

**Springfield Land Clearance for Redevelopment
Authority**

**Tuesday, September 5, 2017 at 4:00 p.m.
Conference Room 2-West, Busch Municipal
Building**

Annual Meeting

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - August 1, 2017

Documents:

[MINUTES LCRA AUGUST 1, 2017.PDF](#)

4. Election Of Officers

5. New Business

**5.I. Redevelopment Plan For The 600-610 E. Harrison Redevelopment
Area, Located At The Southeast Corner Of The Intersection Of East
Harrison Street And South Kimbrough Avenue; Roza Capital
Group, LLC, Applicant**

Documents:

[BLIGHT REPORT AND REDEVELOPMENT PLAN - 600-610 E HARRISON
REDEVELOPMENT AREA.PDF](#)

6. Other Business

6.I. Progress Report/Discussion On The Proposed Redevelopment

Plan For The Kearney Street Corridor Redevelopment Area

7. Adjourn

Springfield Land Clearance for Redevelopment Authority

Tuesday, August 1 at 4:00 PM

2nd Floor West Conference Room , 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:

Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Olivia Hough, Judy White and Jared Follin

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from July 11, 2017. Allen Grymes seconded the motion. Motion approved (5-0)

4. New Business

5. Other Business

Discussion of Redevelopment Plan for Kearney Street Redevelopment Area

- Sarah Kerner gave an overview of the PGAV Market Study Results
- 1st Public Meeting August 24, 2017 5:30PM
 - o LCRA Members were invited and provided invitations to share
- Redevelopment Area Boundary - Matt presented the proposed boundary. Initial study area is Glenstone to Kansas Expressway (3 ½ miles) with 300' off the right-of-way. There was discussion about the reasoning for the depth on either side of Kearney and the relationship with residential. There was general agreement on the proposed extent of the boundary and considerations. Primary purpose of the plan is to facilitate retail and commercial redevelopment not to incentivize residential.
- Excluded Uses - A list of uses provided for in the Highway Commercial or Light Industrial zoning was distributed and discussed. In general, LCRA members did not favor limiting of uses for Chapter 99. They do, however; want to exclude cell phone towers. Only Commercial and residential uses with frontage on Kearney should be

eligible for abatement. They were fine with the language in Springfield Plaza allowing Title Loans if they become a tenant as part of a shopping center.

- Landscaping -LCRA would like to require full compliance with new construction landscaping requirements for properties receiving tax abatement including building renovations. However, they want flexibility in the application if landscaping interferes with meeting parking or bufferyard requirements so it should be tailored to the lot size.
- Building Materials - Generally LCRA did not want to put restrictions on building materials if they are meeting current codes. Use of vinyl on structures facing frontage streets might be the exception to this. They did not feel Kearney Street was comparable to the Springfield Plaza example provided. They did not have an issue with metal buildings. They felt the bufferyard requirements would protect adjacent residential. Concern expressed regarding burdening property owners with restrictions/cost.
- Consolidation of Curb Cuts - Would like to encourage consolidation of curb cuts and cross access to improve access management.
- Burying Powerlines - when applicable for new and large developments this is a good idea.

Other:

- Billboards and Signage - The issue of grandfathered signage and large billboards should be looked at to reduce the visual clutter and negative aesthetic it creates.
- Safety - Needs to be considered as the area develops and Police should be consulted. Specifically, safety of pedestrians and crime prevention.
2nd Public Meeting - Will be Monday, September 25th location - 5:30 PM Roberson Elementary
- Timeline for the Blight Report and Redevelopment Plan is to present to Council by the end of the year

Questions/Comments from Commission:

- Was the age of the buildings a consideration?
- A lot of mom and pop businesses in the corridor
- Blight question: Wal-Mart and Doubletree Hotel? Empty Lots?
- Use streets as border lines where possible?
- Abatement should be used for assembly of lots not just for a new roof or windows

- Frontage on Kearney Street should be a requirement
- Rents are low as is income and it will take time for that to increase
- Will the Workable Plan be part of this?
- Provide Commission with age demographic from the PGAV report

6. Adjourn

Blight Study and Redevelopment Plan
600-610 E. Harrison Redevelopment Area
Springfield, Mo

