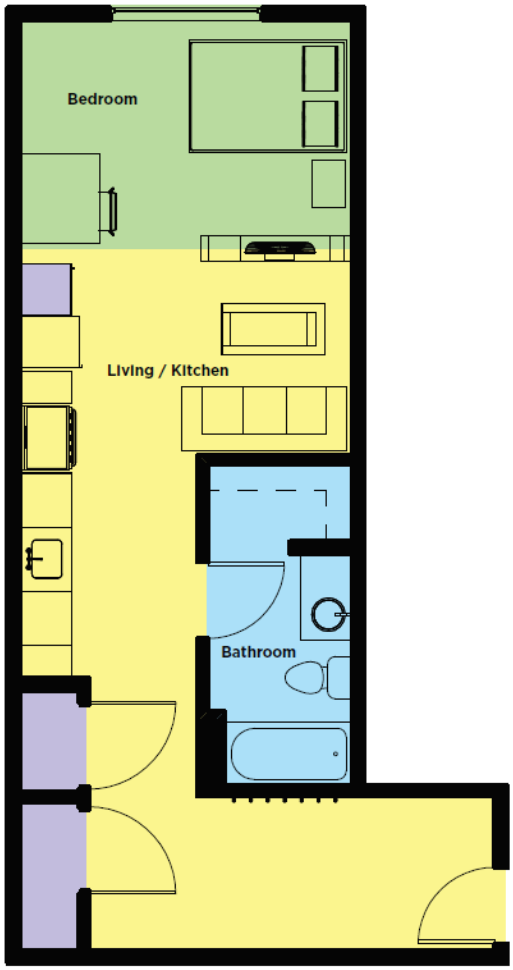
Cresco Second Floor Plans



Cresco Third Flood Plans



Individual Unit Plans



CRESCO

The Morris

CORNER STUDIO | 563 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen · Bathroom · Bedroom · Utility

No cable or ethernet ports in bedroom

PARK EAST

Office:
318 Park Central East | Ste 104
Springfield, Missouri 65803
417-895-8015
info@liveatparkeast.com

CRESCO

The Stiles

DELUXE 1 BED | 690 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen
Bathroom
Bedroom
Utility

No cable or ethernet ports in bedroom

PARK EAST

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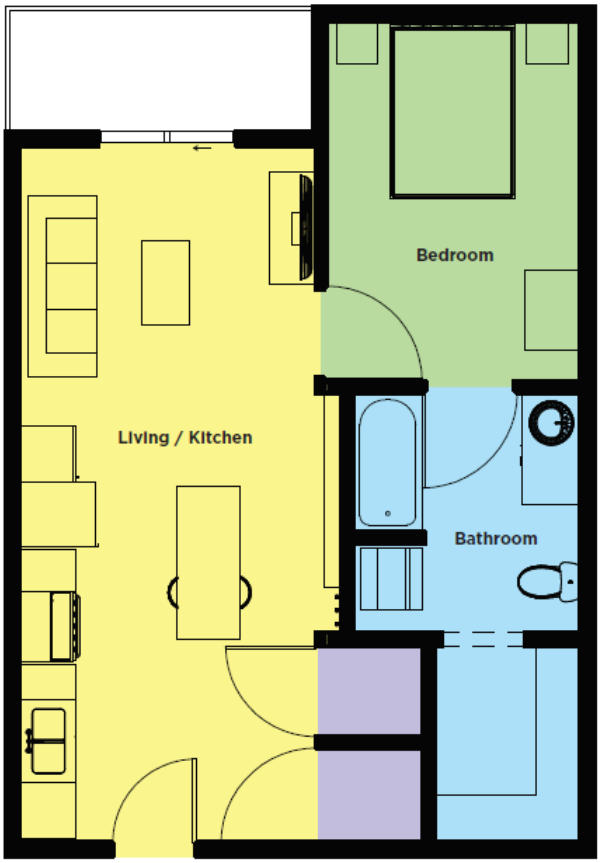

CRESCO

The Foster

DELUXE CORNER 1 BED

647 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen · Bathroom · Bedroom · Utility

No cable or ethernet ports in bedroom

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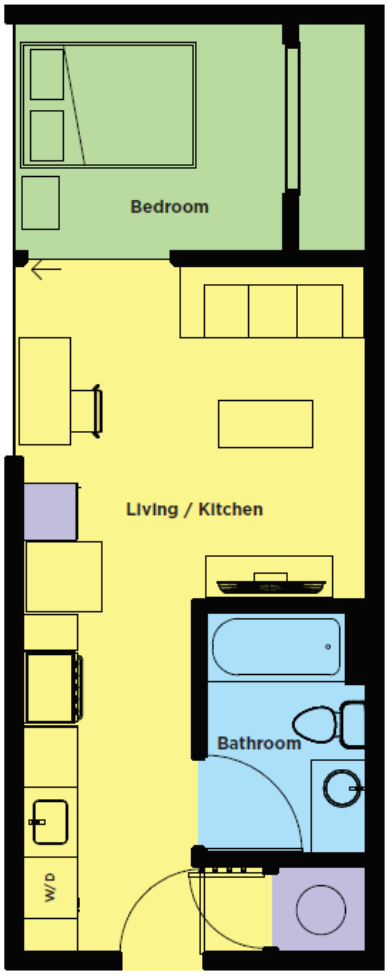

CRESCO

The Goodman

DELUXE STUDIO | 455 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen · Bathroom · Bedroom · Utility

No cable or ethernet ports in bedroom

PARK EAST

Office:
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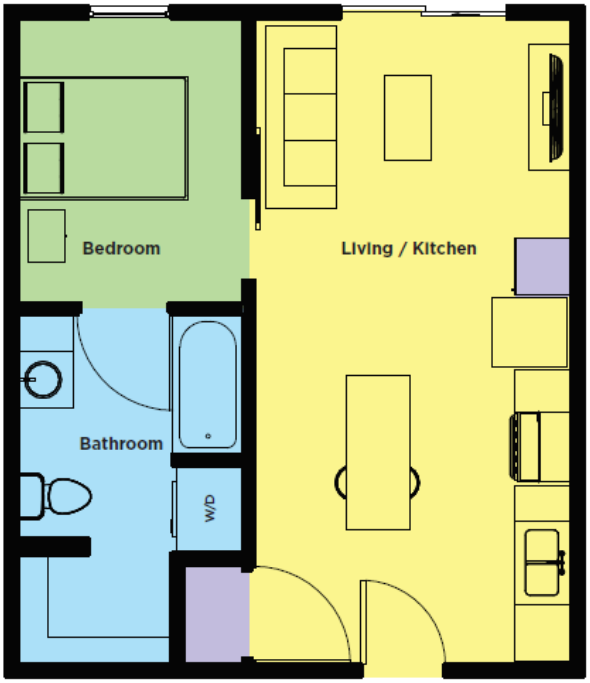

CRESCO

The Stack

1 BED | 493 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen
Bathroom
Bedroom
Utility

No cable or ethernet ports in bedroom

PARK EAST

Office:
318 Park Central East | Ste 104
Springfield, Missouri 65803
417-895-8015
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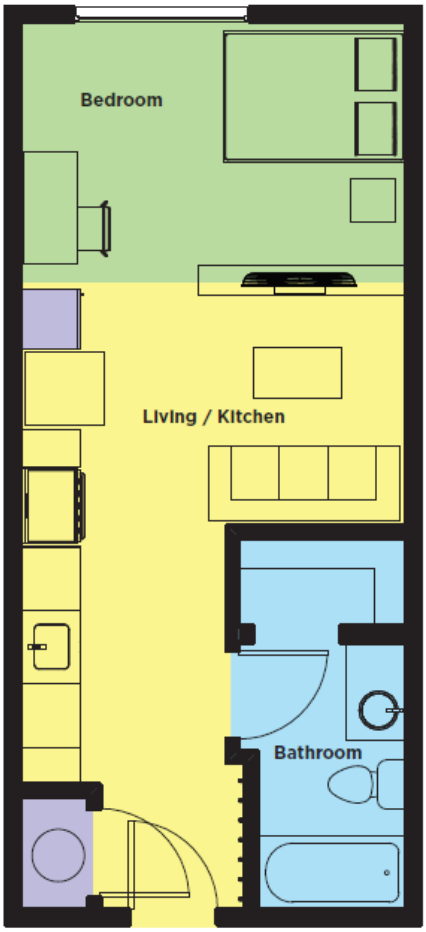


CRESCO

The Hubble

STUDIO | 425 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size bed
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI

Living/Kitchen
Bathroom
Bedroom
Utility

No cable or ethernet ports in bedroom

PARK EAST

Office:
318 Park Central East | Ste 104
Springfield, Missouri 65803
417-895-8015
info@liveatparkeast.com

CRESCO

The Glass

2 BED | 855 sq. ft.

- Washer/Dryer
- Refrigerator
- Electric range
- Full-size beds
- Shower (rod included)
- Living area furniture
- Desk
- Flatscreen TV
- Cable/WIFI
- Balcony

Living/Kitchen
Bathroom
Bedroom
Utility

No cable or ethernet ports in bedroom

PARK EAST

Office:
318 Park Central East | Ste 104
Springfield, Missouri 65803
417-895-8015
info@liveatparkeast.com

Cresco

Income Details

	No. Units	Rent/Mth	Annual Income	
Studios	62	$715.00	$ 531,960.00	
1 Bedroom	34	$785.00	$ 320,280.00	
2 Bedroom 2 Bath	3	$650.00	$ 46,800.00	
1 Bedroom Deluxe	2	$825.00	$ 19,800.00	
1 Bedroom Exec	2	$825.00	$ 19,800.00	
Total Number of Beds & income				$ 938,640.00
Late fees			$ 3,180.00	
Pet fees			$ 2,000.00	
Other fees			$ 29,674.00	
Parking Income			$ 85,044.00	
Admin Fee			$ 17,110.00	
Total other income				$ 137,008.00
Total apartment income				$ 1,075,648.00
Total gross potential income				$ 1,075,648.00
Vacancy				
Less: Vacancy on apartments	7%		$ (65,704.80)	
Total Vacancy				$ (65,704.80)
Effective Gross Income				
Apartments			$ 1,009,943.20	
Total Effective Gross Income				$ 1,009,943.20

Cresco Building
10-year Pro-Forma Assumptions

These projections are the basis for the 10-year analysis.

SUMMARY OF PRO FORMA OPERATIONS

INCOME		
Base Rental Income	$	938,640.00
Other Income	$	137,008.00
Total Potential Gross Income		$1,075,648
Vacancy and Collection Loss		($65,705)
EFFECTIVE GROSS INCOME		$1,009,943
OPERATING EXPENSES		
Accounting / Tax Prep		$1,500
Answering Service		$600
Background / Credit Check		$3,180
Cable / Internet		$43,260
Cleaning Units Labor		$4,944
Common Area Cleaning		$1,800
CID Taxes		$480
Copier Agreement - Amenity		$480
Copier Agreement - Office		$480
Electric House Meter		$6,000
Electric Units		$38,160
Elevator		$3,600
Fire / Sprinkler Inspection		$600
Gas		$2,400
Insurance - Property		$22,800
Lawn Care		$1,400
Management Fees		$35,796
Marketing		$13,500
Matress Expense		$3,750
Network Services - Losh		$600
Office Supplies		$900
Paint Labor		$4,944
Paint Supplies		$700
Parking Expense		$32,904
Maintenance Supplies		$1,500
Payroll Taxes		$7,367
Payroll-Bonus/Commission		$1,950
Payroll-Maintenance		$16,460
Payroll-Manager		$12,564

Payroll-Leasing Director	$11,160
Payroll-Marketing Agents	$11,724
Payroll-Porter	$3,348
Pest Control	$600
Real Estate Taxes	12,338.70
Repairs/Service Calls	$1,200
Replacement Reserves	$25,740
Resident Referrals	$1,500
Security Patrol	$3,000
Sewer House Meter	$4,240
Software-Property Management	$600
Telephone / Elevator / Alarm	$840
Trash	$4,800
Water House Meter	$8,480
TOTAL EXPENSES	$354,190
NET OPERATING INCOME	$655,753

Pro Forma for
Cresco Building

	2017 Projections	2017 w/Abatement	2018 Projections	2018 w/Abatement	2019 Projections	2019 w/Abatement
Income	(5 months only in 2017)					
Rental Income	$391,100	391,100.00	$938,640	938,640.00	957,412.80	957,412.80
Other Income	$57,087	57,086.67	$137,008	137,008.00	139,748.16	139,748.16
Gross Income	448,186.67	448,186.67	1,075,648.00	1,075,648.00	1,097,160.96	1,097,160.96
Less: Vacancy	(27,377.00)	(27,377.00)	(65,704.80)	(65,704.80)	(67,018.90)	(67,018.90)
Adjusted Gross Income	420,809.67	420,809.67	1,009,943.20	1,009,943.20	1,030,142.06	1,030,142.06
Expenses:						
Real Estate Taxes	104,136.95	12,338.70	104,136.95	12,338.70	106,219.69	12,585.47
Community Improvement District**	7,605.54	7,605.54	7,605.54	7,605.54	7,757.65	7,757.65
Property Insurance	$9,500.00	9,500.00	$22,800	22,800.00	23,484.00	23,484.00
Utilities	$44,725.00	44,725.00	$107,340	107,340.00	110,560.20	110,560.20
Admin & General	$6,637.50	6,637.50	$15,930	15,930.00	16,407.90	16,407.90
Repairs & Maintenance	$8,870.00	8,870.00	$21,288	21,288.00	21,926.64	21,926.64
Management Fee	$14,915.00	14,915.00	$35,796	35,796.00	36,869.88	36,869.88
Payroll	$26,905.42	26,905.42	$64,573	64,573.00	66,510.19	66,510.19
Parking Expense	$13,710.00	13,710.00	$32,904	32,904.00	33,891.12	33,891.12
Advertising & Leasing	$6,250.00	6,250.00	$15,000	15,000.00	15,450.00	15,450.00
Reserves for Replacement	$10,725.00	10,725.00	$25,740	25,740.00	26,512.20	26,512.20
Total Expenses	253,980.41	162,182.16	453,113.49	361,315.24	465,589.47	371,955.26
Net Operating Income	166,829.26	258,627.51	556,829.71	648,627.96	564,552.59	658,186.81
Less Debt Service*	233,545.37	233,545.37	$560,508.88	560,508.88	$560,508.88	$560,508.88
Cash Flow after debt service	(66,716.11)	25,082.14	(3,679.18)	88,119.07	4,043.71	97,677.92
Cash on Cash Return	-5.53%	2.08%	-0.30%	7.30%	0.34%	8.09%

Annual Expense Increase 3%

Annual Rent Increase 2%

*Terms -25 year amort., 4%, $6.6 million. Interest only during construction. 5 months operation in 201
Garage Loan 25 year amort., 4%, $2.188 million

**CID special assessments are based on the projected assessed value of the project without abatement and with a special assessment levy of $0.402/$100 assessed.

Pro Forma for
Cresco Building

	2020 Projections	2020 w/Abatement	2021 Projections	2021 w/Abatement	2022 Projections	2022 w/Abatement
Income						
Rental Income	976,561.06	976,561.06	996,092.28	996,092.28	1,016,014.12	1,016,014.12
Other Income	142,543.12	142,543.12	145,393.99	145,393.99	148,301.87	148,301.87
Gross Income	1,119,104.18	1,119,104.18	1,141,486.26	1,141,486.26	1,164,315.99	1,164,315.99
Less: Vacancy	(68,359.27)	(68,359.27)	(69,726.46)	(69,726.46)	(71,120.99)	(71,120.99)
Adjusted Gross Income	1,050,744.91	1,050,744.91	1,071,759.80	1,071,759.80	1,093,195.00	1,093,195.00
Expenses:						
Real Estate Taxes	106,219.69	12,585.47	108,344.08	12,837.18	108,344.08	12,837.18
Community Improvement District**	7,757.65	7,757.65	7,912.81	7,912.81	7,912.81	7,912.81
Property Insurance	24,188.52	24,188.52	24,914.18	24,914.18	25,661.60	25,661.60
Utilities	113,877.01	113,877.01	117,293.32	117,293.32	120,812.12	120,812.12
Admin & General	16,900.14	16,900.14	17,407.14	17,407.14	17,929.36	17,929.36
Repairs & Maintenance	22,584.44	22,584.44	23,261.97	23,261.97	23,959.83	23,959.83
Management Fee	37,975.98	37,975.98	39,115.26	39,115.26	40,288.71	40,288.71
Payroll	68,505.50	68,505.50	70,560.66	70,560.66	72,677.48	72,677.48
Parking Expense	34,907.85	34,907.85	35,955.09	35,955.09	37,033.74	37,033.74
Advertising & Leasing	15,913.50	15,913.50	16,390.91	16,390.91	16,882.63	16,882.63
Reserves for Replacement	27,307.57	27,307.57	28,126.79	28,126.79	28,970.60	28,970.60
Total Expenses	476,137.84	382,503.62	489,282.20	393,775.30	500,472.96	404,966.06
Net Operating Income	574,607.07	668,241.28	582,477.61	677,984.50	592,722.04	688,228.94
Less Debt Service*	$560,508.88	$560,508.88	$560,508.88	$560,508.88	$560,508.88	$560,508.88
Cash Flow after debt service	14,098.19	107,732.40	21,968.72	117,475.62	32,213.16	127,720.06
Cash on Cash Return	1.17%	8.93%	1.82%	9.73%	2.67%	10.58%

Pro Forma for
Cresco Building

	2023 Projections	2023 w/Abatement	2024 Projections	2024 w/Abatement	2025 Projections	2025 w/Abatement
Income						
Rental Income	1,036,334.41	1,036,334.41	1,057,061.09	1,057,061.09	1,078,202.32	1,078,202.32
Other Income	151,267.90	151,267.90	154,293.26	154,293.26	157,379.13	157,379.13
Gross Income	1,187,602.31	1,187,602.31	1,211,354.35	1,211,354.35	1,235,581.44	1,235,581.44
Less: Vacancy	(72,543.41)	(72,543.41)	(73,994.28)	(73,994.28)	(75,474.16)	(75,474.16)
Adjusted Gross Income	1,115,058.90	1,115,058.90	1,137,360.08	1,137,360.08	1,160,107.28	1,160,107.28
Expenses:						
Real Estate Taxes	110,510.96	13,093.93	110,510.96	13,093.93	112,721.18	13,355.81
Community Improvement District**	8,071.06	8,071.06	8,071.06	8,071.06	8,232.48	8,232.48
Property Insurance	26,431.45	26,431.45	27,224.39	27,224.39	28,041.12	28,041.12
Utilities	124,436.48	124,436.48	128,169.57	128,169.57	132,014.66	132,014.66
Admin & General	18,467.24	18,467.24	19,021.25	19,021.25	19,591.89	19,591.89
Repairs & Maintenance	24,678.63	24,678.63	25,418.99	25,418.99	26,181.55	26,181.55
Management Fee	41,497.37	41,497.37	42,742.30	42,742.30	44,024.56	44,024.56
Payroll	74,857.80	74,857.80	77,103.54	77,103.54	79,416.65	79,416.65
Parking Expense	38,144.75	38,144.75	39,289.10	39,289.10	40,467.77	40,467.77
Advertising & Leasing	17,389.11	17,389.11	17,910.78	17,910.78	18,448.11	18,448.11
Reserves for Replacement	29,839.71	29,839.71	30,734.91	30,734.91	31,656.95	31,656.95
Total Expenses	514,324.58	416,907.54	526,196.85	428,779.82	540,796.94	441,431.56
Net Operating Income	600,734.32	698,151.36	611,163.22	708,580.26	619,310.34	718,675.72
Less Debt Service*	$560,508.88	560,508.88	$560,508.88	560,508.88	$560,508.88	560,508.88
Cash Flow after debt service	40,225.44	137,642.48	50,654.34	148,071.38	58,801.46	158,166.83
Cash on Cash Return	3.33%	11.40%	4.20%	12.27%	4.87%	13.10%

Pro Forma for Cresco Building

	2026 Projections	2026 w/Abatement
Income		
Rental Income	1,099,766.36	1,099,766.36
Other Income	160,526.71	160,526.71
Gross Income	1,260,293.07	1,260,293.07
Less: Vacancy	(76,983.65)	(76,983.65)
Adjusted Gross Income	1,183,309.42	1,183,309.42
Expenses:		
Real Estate Taxes	112,721.18	13,355.81
Community Improvement District**	8,232.48	8,232.48
Property Insurance	28,882.36	28,882.36
Utilities	135,975.10	135,975.10
Admin & General	20,179.65	20,179.65
Repairs & Maintenance	26,967.00	26,967.00
Management Fee	45,345.30	45,345.30
Payroll	81,799.14	81,799.14
Parking Expense	41,681.80	41,681.80
Advertising & Leasing	19,001.55	19,001.55
Reserves for Replacement	32,606.66	32,606.66
Total Expenses	553,392.24	454,026.86
Net Operating Income	629,917.19	729,282.56
Less Debt Service*	$560,508.88	560,508.88
Cash Flow after debt service	69,408.30	168,773.68
Cash on Cash Return	5.75%	13.98%

'

Tax Impact Analysis - Assessment Assumptions

	2016**					
	Appraised			Assessed		
Parcel #: 88-13-24-236-010	Land	Improvements	Total	Land	Improvements	Total
Residential	308,100	608,000	916,100	58,539	115,520	174,059
Commercial		135,200			43,264	43,264
Totals	308,100	608,000	916,100	58,539	158,784	217,323

**Currently assessed as Commercial Property.

	Redeveloped Estimate					
	Appraised*			Assessed***		
	Land	Improvements	Total	Land	Improvements	Total
Residential	308,100	9,421,700	9,729,800	58,539	1,790,123	1,848,662
Commercial		135,200	135,200	-	43,264	43,264
Totals	308,100	9,556,900	9,865,000	58,539	1,833,387	1,891,926

*Appraised Values	***Assessed Values
	Residential is 19% of appraised value
Commericial is per Assessor	Commercial is 32% of appraised value

Cresco Building
Tax Impact Analysis
Projected Tax Revenue with Redevelopment but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes **2.00%**

Year			Assessed Value			State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar		Land*	Residential	Commercial	0.0300	0.1137	0.1137	0.0473	0.2471	0.1500	4.1110	1.0400	0.6177	0.0500	6.5205
1	2017		58,539	1,790,123	43,264	568	2,151	2,151	895	4,675	2,838	77,777	450	11,686	946	104,137
2	2018		58,539	1,790,123	43,264	568	2,151	2,151	895	4,675	2,838	77,777	450	11,686	946	104,137
3	2019		59,710	1,825,925	44,129	579	2,194	2,194	913	4,768	2,895	79,333	459	11,920	965	106,220
4	2020		59,710	1,825,925	44,129	579	2,194	2,194	913	4,768	2,895	79,333	459	11,920	965	106,220
5	2021		60,904	1,862,444	45,012	591	2,238	2,238	931	4,864	2,953	80,919	468	12,159	984	108,344
6	2022		60,904	1,862,444	45,012	591	2,238	2,238	931	4,864	2,953	80,919	468	12,159	984	108,344
7	2023		62,122	1,899,693	45,912	602	2,283	2,283	950	4,961	3,012	82,538	477	12,402	1,004	110,511
8	2024		62,122	1,899,693	45,912	602	2,283	2,283	950	4,961	3,012	82,538	477	12,402	1,004	110,511
9	2025		63,364	1,937,687	46,830	614	2,328	2,328	969	5,060	3,072	84,188	487	12,650	1,024	112,721
10	2026		63,364	1,937,687	46,830	614	2,328	2,328	969	5,060	3,072	84,188	487	12,650	1,024	112,721
					Totals	5,907	22,389	22,389	9,314	48,657	29,537	809,510	4,683	121,633	9,846	1,083,866

*Land will be assessed at residential rate
**Commercial surtax only applies to commercial assessed valuation.

Cresco Building
Tax Impact Analysis
Projected Tax Revenue with Redevelopment and with Abatement

Biennial Growth Rate Assumption - Real Estate Taxes **2.00%**

Year		Appraised Value			Assessed Value		State of Missouri	Greene County General Revenue	Greene County Road and Bridge	Greene County Sheltered Workshop	Springfield-Greene County Library	Ozarks Community Technical College	Springfield R-12 School District	Commercial Sur-tax**	City of Springfield	County Seniors' Services	Total
Plan	Calendar	Residential	Commercial	Land*	Residential	Commercial	0.0300	0.1137	0.1137	0.0473	0.2471	0.1500	4.1110	1.0400	0.6177	0.0500	6.5205
1	2017	608,000	135,200	308,100	174,059	43,264	65	247	247	103	537	326	8,934	450	1,342	87	12,339
2	2018	608,000	135,200	308,100	174,059	43,264	65	247	247	103	537	326	8,934	450	1,342	87	12,339
3	2019	620,160	137,904	308,100	177,540	44,129	67	252	252	105	548	333	9,113	459	1,369	89	12,585
4	2020	620,160	137,904	308,100	177,540	44,129	67	252	252	105	548	333	9,113	459	1,369	89	12,585
5	2021	632,563	140,662	308,100	181,091	45,012	68	257	257	107	559	339	9,295	468	1,397	91	12,837
6	2022	632,563	140,662	308,100	181,091	45,012	68	257	257	107	559	339	9,295	468	1,397	91	12,837
7	2023	645,214	143,475	308,100	184,713	45,912	69	262	262	109	570	346	9,481	477	1,425	92	13,094
8	2024	645,214	143,475	308,100	184,713	45,912	69	262	262	109	570	346	9,481	477	1,425	92	13,094
9	2025	658,119	146,345	308,100	188,407	46,830	71	267	267	111	581	353	9,671	487	1,453	94	13,356
10	2026	658,119	146,345	308,100	188,407	46,830	71	267	267	111	581	353	9,671	487	1,453	94	13,356
						Totals	679	2,572	2,572	1,070	5,589	3,393	92,987	4,683	13,972	906	128,422

*Land will be assessed at residential rate

**Commercial surtax only applies to commercial assessed valuation.

Cresco Building
Tax Impact Analysis

Year	A. Redeveloped /no abatement	B. Redeveloped w/abatement
2017	104,136.95	12,338.70
2018	104,136.95	12,338.70
2019	106,219.69	12,585.47
2020	106,219.69	12,585.47
2021	108,344.08	12,837.18
2022	108,344.08	12,837.18
2023	110,510.96	13,093.93
2024	110,510.96	13,093.93
2025	112,721.18	13,355.81
2026	112,721.18	13,355.81
Totals	1,083,865.74	128,422.19

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 909 S. Kimbrough Avenue, Springfield, Missouri

Developer: Bear Village VI, LLC

Date Submitted: April 5, 2017

For Office Use Only
Date Received_____
Application Complete_____
LCRA Review Date_____
Approved_____

CITY of SPRINGFIELD

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

Property Address: 909 S. Kimbrough Avenue, Springfield, Missouri

Redevelopment Plan Area: Madison and Kimbrough Redevelopment Area

Developer Name: Bear Village VI, LLC

Contact Person: S. Shawn Whitney

Mailing Address: 2144 E. Republic Rd., Ste. B300, Springfield, MO 65804

Telephone: 417-888-1000

Fax: 417-881-8035

E-Mail: swhitney@spencerfane.com

Does Applicant Own or Lease the Property? Own

Signature: _____

Typed Name: S. Shawn Whitney

Date: April 5, 2017

Required Attachments:

- Legal Description of project property
- $359 application fee
- Ten (10) copies of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan* Area, please note additional requirements on page 2 of this application

1. Scope of the Project

Bear Village VI, LLC (the "***Developer***") plans to construct a four-story multi-family residential building (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 forty-four (44) units, which will serve as a residence for approximately one hundred fourteen (114) residents.

The first floor of the Project will consist of four (4) four-bedroom units, five (5) two-bedroom units, and two (2) studio units. Each of the second, third, and fourth floors will consist of four (4) four-bedroom units, one (1) three-bedroom unit, four (4) two-bedroom units, and two (2) studio units. The Developer also plans to construct an on-site parking lot of approximately eighty-nine (89) 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 certified 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 Madison and Kimbrough Redevelopment Area and the Project conforms to the Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area (the "***Redevelopment Plan***"). The Redevelopment Plan calls for the redevelopment of the Redevelopment Area (as defined in the Redevelopment Plan) to take place over several phases, several of which have already been completed. The Redevelopment Plan specifically calls for a phase, located along Kimbrough Avenue, which will include the construction of a four-story residential structure which will serve as a residence for approximately one hundred (100) residents. This Application for Property Tax Abatement only addresses the completion of the aforementioned phase.

The Project conforms to that phase of the Redevelopment Plan because the Developer proposes developing one (1) multi-family residential building, four (4) stories in height, with forty-four (44) units serving as a residence for approximately one hundred fourteen (114) residents located along Kimbrough Avenue.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of 40 residential units to be constructed per acre. The Property is approximately 1.46 acres in area and, therefore, the Zoning Code allows for a maximum of 58 units to be constructed on the Property. The Project meets the density restrictions set forth in the Zoning Code as only forty-four (44) units are planned to be constructed on the Property.

The Property and the Madison and Kimbrough 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 : Anticipated Completion Date of June 23, 2017

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.

EXHIBIT A

Legal Description

TRACT I:
ALL OF LOT THIRTY (30) OF SARAH R. OWEN ADDITION IN GREENE COUNTY, MISSOURI.

TRACT II:
ALL OF LOT THREE (3) IN THE PLAT OF BEAR VILLAGE III AN ADMINISTRATIVE REPLAT, OF LOTS 1 THRU 9, CAMPBELL PLACE, LOTS 1 THRU 8 WHITLOCK'S ADDITION, LOTS A, B, 13, 14 AND PART OF LOT 15, 52 AND 53 SARAH R. OWEN ADDITION, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B

Site Plan, Elevations, Floor Plans

[Attached.]

ZONING ORDINANCE DATA

PROJECT ADDRESS:

SOUTH KIMBROUGH AVE
SPRINGFIELD, MO 65806

PROPERTY ZONING:
R-HD, HIGH-DENSITY MULTI-FAMILY
RESIDENTIAL DISTRICT

REQUIRED SETBACK FROM
RIGHT OF WAY CENTERLINE
KIMBROUGH AVE.- 35' PLUS YARD SETBACK

YARD REQUIREMENTS:
FRONT YARD = 25 FEET ALONG COLLECTOR
15 FEET ALONG LOCAL STREET
SIDE YARD = 6 FEET
REAR YARD = 10% OF LOT DEPTH (NOT LESS THAN 10 FEET OR MORE THAN 20 FEET)

MAX BLDG COVERAGE:
50%

MAX IMPERVIOUS SURFACE:
80%

MIN OPEN SPACE:
20%

MIN LOT SIZE PER UNIT:
1,100 SF

LOT SIZE PROVIDED:
63,440 SF/1,100 SF= 58 UNITS

BUFFERYARD:
NONE REQUIRED (NO DISSIMILAR ZONING)

PARKING REQUIREMENTS:

RESIDENTIAL - 2 PER UNITS WITH 2 OR MORE BEDS/ 1.5 PER 1 BED UNITS

84 SPACES MINIMUM REQUIRED , 8 BIKE PARKING SPACES PROVIDED
(DEDUCT 1 REQUIRED PARKING SPACE FOR EVERY 2 BIKE PARKING SPACES PROVIDED)
84 - 8= 76 NET SPACES REQUIRED

89 TOTAL PARKING SPACES PROVIDED

BUILDING CODES

BUILDING CODE	2012 IBC
MECHANICAL CODE	2012 IMC
PLUMBING CODE	2012 IPC
ELECTRICAL CODE	2011 NEC
FIRE CODE	2012 IFC
FUEL GAS CODE	2012 IFGC
ACCESSIBILITY CODE	2009 ICC/ANSI A117.1

CODE DATA

PRIMARY USE GROUP	APARTMENT, R-2	
CONSTRUCTION TYPE	5A	
BUILDING RATING (EXISTING BUILDING)	STRUCTURAL FRAME =	1 HOUR
	LOAD BEARING WALL =	1 HOUR
	NON-LOAD BEARING WALLS=	0 HOUR
	FLOOR CONSTRUCTION=	1 HOUR
	ROOF CONSTRUCTION=	1 HOUR
	SHAFTS & STAIR ENCL.=	2 HOUR
ALLOWABLE BUILDING AREA	12,000 SF PER STORY	
ALLOWABLE BUILDING HEIGHT	3 STORY (50')	
FIRE SUPRESSION	NFPA 13R	
SPRINKLER INCREASE	1 STORY (20')	
PERMITTED HEIGHT	4 STORY (60')	
DESIGNED BUILDING HEIGHT	4 STORY (58')	
AREA INCREASE FOR OPEN PERMITER	75 PERCENT (9,000 SF)	
AREA DETERMINATION	12,000 + 9,000 = 21,000 SF ALLOWABLE AREA PER STORY (15,480 SF PER STORY AS DESIGNED)	

EXIT ACCESS TRAVEL DISTANCE (1016)

OCCUPANCY R-2 = 250'-0" WITH SPRINKLER SYSTEM

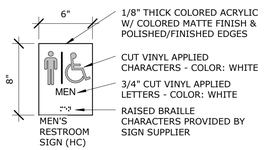
PHASE 6 APARTMENTS

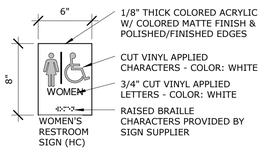
UNIT & SF MATRIX

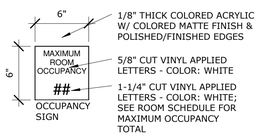
UNIT ID	TYPE	SIZE	QUANTITY	TOTAL SF
UNIT A	4 BED	1,503 SF	16	24,048 SF
UNIT B	2 BED	907 SF	16	14,512 SF
UNIT C	STUDIO	447 SF	8	3,576 SF
UNIT D	2 BED	1,323 SF	1	1,323 SF
UNIT E	3 BED	1,574 SF	3	4,722 SF
SUBTOTAL RENTABLE SPACE			44 UNITS	48,181 SF
COMMON AREA SPACE				13,739 SF
TOTAL BUILDING SF				61,920 SF

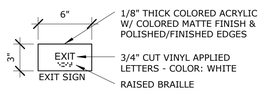
GENERAL SIGNAGE NOTES:

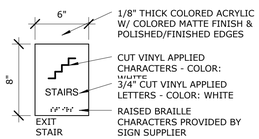
1. PROVIDED SIGNAGE IS SHOWN AS A BASIS-OF-DESIGN EXAMPLE ONLY. PROVIDE SIGNAGE PACKAGE TO ARCHITECT/OWNER FOR APPROVAL PRIOR TO PURCHASE, FABRICATION, AND/OR INSTALLATION.
2. PROVIDE THE FOLLOWING SIGNS AT ALL INDICATED AREAS WITHIN PROJECT EXTENTS, TYP.
3. SIGNS TO BE SURFACE APPLIED AT WALL NEAR ENTRY DOOR AT ALL ROOM ENTRY LOCATIONS, INCLUDING MULTIPLE SIGNS AT ROOMS WITH MULTIPLE ENTRIES.
4. INSTALL SIGNS (HEIGHTS AND LOCATIONS) AS DIRECTED BY OWNERS' REPRESENTATIVE IN FIELD. SEE EXISTING BUILDING SIGN PLACEMENT FOR REFERENCE. MAJORITY OF SIGNS WILL BE 48" A.F.F. MIN., 60" A.F.F. MAX.
5. PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT DOOR COMPLIANT W/ IBC 2006 1011.3 AND ANSI 117.1, CHAPTER 7, SECTION 703.
6. COLOR OF SIGNAGE TO BE SELECTED BY OWNER/ARCHITECT PRIOR TO FABRICATION FROM MANUFACTURER FULL LINE OF COLORS (12 COLORS MIN.)
7. SIGNS SHALL BE ONE PIECE CONSTRUCTION WITH THE EXCEPTION OF APPLIED VINYL LETTERS & CHARACTERS.
8. ALL SIGNAGE SHALL BE ADA/ANSI COMPLIANT.
9. SEE FLOOR PLANS & EQUIPMENT SCHEDULES FOR LOCATIONS OF VINYL APPLIED LETTERING.
10. SEE SPECIFICATIONS FOR MORE INFORMATION.

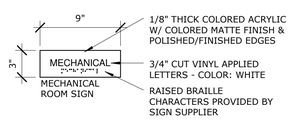


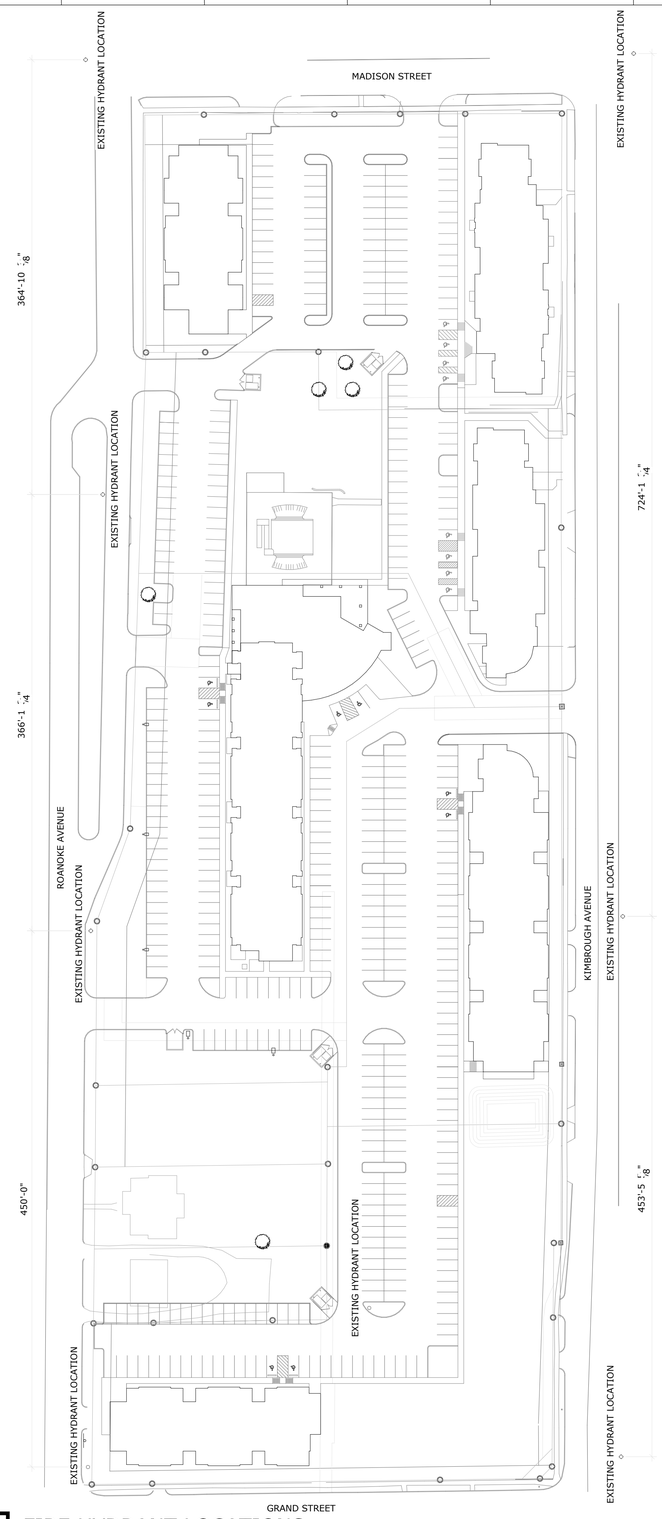












1H
G1.2

FIRE HYDRANT LOCATIONS

scale: 1" = 60'-0"

N
TRUE NORTH

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Brent M. Stevens AIA

Digitally signed by Brent M. Stevens AIA
Date: 2016.07.12 14:17:25 -05'00'

Revisions

No.	Description	Date

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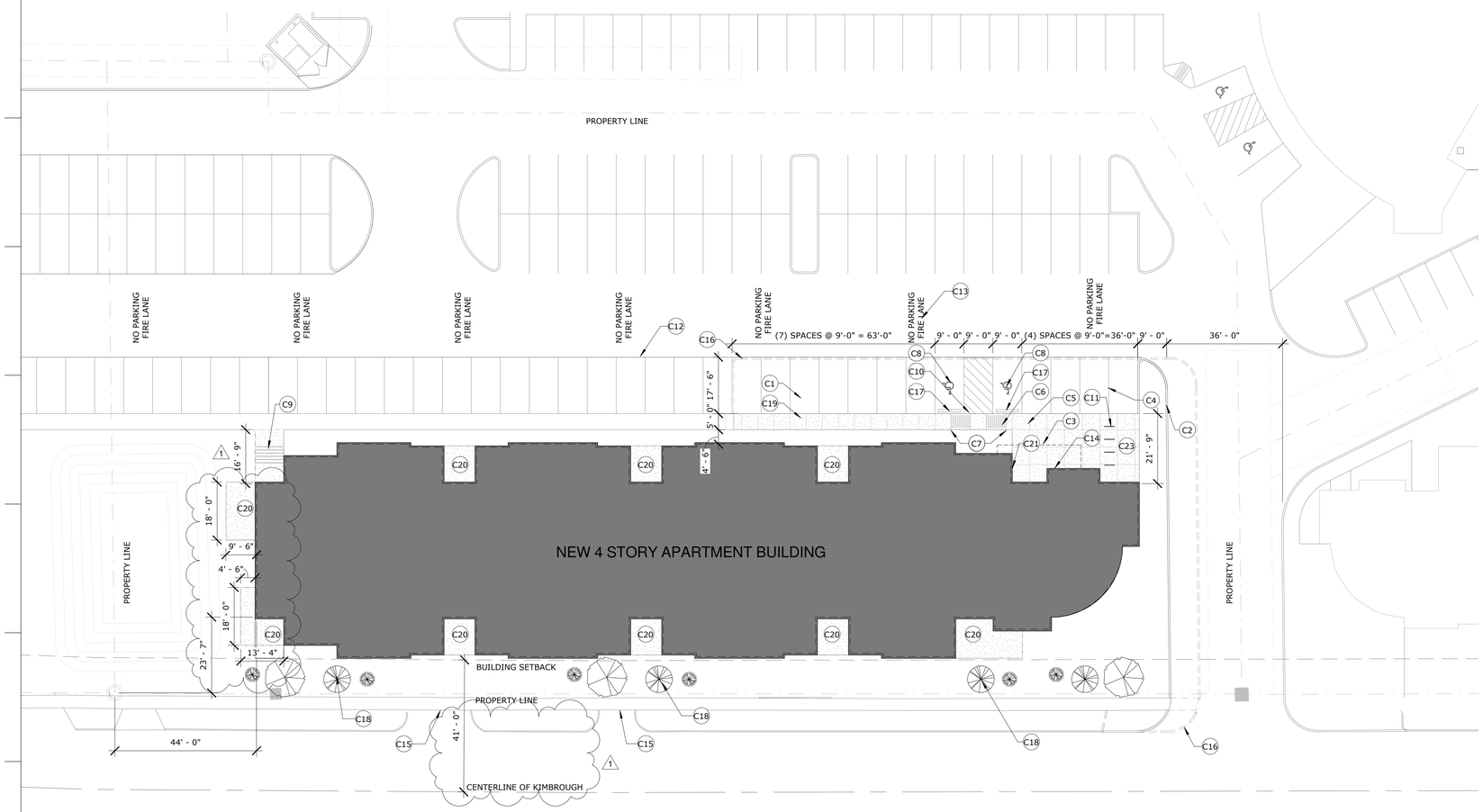
New Project for:

Bear Village Phase 6
South Kimbrough Ave
Springfield, MO 65806

CODE REVIEW

Project No:	16-001
Drawn By:	HDG
Reviewed By:	BMS
Date:	07/11/2016

Sheet
G1.2



1 AS1.1 SITE PLAN

scale: 1" = 20'-0"

TRUE NORTH

KEYNOTE LEGEND

C1	CONCRETE PAVING - SEE CIVIL DETAILS
C2	CONCRETE CURB AND GUTTER PER CIVIL DETAILS
C3	DASHED LINES INDICATE CANOPY ABOVE
C4	PARKING LOT STRIPING AS INDICATED, STRIPING TO BE 4" WIDE - TYPICAL. COLOR TO BE WHITE
C5	CONTROL JOINT IN CONCRETE SIDEWALK PER CIVIL DETAILS
C6	ACCESSIBLE RAMP PER DETAIL 1H/AS1-2
C7	HANDICAP SIGN PER DETAIL 1M/AS1-2
C8	HANDICAP SYMBOL PER ANSI STANDARDS. COLOR TO BE "WHITE". SEE DETAIL
C9	CONCRETE STAIRS PER CIVIL DETAIL
C10	ZERO DOWN CURB AND GUTTER ACROSS SIDEWALK OPENING PER DETAIL 1H/AS1-2
C11	BIKE RACK PER DETAIL. 4 TOTAL RACKS 8 SPACES - CONFIRM WITH OWNER FOR FINAL LOCATION
C12	PROVIDE A 4" RED STRIPE ON EACH SIDE OF THE FIRE APPARATUS ACCESS DRIVE AS INDICATED
C13	PROVIDE THE TEXT "NO PARKING - FIRE LANE" AS INDICATED. THE LETTERS SHALL BE NO LESS THAN 12" HIGH WITH A WIDTH OF 2" INSIDE OF THE FIRE LANE EVERY 50' ALONG THE ENTIRE LENGTH OF THE FIRE APPARATUS ACCESS DRIVE.
C14	FIRE DEPARTMENT CONNECTION - PROVIDE SIGN WITH THE TEXT "FDC" VERIFY LOCATION IN FIELD.
C15	CLOSED ENTRANCE. PROVIDE NEW CURB PER CITY OF SPRINGFIELD STANDARDS.
C16	DEMOLISH EXISTING CURB AND TIE INTO NEW ASPHALT
C17	CONCRETE BUMPER BLOCKS - ANCHOR TO PAVEMENTS W/ (2) #5 BARS WITH HOOKS
C18	PROVIDE LANDSCAPING PER SCHEDULE
C19	NEW CONCRETE SIDEWALK PER CIVIL DRAWING DETAILS. PROVIDE CONTROL JOINTS AS INDICATED. SEE DETAIL
C20	CONCRETE CONDENSING UNIT PAD - PROVIDE WOOD FENCING & ACCESS GATE AROUND PERIMETER OF PAD TO SCREEN UNITS
C21	PROVIDE KNOX-BOX FOR SPRINGFIELD FIRE DEPARTMENT ACCESS. VERFIY LOCATION & TYPE WITH FIRE DEPARTMENT
C23	APPROXIMATE LOCATION OF MAILBOXES - CONFIRM WITH OWNER FOR FINAL LOCATION

GENERAL SITE NOTES

1. CONTRACTOR TO EMPLOY SURVEYOR TO LAYOUT BUILDING AND ALL PARKING LOT AREA.
2. ALL DISTURBED AREA TO HAVE 4" MIN. TOPSOIL AND HYDROSEEDING.
3. SEE SITE UTILITY PLAN FOR ALL NEW UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY WITH CITY UTILITIES OF SPRINGFIELD ALL REQUIREMENTS FOR ALL NEW IMPROVEMENTS.
4. SEE CIVIL PLANS FOR ALL GRADE ELEVATIONS & SOIL EROSION CONTROL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING PER IBC AND SHALL PROVIDE THEM UNDER BUILDING AND PAVING AREAS. EXCAVATION CONTRACTOR TO PROVIDE UNIT PRICES TO GENERAL CONTRACTOR FOR ROCK EXCAVATION, UNSUITABLE SOIL REMOVAL AND REPLACEMENT.
6. SEE SITE GRADING PLAN FOR ALL NEW GRADES AND SPOT ELEVATIONS.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ITEMS INDICATED ON SITE UTILITY, ARCHITECTURAL AND CIVIL PLANS.

