

Springfield Land Clearance for Redevelopment Authority

Tuesday, June 5, 2018

Conference Room 2-West, Busch Municipal Building

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.i. Minutes - May 1, 2018

Documents:

[MINUTES LCRA MAY 1 2018.PDF](#)

4. Unfinished Business. Vote To Be Anticipated To Reorder Agenda To Take Up New Business First

4.i. Blight Report And Redevelopment Plan For The Kearney Street Corridor Redevelopment Area, Generally Located Along Kearney Street Between North Kansas Expressway And North Glenstone Avenue. Resolution No. 2018-3248

Documents:

[BLIGHT STUDY - KEARNEY STREET CORRIDOR REDEVELOPMENT AREA \(FINAL V3\).PDF](#)

[KEARNEY STREET REDEVELOPMENT PLAN APRIL 2018 CLEAN COPY FOR REVIEW .PDF](#)

5. New Business

5.i. Request For Real Property Tax Abatement 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. Resolution No. 2018-3249

Documents:

[BURNING TREE- ROBBERSON CH. 99 TAX ABATEMENT APPLICATION - ROBBERSON - M....PDF](#)

5.II. Request For Real Property Tax Abatement Redevelopment Project Located At 3938 South Lone Pine Avenue For Galloway Creek Development Group, LLC.,Applicant. Resolution No. 2018-3250

Documents:

[11317088_1.PDF](#)

5.III. Blight Report And Redevelopment Plan For The Talmage Redevelopment Area, Generally Located East Of The North Kansas Expressway (State Hwy 13), South Of Hwy 44, West Of North Fort Avenue And North Of West Talmage Street. Resolution No. 2018-3251

Documents:

[BLIGHT STUDY FOR THE TALMAGE REDEVELOPMENT AREA - FINAL.PDF](#)
[REDEVELOPMENT PLAN FOR THE WEST TALMAGE REDEVELOPMENT AREA - FINAL.PDF](#)

6. Other Business

6.I. Vice Chair - Nominate And Vote

6.II. Workshop - Schedule Meeting

6.III. Reschedule July 3, 2018 Meeting To July 10, 2018

7. Adjourn



Springfield Land Clearance for Redevelopment Authority

**Tuesday, May 1, 2018 at 4:00 PM
Conference Room 2-West, Busch Municipal Building**

Minutes

1. Call to Order
2. Roll Call

Present: Ryan Cosby, Allen Grymes, Steve Jackson, Dan Scott and Ron Tappan

Absent: None

Others Present: None

Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Judy White, Olivia Hough and Tom Rykowski

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from April 3, 2018. Allen Grymes seconded the motion. Motion approved (5-0)

4. New Business

Blight Report and Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, generally located along Kansas Street between North Kansas Expressway and North Glenstone Avenue. Resolution No. 2018-3248

Staff presented overview of proposed Plan. Discussion occurred regarding the design guidelines mentioned in the Redevelopment Plan. Dan Scott raised a question about whether Chapter 99 allows us to establish design guidelines.

Tom Rykowski replied that yes, that you can have design requirements in Chapter 99, it has a lot of leeway on what you want to have required to get incentives.

Dan Scott raised a question about whether Chapter 99 projects can have a but-for requirement.

Sarah Kerner stated that the Workable Program addressed “but for” and is required to be included in all future redevelopment plans which then governs projects coming forward for abatement unless City Council approves an exception. She further explained that when projects come forward there are 2



requirements they must meet. 1) They must have a blight designation on the area and 2) they must comply with the adopted Redevelopment Plan that Council has control over.

Olivia Hough stated that the neighborhood residents/homeowners requested the design guidelines be included in the plan. The plan also has excluded uses for receiving incentives which was also a strong request from the residents/homeowners.

Dan Scott replied that he understands the perspective of the neighborhood but that doesn't mean that this body has the right to restrict design guidelines. If you want to restrict zoning uses than that is for the Planning and Zoning Commission.

Sarah Kerner replied that Chapter 99 specifically requires a land use plan to be included in the redevelopment plan. This may be an issue to resolved with a legal memo.

Steve Jackson asked about the boundary line to the east of Glenstone. If Walmart wants to do a facelift, does it quality for abatement since they are within a blighted area?

Matt Schaefer replied yes. The could potentially submit an application and they are making new improvements that conform with the redevelopment plan. The abatement would only be on the value of the new improvements.

Dan Scott asked why does this have to go to Council? Thought LCRA established with the authority to establish policy itself without going back to Council.

Sarah Kerner replied that LCRA grants all the actual abatements. All the projects that come forward will only come to LCRA for approval once the Redevelopment Plan is approved by City Council. LCRA is deciding whether the proposed project complies with the adopted plan.

Tom Rykowski asked to summarize Commissioner Scott's confusion by stating that Commissioner Scott believe that the detail of the plan exceeds the scope of the statuary allowance.

Dan Scott confirmed Tom's summarization. He does not believe LCRA has the right to become an architectural control, referring to Casey vs Kansas City legal decision.

There was discussion about possible amendments to the design requirements in the Plan but no motion was made. Olivia Hough confirmed that the design guidelines were included in the Plan based on the neighborhood feedback.



A discussion was held about the goals of the Kearney Street Redevelopment Plan - whether the intent is to incentivize higher quality developments or any development at all.

Tom Rykowski stated that Chapter 99 lacks a lot of case law interpretation. Is the concern the extent of our control beyond those little things, we are probably ok with what we have done but in difference to the concerns I will research the cases and statues. Since Chapter 99 is wide open we have a lot of latitude with the redevelopment plans. LCRA has a couple of options: 1) call a vote as is 2) Table and Law to provide legal memo on Chapter 99.

Steve Jackson stated that he would like to see what Law has to say on the issue of design requirements in Chapter 99 Redevelopment Plans before going forward. Is there any timing reason that the Board should not table the matter?

Sarah Kerner stated no

Allen Grymes raised a question about the excluded uses.

Matt Schaefer stated that the plan is not taking away any property rights. Anyone is free to bring any of the excluded uses to the area but they would not get abatement. The community is not providing a financial incentive for that type of development.

Dan Scott raised a question about if the Workable Program ordinance, and Staff responded that they would look into the question.

Dan Scott made a motion to table the Blight Report and Redevelopment Plan for the Kearney Street Corridor Redevelopment Area to the June 4, 2018 meeting. Allen Grymes seconded the motion. Motion approved (5-0)

5. Other Business

6. Adjourn



Blight Study

Kearney Street Corridor Redevelopment Area

City of Springfield, Missouri
Department of Planning and Development
April 2018

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Exhibit A: Legal Description

Exhibit B: Location Map

Exhibit C: Building Conditions

Exhibit D: Building Age

Exhibit E: Building Vacany

Exhibit F: Site Conditions

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I. INTRODUCTION

In late 2016, the City of Springfield hired PGAV Planners to conduct a market study of the Kearney Street Corridor (between North Kansas Expressway and North Glenstone Avenue) in response to the City Council's request to study the most appropriate means to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included market research and analysis, site prioritization planning, and strategies and incentives Planning. Public input was taken by paper and online surveys as well as a public input session held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The Study found the Kearney Street Corridor has the potential to capture additional retail sales from an estimated \$95 million dollars of annual unmet household demand in the trade around surrounding the Corridor. The Study made several recommendations for how the City could facilitate revitalization of the Corridor and encourage retail activity. One of those recommendations was for the City to establish a Redevelopment Area pursuant to the Land Clearance for Redevelopment Authority (LCRA) Law to provide partial real property abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. On June 12, 2017, the Springfield City Council adopted resolution No. 10327, accepting the *Kearney Street Corridor Study* and the directing City staff to prepare a blight study and redevelopment plan for said Corridor.

The LCRA Law, which is set forth in Sections 99.300 through 99.715 of the Missouri Revised Statutes (RSMo), was enacted in 1951 to help local municipalities eradicate insanitary and blighted areas in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. The Law enables municipalities and private citizens to work together for the purposes of fostering economic development opportunities, removing blight, and improving property values in municipalities throughout Missouri. Under the LCRA Law, the Springfield LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement may be granted on up to 100% of the assessed value of new construction or rehabilitation for 10 years.

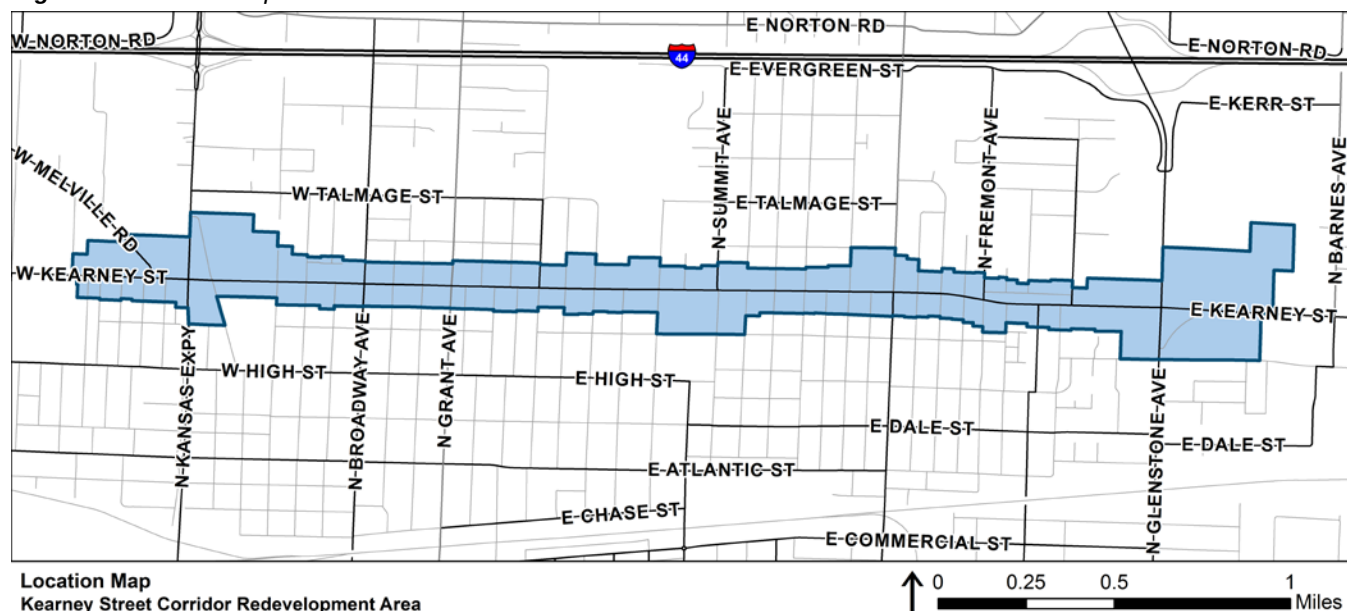
This report has been prepared by the City of Springfield to demonstrate that the Kearney Street Corridor Redevelopment Area should be declared a "blighted area" pursuant to the LCRA Law.

II. LOCATION

The Kearney Street Corridor Redevelopment Area is located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Street and West Kearney Street to a point located approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North

Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue (Figure 1). A legal description and detailed location map of the Kearney Street Redevelopment Area is attached hereto and incorporated herein as *Exhibits A and B*.

Figure 1 – Location Map



III. DEFINITION OF BLIGHTED AREA

The LCRA Law defines a “blighted area” as:

An area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

- Section 99.320(3), RSMo

Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of one or more factors listed in the first half of the definition of a “blighted area” results in one or more of the circumstances named in the second half of the definition. Although only one of the listed factors needs to be present and result in one of the named circumstances, this blight study will document evidence of blight as measured by all factors and circumstances provided in the definition.

Research and on-site reconnaissance, including findings from the *Kearney Street Corridor Study*, which was prepared by PGAV in 2017, and photographs taken between summer 2017 and spring 2018, were utilized to ascertain the absence or presence of blighting conditions.

This Blight Study concludes with the finding that the Kearney Street Corridor Redevelopment Area meets the statutory definition of a “blighted area” per Section 99.320(3), RSMo.

IV. EVIDENCE OF BLIGHT

This section examines the factors within the proposed Redevelopment Area, which are evidence of blight as outlined in Section 99.320(3), RSMo.

A. Defective and Inadequate Street Layout

Defective or inadequate street layout conditions that exist throughout the Redevelopment Area include the following elements:

- An excessive number of driveway curb cuts exist along the Kearney Street Corridor, which allows an inordinate number of traffic movements and increases the potential for traffic incidents. There are currently 204 curb cuts along Kearney Street of varying size, structure, and condition that provide direct vehicular access onto the street. Based on the total street frontage along the north and south sides of the street (approx. 30,200 In ft), it is estimated there is an average of one curb cut for every 148 linear feet of frontage (*Table 1*). This falls well below the minimum spacing of 250 In ft required for primary arterial streets per the Subdivision Regulations of the City of Springfield.

As illustrated below (*Figures 2 and 3*), the curb cuts along Kearney Street are not uniformly spaced, but rather clustered. Consequently, sections of the street exist where the curb cut spacings are significantly lower than the already substandard average spacing for the street. Such clustering of curb cuts intensifies the number of traffic movements and conflicts, which can negatively impact traffic safety. For example, a significant clustering of curb cuts exists along the section of West Kearney Street between North Bolivar Road and North Fort Avenue (approx. one per 88 In ft of frontage). (*See Figure 3*). According to traffic crash statistics compiled by the City of Springfield Public Works Department, Traffic Engineering Division, this section has been one of the most crash-prone sections along Kearney Street in the City. Although this could be due to many factors, an excessive concentration of curb cuts along this section of Kearney Street appears to be playing a significant role.

Table 1 – Curb Cut Spacing on Kearney Street

Frontage	Length (In ft)	Curb Cuts	Average Spacing (In ft)
North Side	15,500	98	158
South Side	14,700	106	139
Total	30,200	204	148

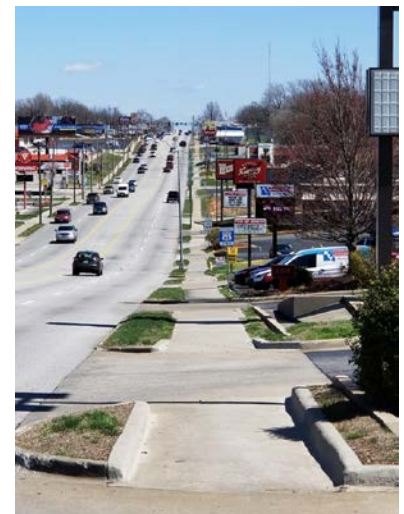
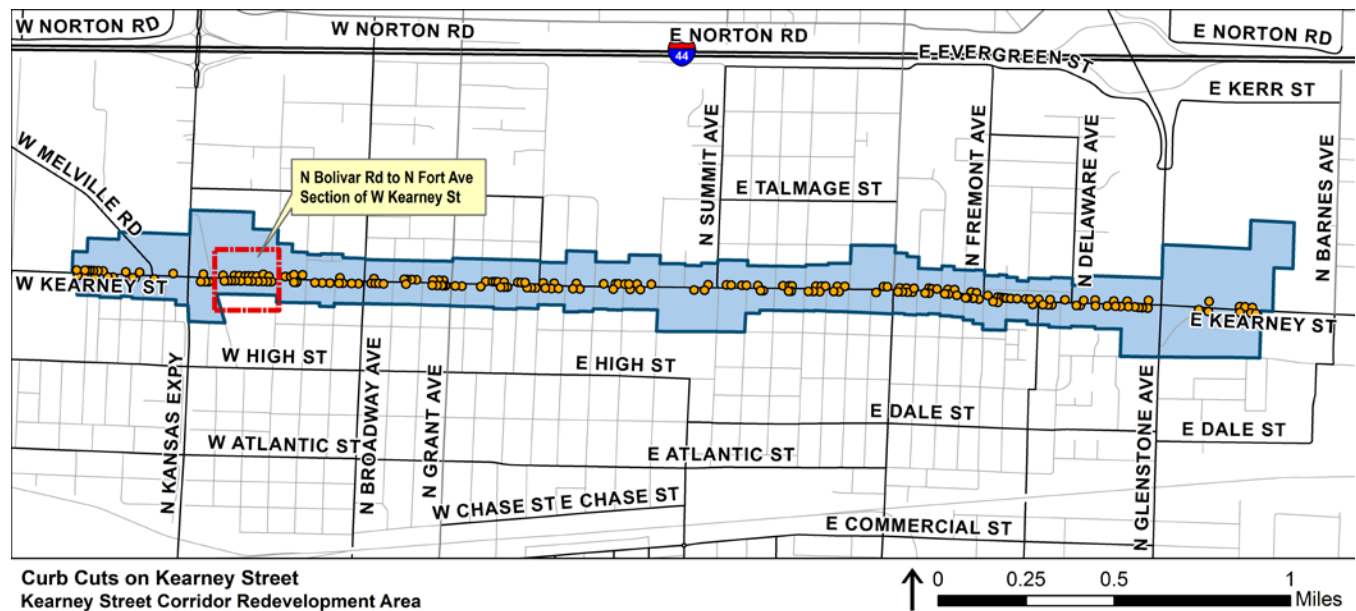


Figure 2 – South side of W Kearney near N Bolivar Rd looking

Figure 3 – Curb Cuts on Kearney Street



- Many of the driveway curb cuts on and in near proximity to Kearney Street are in poor condition and have poorly- defined or nonexistent edges. Besides unsightly and, in some cases, limited in function, their minimally-defined or non-existing edges do not effectively manage access onto the streets, thus increasing the potential for traffic conflicts (*Figures 4 and 5*).



Figure 4 – Curb cut on west side of N Lyon Ave, at NW corner of W Kearney St and N Lyon Ave



Figure 5 – Curb cut on west side of N Douglas Ave at SW corner of NW Kearney St and N Lyon Ave

- The streets throughout the Redevelopment Area are generally narrow and lack the minimum right-of-way and pavement widths prescribed in the Springfield area *Major Thoroughfare Plan* and the *Subdivision Regulations of the City of Springfield* (Table 2). The *Major Thoroughfare Plan* and the *Subdivision Regulations* provide design guidelines and standards for the roadway network throughout the City of Springfield and places roads into categories based on the degree to which they provide access to adjacent land or provide mobility to through-traffic. When the standards and guidelines are not met, traffic problems can result. The maps below show many of the streets in

the Redevelopment Area lack the required right-of-way and pavement widths, which are necessary to accommodate properly functioning streets and sidewalks (Figures 6 through 8).

Table 2 – Street and Sidewalk Requirements

Street Classification	Right-of-Way (ft)	Pavement Width (ft)	Sidewalks
Expressway	130	76	As needed
Primary Arterial	100	69	Both Sides
Secondary Arterial	70	43	Both Sides
Collector	60	37	Both Sides
Local Non-Residential	60	37	One Side
Local Residential	50	27	One Side

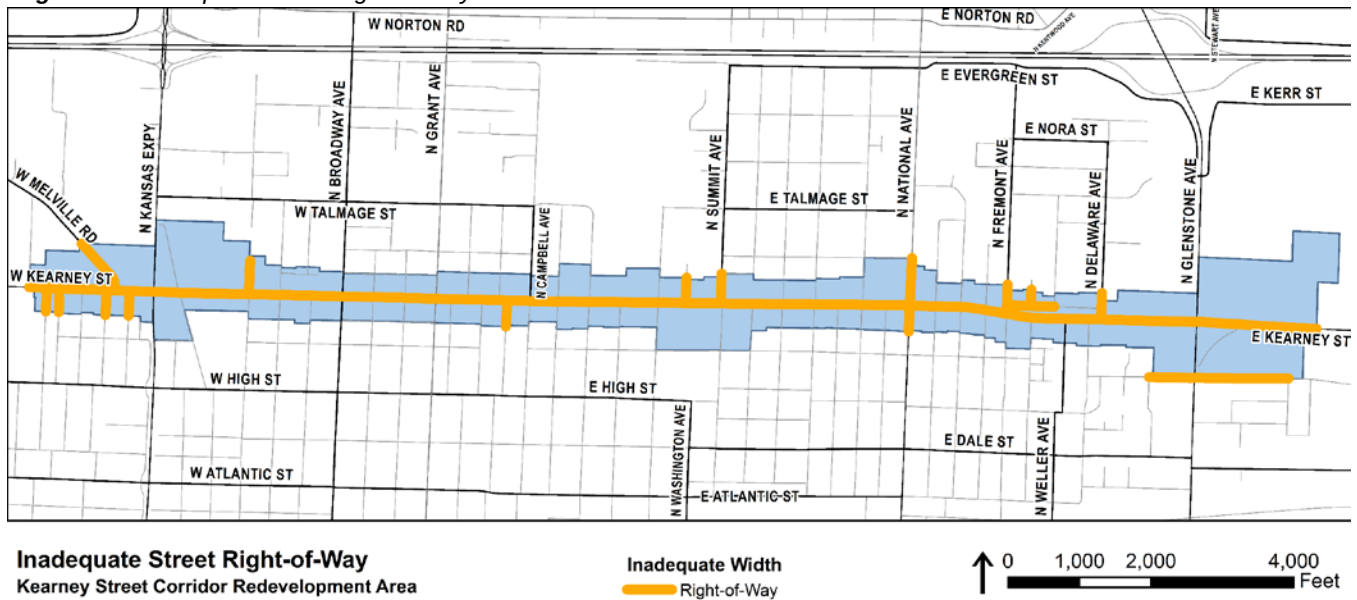
Figure 6 – Example of a narrow street. N Fort Ave, north of W Kearney St



Figure 7 – Major Thoroughfare Plan



Figure 8 – Inadequate Street Right-of-Way



- A sidewalks analysis was conducted and included as part of the *Kearney Street Corridor Study*. According to the data from the analysis, approximately 88.93% of the linear footage of the existing sidewalks were found to be in either excellent (42.56%) or good (46.37%) condition with the remainder of the sidewalks rated as being in fair (8.41%) or poor (2.66%) condition. Despite the relatively good condition of the sidewalks, the analysis also pointed out that existing sidewalks represented approximately 70.26% of the potential sidewalks in the study area. In other words, nearly 30% of the potential sidewalks in the study area have not been constructed. This figure appears to coincide with Staff's finding that several sections of streets within the Redevelopment Area fail to meet the City's sidewalk requirements, which, as noted in *Table 2*, requires local streets to have sidewalks on at least one side and collector streets or higher to have sidewalks on both sides (*Figure 9*).

The sidewalks analysis in the Corridor Study also examined general compliance with the Americans with Disabilities Act (ADA) standards. A passing grade was given to sidewalks and sidewalk ramps with smooth street/driveway transitions, warning surfaces, minimal slopes, and few obstructions. Conversely, failing grades were assigned to those sidewalks that did not have smooth transitions or warning surfaces and were characterized by steep slopes and permanent obstructions. The analysis found a sizable portion of the sidewalk curb ramps did not appear ADA-compliant. Most of these ramps were located on the east and west sides of the Corridor near the intersections of West Kearney Street and North Kansas Expressway, and East Kearney Street and North Glenstone Avenue. Furthermore, the analysis found most of the sidewalks along the side streets adjoining Kearney Street appeared non-ADA compliant as well (*Figure 10*). Overall, these conditions constitute tripping hazards and obstacles, which discourage pedestrian activity and contribute to an overall decrepit streetscape.