August 2017

BLIGHT STUDY

I.	GENERAL DESCRIPTION	3
	A. BACKGROUND OF PROPERTIES	4
II.	DEVELOPMENT OF THE REDEVELOPMENT AREA	4
III.	EVIDENCE IN SUPPORT OF BLIGHT	4
	A. DETERIORATION OF SITE IMPROVEMENTS	5
	B. UNSAFE AND INSANITARY CONDITIONS	6
	C. CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	7
IV.	THE IMPACT OF THE REDEVELOPMENT AREA'S BLIGHTED CONDITIONS	7
V.	CONCLUSION	8

REDEVELOPMENT PLAN

VI.	INTRODUCTION	9
VII.	BACKGROUND	9
VIII.	DESCRIPTION OF THE PROJECT	9
	BOUNDARIES OF THE REDEVELOPMENT AREA	9
	THE REDEVELOPMENT	10
IX.	NEED FOR DEVELOPMENT	10
	BLIGHTED AREA	10
	THE REDEVELOPMENT AREA'S ADHERENCE TO THE GROWTH MANAGEMENT AND LAND USE ELEMENT OF THE VISION 20/20 SPRINGFIELD GREENE COUNTY COMPREHENSIVE PLAN	11
	THE REDEVELOPMENT'S ADHERENCE TO THE CENTER CITY ELEMENT OF THE VISION 20/20 SPRINGFIELD GREENE COUNTY COMPREHENSIVE PLAN	12
	CENTER CITY VISION STATEMENT (1-1, CENTER CITY ELEMENT)	12
	ISSUES AND FORCES (2-12, CENTER CITY ELEMENT)	12
X.	REDEVELOPMENT PLAN OBJECTIVES AND STRATEGIES	13
	LAND USE PLAN	13
	OTHER PROVISIONS	15
XI.	PROCEDURE AND CHANGES OR MODIFICATION OF PLAN	15

EXHIBITS

LEGAL DESCRIPTION	EXHIBIT A
PICTURES OF THE BLIGHTING CONDITIONS	EXHIBIT B
PROPOSED SITE PLAN	EXHIBIT C
EXISTING SITE	EXHIBIT D
PROPOSED RENDERING	EXHIBIT E
REDEVELOPMENT AREA WITHIN SOUTH CENTRAL "A" URBAN RENEWAL AREA AND (former) SOUTHWEST MISSOURI STATE COLLEGE URBAN RENEWAL AREA	EXHIBIT F

Blight Study

600-610 E. Harrison Redevelopment Area

I. General Description

To encourage rehabilitation and development in “blighted areas”, the Land Clearance for Redevelopment Authority Law (LCRA), as set forth in sections 99.300 through 99.660 of the Missouri Revised Statutes, defines “blight” and intends to foster cooperation between public and private entities to improve these areas.

The LCRA describes “blighted area” as follows (Section 99.320 of the Missouri Revised Statutes):

“Blighted area”, an area which , by reason of the

- (1) predominance of defective or inadequate street layout,
- (2) insanitary or unsafe conditions,
- (3) deterioration of site improvements,
- (4) improper subdivision or obsolete platting, or
- (5) the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors,
- (a) retards the provision of housing accommodations or
- (b) constitutes an economic or social liability or
- (c) a menace to the public health, safety, morals, or welfare in its present condition and use;

According to the Law, Missouri Courts have found that when an area meets one of the first five factors above that lead to any of the next three conditions in the second half of the definition, then an area may be deemed “blighted”.

The purpose of the Blight Report and attached Redevelopment Plan is to prove that the described properties (Redevelopment Area) show a predominance of;

- (2) insanitary and unsafe conditions,**
- (3) deterioration of site improvements,**
- (4) the existence of conditions which endanger life or property by fire and other causes...**

Which leads to:

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

A. Background of Properties Located at 600 & 610 E. Harrison

The Developer contracted the purchase of the property at 600 E. Harrison in July 2017. The existing structure is approximately 95 years of age two story home with a detached garage that is 560 square feet. The property recently caught fire in April of 2017; the fire department used an enormous amount of water to put the fire out, causing extensive water, and now mold damage, upon the board up and vacancy due to this disaster. The insurance company has claimed it a total loss. The property is zoned High–Density Multi-Family Residential. Due to a large fire inside the property, in April 2017, the property has no residents.

The Developer purchased the property at 610 E. Harrison in January 2017. The existing structure is approximately 88 years of age, and was built as a two story old style brick home with a detached garage that is 600 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 have been not occupants in the home for many many years, nor at this time due to the extensive financial repair needed.