SITE LEGEND

PERVIOUS PAVING - SEE CIVIL PLANS FOR LIMITS & DETAILS

CONCRETE SIDEWALK - SEE CIVIL PLANS FOR DETAILS AND CONTROL JOINTS.

ALL UNHATCHED AREAS INDICATE GRASS AREAS TO RECEIVE HYDROSEEDING

DECIDUOUS CANOPY TREE: 3" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

WATER OAK
OCTOBER GLORY MAPLE
RED SUNSET MAPLE
LONDONPLANE TREE

SMALL ORNAMENTAL TREE: 2" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

BLOODGOOD JAPANESE MAPLE
DOGWOOD
OKLAHOMA REDBUD
EASTERN REDBUD
EASTERN WHITEBUD
CRAPEMYRTLE, MULTI-TRUNK
YAUPON HOLLY, MULTI-TRUNK

EVERGREEN SHRUB: 3 GALLON MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

AZALEAS
WINTERGREEN JAPANESE BOXWOOD
OTTO LACHINE LAUREL
HARBOR DWARF ANDINA
DWARF YAUPON HOLLY
DENISFORMIS JAPANESE YEW
UPRIGHT JAPANESE YEW
TREE FORM BURFORD HOLLY

CITY ZONING REQUIREMENTS:

PERIMETER LANDSCAPING:
LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
(1) CANOPY TREE, (1) UNDERSTORY, ORNAMENTAL OR EVERGREEN TREE AND (4) SHRUBS

INTERIOR LANDSCAPING:
(2) UNDERSTORY OR (1) CANOPY TREE FOR EACH 30 PARKING SPACES

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Revisions

No.	Description	Date
1	Addendum #1	08.08.16

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New Project for:

Bear Village Phase 6
909 South Kimbrough Ave
Springfield, MO 65806

ARCHITECTURAL SITE PLAN

Project No:	16-001
Drawn By:	HDG
Reviewed By:	BMS
Date:	07/11/2016

Sheet AS1.1

GENERAL NOTES:

- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE +/- AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES
- EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. SEE EQUIPMENT, MECHANICAL, PLUMBING, AND/OR ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE SLIP-DEFLECTION TRACKS AT TOP OF ALL METAL STUD WALLS NOTED TIGHT TO STRUCTURE TYP. SEE SPECIFICATIONS FOR MORE INFORMATION. IF NO SPECIFICATIONS ARE PROVIDED, FOLLOW MANUFACTURER WRITTEN RECOMMENDATIONS AND STANDARD PRACTICE.
- WALL TYPES INDICATE TYPICAL CONDITIONS, SOME CONDITIONS MAY VARY, REFER TO SECTIONS, INTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS WALL SECTIONS INDICATE PRIMARY WALL TYPE. OVERLAID VENEERS, WAINSCOT, PILASTERS, PAINT, WALL COVERINGS ETC. ARE INDICATED ON FLOOR PLANS, FINISH PLANS INTERIOR ELEVATIONS, SCHEDULES, SPECIFICATIONS OR OTHER DETAILS.
- GENERAL CONTRACTOR TO PROVIDE ALL BACKING AS REQUIRED IN WALL FOR CABINETS, FIRE EXTINGUISHER CABINETS, GRAB BARS, BATHROOM ACCESSORIES, WALL STOP LOCATIONS, ETC. AS REQUIRED.
- PENETRATIONS OF PIPES, CONDUIT, DUCTS AND VENTS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED AS REQUIRED TO MAINTAIN ASSEMBLY RATING.
- BRACE ALL METAL STUD WALLS NOT NOTED TIGHT TO DECK AT 48" O.C. WITH STAGGERED DIAGONAL BRACING PER ASTM AND METAL STUD INDUSTRY STANDARDS.
- CONTRACTOR SHALL ADJUST METAL STUD SIZE AS REQUIRED TO ACCOMMODATE ANY STRUCTURAL, MECHANICAL, PLUMBING, ETC. ITEMS THAT REQUIRE MORE DEPTH. - COORDINATE WITH ARCHITECT.
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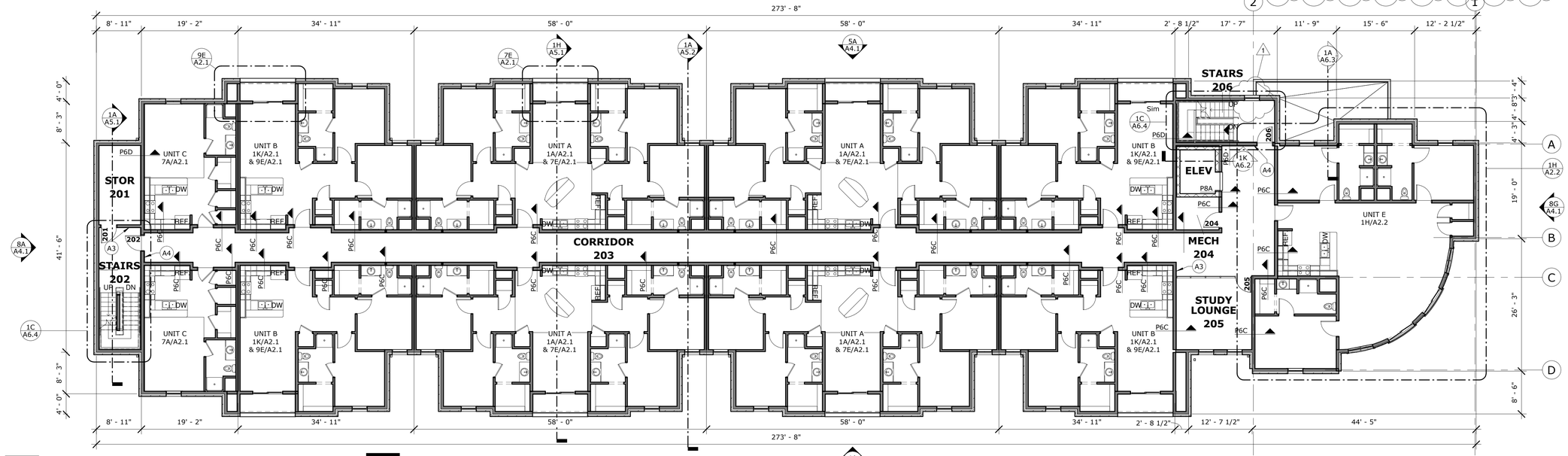
- ALL WALL INSULATION SHALL EXTEND THE FULL HEIGHT OF THE GYP. BD. UNLESS NOTED OTHERWISE.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE INSTALLED PER METAL STUD MANUFACTURER'S LIMITING HEIGHT / GAGE INFORMATION. INTERIOR WALL FRAMMING TO ACCOMMODATE A LATERAL LOAD OF 5 POUNDS PER SQUARE FOOT (PSF) WITH A DEFLECTION LIMIT OF L/360.
- RECESSED FIXTURE SUCH AS OUTLETS SHOULD NOT BE PLACED BACK TO BACK IN THE SAME STUD CAVITY.
- ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD0BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XXP GYP. BD WITH SPORGUARD OR EQUAL).

* FOR PARTITION TYPES, REFER TO A2 SERIES SHEETS AND SHEET A9.1 *

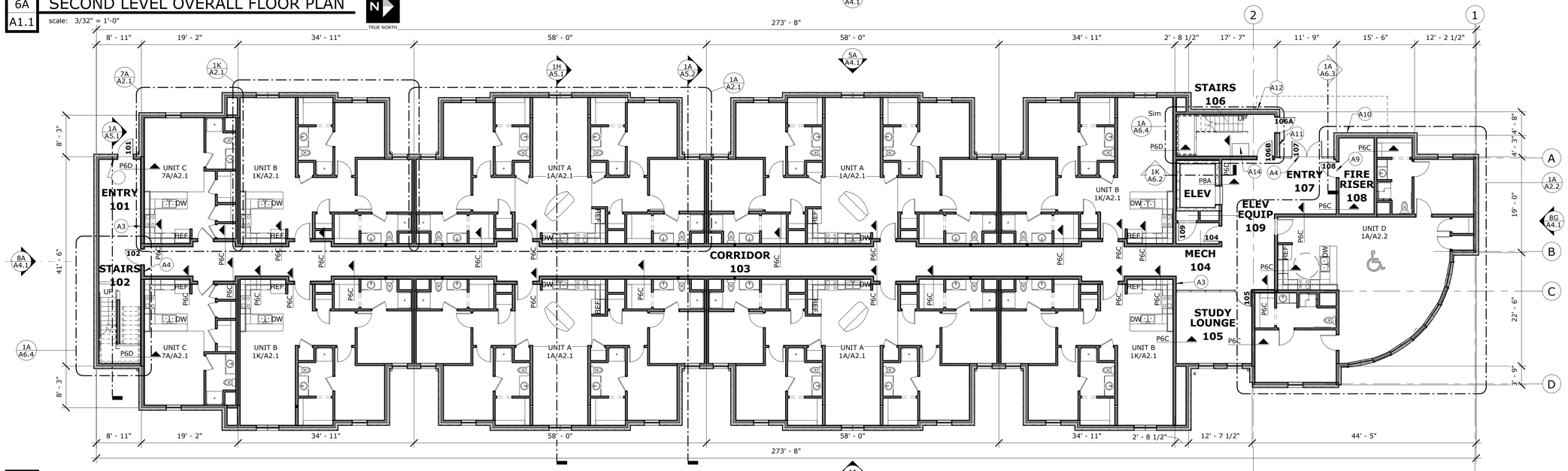
KEYNOTE LEGEND

A3	FIRE EXTINGUISHER AND CABINET - EQUAL TO LARSEN 2409-6R STEEL DOOR AND TRIM SEMI-RECESSED STEEL CABINET WITH SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER." PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINT TO MATCH WALL.
A4	PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.
A9	PROVIDE SIGN ON DOOR WITH TEXT "FIRE EQUIPMENT ROOM"
A10	FIRE DEPARTMENT CONNECTION WITH KNOX LOCKING CAPS. PROVIDE SIGN WITH TEXT "FDC"
A11	PROVIDE KNOX-BOX FOR SPRINGFIELD FIRE DEPARTMENT ACCESS. VERIFY TYPE & LOCATION WITH FIRE DEPARTMENT.
A12	PROVIDE BUILDING ADDRESS ON BUILDING PER CITY OF SPRINGFIELD. REQUIRED FONT SIZE PER CITY FIRE DEPARTMENT. VERIFY LOCATION IN FIELD.
A14	VENDING MACHINE LOCATION- PROVIDE DUPLEX RECEPTACLE.



6A A1.1 SECOND LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"



1A A1.1 FIRST LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

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Revisions

No.	Description	Date
1	Addendum #1	08.08.16
3	SI #2	01.12.17

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New Project for:

Bear Village Phase 6
909 South Kimbrough Ave
Springfield, MO 65806

OVERALL FLOOR PLANS

Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 07/11/2016

Sheet A1.1

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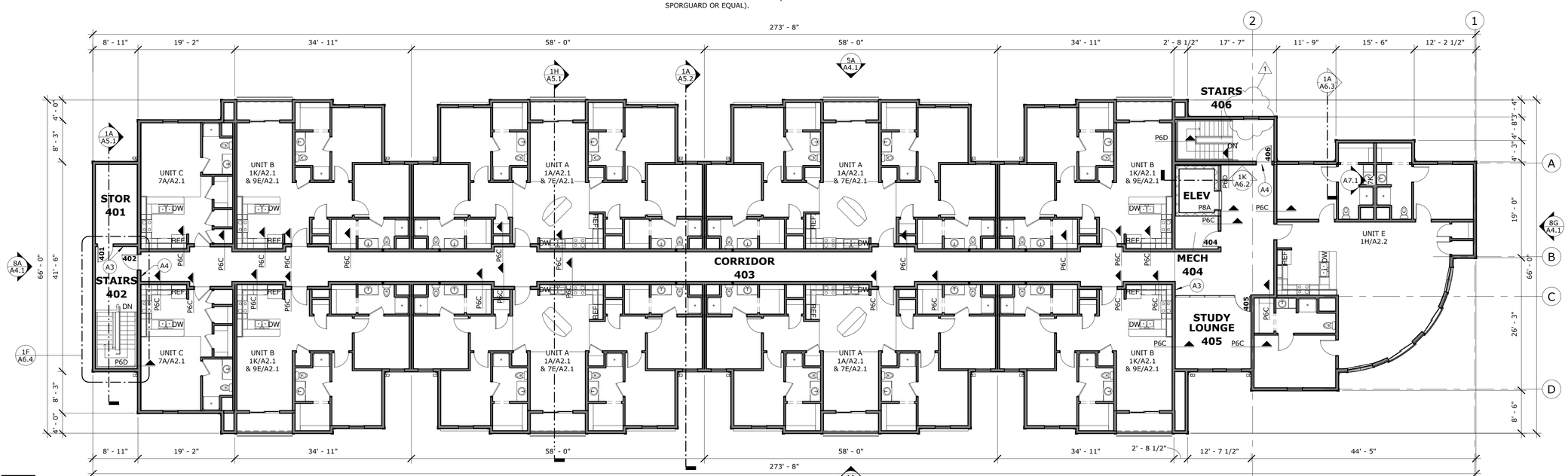
- INTERIOR NON-LOAD BEARING WALLS SHALL BE INSTALLED PER METAL STUD MANUFACTURER'S LIMITING HEIGHT / GAGE INFORMATION. INTERIOR WALL FRAMPES TO ACCOMMODATE A LATERAL LOAD OF 5 POUNDS PER SQUARE FOOT (PSF) WITH A DEFLECTION LIMIT OF L/360.
- RECESSED FIXTURE SUCH AS OUTLETS SHOULD NOT BE PLACED BACK TO BACK IN THE SAME STUD CAVITY.
- ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD0BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XXP GYP. BD WITH SPORGUARD OR EQUAL).

KEYNOTE LEGEND

A3	FIRE EXTINGUISHER AND CABINET - EQUAL TO LARSEN 2409-6R STEEL DOOR AND TRIM SEMI-RECESSED STEEL CABINET WITH SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER." PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINT TO MATCH WALL.
A4	PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.

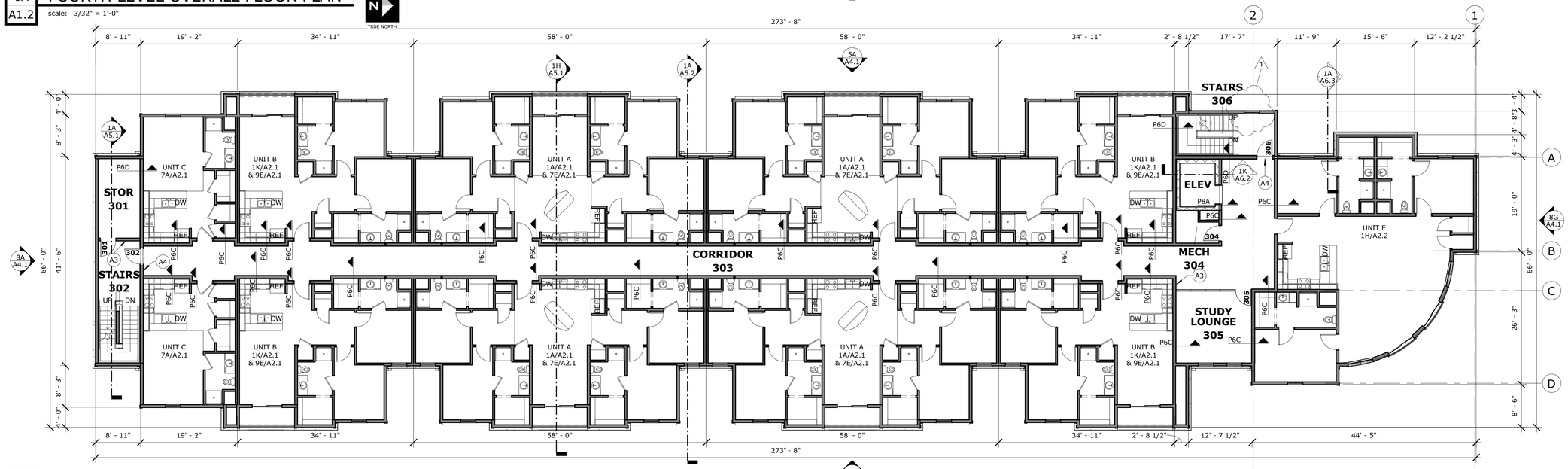
* FOR PARTITION TYPES, REFER TO A2 SERIES SHEETS AND SHEET A9.1 *



6A A1.2 FOURTH LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH



1A A1.2 THIRD LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Revisions

No.	Description	Date
1	Addendum #1	08.08.16

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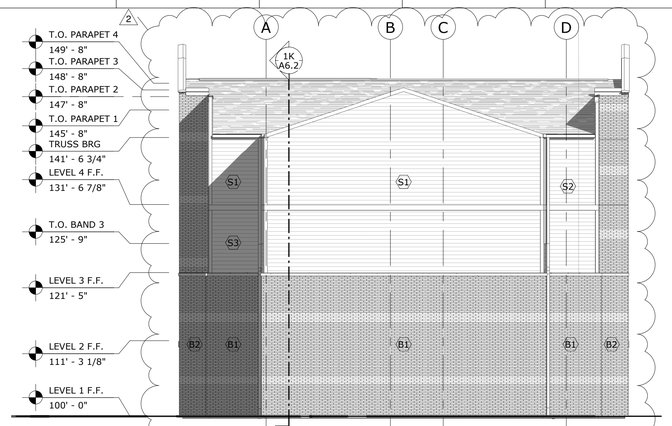
New Project for:

Bear Village Phase 6
909 South Kimbrough Ave
Springfield, MO 65806

OVERALL FLOOR PLANS

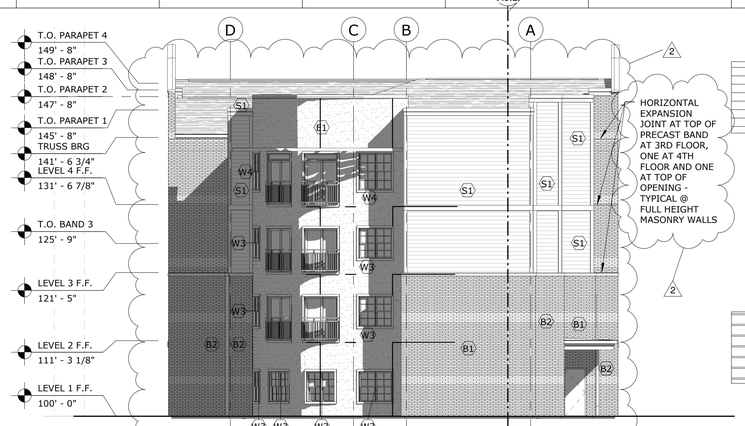
Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 07/11/2016

Sheet A1.2



8A A4.1 SOUTH BUILDING ELEVATION

scale: 3/32" = 1'-0"



8G A4.1 NORTH BUILDING ELEVATION

scale: 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

7 1/4" CEMENT BOARD LAP SIDING EQUAL TO JAMES HARDIEPLANK - SMOOTH TEXTURE WITH COLORPLUS FINISH

(5) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR SELECTIONS INDICATED BY TAGS:

S1-COBBLESTONE
S2-AUTUMN TAN
S3-BOOTHBAY BLUE
S4-MONTEREY TAUPE
S5-HEATHERED MOSS

NOTE:
VERTICAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 5 1/2" WIDE, COLOR TO BE COBBLESTONE
HORIZONTAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 9 1/4" WIDE, COLOR TO BE COBBLESTONE

KING SIZE BRICK VENEER

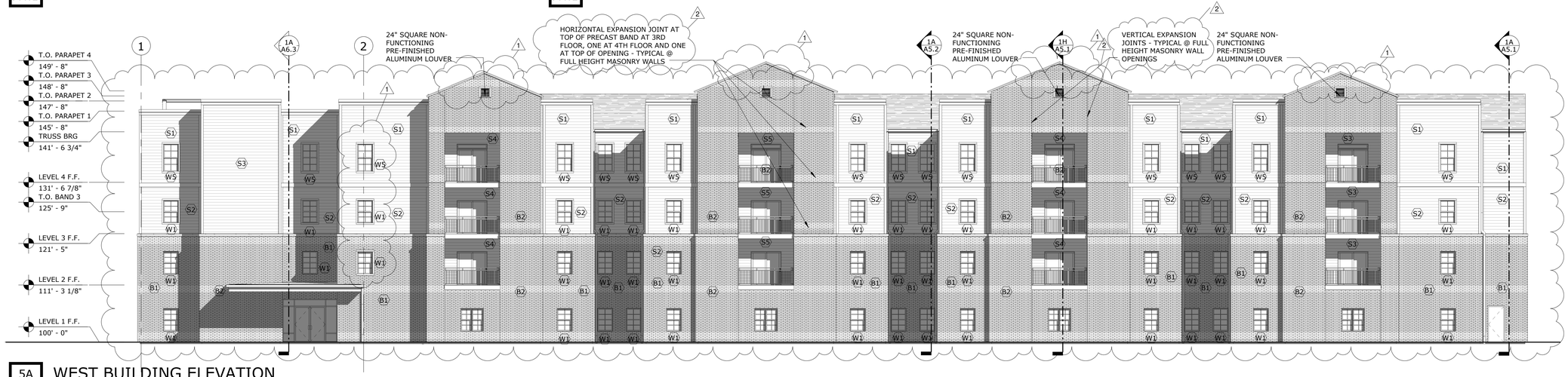
(2) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR LOCATIONS INDICATED BY TAGS:

B1-HIGHLAND GREY
B2-WENDOVER

ASPHALT SHINGLES EQUAL TO TAMKO HERITAGE PREMIUM OVER ICE/WATER SHIELD - COLOR TO BE SELECTED BY ARCHITECT

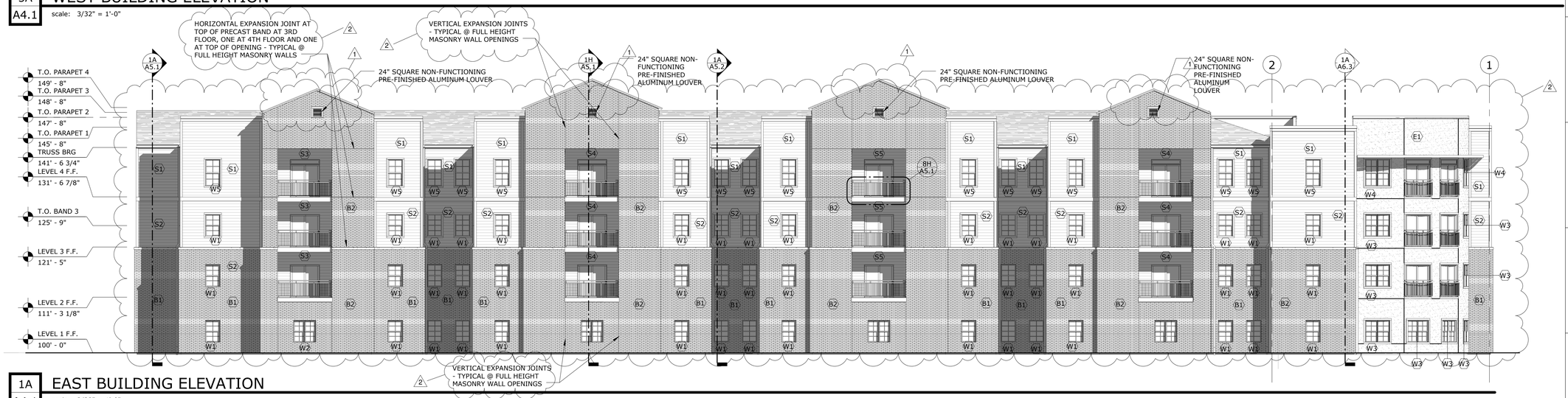
1 1/2" EIFS

E1 - COLOR: SELECTED BY ARCHITECT



5A A4.1 WEST BUILDING ELEVATION

scale: 3/32" = 1'-0"



1A A4.1 EAST BUILDING ELEVATION

scale: 3/32" = 1'-0"

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Revisions

No.	Description	Date
1	Addendum #1	08.08.16
2	Addendum #3	11.10.16

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New Project for:

Bear Village Phase 6
909 South Kimbrough Ave
Springfield, MO 65806

EXTERIOR ELEVATIONS

Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 07/11/2016

Sheet
A4.1

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 934 S. Kimbrough Avenue, Springfield, Missouri

Developer: Bear Village IV, LLC

Date Submitted: April 5, 2017

For Office Use Only
Date Received_____
Application Complete_____
LCRA Review Date_____
Approved_____

CITY of SPRINGFIELD

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

Property Address: 934 S. Kimbrough Avenue, Springfield, Missouri

Redevelopment Plan Area: Madison and Kimbrough Redevelopment Area

Developer Name: Bear Village IV, LLC

Contact Person: S. Shawn Whitney

Mailing Address: 2144 E. Republic Rd., Ste. B300, Springfield, MO 65804

Telephone: 417-888-1000

Fax: 417-881-8035

E-Mail: swhitney@spencerfane.com

Does Applicant Own or Lease the Property? Own

Signature: _____

Typed Name: S. Shawn Whitney

Date: April 5, 2017

Required Attachments:

- Legal Description of project property
- $359 application fee
- Ten (10) copies of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan* Area, please note additional requirements on page 2 of this application

1. Scope of the Project

Bear Village IV, LLC (the "***Developer***") plans to construct a four-story multi-family residential building (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 fifty-six (56) units, which will serve as a residence for approximately one hundred twenty (120) residents.

Each of the first, second, third, and fourth floors will consist of four (4) four-bedroom units, four (4) two-bedroom units, four (4) one-bedroom units, and two (2) studio units. The Developer also plans to construct an on-site parking lot of approximately one hundred sixteen (116) 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 certified 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 Madison and Kimbrough Redevelopment Area and the Project conforms to the Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area (the "***Redevelopment Plan***"). The Redevelopment Plan calls for the redevelopment of the Redevelopment Area (as defined in the Redevelopment Plan) to take place over several phases, several of which have already been completed. The Redevelopment Plan specifically calls for a phase, located at the corner of Kimbrough Avenue and Grand Street, which will include the construction of an up to four-story residential structure which will serve as a residence for approximately one hundred fifty (150) residents. This Application for Property Tax Abatement only addresses the completion of the aforementioned phase.

The Project conforms to that phase of the Redevelopment Plan because the Developer proposes developing one (1) multi-family residential building, four (4) stories in height, with fifty-six (56) units serving as a residence for approximately one hundred twenty (120) residents at the corner of Kimbrough Avenue and Grand Street.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of 40 residential units to be constructed per acre. The Property is approximately 2.02 acres in area and, therefore, the Zoning Code allows for a maximum of 80 units to be constructed on the Property. The Project meets the density restrictions set forth in the Zoning Code as only fifty-six (56) units are planned to be constructed on the Property.

The Property and the Madison and Kimbrough 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 : Anticipated Completion Date of August 10, 2017

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.

EXHIBIT A

Legal Description

Tract I: All of Lot Nineteen (19) in Sarah R. Owen Addition to the City of Springfield, Greene County, Missouri, except the South Fifteen (15) feet thereof, Greene County, Missouri.

Tract II: All of a Tract of Land being 292 feet West of the Northwest corner of Kimbrough Avenue and Grand Street in the City of Springfield, Greene County, Missouri; thence North parallel with Kimbrough Avenue 150 feet; thence West parallel with Grand Street 50 feet; thence South 150 feet to Grand Street; thence East 50 feet to beginning, excepting the South 15 feet, the same being Lot Twenty (20), except the South 15 feet, in Sarah R. Owen Addition, to the City of Springfield, Greene County, Missouri.

Tract III: All of Lot Twenty-one (21) of Sarah R. Owen Addition except the South Fifteen (15) feet thereof, a subdivision in the City of Springfield, Greene County, according to the recorded plat thereof in Plat Book J Page 11.

Tract IV: All of Lot Twenty-two (22) in Sarah Owen Addition, except the South 15 feet thereof, in the City of Springfield, Greene County, Missouri.

Tract V: All of Lot Twenty-three (23) in Sarah R. Owen Addition to the City of Springfield, Greene County, Missouri.

Tract VI: All of Lot Twenty-four (24) in Sarah R. Owen Addition to the City of Springfield, Greene County, Missouri.

Tract VII: All of Lots Twenty-five (25) and Twenty-six (26), in Sarah R. Owen Addition, to the City of Springfield, Greene County, Missouri.

Tract VIII: All of Lot Twenty-seven (27) in Sarah R. Owen Addition, to the City of Springfield, Greene County, Missouri, except the East Six (6) feet dedicated for street.

Tract IX: All of Lots Twenty-Eight (28) and Twenty-Nine (29), in Sarah R. Owen Addition, in the City of Springfield, Greene County, Missouri, which includes all of units One Hundred One (101), One Hundred Two (102), One Hundred Three (103), One Hundred Four (104), One Hundred Five (105), One Hundred Six (106), Two Hundred One (201), Two Hundred Two (202), Two Hundred Three (203), Two Hundred Four (204), Two Hundred Five (205), Two Hundred Six (206), Three Hundred One (301), Three Hundred Two (302), Three Hundred Three (303), Three Hundred Four (304), Three Hundred Five (305), and Three Hundred Six (306) Building A, of Gary Lee, a condominium according to the declaration thereof, recorded in Book 2171 at Page 2011, Greene County Recorder's Office, Greene County, Missouri.

EXHIBIT B

Site Plan, Elevations, Floor Plans

[Attached.]

ZONING ORDINANCE DATA

PROJECT ADDRESS:

934 SOUTH KIMBROUGH AVE
SPRINGFIELD, MO 65806

PROPERTY ZONING:
R-HD, HIGH-DENSITY MULTI-FAMILY
RESIDENTIAL DISTRICT

REQUIRED SETBACK FROM
RIGHT OF WAY CENTERLINE

GRAND ST.- 50' PLUS YARD SETBACK

KIMBROUGH AVE.- 35' PLUS YARD SETBACK

YARD REQUIREMENTS:

FRONT YARD = 25 FEET ALONG COLLECTOR
15 FEET ALONG LOCAL STREET
SIDE YARD = 6 FEET
REAR YARD = 10% OF LOT DEPTH (NOT LESS THAN 10 FEET OR MORE THAN 20 FEET)

(CURRENTLY PROCESSING A CONDITIONAL USE PERMIT TO REDUCE THE FRONT YARD SETBACK ALONG KIMBROUGH- USE PERMIT #426)

MAX BLDG COVERAGE:
50%

MAX IMPERVIOUS SURFACE:
80%

MIN OPEN SPACE:
20%

MIN LOT SIZE PER UNIT:

1,100 SF

LOT SIZE PROVIDED:

88,194 SF/1,100 SF= 80 UNITS

BUFFERYARD:

NONE REQUIRED (NO DISSIMILAR ZONING)

PARKING REQUIREMENTS:

RESIDENTIAL - 2 PER UNITS WITH 2 OR MORE BEDS/ 1.5 PER 1 BED UNITS

100 SPACES MINIMUM REQUIRED , 20 BIKE PARKING SPACES PROVIDED
(DEDUCT 1 REQUIRED PARKING SPACE FOR EVERY 2 BIKE PARKING SPACES PROVIDED)
100 - 10= 90 NET SPACES REQUIRED FOR NEW BUILDING
44 SPACES REQUIRED FOR EXISTING BUILDING
134 SPACES REQUIRED FOR BOTH BUILDINGS

116 TOTAL PARKING SPACES PROVIDED
(A COOPERATIVE PARKING AGREEMENT FOR THE ENTIRE BEAR VILLAGE DEVELOPMENT HAS BEEN SUBMITTED)

BUILDING CODES

BUILDING CODE	2012 IBC
MECHANICAL CODE	2012 IMC
PLUMBING CODE	2012 IPC
ELECTRICAL CODE	2011 NEC
FIRE CODE	2012 IFC
FUEL GAS CODE	2012 IFGC
ACCESSIBILITY CODE	2009 ICC/ANSI A117.1

CODE DATA

PRIMARY USE GROUP	APARTMENT, R-2	
CONSTRUCTION TYPE	5A	
BUILDING RATING (EXISTING BUILDING)	STRUCTURAL FRAME =	1 HOUR
	LOAD BEARING WALL =	1 HOUR
	NON-LOAD BEARING WALLS=	0 HOUR
	FLOOR CONSTRUCTION=	1 HOUR
	ROOF CONSTRUCTION=	1 HOUR
	SHAFTS & STAIR ENCL.=	2 HOUR
ALLOWABLE BUILDING AREA	12,000 SF PER STORY	
ALLOWABLE BUILDING HEIGHT	3 STORY (50')	
FIRE SUPRESSION	NFPA 13R	
SPRINKLER INCREASE	1 STORY (20')	
PERMITTED HEIGHT	4 STORY (60')	
DESIGNED BUILDING HEIGHT	4 STORY (60')	
AREA INCREASE FOR OPEN PERMITER	75 PERCENT (9,000 SF)	
AREA DETERMINATION	12,000 + 9,000 = 21,000 SF ALLOWABLE AREA PER STORY (17,846 SF PER STORY AS DESIGNED)	

EXIT ACCESS TRAVEL DISTANCE (1016)

OCCUPANCY R-2 = 250'-0" WITH SPRINKLER SYSTEM

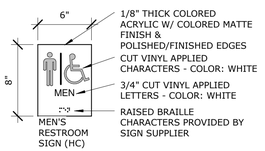
PHASE 5 APARTMENTS

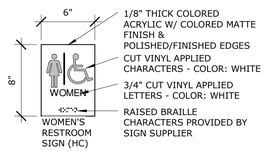
UNIT & SF MATRIX

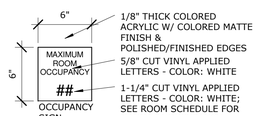
UNIT ID	TYPE	SIZE	QUANTITY	TOTAL SF
UNIT A	4 BED	1,551 SF	16	24,816 SF
UNIT B	2 BED	948 SF	16	15,168 SF
UNIT C	STUDIO	458 SF	7	3,206 SF
UNIT F	1 BED	696 SF	8	5,568 SF
UNIT G	STUDIO	487 SF	1	487 SF
UNIT H	1 BED	696 SF	8	5,568 SF
SUBTOTAL RENTABLE SPACE			56 UNITS	54,813 SF
COMMON AREA SPACE				16,165 SF
TOTAL BUILDING SF				70,978 SF

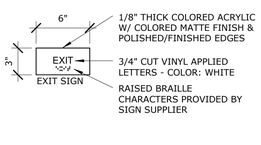
GENERAL SIGNAGE NOTES:

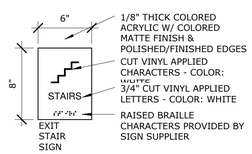
1. PROVIDED SIGNAGE IS SHOWN AS A BASIS-OF-DESIGN EXAMPLE ONLY. PROVIDE SIGNAGE PACKAGE TO ARCHITECT/OWNER FOR APPROVAL PRIOR TO PURCHASE, FABRICATION, AND/OR INSTALLATION.
2. PROVIDE THE FOLLOWING SIGNS AT ALL INDICATED AREAS WITHIN PROJECT EXTENTS, TYP.
3. SIGNS TO BE SURFACE APPLIED AT WALL NEAR ENTRY DOOR AT ALL ROOM ENTRY LOCATIONS, INCLUDING MULTIPLE SIGNS AT ROOMS WITH MULTIPLE ENTRIES.
4. INSTALL SIGNS (HEIGHTS AND LOCATIONS) AS DIRECTED BY OWNERS' REPRESENTATIVE IN FIELD. SEE EXISTING BUILDING SIGN PLACEMENT FOR REFERENCE. MAJORITY OF SIGNS WILL BE 48" A.F.F. MIN., 60" A.F.F. MAX.
5. PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT DOOR COMPLIANT W/ IBC 2006 1011.3 AND ANSI 117.1, CHAPTER 7, SECTION 703.
6. COLOR OF SIGNAGE TO BE SELECTED BY OWNER/ARCHITECT PRIOR TO FABRICATION FROM MANUFACTURER FULL LINE OF COLORS (12 COLORS MIN.)
7. SIGNS SHALL BE ONE PIECE CONSTRUCTION WITH THE EXCEPTION OF APPLIED VINYL LETTERS & CHARACTERS.
8. ALL SIGNAGE SHALL BE ADA/ANSI COMPLIANT.
9. SEE FLOOR PLANS & EQUIPMENT SCHEDULES FOR LOCATIONS OF VINYL APPLIED LETTERING.
10. SEE SPECIFICATIONS FOR MORE INFORMATION.