Figure 9 – Insufficient Sidewalks

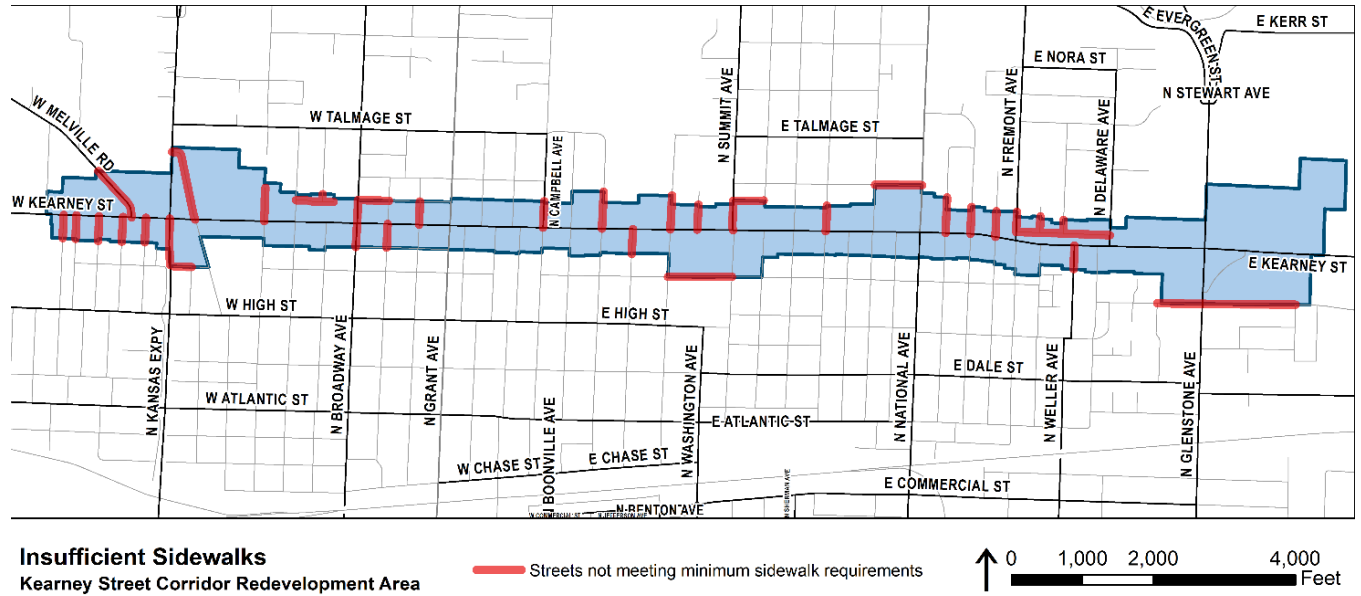
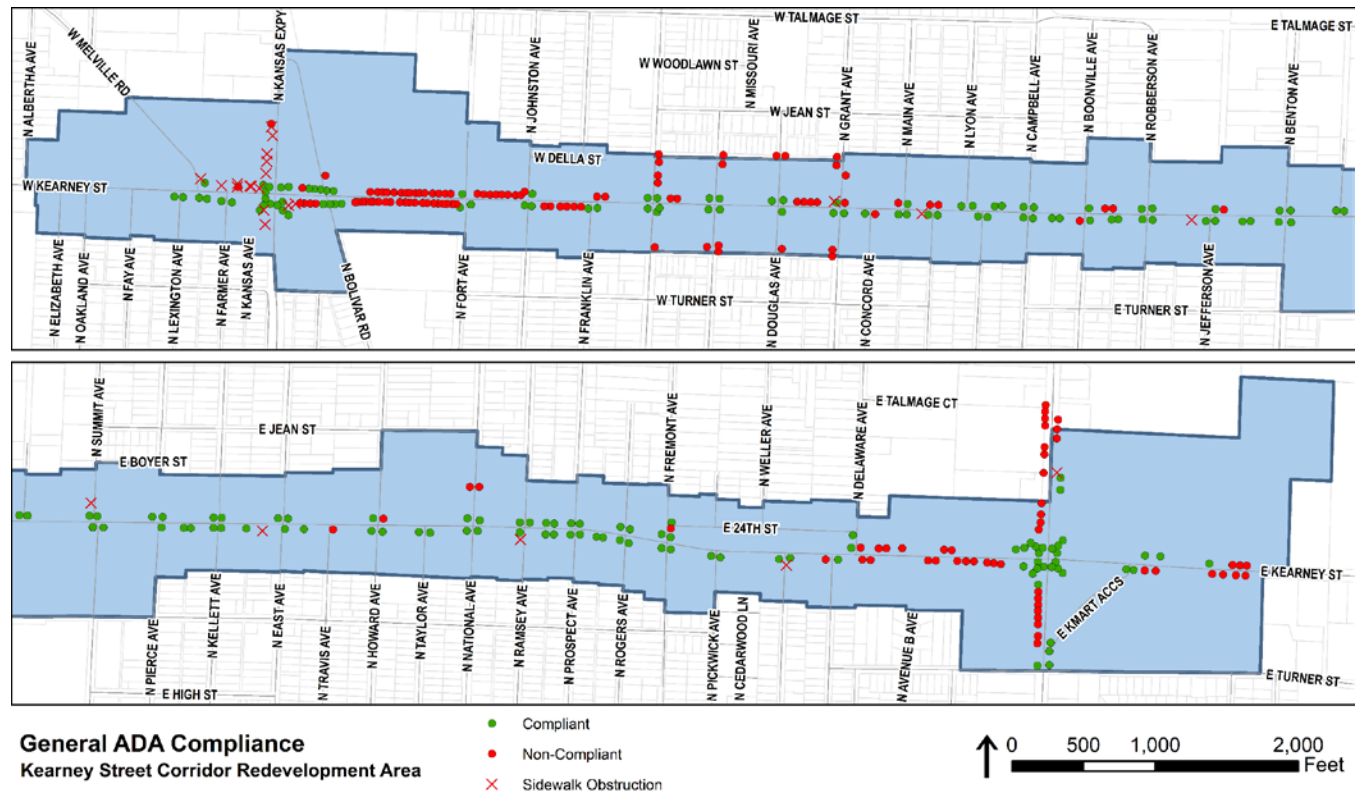


Figure 10 – General ADA Compliance



- Street jogs have been identified in the Redevelopment Area at the intersections listed below. They each have centerline offsets that are well below the 150 ft minimum offset required by the Subdivision Regulation. Such street jogs are not ideal and can increase the potential for traffic collisions.
 - o West Kearney Street and North Melville Road, and West Kearney Street and North Lexington Avenue - 123 ft offset between intersections (*Figure 11*)
 - o West Kearney Street and North Lyon Avenue - 112 ft offset (*Figure 12*)
 - o East Kearney Street and North Summit Avenue - 27 ft offset (*Figure 13*)



Figure 11



Figure 12



Figure 13

- The section North Fort Avenue extending north from West Kearney Street and as well as the section of West Turner Street extending west from North Bolivar Road terminate without appropriate turn-arounds for emergency vehicles. North Fort Avenue is of particular concern because it quickly tapers from an already substandard pavement width of 20 ft at West Kearney Street to approximately 9 ft for the majority of its length. It also terminates on private property at a stream crossing without any nearby improved surface on which emergency vehicles can turn around (*Figures 13 and 14*).



Figure 13 – W Turner St and N Kansas Ave



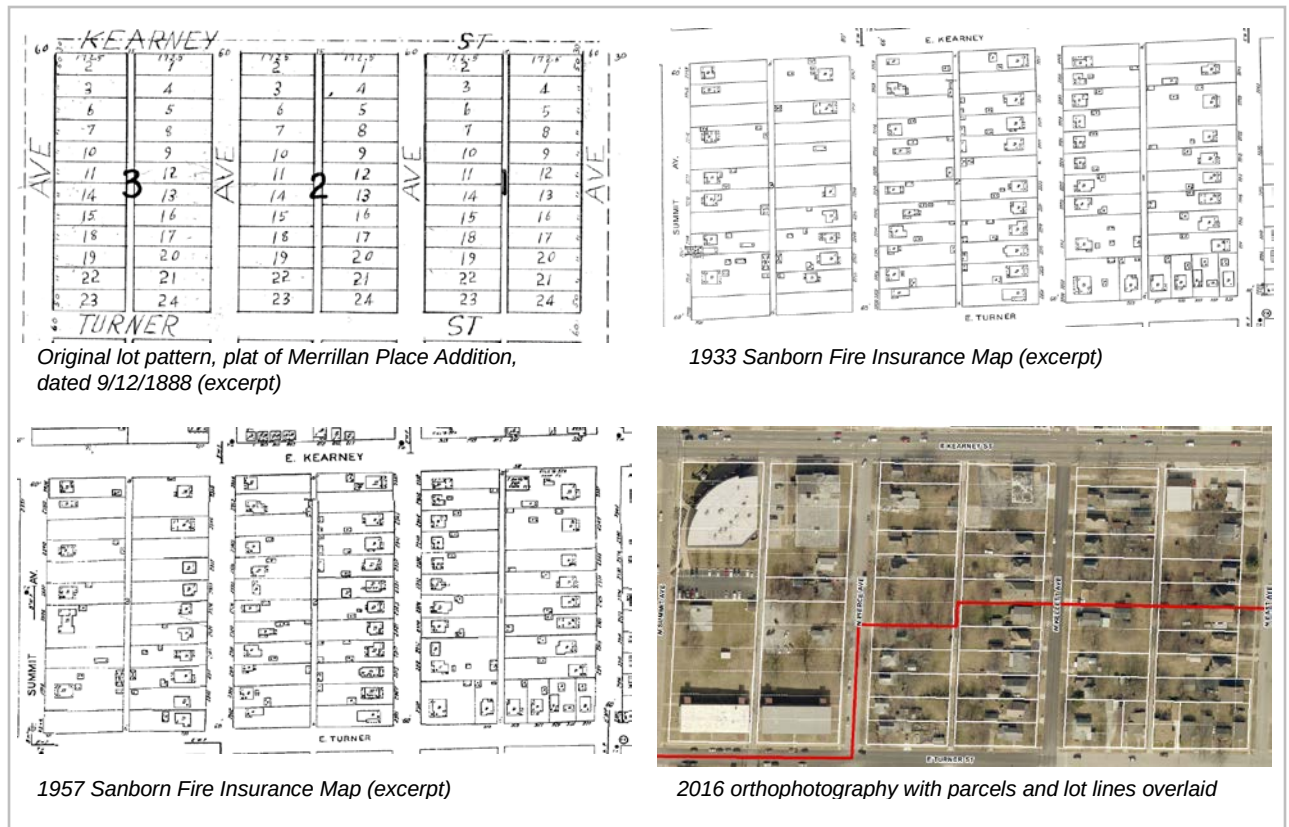
Figure 14 – N Fort Ave, north of W Kearney St

B. Improper Subdivision or Obsolete Platting

An area is typically deemed to suffer from improper subdivision or obsolete platting when the parcels are of a limited or narrow size and configuration, or of irregular size or shape that would be difficult to develop on a planned basis and in a manner comparable with contemporary standards. The Redevelopment Area currently suffers from improper subdivision or obsolete platting primarily in the form of shallow lot depths along the entire length of Kearney Street, as well as in the form of landlocked lots, flag lots, and unimproved platted streets. Additionally, some of the blighted conditions previously described under *Section IV. A. Defective and Inadequate Street Layout* appear to have been caused by improper subdivision and obsolete platting.

- Much of the Kearney Street Corridor was subdivided in the late 19th century prior to the adoption of subdivision regulations and contemporary standards. Staff reviewed the subdivision plats within the Redevelopment Area and noticed the right-of-way dedicated for streets, although likely appropriate at the time, does not meet current minimum width requirements. The entire length of Kearney Street is of particular concern. This street is classified as a Primary Arterial, which requires a minimum right-of-way width of 100 feet. Since the time of platting, there has been little change to the right-of-way width along this street, which varies between 70 and 90 feet. Future upgrades along this corridor that may be necessary to encourage and support redevelopment, such as improved sidewalks, street widening or repaving, landscaping, street furniture, lighting, and public utilities could prove to be more expensive or difficult to complete due to space limitations (see *Figure 8, Section IV. A. Inadequate Street Layout*).
- Subdivision plats and historic Sanborn Fire Insurance maps show much of the Kearney Street Corridor was initially developed for single-family residential use. The typical lot pattern consisted of blocks of small, 50 ft wide residential lots oriented towards and fronting side streets that intersected with and ran perpendicular to Kearney Street. Several of these blocks included alleys behind the lots, which also intersected with and ran perpendicular to Kearney Street. Much of the initial lot pattern remains intact to this day and can be observed on parcel maps. Over time, Kearney Street became a major east-west thoroughfare across the north side of Springfield as the City grew and as traffic along the Street increased due in part to its designation as part of Route 66. As a result, new development along Kearney Street shifted from single-family residential to retail and commercial uses. As this transformation occurred, new development utilized the existing narrow residential lots. In many cases, multiple lots were assembled and combined to accommodate new commercial and retail development. Although such lots might have been adequate at that time, they might not be able to adequately accommodate new development or redevelopment according to contemporary standards. Consequently, future projects may require additional land assemblage, which may make redevelopment along the Kearney Street Corridor difficult (*Figure 15*).

Figure 15 – Example of original lot pattern and changes in land use along Kearney Street (area bounded by E Kearney St to the north, E Turner St to the south, N East Ave to the east, and N Summit Ave to the west)



- Sections of North Jefferson Avenue and North Pierce Avenue extending north from Kearney Street are platted but have not been constructed. The Major Thoroughfare Plan does not identify either as a future street. As a result, the land that was dedicated as right-of-way remains under-utilized (Figures 16 and 17).



Figure 16



Figure 17

C. Insanitary or Unsafe Conditions

Insanitary conditions are usually represented by site or building conditions which create an unhealthy environment to the occupants of the property or to parties who might enter the property. Such conditions can be represented by improper trash disposal, improper or defective storm or sanitary sewer systems or septic systems, improper or defective plumbing fixtures or systems, rodent or insect infestation, or other health hazards. Unsafe conditions are often evidenced by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated building or site conditions, or the presence of continued crime. Such conditions represent a threat to public safety and often also contribute to an image that the area is unsafe.

While conducting research and on-site reconnaissance of the Redevelopment Area, Staff made the following findings, which are indicative of insanitary or unsafe conditions:

- Garbage and junk are prevalent throughout the Redevelopment Area. Much of this is in the form of litter (i.e. cigarette butts, fast food wrappers, small plastic containers, glass bottles, aluminum cans, etc.) scattered along public streets and right-of-way as well on private property. Staff observed several locations where illegal dumping had apparently occurred, as well as several sites, both occupied and vacant, that were strewn with garbage and junk and were generally unkempt due to either neglect or a lack of maintenance. These conditions are nuisances, which pose a threat to public health and safety by providing harborage for insects and vermin that can transmit disease (*Figures 16 through 20*).

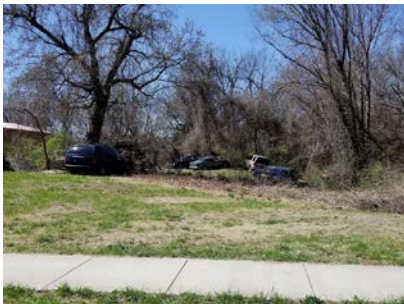


Figure 16 – Derelict vehicles, 2400 block N Summit Ave, west side



Figure 17 – Garbage/junk, 800 block W Kearney St, south side



Figure 18 – Apparent illegal dumping, 1200 block W Kearney St, north side



Figure 19 – Apparent illegal dumping, 300 block W Kearney St, north side



Figure 20 – Apparent illegal dumping, 1300 block W Kearney St, north side



Figure 20 – Litter/overgrown vegetation, NW corner W Kearney St and N Johnston Ave

- Staff also observed a site addressed at 1909 W Kearney Street that is zoned R-SF, Single-Family Residential district and apparently being used as a storage yard for vehicles, construction equipment, and materials. In addition to storage, garbage and metal barrels, which appear to have been used for burning waste, are present. Finally, this site is also located on a landlocked lot, which resulted from improper subdivision or obsolete platting (*Figures 21 through 23*).



Figure 21 – Garbage and burn barrels, 1909 W Kearney St



Figure 22 – Equipment and vehicle storage yard, burn barrel in foreground, 1909 W Kearney St



Figure 23 – Equipment and vehicle storage yard, 1909 W Kearney St

- As described in the following section (*Section IV. D. Deterioration of Site Improvements*), the Redevelopment Area is characterized by many aged and deteriorated buildings and sites. Many such lots have damaged and poorly maintained signage and lighting. In some instances, such signage and lighting has exposed wiring that is readily accessible from sidewalks and other public areas. Such condition presents a risk of electric shock (*Figures 24 through 29*).



Figure 24 – Deteriorated signage w/ exposed wires, 1200 E Kearney St, north side

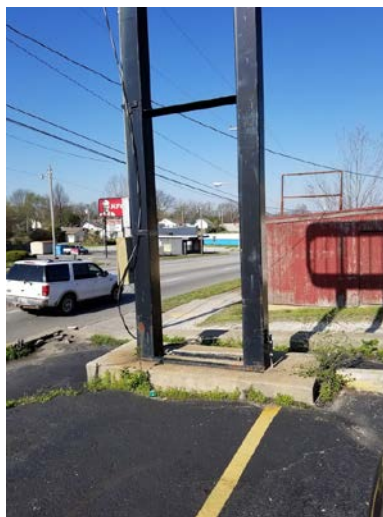


Figure 25 – Deteriorated signage w/ loose wires, 700 block W Kearney St, north side



Figure 26 – Deteriorated signage w/ open junction box & exposed wires, 1200 block W Kearney St, north side



Figure 27 – Deteriorated signage w/ exposed wires, 800 block W Kearney St



Figure 28 – Site lighting w/ open junction box & exposed wires, 1000 block E Kearney St, north side

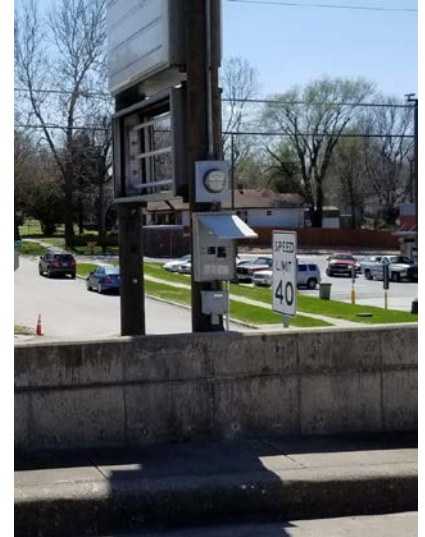


Figure 29 – Open breaker panel, 1000 block E Kearney St, north side

- Significant portions of the Redevelopment Area are not served by sanitary sewer. According to the City of Springfield Environmental Services Department, 16 parcels (14.30 acres) currently do not have either direct access or connection to sanitary sewer due to their location in relation to existing sewer mains and lateral connections (*Figure 30*). It is possible that some of these properties are connected via private laterals that extend through nearby private properties. This type of connection can be very problematic for the affected property owners for several reasons, and it can hinder proper maintenance and connection to sanitary sewer, resulting in environmental contamination and insanitary conditions.

Figure 30 – Unsewered Property

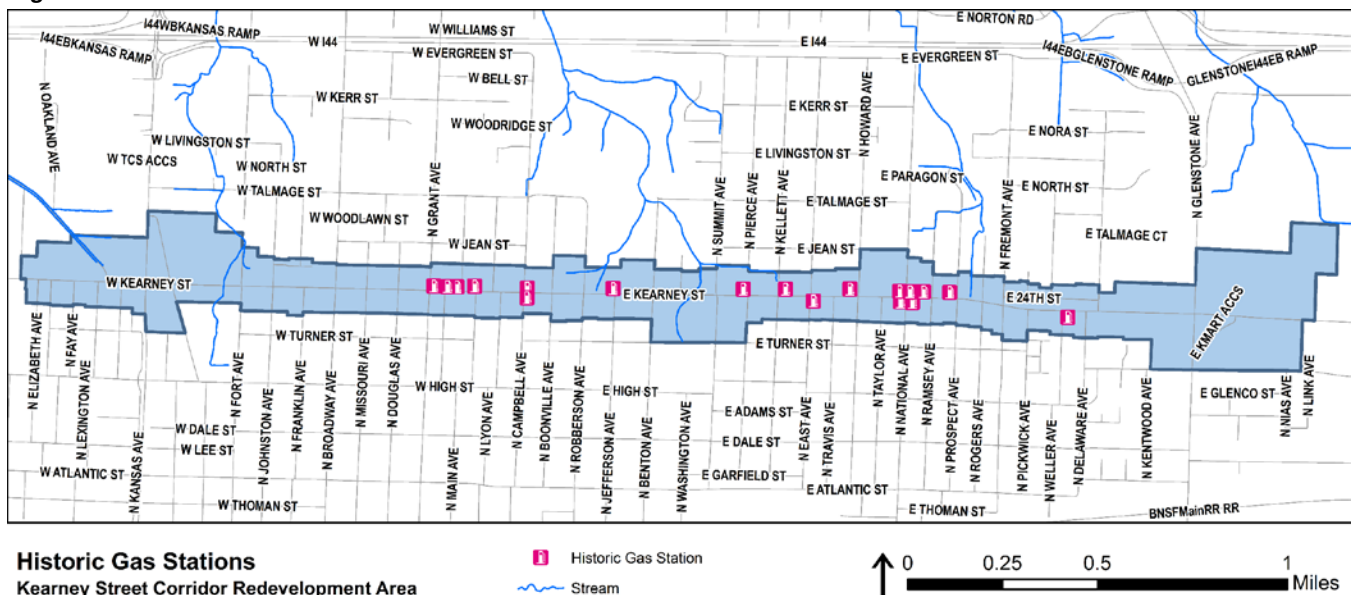


- There is a high concentration of brownfields property within the proposed Redevelopment Area. The EPA defines brownfields as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.” 21 historic gas stations have been identified within Redevelopment Area through a survey of the 1933, 1950, and 1957 Sanborn Fire Insurance Maps (*Figure 31*). In addition, there are 29 current registered Underground Storage Tanks (USTs) in the Area (*Figure 32*). These filling stations pre-date modern environmental regulations for tank construction and proper removal and closure, therefore posing a risk for leaking product and contamination of soil and groundwater. Due to other historical uses such as dry cleaning facilities, printing, oil storage, and auto repair, as well as the Redevelopment Area’s location directly adjacent to an auto salvage yard one block north of Kearney Street, the vast majority of property in the Redevelopment Area meets the definition of a brownfield.

The entire length of Kearney Street was part of the alignment of Route 66 through Springfield from 1926 until it was decommissioned by the federal government in 1985. As a major historic byway, there are understandably many related historic uses such as automotive service stations and repair shops that may have contamination associated with their age and former use. Also, due to their proximity to brownfields, the four streams that traverse the Redevelopment Area (the West Fork Doling Branch, East Fork Doling Branch, Grandview Branch, and Packer Branch) are susceptible to contamination via surface runoff and ground water infiltration

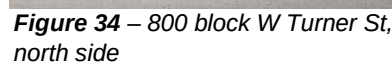
The aforementioned factors are potentially hazardous to human health and the environment, as well as a hinderance to redevelopment. There is a need to perform environmental assessments on key properties, particularly on petroleum sites, which are associated with historic gas stations and auto repair facilities, to help facilitate property transactions and environmental cleanups.

Figure 31 – Historic Gas Stations



This map illustrates the Kearney Street Corridor Redevelopment Area. The central feature is Kearney Street, highlighted in blue, running horizontally across the map. To the north and south of this corridor are various residential streets. Blue lines represent streams, including the Blue River and its tributaries. Yellow circles indicate the locations of underground storage tanks. The map includes a legend at the bottom identifying the symbols for 'Underground Storage Tank' and 'Stream'. A scale bar at the bottom right shows distances from 0 to 1 mile. The map is bordered by the BNSF Main RR to the south and the I-44 highway to the north.

- Over the past 12 months, the City of Springfield received 153 complaints in the Redevelopment Area. Such complaints typically involved nuisances (e.g. tall grass, trash, derelict vehicles, vacant and open buildings, insects/vermin, etc.), dangerous buildings, building and health code violations, and zoning violations. The City does not actively conduct code enforcement, but rather investigates violations and enforces codes as complaints are received. Therefore, the complaints received do not fully illustrate the severity of the problem. While researching the Area and conducting on-site reconnaissance, Staff observed a multitude of apparent code violations ranging in severity that may or may not have been reported to the City. Considering the prevalence of apparent code violations and the public's perception of the Area, it is possible that many such violations, which would otherwise be reported if observed in other parts of the City, are going unreported.



D. Deterioration of Site Improvements

In general, deterioration refers to the physical deterioration of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, lighting fixtures, and signage.

Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting; loose or missing roof tiles, floor or ceiling plates; or holes and cracks over limited areas. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, and plumbing. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, and fascia materials.

As part of the *Kearney Street Corridor Study*, PGAV conducted a physical and economic characteristics analysis and found that over two-thirds (70.7%) of the buildings in the Area are in either poor or fair condition and nearly one-quarter (23.7%) in fair or good condition. The analysis found only 5.6% of the buildings in the Area to be excellent condition. It mentioned many buildings were in poor or fair condition due to their advanced age and a lack of recent investment and upkeep. Most of the buildings in the Corridor are over 35 years old and exhibit significant levels of deferred maintenance. Several fully-vacant and partially-vacant buildings are also scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment.

When evaluating private site improvements such as sidewalks, parking lots, curb stops, nearly half (47%) of the properties were found to be in poor condition, around one-quarter (28%) were considered fair (28%), and relatively few were good or excellent condition (17%). Such factors may have contributed to languishing property values. Over the past 11 years, approximately 35% of the properties declined or saw no change in assessed value. Maps detailing PGAV's findings are attached as *Exhibits C, D, E, and F*. Examples of deteriorated site improvements are provided in the photographs below (*Figures 35 through 43*).