The Director of Building Development as deemed the property at, 600 E. Harrison to be “Dangerous, Blighted, and Nuisance” thus issuing a Dangerous building letter on it and the existing owner requested for a board up permit (BUB), as well as the on 610 E. Harrison, to secure for safety purposes. Both Properties are located in R-HD, High Density Multi-Family Residential District. (EXHIBIT F)

600 E. Harrison currently is a multi-family home structure, boarded up, vacant, claimed total loss from fire with insurance company.

610 E. Harrison currently is a deteriorating single family structure, with a dilapidated out building. The structure was built in 1920’s, it is boarded up and it is vacant.

II. Development of the Redevelopment Area

The two properties comprise the entire Redevelopment Area which totals approximately .5377 acres (approx. 23,425 square feet). The Developer intends to demolish the existing structures to construct 17 units, multi-family residential structure. The redevelopment will conform to the Springfield-Greene County Comprehensive Plan, and will be constructed in accordance with the requirements of the R-HD, High-density Multi-family Residential, district.

III. Evidence in Support of Blight

The Redevelopment Area is located on the Northwest Corner of Harrison Street & Kimbrough Avenue.

Surrounding this neighborhood are many redeveloped properties that have represented promising growth and redevelopment in the area.

Specifically, the key factors of evidence that the Redevelopment Area meets the definition of blight under section 99.320 (3) of the Missouri Revised Statutes are highlighted below and further evidenced by the pictures attached, and City of Springfield “Dangerous, Blighted, and Nuisance” Letter. (EXHIBIT B)

A. Deterioration of Site Improvements

The two structures that currently exist in the Redevelopment Area were constructed in the 1920's. Homes of the age will have required a significant amount of maintenance, repair, and upgrades throughout the years to maintain the improvements, and these two structures have clearly fallen short. Deterioration is prevalent amongst primary building components such as cracked foundation, failing roofing, sagging flooring, poor and unsafe wiring, etc... Also deterioration to the secondary structure is prevalent in rotting siding, broken doors, etc... There are also imperative exterior improvements needed, such as overgrown trees, boarded up windows, soffit and fascia, broken windows, peeling paint, mold, etc... The deterioration of site improvements is specifically described below and evidences by corresponding photographs attached, and City of Springfield "Dangerous, Blighted, and Nuisance" Letter. (EXHIBIT B)

600 E. Harrison Property:

- a. Fire Disaster & Claimed total Loss on Insurance
- b. Deemed unsafe for entry due to the excess water used to put out fire, causing mildew, fungus, potential mold on floors, walls, doors, cabinets, etc...
- c. Unsafe structurally due to fire and water damage from disaster
- d. Windows have been broken out by fire department and covered with board up permit by city
- e. Lathe and plaster walls and ceilings are cracked and falling off, have been painted over to save and caulked, but this material is very heavy and could fall and hurt someone
- f. Burned/Melted gas heating systems, currently we are advised not to test working conditions, disrepair is so extensive that it's highly possible to cause carbon monoxide poisoning
- g. Melted Electrical Wiring and Panel box
- h. Charred/Burnt siding, structural walls, ceiling rafters, and roofing
- i. Improper basement crawl space ventilation
- j. Sever structural damage from the fire and water used to put out the fire

610 E. Harrison Property:

- a. Sagging patio, rotting exterior door jams
- b. Failing Windows have been broken and covered with board up permit by city.
- c. Rotting window framing and chipping paint. Both structures were built prior to 1978 and homes of this age are highly likely to contain lead based paint. It is possible where it chips and corrodes it can be harmful to human health.
- d. Exposed raw wood in fascia.
- e. Chipping paint on siding and front porch railings
- f. Lathe and plaster walls and ceilings are cracked and falling off, have been painted over to save and caulked, but this material is very heavy and could fall and hurt someone
- g. Out building is deteriorated and door is falling off .
- h. Both structures have evidence of a vagrant break ins and using the non-working plumbing, busted in front door, in which it had to be boarded up so they could not come back

- i. Exposed wiring throughout the living areas, located through the house with different types and ages of wiring, not up to code and probably before licensing was required
- j. Sagging floors
- k. Failing/missing wood siding, soffit, fascia
- l. Improper basement crawl space ventilation
- m. Vegetation overgrowth and trees have fallen due to the overgrowth