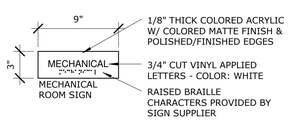


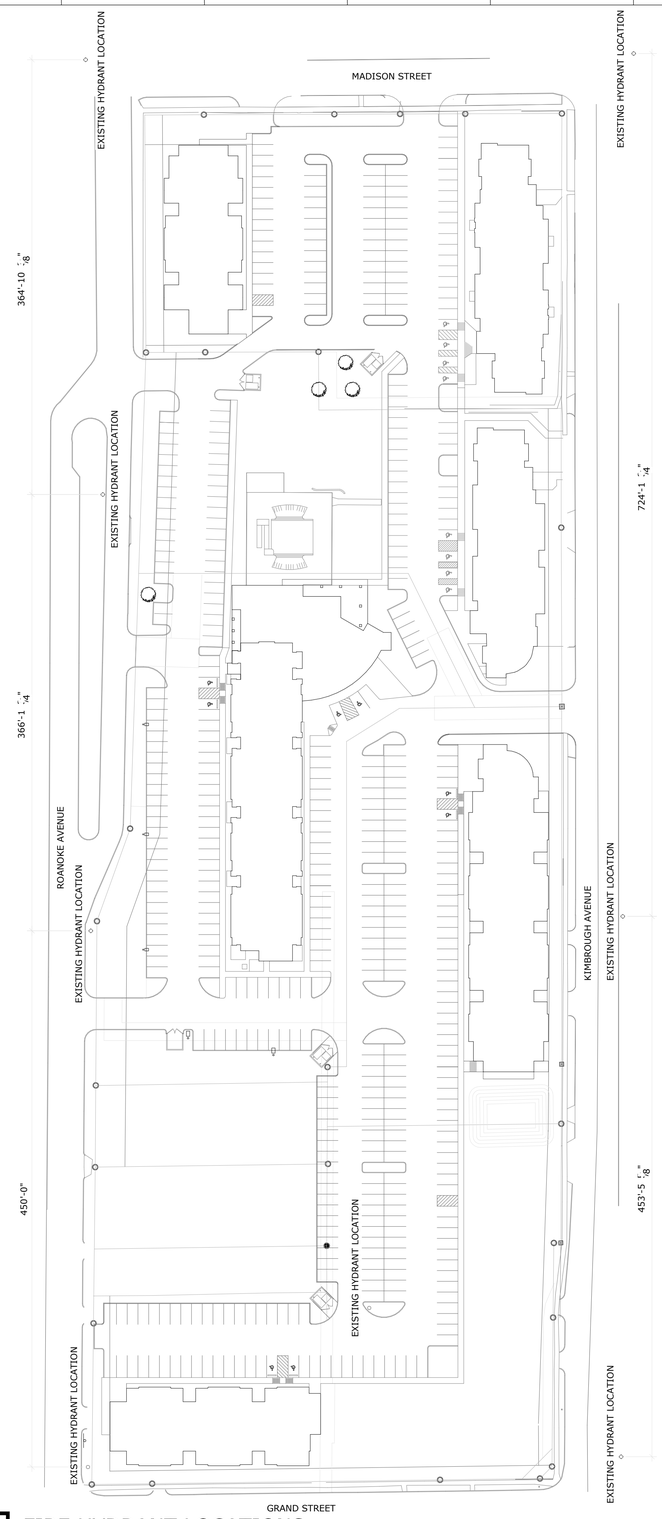












1H
G1.2

FIRE HYDRANT LOCATIONS

scale: 1" = 60'-0"

N
TRUE NORTH

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Brent M. Stevens AIA

Digitally signed by Brent M. Stevens AIA
Date: 2016.10.07 07:21:47 -05'00'

Revisions

No.	Description	Date

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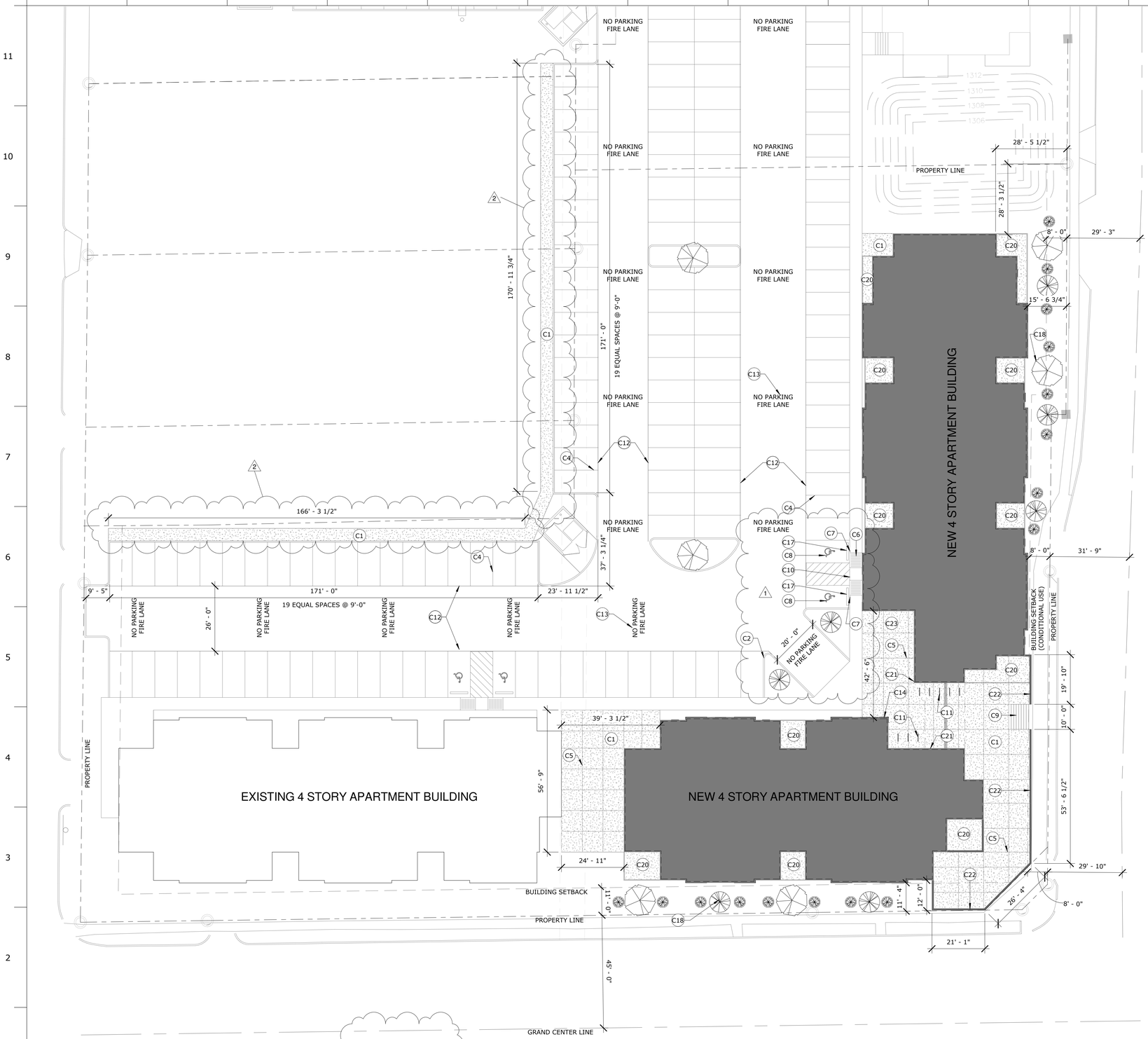
New Project for:

Bear Village Phase 5
934 South Kimbrough Ave
Springfield, MO 65806

CODE REVIEW

Project No:	16-001
Drawn By:	HDG
Reviewed By:	BMS
Date:	10/6/16

Sheet
G1.2



1 AS1.1 SITE PLAN

scale: 1" = 20'-0"

KEYNOTE LEGEND

C1	CONCRETE PAVING - SEE CIVIL DETAILS
C2	CONCRETE CURB AND GUTTER PER CIVIL DETAILS
C4	PARKING LOT STRIPING AS INDICATED, STRIPING TO BE 4" WIDE - TYPICAL. COLOR TO BE WHITE
C5	CONTROL JOINT IN CONCRETE SIDEWALK PER DETAIL 9L/AS1.2
C6	ACCESSIBLE RAMP PER DETAIL 1H/AS1-2
C7	HANDICAP SIGN PER DETAIL 1M/AS1-2
C8	HANDICAP SYMBOL PER ANSI STANDARDS. COLOR TO BE "WHITE". SEE DETAIL
C9	CONCRETE STAIRS PER CIVIL DETAIL
C10	ZERO DOWN CURB AND GUTTER ACROSS SIDEWALK OPENING PER DETAIL 1H/AS1-2
C11	BIKE RACK PER DETAIL. 8 TOTAL RACKS 16 SPACES - CONFIRM WITH OWNER FOR FINAL LOCATION
C12	PROVIDE A 4" RED STRIPE ON EACH SIDE OF THE FIRE APPARATUS ACCESS DRIVE AS INDICATED
C13	PROVIDE THE TEXT "NO PARKING - FIRE LANE" AS INDICATED. THE LETTERS SHALL BE NO LESS THAN 12" HIGH WITH A WIDTH OF 2" INSIDE OF THE FIRE LANE EVERY 50' ALONG THE ENTIRE LENGTH OF THE FIRE APPARATUS ACCESS DRIVE.
C14	FIRE DEPARTMENT CONNECTION - PROVIDE SIGN WITH THE TEXT "FDC" VERIFY LOCATION IN FIELD.
C17	CONCRETE BUMPER BLOCKS - ANCHOR TO PAVEMENTS W/ (2) #5 BARS WITH HOOKS
C18	PROVIDE LANDSCAPING PER SCHEDULE
C20	CONCRETE CONDENSING UNIT PAD - PROVIDE WOOD FENCING & ACCESS GATE AROUND PERIMETER OF PAD TO SCREEN UNITS
C21	PROVIDE KNOX-BOX FOR SPRINGFIELD FIRE DEPARTMENT ACCESS. VERFIY LOCATION & TYPE WITH FIRE DEPARTMENT
C22	RETAINING WALL WITH 38" TALL CABLE RAIL ATTACHED TO TOP OF WALL PER DETAIL 5/C2.1
C23	APPROXIMATE LOCATION OF MAILBOXES - CONFIRM WITH OWNER FOR FINAL LOCATION

GENERAL SITE NOTES

1. CONTRACTOR TO EMPLOY SURVEYOR TO LAYOUT BUILDING AND ALL PARKING LOT AREA.
2. ALL DISTURBED AREA TO HAVE 4" MIN. TOPSOIL AND HYDROSEEDING.
3. SEE SITE UTILITY PLAN FOR ALL NEW UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY WITH CITY UTILITIES OF SPRINGFIELD ALL REQUIREMENTS FOR ALL NEW IMPROVEMENTS.
4. SEE CIVIL PLANS FOR ALL GRADE ELEVATIONS & SOIL EROSION CONTROL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING PER IBC AND SHALL PROVIDE THEM UNDER BUILDING AND PAVING AREAS. EXCAVATION CONTRACTOR TO PROVIDE UNIT PRICES TO GENERAL CONTRACTOR FOR ROCK EXCAVATION, UNSUITABLE SOIL REMOVAL AND REPLACEMENT.
6. SEE SITE GRADING PLAN FOR ALL NEW GRADES AND SPOT ELEVATIONS.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ITEMS INDICATED ON SITE UTILITY, ARCHITECTURAL AND CIVIL PLANS.

SITE LEGEND

CONCRETE SIDEWALK - SEE CIVIL PLANS FOR DETAILS AND CONTROL JOINTS.

ALL UNHATCHED AREAS INDICATE GRASS AREAS TO RECEIVE HYDROSEEDING

DECIDUOUS CANOPY TREE: 3" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

WATER OAK
OCTOBER GLORY MAPLE
RED SUNSET MAPLE
LONDONPLANE TREE

SMALL ORNAMENTAL TREE: 2" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

BLOODGOOD JAPANESE MAPLE
DOGWOOD
OKLAHOMA REDBUD
EASTERN REDBUD
EASTERN WHITEBUD
CRAPEMYRTLE, MULTI-TRUNK
YAUPON HOLLY, MULTI-TRUNK

EVERGREEN SHRUB: 3 GALLON MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

AZALEAS
WINTERGREEN JAPANESE BOXWOOD
OTTO LACHINE LAUREL
HARBOR DWARF ANDINA
DWARF YAUPON HOLLY
DENISFORMIS JAPANESE YEW
UPRIGHT JAPANESE YEW
TREE FORM BURFORD HOLLY

CITY ZONING REQUIREMENTS:

PERIMETER LANDSCAPING:
LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
(1) CANOPY TREE, (1) UNDERSTORY, ORNAMENTAL OR EVERGREEN TREE AND (4) SHRUBS

INTERIOR LANDSCAPING:
(2) UNDERSTORY OR (1) CANOPY TREE FOR EACH 30 PARKING SPACES

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Revisions

No.	Description	Date
1	Addendum #1	11.10.16
2	Addendum #2	12.07.16

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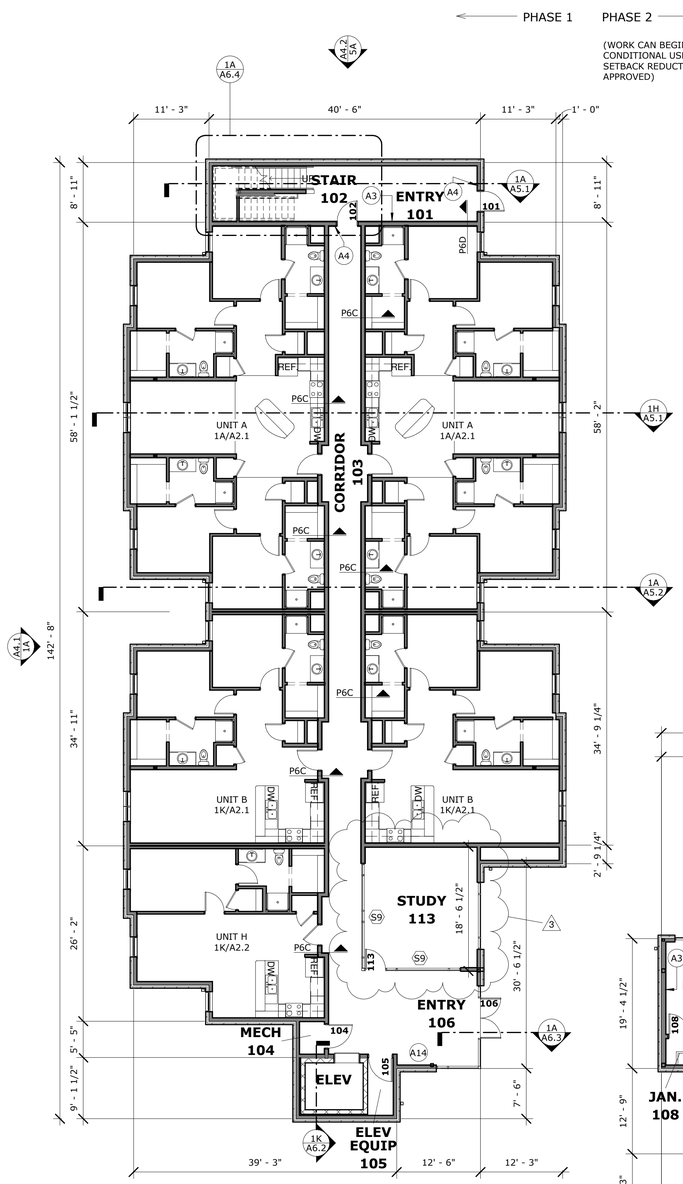
New Project for:

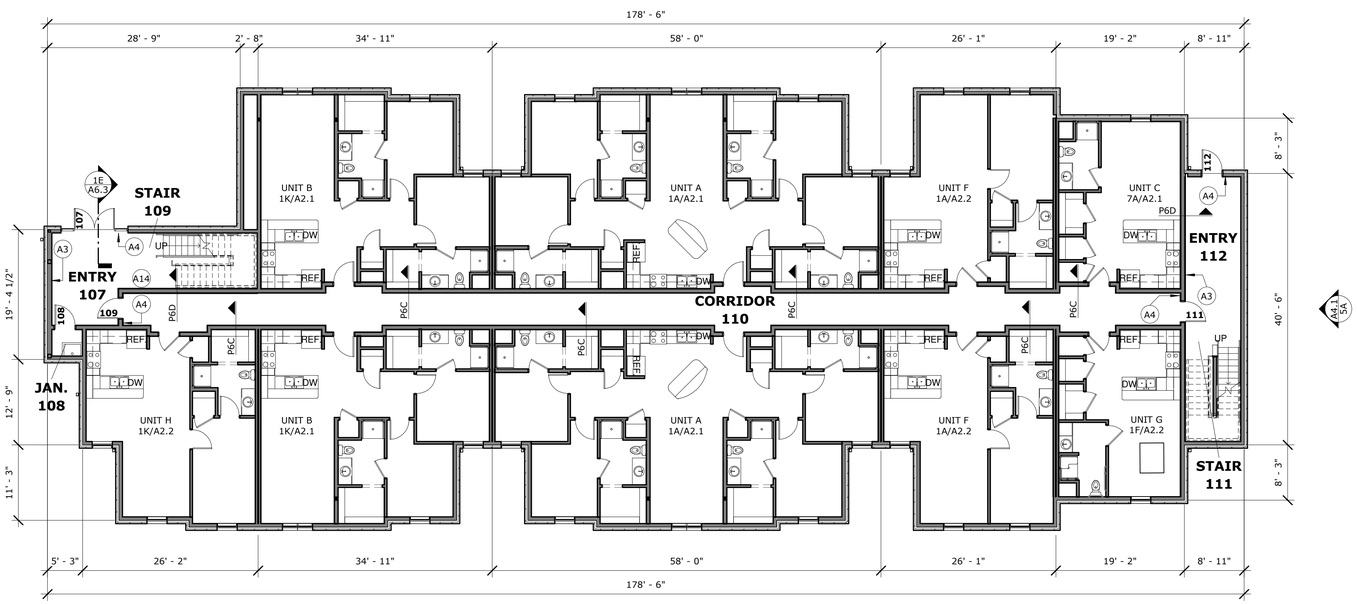
Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

ARCHITECTURAL SITE PLAN

Project No:	16-031
Drawn By:	HDG
Reviewed By:	BMS
Date:	10/6/16

Sheet AS1.1





PHASE 1 PHASE 2

(WORK CAN BEGIN AFTER CONDITIONAL USE SETBACK REDUCTION IS APPROVED)

1A
A1.1

FIRST LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

N
TRUE NORTH

GENERAL NOTES:

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- ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD0BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XXP GYP. BD WITH SPORGUARD OR EQUAL).

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KEYNOTE LEGEND

A3 FIRE EXTINGUISHER AND CABINET - EQUAL TO LARSEN 2409-6R STEEL DOOR AND TRIM SEMI-RECESSED STEEL CABINET WITH SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER." PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINT TO MATCH WALL.

A4 PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.

A14 VENDING MACHINE LOCATION- PROVIDE DUPLEX RECEPTACLE.

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Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

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BRENT M. STEVENS
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Revisions

No.	Description	Date
3	SI #2	03.23.16

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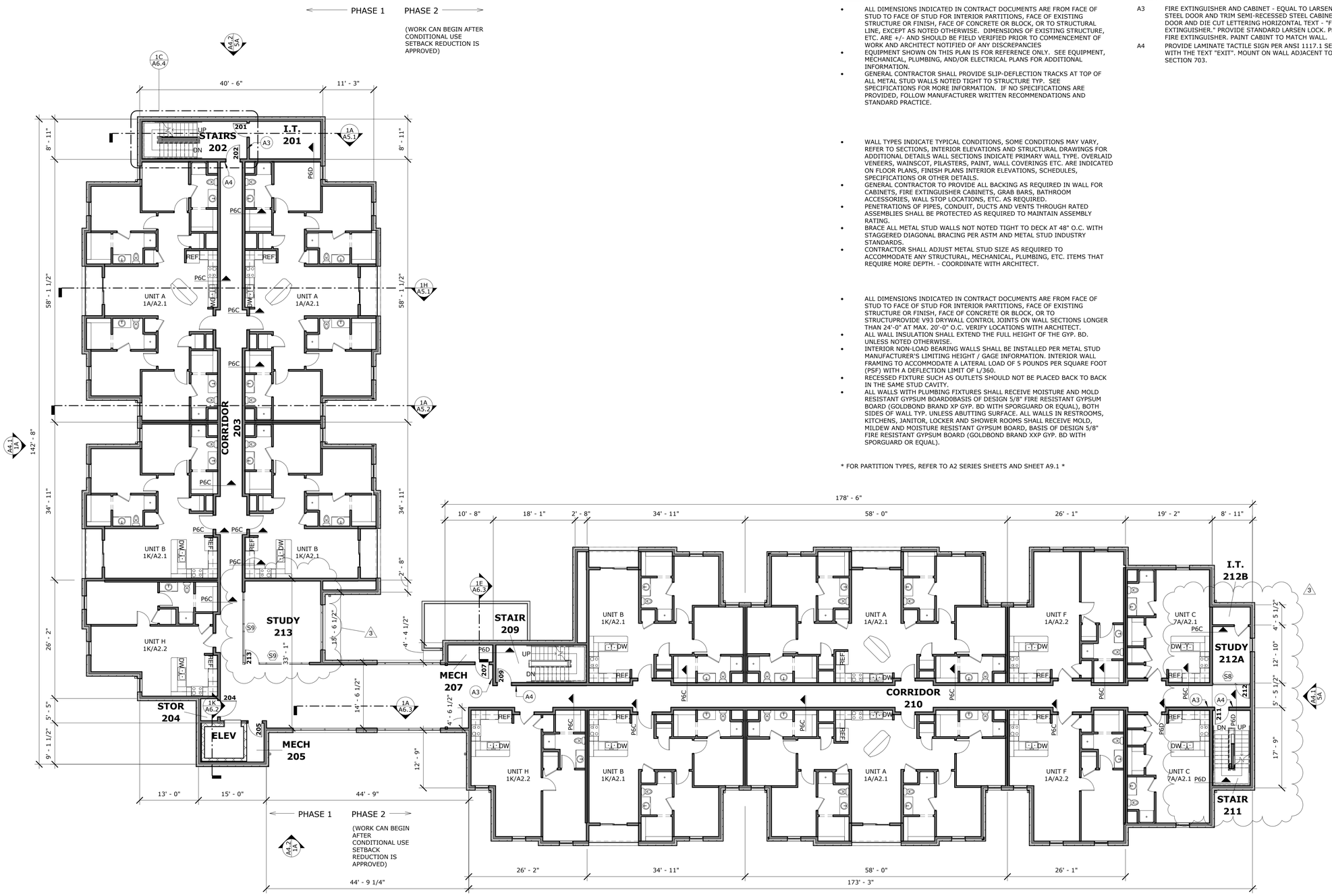
New Project for:

Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

FIRST LEVEL OVERALL FLOOR PLAN

Project No:	16-031
Drawn By:	Author
Reviewed By:	Checker
Date:	10/6/16

Sheet
A1.1



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A4 PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.

1A A1.2 SECOND LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH

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MO# A-2000151419

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Revisions

No.	Description	Date
3	SI #2	03.23.16

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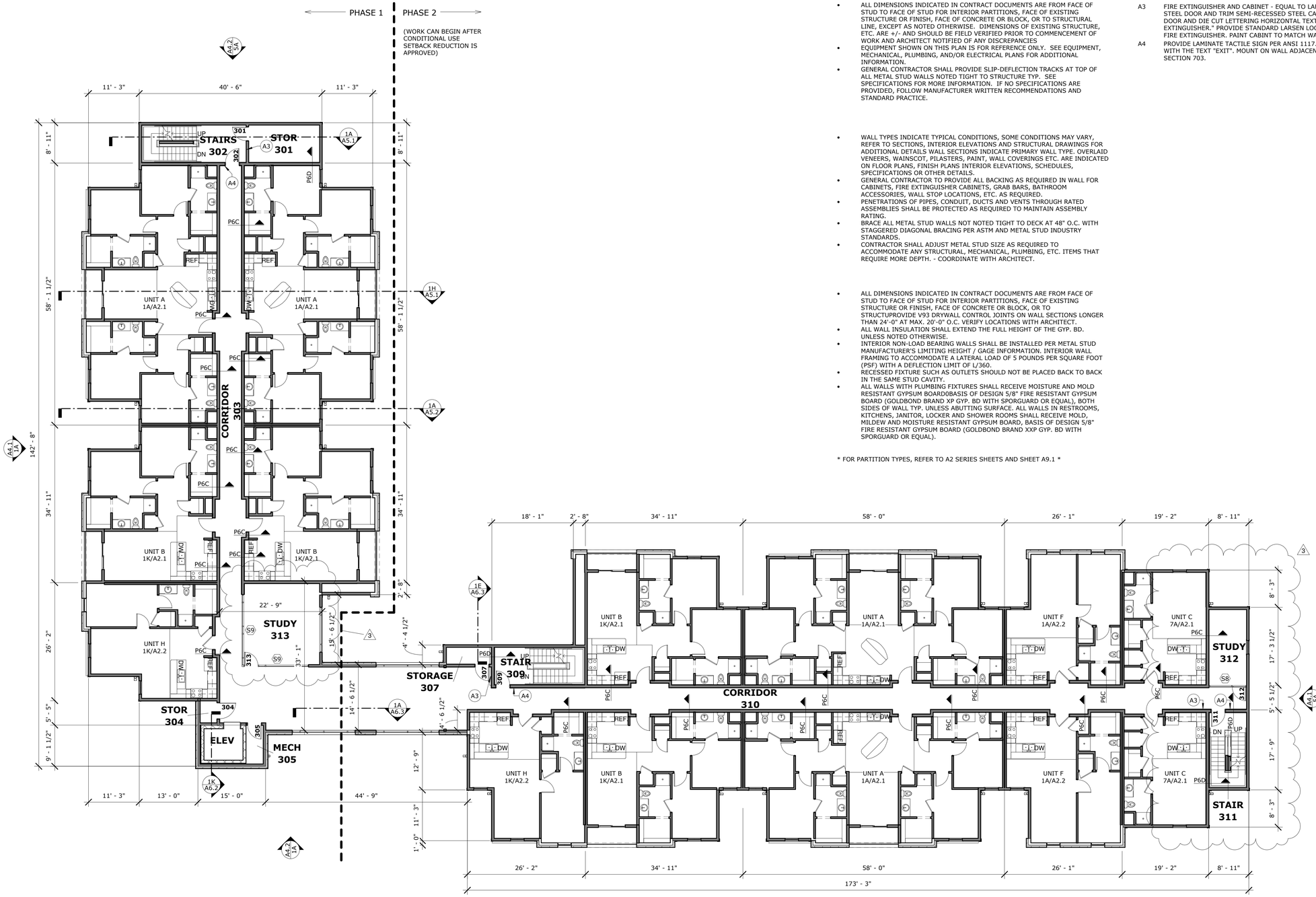
New Project for:

Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

SECOND LEVEL OVERALL FLOOR PLAN

Project No:	16-031
Drawn By:	Author
Reviewed By:	Checker
Date:	10/6/16

Sheet A1.2



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No.	Description	Date
3	SI #2	03.23.16

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New Project for:

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1A
A1.3

THIRD LEVEL OVERALL FLOOR PLAN

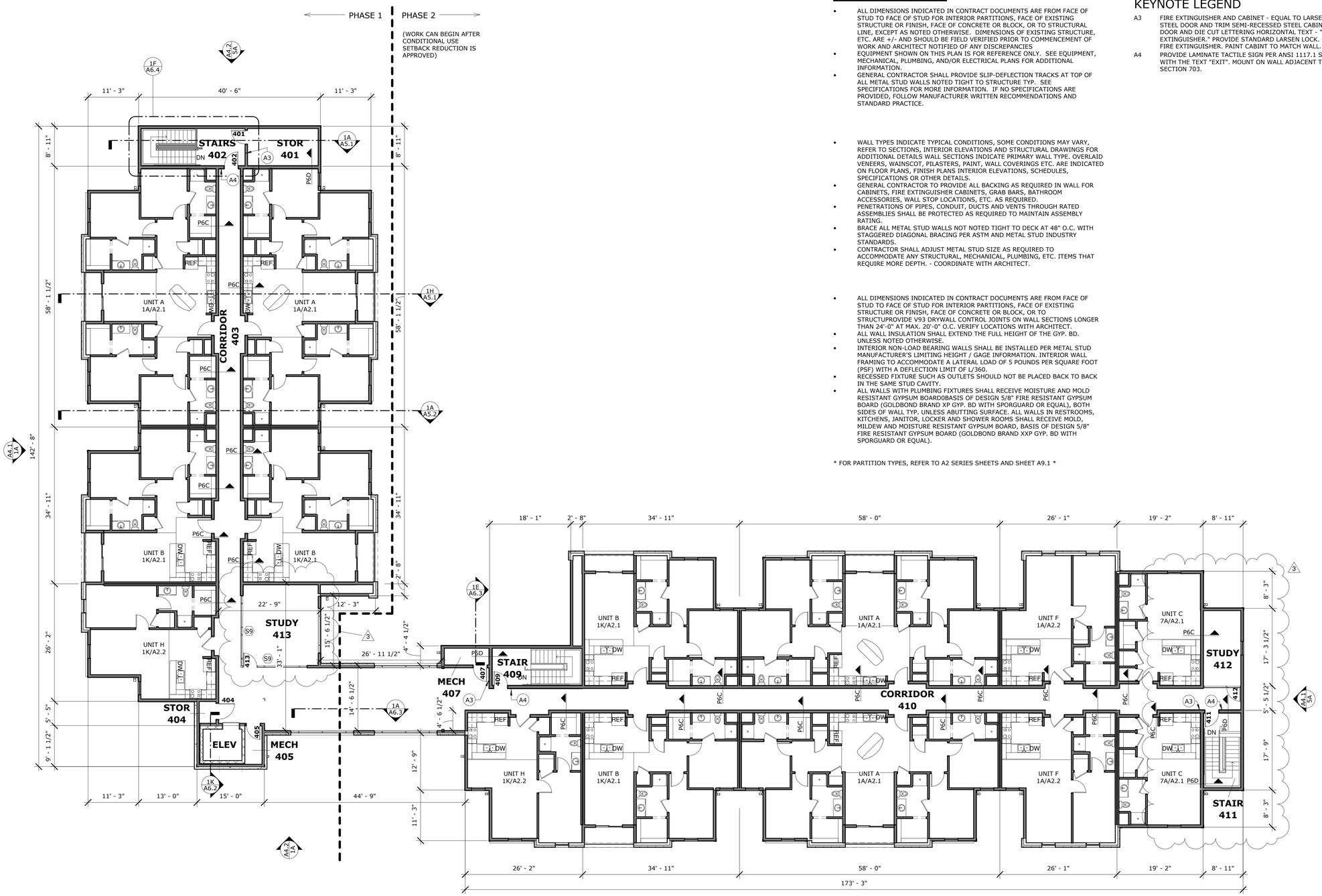
scale: 3/32" = 1'-0"

TRUE NORTH

THIRD LEVEL OVERALL FLOOR PLAN

Project No:	16-031
Drawn By:	Author
Reviewed By:	Checker
Date:	10/6/16

Sheet
A1.3



GENERAL NOTES:

- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE +/- AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES
- EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. SEE EQUIPMENT, MECHANICAL, PLUMBING, AND/OR ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE SLIP-DEFLECTION TRACKS AT TOP OF ALL METAL STUD WALLS NOTED TIGHT TO STRUCTURE TYP. SEE SPECIFICATIONS FOR MORE INFORMATION. IF NO SPECIFICATIONS ARE PROVIDED, FOLLOW MANUFACTURER WRITTEN RECOMMENDATIONS AND STANDARD PRACTICE.

- WALL TYPES INDICATE TYPICAL CONDITIONS, SOME CONDITIONS MAY VARY, REFER TO SECTIONS, INTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS WALL SECTIONS INDICATE PRIMARY WALL TYPE. OVERLAID VENEERS, WAINSCOT, PILASTERS, PAINT, WALL COVERINGS ETC. ARE INDICATED ON FLOOR PLANS, FINISH PLANS INTERIOR ELEVATIONS, SCHEDULES, SPECIFICATIONS OR OTHER DETAILS.
- GENERAL CONTRACTOR TO PROVIDE ALL BACKING AS REQUIRED IN WALL FOR CABINETS, FIRE EXTINGUISHER CABINETS, GRAB BARS, BATHROOM ACCESSORIES, WALL STOP LOCATIONS, ETC. AS REQUIRED.
- PENETRATIONS OF PIPES, CONDUIT, DUCTS AND VENTS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED AS REQUIRED TO MAINTAIN ASSEMBLY RATING.
- BRACE ALL METAL STUD WALLS NOT NOTED TIGHT TO DECK AT 48" O.C. WITH STAGGERED DIAGONAL BRACING PER ASTM AND METAL STUD INDUSTRY STANDARDS.
- CONTRACTOR SHALL ADJUST METAL STUD SIZE AS REQUIRED TO ACCOMMODATE ANY STRUCTURAL, MECHANICAL, PLUMBING, ETC. ITEMS THAT REQUIRE MORE DEPTH. - COORDINATE WITH ARCHITECT.

- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTUPROVIDE V93 DRYWALL CONTROL JOINTS ON WALL SECTIONS LONGER THAO 24'-0" AT MAX. 20'-0" O.C. VERIFY LOCATIONS WITH ARCHITECT.
- ALL WALL INSULATION SHALL EXTEND THE FULL HEIGHT OF THE GYP. BD. UNLESS NOTED OTHERWISE.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE INSTALLED PER METAL STUD MANUFACTURER'S LIMITING HEIGHT / GAGE INFORMATION. INTERIOR WALL FRAMING TO ACCOMMODATE A LATERAL LOAD OF 5 POUNDS PER SQUARE FOOT (PSF) WITH A DEFLECTION LIMIT OF L/360.
- RECESSED FIXTURE SUCH AS OUTLETS SHOULD NOT BE PLACED BACK TO BACK IN THE SAME STUD CAVITY.
- ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD0BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XXP GYP. BD WITH SPORGUARD OR EQUAL).

* FOR PARTITION TYPES, REFER TO A2 SERIES SHEETS AND SHEET A9.1 *

KEYNOTE LEGEND

A3 FIRE EXTINGUISHER AND CABINET - EQUAL TO LARSEN 2409-6R STEEL DOOR AND TRIM SEMI-RECESSED STEEL CABINET WITH SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER." PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINT TO MATCH WALL.

A4 PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.

1A A1.4 FOURTH LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Revisions

No.	Description	Date
3	SI #2	03.23.16

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New Project for:

Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

FOURTH LEVEL OVERALL FLOOR PLAN

Project No:	16-031
Drawn By:	Author
Reviewed By:	Checker
Date:	10/6/16

Sheet A1.4

EXTERIOR ELEVATION LEGEND

7 1/4" CEMENT BOARD LAP SIDING EQUAL TO JAMES HARDIEPLANK - SMOOTH TEXTURE WITH COLORPLUS FINISH

(5) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR SELECTIONS INDICATED BY TAGS:

S1-COBBLESTONE
S2-AUTUMN TAN
S3-BOOTHBAY BLUE
S4-MONTEREY TAUPE
S5-HEATHERED MOSS

NOTE:
VERTICAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 5 1/2" WIDE, COLOR TO BE COBBLESTONE
HORIZONTAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 9 1/4" WIDE, COLOR TO BE COBBLESTONE

KING SIZE BRICK VENEER

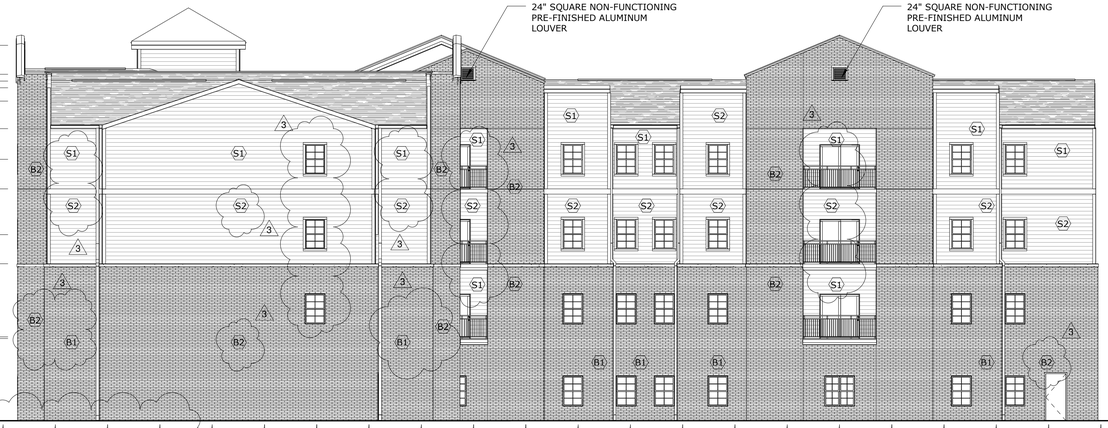
(2) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR LOCATIONS INDICATED BY TAGS:

B1-HIGHLAND GREY
B2-WENDOVER

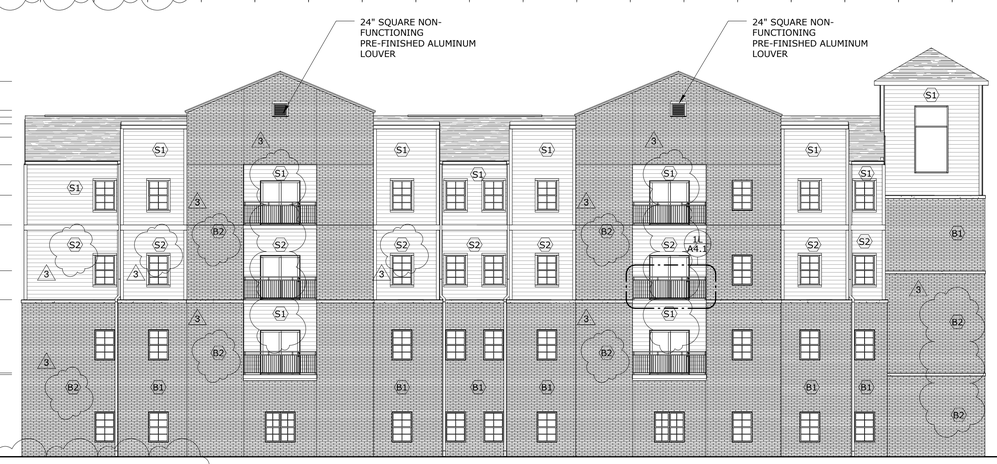
ASPHALT SHINGLES EQUAL TO TAMKO HERITAGE PREMIUM OVER ICE/WATER SHIELD - COLOR TO BE SELECTED BY ARCHITECT

1 1/2" EIFS

E1 - COLOR: SELECTED BY ARCHITECT



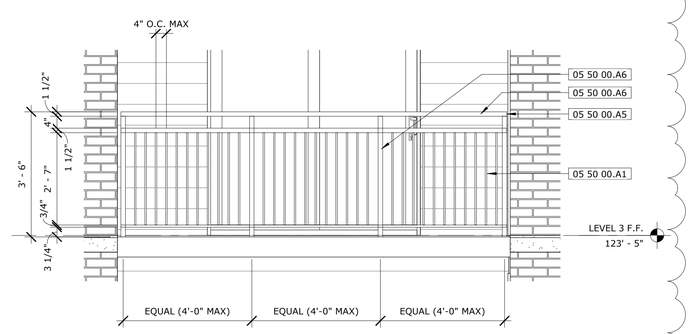
5A A4.1 NORTH BUILDING ELEVATION
scale: 3/32" = 1'-0"



1A A4.1 SOUTH BUILDING ELEVATION
scale: 3/32" = 1'-0"

KEYNOTE LEGEND

05 50 00.A1	1/2" SQ. STEEL PICKETS @ 4" MAX. GRIND ALL WELDS SMOOTH, PRIME AND PAINT
05 50 00.A5	PROVIDE SQ. TUBE INSERT CONNECTOR W/ SELF TAPPING BOLTS EACH HORIZONTAL TUBE (TYPICAL EACH SIDE)
05 50 00.A6	1-1/2" X 1/16" SQ. TUBE GUARDRAILS AND POSTS, GRIND ALL WELDS SMOOTH, PRIME AND PAINT



1L A4.1 ENLARGED GUARDRAIL ELEVATION
scale: 1/2" = 1'-0"

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Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Revisions

No.	Description	Date
2	Addendum #2	12.07.16
3	SI #2	03.23.16

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New Project for:

Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

EXTERIOR ELEVATIONS

Project No: 16-031
Drawn By: Author
Reviewed By: Checker
Date: 10/6/16

Sheet A4.1

EXTERIOR ELEVATION LEGEND

7 1/4" CEMENT BOARD LAP SIDING EQUAL TO JAMES HARDIEPLANK - SMOOTH TEXTURE WITH COLORPLUS FINISH

(5) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR SELECTIONS INDICATED BY TAGS:

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1 1/2" EIFS

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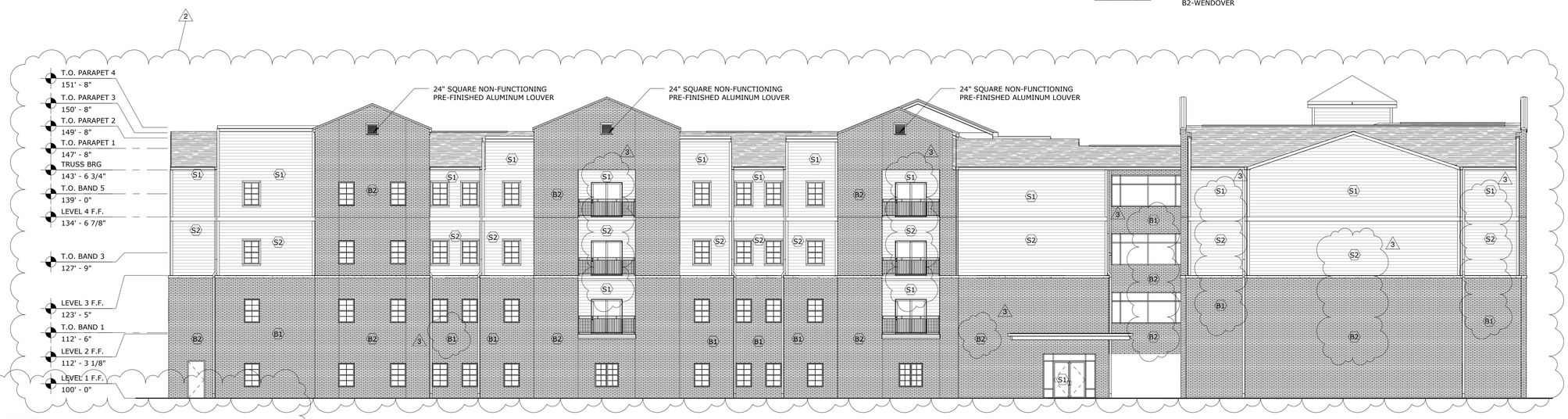

5A
A4.2

WEST BUILDING ELEVATION

scale: 3/32" = 1'-0"

1A
A4.2

EAST BUILDING ELEVATION

scale: 3/32" = 1'-0"

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Professional Seal

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New Project for:

Bear Village Phase 5
943 South Kimbrough Ave
Springfield, MO 65806

EXTERIOR ELEVATIONS

Project No: 16-031
Drawn By: Author
Reviewed By: Checker
Date: 10/6/16

Sheet
A4.2

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 810 S. Roanoke Avenue, Springfield, Missouri

Developer: Bear Village Phase I, LLC

Date Submitted: April 5, 2017

For Office Use Only
Date Received_____
Application Complete_____
LCRA Review Date_____
Approved_____

CITY of SPRINGFIELD

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

Property Address: 810 S. Roanoke Avenue, Springfield, Missouri

Redevelopment Plan Area: Madison and Kimbrough Redevelopment Area

Developer Name: Bear Village Phase I, LLC

Contact Person: S. Shawn Whitney

Mailing Address: 2144 E. Republic Rd., Ste. B300, Springfield, MO 65804

Telephone: 417-888-1000

Fax: 417-881-8035

E-Mail: swhitney@spencerfane.com

Does Applicant Own or Lease the Property? Own

Signature: _____

Typed Name: S. Shawn Whitney

Date: April 5, 2017

Required Attachments:

- Legal Description of project property
- $359 application fee
- Ten (10) copies of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Plan* Area, please note additional requirements on page 2 of this application

1. Scope of the Project

Bear Village Phase I, LLC (the "***Developer***") plans to construct a four-story multi-family residential building (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 thirty-two (32) units, which will serve as a residence for approximately fifty-six (56) residents.