Figure 35 – 2300 block E Kearney St, south side

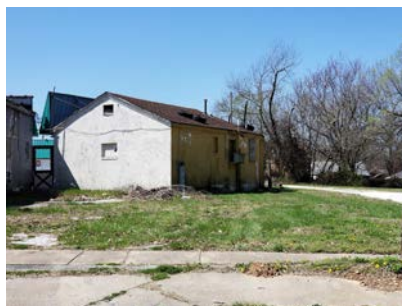


Figure 36 – 500 block W Kearney St, south side



Figure 37 – 500 block W Kearney St, south side



Figure 38 – 500 block W Kearney St, north side



Figure 39 – 1000 block W Kearney St, north side



Figure 40 – 2400 block N Grant Ave, west side



Figure 41 – 2300 block N Delaware Ave, east side



Figure 42 – 2300 block N Delaware Ave, east side



Figure 43 – 300 block E Kearney St, north side

E. Conditions which Endanger Life or Property by Fire or other Causes

As mentioned in the Section IV. D. Deterioration of Site Improvements, PGAV observed several vacant and partially vacant buildings scattered throughout the Area as they were conducting physical and economic characteristics analysis for the *Kearney Street Corridor Study*. According to their data, Staff estimates approximately 11.4% of the principal buildings in the Area are either fully vacant (9.5%) or partially vacant (1.9%). Vacant buildings are susceptible to trespassers, vandalism, and other criminal activity, including fires, which are oftentimes due to arson or makeshift attempts by trespassers trying to obtain heat and light. Maps detailing the locations of these buildings are attached as Exhibit 4.



Figure 45 – 1700 block E Kearney St, south side



Figure 46 – 1400 block E Kearney St, north side



Figure 47 – 800 block W Kearney St, north side



Figure 48 – Former K-Mart, 1900 block E Kearney St, south side



Figure 49 – 200 block W Kearney St, north side



Figure 50 – 900 block W Kearney St, south side

V. IMPACT OF BLIGHTING FACTORS

Due to the predominance of the blighting factors discussed in Section IV, the Redevelopment Area in its present condition retards the provision of housing accommodations, constitutes an economic and social liability, as well as a menace to public health, safety, morals, and welfare.

A. Retards the provision of housing accommodations

The blighting factors discussed above have significantly hindered the provision of housing accommodations within the Redevelopment Area. This is evident considering the overall poor condition of the existing housing stock, public infrastructure, and neighborhood amenities. Such conditions have rendered the Area a less desirable place to live, which has led to a lack of investment and upkeep of properties.

B. Constitutes an economic or social liability

The existence of blighted factors plaguing the Redevelopment Area constitutes both an economic liability to the City of Springfield and presents a hazard to the well-being of its citizens. Due to the predominance of blighting factors discussed above, the Redevelopment Area is a significant liability to the social welfare and economic independence of the City. The Area suffers from obvious deferred maintenance and lack of investment, which contributes to underutilization of the Redevelopment Area.

In its current condition, the Redevelopment Area is incapable of supporting its highest and best use. This underutilization combined with the poor condition of the Redevelopment Area hinders the economic vitality and independence of the City by failing to generate property and sales tax revenues to its full potential. It also discourages reinvestment in and maintenance of areas in and around the Redevelopment Area.

Redevelopment of the Area will be necessary to foster much-needed economic activity and contribute to the revitalization of north Springfield.

C. Constitutes a menace to the public health, safety, morals, or welfare in its present condition or use

In its present condition, the Redevelopment Area exhibits many factors that constitute a menace to public health, safety, morals, and welfare. The deteriorated and insanitary conditions described (e.g. trash, litter, weeds, limited access to sanitary sewer, etc.) above are a threat to public health, and the unsafe conditions (e.g. dilapidated structures, buckled sidewalks, crime, etc.) are a threat to public safety. Furthermore, the overall condition of the Redevelopment Area and its underutilization diminish the public welfare with respect to the perception of this area of the City.

VI. CONCLUSION

Due to the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes, the Kearney Street Corridor Redevelopment Area retards the provision of housing accommodations and constitutes an economic and social liability and a menace to 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), RSMo. Accordingly, the City of Springfield should declare the Redevelopment Area a blighted area.

Exhibit A
KEARNEY STREET CORRIDOR
BOUNDARY DESCRIPTION

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND

DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

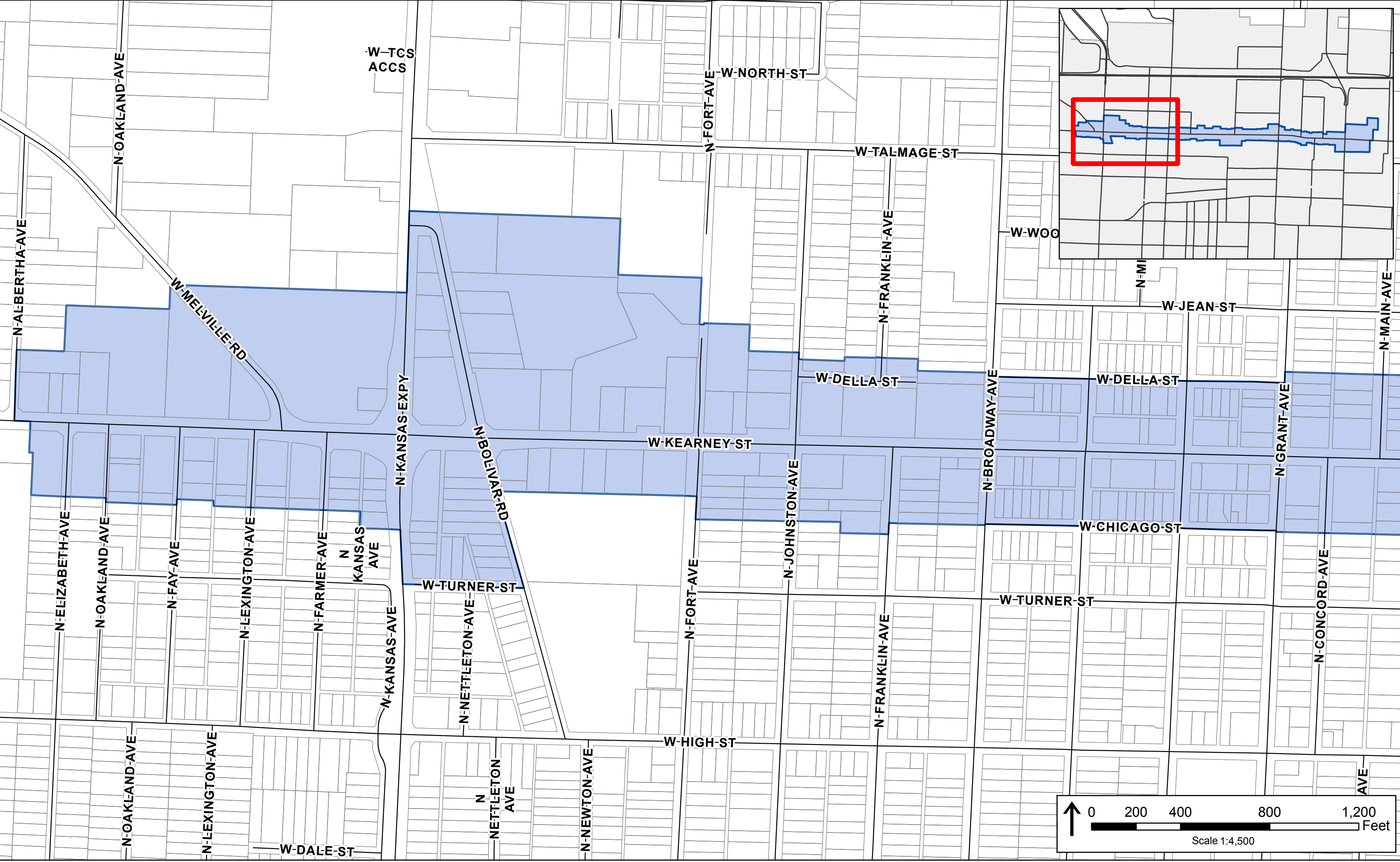
THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

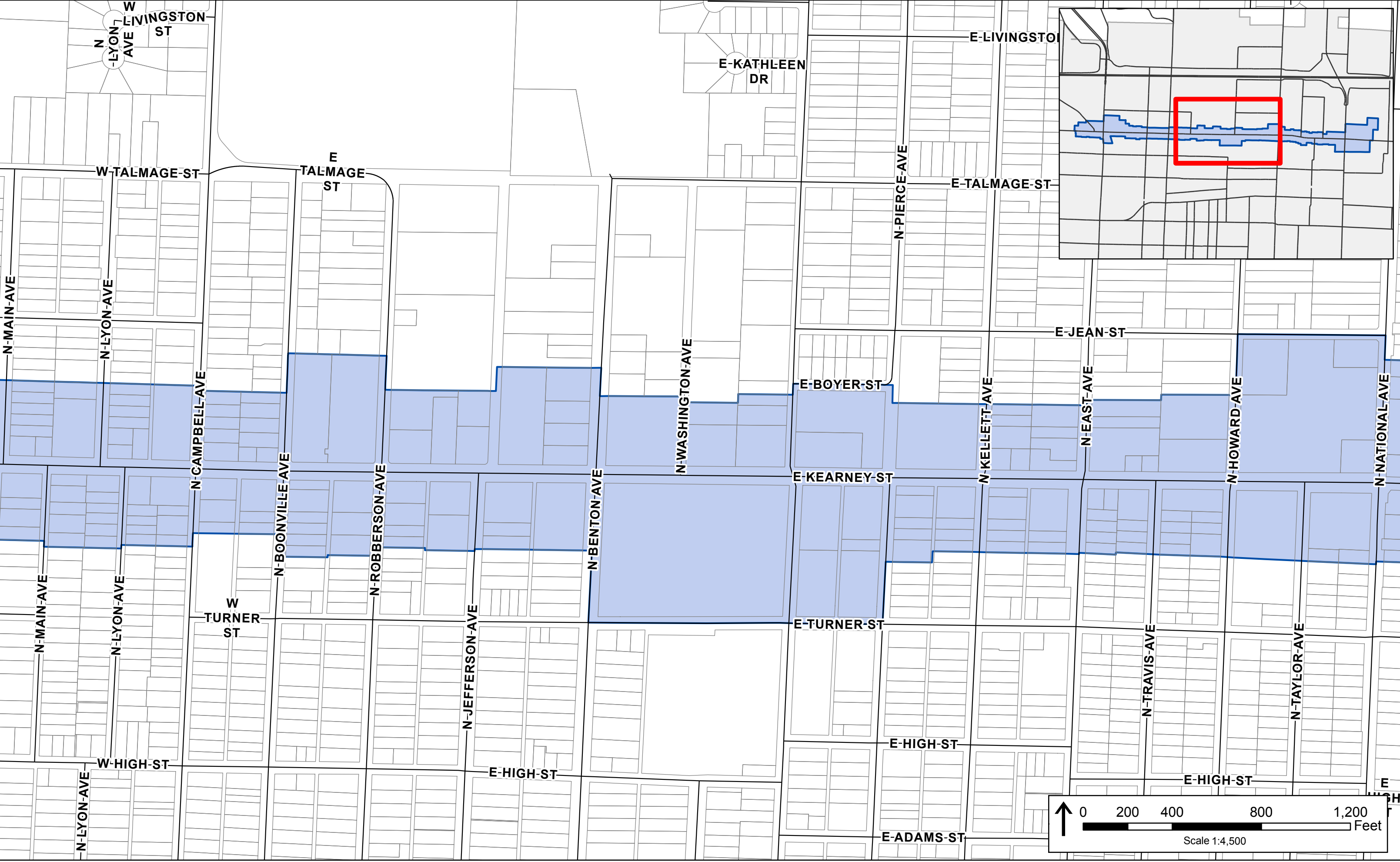
THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

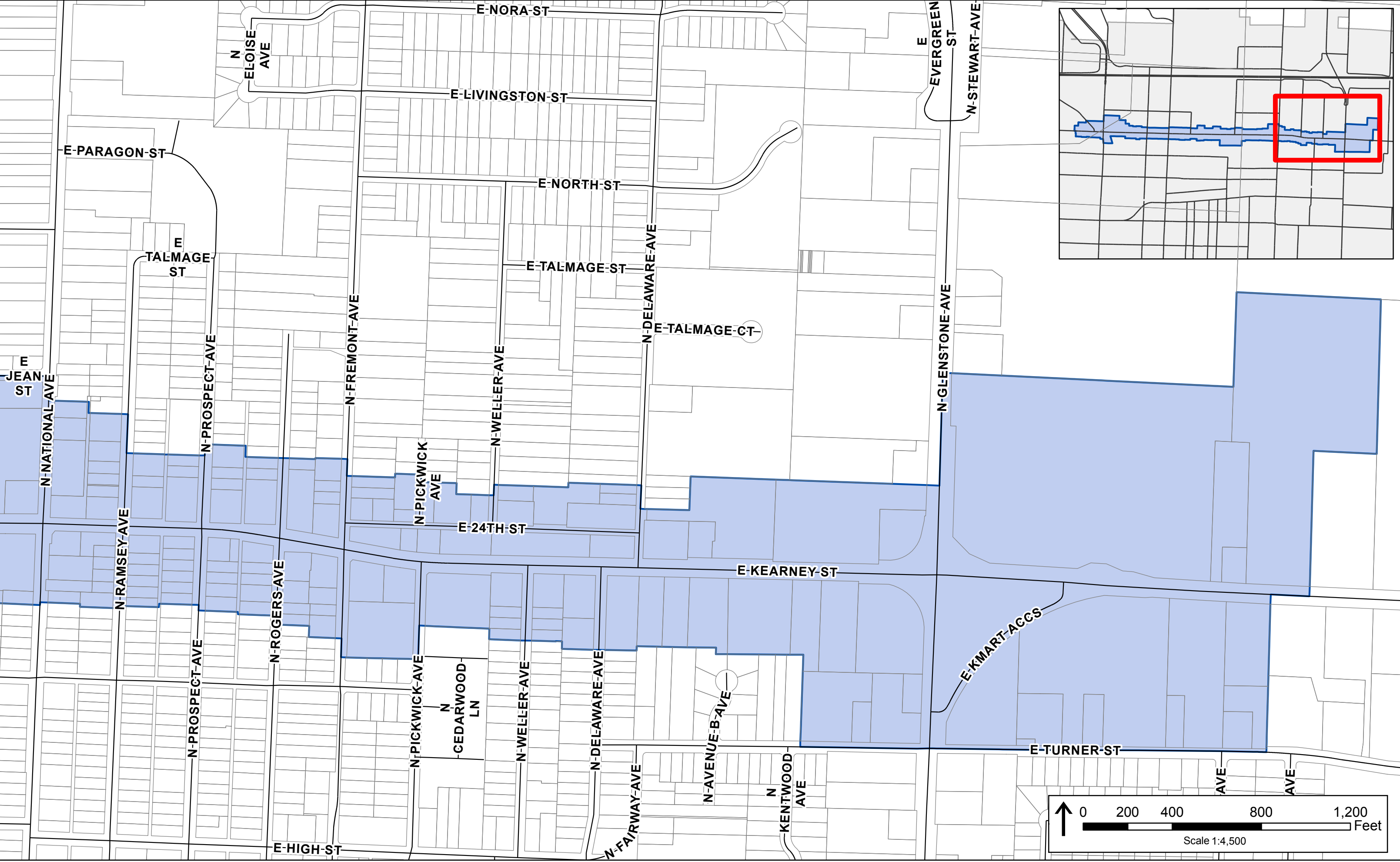
THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

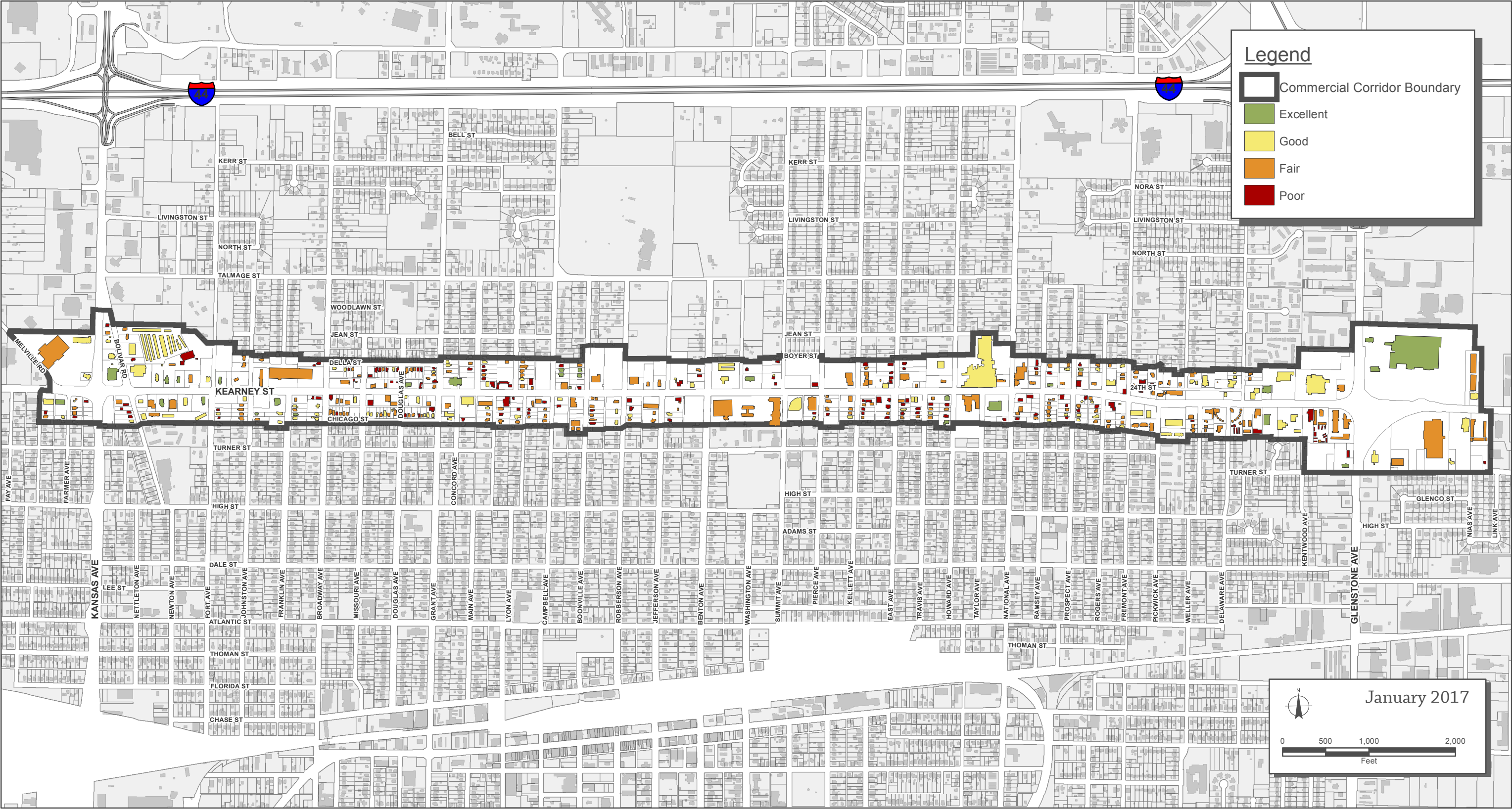
THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.