B. Unsafe and Insanitary Conditions

The Redevelopment Area exhibits insanitary and unsafe conditions both inside the structures as well as on the exterior around the site. Some of these conditions include exposed and outdated wiring, tripping, hazards, extremely tall and overgrown lawns, based on the photos it is definitely chipping paint on the interiors and exteriors of the structures, which are likely to contain lead based paint and asbestos. (EXHIBIT B)

600 E. Harrison

- a. Fire Disaster & Claimed total Loss on Insurance
- b. Deemed unsafe for entry due to the excess water used to put out fire, causing mildew, fungus, potential mold on floors, walls, doors, cabinets, etc...
- c. Unsafe structurally due to fire and water damage from disaster
- d. Broken windows created easy access point for intruders
- e. The property definitely 'appears' vacant and it is currently attracting vagrants There has been evidence of squatters using the garage structures. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk.
- f. It has been determined a "Dangerous, Blighted, and Nuisance" building by Springfield city code and official letter of condition has been served.
- g. Broken windows in attic and basement has led to possible animals, urine and feces.

610 E. Harrison

- a. Broken windows created easy access point for intruders
- b. We had to get a permit to board up properly based on city code
- c. The property definitely 'appears' vacant and it is currently attracting vagrants and we have had to re-secure the by boarding the door up over and over. There has been evidence of squatters using the garage as shelter and reported to the police. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk.
- d. Deteriorated bath areas create an environment for mold and bacteria

C. Conditions That Endanger Life of Property by Fire or Other Causes

Due to the age of the site improvements, they don't meet current building codes and therefore present a very real danger to life and property by way of fire and or other hazards. The wiring, plumbing, hvac systems are not up to code in 600 & 610 E. Harrison per City of Springfield Building Department codes

The age of the structures indicates, with high degree of certainty that there is a presence of asbestos and lead based paint which if disturbed, may create health hazards to people. Paint and other surfaces are chipping and peeling away throughout the Redevelopment Area.

There are many large trees on the site which overhang structures and pose a very real risk to fall and further damage the structure or harm a person. Tree limbs, especially large tree limbs, should never overhang a structure. Storms, ice and snow may create conditions that allow the limbs to fall and damage the structure or its inhabitants. The lack of tree trimming/removal further evidences the lack of investment in these properties.

Specifically there has been evidence of squatters using the garage structure for shelter. This condition endangers life and property by fire. Vacant buildings that are open/unsecured or occupied by squatters pose a significant fire risk. Other conditions which endanger life or property by fire or other causes are highlighted below and further evidences by photographs attached and the City of Springfield "Dangerous, Blighted, and Nuisance" Letter, and Blight Report Inspection. (EXHIBIT B)

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

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

A. Retardation of the Provision of Housing Accommodations

The Redevelopment Area currently consists of two properties which are vacant, likely due to their blighting conditions. . The properties are currently uninhabitable due to their deteriorated and unsafe condition. These blighting conditions are retarding the provision of Housing Accommodations.

B. The Redevelopment Area is Economic and Social Liability

In its current conditions and use, as indicated by the blighting factors above, the Redevelopment Area is an economic and social liability to an area of the community which both public and private entities have worked hard to preserve and maintain the surrounding neighborhoods.

Nearby properties are being adversely affected by the lack of maintenance and occupancy of the Redevelopment Area which has allowed it to deteriorate to an unsightly and unsafe condition. Its lack of conformity with current zoning (R-HD) means it's not operating at its highest and best use or meshing with the city's comprehensive plan, as detailed in the redevelopment plan below. The redevelopment will more densely populate the Redevelopment Area which will bring more patrons to neighborhood businesses.

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

Due to the Redevelopment Area's proximity to Missouri State University, and Downtown, it is a high-traffic area for pedestrians and bikers. Within view of the Redevelopment Area, there are dozens of residential multi-family units which house a high proportion of professionals and college students.

Many of the blighting factors listed above are of especially high concern as it relates to the public health, safety, and welfare of such a heavily foot-trafficked area. The apparent existence of vagrants in and around the vacant structures and the lack of visibility of the abandoned lots due to overgrown vegetation create a very real concern to pedestrians.

Children in the neighborhood are also put at risk by the presence of chipping paint which may contain lead or asbestos, or by the tripping hazards, or overgrown vegetation.

The Redevelopment Area also poses a menace to public health and safety by fire risk due to vagrants or squatters breaking in the properties as notated in Exhibit B, and the faulty or outdated electrical wiring, and most recently a fire that claimed a total loss on the property, damaging the structural integrity of the property.