Each of the first, second, third, and fourth floors of the Project will consist of two (2) four-bedroom units, four (4) one-bedroom units, and two (2) studio units. The Developer also plans to construct an on-site parking lot of approximately forty-seven (47) 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 certified 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 Madison and Kimbrough Redevelopment Area and the Project conforms to the Amended Redevelopment Plan for the Madison and Kimbrough Redevelopment Area (the "***Redevelopment Plan***"). The Redevelopment Plan calls for the redevelopment of the Redevelopment Area (as defined in the Redevelopment Plan) to take place over several phases, several of which have already been completed. The Redevelopment Plan specifically calls for a phase, located at the corner of Roanoke Avenue and East Madison Street, which will include the construction of an up to four-story residential structure which will serve as a residence for approximately eighty (80) residents. This Application for Property Tax Abatement only addresses the completion of the aforementioned phase.

The Project conforms to that phase of the Redevelopment Plan because the Developer proposes developing one (1) multi-family residential building, four (4) stories in height, with thirty-two (32) units serving as a residence for approximately fifty-six (56) residents located at the corner of Roanoke Avenue and East Madison Street.

In addition, the Property is zoned R-HD (High-Density Multi-Family Residential District), which zoning district allows a maximum of 40 residential units to be constructed per acre. The Property is approximately 1.82 acres in area and, therefore, the Zoning Code allows for a maximum of 72 units to be constructed on the Property. The Project meets the density restrictions set forth in the Zoning Code as only thirty-two (32) units are planned to be constructed on the Property.

The Property and the Madison and Kimbrough 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 : Anticipated Completion Date of July 3, 2017

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.

EXHIBIT A

Legal Description

TRACT I:

ALL OF LOTS ONE HUNDRED THIRTEEN (113), ONE HUNDRED FOURTEEN (114) AND ONE HUNDRED FIFTEEN (115) OF SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND ALL OF LOT ONE HUNDRED SIXTEEN (116), EXCEPT THE WEST TWENTY (20) FEET THEREOF;

ALONG AND WITH:

BEGINNING ON THE WEST SIDE OF KIMBROUGH STREET, TWO HUNDRED (200) FEET SOUTH OF THE NORTHEAST CORNER OF LOT ONE HUNDRED THIRTEEN (113), IN SOUTHERN ADDITION; THENCE SOUTH FORTY SEVEN AND ONE HALF (47 ½) FEET; THENCE WEST TWO HUNDRED THREE (203) FEET; THENCE NORTH FORTY SEVEN AND ONE HALF (47 ½) FEET; THENCE EAST TWO HUNDRED THREE (203) FEET TO THE POINT OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI;

ALONG AND WITH:

ALL OF THE WEST TWENTY (20) FEET OF LOT ONE HUNDRED SIXTEEN (116) AND THE EAST THIRTY (30) FEET OF LOT 117 OF SOUTHERN ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B

Site Plan, Elevations, Floor Plans

[Attached.]

ZONING ORDINANCE DATA

PROJECT ADDRESS:

500 SOUTH ROANOKE AVE
SPRINGFIELD, MO 65806

PROPERTY ZONING:
R-HD, HIGH-DENSITY MULTI-FAMILY
RESIDENTIAL DISTRICT

REQUIRED SETBACK FROM RIGHT OF WAY CENTERLINE:
ROANOKE AVE.- 25' PLUS YARD SETBACK
MADISON ST.- 30' PLUS YARD SETBACK

YARD REQUIREMENTS:
FRONT YARD = 25 FEET ALONG COLLECTOR
15 FEET ALONG LOCAL STREET
SIDE YARD = 6 FEET
REAR YARD = 10% OF LOT DEPTH (NOT LESS THAN 10 FEET OR MORE THAN 20 FEET)

MAX BLDG COVERAGE:
50%

MAX IMPERVIOUS SURFACE:
80%

MIN OPEN SPACE:
20%

MIN LOT SIZE PER UNIT:
1,100 SF

LOT SIZE PROVIDED:
79,477 SF/1,100 SF= 72 UNITS

BUFFERYARD:
NONE REQUIRED (NO DISSIMILAR ZONING)

PARKING REQUIREMENTS:

RESIDENTIAL - 2 PER UNITS WITH 2 OR MORE BEDS/ 1.5 PER 1 BED UNITS

52 SPACES MINIMUM REQUIRED , 10 BIKE PARKING SPACES PROVIDED
(DEDUCT 1 REQUIRED PARKING SPACE FOR EVERY 2 BIKE PARKING SPACES PROVIDED)
52 - 5= 47 NET SPACES REQUIRED

47 TOTAL PARKING SPACES PROVIDED

BUILDING CODES

BUILDING CODE	2012 IBC
MECHANICAL CODE	2012 IMC
PLUMBING CODE	2012 IPC
ELECTRICAL CODE	2011 NEC
FIRE CODE	2012 IFC
FUEL GAS CODE	2012 IFGC
ACCESSIBILITY CODE	2009 ICC/ANSI A117.1

CODE DATA

PRIMARY USE GROUP	APARTMENT, R-2	
CONSTRUCTION TYPE	5A	
BUILDING RATING (EXISTING BUILDING)	STRUCTURAL FRAME =	1 HOUR
	LOAD BEARING WALL =	1 HOUR
	NON-LOAD BEARING WALLS=	0 HOUR
	FLOOR CONSTRUCTION=	1 HOUR
	ROOF CONSTRUCTION=	1 HOUR
	SHAFTS & STAIR ENCL.=	2 HOUR
ALLOWABLE BUILDING AREA	12,000 SF PER STORY	
ALLOWABLE BUILDING HEIGHT	3 STORY (50')	
FIRE SUPRESSION	NFPA 13R	
SPRINKLER INCREASE	1 STORY (20')	
PERMITTED HEIGHT	4 STORY (60')	
DESIGNED BUILDING HEIGHT	4 STORY (58')	
AREA INCREASE FOR OPEN PERMITER	75 PERCENT (9,000 SF)	
AREA DETERMINATION	12,000 + 9,000 = 21,000 SF ALLOWABLE AREA PER STORY (8,872 SF PER STORY AS DESIGNED)	

EXIT ACCESS TRAVEL DISTANCE (1016)

OCCUPANCY R-2 = 250'-0" WITH SPRINKLER SYSTEM

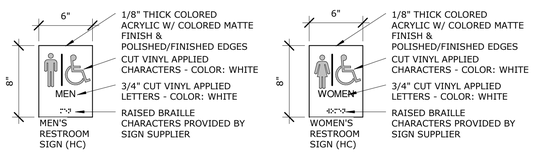
PHASE 7 APARTMENTS

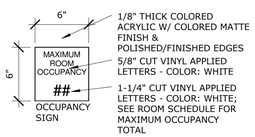
UNIT & SF MATRIX

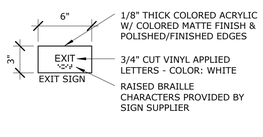
UNIT ID	TYPE	SIZE	QUANTITY	TOTAL SF
UNIT A	4 BED	1,503 SF	8	12,024 SF
UNIT F	1 BED	663 SF	16	10,608 SF
UNIT C	STUDIO	447 SF	8	3,576 SF
SUBTOTAL RENTABLE SPACE			32 UNITS	26,208 SF
COMMON AREA SPACE				9,280 SF
TOTAL BUILDING SF				35,488 SF

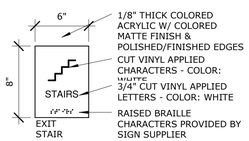
GENERAL SIGNAGE NOTES:

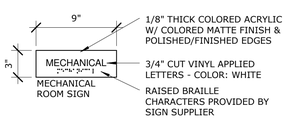
1. PROVIDED SIGNAGE IS SHOWN AS A BASIS-OF-DESIGN EXAMPLE ONLY. PROVIDE SIGNAGE PACKAGE TO ARCHITECT/OWNER FOR APPROVAL PRIOR TO PURCHASE, FABRICATION, AND/OR INSTALLATION.
2. PROVIDE THE FOLLOWING SIGNS AT ALL INDICATED AREAS WITHIN PROJECT EXTENTS, TYP.
3. SIGNS TO BE SURFACE APPLIED AT WALL NEAR ENTRY DOOR AT ALL ROOM ENTRY LOCATIONS, INCLUDING MULTIPLE SIGNS AT ROOMS WITH MULTIPLE ENTRIES.
4. INSTALL SIGNS (HEIGHTS AND LOCATIONS) AS DIRECTED BY OWNERS' REPRESENTATIVE IN FIELD. SEE EXISTING BUILDING SIGN PLACEMENT FOR REFERENCE. MAJORITY OF SIGNS WILL BE 48" A.F.F. MIN., 60" A.F.F. MAX.
5. PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT DOOR COMPLIANT W/ IBC 2006 1011.3 AND ANSI 117.1, CHAPTER 7, SECTION 703.
6. COLOR OF SIGNAGE TO BE SELECTED BY OWNER/ARCHITECT PRIOR TO FABRICATION FROM MANUFACTURER FULL LINE OF COLORS (12 COLORS MIN.)
7. SIGNS SHALL BE ONE PIECE CONSTRUCTION WITH THE EXCEPTION OF APPLIED VINYL LETTERS & CHARACTERS.
8. ALL SIGNAGE SHALL BE ADA/ANSI COMPLIANT.
9. SEE FLOOR PLANS & EQUIPMENT SCHEDULES FOR LOCATIONS OF VINYL APPLIED LETTERING.
10. SEE SPECIFICATIONS FOR MORE INFORMATION.

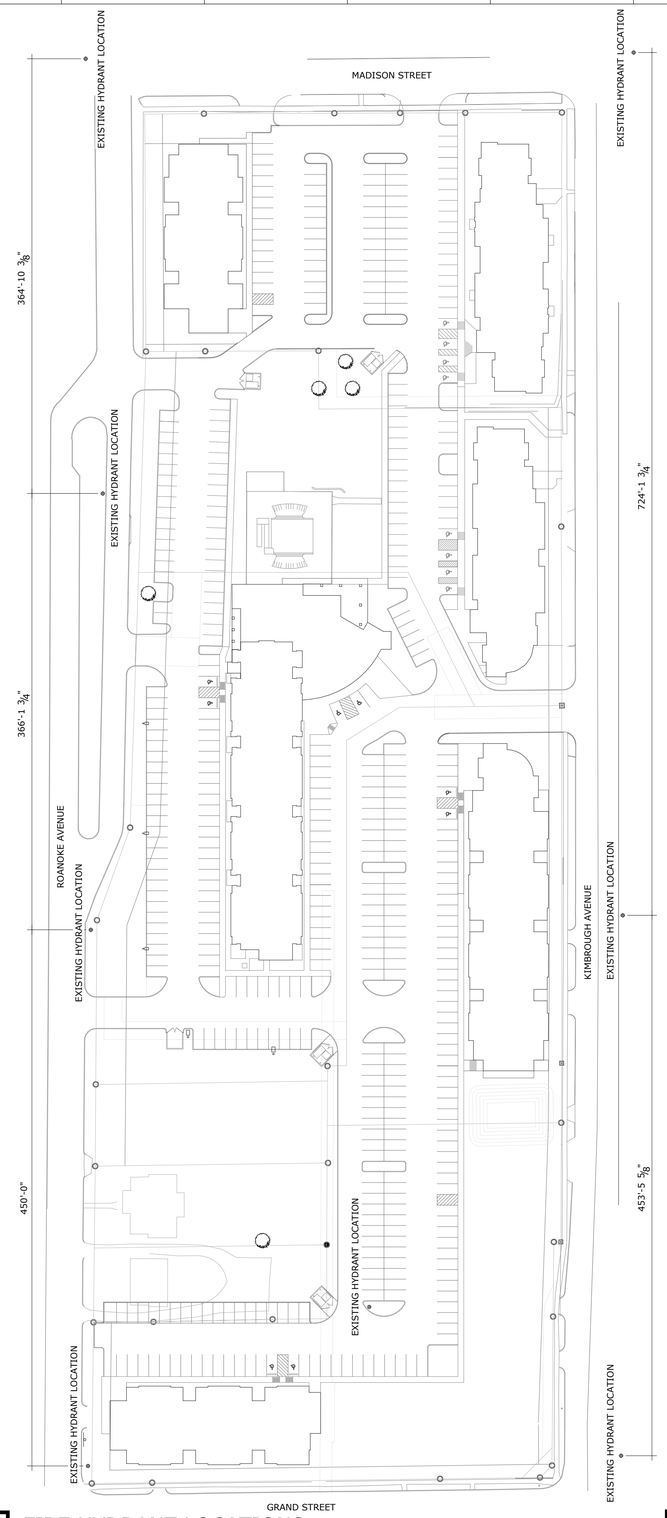












1H
G1.2

FIRE HYDRANT LOCATIONS

scale: 1" = 60'-0"

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Professional Seal

Brent M. Stevens
Professional Title: Architect
MO# A-2000151419

STATE OF MISSOURI
BRENT M. STEVENS
NUMBER
MO # A-2000151419
ARCHITECT

Brent M. Stevens AIA
Digitally signed by Brent M. Stevens AIA
Date: 2016.08.04 09:17:05 -05'00'

Revisions

No.	Description	Date

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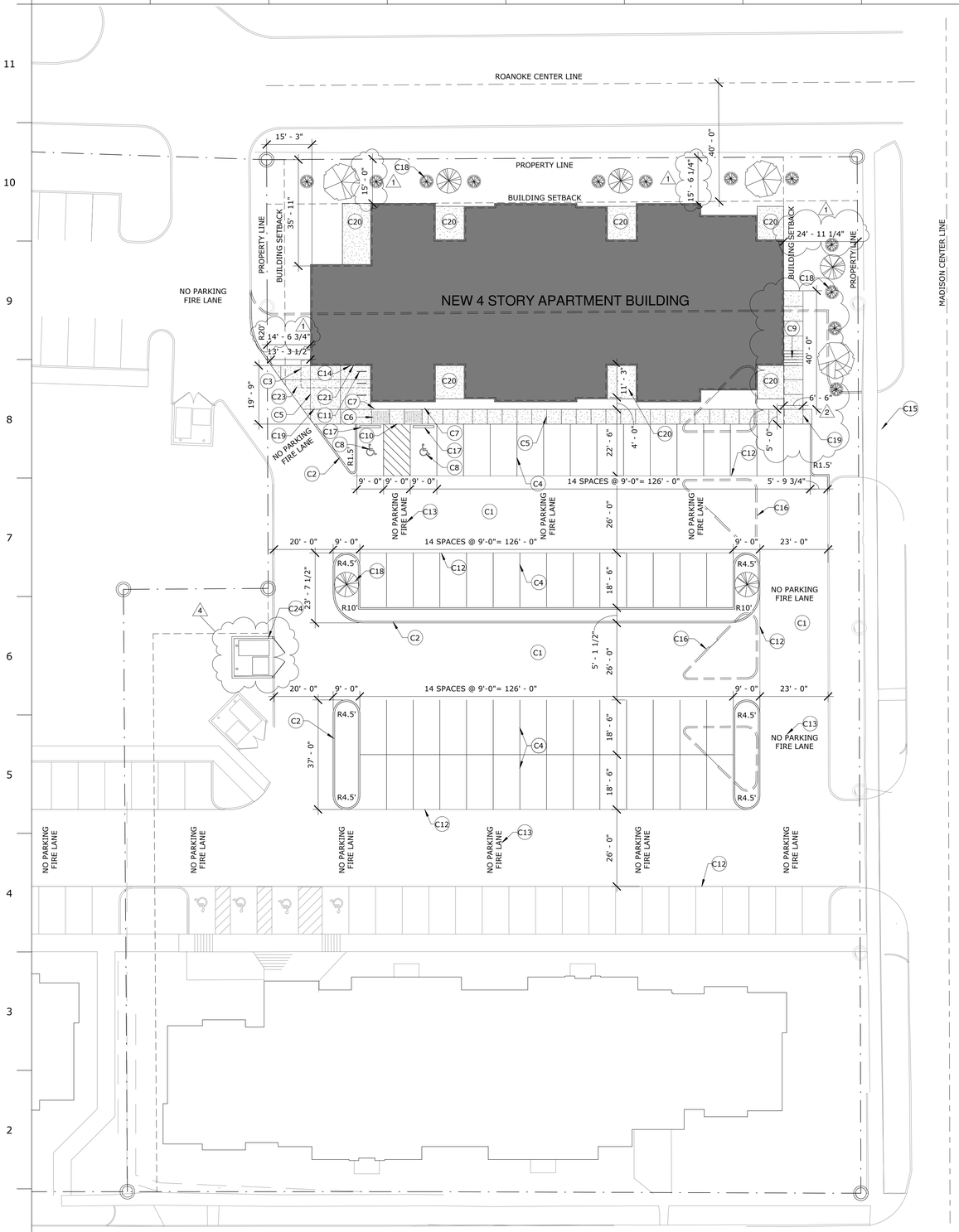
New Project for:

Bear Village Phase 7
500 South Roanoke Ave
Springfield, MO 65806

CODE REVIEW

Project No: 16-001
Drawn By: HDG
Reviewed By: BMS
Date: 08/03/2016

Sheet
G1.2



1 AS1.1

SITE PLAN

scale: 1" = 20'-0"

TRUE NORTH

KEYNOTE LEGEND

C1	CONCRETE PAVING - SEE CIVIL DETAILS
C2	CONCRETE CURB AND GUTTER PER CIVIL DETAILS
C3	DASHED LINES INDICATE CANOPY ABOVE
C4	PARKING LOT STRIPING AS INDICATED, STRIPING TO BE 4" WIDE - TYPICAL. COLOR TO BE WHITE
C5	CONTROL JOINT IN CONCRETE SIDEWALK PER CIVIL DETAILS
C6	ACCESSIBLE RAMP PER DETAIL 1H/AS1-2
C7	HANDICAP SIGN PER DETAIL 1M/AS1-2
C8	HANDICAP SYMBOL PER ANSI STANDARDS. COLOR TO BE "WHITE". SEE DETAIL
C9	CONCRETE STAIRS PER CIVIL DETAIL
C10	ZERO DOWN CURB AND GUTTER ACROSS SIDEWALK OPENING PER DETAIL 1H/AS1-2
C11	BIKE RACK PER DETAIL. 4 TOTAL RACKS 8 SPACES - CONFIRM WITH OWNER FOR FINAL LOCATION
C12	PROVIDE A 4" RED STRIPE ON EACH SIDE OF THE FIRE APPARATUS ACCESS DRIVE AS INDICATED
C13	PROVIDE THE TEXT "NO PARKING - FIRE LANE" AS INDICATED. THE LETTERS SHALL BE NO LESS THAN 12" HIGH WITH A WIDTH OF 2" INSIDE OF THE FIRE LANE EVERY 50' ALONG THE ENTIRE LENGTH OF THE FIRE APPARATUS ACCESS DRIVE.
C14	FIRE DEPARTMENT CONNECTION - PROVIDE SIGN WITH THE TEXT "FDC" VERIFY LOCATION IN FIELD.
C15	CLOSED ENTRANCE. PROVIDE NEW CURB PER CITY OF SPRINGFIELD STANDARDS.
C16	DEMOLISH EXISTING CURB AND TIE INTO NEW ASPHALT
C17	CONCRETE BUMPER BLOCKS - ANCHOR TO PAVEMENTS W/ (2) #5 BARS WITH HOOKS
C18	PROVIDE LANDSCAPING PER SCHEDULE
C19	NEW CONCRETE SIDEWALK PER CIVIL DRAWING DETAILS. PROVIDE CONTROL JOINTS AS INDICATED. SEE DETAIL
C20	CONCRETE CONDENSING UNIT PAD - PROVIDE WOOD FENCING & ACCESS GATE AROUND PERIMETER OF PAD TO SCREEN UNITS
C21	PROVIDE KNOX-BOX FOR SPRINGFIELD FIRE DEPARTMENT ACCESS. VERFIY LOCATION & TYPE WITH FIRE DEPARTMENT
C23	APPROXIMATE LOCATION OF MAILBOXES - CONFIRM WITH OWNER FOR FINAL LOCATION
C24	NEW TRASH ENCLOSURE TO MATCH EXISTING ENCLOSURES

GENERAL SITE NOTES

1. CONTRACTOR TO EMPLOY SURVEYOR TO LAYOUT BUILDING AND ALL PARKING LOT AREA.
2. ALL DISTURBED AREA TO HAVE 4" MIN. TOPSOIL AND HYDROSEEDING.
3. SEE SITE UTILITY PLAN FOR ALL NEW UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY WITH CITY UTILITIES OF SPRINGFIELD ALL REQUIREMENTS FOR ALL NEW IMPROVEMENTS.
4. SEE CIVIL PLANS FOR ALL GRADE ELEVATIONS & SOIL EROSION CONTROL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING PER IBC AND SHALL PROVIDE THEM UNDER BUILDING AND PAVING AREAS. EXCAVATION CONTRACTOR TO PROVIDE UNIT PRICES TO GENERAL CONTRACTOR FOR ROCK EXCAVATION, UNSUITABLE SOIL REMOVAL AND REPLACEMENT.
6. SEE SITE GRADING PLAN FOR ALL NEW GRADES AND SPOT ELEVATIONS.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ITEMS INDICATED ON SITE UTILITY, ARCHITECTURAL AND CIVIL PLANS.

SITE LEGEND

PERVIOUS PAVING - SEE CIVIL PLANS FOR LIMITS & DETAILS

CONCRETE SIDEWALK - SEE CIVIL PLANS FOR DETAILS AND CONTROL JOINTS.

ALL UNHATCHED AREAS INDICATE GRASS AREAS TO RECEIVE HYDROSEEDING

DECIDUOUS CANOPY TREE: 3" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

WATER OAK
OCTOBER GLORY MAPLE
RED SUNSET MAPLE
LONDONPLANE TREE

SMALL ORNAMENTAL TREE: 2" CALIPER MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

BLOODGOOD JAPANESE MAPLE
DOGWOOD
OKLAHOMA REDBUD
EASTERN REDBUD
EASTERN WHITEBUD
CRAPEMYRTLE, MULTI-TRUNK
YAUPON HOLLY, MULTI-TRUNK

EVERGREEN SHRUB: 3 GALLON MINIMUM
SPECIES SHALL BE SELECTED & PLANTED FROM THE FOLLOWING:

AZALEAS
WINTERGREEN JAPANESE BOXWOOD
OTTO LACHINE LAUREL
HARBOR DWARF ANDINA
DWARF YAUPON HOLLY
DENISFORMIS JAPANESE YEW
UPRIGHT JAPANESE YEW
TREE FORM BURFORD HOLLY

CITY ZONING REQUIREMENTS:

PERIMETER LANDSCAPING:
LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
(1) CANOPY TREE, (1) UNDERSTORY, ORNAMENTAL OR EVERGREEN TREE AND (4) SHRUBS

INTERIOR LANDSCAPING:
(2) UNDERSTORY OR (1) CANOPY TREE FOR EACH 30 PARKING SPACES

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MO # A-2000151419
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Revisions

No.	Description	Date
1	Addendum #1	09.07.16
2	Addendum #2	09.22.16
4	SI #3	01.18.17

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New Project for:

Bear Village Phase 7
810 South Roanoke Ave
Springfield, MO 65806

ARCHITECTURAL SITE PLAN

Project No: 16-001
Drawn By: HDG
Reviewed By: BMS
Date: 08/03/2016

Sheet
AS1.1

GENERAL NOTES:

- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE +/- AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES
- EQUIPMENT SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. SEE EQUIPMENT, MECHANICAL, PLUMBING, AND/OR ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL PROVIDE SLIP-DEFLECTION TRACKS AT TOP OF ALL METAL STUD WALLS NOTED TIGHT TO STRUCTURE TYP. SEE SPECIFICATIONS FOR MORE INFORMATION. IF NO SPECIFICATIONS ARE PROVIDED, FOLLOW MANUFACTURER WRITTEN RECOMMENDATIONS AND STANDARD PRACTICE.
- WALL TYPES INDICATE TYPICAL CONDITIONS, SOME CONDITIONS MAY VARY, REFER TO SECTIONS, INTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS WALL SECTIONS INDICATE PRIMARY WALL TYPE. OVERLAID VENEERS, WAINSCOT, PILASTERS, PAINT, WALL COVERINGS ETC. ARE INDICATED ON FLOOR PLANS, FINISH PLANS INTERIOR ELEVATIONS, SCHEDULES, SPECIFICATIONS OR OTHER DETAILS.
- GENERAL CONTRACTOR TO PROVIDE ALL BACKING AS REQUIRED IN WALL FOR CABINETS, FIRE EXTINGUISHER CABINETS, GRAB BARS, BATHROOM ACCESSORIES, WALL STOP LOCATIONS, ETC. AS REQUIRED.
- PENETRATIONS OF PIPES, CONDUIT, DUCTS AND VENTS THROUGH RATED ASSEMBLIES SHALL BE PROTECTED AS REQUIRED TO MAINTAIN ASSEMBLY RATING.
- BRACE ALL METAL STUD WALLS NOT NOTED TIGHT TO DECK AT 48" O.C. WITH STAGGERED DIAGONAL BRACING PER ASTM AND METAL STUD INDUSTRY STANDARDS.
- CONTRACTOR SHALL ADJUST METAL STUD SIZE AS REQUIRED TO ACCOMMODATE ANY STRUCTURAL, MECHANICAL, PLUMBING, ETC. ITEMS THAT REQUIRE MORE DEPTH. - COORDINATE WITH ARCHITECT.
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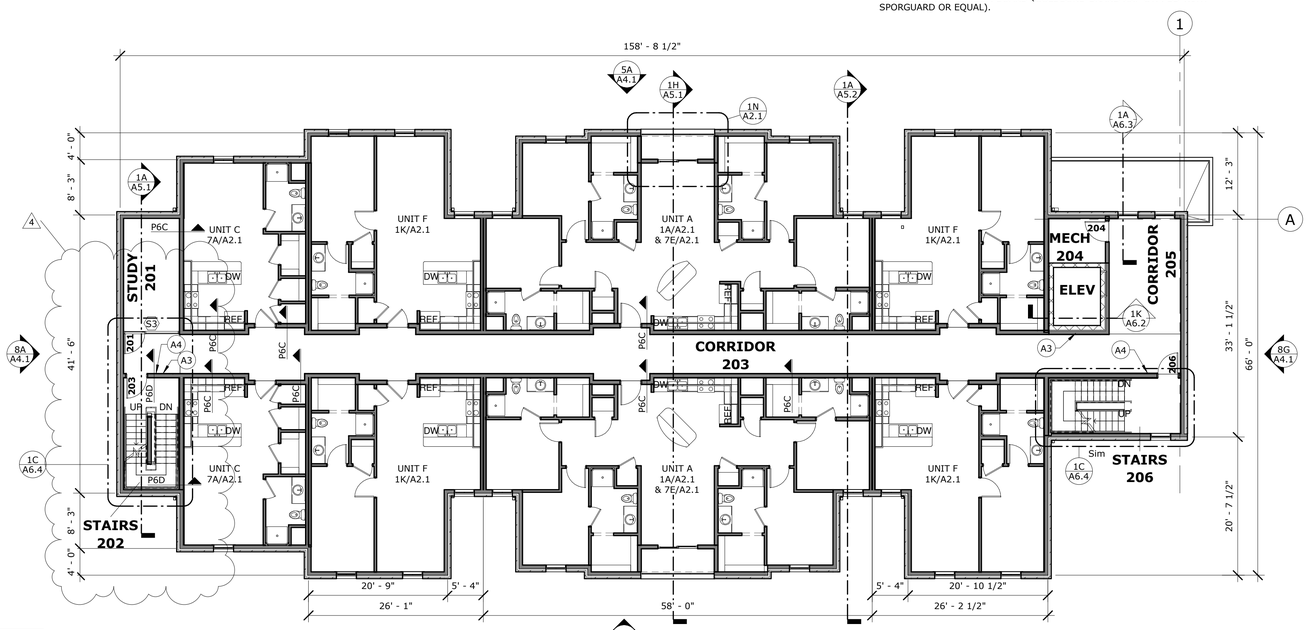
- WALL INSULATION SHALL EXTEND THE FULL HEIGHT OF THE GYP. BD. UNLESS NOTED OTHERWISE.
- INTERIOR NON-LOAD BEARING WALLS SHALL BE INSTALLED PER METAL STUD MANUFACTURER'S LIMITING HEIGHT / GAGE INFORMATION. INTERIOR WALL FRAMING TO ACCOMMODATE A LATERAL LOAD OF 5 POUNDS PER SQUARE FOOT (PSF) WITH A DEFLECTION LIMIT OF L/360.
- RECESSED FIXTURE SUCH AS OUTLETS SHOULD NOT BE PLACED BACK TO BACK IN THE SAME STUD CAVITY.
- ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD0BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XXP GYP. BD WITH SPORGUARD OR EQUAL).

* FOR PARTITION TYPES, REFER TO A2 SERIES SHEETS AND SHEET A9.1 *

KEYNOTE LEGEND

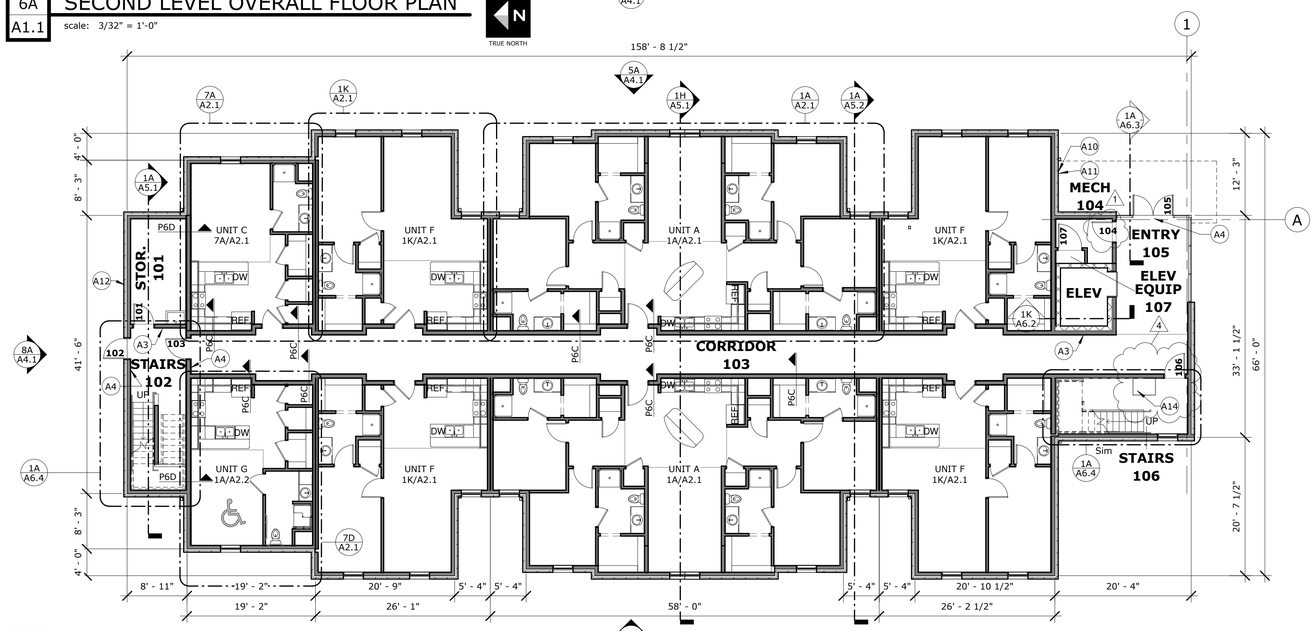
A3	FIRE EXTINGUISHER AND CABINET - EQUAL TO LARSEN 2409-6R STEEL DOOR AND TRIM SEMI-RECESSED STEEL CABINET WITH SOLID DOOR AND DIE CUT LETTERING HORIZONTAL TEXT - "FIRE EXTINGUISHER." PROVIDE STANDARD LARSEN LOCK. PROVIDE MP-10 FIRE EXTINGUISHER. PAINT CABINT TO MATCH WALL.
A4	PROVIDE LAMINATE TACTILE SIGN PER ANSI 1117.1 SECTION 703 WITH THE TEXT "EXIT". MOUNT ON WALL ADJACENT TO DOOR PER SECTION 703.
A10	FIRE DEPARTMENT CONNECTION WITH KNOX LOCKING CAPS. PROVIDE SIGN WITH TEXT "FDC"
A11	PROVIDE KNOX-BOX FOR SPRINGFIELD FIRE DEPARTMENT ACCESS. VERIFY TYPE & LOCATION WITH FIRE DEPARTMENT.
A12	PROVIDE BUILDING ADDRESS ON BUILDING PER CITY OF SPRINGFIELD. REQUIRED FONT SIZE PER CITY FIRE DEPARTMENT. VERIFY LOCATION IN FIELD.
A14	VENDING MACHINE LOCATION- PROVIDE DUPLEX RECEPTACLE.



6A A1.1 SECOND LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH



1A A1.1 FIRST LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH

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Revisions

No.	Description	Date
1	Addendum #1	09.07.16
4	SI #3	01.18.17

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New Project for:

Bear Village Phase 7
810 South Roanoke Ave
Springfield, MO 65806

OVERALL FLOOR PLANS

Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 08/03/2016

Sheet A1.1

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KEYNOTE LEGEND

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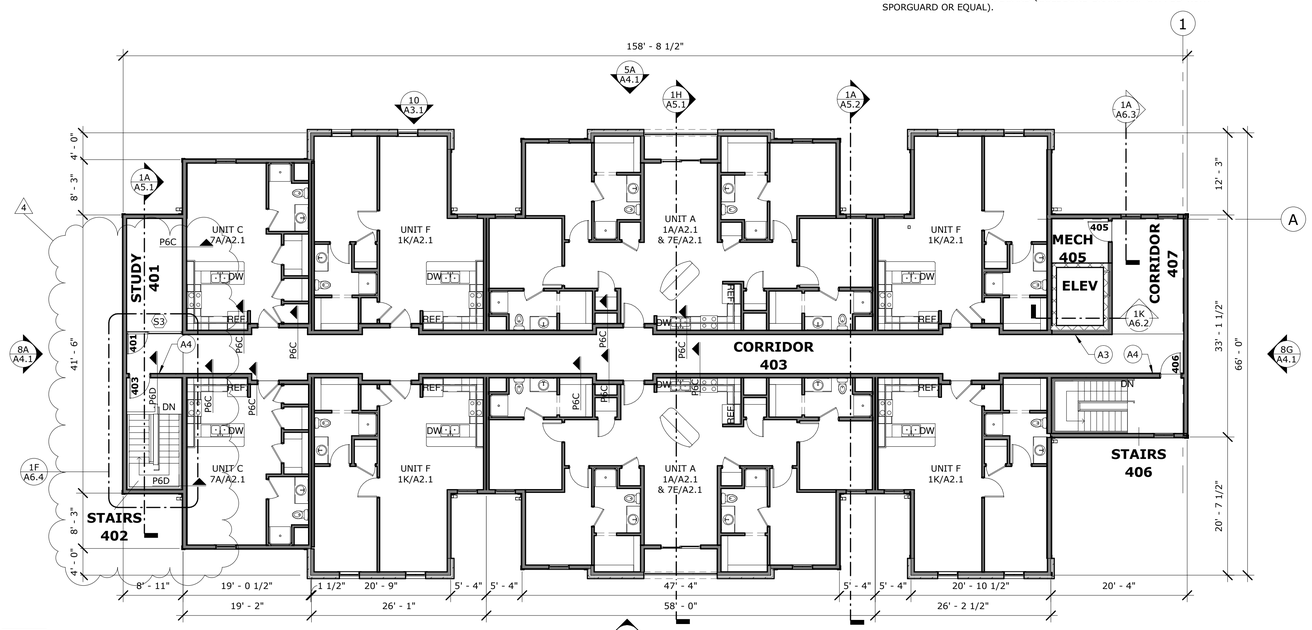
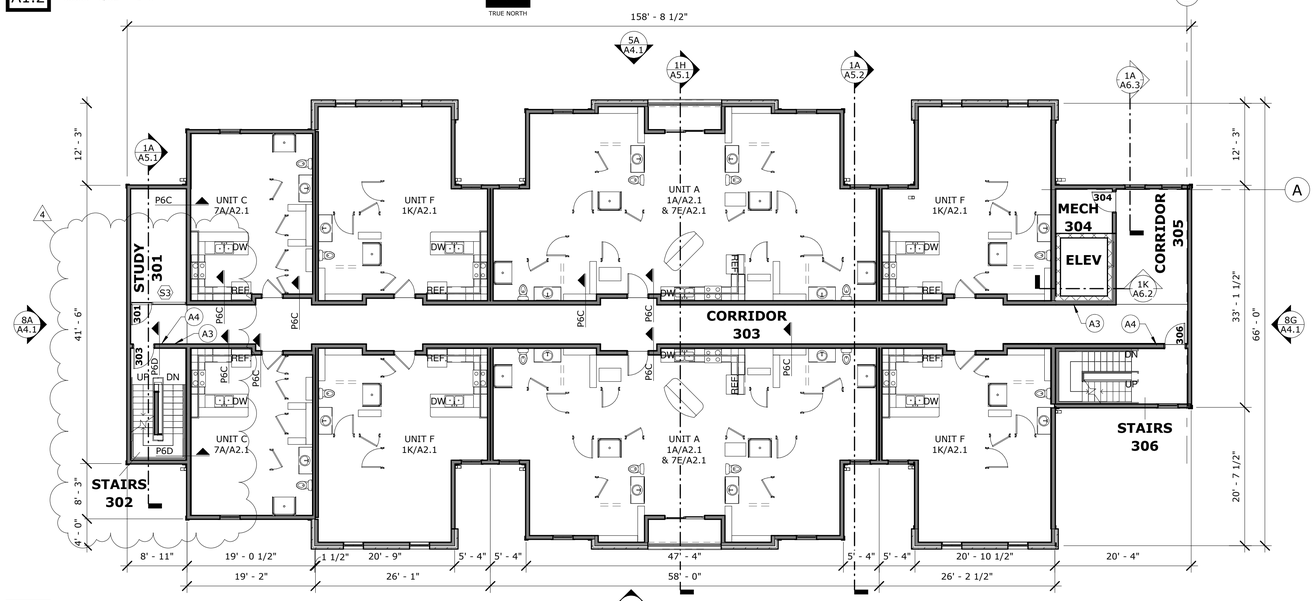
* FOR PARTITION TYPES, REFER TO A2 SERIES SHEETS AND SHEET A9.1 *



6A A1.2 FOURTH LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH



1A A1.2 THIRD LEVEL OVERALL FLOOR PLAN

scale: 3/32" = 1'-0"

TRUE NORTH

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Revisions

No.	Description	Date
4	SI #3	01.18.17

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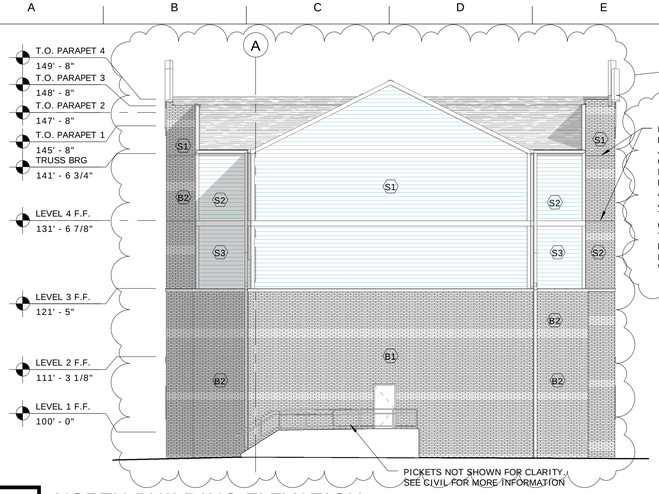
New Project for:

Bear Village Phase 7
810 South Roanoke Ave
Springfield, MO 65806

OVERALL FLOOR PLANS

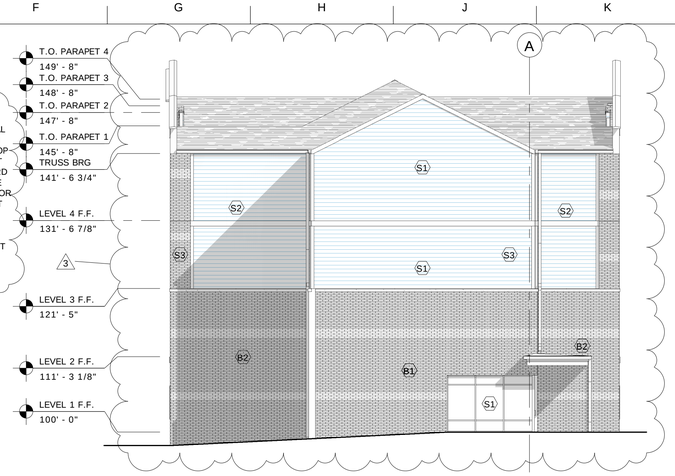
Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 08/03/2016