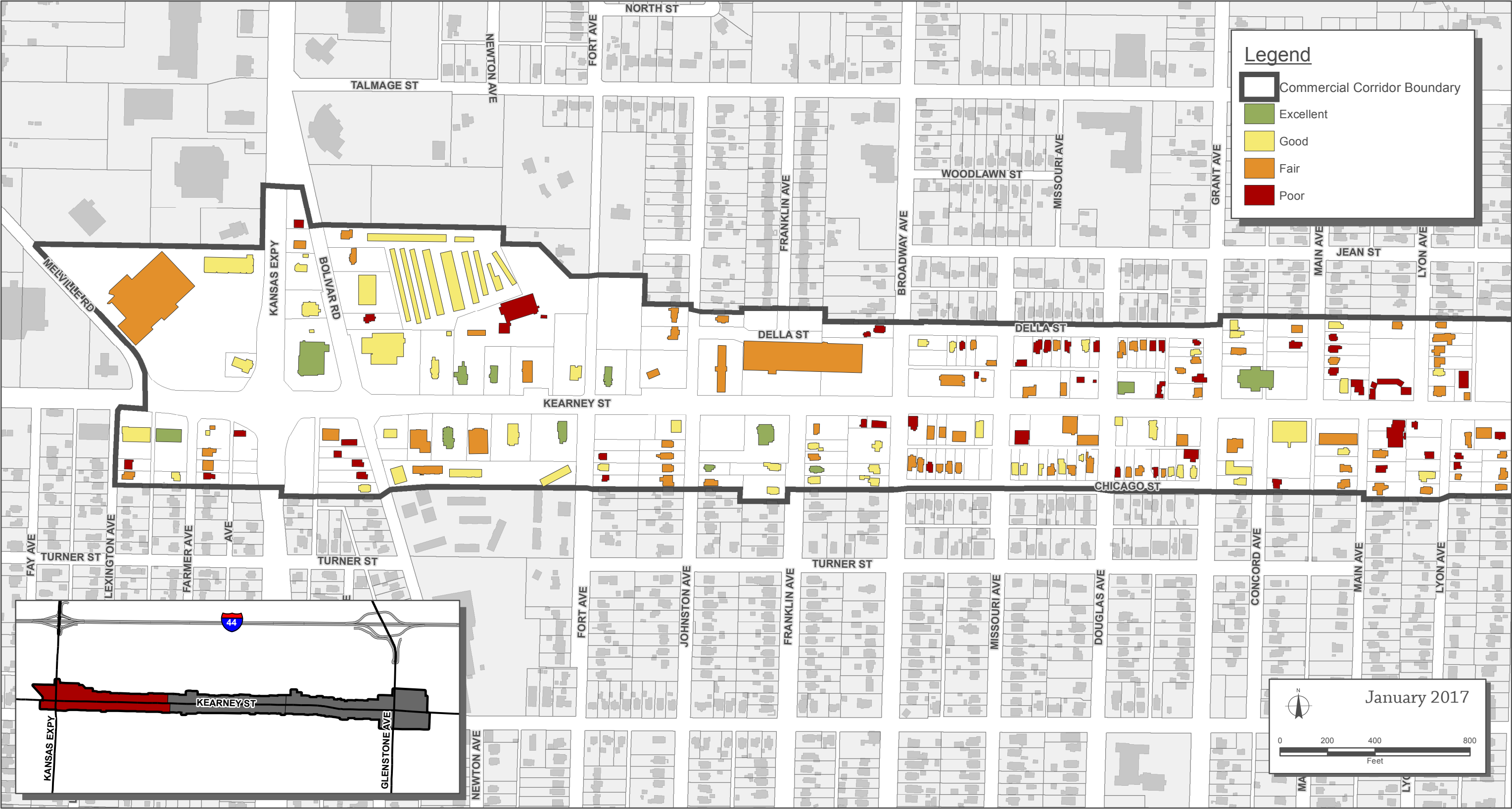






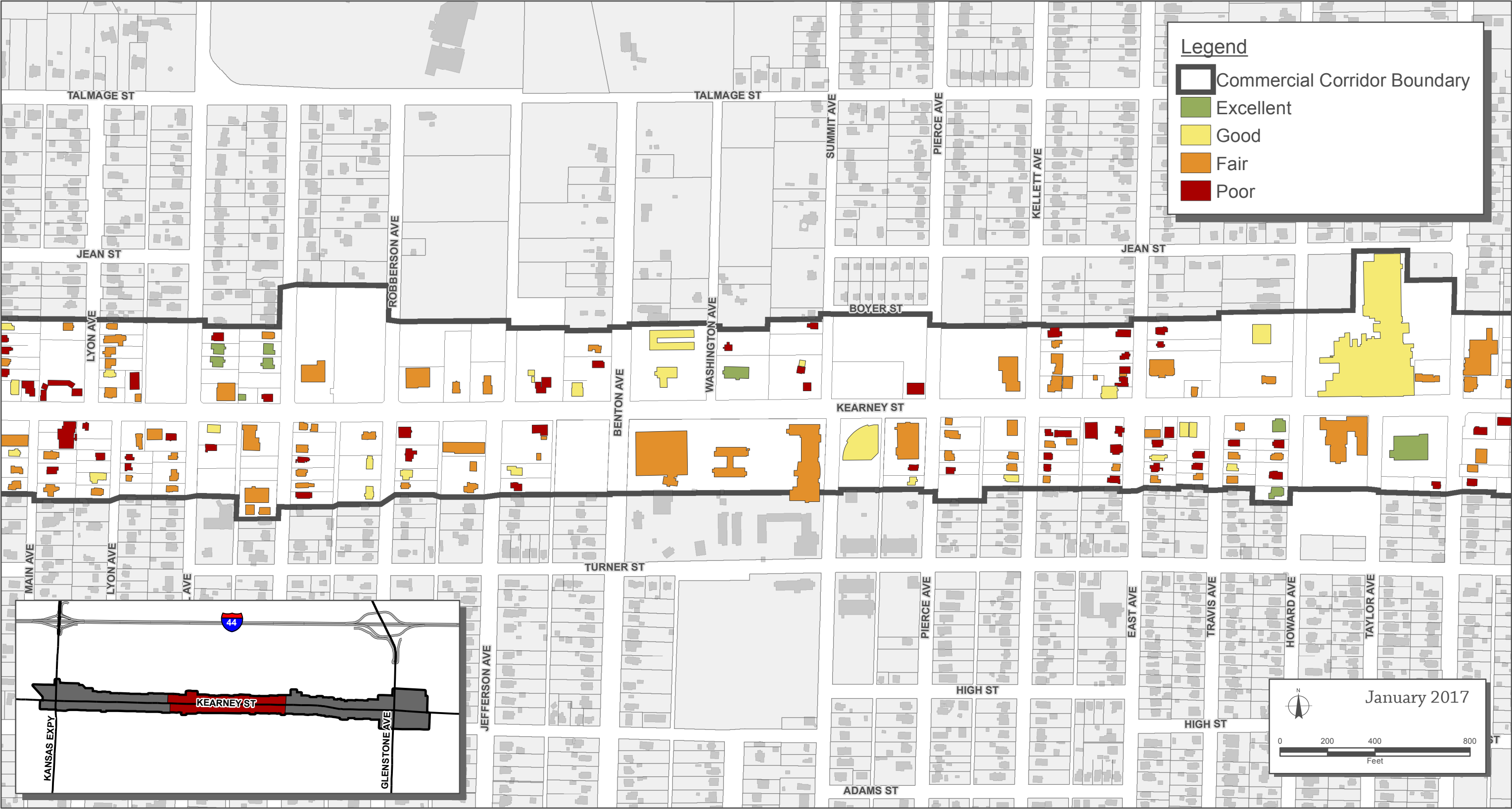
Attachment 1 - Building Conditions

Kearney Street Corridor Study
City of Springfield, Missouri



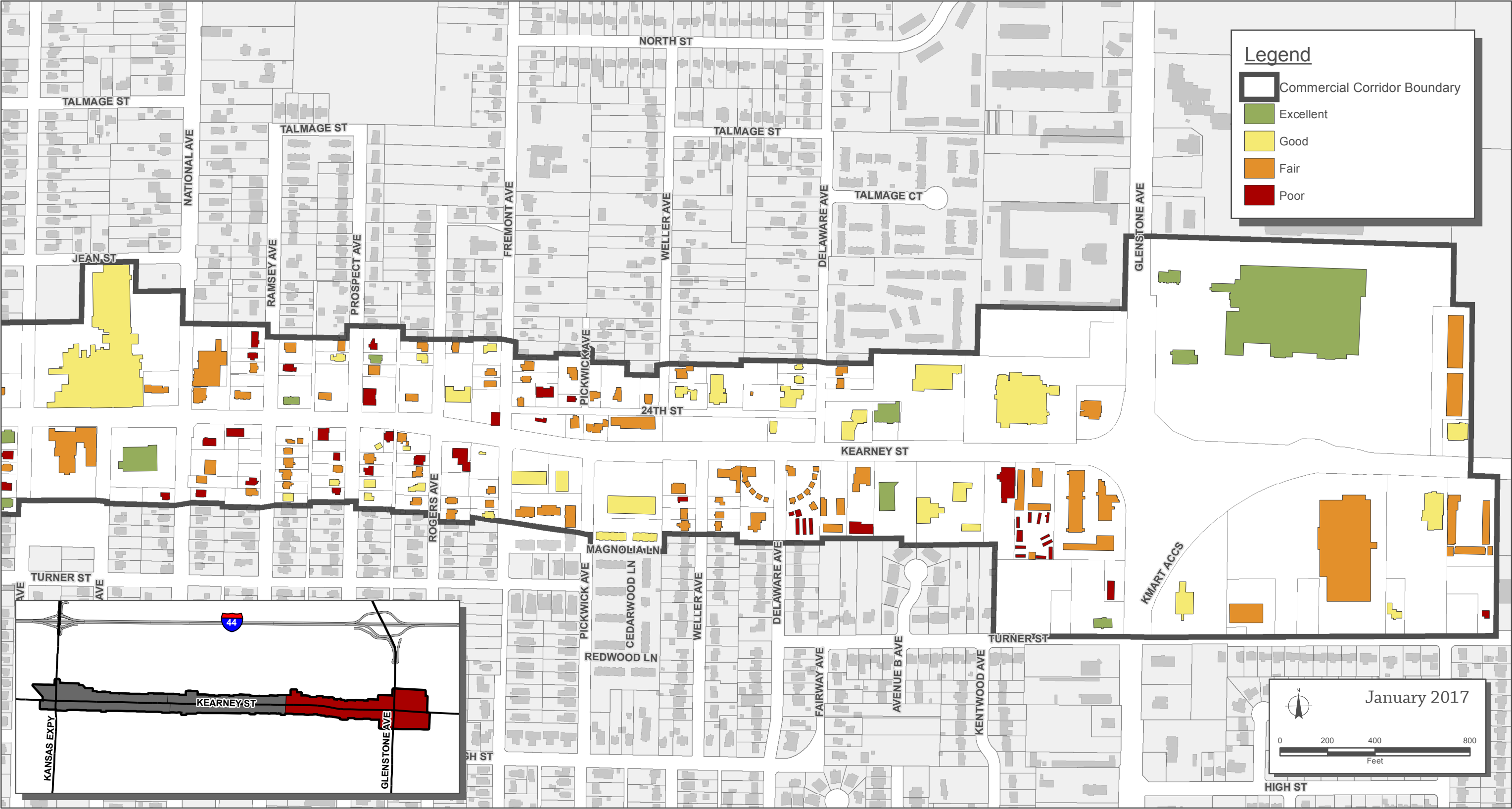
Attachment 1.1 - Building Conditions
(West)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 1.2 - Building Conditions
(Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 1.3 - Building Conditions
(East)

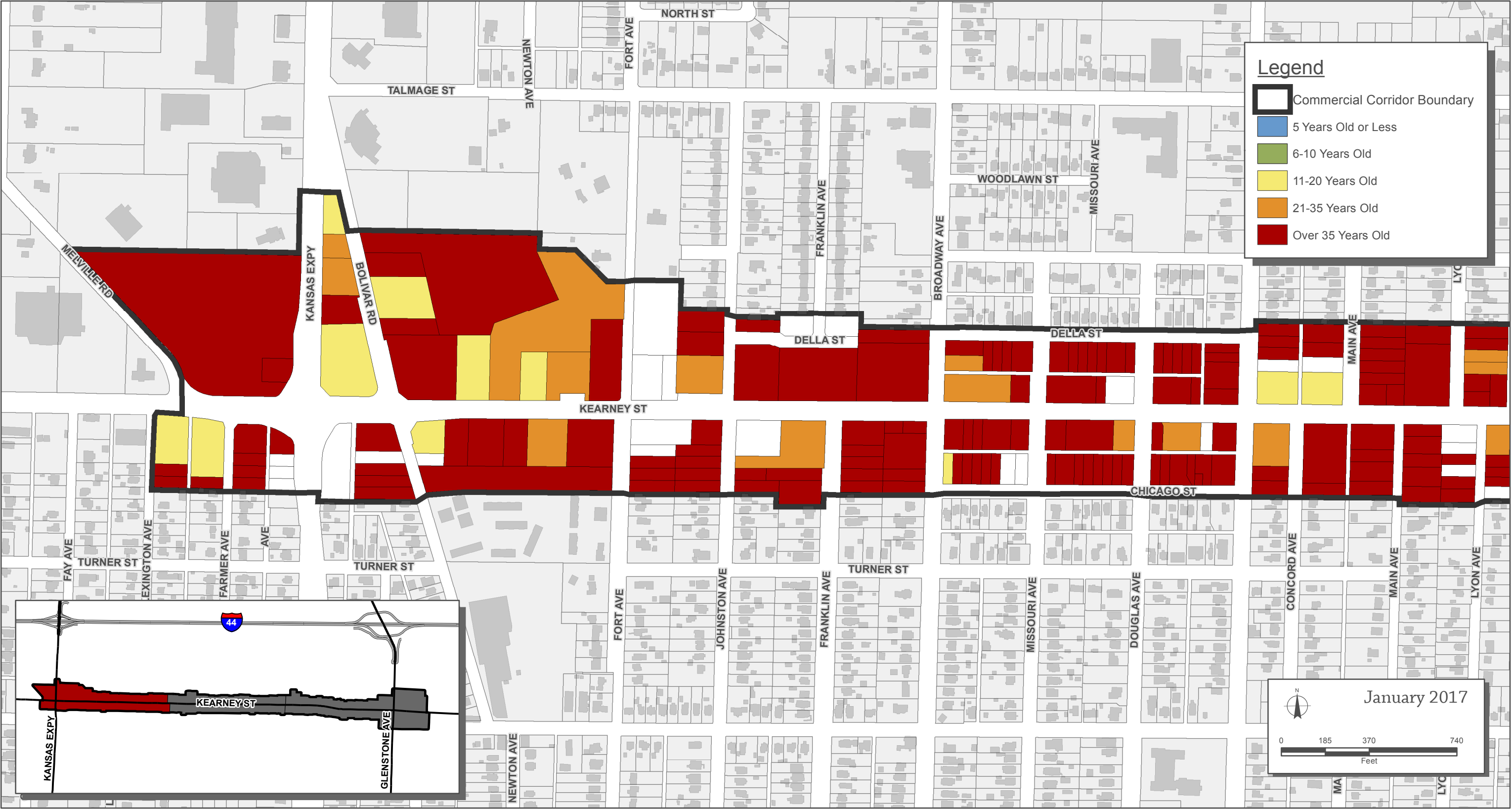
Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2 - Building Age

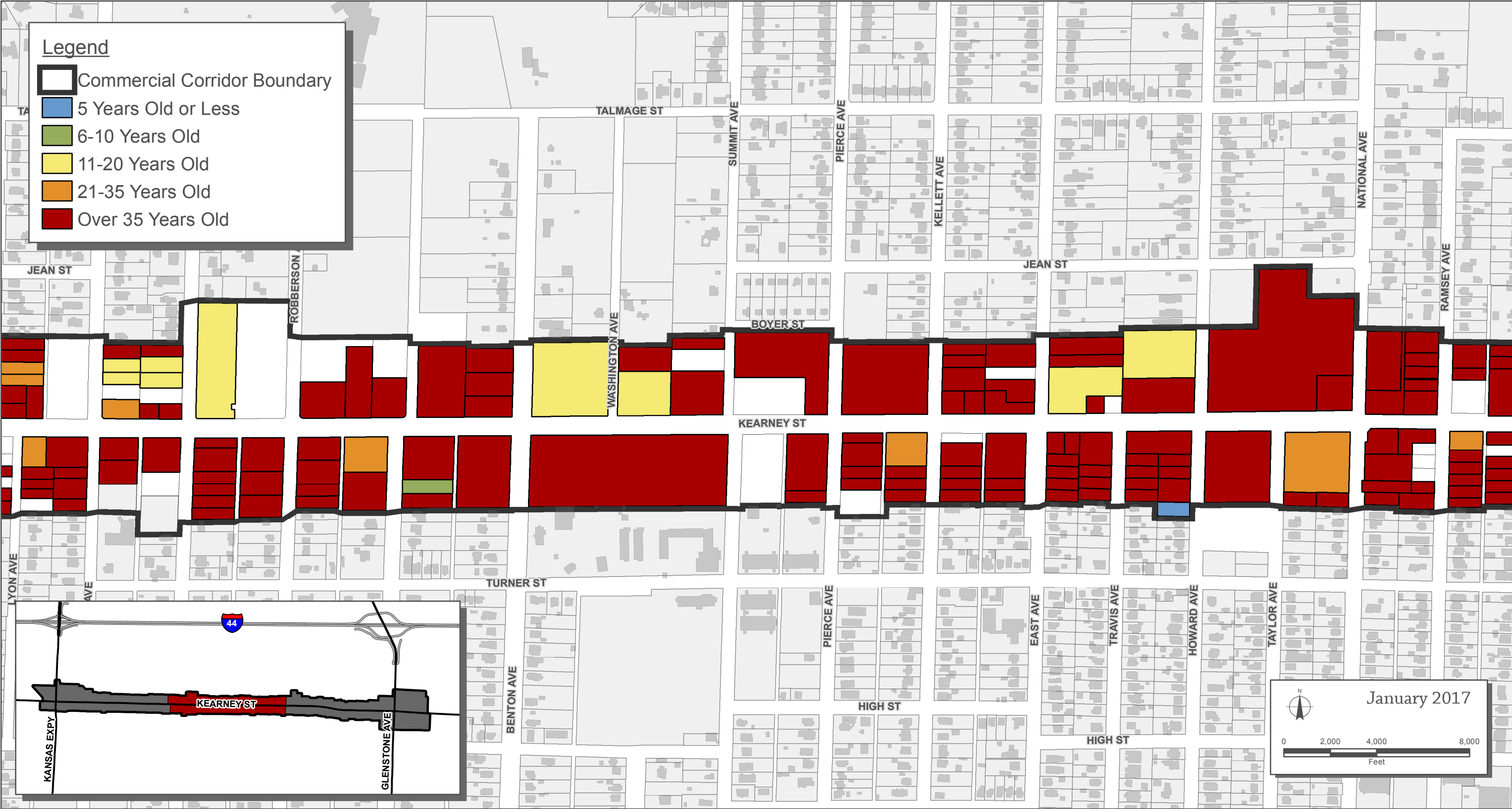
Kearney Street Corridor Study
City of Springfield, Missouri





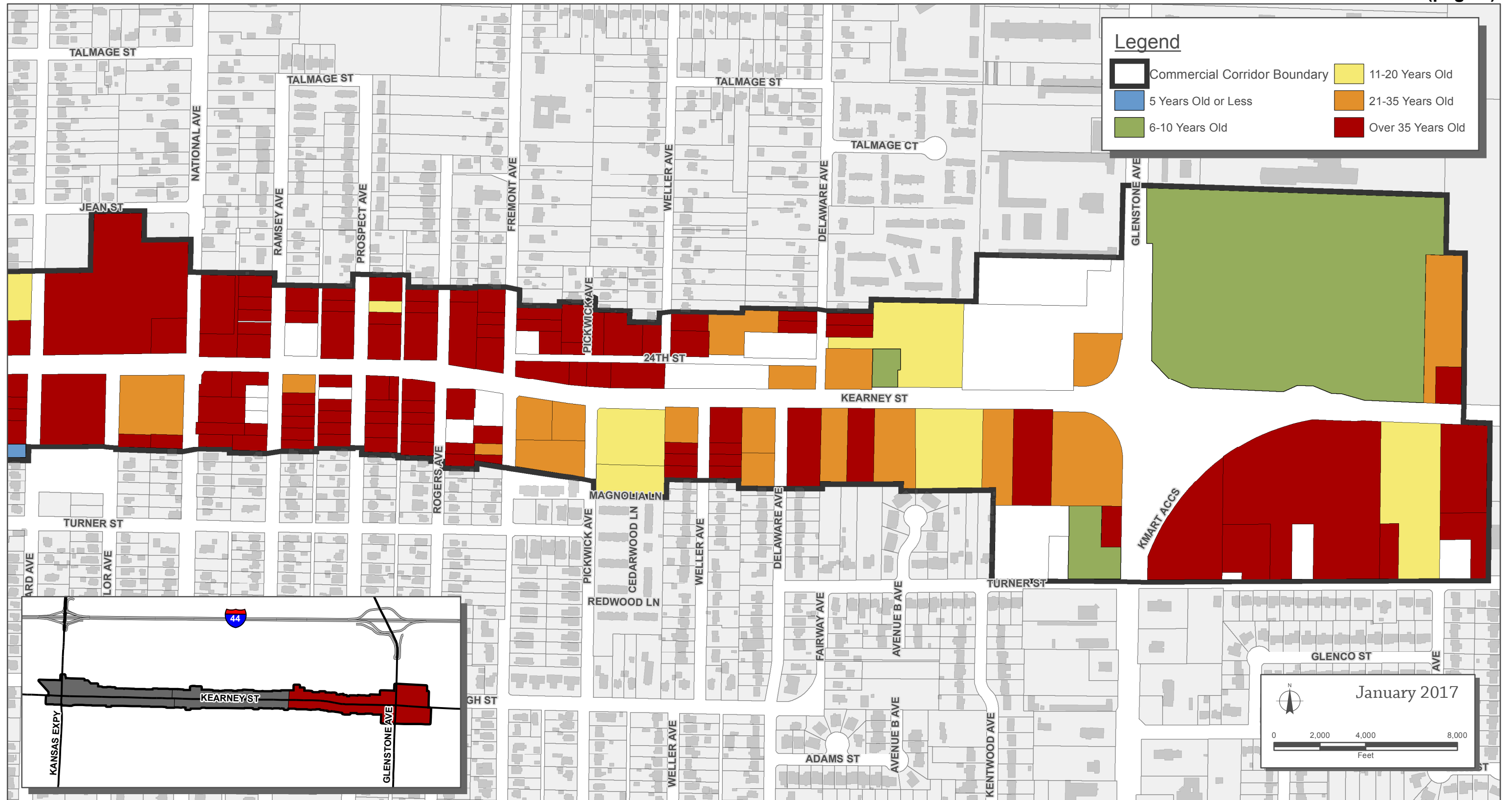
Attachment 2.1 - Building Age
(West)

Kearney Street Corridor Study
City of Springfield, Missouri



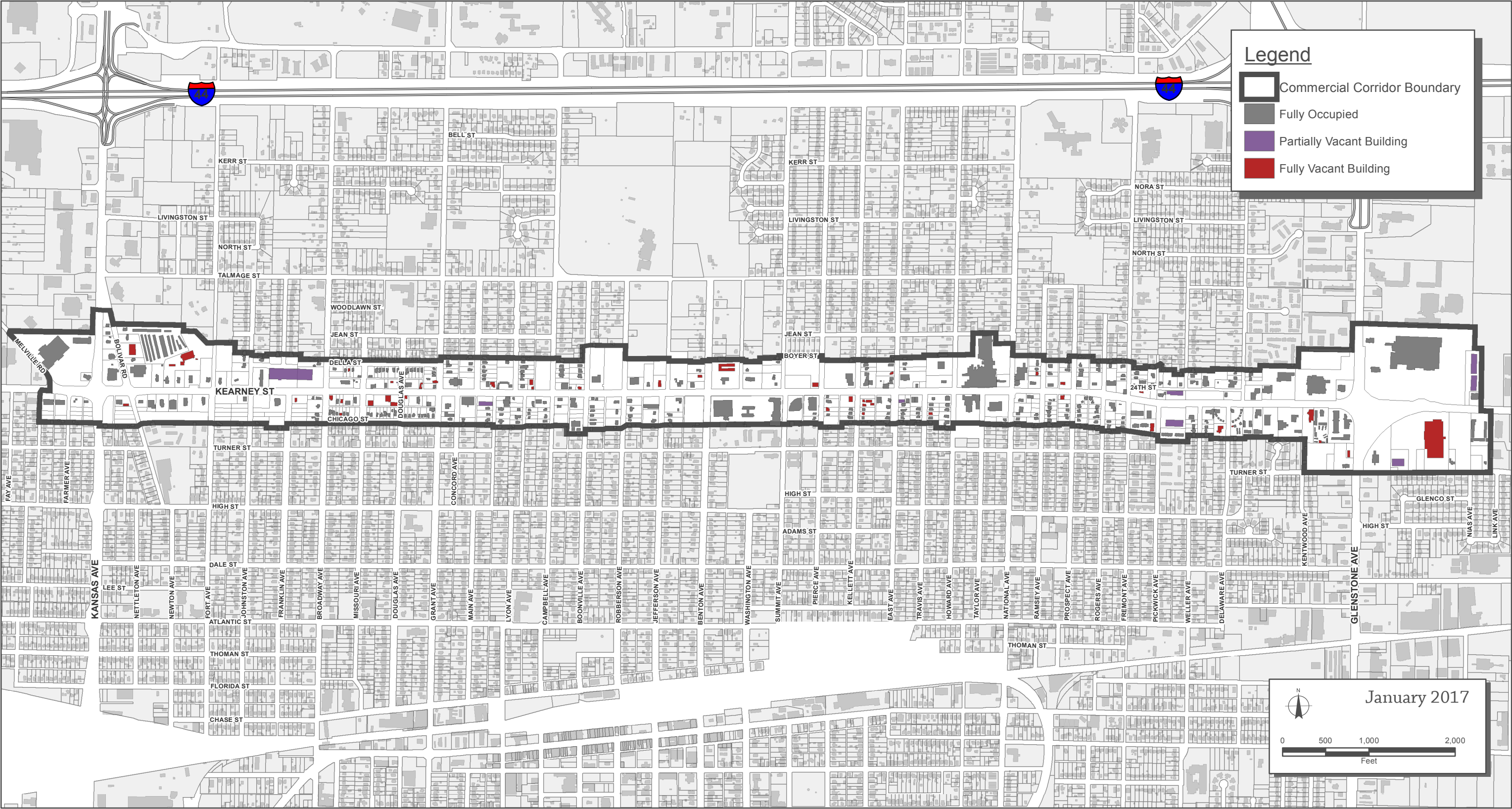
Attachment 2.2 - Building Age
(Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2.3 - Building Age (East)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 4 - Building Vacancy



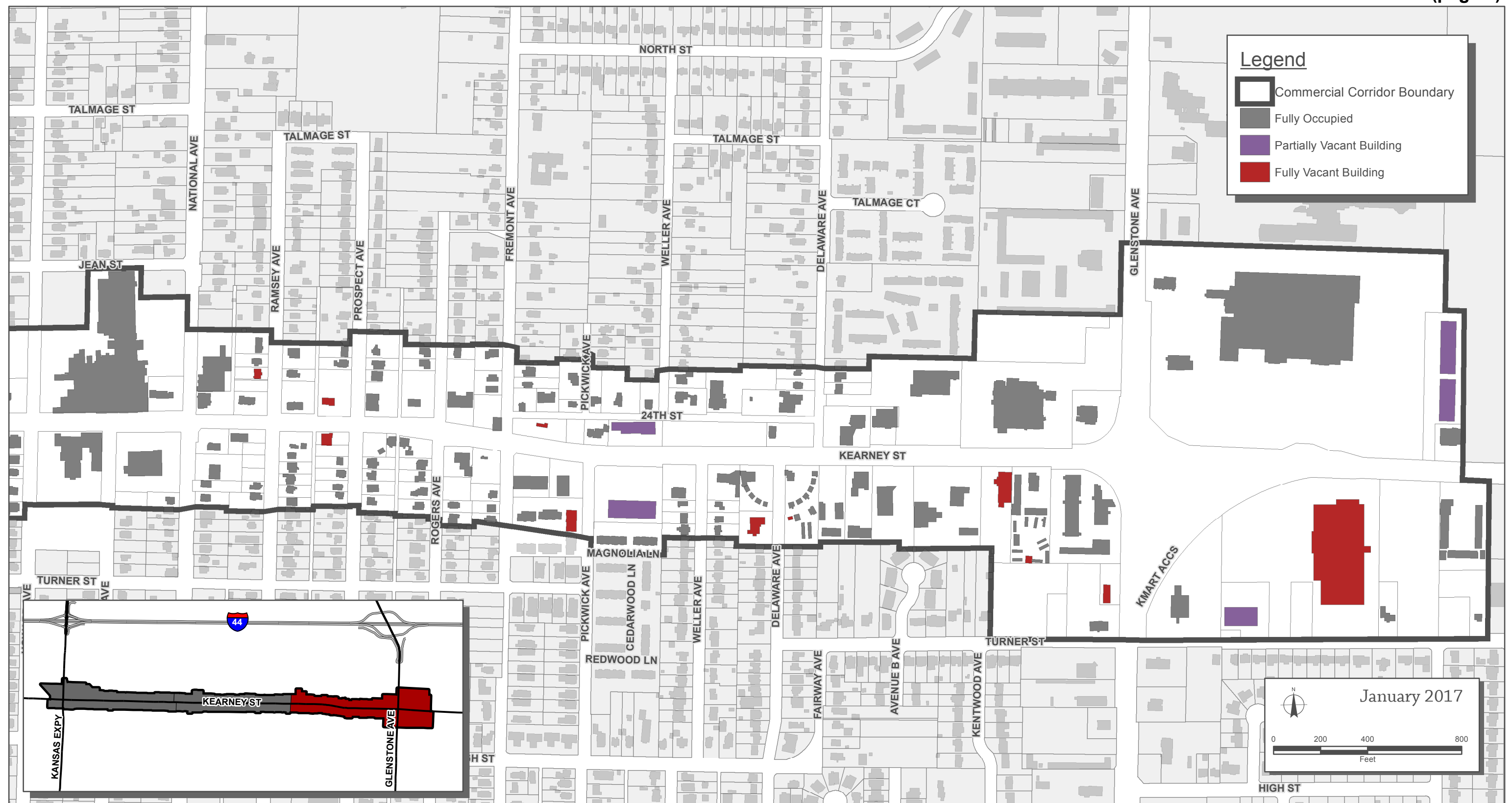
Attachment 4.1 - Building Vacancy
(West)