V. Conclusion

As clearly laid forth herein, the development area suffers from so much deterioration in site improvements as well as insanitary and unsafe conditions and conditions that endanger life property that it is clearly an economic and social liability and a menace to public health, safety, morals, and welfare, and retardation of housing accommodations. These conditions qualify the Redevelopment Area as "blighted" as defined in section 99.302(3) of the Missouri Revised Statutes, and the city of Springfield Should declare the Redevelopment Area as blighted.

Redevelopment Plan

600 610 E. Harrison Redevelopment Area

VI. Introduction

Roza Capital Group LLC, a Missouri Limited Liability Company (the “Developer”), has prepared the following plan for the redevelopment of approximately .5377 acres into multi-family residential apartments. The Developer’s propose is to demolish the existing deteriorated and dysfunctional structures and construct 17 units multi-family residential apartment building. The dwelling units will be leased by the unit, and the building will contain 17 dwelling units (ten two-bedroom units and seven four bedroom units). 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.

VII. 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 that is 600 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 in 2017 is \$109,800 and its assessed value is \$20,870. The real property taxes on this property were \$1,143.79 in 2016.

The Developer contracted the purchase of the property at 600 E. Harrison in July 2017. The existing structure is approximately 95 years of age two story home with a detached garage that is 560 square feet. The property is zoned High–Density Multi-Family Residential. Due to a large fire inside the property, in April 2017, the property has no residents.

According to the Greene County Assessor's website, the structure is 3,258 square feet. Its appraised value in 2017 is \$61,700 and its assessed value is \$11,720. The real property taxes on this property were \$1,293.40 in 2016.

These two lots will be combined for this development.

VIII. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located at the south east corner of the intersection of East Harrison Street 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 zone R-HD, High-Density Multi-Family Residential District with the UN, University Combining District Overlay. The legal description is attached in Exhibit A. These two lots will be combined for this development.

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 half of an acre at .5377 acres (23,425 square feet), and exceeds the High-Density Multi-Family Residential District of 15,000 square feet.

These two lots will be combined for this development. The Developer's propose is to construct 17 units multi-family residential apartment building. The dwelling units will be leased by the unit, and the building will contain 17 dwelling units (ten two-bedroom units and seven four bedroom units).

IX. Need for Redevelopment

Blighted Areas And Conditions of Property

The Redevelopment Area is located within two separate blighted areas:

600 East Harrison: The redevelopment area is located within the **South Central "A" Urban Renewal Area**. This area was declared a blighted area in 1964 then reaffirmed in 1967. It remains blighted today. 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.

The redevelopment area is in great need of redevelopment due to its location within the South Central "A" 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, due to a large fire in April 2017. For this reason the property is vacant when the developer purchases it. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multifamily units is likely 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.

610 E. Harrison: 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 property 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 likely

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.

See Exhibit E for a map showing the Redevelopment Area within South Central “A” Urban Renewal Area and the (former) Southwest Missouri State College Urban Renewal Area.

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 Redevelopment Area within South Central “A” Urban Renewal Area and the (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 (28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote additional or new employment, intensified retail business, higher density housing and convenient transit service.

The Redevelopment will be removing uninhabitable and dysfunctional house(s), which is currently no choice at all for safe housing, in favor of 17 new multi-family residential dwelling units, increasing by 13 dwelling units. The Redevelopment Area is located within the MSU (SMSU) 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 Redevelopment will consist of 17 dwelling units on a 0.54 acre site, which equates to a density of thirty-three (33) dwelling units per acre.

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". The project provides better integration of the housing that supports area businesses due to businesses located within only a few hundred feet of the Redevelopment area.

The Redevelopment will also help strengthen the connection between MSU and Greater Downtown by removing antiquated housing and replacing it with new housing that will fully conform to current building and zoning requirements and will have improved landscaping, lighting, and building placement.

X. 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 two, two story, originally constructed as single-family dwellings, and later partitioned into multi-family residential apartments that are approximately 88 years old and 95 years old, and in unlivable condition and currently vacant. There are also two secondary structures, both are shed/garages.

B.) Proposed Land Use

The proposed land use is for seventeen (17) multi-family residential dwelling units, which will be a single building, four stories tall, reliant on building code allowances. The property will be leased and there will be 48 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 two buildings are currently vacant, and they will remain so until they are demolished.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by September 2017
- Demolition of existing structures and site prep by October 2017
- Construction to begin by October 2017
- Completion of project by September 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.