Sheet A1.2



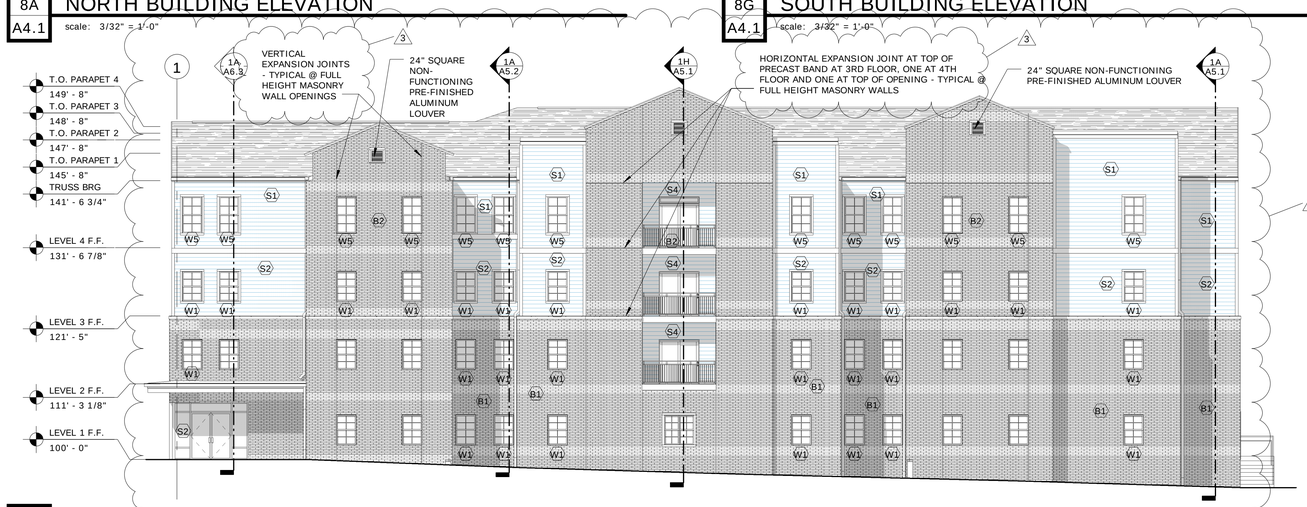
8A / A4.1 NORTH BUILDING ELEVATION

scale: 3/32" = 1'-0"



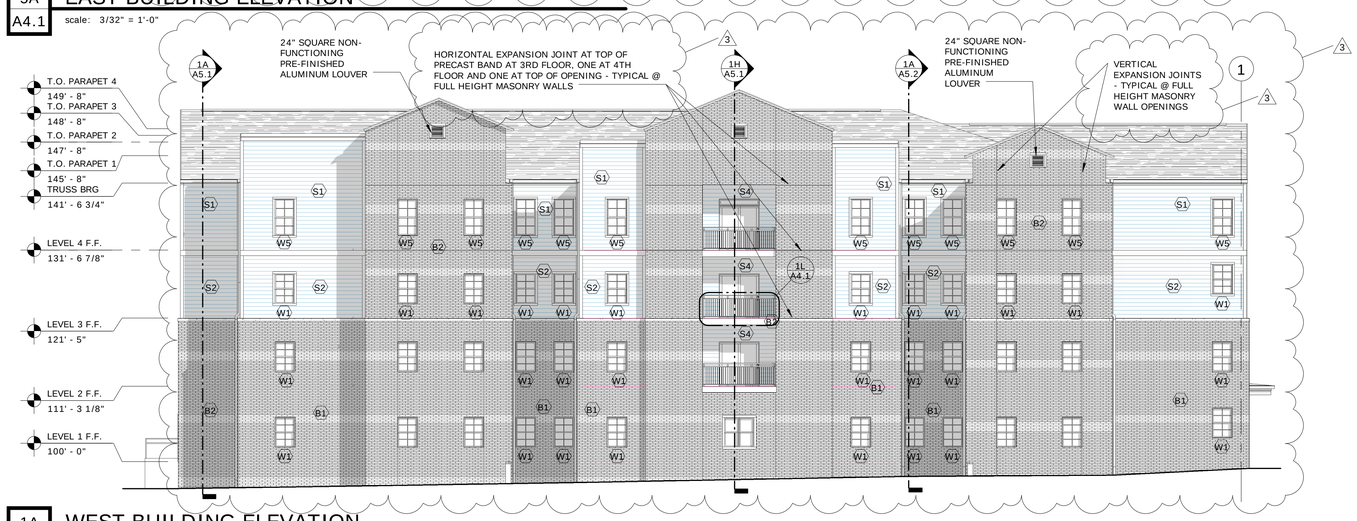
8G / A4.1 SOUTH BUILDING ELEVATION

scale: 3/32" = 1'-0"



5A / A4.1 EAST BUILDING ELEVATION

scale: 3/32" = 1'-0"



1A / A4.1 WEST BUILDING ELEVATION

scale: 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

7 1/4" CEMENT BOARD LAP SIDING EQUAL TO JAMES HARDIEPLANK - SMOOTH TEXTURE WITH COLORPLUS FINISH

(5) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR SELECTIONS INDICATED BY TAGS:

S1-COBBLESTONE
S2-AUTUMN TAN
S3-BOOTHBAY BLUE
S4-MONTEREY TAUPE
S5-HEATHERED MOSS

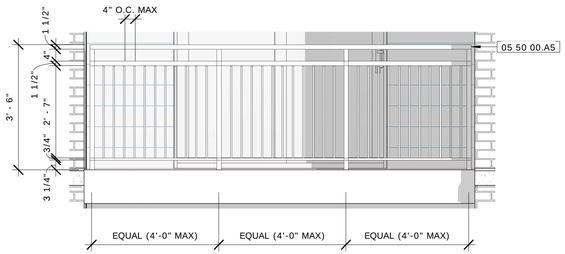
NOTE:
VERTICAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 5 1/2" WIDE, COLOR TO BE COBBLESTONE
HORIZONTAL ACCENT BANDS TO BE HARDIE BOARD TRIM OR EQUAL, 9 1/4" WIDE, COLOR TO BE COBBLESTONE

ASPHALT SHINGLES EQUAL TO TAMKO HERITAGE PREMIUM OVER ICE/WATER SHIELD - COLOR TO BE SELECTED BY ARCHITECT

KING SIZE BRICK VENEER

(2) DIFFERENT COLOR SELECTIONS TO BE USED. COLOR LOCATIONS INDICATED BY TAGS:

B1-HIGHLAND GREY
B2-WENDOVER



1L / A4.1 ENLARGED GUARDRAIL ELEVATION

scale: 1/2" = 1'-0"

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Revisions

No.	Description	Date
3	Addendum #3	11.11.16

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New Project for:

Bear Village Phase 7
810 South Roanoke Ave
Springfield, MO 65806

EXTERIOR ELEVATIONS

Project No: 16-001
Drawn By: Author
Reviewed By: Checker
Date: 08/03/2016

Sheet
A4.1

Redevelopment Plan

610 E. Harrison Redevelopment Area

Springfield, Mo

April 2017

REDEVELOPMENT PLAN

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Redevelopment Plan

610 E. Harrison Redevelopment Area

I. Introduction

Roza Capital Group LLC, a Missouri Limited Liability Company (the "Developer"), has prepared the following plan for the redevelopment of approximately .2623 acres into multi-family residential apartments. The Developer's propose is to remove the existing deteriorated and dysfunctional structure and construct 6 to 8 units multi-family residential apartment building. The dwelling units will be leased, and the building will have no more than thirty-two (32) total bedrooms, with no single dwelling unit having more four (4) bedrooms. Additionally, one of the purposes of this plan is enable to utilize partial real property tax abatement pursuant to the Land Clearance for Redevelopment Authority Law to facilitate redevelopment.

II. Background

The Developer purchased the property at 610 E. Harrison in January 2017. The existing structure is approximately 88 years of age two story old style brick home with a detached garage from 1920 that is 360 square feet. The property is zoned High–Density Multi-Family Residential. Due to the deterioration and sewer damage and flooded basement of the structure there were no residents in the home at the time the Developer purchased the property.

According to the Greene County Assessor's website, the structure is 2,310 square feet. Its appraised value is $109,800 and its assessed value is $20,870. Its 2016 property taxes were $1143.79.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the south side of East Harrison Street between South Holland Avenue and South Kimbrough Avenue. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The redevelopment area is in a High-Density Multi-Family Residential District (R-HD). The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be suitable to the High-Density Multi-Family Residential District (R-HD). The existing structures will be removed and replaced with new multi-family residential apartments fitting the neighborhood look.

The Redevelopment Area is over a quarter of an acre at .2623 acres (11,425 square feet), less than the existing lot minimum requirement within the High-Density Multi-Family Residential District of 15000 square feet; however, it has been certified as a tract of land prior to 1956, so this lot minimum requirement does not apply.

IV. Need for Redevelopment

Blighted Area

The Redevelopment Area is located within the (former) Southwest Missouri State College Urban Renewal Area. This area is one of the remaining portions of a larger area that was declared a blighted area in 1972. In 2015, much of the area in the former SW MO College URA was un-blighted, primarily expect for the area located west of South Holland Avenue. This is area, which includes the Redevelopment Area, currently remains blighted. Further, the Redevelopment Area itself exhibits a predominance of blighting conditions that render the current structure a menace to public health and safety and an economic and social liability. See attached Exhibit B for pictures of the blighting conditions. See Exhibit E for a map showing the Redevelopment Area within (former) Southwest Missouri State College Urban Renewal Area.

The Redevelopment Area is in great need of redevelopment due to its location within the (former) Southwest Missouri State College Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition. For this reason the property was vacant when the Developer purchased it in January 2017. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multi-family residential dwelling units is the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

The Redevelopment Plan's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

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

Objective 1(18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The Redevelopment is investing in growth within this area. It will remove dysfunctional units that are not providing an adequate housing option in favor of more dense multi-family housing.

Objective 2 (28-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas..."

The Redevelopment is located within (former) Southwest Missouri State College Urban Renewal Area. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

Objective 9 (213-28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote... higher density housing."

The Redevelopment will be removing uninhabitable and dysfunctional house, which is currently no choice at all for safe housing, in favor of new multi-family residential dwelling units. The Redevelopment Area is located within the MSU (SMSU) Activity Center and is on the edge of the Center City Activity Center.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, the Redevelopment Area is located in an area designated for 'Medium- or High Density Housing."

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and pathways. The density is expected to be greater than 6 housing units per net acre (28-48, GMLUP)."

The Redevelopment Area is located on Harrison Street which is a Local Street and adjacent to Kimbrough Street which is a Secondary Arterial providing good traffic access. The Redevelopment area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Kimbrough and a few hundred yards near a park on Cherry St. and church along Harrison. Furthermore, Downtown, Restaurants, Missouri State University, Bear Line Bus Services, and Transit Services are within a short walk.

The density of the Redevelopment will be thirty (30) multi-family residential dwelling units per acre, equating to 8 multi-family residential dwelling units within this .2623 acres.

The Redevelopment's Adherence to the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan defines the redevelopment area as being located within Center City.

Center City Vision Statement (1-1, Center City Element)

"Center City is everybody's neighborhood; a place to live, work and play. A place where people of all ages, backgrounds and interests are welcome to enjoy a vibrant, dynamic, and growing environment. Center City is an exciting, inviting, livable place. Center City is clean, safe, friendly, and accessible to all (2-2, Center City Element)."

The Redevelopment is removing housing which is not "clean, safe, (or) friendly" and replacing it with multi-family residential dwelling units which will be "exciting, inviting, (and) livable," as well as "clean, safe, (and) friendly." It's foreseeable that the multi-family residential dwelling units will be primarily occupied by occupants who will likely live, work, and be educated within Center City.

Issues and Forces (2-12. Center City Element)

In Figure 8 on page 2-11 of the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan, the Redevelopment Area is identified as being within a neighborhood that is a "Link" between MSU (SMSU) and Greater Downtown.

This area has been identified as an important neighborhood linking two Major activity centers, and presents some suggestions for better "linkage."

"Least well defined are the paths that psychologically and visually link the residential areas to the commercial or public areas. It may be possible to strengthen these connections with landscaping, lighting, signage, and building placement. Better integration of peripheral housing could support the businesses, enhance the feeling of living in Center City, and support property values (2-12, Center City Element)."

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting... and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks).

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new multi-family residential dwelling units to be leased that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of a two story single family house that is approximately 88 years old and in unlivable condition and currently vacant. There is also a secondary structure that is a shed/garage.

B.) Proposed Land Use

The proposed land use is for between six (6) and eight (8) modern-style multi-family residential dwelling units, which will be three or four stories tall, reliant on building code allowances. The property will be leased and there will be between 24 and 32 total occupants. The Redevelopment will substantially conform to the attached Site Plan in Exhibit C.

C.) Financing

The Developer is utilizing conventional financing to finance this project.

D.) Disposition of the Property

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

E.) Plan for Relocation Assistance

The home was vacant at the time the Developer took ownership of the property. It remains vacant, so no relocation assistance will be necessary.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by May 2017
- Demolition and site prep by June 2017
- Construction to begin by July 2017
- Completion of project by April 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 years for 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 and use the real property within the Redevelopment Area in accordance with 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.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

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

C.) Population Density

The Redevelopment will provide no more than eight (8) multi-family residential dwelling units located within the Redevelopment Area of approximately .2623 acres (11,425 square feet) for a density of no more than 30 multi-family residential dwelling units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre. The maximum density of residency is one hundred and twenty (120) *residents per acre*, which would be thirty (30), four-bedroom *units per acre*.

D.) Public Facilities

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

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances. This project will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District.

VI. Procedure and 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 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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

All of the West Fifty-Seven Feet (57.00') of Lot 59 in Southern Addition as per the Recorded Plat Thereof in the Greene County Recorder's Office, Springfield, Greene County, Missouri.

EXHIBIT B

PICTURES OF THE BLIGHTING CONDITIONS

B-1) Vegetation is overgrowing, which has attracted vagrants.

B-2) Vagrants and Trespasser's have broken in and therefore the house is now in process of board up, *per city code*.

B-3) Signs for Mildew and Mold are appearing on window sills and can cause health hazards.

B-4) Pealing old paint is prevalent around the exterior of the house trim. Houses built prior to 1978 are at High Risk of having Lead Paint, which can cause serious Health Concerns when pealing, chipping, and cracking, thus exposing the Lead dust.

B-5) Guttering around the house is deteriorating and causing water damage to soffits areas and interior mildew.

B-6) Roofing and shingles are not draining properly due to underling roof decking and roof joist, which are not structurally in tack.

B-7) Roofing and shingles are not draining properly causing water damage, mildew, and mold in the interior of house.

B-8) Fungi growth is prevalent on flooring joist in basement.

B-9) Electrical throughout the house is outdated, improperly installed, and is at High Risk of causing a fire.

B-10) Electrical outlet has no grounding plug and appears to have been melted due to improper wiring throughout the house.

B-11) Electrical Fuse Box is outdated and is at High Risk of causing a fire.

B-12) Sewer and Plumbing is obsolete and does not connect to city sanitation services due to a broken sewer line.

B-13) Metal Gas piping is corrosive and may be leaking gas into the house.

B-14) Structural cracks and structural issues are seen throughout the house.

B-15) Structural cracks and structural issues are seen throughout the house.

B-16) Unwarranted vegetation and overgrow can cause critters, snakes, and other species to populate the yard.

B-17) Overgrowth of vegetation and unmaintained tree growth can cause major harm to property and human life, as limbs continually break and fall.

EXHIBIT C

PROPOSED SITE PLAN

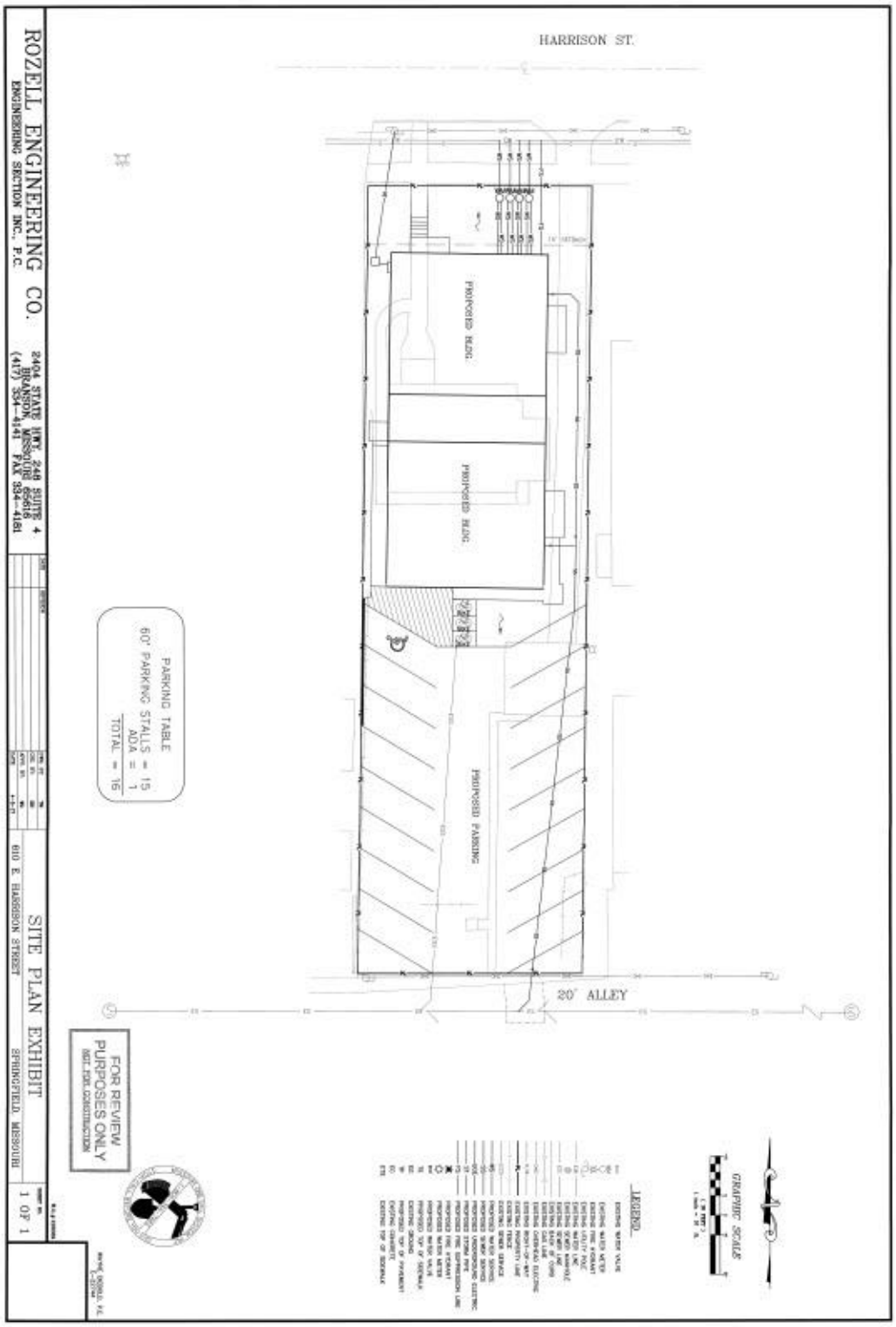
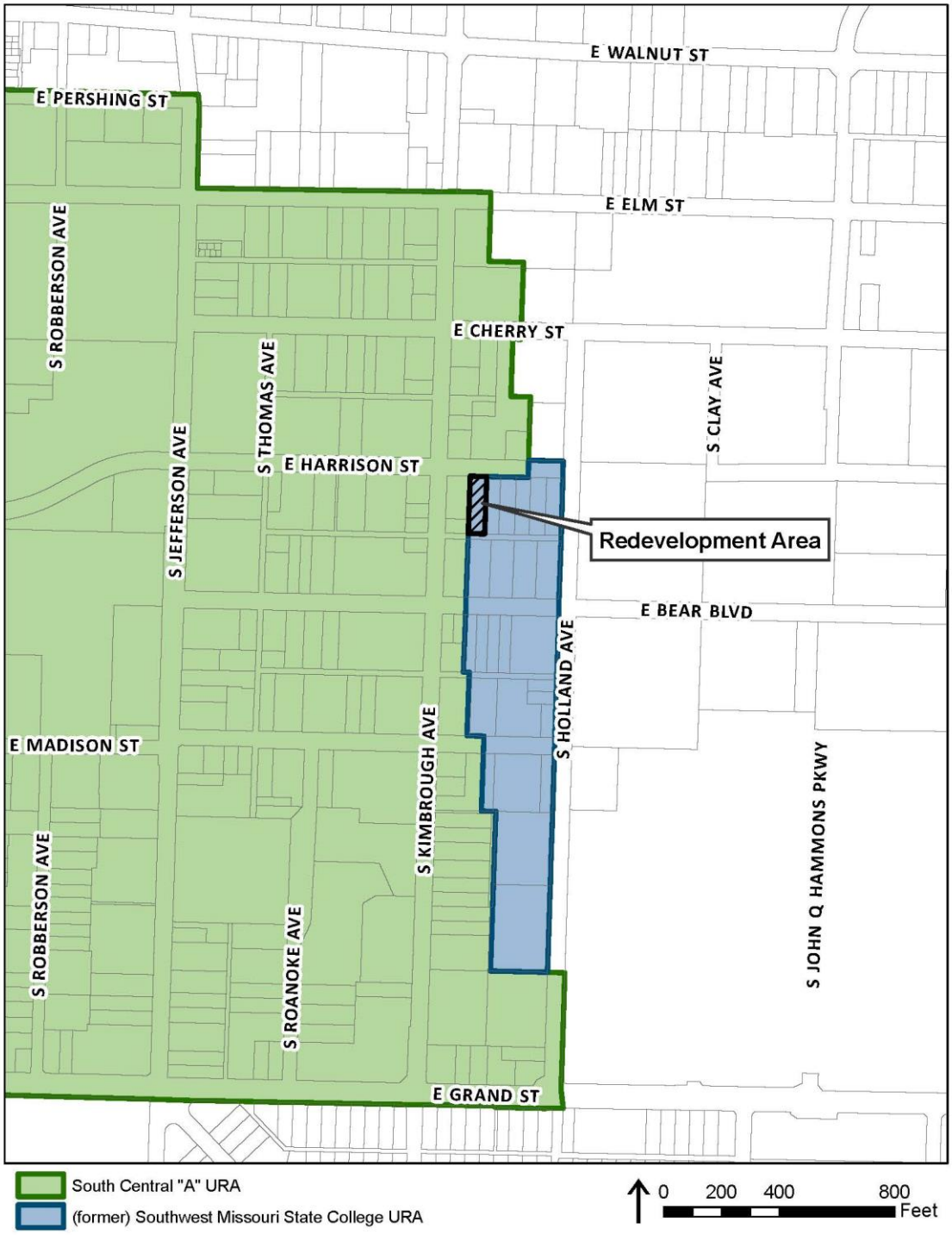


EXHIBIT D

EXISTING SITE MAP

EXHIBIT E

REDEVELOPMENT AREA WITHIN (former) SOUTHWEST MISSOURI STATE COLLEGE URBAN RENEWAL AREA



REDEVELOPMENT PLAN
FOR
THE ROBBERSON AVENUE MULTI-FAMILY REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

April 11, 2017

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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 for the Robberson Avenue Multi-Family Redevelopment Area

The Robberson Avenue Multi-Family Redevelopment Area had its original Redevelopment Plan adopted on July 13, 2015, as the "Robberson Avenue Panhellenic Redevelopment Area," (the "***Existing Redevelopment Plan***") pursuant to Special Ordinance 26592. The Existing Redevelopment Plan provides for the planned development of Panhellenic style (fraternity and sorority) residential housing to be developed and located in the vicinity of Missouri State University's campus, to be master-leased to Panhellenic organizations associated with Missouri State University and subleased to students attending Missouri State University who are affiliated with such organizations. Burning Tree Consulting, LLC, a Missouri limited liability company (the "***Developer***") now seeks to amend and replace the Existing Redevelopment Plan to (i) expand the boundaries of the Redevelopment Area, (ii) to redefine the redevelopment project and the future land use of the Redevelopment Area to allow for the development of multi-family residential housing in order to maximize the Redevelopment Area's highest and best use and (iii) to utilize partial real property tax abatement to facilitate the redevelopment.

I. Description of the Project

A. *Boundaries of the Redevelopment Area*

The Redevelopment Area includes ten (10) parcels addressed at 814 South Robberson Avenue, 820 South Robberson Avenue, 824 South Robberson Avenue, 832 South Robberson Avenue, 838 South Robberson Avenue, 842 South Robberson Avenue, 846 South Robberson Avenue, 850 South Robberson Avenue, 900 South Robberson Avenue and 902 South Robberson Avenue (the "Redevelopment Area"), which consists of approximately 1.80 acres of land and is situated on the east side of South Robberson Avenue, south of East Madison Street, and north of East Grand Street. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

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.

C. *Redevelopment Plan Objectives and Strategies*

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.

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. Specifically, the Redevelopment Area is accessible due to the close proximity of collector and arterial streets. For instance, South Avenue, a collector, is located one block to the west of the Redevelopment Area; Jefferson Avenue, a secondary arterial is located one block to the east 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 in close proximity to MSU, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City. Regarding bus transit routes, the Redevelopment Area is located near two City Utilities bus routes: one along South Avenue and another along Jefferson Avenue. In addition, MSU's Bear

[1] *See* page 1-1 of the CCPE.
[2] *See* page 1-2 of the CCPE.
[3] *See* page 3-38 of the CCPE.
[4] *See* page 3-38 of the CCPE.
[5] *See* page 18-34 of the Land Use Plan.
[6] *See* page 18-28 of the Land Use Plan.

Line shuttle service has a route along Madison Avenue, which is directly north of 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 multi-family residential housing. The Redevelopment Plan proposes the construction of a three (3) building multi-family residential apartment complex that will consist of seventy-two (72) total units and will accommodate a total of one hundred eight (108) residents. Thirty-six (36) units will be one bedroom, one bathroom units, and thirty-six (36) two bedroom, two bathroom units. Each of the buildings will be three (3) stories in height. The buildings will consist of one larger building totaling 31,500 square feet, and two smaller buildings totaling 15,000 square feet, each. The two smaller buildings will each contain eighteen (18) units and accommodate twenty-four (24) total residents, each, and the larger building will contain thirty-six (36) units and accommodate sixty (60) total residents. The Project will include onsite parking for residents and their guests consisting of a total of one hundred thirteen (113) 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.

II. Land Use

A. *Former and Existing Land Use*

There are currently eleven (11) smaller single-family residences located in the Redevelopment Area, all of which are currently unoccupied.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as multi-family residential housing consisting of three (3) buildings each three (3) stories in height containing a total of seventy-two (72) units sufficient to accommodate one hundred eight (108) total residents, to be marketed primarily to students and young professionals age 25-30. 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 plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Residential (R-HD) with the UN, University Combining Overlay District, which allows for multi-family residential housing. No new zoning is proposed for the Redevelopment Area.

D. *Regulations and Controls*

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

III. Execution of the Project

A. *Execution*

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

B. *Land Acquisition*

The Developer owns 814 S. Robberson Avenue, 816 S. Robberson Avenue, 820 S. Robberson Avenue, 824 S. Robberson Avenue, 832 S. Robberson Avenue, 838 S. Robberson Avenue, 842 S. Robberson Avenue, 846 S. Robberson Avenue, 850 S. Robberson Avenue, 900 S. Robberson Avenue and 902 S. Robberson Avenue and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Redevelopment Schedule and Estimated Dates of Completion*

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

- Pre-Construction (Inspections/Permits): Completed by July 2017
- Site Work (Demolition): Completed by September 2017
- Construction of Building: Completed by June 2018

F. *Taxation*

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

G. *Covenants*

The Redevelopment Plan shall run with the land 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.

IV. Other Provisions

A. *Compliance with State and Local Law*

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

B. *Population Density*

The Project will provide housing for up to one-hundred eight (108) residents on a 1.80 acre site.

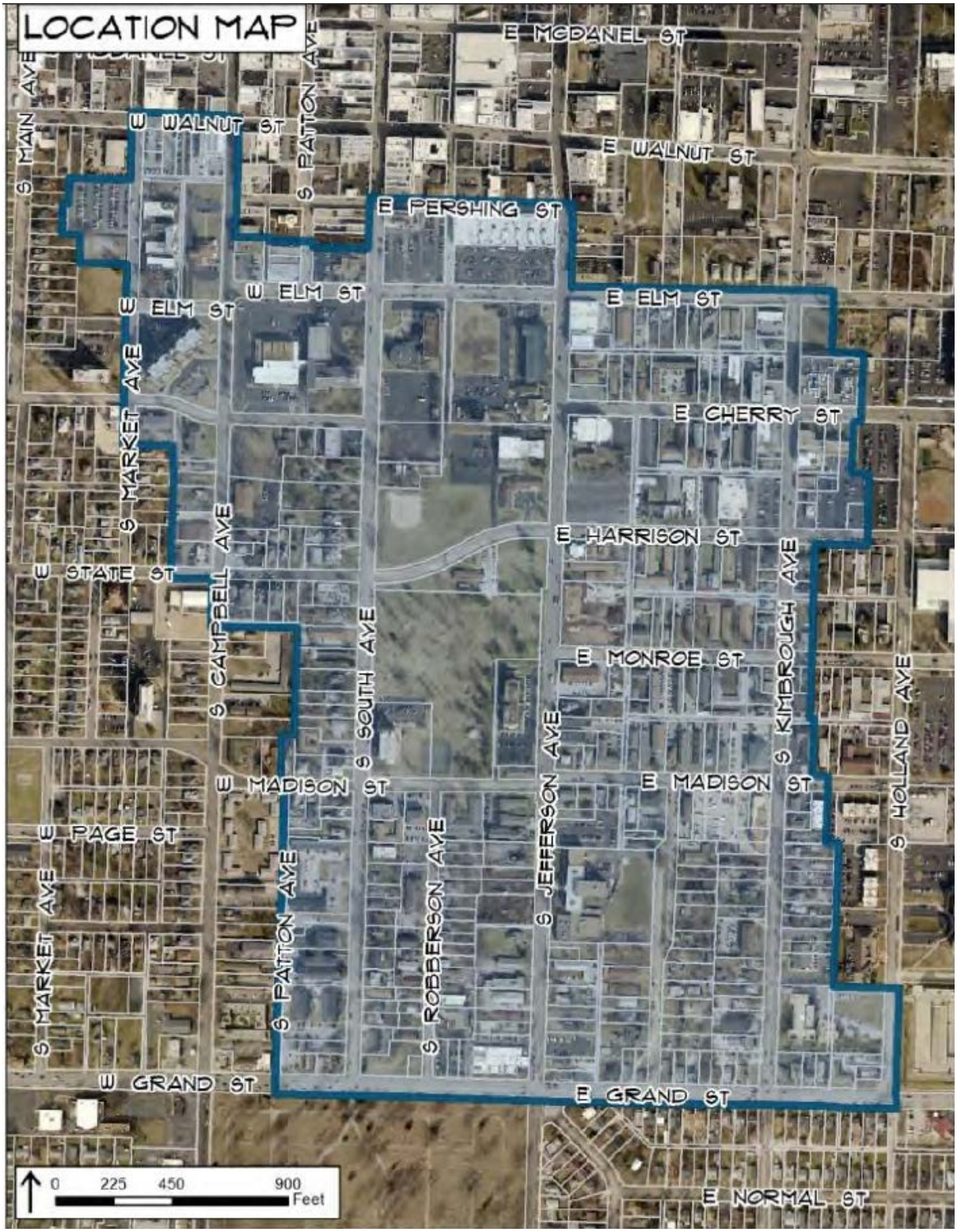
C. *Public Facilities*

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

V. 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



WA 9360427.3

EXHIBIT B

Map of Redevelopment Area

Red Area: Existing Redevelopment Area
Black Area: Proposed Additional Development Area

EXHIBIT C

Legal Description of the Redevelopment Area

Tract One:

A TRACT OF LAND BEING ALL OF LOTS 11, 12, 13 AND 14 IN CLEVELAND ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 24, TOWNSHIP-29 N, RANGE 22 W, TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN "X" CUT IN CONCRETE AT THE SOUTHWEST CORNER OF ABOVE MENTIONED LOT 14 OF CLEVELAND ADDITION (SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE); THENCE N 01°36'18" E ALONG THE WEST LINES OF LOT 14, 13, 12 AND 11, A DISTANCE OF 204.85 FEET TO AN "X" CUT IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 88°34'59" E ALONG THE NORTH LINE OF SAID LOT 11, 170.08 FEET TO AN IRON PIN IN THE CENTERLINE OF A VACATED ALLEY; THENCE S 02°19'03" W ALONG SAID CENTERLINE 100.18 FEET TO AN IRON PIN; THENCE S 02°02'44" W ALONG SAID CENTERLINE 105.50 FEET TO AN IRON PIN; THENCE N 88°17'04" W 18.06 FEET TO A POINT ON THE SOUTH LINE OF ABOVE MENTIONED LOT 14; THENCE S 01°15'52" W 111.45 FEET TO AN IRON PIN; THENCE S 01°43'54" W 91.02 FEET TO AN IRON PIN SAID POINT BEING 8 FEET NORTH OF THE NORTH LINE OF KENTON'S FIRST SUBDIVISION TO THE CITY OF SPRINGFIELD; THENCE N 88°17'29" W 150.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROBBERSON AVENUE; THENCE N 01°36'18" E ALONG SAID EAST RIGHT-OF-WAY LINE 202.48 FEET TO THE POINT OF BEGINNING.

Tract Two:

ALL OF THE NORTH 27 FEET OF LOT TEN (10) OF KENTON’S FIRST SUBDIVISION OF THE CITY OF SPRINGFIELD, MISSOURI, BEING A STRIP OF GROUND 27 FEET WIDE NORTH AND SOUTH BY 150 FEET EAST AND WEST. ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT TEN (10) IN SAID KENTON’S FIRST SUBDIVISION TO THE CITY OF SPRINGFIELD, MISSOURI; THENCE NORTH 16 FEET; THENCE EAST 150 FEET; THENCE SOUTH 16 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

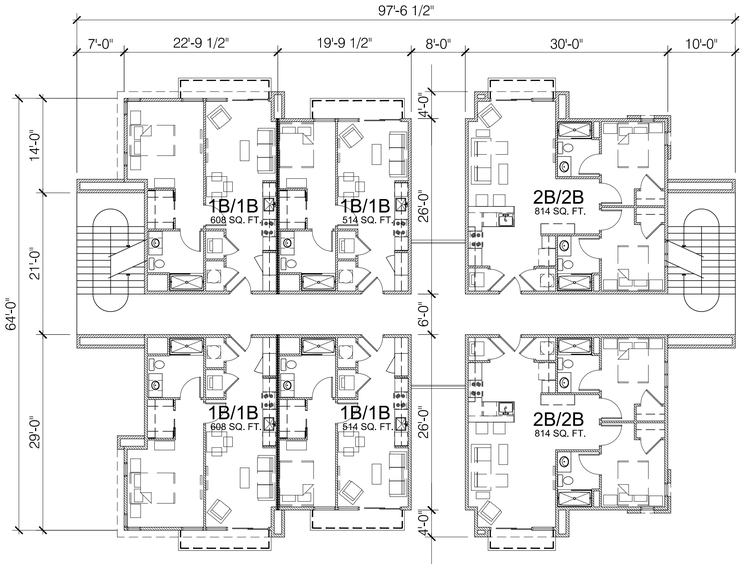
Tract Three:

ALL OF THE SOUTH TWENTY-THREE FEET OF LOT TEN AND THE NORTH TWENTY-FIVE FEET OF LOT ELEVEN IN KENTONS FIRST SUB DIVISION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

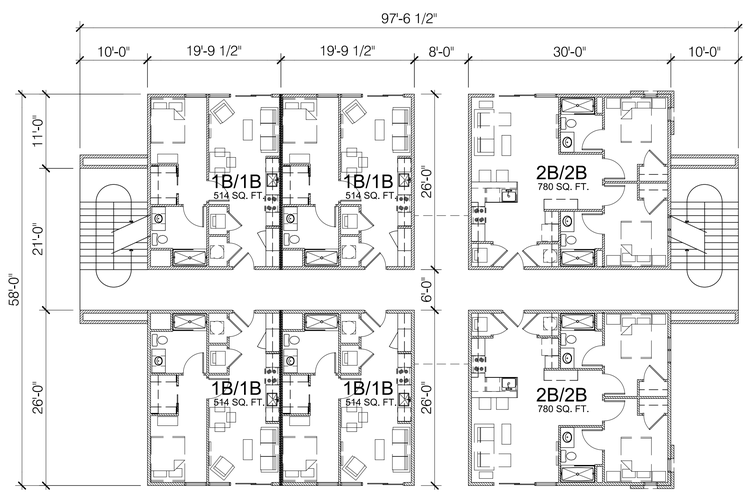
EXHIBIT D

Land Use Plan

[see attached]

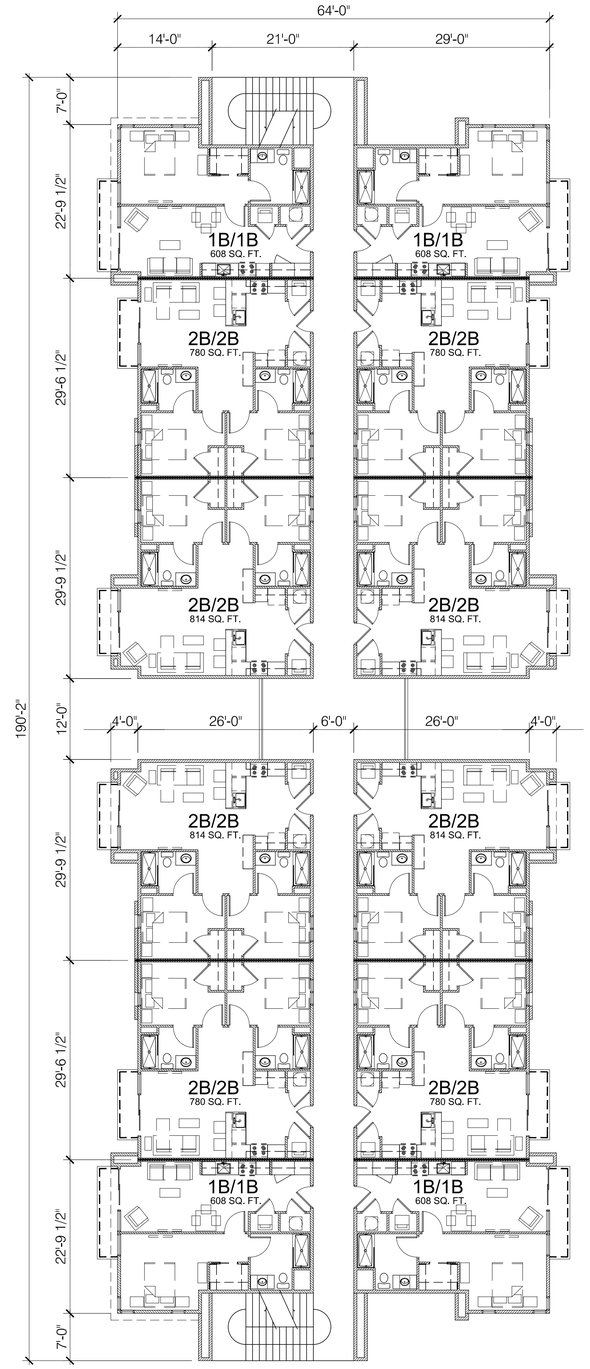


2ND FLOOR PLAN - BUILDING A
3/32" = 1'-0"



1ST FLOOR PLAN - BUILDING A
3/32" = 1'-0"

1ST FLOOR PLAN - BUILDING B
3/32" = 1'-0"



2ND FLOOR PLAN - BUILDING B
3/32" = 1'-0"

PROPOSED FLOOR PLANS FOR:

BURNING TREE DEVELOPMENT

SPRINGFIELD, MISSOURI

FEBRUARY 16, 2017

BUXTON KUBIK DODD CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1435 E Bradford Parkway, Suite 100 Springfield, MO 65804
Voice: 417.890.5543 Fax: 417.890.5563
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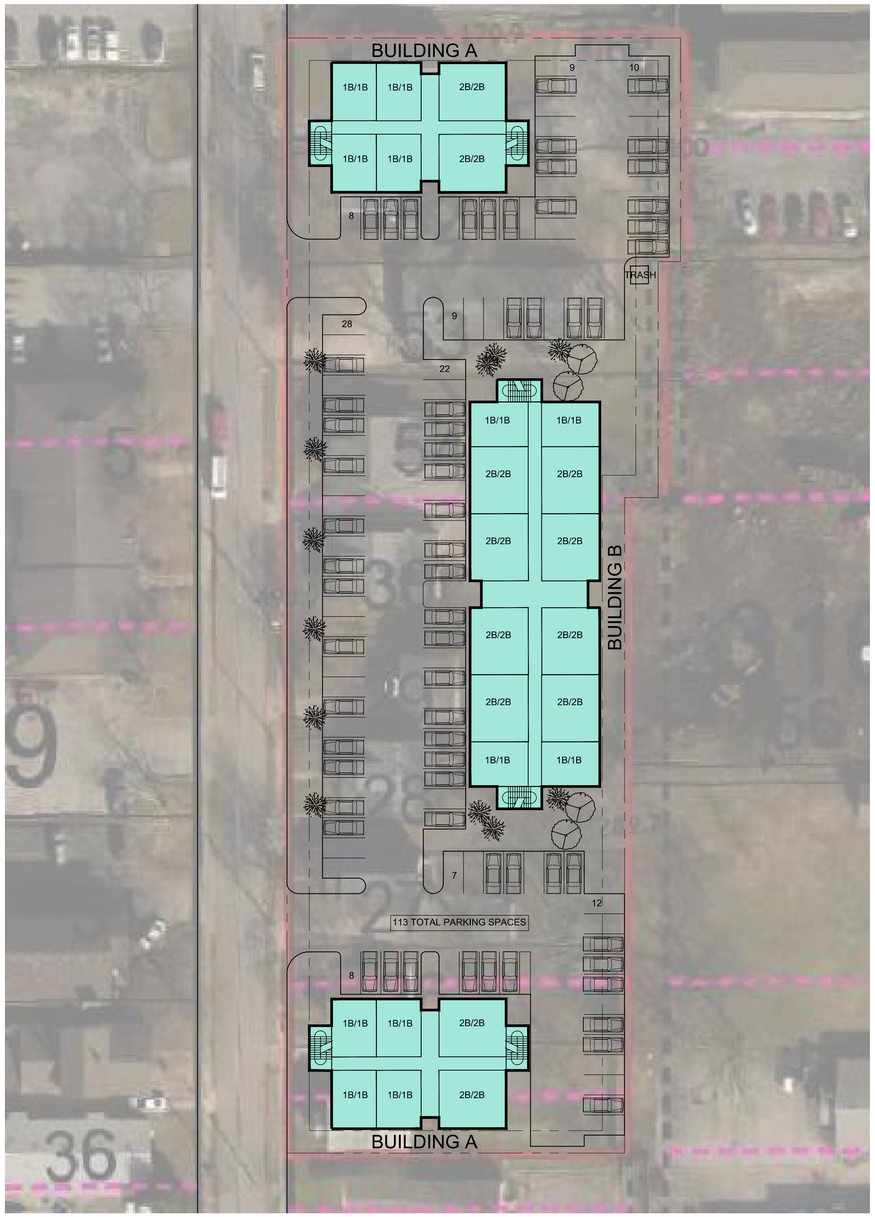
NOT FOR CONSTRUCTION



SITE PLAN
1/32" = 1'-0"

NORTH-EAST RENDERING

SOUTH-EAST RENDERING

PARKING:
RESIDENTIAL:
1 BEDROOM : 36 X 1.5 = 54 SPACES
2 BEDROOM : 36 X 2 = 74 SPACES

TOTAL REQUIRED : 126 MINUS BICYCLE REDUCTION 10% = 12 OR 114 REQUIRED SPACES
BICYCLE PARKING REQUIRED: 12 SPACES
TOTAL PARKING PROVIDED : 113
UNIVERSITY OVERLAY NETS AN ADDITIONAL REDUCTION OF _____?