Kearney Street Corridor Study
City of Springfield, Missouri



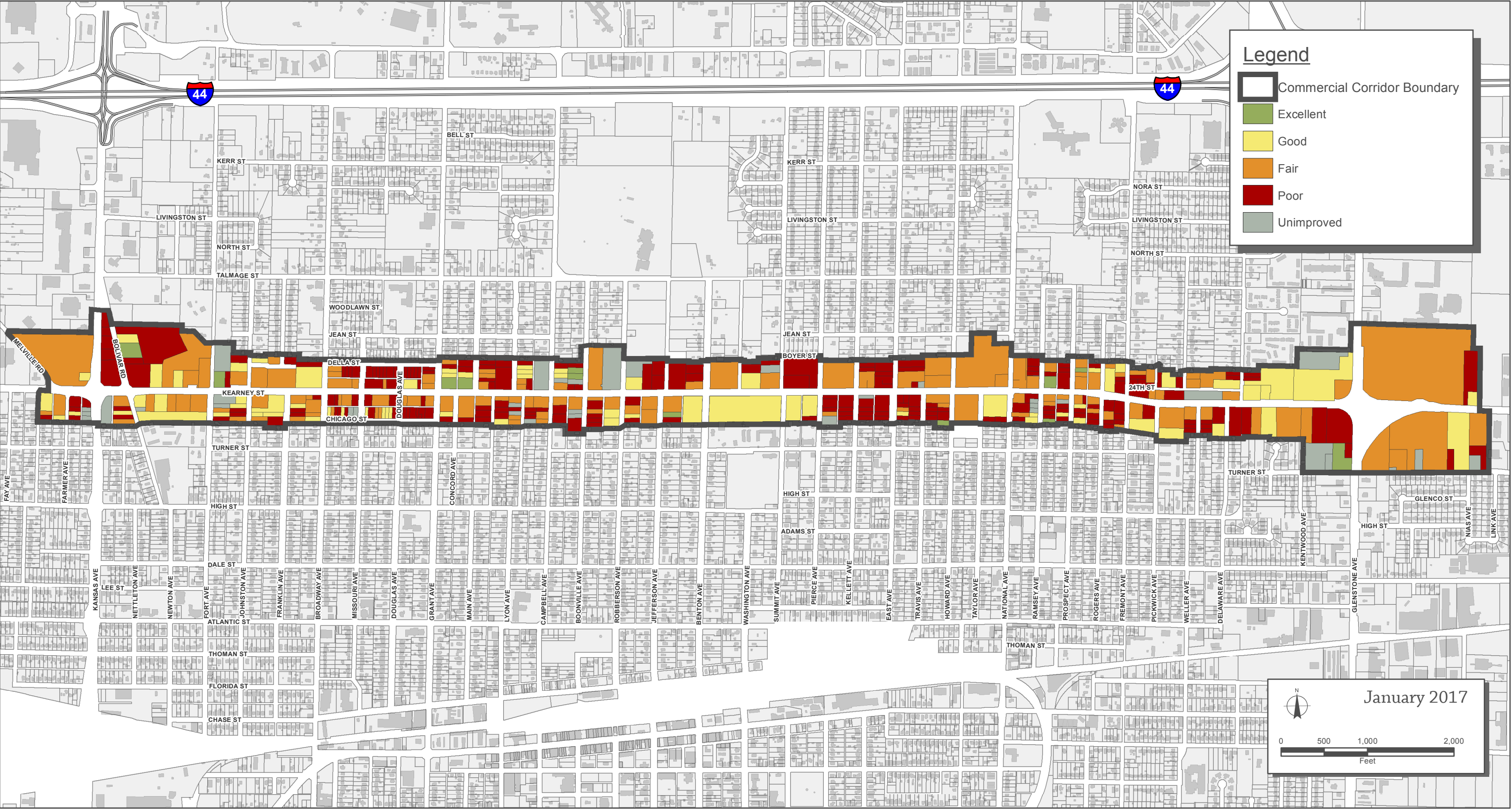
Attachment 4.2 - Building Vacancy
(Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 4.3 - Building Vacancy (East)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 3 - Site Conditions

Kearney Street Corridor Study
City of Springfield, Missouri

KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

APRIL 2018



KEARNEY STREET CORRIDOR REDEVELOPMENT PLAN

I. INTRODUCTION

The City of Springfield has prepared the following plan to remove blight and redevelop the Kearney Street Corridor Redevelopment Area, as herein defined, in accordance with the *Kearney Street Corridor Study* accepted by the Springfield City Council through Resolution No. 10327 on June 12, 2017, and any subsequent amendments made thereto. This Plan is intended to function as a means for implementing the recommendations of the Corridor Study by encouraging private investment through the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (The Land Clearance for Redevelopment Authority (LCRA) Law”).

II. BACKGROUND

Market Study: At the direction of City Council, the City hired PGAV Planners using a competitive selection process to conduct a Market Study of the Kearney Street Corridor (from Glenstone Avenue to Kansas Expressway) in response to citizen concerns about disinvestment and blighting conditions along the corridor. The purpose of the study was to evaluate the most appropriate economic development incentives to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included Market Research and Analysis, Site Prioritization Planning, and Strategies and Incentives Planning. Public input was taken by paper and online surveys and a public input session was held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The written report was accepted by Resolution and is the final product of PGAV’s work on this project. With regard to economic development incentives, PGAV recommended establishment of an LCRA (Chapter 99) Redevelopment Area to provide 10-year partial property tax abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. PGAV also recommended establishment of a Community Improvement District (CID) that could provide additional safety, image enhancement, and placemaking functions within the Study area. Following the Study, City Council directed Staff to complete a Blight Report and Chapter 99 Redevelopment Plan for the Kearney Street Corridor.

Public Input: Staff solicited input on the Redevelopment Plan at two public meetings in which property owners, residents and merchants located in the boundary received a mailed invitation to participate and comment cards were collected from those in attendance. Information and input was also available through the Kearney Street Redevelopment webpage on the City’s website. The first public meeting was held on August 24, 2017 from 5:30PM – 7:00PM at the

Northview Center at Doling Park, 301 Talmage Street. Staff provided information on the recommendations in the Kearney Street Corridor Study and on Chapter 99 Tax Abatement including the proposed boundary, and land use plan. Participants engaged in an interactive question and answer session and provided thoughts on what they would like to see in the Redevelopment Plan. Approximately 55 members of the public attended the meeting and 20 comment cards were returned. The second public meeting was held on September 25th at Robberson Elementary School, 1100 E. Kearney Street, from 5:30PM – 7:00PM. This Redevelopment Plan was presented and discussed at the meeting. Public input provided the foundation for the content of this Redevelopment Plan. The proposed plan was also presented to the North Springfield Betterment Association on October 12th, 2017 and was well received by the business community supporting north Springfield. The community was largely in support of utilizing Chapter 99 property tax abatement to remediate blighting conditions while stipulating that some uses be excluded from receiving the incentive and certain additional requirements be included in the plan for the benefit of the district and surrounding neighborhoods.

Purpose: The proposed Redevelopment Plan is one component of an application to obtain partial real property tax abatement pursuant to the LCRA. LCRA Law provides an economic development incentive to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on an increase in the assessed value of qualified new construction or rehabilitation for 10 years.

III. REDEVELOPMENT AREA BOUNDARIES

Following the 2017 PGAV Market Study analysis, in consultation with elected officials, the boundary was expanded to the east and west from the original PGAV study area to include property exhibiting similar characteristics to form the Kearney Street Corridor Redevelopment Area. The Redevelopment Area encompasses approximately three and one half miles of Kearney Street extending from the intersection of North Albertha on the west, and east to the North Glenstone Avenue intersection and including property east of Glenstone approximately 900 feet west of the intersection of North Barns Avenue and East Kearney Street located in northern Springfield Missouri. The Area comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 feet north and south of Kearney Street and does not bisect property lines. Included are parcels surrounding major intersections at North Kansas Expressway, North Broadway, North Grant Avenue, North National Avenue, and North Glenstone Avenue and shown on the attached Location map. A legal description and detailed location map of the Redevelopment Area is attached hereto and incorporated herein as Exhibits A and B.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Redevelopment Area is a prime example of blight and economic underutilization in North Springfield. PGAV conducted a physical and economic characteristics analysis and found that over a quarter of buildings (27%) percent within the Area were in poor condition and another nearly three quarters (67%) judged to be in fair or good condition with only a few (6%) found in excellent condition. One reason many buildings are in poor or fair condition is due to their advanced age and limited recent investment. Most building in the Corridor are over 35 years old and have not received needed maintenance and improvements in recent years. Approximately 35% of properties declined or saw no change in assessed value over the past 11 years. Several fully vacant and partial vacant buildings are scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment. When evaluating private site improvements such as sidewalks, parking lots, curb stops, just under half (47%) of properties were in poor condition, and one quarter were considered fair (28%). The Blight Study concluded with the finding that the Redevelopment Area meets the definition of a “blighted area” under Section 99.320(3), RSMo and is in need of redevelopment. A copy of the Blight Study is attached to this Plan.

V. LAND USE PLAN

This Plan proposes to redevelop Kearney Street in accordance with existing zoning and as zoning changes are adopted by City Council for the good of the district. The land use should primarily consist of commercial mixed uses and conform to the proposed land uses described within the *Kearney Street Corridor Study* accepted by City Council in July 2017.

a) **Excluded Uses:** The following uses, as defined in the Zoning Ordinance, are excluded from receiving incentives pursuant to this Plan:

- Adult Motion Picture Theaters
- Adult Stores
- Auction Sales
- Boarding Houses
- Cabarets
- Emergency Overnight Shelters
- Lodging Houses
- Pawn Shops
- Resource Recovery Collection Centers, household.
- Rooming and Lodging Houses
- Self Storage
- Short Term High Interest Lending - i.e.: Consumer Installment Loans, Pay Day Loans, Predatory Lending and Title Loans,

- Shelters
 - Single Family Residential
 - Soup Kitchens
 - Swap Meets
 - Towers (i.e. cell towers)
 - Transitional Service Shelters
 - Vehicle Storage and Towing
- b) **Frontage Requirements:** Projects must have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. In addition, commercial buildings existing within the Redevelopment Area as of the date of adoption of this plan may be eligible. For example, a new construction project within the Redevelopment Area facing Chicago Avenue would NOT be eligible, but rehabilitation of an existing commercial building within the Redevelopment Area fronting Chicago Ave. would be eligible.
- c) **Landscaping Requirements:** The landscape exemption for rehabilitations, under Sec. 36-482(2) of the Zoning Ordinance, shall not apply. Projects shall conform to the landscaping requirements for new construction to the fullest extent possible, even if the project is a redevelopment project not including new construction. LCRA reserves the authority to approve reduced landscaping if this requirement becomes a conflict with parking requirements or for small lot developments.
- d) **Building Materials:** All structures shall be constructed of durable materials strong enough, at minimum, to outlast the period of abatement. Examples include brick, stone, cement siding, steel, and modern masonry. Vinyl siding will not be permitted as the primary exterior material for any structure receiving abatement. Cinder block or plain-faced concrete shall not be allowed for exterior surfaces facing the street. Sheet metal shall not be permitted as the primary exterior material for any structure but may be used for decorative purposes if approved by the LCRA. The intention of disallowing certain materials is to ensure a quality standard of construction and aesthetics for property incentivized per the spirit of blight abatement and revitalization for the area.
- e) **Consolidation of Curb Cuts:** Projects shall have no more than one driveway per property. In addition, drives shall be not more than 330 feet from an adjacent existing drive. Shared access driveways are encouraged to achieve desired spacing between curbcuts/driveways. LCRA may grant exceptions to this distance requirement when applicants demonstrate good cause.

VI. ZONING

The Corridor is primarily zoned HC Highway Commercial district for properties with frontage along Kearney. Property owned by Baptist Bible College is zoned GI, Government Institutional district and Hiland Dairy property is zoned LI, Light Industrial district. Properties within the boundary without Kearney frontage are generally residential zoning. The *Kearney Street Corridor Study* inventoried land uses and shows a current mix of commercial and retail abutting residential. Although the Study does not address zoning changes, the primary recommendation is for redevelopment through retail expansion. Therefore, the City is not initiating any rezoning, but zoning cases and subdivisions may be evaluated on a case-by-case basis as developments are proposed to best accommodate the recommendations of the Study and to further the economic and social goals of the district. This will allow Planning and Zoning and City Council to consider the impact of any project that encroaches into the neighborhoods. This approach will allow the greatest flexibility to developers and a diverse mix and intensity of uses, appropriate for a retail corridor surrounded by residential uses.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As discussed in both the attached Blight Study and the *Kearney Street Corridor Study*, the Redevelopment Area is burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public infrastructure.
- Extending sanitary sewer service to all properties in the Redevelopment Area;
- Improved access to Doling Park including wayfinding signage and pedestrian enhancements.
- Improved ADA accessibility for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability at Robberson and Kearney and Kearney and Boonville intersections.
- Repairing or replacing aged or deteriorated sanitary sewer facilities;
- City Utilities of Springfield's Gas and Water Engineering has identified infrastructure that will need renewal work within the Kearney Street Corridor. City Utilities will work with any private developer during any property redevelopment efforts to identify and maximize opportunities to renew gas and/or water mains during the construction process.
- City Utilities of Springfield's Electric Transmission and Distribution Engineering Department will work with any new development project to ensure reliable, affordable service.
- Tree planting and landscaping in the right-of-ways

- Projects that conform to the Complete Streets Policy for the City's transportation infrastructure projects passed by City Council Resolution No. 10188 in support of service to pedestrians, bicyclists, motorists, and transit riders of all ages.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

The *Kearney Street Corridor Study* envisions the Area being transformed from a blighted and economically underutilized area of the City into a vibrant retail, restaurant, and family entertainment corridor containing a mix of residential and commercial uses. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance by future City Council action.

X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

- (1) The size of the redevelopment area is 388 acres;
- (2) Land Assemblage will likely be required for redevelopment in the Redevelopment Area due to the shallow lot depths noted in the Market Study and Blight Report;
- (3) The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
- (4) This Redevelopment Plan is initiated by the City in order to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
- (5) There are approximately 393 discrete owners of real property within the Redevelopment Area.

The level of property tax abatement under this Plan shall be 100% of the increase in assessed value due to redevelopment made in conformance with the Plan for a period of 10 years, after a Certificate of Qualification for a redevelopment project is issued by the LCRA. The exact timing of any specific abatement shall be determined by the Greene County Assessor.

XI. EMINENT DOMAIN

Consistent with previous City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

Exhibit 1 – Legal Description

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERTSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

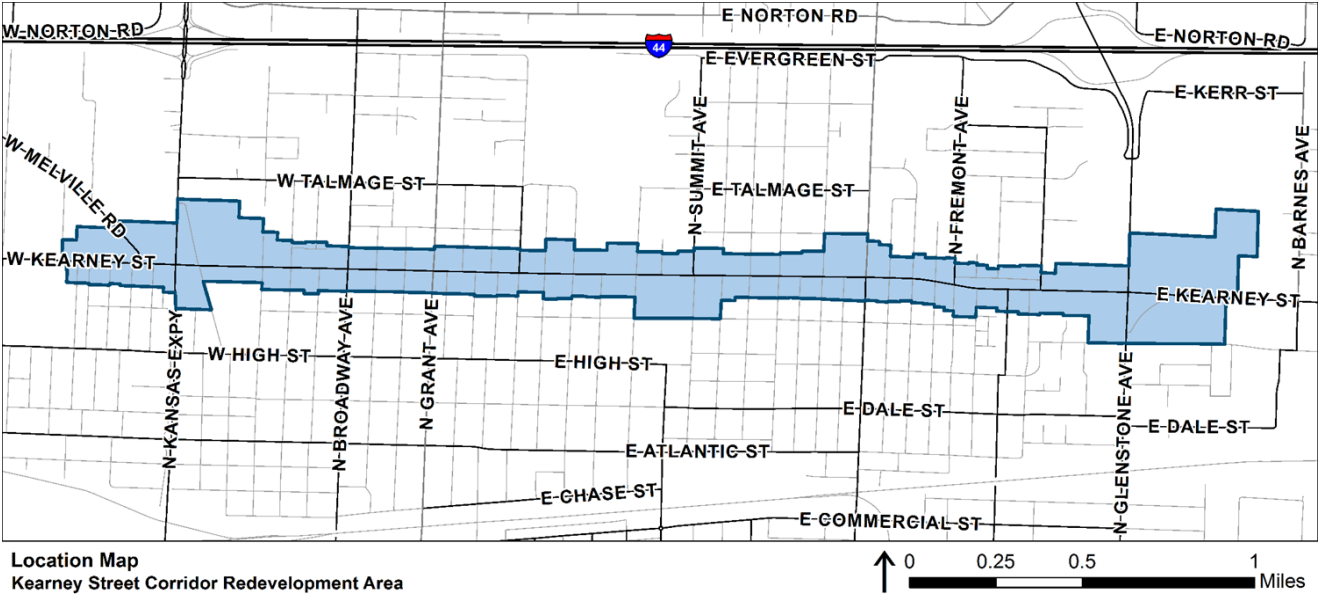
THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

Exhibit 2 – Location Map





For Office Use Only

Date Received _____

Application Complete _____

LCRA Review Date _____

Approved _____

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

Property Address: 814, 820, 824, 832, 838, 842, 846, 850, 900, and 902 S. Robberson Ave., Springfield, MO

Redevelopment Plan Area: See Exhibit A - Legal Description

Developer Name: Burning Tree Consulting, LLC

Contact Person: Shawn Whitney / Nick Irmien

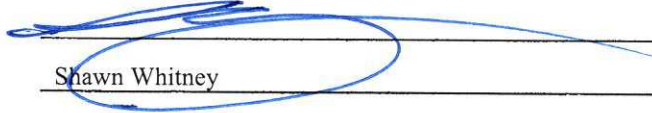
Mailing Address: 2144 E Republic Road, Suite B300, Springfield, MO 65804

Telephone: 417-888-1000

Fax: 417-881-8035

E-Mail: swhitney@spencerfane.com;nirmen@spencerfane.com

Does Applicant Own or Lease the Property? Own

Signature: 

Typed Name: Shawn Whitney

Date: 5/14/2018

Required Attachments:

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

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 814 S. Robberson Ave., 820 S. Robberson Ave., 824 S. Robberson Ave., 832 S. Robberson Ave., 838 S. Robberson Ave., 842 S. Robberson Ave., 846 S. Robberson Ave., 850 S. Robberson Ave., 900 S. Robberson Ave., and 902 S. Robberson Ave., Springfield, Missouri

Developer: Burning Tree Consulting, L.L.C.

Date Submitted: March 14, 2018

1. Scope of the Project

This project (the “**Project**”) involves constructing a multi-family residential housing facility marketed primarily to students and young professionals age twenty-five (25) to thirty (30), consisting of three (3) buildings each three (3) stories in height. The Project will feature seventy-two (72) total units consisting of thirty-six (36) one bedroom, one bathroom units and thirty-six (36) two bedroom, two bathroom units.

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in the Robberson Avenue Multi-Family Redevelopment Area and conforms to the requirements of Redevelopment Plan for the Robberson Avenue Multi-Family Redevelopment Area.

3. Legal Description

Please see Exhibit A attached to this application.

4. Site Layout/Elevations/Floor Plans

Please see Exhibit B attached to this application.

5. Project Rendering

Please see Exhibit C attached to this application.

Exhibit A

Legal Description

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. 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. ALL OF THE NORTH 27 FEET OF LOT 10 OF KENTON'S FIRST SUBDIVISION TO THE CITY OF SPRINGFIELD, MISSOURI, BEING A STRIP OF GROUND 27 FEET WIDE NORTH AND SOUTH BY 150 FEET EAST AND EAST. ALSO BEGINNING AT THE NORTHWEST CORNER OF LOT 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.

Exhibit B

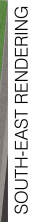
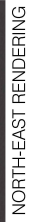
Site Layout

Elevations

Floor Plans

[Attached]

WA 9363157.1

[illegible]

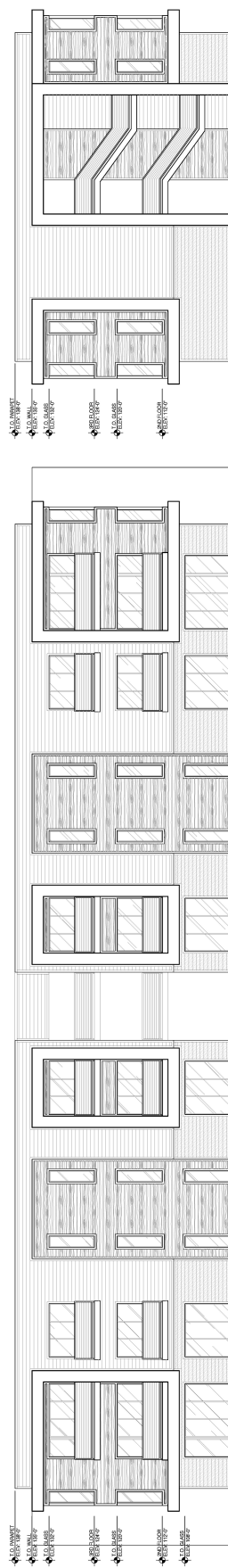
SITE PLAN
1/32" = 1'-0"

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 ?