Regarding Property Tax Revenue- There is no cost or loss to the City of Springfield with this redevelopment plan. The current tax value assessed is still received by the City of Springfield for the tax abatement period of 10 years.

These two properties are declared blighted under the City Ordinances of the City of Springfield. We feel confident that it meets all the criteria for the abatement, therefore the LCRA, Planning and Zoning, and City Council can abate the property taxes on the property for ten years in order to incentivize the redevelopment of the property.

Redevelopment of the property will bring new affordable housing units into the neighborhood and will utilize existing community infrastructure which is a good thing.

There are currently two very old dilapidated and uninhabitable houses on this property. It is zoned Residential High Density which would allow for the construction of 17 housing units in the site.

However, this is truly a case where the project will not be built **but for** the tax abatement. **If it isn't built the property will stay undeveloped for the foreseeable future.**

However, if the project is built, you will have 17 more housing units added to the community and 48 new residents to the neighborhood, they all would provide economic stimulus to the area.

So, the City and Greene County would get a big bump in sales tax revenue during the project's construction and then ongoing sales tax revenue thereafter for many years.

This is an opportunity to promote much needed development that otherwise wouldn't happen, **at no cost to the city**, and with the added benefit of greatly increasing the city's sales tax revenue now, and property tax revenue for in the future.

Furthermore, we will perform a public improvement on that alley, to pave along this properties frontage. Everyone using this alley will get that benefit.

The tax abatement issue helps you to appreciate all the benefits that your current incentives to development are providing the community.

H.) Covenants

The Redevelopment Plan shall run with the land for a period of twenty 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 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 seventeen (17) multi-family residential dwelling units located within the Redevelopment Area of approximately .5377 acres (23,425 square feet) for a density of no more than 33 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.

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 are no anticipated changes to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances associated with this redevelopment plan. This Plan proposes to redevelop the Area in accordance with all applicable codes and ordinances.

XI. 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.

(This page is meant to be blank)

EXHIBIT A
LEGAL DESCRIPTION

(Note: These two lots will be combined for this development)

600 E Harrison

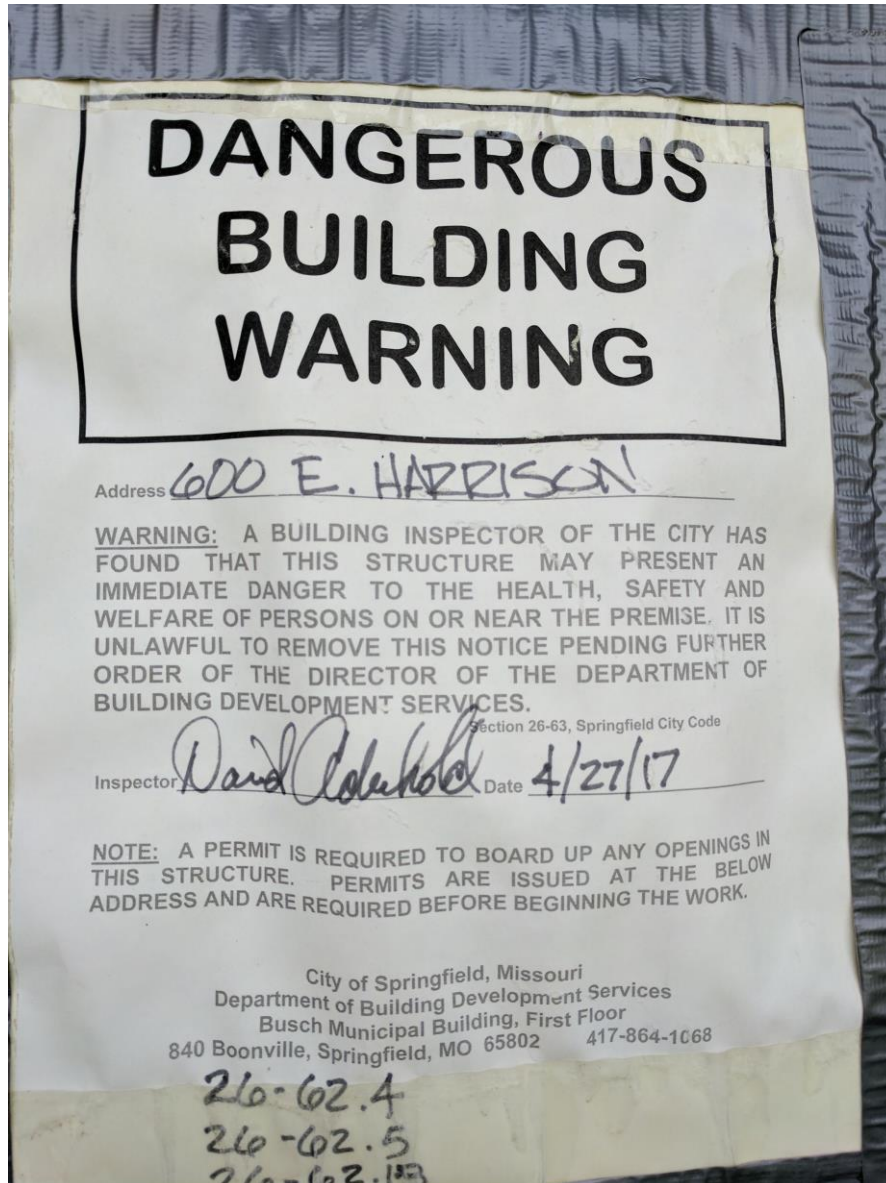
The North One Hundred Fifty (150) feet of Lot Sixty (60) in Southern Addition, as per recorded plat thereof, Greene County, Missouri.