TOTAL CURRENT SITE:	79,391 SF OR 1.82 ACRES
BUILDING A FOOTPRINT :	4,845 SF
BUILDING B FOOTPRINT :	10,258 SF
TOTAL FOOTPRINT:	19,948 SF

BUILDING A SQ FT:	14,887 SF
BUILDING B SQ FT:	31,400 SF
TOTAL BUILDING SQ FT:	61,174 SF

RESIDENTIAL SPACE:	61,174 SF
1 BEDROOM / 1 BATH	36 UNITS
2 BEDROOM / 2 BATH	36 UNITS
TOTAL UNITS	72 UNITS

PROPOSED SITE PLAN FOR:

BURNING TREE DEVELOPMENT

SPRINGFIELD, MISSOURI

FEBRUARY 16, 2017

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ARCHITECTURE | INTERIOR DESIGN
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BLIGHT REPORT
AND REDEVELOPMENT PLAN
FOR THE LANTZ ENTERPRISES
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI

April 7, 2017

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Blight Report

Lantz Enterprises Redevelopment Area

I. General:

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

The LCRA Law defines "blighted area" as an area which, by reason of the *predominance* of (1) defective or inadequate street layout, (2) insanitary or unsafe conditions, (3) deterioration of site improvements, (4) improper subdivision or obsolete platting, or (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, (a) hinders the provision of housing accommodations, (b) constitutes an economic or social liability, or (c) constitutes a menace to the public health, safety, morals, or welfare in its present condition and use. *See* Mo. Rev. Stat. § 99.320(3). Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, the first five factors listed in the first half of Section 99.320(3) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section. *See Land Clearance for Redevelopment Auth. of City of St. Louis v. Inserra*, 284 S.W.3d 641, 647-48 (Mo. Ct. App. 2009).

II. Introduction:

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

III. Background:

The Developer has owned the property and improvements consisting of the Redevelopment Area for approximately three (3) years. The Developer shall remediate blight and redevelop the area in accordance with the Redevelopment Plan following this Blight Report. There are three (3) aging multi-family residential structures in the Redevelopment Area which were built on a single parcel of land located at 1102 E. Elm Street (the "***Buildings***"). The Buildings are commonly referred to as the "Center Building," the "East Building," and the "West Building," respectively.

The Buildings were each constructed in 1949. The Center Building consists of approximately 3,200 square feet, and the East and West Building each consist of approximately 5,500 square feet.[1]

[1] Based on information provided on the Greene County Assessor's website.

IV. Redevelopment Area Description:

The Redevelopment Area includes approximately .76 acres of real property located on E. Elm Street between S. National Ave. and S. John Q. Hammons Parkway in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A" and the Redevelopment Area is legally described on Exhibit "B" attached hereto and incorporated herein.

V. Evidence In Support of Blight:

The Redevelopment Area is split-zoned. A portion of the Redevelopment Area (roughly, the north one-hundred ninety (190) feet of the Redevelopment Area) is zoned R-HD High-Density Multi-Family Residential District with the University Combining Overlay District ("UN"). The remaining portion of the Redevelopment Area is zoned GI, Government and Institutional District. 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 City of Springfield (the "***City***") has acknowledged that many parts of Center City were developed early in the City's history and lack the characteristics typical of modern suburban development.[2] Since Center City includes some of the oldest parts of the Springfield community it suffers from problems commonly resulting from physical deterioration and economic obsolescence. The CCPE describes the overall tone of the area as one that needs revitalization and new investment.[3]

The Redevelopment Area exhibits the deterioration and economic obsolescence that is evident in many areas throughout Center City. The Redevelopment Area suffers from physical deterioration, insanitary and unsafe conditions, and conditions which may endanger life or property. Substantial capital investment will be required to fully redevelop and revitalize the Redevelopment Area.

The key factors evidencing the Redevelopment Area as a "blighted area" under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in the Property Inspection Reports (defined below).

A. *Deterioration of Site Improvements*.

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

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[2] *See* City of Springfield, Missouri Zoning Ordinance, Section 4-3400.
[3] *See* page 2-10 of the CCPE.

As reflected by the Property Inspection Reports conducted by A-1 Home Inspection on February 6, 2017 with respect to the East Building (the "***East Building Report***"), the Center Building (the "***Center Building Report***") and the West Building (the "***West Building Report***", and collectively with the East Building Report and the Center Building Report, the "***Property Inspection Reports***"),[4] the Redevelopment Area as a whole suffers from deterioration, which is exhibited by deficiencies in both primary and secondary building components. The exterior walls of the Buildings have cracked bricks, holes and deteriorated mortar.[5] In addition, several windows are cracked or missing[6]. The chimney on the Center Building has a missing rain cap.[7]

The roofing on each of the Buildings reflects that it is in poor condition, is damaged and is nearing the end of its useful life. There are missing shingles in several locations on each of the Buildings, and the flashings have deteriorated.[8] There are damaged areas and rust on the roof of the West Building.[9]

Mold and other evidence of moisture penetration were observed throughout each of the Buildings. Specifically, mold and fungal growth was observed on the interior walls of the West Building along the exterior walls.[10] Mold and fungal growth was also observed on the floor structures of both the West Building and the East Building in certain areas, particularly the northern portion of each building.[11]

There are many stains throughout the interior of the West Building caused by moisture and leaks, as well as signs of mold and flaking paint.[12] Portions of the flooring in some of the units are sagging and show signs of moisture damage.[13] In addition, many of the porches and porch rooves are damaged, sagging and in poor condition. [14]

A leak was observed in the northwest portion of the crawlspace of the East Building, which appears to be from the radiator.[15]

Each of the Buildings is impaired by inefficient, rusty and out of date heating systems which do not maximize energy efficiency.[16] [17] Heavy corrosion and a leak were observed behind the furnace in the

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[4] *Note*: When used in the Property Inspection Reports, the word "common" is meant to indicate that a condition is widespread or frequently occurring (i.e., common cracks).
[5] *See*, page 4 of the Center Building Report and page 4 of the West Building Report.
[6] *See*, pages 4, 15, and 22 of the Center Building Report, page 4 of the West Building Report, and pages 4 and 11-13 of the East Building Report
[7] *See*, page 7 of the Center Building Report
[8] *See*, page 6 of the Center Building Report
[9] *See*, page 6 of the West Building Report
[10] *See*, page 4 of the West Building Report
[11] *See*, page 5 of the West Building Report, and page 5 of East Building Report
[12] *See*, page 18-20 of the West Building Report.
[13] *See*, page 18 of the West Building Report.
[14] *See*, page 6 of the Center Building Report
[15] *See*, page 8 of the East Building Report
[16] *See*, pages 9-10 of Center Building Report, Page 7 of West Building Report
[17] *See also* the attached utilities costs for each of the Buildings for December, 2016 through February, 2017, attached hereto and incorporated herein as Exhibit "D"

Center Building and need to be repaired by a qualified HVAC technician.[18] There are exposed wires and electrical components on the exterior of each of the buildings.[19]

Other types of site improvements in the Redevelopment Area also exhibit deteriorated conditions. Portions of pavement and other concrete surfaces including sidewalks, curbs, and stairs are cracked, sagging, or otherwise damaged or dilapidated[20].

B. *Insanitary/Unsafe Conditions*.

In addition to the general physical deterioration discussed above, the Redevelopment Area is also afflicted with a variety of insanitary and unsafe conditions. As mentioned above, mold and fungal growth are visible in several areas of the Buildings. Specifically, the West Building exhibited signs of mold/fungal growth on the interior along the exterior walls, and on the floor structure in several areas, particularly in the northern portion of the building[21], while mildew and moisture stains were noted along the trim of the Center Building.[22] Signs of moisture penetration were also noted in the Center Building where the pipes enter the basement at the front corners.[23] The dampness and water leaks evidenced by the stains inside the Buildings may have also facilitated the growth of mold in areas where it is not visible.

Mold growth and water/moisture damage can be observed throughout the individual units.[24] Though the buildings are currently occupied by tenants, the majority of which are students, a number of tenants have threatened to vacate the buildings due to health concerns associated with the expanding presence of mold and moisture damage in the individual units.

Many of the exterior and interior stairs in the Redevelopment Area either lack railings or have insufficient railings, which create a trip and fall hazard.[25] The electrical components and interior wiring of the Buildings present serious safety concerns. The Buildings contain numerous exposed/unsecured wires and miswired outlets.[26] A mixture of both panels and fuse boxes were observed in the basement of the Center Building, which is out of date and not in conformity with contemporary standards for commercial properties. All such instances should be remedied to mitigate the risk of fire and electrocution.

Asbestos is likely present on pipes located in the basement of each of the Buildings.[27] Though other building components of the Buildings have not been tested, due to the period in which the Buildings were constructed, it is likely that asbestos is present in other components as well.

---

[18] *See*, page 9 of the Center Building Report.
[19] *See*, page 9 of West Building Report and page 10 of the Center Building Report
[20] *See*, pages 3-4, 13-17 of the Center Building Report and pages 3-4 and 14 of the West Building Report
[21] *See*, pages 4, 5 of the West Building Report
[22] *See*, page 4 of the Center Building Report
[23] *See*, page 5 of the Center Building Report.
[24] *See*, attached photo, attached hereto as Exhibit "E," and incorporated herein by reference, demonstrating the extent of mold and fungal growth in the individual units.
[25] *See* pages 4 and 14 of the Center Building Report, pages 4 and 11 of the West Building Report, and page 4 of the East Building Report. .
[26] *See*, page 10 of the West Building Report and page 11 of the Center Building Report.
[27] *See*, pages 10, 18 of the Center Building Report and pages 7-8, 20 of the West Building Report, and page 18 of the East Building Report.

Makeshift foundation supports have been improperly installed on the southeast portion of the West Building and the southwest portion of the East Building which pose a potential safety hazard.[28]

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

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

The Redevelopment Area exhibits several conditions which endanger life or property. There are visible materials in the Buildings that likely contain asbestos. Asbestos is a contaminant to humans and can be extremely harmful if inhaled, causing severe respiratory disease. Specifically, the insulation on the hot water lines and the piping in the crawlspace of the West Building and the basement of the Center building were identified in the Property Inspection Reports as likely containing asbestos.[29]

Though the Buildings were not tested for lead-based paint, because the Buildings were constructed long before 1978 when the use of lead-based paint was banned in the United States, it is possible that layers of lead-based paint may be present underneath the surface paint.

Electrical service to the individual units appears to be undersized; service to units in the East Building appears to be a 20 amp service, while service to units in the West Building appears to be a 30 amp service.
The service size reflects the maximum current that can be drawn through the electrical system at one time. Due to its size, there is a potential for the 20 amp and 30 amp services to become overloaded which could cause a fire. To remedy this issue, it is recommended that the units in each of the East Building and the West Building be upgraded to a 100 amp electrical service. A mixture of both fuse boxes and panels were observed in the basement of the Center Building. Consequently, the Center Building Report notes that the "electrical system appears outdated by today's standards," and recommends that the insurability of the building be verified due to the presence of fuses.[30]

In addition, the Buildings have many three prong outlets that appear to be grounded, but may actually be ungrounded. Grounding of electrical outlets is an important safety feature that has been required in new construction since the early 1960s because it minimizes the risk of electric shock. The presence of the ungrounded three-prong outlets is dangerous because they appear to be grounded and they have the potential to cause damage the electrical equipment being used or to cause a serious injury to the user. As noted above, these instances should be remedied to mitigate the potential for fire and electrocution.

---

[28] *See*, page 21 of the West Building Report and page 17 of the East Building Report.
[29] *See*, pages 10, 18 of the Center Building Report, pages 7-8, 20 of the West Building Report and pages 7-8 and 18 of the East Building Report.
[30] *See*, Page 11 of the Center Building Report.

The West Building Report notes that a gas odor was detected in units 2 and 3 of the West Building, which poses a concern that a gas leak may exist.[31] Natural gas is potentially harmful if inhaled, and in addition, because of its flammable state, presents an additional fire hazard.

The proximity of doors and other fixtures to heating elements presents an additional potential fire hazard.[32]

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

Missouri law only requires that the current condition of a redevelopment area produce one (1) of the three (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations, 2) it constitutes an economic and social liability, or 3) it is a menace to public health, safety, morals, and welfare. However, the combination of blighting factors evident in the Redevelopment Area creates all three of these circumstances.

Because of its age, the Redevelopment area is afflicted by deteriorating site conditions and its nearing the end of its economic life. As a result, the Buildings in the Redevelopment Area are collectively appraised at $489,400.[33] In 2016, this valuation resulted in a tax liability of approximately $5,096, which is nominal when compared with newer structures located in the immediate area.

Though the Redevelopment Area is currently being utilized as multi-family apartment housing the Buildings, in their current state, present a social and economic liability and constitute a menace to the public health, safety morals and welfare. The deterioration of the site improvements and the age of the Buildings, including, but not limited to, outdated and inefficient heating elements and electrical components and systems have severely impacted the competitiveness and demand for housing in the Redevelopment Area.

The insanitary/unsafe site conditions present in the Buildings, which include mold, defective/inefficient heating elements and outdated electrical wiring and components create the potential to negatively impact public health. The presence of hazardous conditions, such as asbestos, lead-based paint and outdated/defective electrical systems and wiring and broken windows pose a serious menace to public safety and health. Each of these factors contribute to an economic and social liability caused by the Redevelopment Area in that they pose a risk of physical injury to the citizens of the City damage to surrounding property. The waning demand for housing in the Redevelopment Area created by the deteriorating and decaying site conditions diminishes the public welfare with respect to the perception attributed to areas with buildings that are in conditions similar to Buildings in the Redevelopment Area.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the City's growth. Remediating all of the issues discussed above is economically infeasible, since the likely costs of the repairs far exceed the value of the Buildings.[34]

---

[31] *See*, page 7 of the West Building Report.
*Note: The gas leak in units 2 and 3 of the West Building was confirmed. The gas ranges/pilots in those units were removed subsequent to the inspection in order to prevent gas from entering the building and other units. Units 2 and 3 are currently unoccupied.
[32] *See*, page 18 of the West Building Report
[33] Based on 2016 data from the Greene County Assessor's website.
[34] *See*, attached Exhibit "G," demonstrating estimated cost for comprehensive repair.

Further, even if such repairs were made, the Buildings are becoming functionally obsolete due to their age.

Due to the current condition and layout of the Buildings, substantial capital investment is necessary in order to remove the Buildings and redevelop the area. Without such an investment, the Buildings will continue to further deteriorate, and their economic efficiency will continue to decline, thus creating an even greater liability to the economic independence of the City. This underutilization combined with the unsafe conditions in the Buildings hampers the economic vitality of the City by failing to maximize property tax revenues for the City, thus significantly limiting the desirability of the Redevelopment Area and limiting the number of persons who will ultimately reside in the Buildings.

VI. Conclusion:

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

Redevelopment Plan

I. Introduction

Lantz Enterprises, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the development of Panhellenic style (fraternity and sorority) housing in Springfield, Missouri which will be in proximity to Missouri State University's campus. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two (2) three (3) story residences with a basement and to utilize real property tax abatement to facilitate the redevelopment (the "***Project***").

II. Background:

The Developer has owned the property and improvements consisting of the Redevelopment Area for approximately three (3) years. There are three (3) aging multi-family residential apartment buildings in the Redevelopment Area which were built on a single parcel of land located at 1102 E. Elm Street (the "***Buildings***"). The Buildings are commonly referred to as the "Center Building," the "East Building," and the "West Building," respectively.

The Buildings were each constructed in 1949. The Center Building consists of approximately 3,200 square feet, and the East and West Building each consist of approximately 5,500 square feet.

III. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area being redeveloped contains approximately .76 acres and is situated on E. Elm St. between S. National Ave. and S. John Q. Hammons Parkway in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. *Need for Redevelopment*

1. 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] Center City includes some of the oldest parts of the Springfield community and it suffers from problems commonly resulting from physical deterioration and economic obsolescence.[2] The CCPE describes the overall tone of the area as one that needs revitalization and new investment.[3]

One of the goals of the CCPE is that Center City will continue to be the focal point of 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.[3]

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[1] *See*, page 1-1 of the CCPE.
[2] *See* page 2-10 of the CCPE.
[3] *See*, page 1-2 of the CCPE.

Center City consists of several distinct districts, one of which is the Greater Downtown District. This district includes the historic Park Central Square area, University Plaza, parts of Walnut Street and the northern part of the Missouri State University ("***MSU***") campus.[4] One of the CCPE's overall goals for the Greater Downtown District is that it will be a well-maintained, attractive, and inviting environment, which is alive with business, shopping and visitors.[5]

One of the actions the CCPE recommends to achieve these goals and to create a vibrant, mixed-use urban center is to promote the emergence of a residential base in Greater Downtown.[6] The CCPE explains that although there are a number of small loft projects, the potential depth of the Greater Downtown housing market remains untapped.[7] Thus, the City should promote private reinvestment and redevelopment of existing neighborhoods on the fringes of Greater Downtown.[8]

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 and high density housing. The Land Use Plan also identifies MSU and surrounding areas as an "Activity Center."[9] 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.[10]

The Land Use Plan provides that, in order to protect the best aspects of established areas, blighted, deteriorating or obsolete activities should be phased out and those sites improved according to an established plan.[11] Medium or high-density housing should be located where there is good traffic access, between low-density housing and non-residential land uses, and at high amenity locations such as the greenways or parkways.[12] The density is expected to be greater than 6 housing units per acre.[13]

The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. Specifically, the Redevelopment Area is located near bus transit routes along Elm Street and another along E. Cherry Street. In addition, MSU's Bear Line shuttle service has several routes in the vicinity of the Redevelopment Area, including multiple lines serving E. Elm Street. In addition to bus routes, the Redevelopment Area is located along a portion of E. Elm Street that is designated as a collector (with regards to traffic access), and is located in a high amenity area near MSU, downtown, and retail and restaurants located on National Avenue and Walnut Street. As further discussed below, the Redevelopment Plan will provide for the construction of forty (40) individual units, thus supporting a density in excess of 52.63 units per acre, which is consistent with the objectives of the Land Use Plan.

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

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[4] *See*, page 2-10 of the CCPE.
[5] *See*, page 2-10 of the CCPE.
[6] *See*, page 3-36 of the CCPE.
[7] *See*, page 3-37 of the CCPE.
[8] *See*, page 3-37 of the CCPE.
[9] *See*, page 18-34 of the Land Use Plan.
[10] *See*, page 18-28 of the Land Use Plan.
[11] *See*, page 18-51 of the Land Use Plan.
[12] *See*, page 18-48 of the Land Use Plan.
[13] *See*, page 18-48 of the Land Use Plan.

The primary objective of the Redevelopment Plan is to remove blight and to develop the Redevelopment Area for Panhellenic style multi-family residential housing which will be master leased to Panhellenic Organizations, which will be responsible for subleasing the space to their members. The Redevelopment Plan provides for the construction of student housing for two Panhellenic style (fraternity and sorority) houses, each up to three (3) stories each which will be located in the vicinity of MSU's campus and within the Greater Downtown District. One of the buildings will serve as a residence for up to forty-two (42) residents (the "***1106 Building***"), while the other building will serve as a residence for up to twenty-four (24) residents (the "***1102 Building***").

In addition to serving as a residence for students associated with Panhellenic organizations, the buildings will also serve as a location for meetings and serving meals. The Project will include bedrooms and bathrooms on the second and third floors, handicap accessible rooms, bathroom, a dining room, a kitchen, and meeting space on the first floor, and a storm shelter in the basement. The Project will also provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living environment for the students. The Project is anticipated to be built using certain "green" building components to maximize energy savings. These components include installing LED light fixtures to reduce electricity use, installing 90% efficiency HVAC units and packaged terminal air conditioning (PTAC) units in individual bedrooms and installing insulation between floors and ceilings to maximize heating and cooling efficiency, and installing low volume shower heads and high efficiency toilets in bathrooms, and low temperature commercial chemical dishwashers in kitchens to reduce water use.

The Project will further the objectives of the Springfield-Greene County Comprehensive Plan in several ways. It will provide for additional student housing in Center City adjacent to MSU, which will help further CCPE's goal that Center City be a focal point for higher education and fulfilling the needs of students. In addition, the Project will also remedy blight by removing deteriorated and obsolete improvements in favor of new construction that will create a desirable living environment for students and will increase the taxes generated by the Redevelopment Area, and will encourage further investment in the surrounding areas. As reflected on the preliminary site plan in Exhibit "F" attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential by supporting higher density housing. Though the Redevelopment Area currently supports medium-high density housing, the current configuration limits the number of residents who can live in the Redevelopment Area to 24 total residents, the Project will support a higher and more intense use of the property in the Redevelopment Area by expanding the number of persons who can live in the Redevelopment Area to a total of sixty-six (66) residents. This higher and more intense use will in turn increase the area's pedestrian traffic and level of activity.

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

IV. Land Use Plan

A. *Former and Existing Land Use*

The Redevelopment Area currently consists of three (3) aging multi-family residential structures. The Buildings are currently occupied by tenants, who will vacate the Buildings by the end of MSU's 2016-2017 academic year.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as two (2) fraternity/sorority buildings with a maximum of three (3) stories in height with on-site parking that will serve as a residence and meeting location for a fraternity/sorority. The 1106 Building will be designed to serve as a residence for up to forty-two (42) residents, while the 1102 Building will be designed to serve as a residence for up to twenty-four (24) residents. The 1106 Building will have twenty-three (23) individual units, while the 1102 Building will have seventeen (17) individual units. Each building will be designed to accommodate various fraternity or sorority functions, such as chapter meetings and other events. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit "F" and incorporated herein.

C. *Existing and Proposed Zoning*

The Redevelopment Area is currently split-zoned. A portion of the Redevelopment Area (roughly, the north one-hundred ninety (190) feet of the Redevelopment Area) is zoned R-HD High-Density Multi-Family Residential District with the University Combining Overlay District ("UN"). The remaining portion of the Redevelopment Area is zoned GI, Government and Institutional District. If necessary, the Developer will seek a zoning change from the Planning and Zoning Commission to change the portion of the Redevelopment Area which is currently zoned GI, Government and Institutional District to R-HD High Density Multi-Family Residential to ensure that the preliminary site plan, as reflected on the attached Exhibit "F" hereto, conforms to the City's Zoning Ordinance.

D. *Regulations and Controls*

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

V. Execution of the Project

A. *Execution*

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

B. *Land Acquisition*

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

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

All of the tenants currently occupying structures within the Redevelopment Area are on leases which will terminate at the conclusion of MSU's 2016-2017 academic year. In accordance with the terms of these leases, the Developer will give the tenants proper notice of the Developer's intention not to renew these leases.

F. *Redevelopment Schedule and Estimated Dates of Completion*

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

- Pre-Construction (Inspections/Permits): Completed by June 2017
- Site Work (Demolition): Completed by July-August 2017
- Construction of Building: Completed by June 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 and 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 Section 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions

A. *Compliance with General Plans.*

As discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to the Springfield-Greene County Comprehensive Plan.

B. *Compliance with State and Local Law*

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

C. *Population Density*

The Project will increase the population density in the Redevelopment Area from 52.63 residents per acre to 86.84 residents per acre.

D. *Public Facilities*

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

VII. Procedure for Changes or Modification of Plan

The Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission and the Developer, and if such amendment or modification is after the sale or lease of property in the Redevelopment Area, with the consent of any redeveloper or successors in interest whose property is affected by such

amendment or modification. When the proposed amendment or modification substantially changes the Redevelopment Plan, City Council must also approve the amendment or modification.

EXHIBIT A

Map of Redevelopment Area

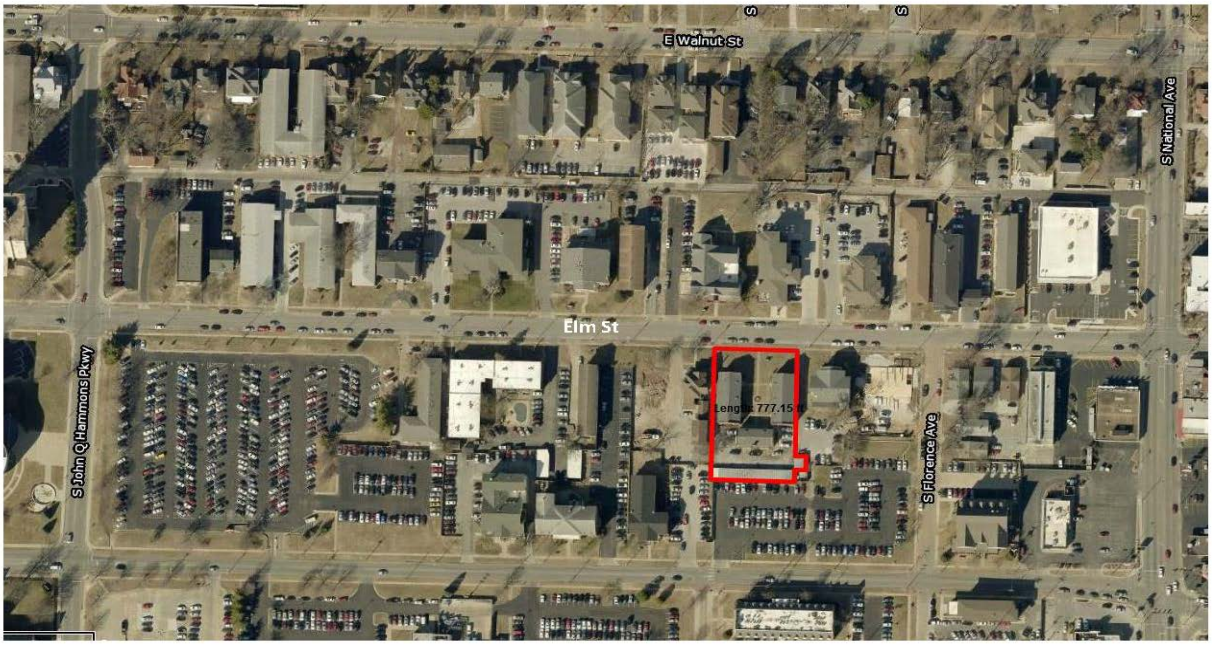


EXHIBIT B

Legal Description of Redevelopment Area

ALL OF THE WEST 21 ½ FEET OF LOT EIGHT (8); AND ALL OF LOTS NINE (9) AND TEN (10); AND ALL OF THE EAST 20 FEET OF LOT ELEVEN (11); AND THE NORTH 48 FEET OF THE EAST 20 FEET OF LOT TWENTY-TWO (22); AND THE NORTH 48 FEET OF LOTS TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25), ALL IN S.H. HORINE'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT C

Property Inspection Reports

Figure 1 – Center Building Report
Figure 2 – West Building Report
Figure 3- East Building Report

[attached]

A1 Home Inspection
Property Inspection Report

1102 E Elm - East Building, Springfield, MO 65806
Inspection prepared for: Roger Lantz
Date of Inspection: 2/6/2017 Time: 3:00 p.m.
Age of Home: 1949 Size: 6,000 sf. +/-
Weather: cloudy and 66 degrees.
Major items only - Not a full inspection report

Inspector: Jason Cardoza
Termite license #N6903
2857 S Chantilly, Springfield, MO 65804
Phone: 417-844-7094
Email: A1inspectr@yahoo.com
http://facebook.com/A-1Inspection

Report Summary of Defects

Grounds		
Page 3 Item: 2	Sidewalk Observations	• Sidewalk has settled between sections; potential trip hazard.
Page 4 Item: 4	Exterior Stairs Condition	• Plywood used as decking has deteriorated, particularly at landing; needs full evaluation/repair by qualified contractor. • Steps lack proper ballasters and spindles; needs correction for safety. • Concrete steps have settled and are sloped; need repair/replacement (slip hazard).
Page 4 Item: 5	Deck	• Moisture damage observed, particularly at south deck; needs full evaluation/repair by qualified contractor. • Deck and patio lacks proper ballaster spindles; needs correction for safety.
Exterior		
Page 4 Item: 1	Exterior Walls	• Cracked bricks observed; needs full evaluation/repair by qualified contractor. • Observed holes and cracks in mortar; needs tuck-pointing/repair by qualified contractor. • Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.
Page 5 Item: 2	Trim	• Observed flaking paint/deterioration on trim; needs repair/repainting. • Observed moisture penetration points at window ledges; needs evaluation and repair/caulking by qualified contactor.
Foundation		
Page 5 Item: 2	Foundation	• Cracks and minor displacement noted on the foundation stem walls; recommend full evaluation/repair by a qualified foundation contractor.
Page 5 Item: 3	Floor Construction	• Spotty mold/fungal growth was observed on the floor structure in a few areas particularly in the Northern portion; needs full evaluation and cleaning/removal by a qualified mold contractor.
Roof		
Page 6 Item: 5	Main Roof	• Missing shingles observed; needs full evaluation and repair by qualified roofer.
Page 6 Item: 6	Exposed Flashings	• Loose/improper patching/repair observed at parapet flashing; needs evaluation/repair by qualified roofer.
Plumbing		
Page 6 Item: 1	Hose Faucets	• Front hose faucet leaks from the handle under pressure; needs repair/replacement.
Heating		
Page 8 Item: 2	Distribution	• Leak observed in NW portion of crawlspace. Radiator appears to leak; needs evaluation/repair by qualified contractor.
Exterior Electrical		

Page 8 Item: 1	Observations	• Open junction box noted at front of Unit 14; needs repair. • Melted shade/lense observed at back porch; needs evaluation/repair by qualified electrician.
Electrical		
Page 9 Item: 1	Service	• Openings noted at exterior panel where breakers have been removed; needs full evaluation/repair by licensed electrician.
Page 9 Item: 3	Main Panel 1	• Service for each unit appears to be undersized; recommend evaluation/upgrading to 100 amps by qualified electrician.
Page 9 Item: 5	Wiring Notes	• Exposed splices in crawlspace need to be put in proper junction boxes and existing junction boxes need covers.

Inspection Details

1. House faces:

Direction: West

2. Notes

• Red items need evaluation/repair by a qualified contractor.
• Black items warrant your review and some of these items may need repair/attention; recommend evaluation/repair/correction by a qualified professional.
• Additional information/details are provided in pictures and captions as well.
• Mold or air quality testing is not a part of this inspection.
• Pictures may be representative and may not show all effected locations or defects.
• Note: Some of the pictures at the end of the report are FYI.
• Termite inspection not included in this report, termite inspection report available upon request.

3. Home Type

Multi-Family

4. Occupancy

• Occupied
• Fully furnished
• Access to some items such as: electrical outlets, windows, doors, cabinet interiors, floor, walls may be restricted due to personal belongings or furniture. Any such items are excluded from the inspection.

5. Attendance

In Attendance:
• Tenant

Grounds

1. Drive Observations:

Materials:
• Asphalt
Observations:
• Common cracks noted, recommend sealing.
• Deteriorating surface (spalling) observed.
• Maintenance/sealant needed.
• Drive is near end of its lifespan.

2. Sidewalk Observations

Materials:
• Concrete
Observations:
• Deteriorating surface (spalling) noted.
• Near the end of its lifespan
• Sidewalk has settled between sections; potential trip hazard.

3. Porch

Location:
• Front Porch
Observations:
• Railing recommended at porch due to being over 30" off of the ground.
• Handrail recommend at steps for safety.
• Steps are uneven heights; need repair/replacement (trip hazard).

4. Exterior Stairs Condition

Location/Materials:
• Back Deck
• Wood
Observations:
• Steps are uneven heights; need repair/replacement (trip hazard).
• Loose nails/screws and planks noted; maintenence needed.
• Plywood used as decking has deteriorated, particularly at landing; needs full evaluation/repair by qualified contractor.
• Steps lack proper ballasters and spindles; needs correction for safety.
• Concrete steps have settled and are sloped; need repair/replacement (slip hazard).

5. Deck

Location:
• Rear
Observations:
• Moisture damage observed, particularly at south deck; needs full evaluation/repair by qualified contractor.
• Deck and patio lacks proper ballaster spindles; needs correction for safety.

Exterior

1. Exterior Walls

Construction:
• Wood frame
• Concrete/Masonry
Type:
• Brick
Observations:
• Not fully visible
• Cracked bricks observed; needs full evaluation/repair by qualified contractor.
• Observed holes and cracks in mortar; needs tuck-pointing/repair by qualified contractor.
• Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.

2. Trim

Materials:
• Wood
• Masonry
Observations:
• Observed flaking paint/deterioration on trim; needs repair/repainting.
• Observed moisture penetration points at window ledges; needs evaluation and repair/caulking by qualified contactor.

3. Gutters and Downspouts

Installed:
• Full
Observations:
• Recommend adding underground extensions to the downspouts for better control of roof water.
• Sub-surface drains disconnected at the SW downspout; needs evaluation/repair by qualified contractor.
• Evidence of gutter leakage at corners and seams; recommend sealing.

Foundation

1. Grading/Drainage

Grading:
• Slope moderate
Observations:
• Extend downspouts for improved drainage and control of roof water.
• Sub-surface drains noted; not tested, underground pipes cannot be judged during visual inspection.
• Areas of poor drainage observed, particularly at crawlspace access on South side; recommend adding well and soil to drain water away from foundation.
• Overgrown landscaping noted; recommend trimming.

2. Foundation

Type:
• Crawlspace
Materials:
• Poured Concrete
Observations:
• Entered crawlspace.
• Signs of moisture penetration in SW corner of crawlspace; recommend evaluation/repair by qualified contractor.
• Earth to wood contact at crawlspace door (Direct access for termites); recommend correction.
• Crawlspace door is poor quality and difficult to use; recommend replacement.
• Cracks and minor displacement noted on the foundation stem walls; recommend full evaluation/repair by a qualified foundation contractor.

3. Floor Construction

Type:
• Joists
• 2x10
• Conventional wood framing
Observations:
• Rim joist not installed; recommend evaluation/repair by qualified contractor.
• Anchor bolts were not found.
• Added support noted.
• Moisture stains/damage noted on floor structure below bathroom and utility areas; recommend evaluation/repair by qualified contractor.
• Spotty mold/fungal growth was observed on the floor structure in a few areas particularly in the Northern portion; needs full evaluation and cleaning/removal by a qualified mold contractor.

4. Crawlspace/Basement

Observations:
- Crawlspace was damp and humid today.
- Signs of moisture penetration observed along the footing, primarily along the SW portion.
- Recommend installing a plastic vapor barrier on the ground to prevent moisture from causing abnormal conditions in the future.
- Better control of roof water should help prevent problems in the future.
- Some scrap wood and construction debris needs to be removed from the crawl space.
- Consider adding a dehumidifier.

Roof

1. Layers:

Layers:
- 1

Approximate Age:
- Unknown

2. Roof Style

Type:
- Gable

3. Covering

- Composition Shingles

4. How Inspected

- Walked

5. Main Roof

- Roof is in poor condition; at/near end of life.

Observations:
- Observed greater than average granular loss; recommend evaluated by qualified roofer.
- Signs of past repair observed.
- Missing shingles observed; needs full evaluation and repair by qualified roofer.

6. Exposed Flashings

Observations:
- Loose/improper patching/repair observed at parapet flashing; needs evaluation/repair by qualified roofer.

Plumbing

1. Hose Faucets

Observations:
- Frost free type
- Front hose faucet leaks from the handle under pressure; needs repair/replacement.

2. Pressure (PSI):

Time of pressure test(Approx.):
• 4:00 PM
Approximate PSI:
• 50

3. Waste Lines

Materials:
• Plastic (PVC)
• Plastic (ABS)
• Cast iron
• Galvanized
• Not fully visible
Observations:
• Not fully visible
• Notice: City sewer service and all underground pipes are not a part of this inspection, future drainage performance cannot be determined.
• Near end of lifespan.

4. Fuel System

Shut off Valve Location:
• At Meter on Center Building
Observations:
• Not fully visible
• Near end of lifespan, needs full evaluation/repair by qualified plumber.
• Moderate rust/corrosion noted.
• Pipes not corrosion proofed at exterior; needs correction.

5. Main Water Shut-off

Materials:
• Basement in Center Building

6. Water Heater Location:

• Basement in Center Building

7. Supply Lines

Materials:
• Galvanized
• Not fully visible
Observations:
• Moderate corrosion/rust observed.
• Near end of lifespan.
• Insulation on hot water lines likely contains asbestos; recommend evaluation by qualified asbestos contractor.

8. Material:

Materials:
• Galvanized
• Notice: Underground pipes or pipes in walls/foundations cannot be judged for sizing, leaks or corrosion.
• Not fully visible
• Main water line is at/near the end of it's normal lifespan.
Observations:
• 1.5" Pipe

Heating

1. Location and Size

Location:
• Basement of center building.

2. Distribution

Materials:
• Pipes/Radiators
Observations:
• Not fully visible.
• System is beyond end of normal life; needs full evaluation by qualified HVAC technician (Not fully inspected).
• Insulation on the outside of piping in crawlspace likely contains asbestos; recommend full evaluation by qualified asbestos contractor.
• Missing insulation observed on large sections of supply piping; recommend correction.
• Leak observed in NW portion of crawlspace. Radiator appears to leak; needs evaluation/repair by qualified contractor.

A/C

1. Condition

Observations:
• Window units not inspected.

Exterior Electrical

1. Observations

• No exterior receptacles were found.
• Several lights did not turn on today (Bulbs or daylight sensor?).
• Open junction box noted at front of Unit 14; needs repair.
• Melted shade/lense observed at back porch; needs evaluation/repair by qualified electrician.

Electrical

1. Service

Description:
• 240V/120V
• Overhead
Size appears to be:
• 200 AMPS
• Not fully visible
Observations:
• Openings noted at exterior panel where breakers have been removed; needs full evaluation/repair by licensed electrician.

2. Main Disconnect

• At the exterior meter

3. Main Panel 1

Location:
• Unable to enter units; not inspected.
Panel Rating:
• 20 AMPS
Observations:
• Service for each unit appears to be undersized; recommend evaluation/upgrading to 100 amps by qualified electrician.

4. Conductors

Service Conductors:
• Copper
Branch Wire material:
• Copper
Branch wire insulator type:
• NM/NMC - Non Metallic Cable
• Not Fully Visible

5. Wiring Notes

Observations:
• Needs full evaluation by licensed electrician.
• Exposed splices in crawlspace need to be put in proper junction boxes and existing junction boxes need covers.