PROPOSED SITE PLAN FOR:
BURNING T
SPRINGFIELD, MISSOURI
FEBRUARY 15, 2017

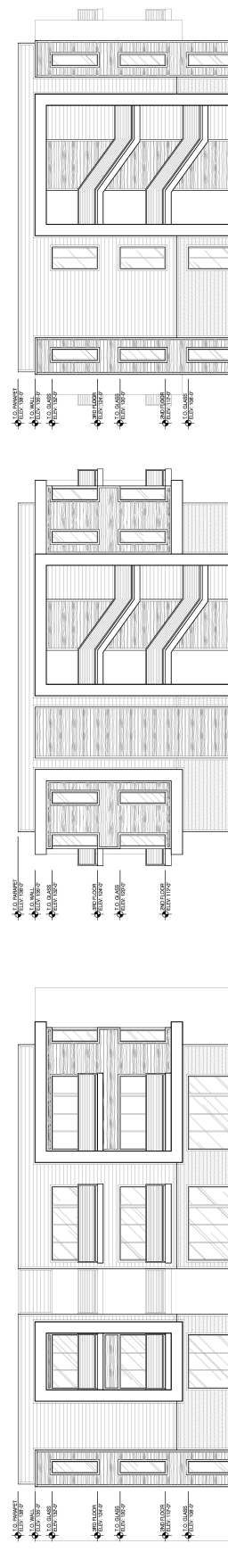


Elevations



NORTH / SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"

EAST / WEST ELEVATION - BUILDING B
1/8" = 1'-0"

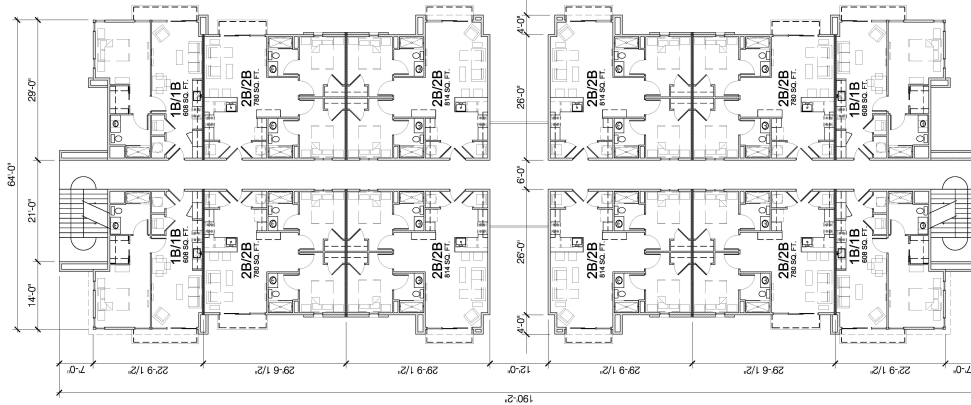


NORTH / SOUTH ELEVATION - BUILDING A
1/8" = 1'-0"

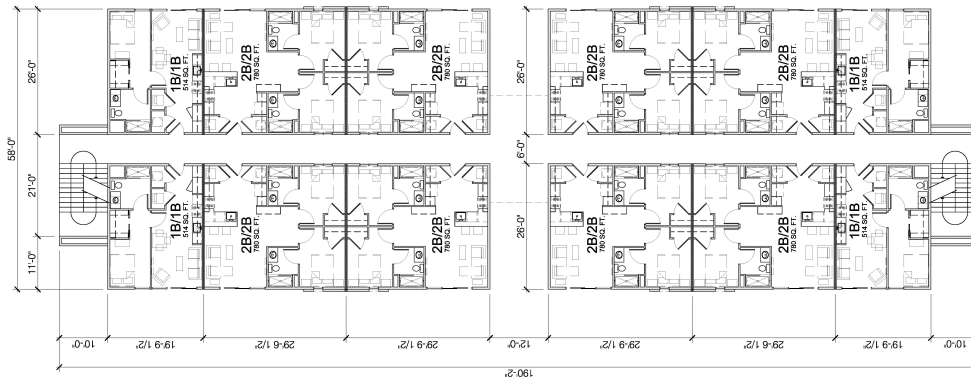
WEST ELEVATION - BUILDING A
1/8" = 1'-0"

EAST ELEVATION - BUILDING A
1/8" = 1'-0"

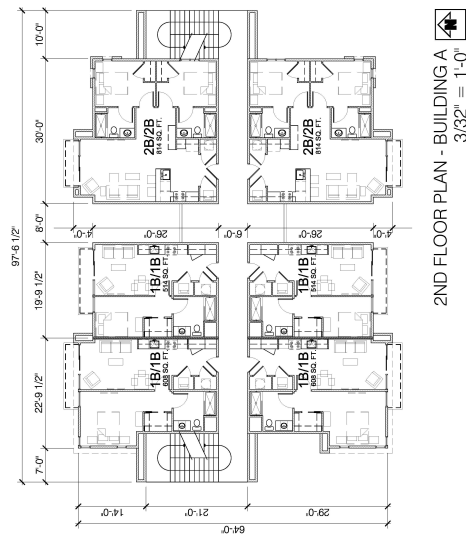
Floor Plans



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



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



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



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

Exhibit C

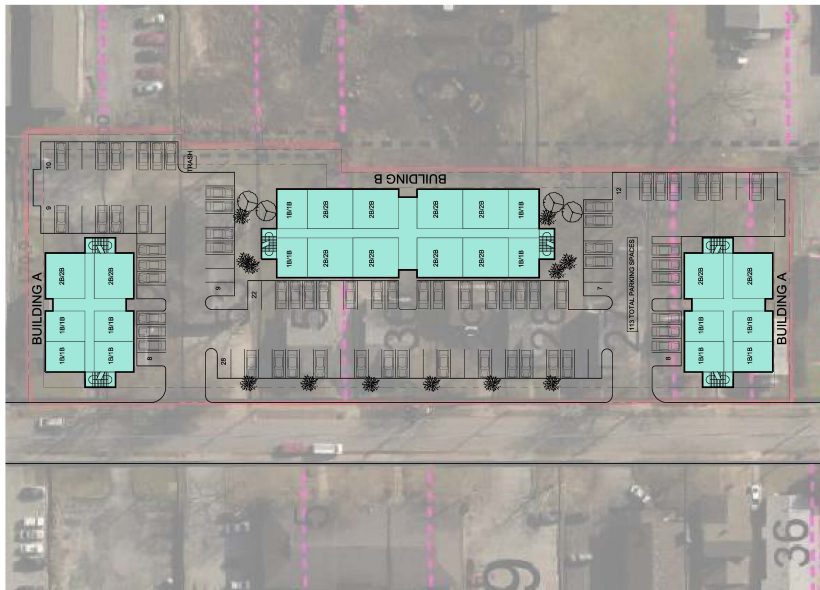
Project Rendering



NORTH-EAST RENDERING



SOUTH-EAST RENDERING



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

PARKING:
RESIDENTIAL:
1 BEDROOM = 38 X 15 = 44 SPACES
2 BEDROOM = 48 X 15 = 44 SPACES
TOTAL REQUIRED: 128 MINUS BICYCLE REDUCTION 10% = 12 OR 114
REQUIRED SPACES
BICYCLE PARKING REQUIRED: 12 SPACES
UNIVERSITY OVERLAY NETS AN ADDITIONAL REDUCTION OF ____ ?

PROPOSED SITE PLAN FOR
BURNING TREE DEVELOPMENT
SPRINGFIELD, MISSOURI
FEBRUARY 18, 2017



NOT FOR CONSTRUCTION

APPLICATION

FOR

PROPERTY TAX ABATEMENT

Property Address: 3938 S. Lone Pine Ave., Springfield,
Missouri 65804

Developer: Galloway Creek Development Group, LLC

Date Submitted: May __, 2018

1. Scope of the Project

This project (the Project) involves the construction of housing within the Galloway Redevelopment Area. The Project will be known as “Galloway Creek Lofts” and involves constructing two (2) four (4) story buildings (the Buildings) and will provide restaurant and retail space on the first floors and housing for approximately (84) residents who will be able to lease from either 30 studio units or 36 1-bedroom units on the second through fourth floors. The Project will provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living and working environment for the tenants. Upon completion, the Developer will lease the Project for use by local residents and businesses.

2. Relationship of the Project to Redevelopment Plan

The Project will be constructed in The Galloway Redevelopment Area which includes approximately 74.26 acres in Springfield, Missouri. The Redevelopment Area is located generally adjacent to S. Lone Pine Ave. The Redevelopment Area starts to the north of E. Lacuna Street and runs south to E. Republic Road and generally includes the 3400 to 4100 blocks along S. Lone Pine Avenue.

Use: The Buildings will be used as a mixed use development consisting of retail or service businesses, including offices, and multi-family residential housing, which is a permitted use under the Plan.

Design Guidelines: The Project shall utilize good quality construction materials to enhance the aesthetic appeal and functional life of the buildings. The Project’s design shall complement the Redevelopment Area by creating an attractive structure for the mixture of residential and retail space. The level of architectural finish shall be consistent throughout the Project utilizing the appearance of brick facades, consistent color scheme (vertical and horizontal), matching windows, regular building articulation through the use of recesses, stairs, and entryways, and consistent building height and depth (including articulated recesses). Project facades facing streets or connecting pedestrian frontage shall utilize the following features: windows, entrances, stairways, and awnings to subdivide facades of at least twenty-five (25) feet in length. The Project shall also utilize articulation of at least eighteen (18) inches for street facing walls greater than fifty (50) feet in length as evidenced by designed recesses along the buildings facades. See Exhibit B Site Plan and Exhibit C Project Renderings.

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

contained in Exhibit C attached hereto, the Project satisfies at least half of the applicable items in each category as further described below.

A. Designed to Encourage Pedestrian Activity

1. Lighting will exist along sidewalks and interior pedestrian areas to provide convenience and security. The building structures itself incorporate exterior lighting.
2. The building design establishes the street facing walls of at least fifty (50) feet in length are articulated with multiple recesses and projections greater than eighteen (18) inches across the entire façade, these articulations being within twenty-five (25) feet of each other.
3. The Project design allows for pedestrian access to Lone Pine Avenue and Allen Place, both roads bordering the Project. The Project involves a building located on the property site of an interior nature and provides for ample parking surrounding the building to serve both retail and residential users. The interior areas of designated parking do contain planting areas that do not exceed the maximum twenty (20) contiguous parking spaces and are the equivalent of one (1) entire parking space.
4. Pedestrian circulation areas and facades that face streets and/or pedestrian frontage of greater than twenty-five (25) feet in length are designed to incorporate windows, awnings, stairways, and entrances across the entire façade and never exceeding twenty-five (25) feet in distance between features.
5. The Project does not involve the removal of historic or architecturally significant buildings.
6. No new internal streets are proposed in the Project design.

B. Provide a Good Circulation System

1. The Project will incorporate vehicular access easements. Interior sidewalks will support pedestrian connectivity of retail space within the Project. There are currently no adjacent developments to consider for connectivity purposes. See Exhibit B for Site Plan and See Exhibit C for Project Rendering.
2. The Project design incorporates features for pedestrian safety and comfort such as sidewalks along frontage streets (Lone Pine Avenue and Allen Place), interior sidewalks that provide pedestrian access to retail and residential entrances without needing to enter parking areas, and planting strips between the sidewalks and frontage streets. Both the frontage and interior sidewalks will have access to parking structures serving the Project. The landscaping and design of pedestrian aces provides for convenient circulation without impeding safety.
3. There are no adjacent existing or proposed parks, greenways, bikeways, or trailways to provide connection. The Project does incorporate and facilitate multiple bicycle parking locations.
4. The Project is designed in such a way that connectivity or secondary access to future adjacent development would be possible if the design of future developments were acceptable for shared driveways, cross access driveways, or other forms of connectivity.

5. No new internal streets are proposed in the Project design.

C. Respect the Natural Environment

1. Provides at least 15% of the total site or premise as a usable recreational area. Linear areas along Lone Pine Avenue and the Allen Place count towards this requirement.
2. Incorporate functional amenities, in the open space and recreational areas such as outdoor seating areas.
3. Preserves the natural slope and does not disturb other landscape features of the Project site.
4. The Project site will preserve mature tree and green space to the west of the Project.

3. Legal Description

Please see Exhibit A attached to this application.

4. Site Layout/Elevations/Floor Plans

Please see Exhibit B attached to this application.

5. Project Rendering

Please see Exhibit C attached to this application.

Exhibit A

Legal Description

3938 S. Lone Pine Avenue, Springfield, MO 65804

The Galloway Redevelopment Area
[attached]

Exhibit B

Site Layout

Floor Plans

[attached]

Exhibit C

Project Rendering

[attached]

LEGAL DESCRIPTION OF 3938 S. LONE AVE., SPRINGFIELD, MO 65804

All of Lot One (1), Galloway Plaza Subdivision, in the City of Springfield, Greene County, Missouri.

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

All that part of the West One-Half of Section 9 and all that part of the Northwest Quarter of Section 16, all in Township 28 North, Range 21 West in the City of Springfield, Greene County, Missouri, and being more particularly described as follows:

COMMENCING at the Southwest corner of Section 9, Township 28 North, Range 21 West in the City of Springfield, Greene County, Missouri; thence easterly along the South line of said Quarter Section, a distance of 2,070 feet, more or less, to a point of intersection with the West right-of-way line of Lone Pine Avenue, as now established, said point being the POINT OF BEGINNING; thence southerly along said West right-of-way line, a distance of 30 feet, more or less, to a point in the South right-of-way line of East Republic Street, as now established; thence easterly along said South right-of-way line, a distance of 600 feet, more or less, to a point of intersection with the West line of the Northeast Quarter of Section 16, Township 28 North, Range 21 West ; thence northerly along said West line, and beyond, along the West line of the Southeast Quarter of said Section 9, a distance of 2,230 feet, more or less, to the Southeast corner of Lot 1 of Galloway Addition, a subdivision in the City of Springfield, Greene County, Missouri; thence departing said West line of the Southeast Quarter westerly along the South line of said subdivision, a distance of 400 feet, more or less, to the Southwest corner of Lot 4 of said subdivision; thence northerly along the West line of said Lot 4, and beyond, along the northerly extension thereof, a distance of 461.89 feet to a point in the North right-of-way line of Barton Street, as now established; thence westerly along said North right-of-way line of Barton Street, a distance of 600 feet, more or less, to a point of intersection with the East right-of-way line of said Lone Pine Avenue; thence northerly along said East right-of-way line of Lone Pine Avenue, a distance of 1,630 feet, more or less, to a point of intersection with the westerly extension of the North line of the former State Fish Hatchery; thence departing said East right-of-way line of Lone Pine Avenue easterly along said westerly extension, and beyond, along said North line of the former State Fish Hatchery, a distance of 556.38 feet to the Northeast corner thereof, said point being the Southeast corner of the tract of land described in the Trustee's Deed recorded in the Greene County Recorder's Office in Book 2839, at Page 2178 (Perry Tract); thence northerly along the East line of said Perry Tract, a distance of 310 feet to the Northeast corner thereof, said point being the Southeast corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2007, at Page 025032-07 (O'Connell Tract); thence westerly along the South line of said O'Connell Tract, a distance of 250 feet to the Southwest corner thereof; thence northerly along the West line of said O'Connell Tract, and beyond, along the West line of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2007, at Page 020663-07 (Lamb Tract), and beyond, along the northerly extension of the West line of said Lamb Tract, a distance of 199 feet to the point of intersection with the North right-of-way line of Lacuna Street, as now established; thence easterly along said North line, a distance of 284 feet, more or less, to the Southeast corner of Block 1 of Parkview Place Amended Plat, a subdivision in the City of Springfield, as duly recorded in the Greene County Recorder's Office in Plat Book L, at Page 18; thence northerly along the East line of said Block 1, a distance of 510 feet to the Northeast corner thereof, said point being in the North line of the Northwest Quarter of said Section 9; thence westerly along said North line, a distance of 1,090 feet, more or less, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 9; thence southerly along the West line of said Quarter Quarter Section, and beyond, along the southerly extension of said West line, a distance of 1,350 feet, more or less, to a point of intersection with the South right-of-way line of Galloway Street, as now established; thence easterly along said South right-of-way line of Galloway Street, a distance of 350 feet, more or less, to a point of intersection with the West right-of-way line of said Lone Pine Avenue; thence southerly along said West right-of-way line, a distance of 4,000 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT B

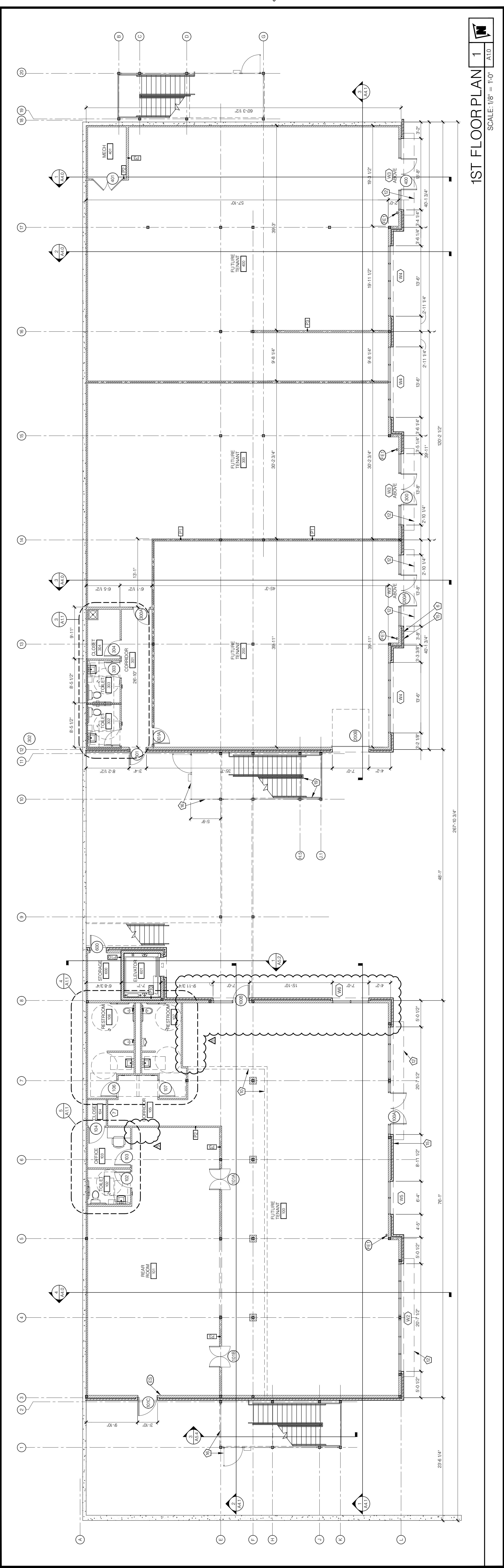
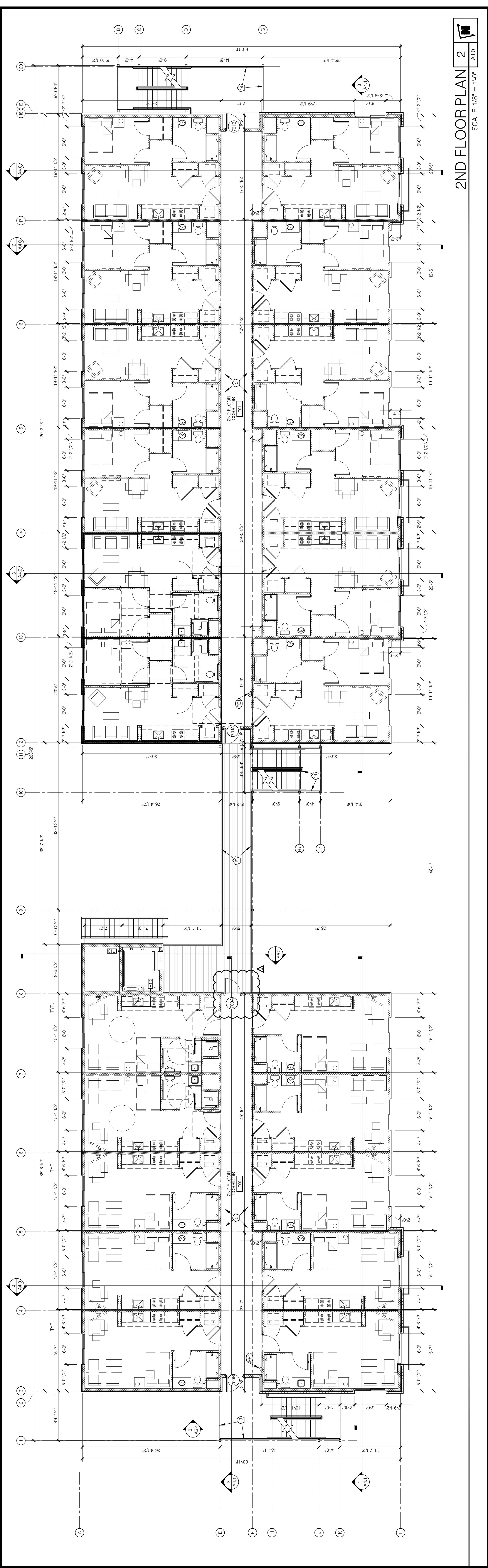
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EXHIBIT C













BLIGHT STUDY
of
The Talmage Redevelopment Area
Springfield, Missouri 65804

prepared for
Greenway Studios North, LLC
601 N National, Suite 114
Springfield, Missouri

by
LAFSER & ASSOCIATES, INC.
1000 S. Newstead Ave
St. Louis, Missouri 63110

April 5, 2018

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1.0 SUMMARY

Lafser & Associates, Inc. (L&A) performed a Blight Study for the Talmage Redevelopment Area (Redevelopment Area). The purpose of this study is to determine whether the properties within the Redevelopment Area constitute a blighted area as defined in Section 99.320(3) of the Missouri Revised Statutes (RSMo). The Redevelopment Area is located generally east of the North Kansas Expressway (State Highway 13), South of Highway 44, west of North Fort Avenue, and north of West Talmage Street in Springfield, Missouri 65804 (Figure 1).

As determined in the following study, L&A concludes that properties within the Redevelopment Area represent a blighted area as found in Section 99.320(3) RSMo. Blighting factors found within the Redevelopment Area include:

- Improper subdivision or obsolete platting;
- Defective or inadequate street layout;
- Insanitary or unsafe conditions;
- Deterioration of site improvements; and
- Existence of conditions which endanger life or property by fire and other causes.

The presence of the above factors has caused the Redevelopment Area to hinder the provision of housing accommodations and become an economic and social liability to the area. These factors have also resulted in the Redevelopment Area becoming a menace to the public health and safety in its present condition and use.



2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Blight Study was to determine whether the properties within the Redevelopment Area are blighted as defined in Sections 99.300 to 99.715 of the RSMo which is referred to as the “Land Clearance for Redevelopment Authority (LCRA) Law”.

The LCRA Law, which is set forth in Sections 99.300 through 99.715 of the RSMo, was enacted in 1951 to aid local municipalities eradicate insanity and 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 for the purposes of fostering economic development opportunities and improving property values and in municipalities throughout Missouri. Under the LCRA Law, the City of Springfield (City) LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement is based on 100% of the increase in the assessed value of land and improvements for 10 years.

This report has been prepared by Lafser & Associates, Inc. (L&A) for the purpose of demonstrating that the Redevelopment Area should be declared a blighted area pursuant to the LCRA Law.

2.2 USER RELIANCE

This report was prepared pursuant to the Agreement L&A has with Greenway Studios North, LLC (Client). The contractual relationship included an exchange of information about the site that was unique and between L&A and its Client and serves as the basis upon which this report was prepared. Because of the importance of the communication between L&A and its Client, reliance or any use of this report by anyone other than Client for whom it was prepared is prohibited and therefore not foreseeable to L&A. Notwithstanding the foregoing, the City of Springfield, Missouri is authorized to rely upon this report.

Reliance or use by a third party without explicit authorization in the report does not make said third party a third-party beneficiary to the L&A contract with Client.

Unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations expressed or implied in this report are made to any third party.

2.3 DEFINITION OF BLIGHT

The LCRA Law, which is set forth in Sections 99.320(3), RSMo, defines a “blighted area” as:

“an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use”.

Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of one or more factors listed in the first half of the definition of a “blighted area” results in one or more of the circumstances named in the second half of the definition. Although only one of the listed factors needs to be present and result in one of the named circumstances, this blight study will document evidence of blight as measured by all factors and circumstances provided in the definition.

Declaration of policy

Section 99.310, RSMo states: *It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provision of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale or lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the provisions hereinafter enacted is hereby declared as a matter of legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, may require acquisition and clearance, as provided in this law, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented, and to the extent feasible, salvable, insanitary and blighted areas should be conserved and rehabilitated through voluntary action and the regulatory process. A municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the rehabilitation or redevelopment or renewal of areas by private enterprise.*

3.0 REDEVELOPMENT AREA OVERVIEW AND LEGAL DESCRIPTION

3.1 REDEVELOPMENT AREA LEGAL DESCRIPTION

All of that part of the Southwest Quarter (SW¼) and Lot 1 of the Northwest Fractional Quarter (NW¼) of Section 2, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 13 of Scott's Subdivision, recorded in the Greene County Recorder's Office in Plat Book D at Page 540, said point being the Northwest corner of Talmage Street and Fort Avenue; thence Westerly along the North right-of-way line of said Talmage Street, a distance of 1,206 feet, more or less, to the East right-of-way line of Missouri State Highway 13 (Kansas Expressway); thence Northwesterly along said East right-of-way line of Highway 13, a distance of 42 feet, more or less; thence Northerly, continuing along said East right-of-way line of Highway 13, a distance of 1,400 feet, more or less, to the Southerly right-of-way line of Evergreen Street, said point being the Northwest corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2034 at Page 1903 (Waffle House Tract); thence Northeasterly along said Southerly right-of-way line of Evergreen Street, a distance of 1,100 feet, more or less; thence Northerly to the South right-of-way line of Interstate 44; thence Easterly along said South right-of-way line of Interstate 44, a distance of 460 feet, more or less, to the West right-of-way line of Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 396 feet, more or less, to the Southeast corner of the tract of land described in the Trustee's Warranty Deed recorded in the Greene County Recorder's Office in Book 2015 at Page 039807-15 (Moore Tract); thence Westerly, along the South line of said Moore Tract, a distance of 293 feet, more or less, to the Northeast corner of a tract of land described in the General Warranty Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 000069-12 (Anderson Tract); thence Southerly along the East line of said Anderson tract, a distance of 300 feet, more or less; thence Easterly along the North line of said Anderson tract, a distance of 293 feet, more or less, to said West right-of-way of Fort Avenue; thence Southerly along said West right-of-way line of Fort Avenue to the Northeast corner of Faulkner Subdivision, recorded in the Greene County Recorder's Office in Plat Book U at Page 29; thence Westerly, along the North line of said Faulkner Subdivision, a distance of 228 feet, more or less, to the Northwest corner of said Faulkner Subdivision; thence Southerly, along the West line of said Faulkner Subdivision, a distance of 254.1 feet, more or less, to the North line of said Scott's Subdivision; thence Westerly, along said North line of Scott's Subdivision, a distance of 87 feet, more or less, to a point 60 feet East of the East right-of-way line of Newton Avenue (Northwest corner of Book 2016 at Page 018329-16 – Almeida Tract); thence Southerly, (along the West line of said Almeida Tract) a distance of 125 feet, more or less, to the North right-of-way line of Livingston Street; thence Easterly, along said North right-of-way line of Livingston Street, a distance of 120 feet, more or less, to the Southeast corner of Lot 31 of said Scott's Subdivision, said point being on the West line of a platted 15 feet Alley; thence Southerly, along the West line of said platted Alley, a distance of 492 feet, more or less, to the Southeast corner of Lot 21 of said Scott's Subdivision, said point being on the North line of a platted 14 feet Alley; thence Easterly, along the North line of said platted Alley, a distance of 195 feet, more or less, to the Southeast corner of Lot 12 of said Scott's Subdivision, said point being on the West right-of-way line of said Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 174 feet, more or less, to the POINT OF BEGINNING.

Figure 2 is the outline of the Redevelopment Area.