610 E Harrison

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
600 E Harrison-



B-1.1) City Director of Building Due to Extensive Fire Damage the house is now been boarded up, *per city code.*

Interior photos are unavailable due to the fire causing safety issues for entry to structure.



B-1.2) Extensive Fire Damage the property is non-repairable for a structural and financial point.



B-1.3) Massive Fire Damage- the structure shall be removed to cure the Blighted Conditions

Blight- Mold is throughout the 1st floor due to water damage on the entire 1st floor.



B-1.4) Fire damage throughout the entire 2nd floor, ceiling, roofing-

Blight- The Electrical, plumbing, and Heating and Air systems have all been compromised and must be 100% replaced.



B-1.5) Due to Extensive Fire Damage-

Blight- Dangerous Conditions stemming directly from a Massive Fire throughout the structure.



**B-1.6) Due to Extensive Fire Damage-
Blight- Director of Building Development
Required the house to be boarded up, *per
city code.***



**B-1.7) Trespassers' Present on Property
Blight-
Dangerous situations typically arise
when Vagrants and Trespasser's have
started 'Squatting'.**

(This page is meant to be blank)

610 E Harrison



B-2.1) Blight-

Vegetation is overgrowing, which has attracted vagrants.



B-2.2) Blight-

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



B-2.3) Blight-

Signs for Mildew and Mold are appearing on window sills and can cause health hazards.



B-2.4) Blight-

Peeling 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 peeling, chipping, and cracking, thus exposing the Lead dust.



B-2.5) Blight-

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



B-2.6) Blight-

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



B-2.7) Blight-

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



B-2.8) Blight-

Fungi growth is prevalent on flooring joist in basement.



B-2.9) Blight-

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



B-2.10) Electrical outlet has no grounding plug and appears to have been melted due to improper wiring throughout the house.



B-2.11) Electrical Fuse Box is outdated and is at High Risk of causing a fire.



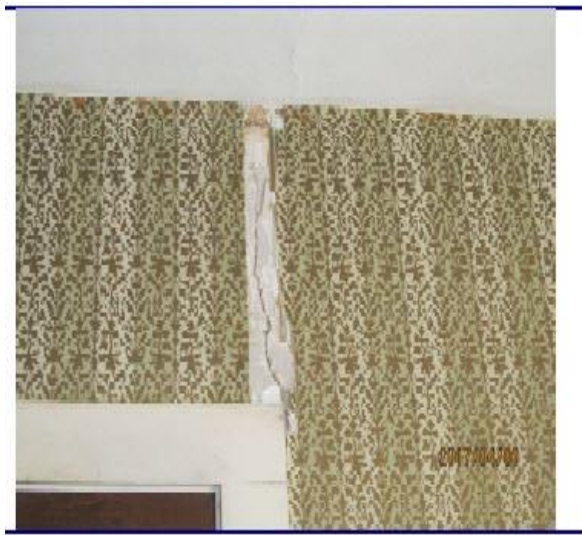
B-2.12) Sewer and Plumbing is obsolete and does not connect to city sanitation services due to a broken



B-2.13) Metal Gas piping is corrosive and may be leaking gas into the house.