Photos

Flaking paint and deterioration on attic vents

Past repairs and missing shingles

Past repair and missing shingle

Loose flashing on South parapet wall

Past repair and missing shingles

Improper flashing on North parapet wall

Window ledge drains towards building with a hole observed

Cracked window upstairs at front of manager's unit

Damaged flashing both front doors

Cracked window and failed seals at front upstairs of Unit 13

Openings at disconnects near meter

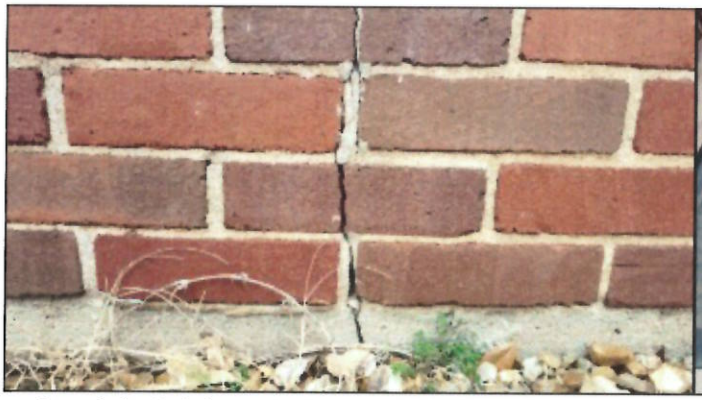
Minor damage to parapet cap

Deterioration and past repair at windows on South side

Spalling brick at South side

Soil drains towards crawlspace access

Underground drain no connected at SW corner



Crack in brick and stem wall below front South window

Cracked window at lower level of manager's unit

Deterioration at front doors

Deterioration and uneven steps at front porch

Exposed wires

Improper crawlspace vent at front of building

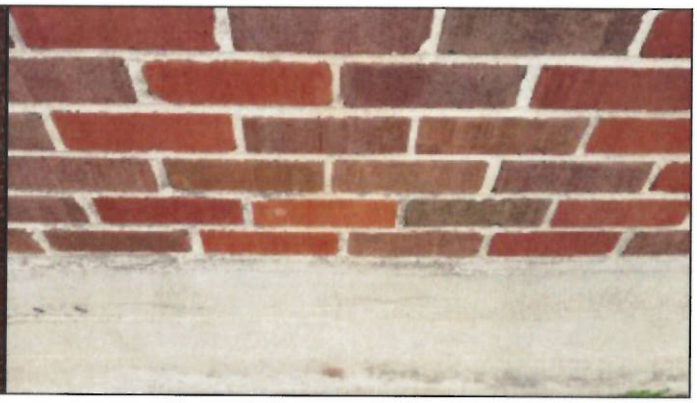
Cracked window upstairs Unit 13

Cracked window upstairs Unit 14

Front faucet leaks

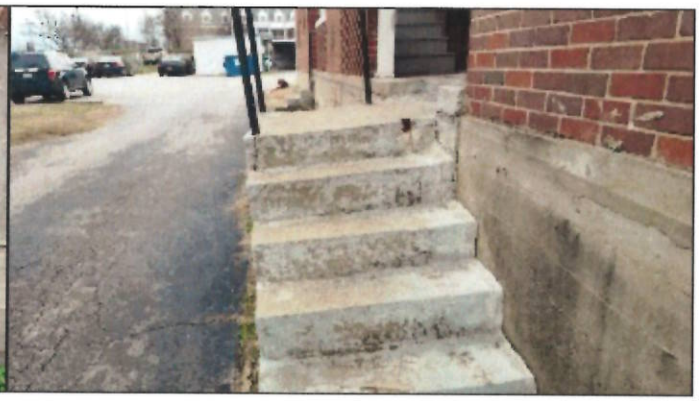
Missing mortar North front door

Moisture stains and deterioration North side



Cracked bricks and stem wall North side

Small cracks at back of building



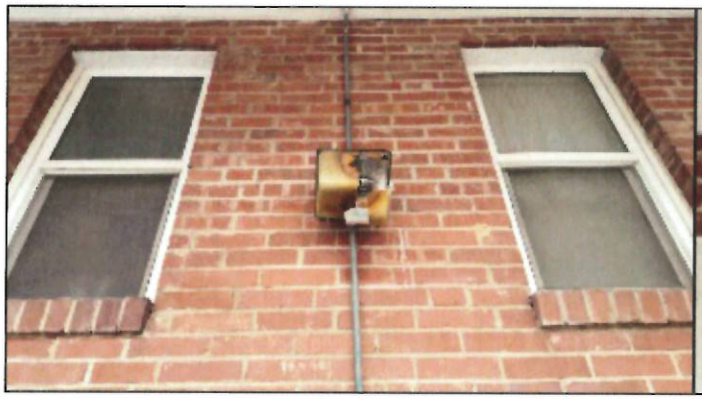
Steps have settled and are sloped Units 15/16

Cracks above back door Unit 16

Damage to back steps

Hole at back door Unit 16

Steps and decks lack proper ballasters and spindles



Melted/damaged lense at back porch

Cracks above back door Unit 16

Deterioration at back deck

Plywood improperly used as decking

Cracks and loose vent cover at back of building

Elbow missing at SE corner

Moisture damaged subfloor in various areas

Insulation likely contains asbestos

Leak about halfway down rear wall

Open junction boxes in various areas throughout

View of crawlspace looking South along back wall

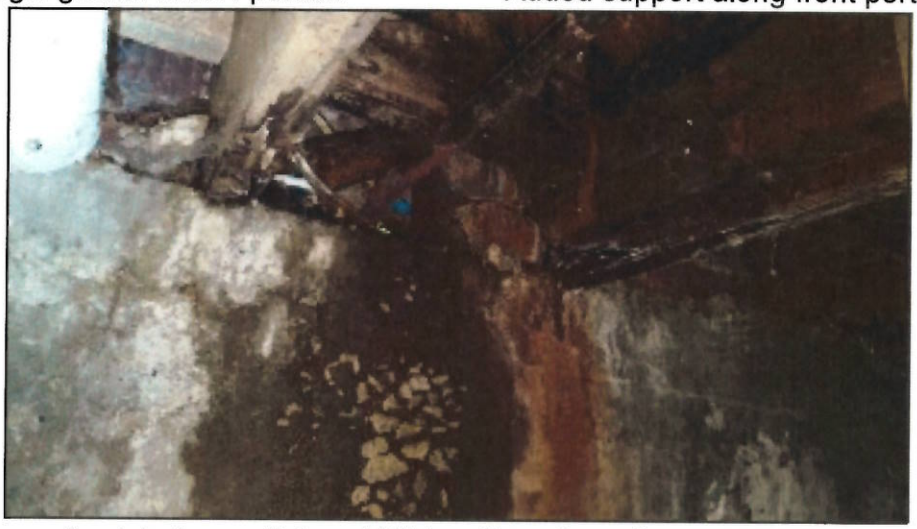
Crack and moisture penetration near SW corner

Moisture penetration in SW corner

Improper support added in SW portion

Mold/fungal growth in NW portion

Added support along front portion of building



Leak below radiator at NW portion of crawlspace Unit 17?

A1 Home Inspection
Property Inspection Report

1102 E Elm - Center Building, Springfield, MO 65806
Inspection prepared for: Roger Lantz
Date of Inspection: 2/6/2017 Time: 1:00 p.m.
Age of Home: 1949 Size: 3,000 sf. +/-
Weather: cloudy and 62 degrees.
Major items only - Not a full inspection report

Inspector: Jason Cardoza
Termite license #N6903
2857 S Chantilly, Springfield, MO 65804
Phone: 417-844-7094
Email: A1inspectr@yahoo.com
http://facebook.com/A-1Inspection

Report Summary of Defects

Grounds		
Page 4 Item: 2	Sidewalk Observations	• Sidewalk has settled between sections; potential trip hazard.
Page 4 Item: 3	Porch	• Concrete porches and steps are in poor condition; recommend replacement. • Handrail recommend at steps for safety.
Exterior		
Page 4 Item: 1	Exterior Walls	• Cracked bricks observed; needs full evaluation/repair by qualified contractor. • Observed holes and cracks in mortar; needs tuck-pointing/repair by qualified contractor. • Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.
Page 4 Item: 2	Trim	• Missing and boarded up windows noted at basement; need evaluation/repair by qualified contractor.
Page 5 Item: 3	Gutters and Downspouts	• Sub-surface drains disconnected at the downspouts; need full evaluation/repair by qualified contractor. (Not tested, underground pipes cannot be judged during visual inspection.)
Foundation		
Page 5 Item: 2	Foundation	• Signs of moisture penetration where pipes enter basement at front corners; recommend evaluation and sealing/repair by qualified contractor. • Cracks and minor displacement noted on the foundation stem walls; recommend full evaluation/repair by a qualified foundation contractor. • Evidence of past water in basement; recommend full evaluation/repair by qualified foundation contractor.
Page 5 Item: 3	Floor Construction	• Moisture stains/damage noted on floor structure in SE portion of basement; needs full evaluation/repair by qualified contractor.
Roof		
Page 6 Item: 5	Main Roof	• Observed exposed/extruding nails in various locations; needs sealing/repair by qualified roofer. • Damaged and missing shingles observed in several locations; needs full evaluation and repair/replacement by qualified roofer.
Page 6 Item: 6	Porch Roof	• Roof structure above back porches is damaged and sagging; needs full evaluation/repair by qualified contractor.
Page 6 Item: 7	Exposed Flashings	• Plumbing vent flashings are deteriorating; recommend repair/replacement. • Flue cap is damaged; needs replacement by qualified contractor.
Page 7 Item: 9	Chimney	• Rain cap is missing; needs replacement. • Mortar missing/deteriorated brick noted; needs to be repaired/tuckpointed by a professional. Recommend sealing brick with a waterproofing sealer after tuckpointing
Plumbing		

Page 7 Item: 1	Hose Faucets	• Handle missing/damaged at rear faucet; needs repair/replacement.
Page 7 Item: 3	Waste Lines	• Abandoned and open drain pipes in basement need to be properly capped by qualified plumber.
Page 7 Item: 4	Fuel System	• Noted abandoned copper tubes entering front wall in the basement of the center building, may indicate abandoned underground oil storage tanks. Recommend further investigation with an environmental consultant.
Page 8 Item: 5	Main Water Shut-off	• Leak noted at main shut off; needs repair/replacement.
Page 8 Item: 8	Water Heater	• Observed soot build up on electric damper; recommend evaluation/maintenance by qualified plumber. • Observed rust and debris in burn chamber; needs evaluation and cleaning/maintenance/replacement by qualified plumber.
Heating		
Page 9 Item: 5	Condition	• Needs full evaluation by qualified HVAC technician familiar with this type of boiler system. • Noted leaks and water on the floor; needs evaluation/repair by qualified contractor.
Page 10 Item: 9	Distribution	• Heavy corrosion and a leak was noted behind furnace; needs repair by qualified HVAC technician.
Exterior Electrical		
Page 10 Item: 1	Observations	• Exposed wires and live contacts noted; needs full evaluation/repair by licensed electrician. • GFCI protection recommended for exterior outlet(s).
Electrical		
Page 11 Item: 1	Service	• Conductors less than 12' above drive; needs correction. • Meter located inside basement. Utility company requires access and may require it to be moved outside in the future.
Page 11 Item: 3	Main Panel 1	• Mixture of panels and fuse boxes in basement; needs full evaluation/repair by qualified electrician.
Page 11 Item: 6	Wiring Notes	• Exposed splices in basement need to be put in proper junction boxes.

Inspection Details

1. House faces:

Direction: North

2. Notes

- Red items need evaluation/repair by a qualified contractor.
- Black items warrant your review and some of these items may need repair/attention; recommend evaluation/repair/correction by a qualified professional.
- Additional information/details are provided in pictures and captions as well.
- Mold or air quality testing is not a part of this inspection.
- Pictures may be representative and may not show all effected locations or defects.
- Note: Some of the pictures at the end of the report are FYI.
- No access provided to units, interior not inspected.
- Termite inspection not included in this report, termite inspection report available upon request.

3. Home Type

Multi-Family

4. Occupancy

- Occupied
- Fully furnished
- Access to some items such as: electrical outlets, windows, doors, cabinet interiors, floor, walls may be restricted due to personal belongings or furniture. Any such items are excluded from the inspection.

5. Attendance

In Attendance:
- Client (Part of time)
- Tenant

Grounds

1. Drive Observations:

Materials:
- Asphalt
- Gravel

Observations:
- Common cracks noted, recommend sealing.
- Maintenance/sealant needed.
- Drive not fully visible.
- Drive is near end of its lifespan.

2. Sidewalk Observations

Materials:
- Concrete

Observations:
- Major cracks and displacement noted with potential trip hazard; consider repair/replacement.
- Deteriorating surface (spalling) noted.
- Sidewalk has settled between sections; potential trip hazard.

3. Porch

Location:
• Front Porch
• Rear
Observations:
• Wood to earth contact observed, not recommended as this may lead to deterioration and provide termite access.
• Porch settlement noted.
• Areas of spalling/deterioration observed.
• Concrete porches and steps are in poor condition; recommend replacement.
• Handrail recommend at steps for safety.

4. Retaining Wall Condition

Materials:
• Concrete
Materials:
• East Side
Observations:
• Near end of lifespan
• Deteriorating surface/spalling and flaking paint observed; needs repair/maintenance.

Exterior

1. Exterior Walls

Construction:
• Wood frame
• Concrete/Masonry
Type:
• Brick
Observations:
• Cracked bricks observed; needs full evaluation/repair by qualified contractor.
• Observed holes and cracks in mortar; needs tuck-pointing/repair by qualified contractor.
• Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.

2. Trim

Materials:
• Wood
• Masonry
Observations:
• Observed flaking paint/deterioration on wood trim; needs repair/repainting.
• Mildew and moisture stains noted; recommend further evaluation by qualified contractor.
• Missing and boarded up windows noted at basement; need evaluation/repair by qualified contractor.

3. Gutters and Downspouts

Installed:
• Full
Observations:
• Gutters are loose in places (nails/fasteners are loose); needs securing.
• Evidence of gutter leakage at corners and seams; recommend sealing.
• Sub-surface drains disconnected at the downspouts; need full evaluation/repair by qualified contractor. (Not tested, underground pipes cannot be judged during visual inspection.)

Foundation

1. Grading/Drainage

Grading:
• Slope minor
Observations:
• Sub-surface drains noted at the downspouts; not tested, underground pipes cannot be judged during visual inspection.
• Poor drainage noted; consider full evaluation and correction by qualified foundation contractor.

2. Foundation

Type:
• Basement
Materials:
• Poured Concrete
• Concrete Columns
Observations:
• Access restricted by belongings, not fully visible.
• Slab partially visible due to stored items.
• Typical cracks in basement floor slab.
• Unfinished basement outlets need to be GFI protected for safety.
• Signs of moisture penetration where pipes enter basement at front corners; recommend evaluation and sealing/repair by qualified contractor.
• Cracks and minor displacement noted on the foundation stem walls; recommend full evaluation/repair by a qualified foundation contractor.
• Evidence of past water in basement; recommend full evaluation/repair by qualified foundation contractor.

3. Floor Construction

Type:
• Joists
• 2x10
• Not fully visible
• Conventional wood framing
Observations:
• Not fully visible.
• Anchor bolts were not found.
• No rim joist installed; recommend full height blocking between joists at front, back and above main girder. Needs full evaluation/repair by qualified contractor.
• Moisture stains/damage noted on floor structure in SE portion of basement; needs full evaluation/repair by qualified contractor.

Roof

1. Layers:

Layers:
• 1
Approximate Age:
• Unknown

2. Roof Style

Type:
• Gable

3. Covering

• Composition Shingles

4. How Inspected

• Walked

5. Main Roof

• Roof is in poor condition; at/near end of life.
Observations:
• Observed greater than average granular loss; recommend evaluated by qualified roofer.
• Signs of past repair observed.
• Observed exposed/extruding nails in various locations; needs sealing/repair by qualified roofer.
• Damaged and missing shingles observed in several locations; needs full evaluation and repair/replacement by qualified roofer.

6. Porch Roof

Observations:
• Roof structure above back porches is damaged and sagging; needs full evaluation/repair by qualified contractor.

7. Exposed Flashings

Observations:
• Not fully visible
• Caulk noted at vents and flashings.
• Heavy patching/repair observed at chimney and parapet wall flashings; recommend further evaluation/repair by qualified roofer.
• Plumbing vent flashings are deteriorating; recommend repair/replacement.
• Flue cap is damaged; needs replacement by qualified contractor.

8. Roof Notes

• Roof needs full evaluation/repair by a qualified roofer.

9. Chimney

• Brick
Observations:
• Rusty metal cap/crown noted.
• Not fully visible due to height; recommend full evaluation by qualified chimney sweep.
• Sealant/repair noted at flashings.
• Rain cap is missing; needs replacement.
• Mortar missing/deteriorated brick noted; needs to be repaired/tuckpointed by a professional. Recommend sealing brick with a waterproofing sealer after tuckpointing

Plumbing

1. Hose Faucets

Observations:
• Non-frost free type at front; needs replacement.
• Front faucet is loose; needs securing.
• Handle missing/damaged at rear faucet; needs repair/replacement.

2. Pressure (PSI):

Time of pressure test(Approx.):
• 2:00 pm
Approximate PSI:
• 50

3. Waste Lines

Materials:
• Plastic (PVC)
• Plastic (ABS)
• Cast iron
• Galvanized
• Not fully visible
Observations:
• Not fully visible
• Notice: City sewer service and all underground pipes are not a part of this inspection, future drainage performance cannot be determined.
• Near end of lifespan; needs full evaluation/repair by qualified plumber (heavy corrosion noted).
• Abandoned and open drain pipes in basement need to be properly capped by qualified plumber.

4. Fuel System

Shut off Valve Location:
• At Meter
Observations:
• Not fully visible
• Near end of lifespan, needs full evaluation/repair by qualified plumber.
• Minor rust/corrosion observed.
• Noted abandoned copper tubes entering front wall in the basement of the center building, may indicate abandoned underground oil storage tanks. Recommend further investigation with an environmental consultant.

5. Main Water Shut-off

Materials:
• Basement Front Wall
Observations:
• Leak noted at main shut off; needs repair/replacement.

6. Water Heater Location:

• Basement
Type:
• Natural gas

7. Age of Water Heater

Age:
• 1998

8. Water Heater

Gallons:
• 65
Brand:
• Rheem
Observations:
• Unit operated normally today.
• Combustion air is available.
• TPR valve installed on tank.
• Vent flue piping appears serviceable.
• Water shutoff valve installed (no test).
• Heater is at/near the end of its normal life; may need replacing at any time.
• Stains noted around water heater (Dry today), recommend monitoring.
• Corrosion/rust observed on outside of water heater; recommend evaluation/replacement by qualified plumber.
• Observed soot build up on electric damper; recommend evaluation/maintenance by qualified plumber.
• Observed rust and debris in burn chamber; needs evaluation and cleaning/maintenance/replacement by qualified plumber.

9. Supply Lines

Materials:
• Plastic (PEX)
• Copper
• Galvanized
• Not fully visible
Observations:
• Not fully visible
• Evidence of prior repairs noted.
• Minor corrosion observed.
• Near end of lifespan; recommend full evaluation/repair by qualified contractor.

10. Material:

Materials:
• Galvanized
• Notice: Underground pipes or pipes in walls/foundations cannot be judged for sizing, leaks or corrosion.
• Not fully visible
• Main water line is at/near the end of it's normal lifespan.
Observations:
• 2" Pipe

Heating

1. Location and Size

Location:
• Basement
Approximate BTUs:
• 780,000

2. Heating Type:

Type:
• Boiler
Fuel Type:
• Natural gas

3. Brand

Brand:
• WEIL-McLAIN
Age:
• 2003 (Installed)

4. Approximate Efficiency

Efficiency:
• 81%

5. Condition

Observations:
• Near end of lifespan; may need replacement at any time.
• System does not appear to have been serviced per manufacturers instructions within the last year.
• Dusty inside unit; recommend servicing.
• Moisture stains/rust noted on exterior of unit; needs full evaluation/repair by qualified HVAC tech.
• Needs full evaluation by qualified HVAC technician familiar with this type of boiler system.
• Noted leaks and water on the floor; needs evaluation/repair by qualified contractor.

6. Venting

Observations:
• Stains and signs of past leakage of flue pipe, no leaks observed today.

7. Combustion Air

Observations:
• Combustion air is provided.

8. Burners

Observations:
• Boiler was not tested off, flames not visible. Needs full evaluation by qualified contractor.
• Rust/stains noted in burner chamber; recommend inspection/servicing.

9. Distribution

Materials:
• Pipes/Radiators
Observations:
• Not fully visible
• System is beyond end of normal life; needs full evaluation by qualified HVAC technician (Not fully inspected).
• Insulation on the outside of piping in basement likely contains asbestos; recommend full evaluation by qualified asbestos contractor.
• Heavy corrosion and a leak was noted behind furnace; needs repair by qualified HVAC technician.

A/C

1. Condition

Observations:
• Window units not tested.
• An exterior AC unit has been removed from West side.

Exterior Electrical

1. Observations

• Exposed wires and live contacts noted; needs full evaluation/repair by licensed electrician.
• GFCI protection recommended for exterior outlet(s).

Electrical

1. Service

Description:
• 240V/120V
• Overhead
Size appears to be:
• 200-400 AMPS
• Not fully visible
Observations:
• Ground clamp/system not visible.
• Near end of lifespan
• Conductors less than 12' above drive; needs correction.
• Meter located inside basement. Utility company requires access and may require it to be moved outside in the future.

2. Main Disconnect

- At meter in basement

3. Main Panel 1

Location:
- Dining Rooms? (Not accessible)
- Basement

Observations:
- Mixture of panels and fuse boxes in basement; needs full evaluation/repair by qualified electrician.

4. Conductors

Service Conductors:
- Copper
- Not fully visible.

Branch Wire material:
- Copper

Branch wire insulator type:
- NM/NMC - Non Metallic Cable
- Not Fully Visible

5. Panel Notes

Overcurrent Protection:
- Breakers
- Fuses

Observations:
- Interior panels not accessible, not inspected.
- Electrical system appears outdated by todays standards.
- Fuses noted, recommend verifying insurability with your insurance company.

6. Wiring Notes

Observations:
- Not accessible, unable to inspect interior wiring in units.
- Exposed splices in basement need to be put in proper junction boxes.

Attic

1. Observations

- No access found; not inspected.

Photos

Boarded/broken window West side

AC unit missing at West side

Live contacts easily accessible on West side

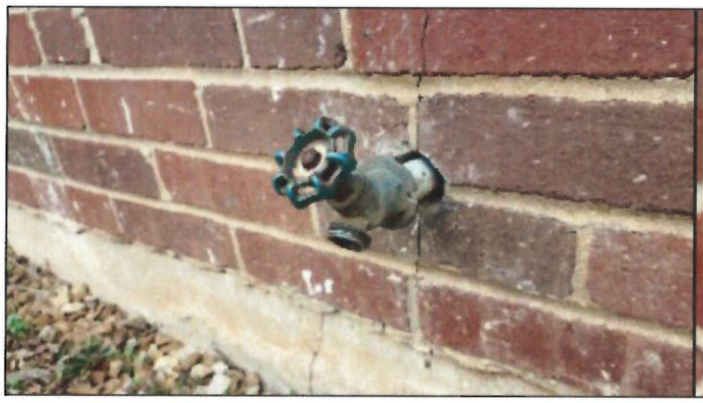
Cracked stem wall at NW corner

Disconnected downspout drain at NW corner

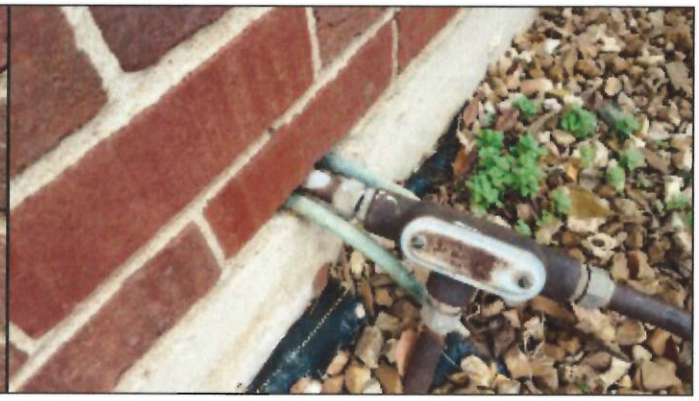
Flaking paint and deterioration at front doors

Steps in poor condition at front porch

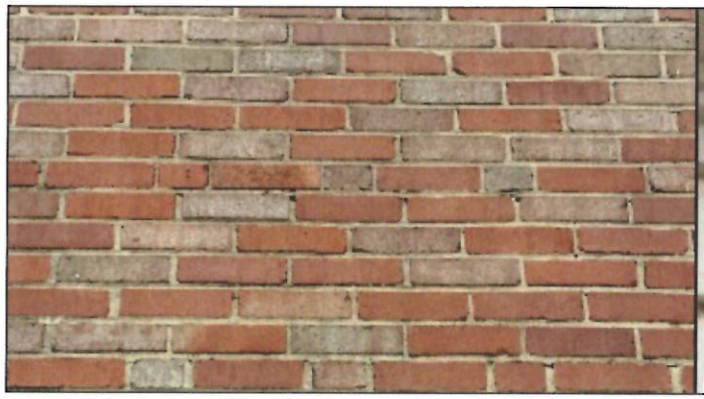
Cracks in stem wall and brick at front of building



Faucet non-frost free type



Damaged conduit near meter



Holes and deterioration at front of building

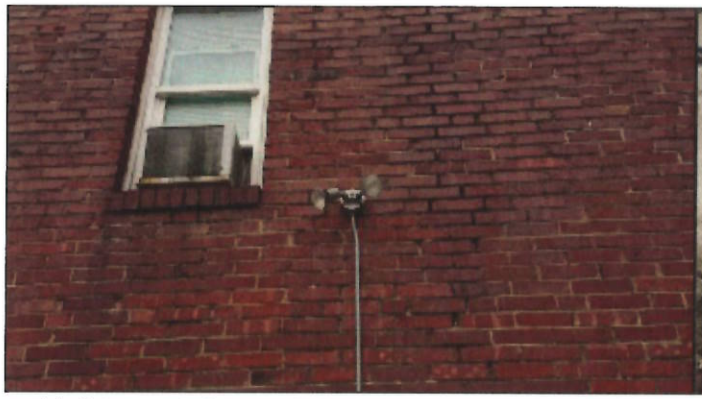
Openings in brick at East front door

Openings in brick at East front door

Live contacts easily accessible

Detached drain at NE corner

Railing and spindles needed for safety at basement door



Moisture stains and deterioration on East side

Flaking paint at ramp to basement

Boarded window on East side

Exposed plywood and flaking paint

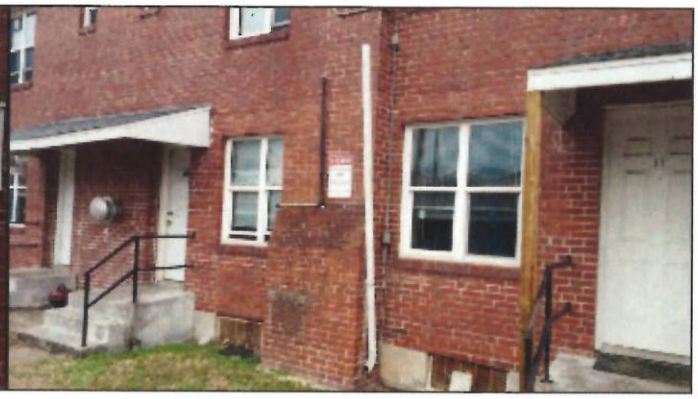
Deteriorated concrete at SE corner

Boarded up windows

Cracks at SE corner

Cracks at SE corner

Porches sagging



Abandoned downspout at rear

Cracks in chimney

Cracks in chimney

Crack in stem wall near chimney

Soil drains towards foundation and vent at back of building

Steps sagging at laundry room (slip hazard).

Sagging roof structure and moisture damage above laundry door

Cracks in foundation and boarded window at SW corner

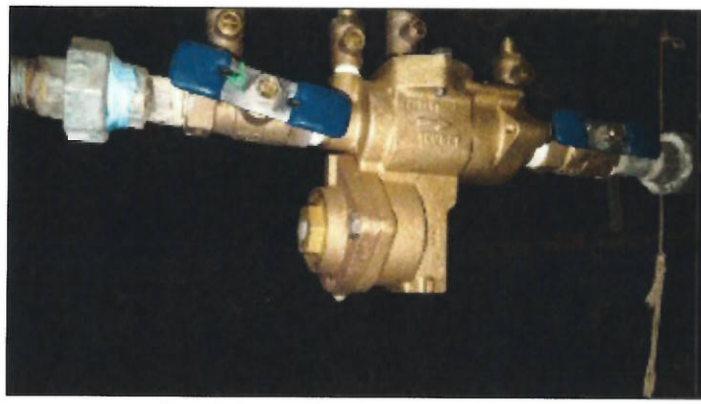
Exposed wood at SW corner

Heavy corrosion noted on waste lines in basement

Signs of moisture penetration in NW corner of basement

Opening and signs of moisture in NW corner of basement

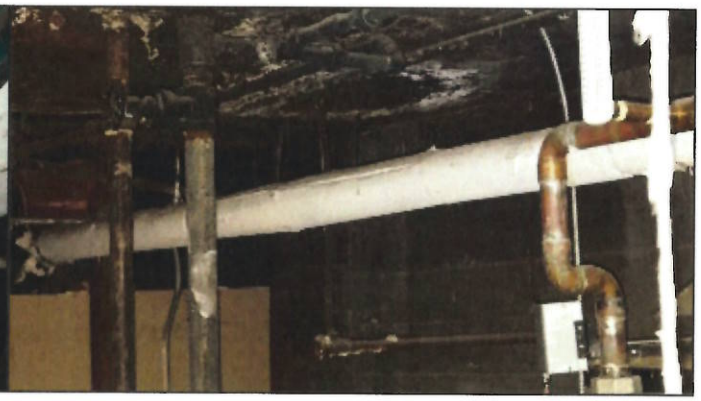
Open junction boxes in southwest part of basement



Leak on valve East of boiler

Rust on pipes

Pipe insulation likely contains asbestos



Pipe insulation likely contains asbestos

Boiler service panel is missing

Rust and dust noted

Leaks noted around boiler piping

Exposed splice on Boiler

Rust at back of Boiler

Leak and heavy corrosion at pipe behind boiler

Leak at West side of boiler

Puddle below leaking Boiler piping

View of basement looking East

Signs of past moisture along back wall

Plastic bag used to cover hole in SW portion of basement

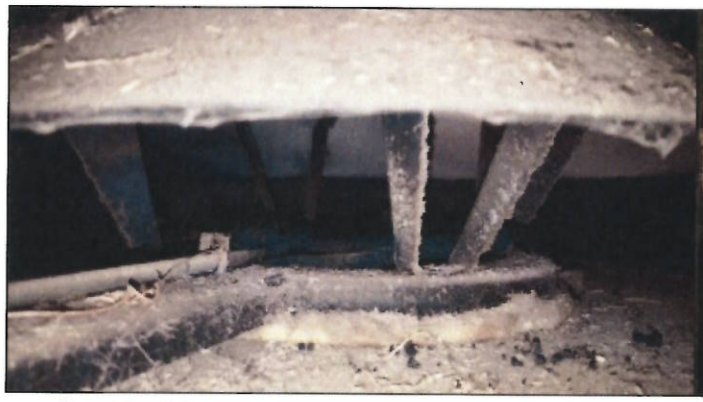
Open/abandoned drain pipe in SE portion of basement

No rim joist installed

No rim joist installed

Rust around base of water heater

Debris in water heater burn compartment



Soot build up on automatic damper in water heater flue

Moisture stains and damage in SE portion of basement

Hole in window Unit 10

Broken windows Units 11/12

Flaking paint and deterioration at vents

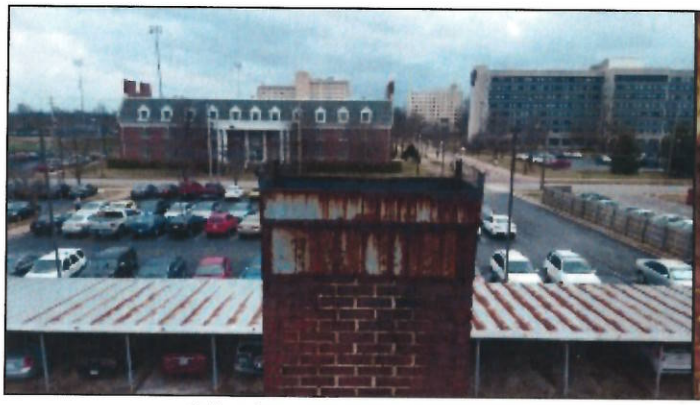
Extruded nails

Patches and missing shingles

Damaged/missing shingles and past repair

Missing flue cap on SW portion of roof

Heavy sealant/repair on plumbing flashings



Missing cap at chimney

Spalling brick and mortar on chimney

Damaged faucet at SW corner

A1 Home Inspection
Property Inspection Report

1102 E Elm - West Building, Springfield, MO 65806
Inspection prepared for: Roger Lantz
Date of Inspection: 2/6/2017 Time: 10:00 a.m.
Age of Home: 1949 Size: 6,000 sf +/-
Weather: light rain and 50 degrees.
Major items only - Not a full inspection report

Inspector: Jason Cardoza
Termite license #N6903
2857 S Chantilly, Springfield, MO 65804
Phone: 417-844-7094
Email: A1inspectr@yahoo.com
http://facebook.com/A-1Inspection

Report Summary of Defects

Grounds		
Page 3 Item: 1	Drive Observations:	• Surface of drive is compressed/settled. Potential trip hazards and poor drainage noted; recommend repair/replacement.
Page 4 Item: 4	Exterior Stairs Condition	• Steps are damaged at front sidewalk and back porch; need repair/replacement by qualified contractor. • Grab-rails needed for safety.
Page 4 Item: 5	Deck	• Decks are sagging and moisture damage noted; need full evaluation/repair by qualified contractor. • Decks and steps lack proper ballasters and spindles; needs correction for safety.
Exterior		
Page 4 Item: 1	Exterior Walls	• Cracked bricks observed; need sealing/repair. • Signs of moisture intrusion noted on interior of building along exterior walls; needs full evaluation/repair by qualified contractor. • Mold/fungal growth observed on interior of walls; needs full evaluation, cleaning and removal by qualified mold contractor. • Holes and cracks in mortar observed in various locations; needs evaluation/tuck-pointing by qualified contractor. • Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.
Page 5 Item: 2	Trim	• Observed flaking paint and deterioration on wood trim; needs to be repaired and painted to prevent further deterioration.
Foundation		
Page 5 Item: 3	Floor Construction	• Spotty mold/fungal growth was observed on the floor structure in a few areas particularly in the Northern portion; needs full evaluation and cleaning/removal by a qualified mold contractor.
Roof		
Page 6 Item: 5	Main Roof	• Observed exposed/extruding nails in various locations; needs sealing/repair by qualified roofer. • 34+ damaged shingles observed in various areas; needs evaluation/repair/replacement by qualified roofer.
Page 6 Item: 9	Other Roof	• Damaged areas and rust noted; needs full evaluation/repair by qualified contractor.
Plumbing		
Page 7 Item: 1	Hose Faucets	• Rear hose faucet leaks from the handle under pressure; needs attention/repair.
Page 7 Item: 4	Fuel System	• Gas odor noted in Units 2 & 3 needs full evaluation/repair by qualified plumber.
Exterior Electrical		

Page 8 Item: 1	Observations	• Damaged/melted shade/lense observed at back porch; needs evaluation/repair by qualified contractor (safety/fire hazard). • Open junction boxes, exposed wires and loose conduit observed; needs full evaluation/repair by qualified electrician.
Electrical		
Page 9 Item: 1	Service	• Service appears to be undersized; recommend full evaluation/repair by licensed electrician. • Conduit has settled away from disconnect box; needs repair by qualified electrician. • Tamper evident tags have been removed; need to be evaluated and replaced by utility company. • Double tapped breakers and service feed observed at main disconnects; needs repair. • Covers missing at exterior disconnects; needs evaluation/repair by qualified electrician (live contacts easily accessible).
Page 9 Item: 3	Main Panel 1	• Recommend 100 amp service to each unit; needs full evaluation/repair by licensed electrician (60 amp minimum).
Page 9 Item: 5	Panel Notes	• Ground and neutrals not visible in panel; needs evaluation/repair by qualified electrician. • Labels missing • Missing bushing/clamp on wires observed; needs correction.
Page 10 Item: 6	Wiring Notes	• Several three prong outlets tested as ungrounded; needs repair. • GFCI protection recommended for kitchen and bathroom outlets for safety. • Hot and neutral tested as reversed at several outlets; needs full evaluation/repair by qualified electrician. • Missing light and exposed wires observed in unit 3; needs replacement. • Window air conditioner plugged into a cord stretched across the radiator in unit 3; needs evaluation/repair by qualified electrician.
Attic		
Page 10 Item: 2	Observations	• Attic does not appear to be properly ventilated; needs correction. • Access not accessible, unable to enter, not inspected.
Garage		
Page 10 Item: 3	Walls/Ceiling	• Missing facia and exposed wood noted; needs full evaluation/repair by qualified contractor. • Rafters are less than 6' from ground in areas; needs evaluation/repair by qualified contractor (safety hazard).

Inspection Details

1. House faces:

Direction: East

2. Notes

• Red items need evaluation/repair by a qualified contractor.
• Black items warrant your review and some of these items may need repair/attention; recommend evaluation/repair/correction by a qualified professional.
• Additional information/details are provided in pictures and captions as well.
• Mold or air quality testing is not a part of this inspection.
• Pictures may be representative and may not show all effected locations or defects.
• Only Units 2 & 3 were accessible, other units were not inspected.
• Note: Some of the pictures at the end of the report are FYI.
• Termite inspection not included in this report, termite inspection report available upon request.

3. Home Type

Multi-Family

4. Occupancy

• Occupied - Fully furnished
• Access to some items such as: electrical outlets, windows, doors, cabinet interiors, floor, walls may be restricted due to personal belongings or furniture. Any such items are excluded from the inspection.

5. Attendance

In Attendance:
• Client at beginning

Grounds

1. Drive Observations:

Materials:
• Asphalt
Observations:
• Poor drainage noted
• Maintenance/sealant needed.
• Surface of drive is compressed/settled. Potential trip hazards and poor drainage noted; recommend repair/replacement.

2. Sidewalk Observations

Materials:
• Concrete
Observations:
• Major cracks and displacement noted with potential trip hazard; consider repair/replacement.
• Deteriorating surface (spalling) noted.
• Near the end of its lifespan

3. Porch

Location:
• Front Porch
Observations:
• Flaking paint noted; needs maintenance.

4. Exterior Stairs Condition

Location/Materials:
• Back Deck
• Front porch
• Sidewalk
• Concrete
Observations:
• Steps are damaged at front sidewalk and back porch; need repair/replacement by qualified contractor.
• Grab-rails needed for safety.

5. Deck

Location:
• Rear Porch/Decks
Observations:
• Decks are sagging and moisture damage noted; need full evaluation/repair by qualified contractor.
• Decks and steps lack proper ballasters and spindles; needs correction for safety.

Exterior

1. Exterior Walls

Construction:
• Wood frame
• Concrete/Masonry
Type:
• Brick
Observations:
• Cracked bricks observed; need sealing/repair.
• Signs of moisture intrusion noted on interior of building along exterior walls; needs full evaluation/repair by qualified contractor.
• Mold/fungal growth observed on interior of walls; needs full evaluation, cleaning and removal by qualified mold contractor.
• Holes and cracks in mortar observed in various locations; needs evaluation/tuck-pointing by qualified contractor.
• Several windows were cracked/damaged and had failed seals; needs full evaluation and repair/replacement by qualified contractor.

2. Trim

Materials:
• Wood
Observations:
• Not fully visible
• Observed flaking paint and deterioration on wood trim; needs to be repaired and painted to prevent further deterioration.

3. Gutters and Downspouts

Installed:
• Full
Observations:
• Recommend adding underground extensions to the downspouts for better control of roof water.
• Gutters are loose in places (nails/fasteners are loose); needs securing.
• Gutter splashblock missing at SW corner; needs replacement for proper drainage.

Foundation

1. Grading/Drainage

Grading:
• Slope minor

2. Foundation

Type:
• Crawlspace
Materials:
• Poured Concrete
Observations:
• Entered crawlspace.
• Cracks and minor displacement noted on the foundation stem wall; recommend evaluation/sealing by a qualified foundation contractor.
• Earth to wood contact at crawlspace door (Direct access for termites); recommend correction.
• Crawl space door is rusted/deteriorated and needs replacement (safety hazard).

3. Floor Construction

Type:
• Joists
• 2x10
• Conventional wood framing
Observations:
• Rim joist not installed; recommend evaluation/repair by qualified contractor.
• Anchor bolts were not found.
• Added support noted.
• Moisture stains/damage noted on floor structure below bathroom and utility areas.
• Spotty mold/fungal growth was observed on the floor structure in a few areas particularly in the Northern portion; needs full evaluation and cleaning/removal by a qualified mold contractor.

4. Crawlspace/Basement

Observations:
• Appears Serviceable.
• Crawl space was dry today.
• Signs of past standing water observed around the piers, particularly the southern portion.
• Recommend installing a plastic vapor barrier on the ground to prevent moisture from causing abnormal conditions in the future.
• Better control of roof water should help prevent problems in the future.
• Consider adding a dehumidifier.

Roof

1. Layers:

Layers:
• 1
Approximate Age:
• Unknown

2. Roof Style

Type:
• Gable

3. Covering

• Composition Shingles

4. How Inspected

• Walked

5. Main Roof

• Roof is in poor condition; at/near end of life.
Observations:
• Observed typical granular loss.
• Signs of past repair observed.
• Observed exposed/extruding nails in various locations; needs sealing/repair by qualified roofer.
• 34+ damaged shingles observed in various areas; needs evaluation/repair/replacement by qualified roofer.

6. Porch Roof

• Location: Carport
• Metal panels

7. Exposed Flashings

Observations:
• Heavy patching/repair observed at parapet wall flashing; needs full evaluation/repair by qualified roofer.

8. Roof Notes

• Deck roof needs evaluation/replacement by a qualified roof.

9. Other Roof

• Location: Carport
• Metal panels
Observations:
• Damaged areas and rust noted; needs full evaluation/repair by qualified contractor.

Plumbing

1. Hose Faucets

Observations:
- Frost free type
- Automatic pressure release
- Rear hose faucet leaks from the handle under pressure; needs attention/repair.

2. Pressure (PSI):

Time of pressure test(Approx.):
- 10:00 AM

Approximate PSI:
- 45

3. Waste Lines

Materials:
- Plastic (PVC)
- Cast iron
- Galvanized
- Lead
- Not fully visible

Observations:
- Not fully visible
- Notice: City sewer service and all underground pipes are not a part of this inspection, future drainage performance cannot be determined.
- Near end of lifespan.

4. Fuel System

Shut off Valve Location:
- At Meter
- Center building

Observations:
- Near end of lifespan, needs full evaluation/repair by qualified plumber.
- Moderate rust/corrosion noted.
- Gas odor noted in Units 2 & 3 needs full evaluation/repair by qualified plumber.

5. Main Water Shut-off

Materials:
- Basement of center building.

6. Water Heater Location:

- Basement of center building.

7. Supply Lines

Materials:
- Galvanized
- Not fully visible

Observations:
- Not fully visible
- Evidence of prior repairs noted.
- Moderate corrosion/rust observed.
- Near end of lifespan.
- Insulation on hot water lines likely contains asbestos; recommend evaluation by qualified asbestos contractor.

8. Material:

Materials:
• Galvanized
• Notice: Underground pipes or pipes in walls/foundations cannot be judged for sizing, leaks or corrosion.
• Not fully visible
Observations:
• 1.5" Pipe

Heating

1. Location and Size

Location:
• Boiler in Center building (see Center Building report).

2. Distribution

Materials:
• Pipes/Radiators
Observations:
• Not fully visible.
• System is beyond end of normal life; needs full evaluation by qualified HVAC technician (Not fully inspected).
• Insulation on the outside of piping in crawlspace likely contains asbestos; recommend full evaluation by qualified asbestos contractor.
• Missing insulation observed on large sections of supply piping; recommend correction.

3. Normal Controls

Observations:
• Older thermostats, consider replacement.

A/C

1. Condition

Observations:
• Window air conditioners not inspected.

Exterior Electrical

1. Observations

• No exterior receptacles were found.
• Several lights did not turn on today (Bulbs or daylight sensor?).
• Damaged/melted shade/lense observed at back porch; needs evaluation/repair by qualified contractor (safety/fire hazard).
• Open junction boxes, exposed wires and loose conduit observed; needs full evaluation/repair by qualified electrician.

Electrical

1. Service

Description:
- 240V/120V
- Underground

Size appears to be:
- Not visible

Observations:
- Ground clamp/system not visible.
- Service appears to be undersized; recommend full evaluation/repair by licensed electrician.
- Conduit has settled away from disconnect box; needs repair by qualified electrician.
- Tamper evident tags have been removed; need to be evaluated and replaced by utility company.
- Double tapped breakers and service feed observed at main disconnects; needs repair.
- Covers missing at exterior disconnects; needs evaluation/repair by qualified electrician (live contacts easily accessible).