3.2 REDEVELOPMENT AREA PROPERTY

The Redevelopment Area includes approximately 44 acres in northwest Springfield, Missouri (Figure 1). The Redevelopment Area contains numerous land uses including: commercial/retail, residential, restaurants, vacant lots, and surface parking lots. The Redevelopment Area consists of thirty-six (36) parcels which are identified in the table below. The parcels are illustrated on Figure 2 and correspond to the numbering on the table below. The Redevelopment Area is located generally east of the North Kansas Expressway (State Highway 13), south of Highway 44, west of North Fort Avenue, and north of West Talmage Street. Some of photos of the Redevelopment Area are included at the end of this section and others are in Section 4.

3.3 REDEVELOPMENT PARCEL INFORMATION

Each subject site consists of one parcel. Parcel IDs are shown in the table below and correspond with Figure 2. The parcel information was provided by the client.

Locator #	Address	Owner	Parcel Number
1	2808 N KANSAS EXPY	MAGERS LODGINGS INC	88-13-02-213-012
2	1426 W EVERGREEN	SANDRA INGRAM	88-13-02-213-004
3	1400 W EVERGREEN	GARY HAILE	88-13-02-213-003
4	1340 W EVERGREEN	LEE EDWARDS	88-13-02-213-010
5	2825 N FORT	DARREN MOORE	88-13-02-213-001
6	2747 N FORT	RICHARD ANDERSON	88-13-02-304-025
7	N FORT AVE	RICHARD ANDERSON	88-13-02-304-026
8	1333 W LIVINGSTON	DAWN ELIZABETH ALMEIDA	88-13-02-304-010
9	1415 W LIVINGSTON	S&C GROUP LLC	88-13-02-304-009
10	1320 W LIVINGSTON	PAUL BETHUREM	88-13-02-303-002
11	1324 W LIVINGSTON	DONNA ASBURY	88-13-02-303-003
12	1330 W LIVINGSTON	MAX ERWIN	88-13-02-303-004
13	1404 W LIVINGSTON	DON SWEARENGIN	88-13-02-305-008
14	1414 W LIVINGSTON	TIMOTHY SWEARENGIN	88-13-02-305-009
15	2623 N NEWTON	DON SWEARENGIN	88-13-02-305-006
16	2630 N NEWTON	CITY OF SPRINGFIELD	88-13-02-303-017
17	2607 N FORT	JIMMIE NORTON	88-13-02-303-011
18	2601 N FORT	RHONDA STOKES	88-13-02-303-010
19	1313 W TALMAGE	DONALD MCDANIEL	88-13-02-303-009
20	1321 W TALMAGE	WILLIAM E HOLT TRUST	88-13-02-303-029
21	1321 W TALMAGE	CITY OF SPRINGFIELD	88-13-02-303-028
22	1333 W TALMAGE	CITY OF SPRINGFIELD	88-13-02-303-007
23	1405 W TALMAGE	KYLE SEILING	88-13-02-305-005
24	1411 W TALMAGE	DONALD WILLIAMS TRUST	88-13-02-305-004
25	1415 W TALMAGE	CRYSTALL D WEEKS	88-13-02-305-003
26	1435 W TALMAGE	GREENWAY STUDIOS NORTH, LLC	88-13-02-305-017
27	2616 N KANSAS EXPY	COMMERCE BANK NTNL ASSOC	88-13-02-305-014
28	2636 N KANSAS EXPY	PAPER CLIP, LLC	88-13-02-305-013

Locator #	Address	Owner	Parcel Number
29	2648 N KANSAS EXPY	R & D PROPERTIES OF SPFD, LLC	88-13-02-305-012
30	1432 W LIVINGSTON	GREENWAY STUDIOS NORTH, LLC	88-13-02-305-015
31	1435 W LIVINGSTON	EDWARD KAISER	88-13-02-304 -023
32	2712 N KANSAS EXPY	QUATTRO SPRINGFIELD MO LLC	88-13-02-304-022
33	2734 N KANSAS EXPY	SPFD GOLDEN PLAZA, LLC	88-13-02-304-029
34	2734 N KANSAS EXPY	DEBACA LAND & CATILE, LLC	88-13-02-304-028
35	2766 N KANSAS EXPY	NAEGLER PROPERTIES, LLC	88-13-02-304-004
36	2800 N KANSAS EXPY	WAFFLE HOUSE INC	88-13-02-213-009

3.4 REDEVELOPMENT AREA AERIAL MAP

An aerial map showing the Redevelopment Area boundary is included as Figure 3. The aerial map illustrates the Redevelopment Area with a mixture of residential and commercial lots with areas of forested and vacant land. Dickerson Branch Creek is in the middle of the Redevelopment Area (Figure 4). The surrounding areas south, east, and north appear to be developed residentially.

3.5 REDEVELOPMENT AREA TOPOGRAPHY

According to the United States Geological Survey, the Redevelopment Area is located on the Ebenezer/Springfield, MO 7.5 Minute topographic map, revised in 2015. The elevation in the Redevelopment Area ranges from 1,210 to 1,270 above mean sea level (amsl), sloping to the north to northeast. Dickerson Branch Creek is in the middle of the Redevelopment Area flows to the north and a small unnamed tributary flows on the north of the property and into the creek (Figure 4). The U.S. Fish and Wildlife (USFW) Service classified Dickerson Branch as Riverine which is defined as a river or stream channel (Figure 5). According to Federal Emergency Management Agency (FEMA), the Dickerson Branch is located within 100 (Zone AE) and 500 (Zone X) year flood zones (Figure 6). The northern unnamed tributary is in the 100-year flood zone.

3.6 REDEVELOPMENT AREA CONTEXT

The Redevelopment Area includes approximately 44 acres in northwest Springfield, Missouri. The Redevelopment Area is comprised of single family residences, commercial business, and undeveloped property. The western portion of the Redevelopment Area which fronts the N. Kansas Expressway are commercial businesses. The businesses include: Golden Corral, Phillip 66 Filling Station, Waffle House, Golden Plaza strip mall, Mattress Firm, Aspen Dental, Dollar Tree, vacant Harbor Freight, Batteries & Bulbs, Metro PCS, Wing Stop, and Commence Bank. Some residences exist on the north, east, south, and central areas of the Redevelopment Area. Over 65% of the Redevelopment Area is undeveloped and/or vacant acreage.

Vacant and/or Undeveloped Tracts

Locator #	Address
1	2808 N KANSAS EXPY
3	1400 W EVERGREEN
4	1340 W EVERGREEN
6	2747 N FORT (central parcel)
7	N FORT AVE
8	1333 W LIVINGSTON
9	1415 W LIVINGSTON

13	1404 W LIVINGSTON
16	2630 N NEWTON
21	1321 W TALMAGE
22	1333 W TALMAGE
23	1405 W TALMAGE
26	1435 W TALMAGE
30	1432 W LIVINGSTON
31	1435 W LIVINGSTON

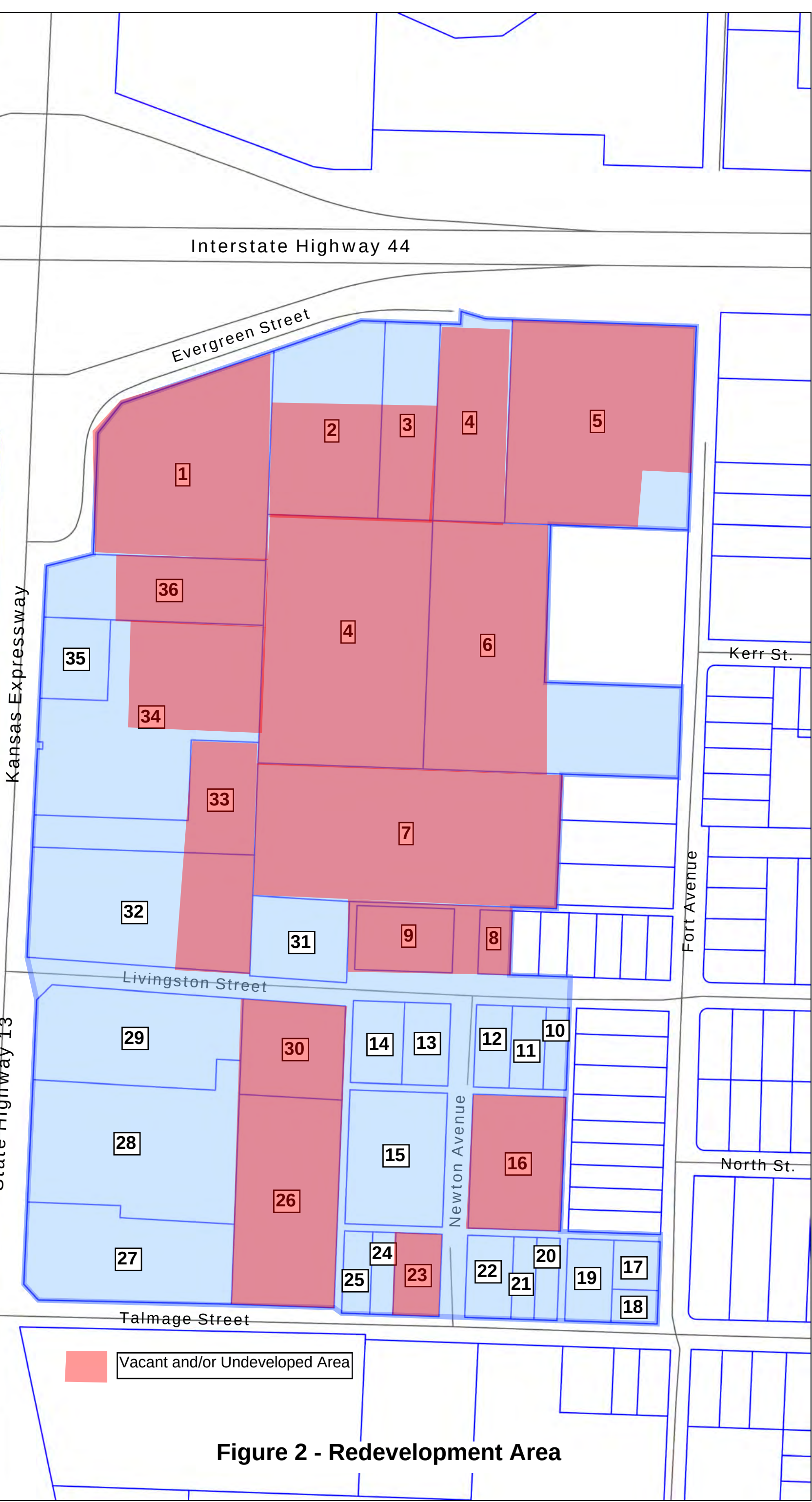
Many of the residences were built between 1960 and 1990's and the commercial development started in the 1980's. The area was sparsely populated until Highway 44 was built in the early 1960's. The Redevelopment Area is located within the Doling Park Neighborhood.

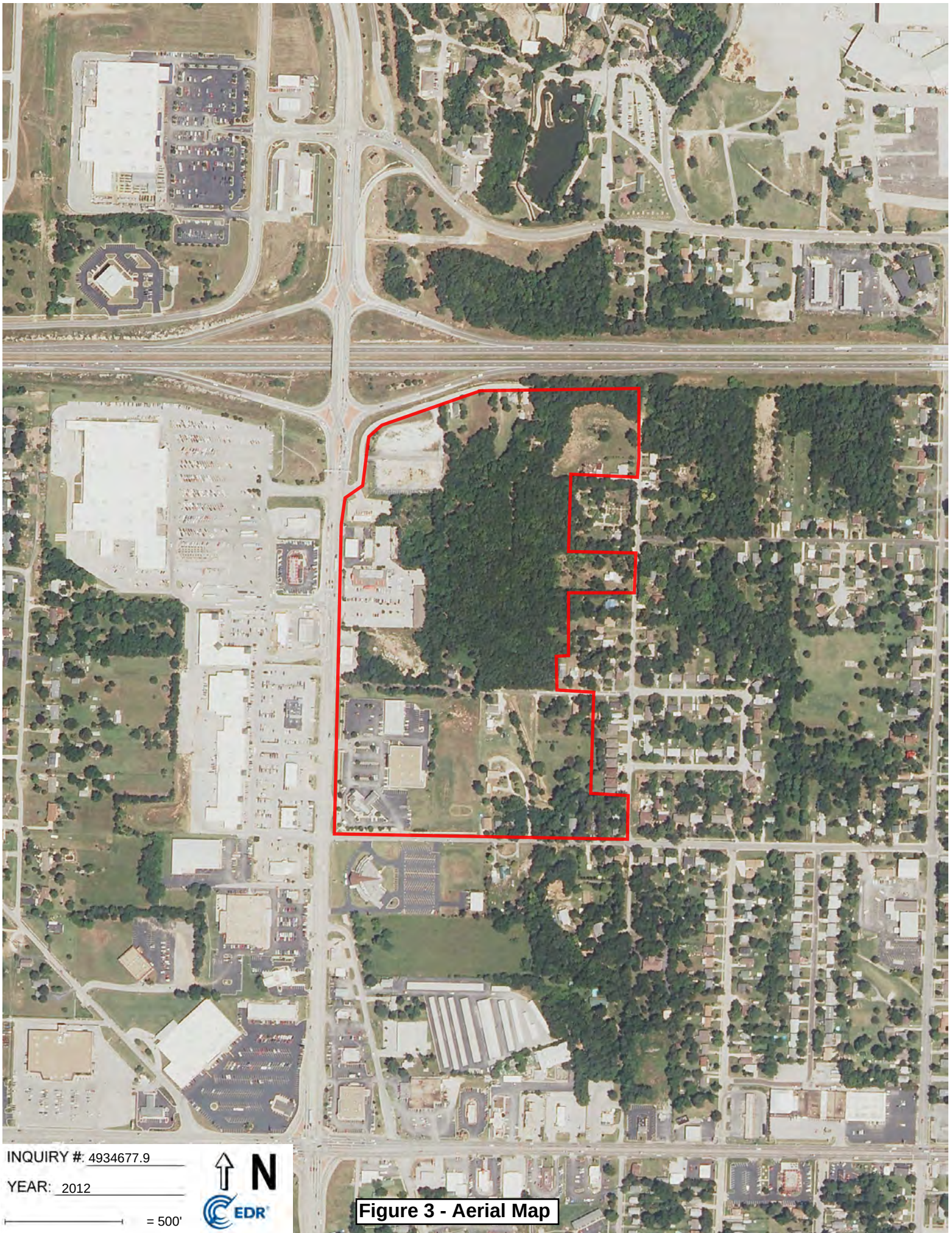
3.7 EXISTING ZONING DISTRICTS

The existing zoning classifications for the Redevelopment Area are reflected on the Redevelopment Area Zoning Map included as Figure 7. The mixed uses found in the Redevelopment Area are General Retail, Single Family Residential, and Residential - Medium Density. Per Greenway Studios North, LLC, 1432 West Livingston and 1435 West Talmage zoning has been changed to Residential - Medium Density. Approximately 36% of the area acreage is zoned commercial and 64% residential. Nine of the 36 parcels in the Redevelopment Area are zoned General Retail and account for approximately 16 acres of the Redevelopment Area. The 27 residential zoned parcels account for approximately 28 acres. Approximately 29 acres (an estimated 65%) in the Redevelopment Area are vacant and/or undeveloped.

Mixed commercial, residential, and vacant/undeveloped parcels contribute to blight conditions by discouraging active redevelopment in the area resulting in underutilized structures which become vacant, obsolete, or outmoded due to the lack of capital infusion. Conflicting uses can discourage redevelopment.

# Locator	Address
1	2808 N KANSAS EXPY
2	1425 W EVERGREEN
3	1400 W EVERGREEN
4	1340 W EVERGREEN
5	2825 N FORT
6	2747 N FORT
7	N FORT AVE
8	1333 W LIVINGSTON
9	1415 W LIVINGSTON
10	1320 W LIVINGSTON
11	1324 W LIVINGSTON
12	1330 W LIVINGSTON
13	1404 W LIVINGSTON
14	1414 W LIVINGSTON
15	2623 N NEWTON
16	2630 N NEWTON
17	2607 N FORT
18	2601 N FORT
19	1313 W TALMAGE
20	1321 W TALMAGE
21	1321 W TALMAGE
22	1333 W TALMAGE
23	1405 W TALMAGE
24	1411 W TALMAGE
25	1415 W TALMAGE
26	1435 W TALMAGE
27	2616 N KANSAS EXPY
28	2636 N KANSAS EXPY
29	2648 N KANSAS EXPY
30	1432 W LIVINGSTON
31	1435 W LIVINGSTON
32	2712 N KANSAS EXPY
33	2734 N KANSAS EXPY
34	2734 N KANSAS EXPY
35	2766 N KANSAS EXPY
36	2800 N KANSAS EXPY





INQUIRY #: 4934677.9

YEAR: 2012

= 500'



Figure 3 - Aerial Map



Prepared For:
TALMAGE REDEVELOPMENT AREA
Springfield, Missouri 65803



Not to Scale

Figure 4

Topographic Map
5/12/2017
Drawn By: AJK



U.S. Fish and Wildlife Service

National Wetlands Inventory

Talmage Redevelopment Area Wetlands



May 18, 2017

Figure 5

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

473000mE

1207.



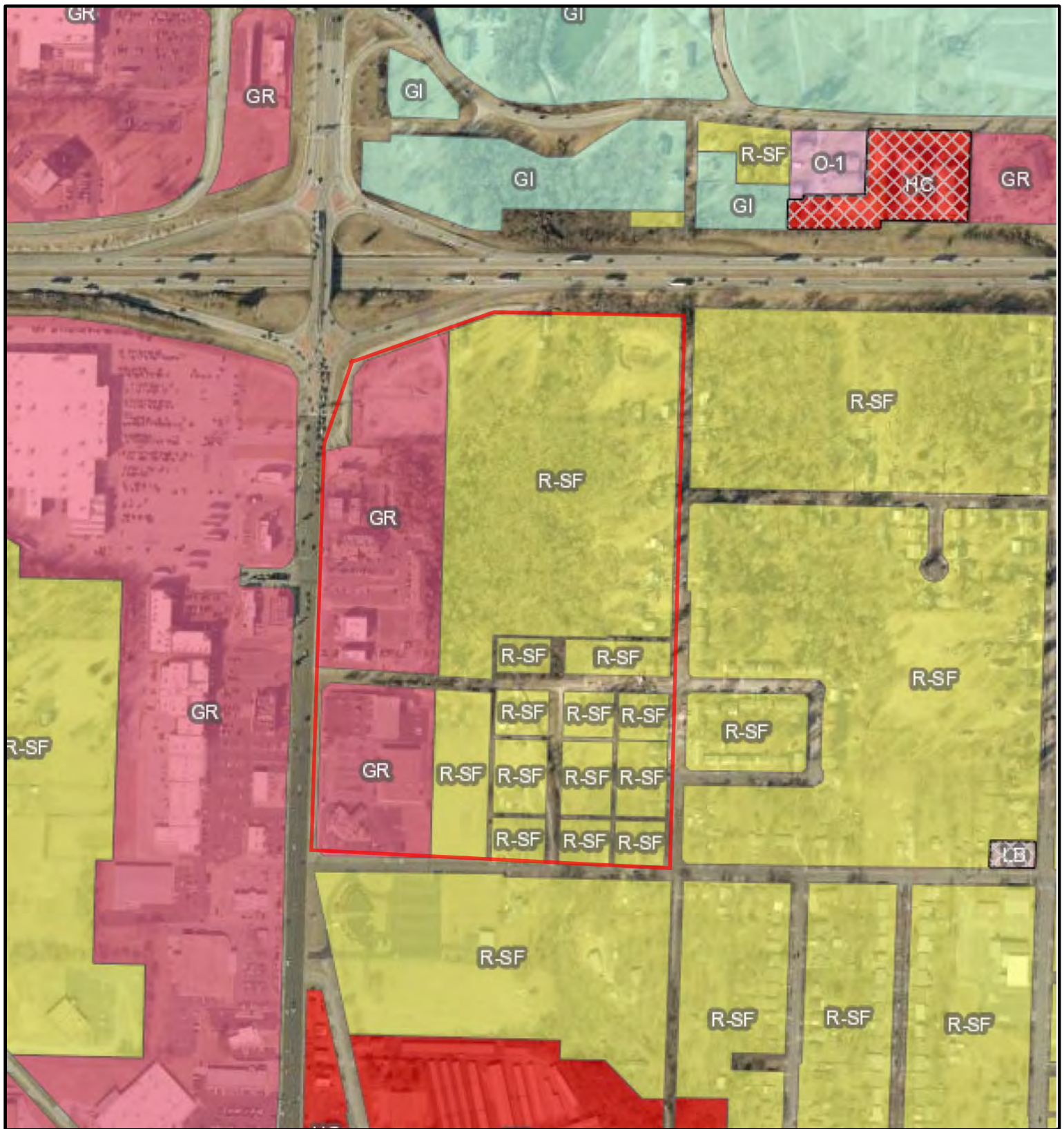


Figure 7 - Zoning Map





View south from 2808 N. Kansas Expressway – Commercial Area



View south from 2825 N. Fort





2800 N. Kansas Expwy



2766 N. Kansas Expwy



2734 N. Kansas Expwy



2734 N. Kansas Expwy



2712 N. Kansas Expwy



2712 N. Kansas Expwy



2648 N. Kansas Expwy



2636 N. Kansas Expwy





1330 W. Livingston



1313 W. Talmage



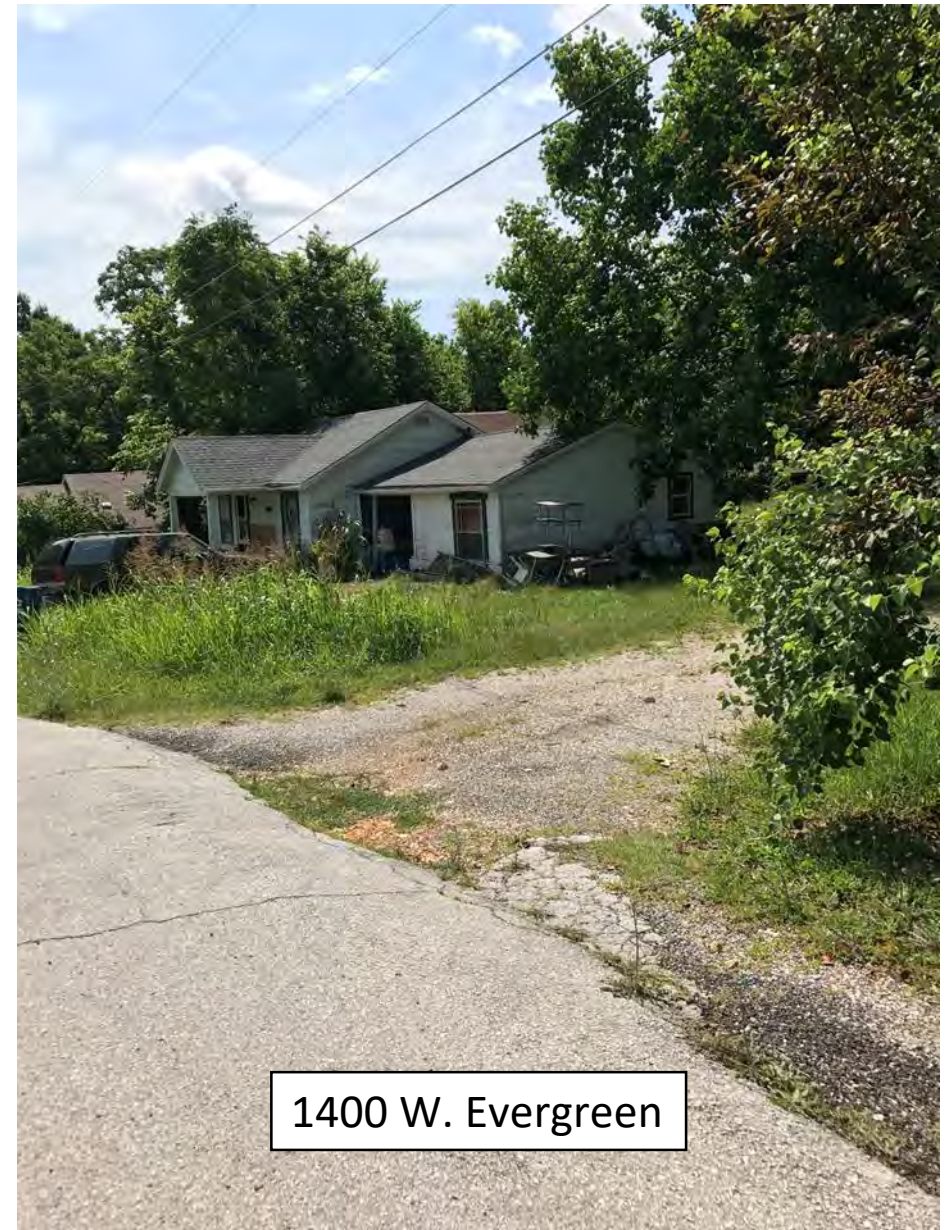
1340 Evergreen - Vacant



1405 W. Talmage- Vacant



1435 W. Livingston – Possibly Vacant



1400 W. Evergreen



1415 W. Talmage



1435 W. Talmage





2601 N. Fort



1426 W. Evergreen

4.0 EXISTING REDEVELOPMENT CONDITIONS

Some of the structures and area in the Redevelopment Area are vacant, undeveloped, dilapidated and/or deteriorating. Deteriorated building facades will continue to deteriorate with age and the continued exposure to elements. Trash and litter, overgrown vegetation, and remnants of previously demolished structures, such as building foundations and broken concrete were observed on some of the unimproved properties within the Redevelopment Area.