B-2.14) Structural cracks and structural issues are seen throughout the house.



B-2.15) Structural cracks and structural issues are seen throughout the house.



B-2.16) Unwarranted vegetation and overgrow can cause critters, snakes, and other species to populate the yard.



B-2.17) 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

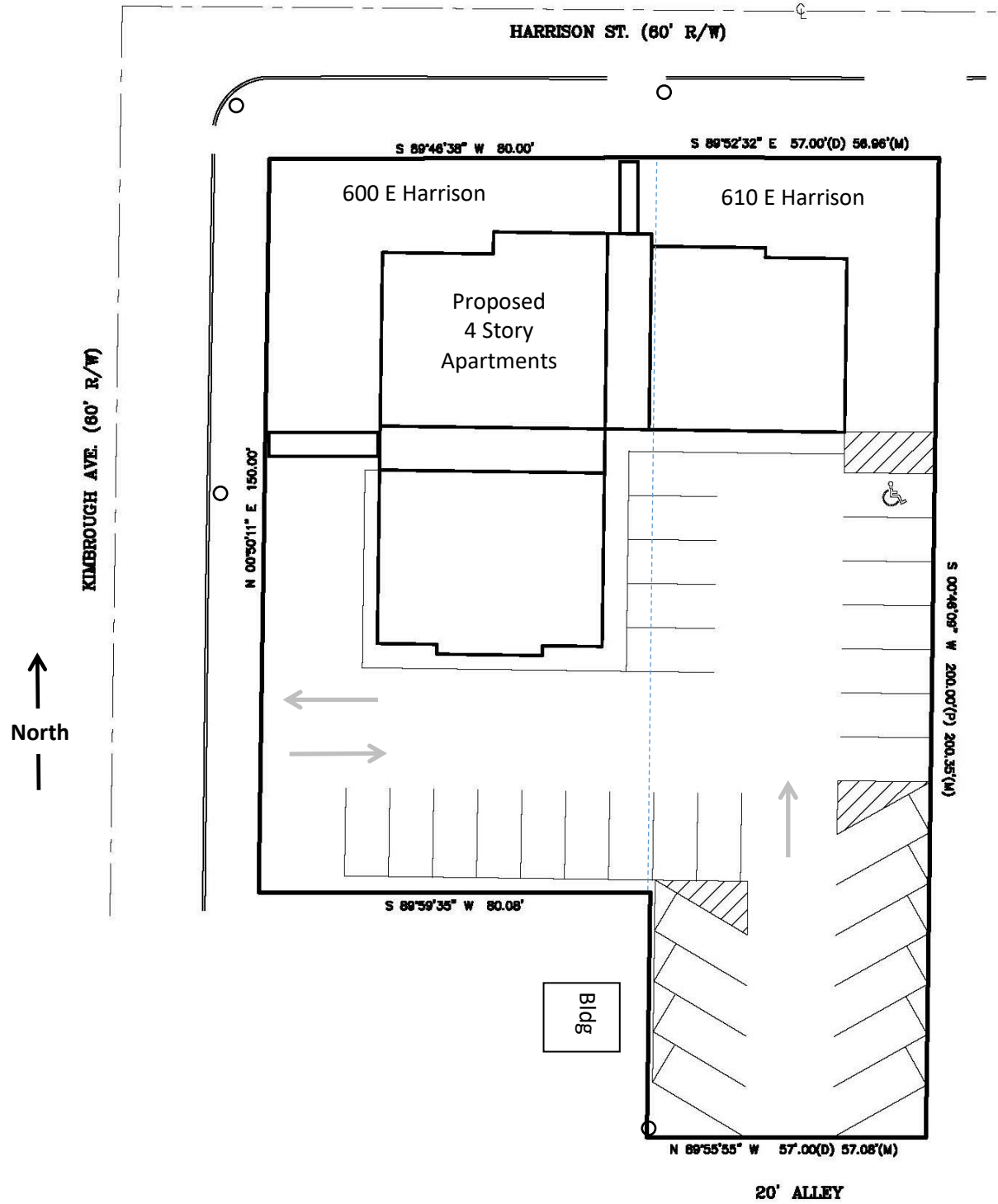


EXHIBIT D
EXISTING SITE MAP



EXHIBIT E
PROPOSED RENDERING



EXHIBIT F

Redevelopment Area within South Central “A” Urban Renewal Area and the (former) Southwest Missouri State College Urban Renewal Area.