2. Main Disconnect

- At the exterior meter

3. Main Panel 1

Location:
- Dining room

Panel Rating:
- 20/30 AMPS

Observations:
- Only units 2 & 3 were accessible today (not fully inspected).
- Defects; see panel notes. Electrical needs evaluation/repair by qualified electrician.
- Near end of lifespan
- Only two breakers provided per unit and lacks proper panel with cover.
- Recommend 100 amp service to each unit; needs full evaluation/repair by licensed electrician (60 amp minimum).

4. Conductors

Service Conductors:
- Copper
- Not fully visible

Branch Wire material:
- Copper

Branch wire insulator type:
- NM/NMC - Non Metallic Cable
- Fiber/Cloth
- Not Fully Visible

5. Panel Notes

Overcurrent Protection:
- Breakers

Observations:
- Ground and neutrals not visible in panel; needs evaluation/repair by qualified electrician.
- Labels missing
- Missing bushing/clamp on wires observed; needs correction.

6. Wiring Notes

Observations:
- Not fully inspected; recommend full evaluation/repair by licensed electrician.
- Several three prong outlets tested as ungrounded; needs repair.
- GFCI protection recommended for kitchen and bathroom outlets for safety.
- Hot and neutral tested as reversed at several outlets; needs full evaluation/repair by qualified electrician.
- Missing light and exposed wires observed in unit 3; needs replacement.
- Window air conditioner plugged into a cord stretched across the radiator in unit 3; needs evaluation/repair by qualified electrician.

Attic

1. Access Location

Access Location:
- N/A - Access not found

2. Observations

- Attic does not appear to be properly ventilated; needs correction.
- Access not accessible, unable to enter, not inspected.

Garage

1. Type

- Carport
- Not fully inspected.

2. Floor

Observations:
- Maintenance needed
- Structure appears to be too close to property line; recommend investigation with building department/realtor.

3. Walls/Ceiling

Observations:
- Missing facia and exposed wood noted; needs full evaluation/repair by qualified contractor.
- Rafters are less than 6' from ground in areas; needs evaluation/repair by qualified contractor (safety hazard).

Photos

Rail 28 3/4" and no grab rail at steps

Poor drainage North side

Moisture stains and deterioration at North side

Flaking paint and missing mortar north side

Detached conduit and exposed wire at front

Typical cracks in foundation

Open junction box and detached conduit at front of building

Moisture damage at North front door

Deteriorated mortar at front windows

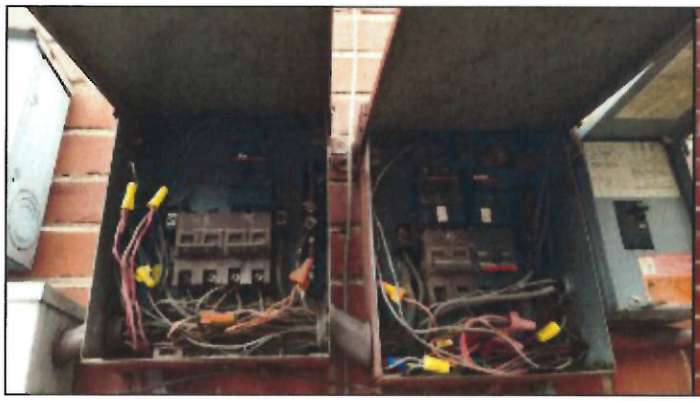
Soil drains into crawlspace vent at front planter

Deterioration at South front door

Open junction boxes

Missing step flashing above South front door

Tamper evident tags are missing



Exposed contacts and double tapped wires

Defective tinting on South side

Exposed wood at SW

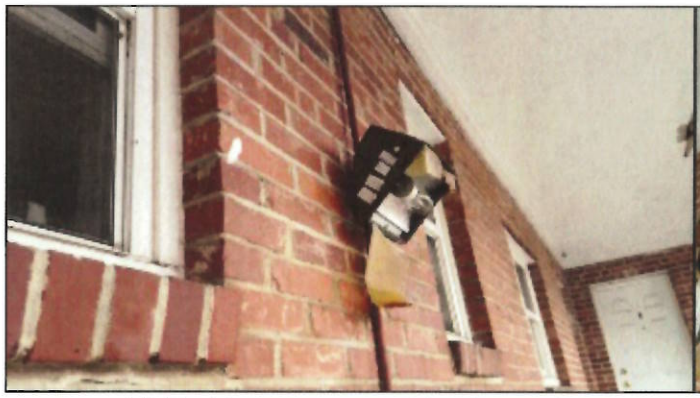
Rear faucet leaks

Steps need replacement

Deterioration and moisture damage at back porch

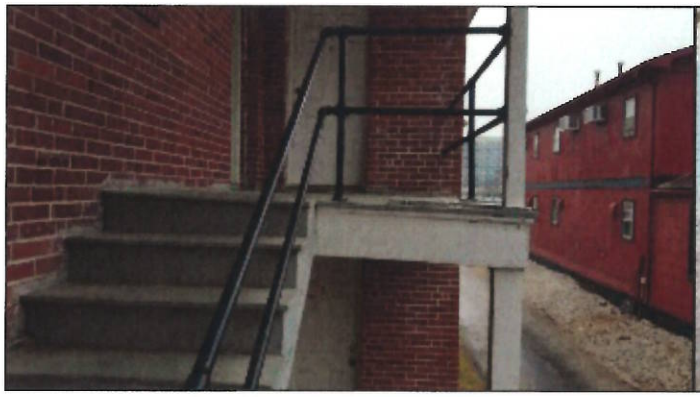
Steps and porches lack proper ballasters and spindles

Moisture damaged soffit at back porch



Melted lense cover at back porch

Failed seal Unit 6



Decks sagging all units

Hole in brick near back doors

Missing crawlspace vent cover West side

Deterioration and holes in mortar at various locations

Shingles on ground

Exposed wire subject to damage at lamp post

Heavy patching/repair

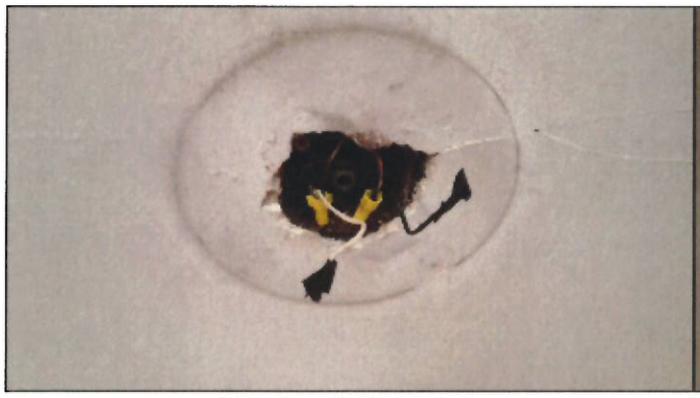
Missing shingles

Large areas of past repair and damaged shingles

Exposed decking and missing shingles

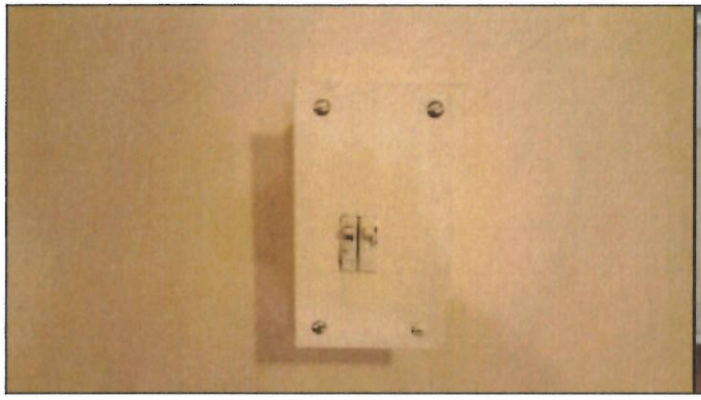
Damaged panels with poor drainage at carport

Flaking paint and deterioration at attic vents



Missing light Unit 3

Access below common stairway Unit 3 (Fire hazard to common stairway.)



Only two breakers available and not in proper panel with cover.

Air conditioner cord stretched in front of radiator in Unit 3

Strike plate used to hold wire at Unit 3 panel

No neutral or ground present in panel

Moisture damage and sagging floor at toilet in Unit 3.

Radiators installer behind doors (fire hazard)

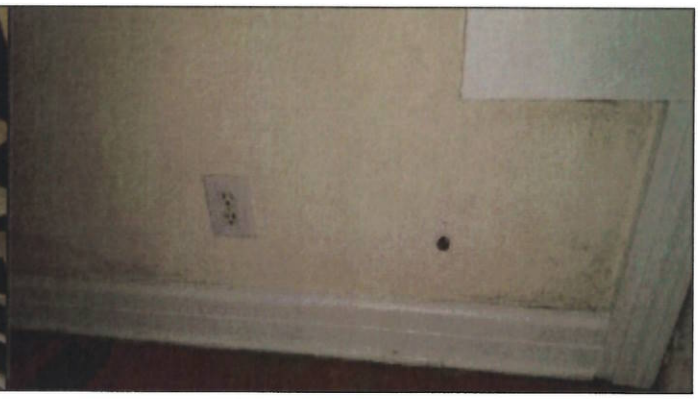
Moisture stains and past repair Unit 3

Moisture damage and flaking paint at Unit 3

Moisture stains and mold Unit 2 Living room

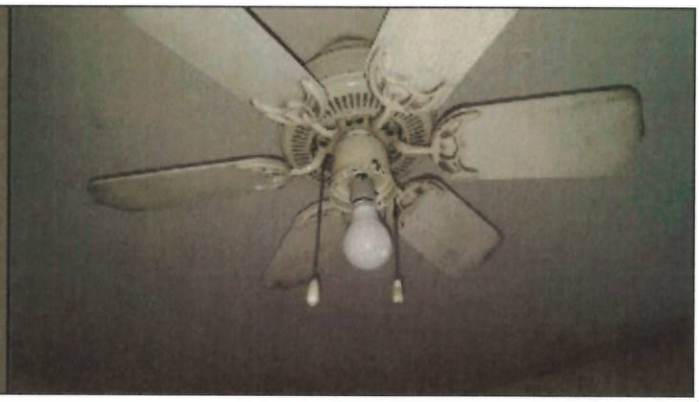
Moisture stains and Mold Unit 2 Living room

Cracked window Unit 2 Living room



Mold Unit 2 Living room

Moisture stains and mold bedroom of Unit 2

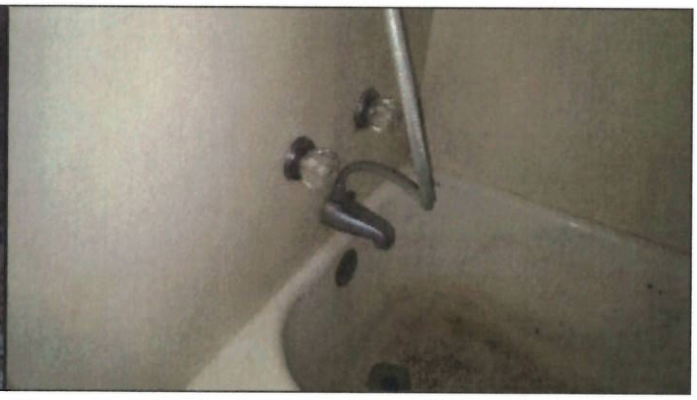


Missing globe Unit 2

Improper repairs Unit 2

Facuet drips unit 2

Shower drain improperly repaired with putty



Shower hose installed at faucet; backflow hazard.

Open gas line at range Unit 2

Mold at backsplash Unit 2

Moisture stains/damage at stairway

Insulation in heating pipes likely contains asbestos

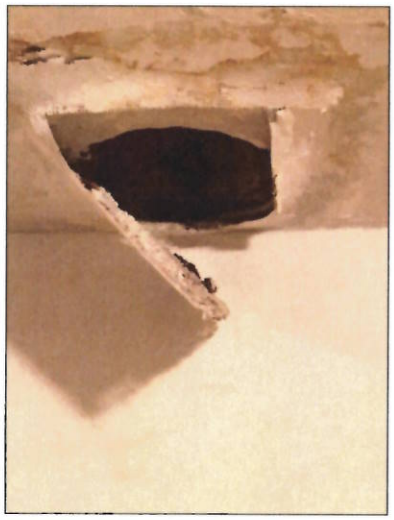
Added support in SE portion

Non professional added support near NE corner

Small cracks and displacement at center stem wall

Spotty fungal growth

View front section of crawlspace looking South



Hole in ceiling of East Building provided by client

EXHIBIT D

Utilities Report

Winter Utilities Ave.

Dec.	JAN.	Feb.	YR	Winter Average
2500	3476		2012	2988
3414	3428	3089	2013	3310
2957	3554	2704	2014	3071
2501	3022	2272	2015	2598
2501	3023	2426	2016	2683
2475	3411		2017	2943

$2,932 average for winter months last Five years.

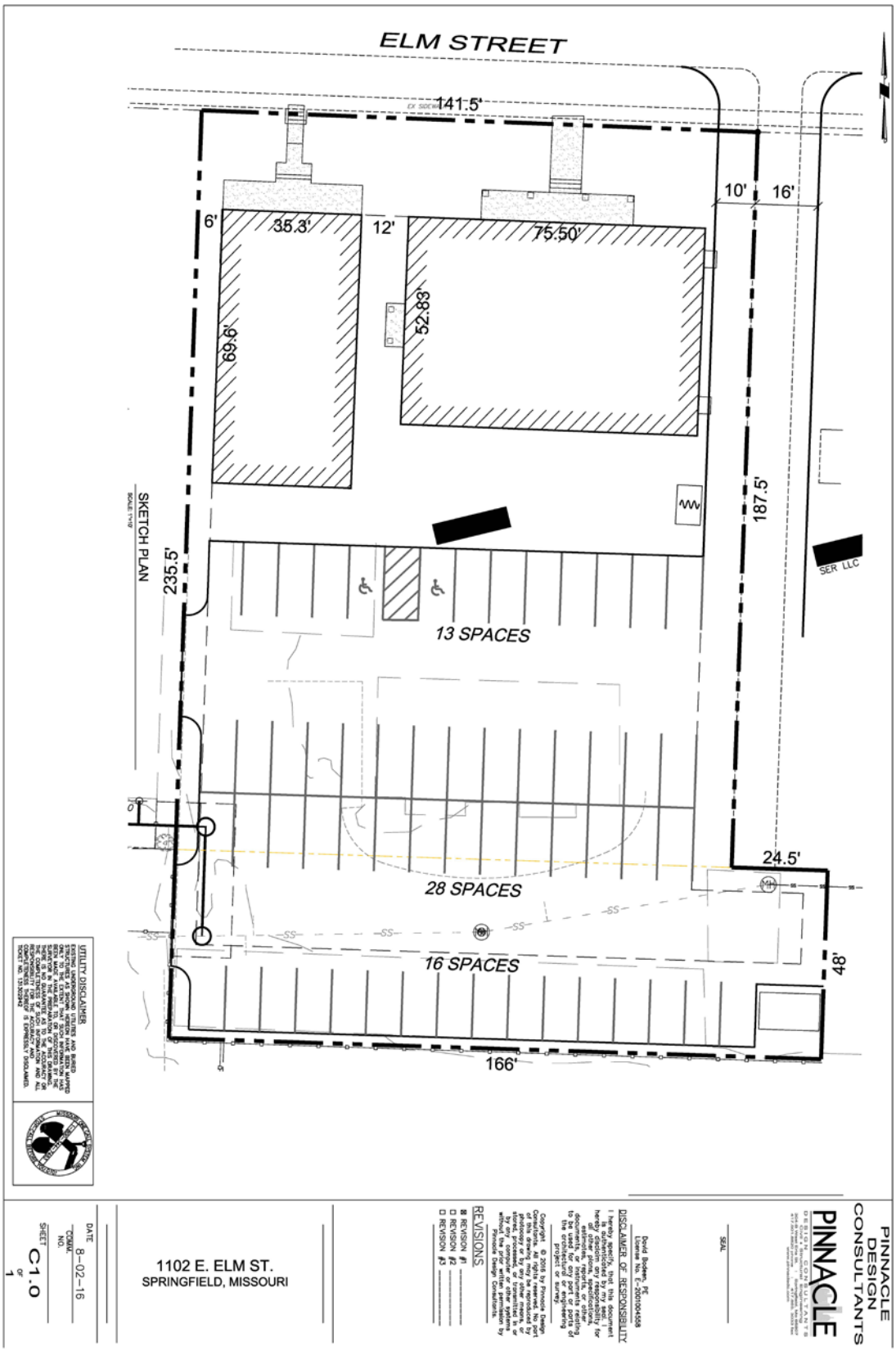
EXHIBIT E

Photos Documenting Mold/Fungal Growth Inside Units and Basement

EXHIBIT F

Land Use Plan

[attached]


ELM STREET
141.5'
6'
35.3'
12'
75.50'
10'
16'
69.6'
52.83'
187.5'
235.5'
SKETCH PLAN
SCALE 1"=10'
SER LLC
13 SPACES
28 SPACES
16 SPACES
24.5'
48'
166'
UTILITY DISCLAIMER
EXISTING UNDERGROUND UTILITIES AND BURIED
STRUCTURES SHOWN HEREON WERE PLOTTED FROM
OWNER'S RECORDS. I DO NOT CLAIM THAT SUCH INFORMATION WAS
SURVEYED OR THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE
SURVEYOR IN THE PREPARATION OF THIS DRAWING.
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ASSUME
THE CORRECTNESS OF SUCH INFORMATION AND ALL
RESPONSIBILITY FOR DAMAGES TO UTILITIES.
COMPLETENESS HEREOF IS EXPRESSED TO BELIAMED.
SCALE NO. 13-3022A2
PINNACLE
DESIGN
CONSULTANTS
PINNACLE
DESIGN CONSULTANTS
David Bodeen, PE
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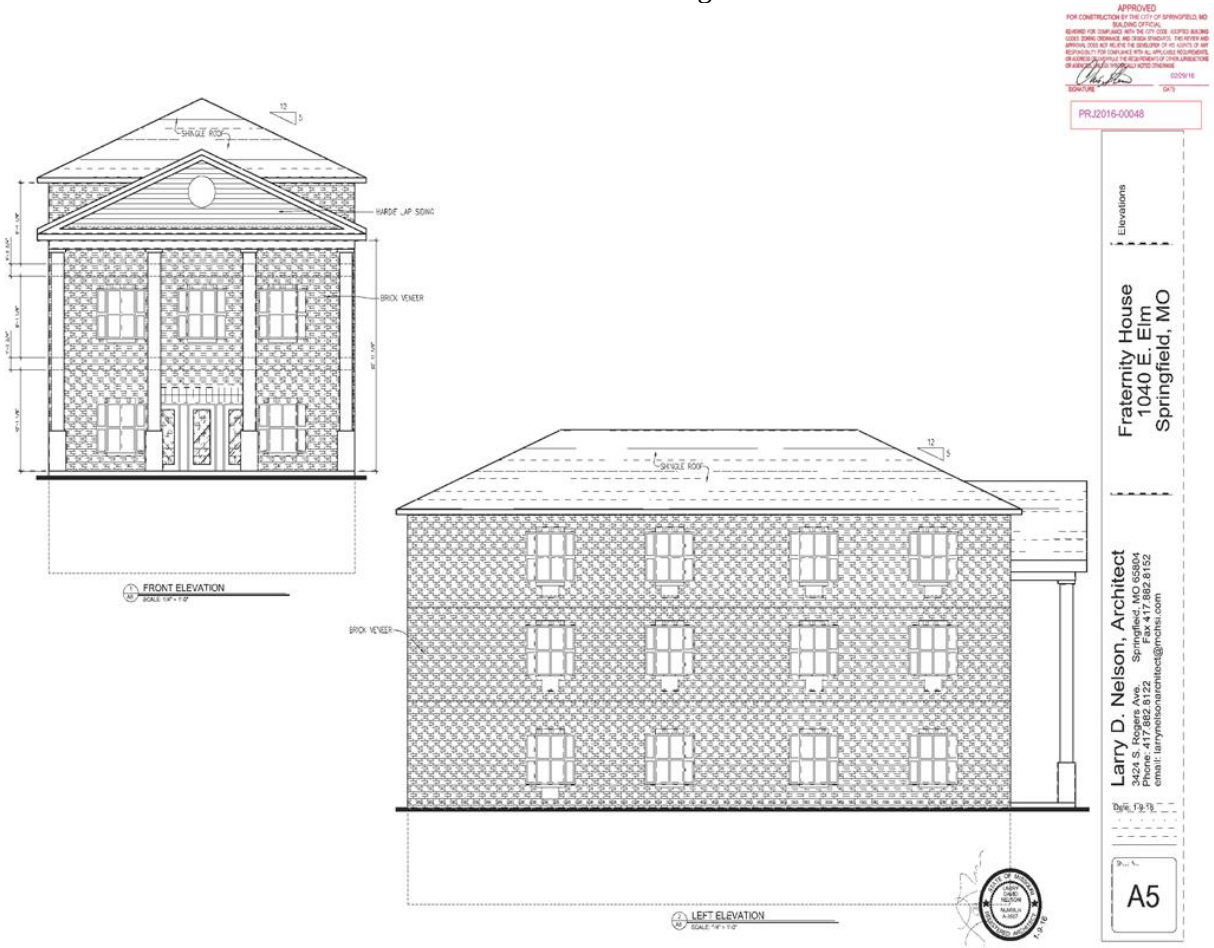
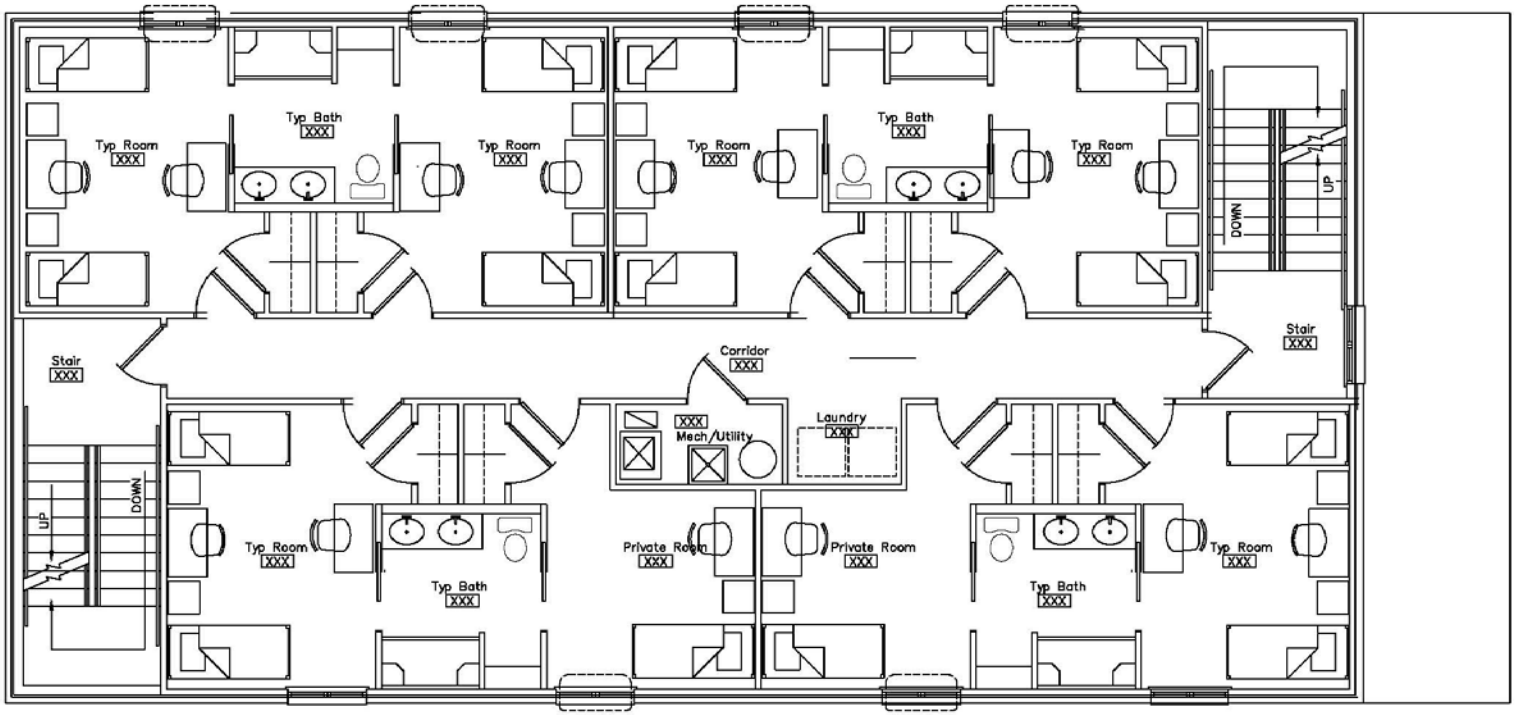
Pinnacle Design Consultants.
REVISIONS
REVISION #1
REVISION #2
REVISION #3
SEAL
1102 E. ELM ST.
SPRINGFIELD, MISSOURI
DATE 8-02-16
DRAWN
NO.
SHEET C1.0
of 1

WA 9378011.1

1102 E Elm Building:



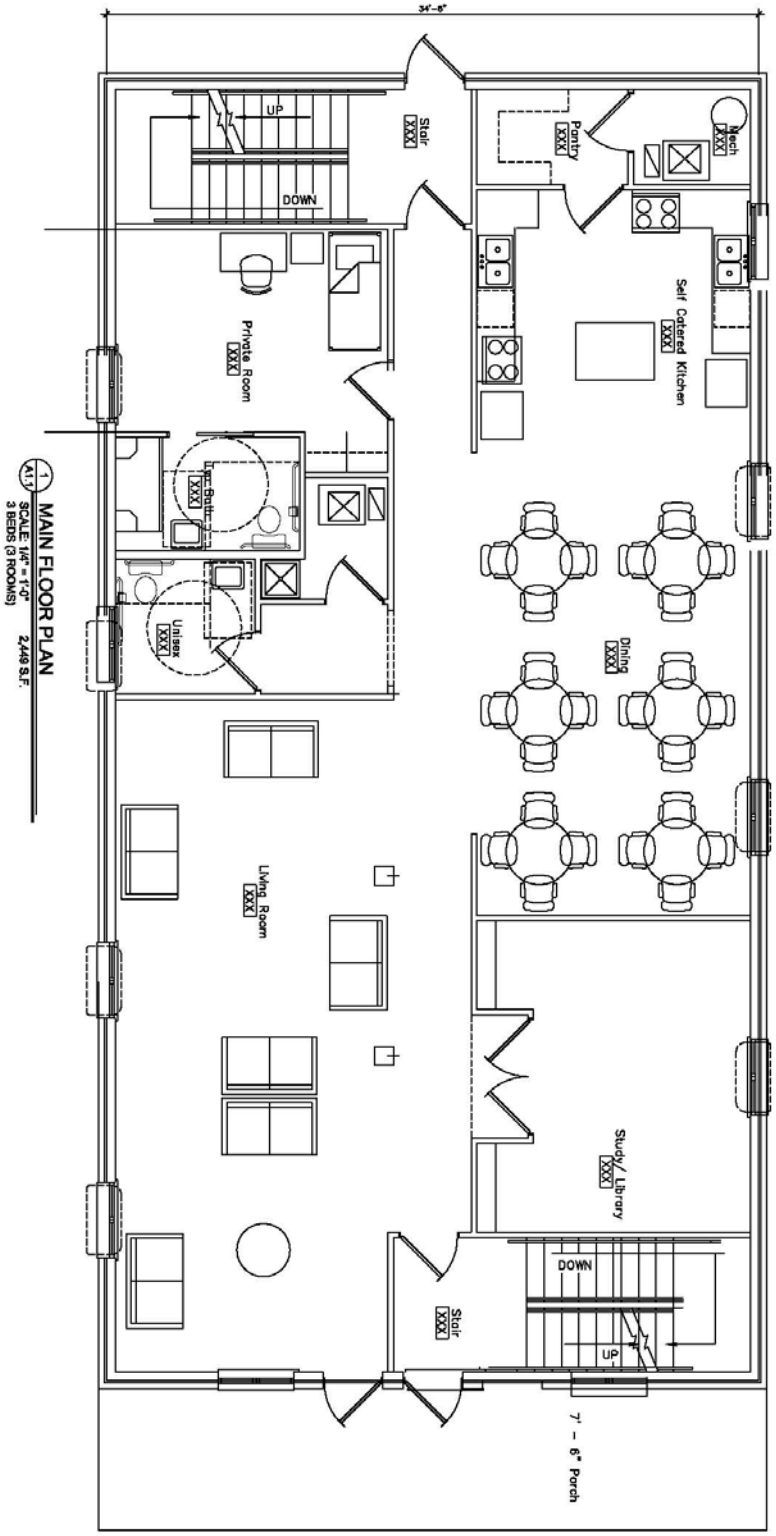


14 Beds Per Floor

1 A1.2 SECOND/THIRD FLOOR PLAN

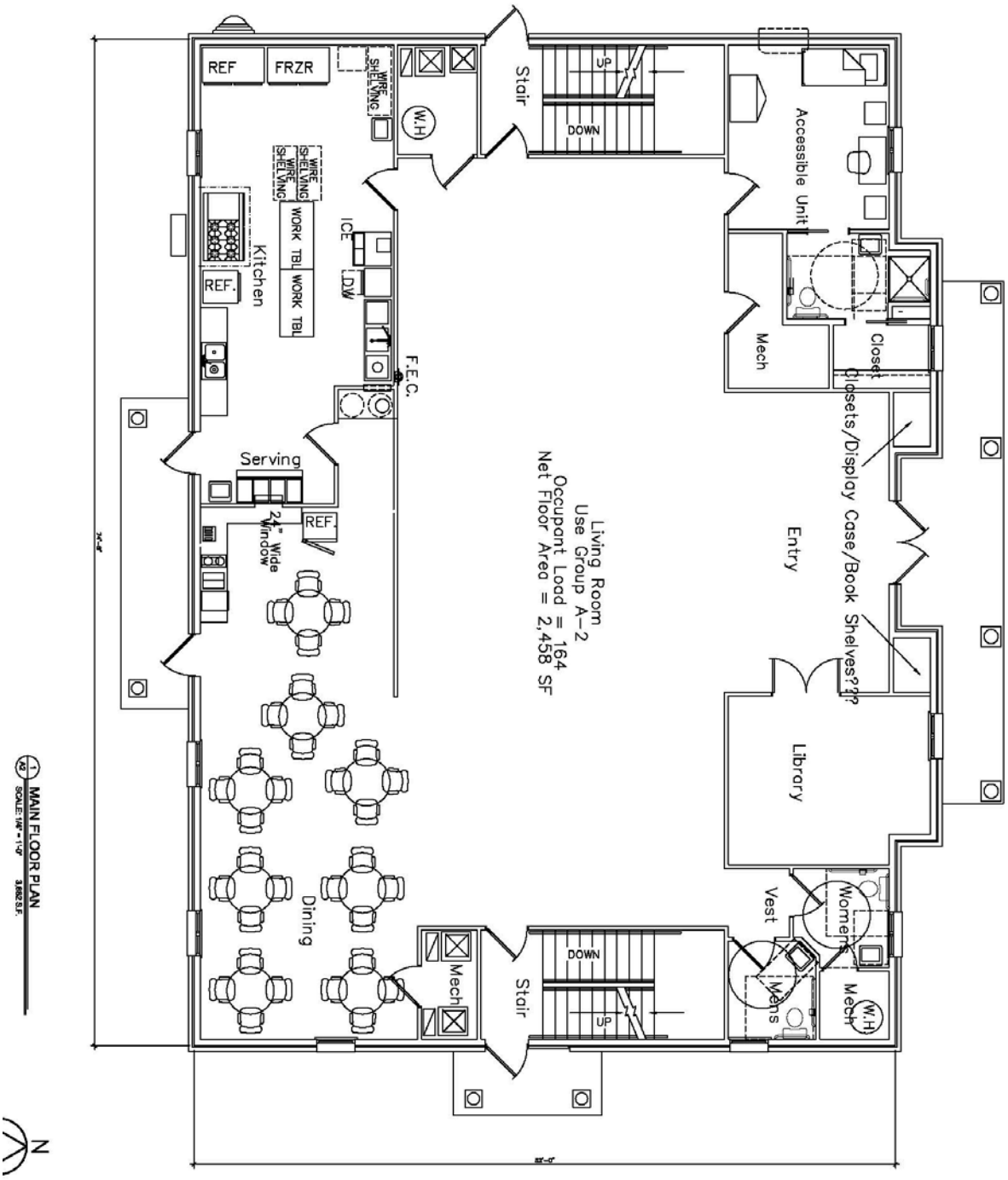
SCALE: 1/4" = 1'-0" 2,372 S.F.
14 BEDS (7 ROOMS)

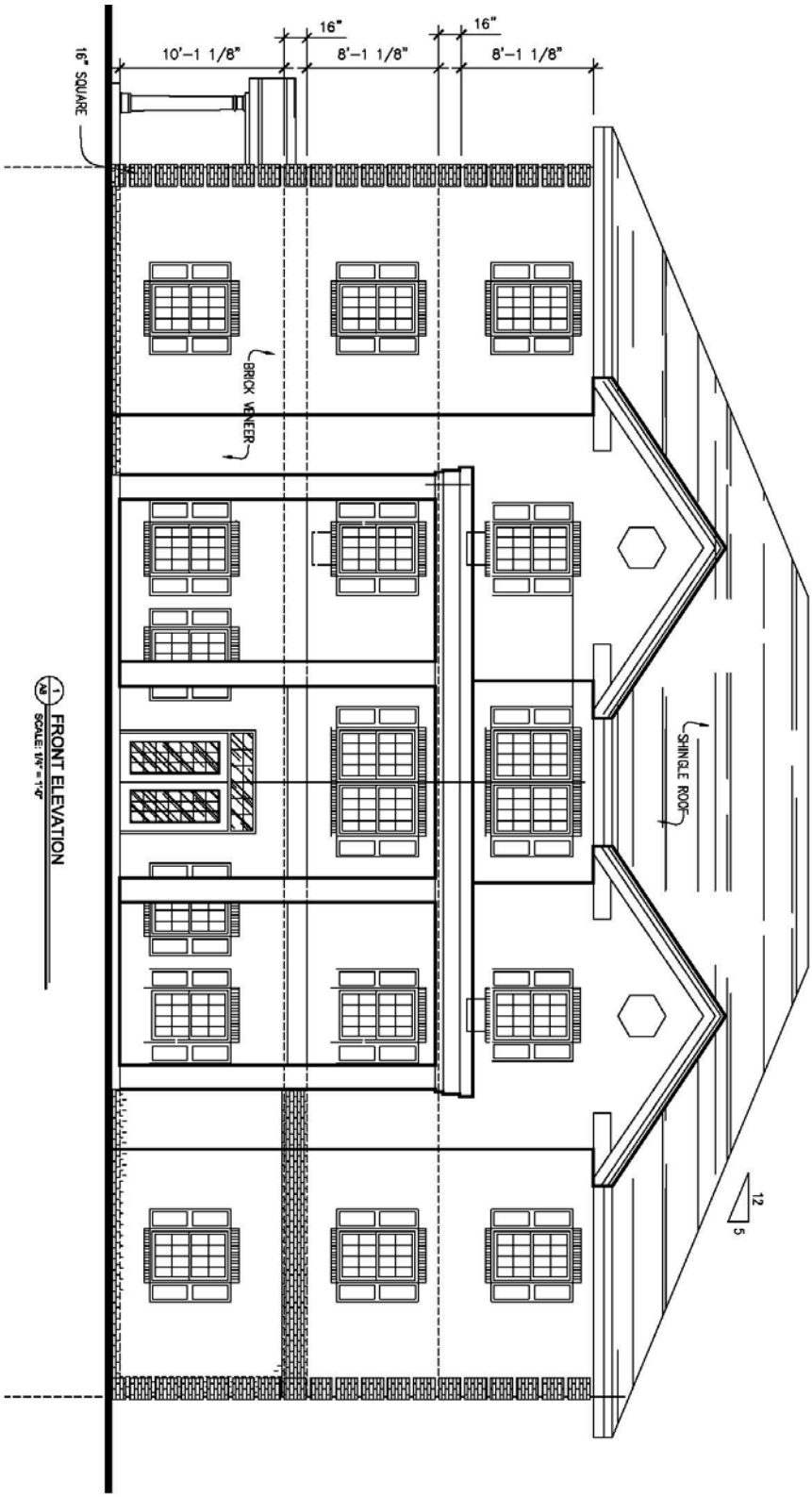
WA 9378011.1

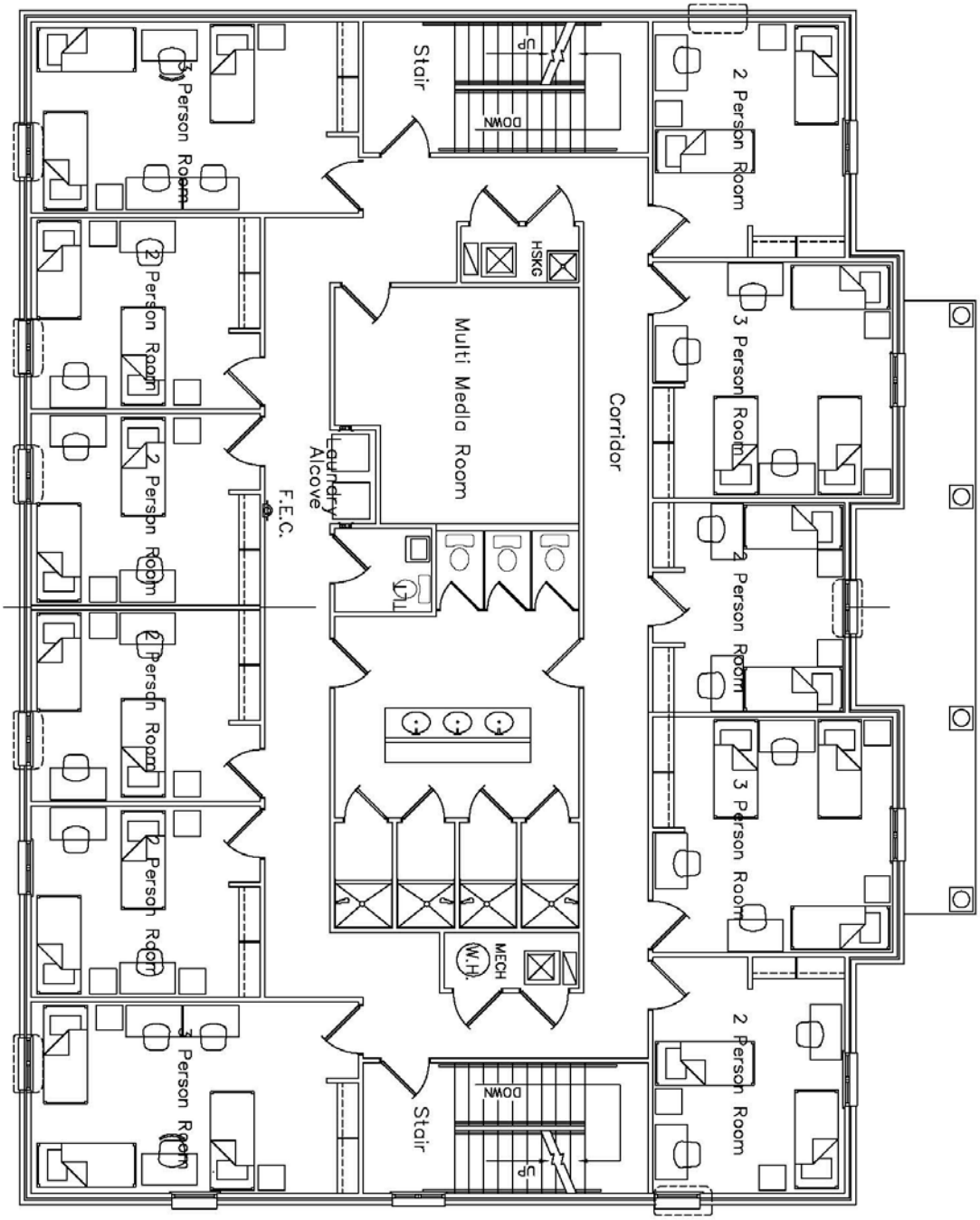


1 A1.1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
3 BEDS (3 ROOMS) 2,449 S.F.

1106 E. Elm Building:


Accessible Unit
Closet
Mech
Closets/Display Case/Book Shelves???
Entry
Library
Vest
Womens
Mens
Mech
W.H
Stair
UP
DOWN
Stair
UP
DOWN
Mech
Living Room
Use Group A-2
Occupant Load = 164
Net Floor Area = 2,458 SF
Dining
F.E.C.
ICE
D/W
Kitchen
REF
FRZR
WIRE SHELVING
WIRE SHELVING
WIRE SHELVING
WIRE SHELVING
WORK TBL
WORK TBL
REF.
W.H
Serving
REF.
24" Wide Window
N
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
3,892 S.F.


16" SQUARE
10'-1 1/8"
16"
8'-1 1/8"
16"
8'-1 1/8"
BRICK VENEER
SHINGLE ROOF
12
5
1
A3
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 3,882 S.F.

EXHIBIT G

Contractors' Estimates for Repairs

ROSALES MASONRY
NO ONE ELSE STACKS UP!

5G MASONRY
4666 W. PFEIFFER CT
SPRINGFIELD, MO 65803

Estimate

Date	Estimate #
3/30/2017	17082

Name / Address
ROGER LANTZ

Estimator	

Project
ELM STREET APARTMENTS

Description	Qty	Rate	Total
LABOR, MATERIAL AND EQUIPMENT TO REPOINT 3 APARTMENT BUILDINGS (1102, 1104 & 1106 E ELM)	1	113,232.00	113,232.00
		Total	$113,232.00

Phone #	Fax #	Web Site
417-831-6800	417-831-6804	www.rosalesmasonry.com

Steinert Electric, Inc.
624 E. Farm Road 192
Springfield, MO 65810-3220
Phone/Fax (417) 886-3157

Estimate

February 27, 2017

To: Roger Lantz
Job: Colonial Court Apartments
1102 E. Elm

Labor and material to rewire 22 individual apartments according to NEC standards.
Includes new electrical services and fixures.

Total Estimate $225,000.00