Some of the streets within the Redevelopment Area are deteriorating and unpaved. Water infiltration through the cracked segments can erode the underlying road base. Overgrown vegetation, litter and debris, inadequate/lack of sidewalks, and inadequate street lighting were all observed in the Redevelopment Area. Existing street conditions are further discussed in Section 4.3.

Much of the Redevelopment area is wooded and undeveloped and the homeless in the area have encampments in the wooded areas and vacant homes. Some homes in the area have become known drug and crime locations. Numerous complaints have been documented by the City and further discussed in Section 4.4 and 4.5.

4.1 DEFECTIVE OR INADEQUATE STREET LAYOUT

One of the primary inhibitors to development and significant contributor to the lack of redevelopment is the presence of a defective or inadequate street layout. Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation within the Redevelopment Area; substandard driveway definition and parking layout (e.g. inefficient ingress and egress locations, narrow streets); offset or irregular intersections, and substandard or nonexistent pedestrian circulation. The presence of these conditions retards the provision of housing accommodations, constitutes an economic or social liability, and is a menace to the public health and safety.

A well-connected street network is the traditional grid pattern. Street network connectivity helps reduce the volume of traffic and traffic delays on major streets (arterials and major collectors), and ultimately improves livability in communities. Street network connectivity is achieved by providing connections within individual developments, between developments, and by having a well-planned collector road network to compliment the arterial highway network. Characteristics of street network connectivity is short block lengths, numerous three and four-way intersections, and minimal dead-ends (cul-de-sacs). There is enhanced bicycle and pedestrian travel when the number of street connections or local intersections in communities is increased.

Current City standards require sidewalks in subdivisions on at least one side of local streets and on both sides of collector and arterial streets. All new constructed walks shall meet the requirements of the most current Americans with Disabilities Act (ADA) Standards for Accessible Design and Public Right of Way Accessibility Guidelines (PROWAG).

Many streets do not appear to meet minimum design standards required under the ADA. For example, in accordance with the ADA and the City of Springfield Public Works Design Standards for Public Improvements all curb returns are to be designed with a wheel chair ramp, intersections shall be approached on all sides by leveling areas, and right-angle intersections shall be used whenever practicable.

Defective or inadequate street layout conditions that exist throughout the Redevelopment Area include the following:

- West Evergreen, North Fort, North Newton, West Livingston, and West Talmage do not meet the minimum width requirements for either right-of-ways (ROWs) or back-to-back

pavement as identified in the City of Springfield Public Works Design Standards for Public Improvements.

- West Evergreen, North Fort, North Newton, West Livingston, and West Talmage are residential local streets and should have a minimum ROW of 50 feet and pavement width of 27 feet. The streets mentioned above are all less than 20 feet in width.
- West Evergreen, North Fort, and North Newton do not meet the design standard for cul-de-sacs/dead-end-streets which require they be provided at the closed end with a turn-around having an outside roadway diameter of at least 80 feet and street property line diameter of at least 100 feet (Figure 8).
- North Newton is a plotted yet unbuilt and unpaved road that is not a through street with two dead ends (Figure 9).
- The sidewalk at the intersection of West Livingston and Kansas Expressway is not continuous and ends again at 2734 N. Kansas Expressway (see photos).
- The north, east, and central Redevelopment Area does not have sidewalks and would not be in compliance with new city requirements and makes an area less desirable.



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City of Springfield, Missouri
Figure 8 - Improper Cul-de-sacs



Printed: Apr 04, 2018



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City of Springfield, Missouri

Figure 8 - N. Newton Ave.



Printed: Apr 04, 2018

N. Newton – unpaved and undeveloped



Improper cul-de-sacs



Dead-end at Evergreen

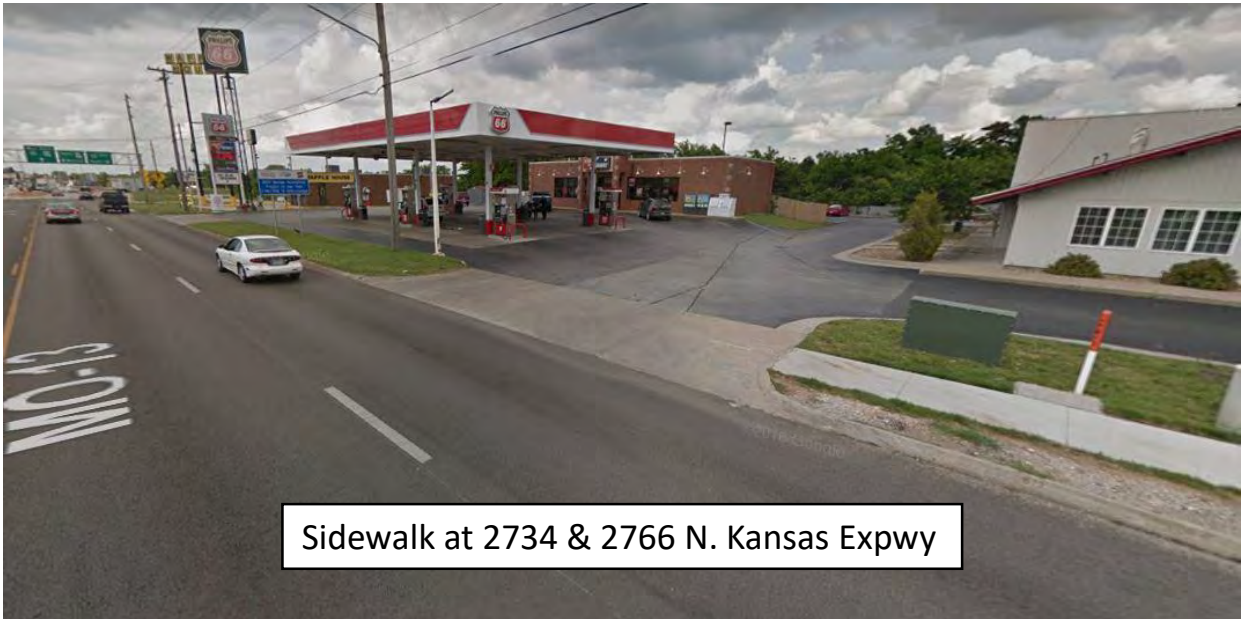


Dead-end at N. Fort

Unconnected Sidewalks



Sidewalk at N. Kansas Expwy & Livingston



Sidewalk at 2734 & 2766 N. Kansas Expwy



W. Livingston – no sidewalks



N. Fort – no sidewalks

4.2 IMPROPER SUBDIVISION OR OBSOLETE PLATTING

Platting commonly refers to the subdivision of land into individual lots with streets, alleys, easements, etc. An area is typically deemed to suffer from improper subdivision or obsolete platting when parcels are of a limited or narrow size and configuration or if a parcel's irregular size or shape would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements.

The lot layouts and size of the parcels lack uniformity. The lot sizes and configurations do not meet the needs or standards for commercial or residential uses. Narrow lot widths result in buildings that are too small to accommodate modern commercial uses and to be able to provide adequate parking and ingress/egress. The field survey identified inconstant setbacks, vehicular entry conflicts, and incompatible land use developments as the result of improper subdivision practices.

- Two parcels are land locked and are not accessible by a public road in the redevelopment area – 1340 W. Evergreen St (southern parcel) & N. Fort Ave (Parcels 4 & 7, respectively on Figure 2).
- Two parcels do not have access to a paved road – 2623 & 2630 N. Newton (Parcels 15 & 16, respectively on Figure 2).
- 2601 & 2607 N. Fort have improper set back to the ROW (Figure 10).
- Several lots have improper ROWs (Figure 11).



Overview



Legend

Parcel Lines

- <all other values>
- - DASHROW
- MUNIRWD
- - PROPDASH
- PROPLINE
- RRROW
- - ZONING

Section Lines

- - Quarter Section Lines
- Section Lines

Streets

- <all other values>
- + 8
- County Boundary
- Assessor's Parcels
- Floodplains
- City Limits

Parcel ID 881302303010
 Sec/Twp/Rng 2-29N-22W
 Property Address 2601 N FORT AVE
 SPRINGFIELD

Alternate ID n/a
 Class R
 Acreage 0.1343

Owner Address STOKES, RHONDA S
 840 S DUKE AVE
 BOIS D ARC MO 65612

District 105
 Brief Tax Description SCOTT'S SUB DIVS 65 FT LOTS 13 & 14

(Note: Not to be used on legal documents)

Figure 10 - Improper Set Backs



W. Livingston – Inconsistent ROWs



W. Talmage – Inconsistent ROWs

Figure 11 – Inconsistent ROWs

4.3 DETERIORATION OF SITE IMPROVEMENTS

Deterioration of site improvements within the Redevelopment Area was verified through field survey and observation of physical conditions of exterior improvements. Physical deterioration becomes an economic liability when a property is not producing the maximum economic benefit to the community, such as the ability to generate sufficient real, personal and sales taxes, but requires greater public expenses, such as fire, police and nuisance code violation efforts.

The presence of the conditions discussed below retards the provision of housing accommodations, constitutes an economic or social liability and is a menace to the public health of safety.

Throughout the Redevelopment Area numerous improvements exhibit signs of physical deterioration and general degradation. This condition is evident across both private and public owned property. Conditions include:

- Due to the older nature of certain improvements within the Redevelopment Area, often times rehabilitation is difficult (i.e., updating basic building components such as electrical, plumbing, and HVAC). These improvements are often costly and burdensome to upgrade when rehabilitating older structures;
- 1340 W. Evergreen and 1405 W. Talmage are vacant and dilapidated homes, Locations #4 & #23 on Figure 2 (see photos);
- Unmaintained yards and weeds at 1340 & 1400 W. Evergreen, 1405 W. Talmage, 1435 W. Livingston, 2808 N. Kansas Expwy. Locations #4, #3, #23, & #1 on Figure 2 (see photos). 1435 W. Talmage may be abandoned and has significant roof damage;
- Deteriorated surface pavement on West Evergreen, West Livingston, and North Newton (no pavement). Asphalt and concrete surfaced access streets have extensive cracking and patches. Water infiltration through the cracked segments can erode the underlying road base (see photos);
- West Evergreen, North Fort, North Newton, and West Livingston lack updated curbing and guttering to allow for sufficient storm water draining which can lead to deterioration of the road substrate which can be costly to maintain. Curbs and gutters also reduce maintenance by eliminating the cleaning of ditches, the mowing of ditch banks, and the care of culverts and their end sections that carry water under driveways;
- Portions of West Evergreen, North Fort, North Newton, and West Livingston have minimal street lights;
- The majority of driveways along West Evergreen, West Talmage, West Livingston, North Newton, and North Fort are unpaved and/or informal without curb definition (see photos). The neat, straight lines of curbs and driveways add to the attractiveness of parking and streets. Several homes were noted with cars parked in yards (see photos);
- While telephone and electric services are provided, these are conveyed by overhead utility poles. This is considered to be an impediment to modern development and redevelopment in the current real estate market and is also an aesthetic detriment to site development. Additionally, overhead utilities are more susceptible to damage from storms and cause outages.

Physical deterioration of a property can also be conducive to ill health, transmission of disease, crime, or particularly the inability to pay reasonable taxes. Physical deterioration of a property or area can contribute to health and safety violations, trespassing, vandalism, theft, and other crimes which

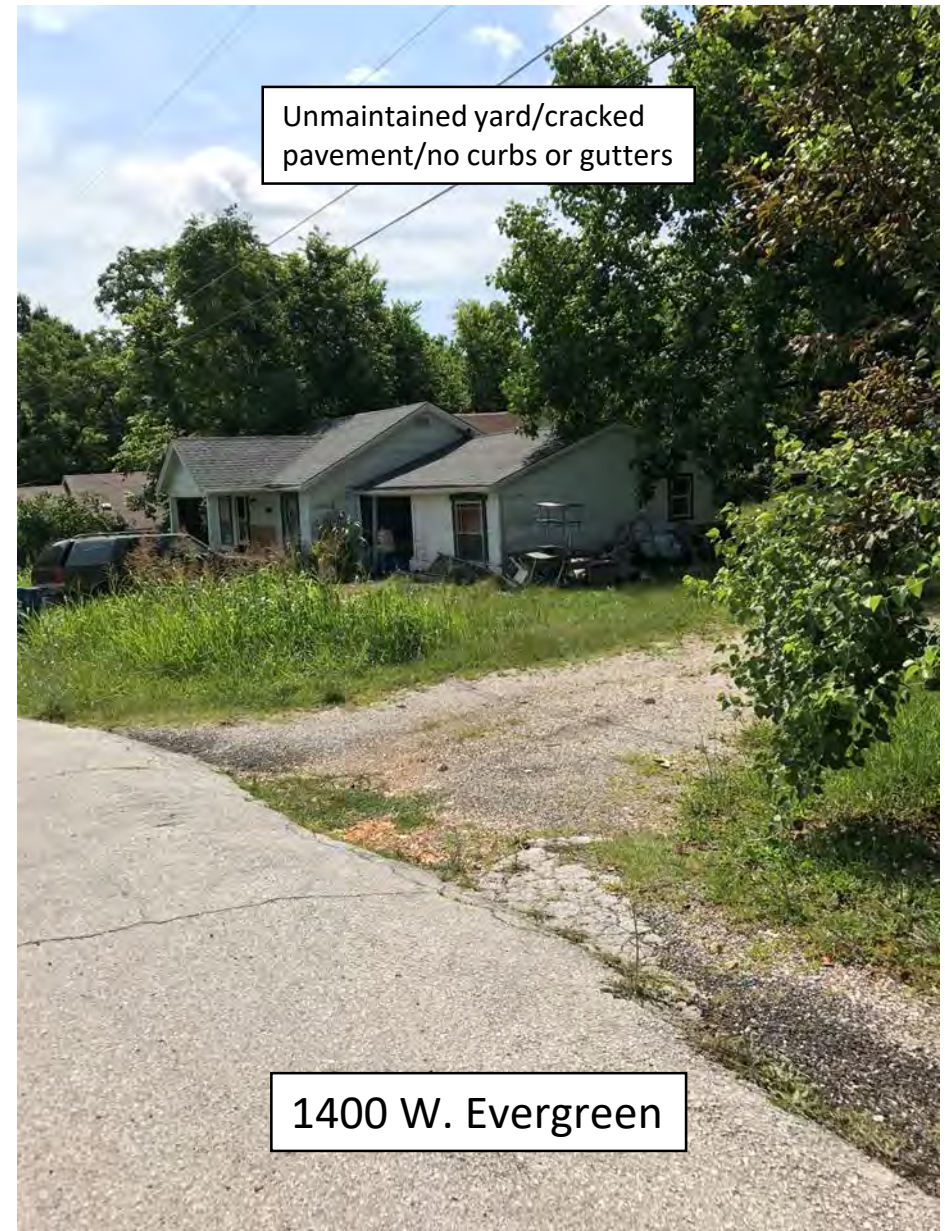
require greater public service contribution. In addition, physical deterioration can also be a safety issue when facade elements fall on pedestrians or cars below and it poses a risk of building failure.



1340 Evergreen - Vacant



1405 W. Talmage- Vacant





2808 N. Kansas Expressway – vacant/unmaintained lot with former roads and foundations exposed and trash



W. Livingston at N. Fort unpaved driveways which are typical in the Redevelopment Area and patched pavement/no curbs or gutters



W. Evergreen – cracked pavement/no curbs or gutters





W. Evergreen – patched pavement



W. Evergreen – patched pavement



2825 N. Fort Driveway – no curbs or gutters



2601 & 2607 N. Fort Driveways – no curbs or gutters



Powerlines on W. Livingston



Powerlines N. Fort & W. Livingston



Powerlines at W. Livingston & N. Kansas Expwy



Powerlines at W. Talmage & N. Kansas Expwy

4.4 INSANITARY OR UNSAFE CONDITIONS

There are several locations with the Redevelopment Area exhibiting insanitary or unsafe conditions. Generally, insanitary conditions are represented by site or building conditions which create an unhealthy environment to the occupants of the property or to parties who might enter the property. Such conditions can be represented by improper trash disposal, improper or defective storm or sanitary sewer systems, improper or defective plumbing fixtures or systems, rodent or insect infestation, or other health hazards. There have been recent complaints to the City that homeless have been living in some of the vacant homes in the area. The City service calls are included as Attachment A.

Unsafe conditions are often represented by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated building or site conditions, or the presence of continued crime. Such conditions may include poorly lit or unlit areas, cracked or uneven sidewalks, poor drainage, uneven grading or steep slopes, unscreened trash and debris that can serve as breeding places for rodents or insects, empty structures and storefronts that may be susceptible to vandalism or arson activities. Such conditions represent a threat to public safety and often also contribute to an image that the area is unsafe.

L&A found deteriorated buildings and site conditions in the Redevelopment Area. L&A made the following observations:

- Several buildings on the properties in the Redevelopment Area are vacant. Many of those structures are dilapidated or requiring major rehabilitation. Besides suffering from physical deterioration and possible structural failure, such structures are susceptible to trespassing and vandalism, arson, and other crimes. Furthermore, such structures can lead to an insect and vermin infestation, some of which transmit disease. 1340 W. Evergreen and 1405 W. Talmage are vacant and dilapidated homes, Locations #4 & #23 on Figure 2. 1405 W. Talmage has been noted in the City service calls as broken window and doors, overgrown, and used by homeless people. The list of recent City service calls is included as Attachment A. A list of vacant properties is summarized in Section 3.1 and photos in Section 4.3.
- The properties of 1320, 1324 and 1330 W. Livingston (Locations #10, #11, & #12), have been noted multiple times in the City service calls (Attachment A) for people living in sheds, tents, cars, and in a cellar. Suspected methamphetamine and drug paraphernalia were noted during an arrest at the property in 2016. The calls also noted suspicious and disruptive behavior day and night at the properties.
- The properties of 2636, 2648, 2712, 2734, 2800, 2808 N. Kansas Expy (Locations #28, #29, #32, #33, #36, & #9); 2747 N. Fort (Location #6); 1320, 1324, 1330, & 1400 W. Livingston (Parcels #10, #11, & #12) have been noted multiple times in the City service calls (Attachment A) for trash on the property, mostly from homeless which is further discussed in Section 4.5. Recently, a concerned resident sent photos to the owner of a homeless tent on 1435 W. Talmage (see photos).
- Due to the age of some of the homes in the area (prior to 1978), it is likely that asbestos and lead based paint (LBP) are present. As structures deteriorate, asbestos and LBP can become exposed to the atmosphere creating health hazards for the public.
- Streets throughout the Redevelopment Area also lack updated curbing and guttering to allow for sufficient storm water draining which can lead to hazardous driving conditions and deterioration of the road substrate. West Evergreen, North Fort, North Newton, and West Livingston lack curbing and guttering.

- The Redevelopment Area displays many unsafe areas for pedestrian and cyclist traffic. West Evergreen, North Fort, North Newton, and West Livingston have no sidewalks and minimal street lights. The sidewalks along the N. Kansas Expressway are not continuous.
- West Livingston lack adequate safety guards where the roads cross the Dickson Branch Creek (see photos).
- The central Redevelopment Area lies within a floodplain and lack flood controls. Vehicles could be overwhelmed or unable to access major roadways and emergency care during floods. (Further discussed in Section 4.5).
- Homeless Encampments in the forested areas (Section 4.5)
- A Phase 1 Environmental Site Assessment (ESA) revealed three properties with potential contamination from unresolved leaking underground storage tank (UST) and former gasoline spills (2536, 2766, 2805, and 2808 North Kansas Expressway). More information is provided in Section 4.5.
- Several of the unimproved properties within the Redevelopment Area exhibit one or more of the following:
 - Overgrown vegetation (Section 4.3).
 - Remnants of previously demolished structures, such as building foundations, brick, rebar, and broken concrete (2808 N. Kansas Expressway).

The presence of these conditions retards the provision of housing accommodations, constitutes an economic or social liability, and is a menace to the public, health, safety, morals, or welfare.

Behind 2434 N. Kansas Expwy



Behind 2712 N. Kansas Expwy





Abandoned cars behind – 2825 N. Fort



Trash and debris on 2734 N. Kansas Expwy





1435 W. Talmage - Homeless camp 2018



4.5 ENDANGERMENT OF LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

Homeless Encampments

The forested area north of W. Livingston and South of Highway 44 has been used by homeless as an encampment for decades. The properties of 2636, 2648, 2712, 2734, 2800, 2808 N. Kansas Expy (Locations #28, #29, #32, #33, #36, & #9); 2747 N. Fort (Location #6); 1320, 1324, 1330, & 1400 W. Livingston (Parcels #10, #11, & #12) have been noted multiple times in the City service calls (Attachment A) homeless issues of trash and trespassing.

On April 18, 2016, the local news stations, KSPR33, interviewed the property owner of 2747 North Fort about the homeless camp on his property. The article mentions the trash and litter left by the homeless people in addition to a fear of unsafe interactions. The news article is included as Attachment B.

The properties were not entered due to safety concerns; however, conditions in homeless encampments can be dangerous to health. Lack of services result in accumulation of garbage and human waste attracts rodents and other vermin. Homeless residents are likely to use an outdoor location instead of a restroom. Due to lack of health insurance and hygiene, mental illness and disease is very common among the homeless population, in addition to addiction to drugs or alcohol.

Another hazard linked to homeless encampments is fire. Residents of homeless encampments frequently use wood stoves and camp fires for heat and cooking. If left unattended, these fires can become out of control and burn down camp structures and injure people. Larger fires can spread to more populated areas and damage buildings and infrastructure. Forested areas are further damaged through abusive camping practices, such as cutting down trees and leaving garbage on site. Other environmental hazards, such as batteries and fuels, are used for heating and cooking.

Homeless can be a threat to business viability. Urban homeless encampments can have an immediate impact on the nearby community because of proximity. Many chronically homeless behaviors, such as sleeping on the streets, panhandling, public urination, and public intoxication, are threatening or undesirable. There is typically an increase in burglaries and crime and the presence of transients creates an environment of lawlessness.

Flood Hazards

The central portion of the Redevelopment Area is located within the FEMA flood plain (Figure 6). According to FEMA, the Dickerson Branch is located within 100 (Zone AE) and 500 (Zone X) year flood zones (Figure 6). The unnamed tributary is in the 100-year flood zone.

Flooding may not have been a significant concern at the time of the initial development; however, as development within the creek watershed increases, the flood water has the potential to damage new developments. Additionally, new developments can increase the runoff to the creek, which will increase the volume of water draining into the creeks during and following major rainfall events. As a result, areas adjacent to the creeks will become more susceptible to flooding. Lenders may deem projects in this area too risky to extend credit or require expensive flood insurance.

Flooding can damage or destroy the roads that cross the creek and leave debris in the roads. Vehicles on the roads that cross the creek can be submerged by water and block access for residents to access emergency services.

Emergency Vehicles

West Evergreen, North Fort, and North Newton are lacking a proper turn-around which could affect emergency vehicles trying to navigate through the area.

Environmental Concerns

As previously discussed in Section 4.4, it is likely that there are structures in the Redevelopment Area that have ACM and LBP. Older homes and building could contain: mercury-containing thermostats, ballasts containing fluorescent bulbs (mercury), and americium-containing smoke detectors. Older HVAC systems contain chlorofluorocarbons (CFCs).

Additionally, an August 2017 Phase 1 ESA was completed by L&A that revealed four properties with former contamination from leaking USTs and a former unresolved gasoline spill at 2536, 2766, 2805, and 2808 North Kansas Expressway. These properties are within or adjacent to the Redevelopment Area. A leaking UST or gasoline spill may have caused groundwater and/or soil contamination and potential vapor encroachment conditions. The Phase 1 ESA is included as Attachment A.

The presence of these conditions can endanger the public health, safety, or welfare. Furthermore, lenders may not loan to properties or surrounding properties with potential environmental liabilities.

5.0 IMPACT OF BLIGHTING FACTORS

Due to the predominance of the blighting factors, the Redevelopment Area in its present condition retards the provision of housing accommodation and commercial development, constitutes an economic and social liability, and is a menace to public health, safety, morals, and welfare. Unless a program of redevelopment can be devised to eliminate the blighting factors that exist within the Redevelopment Area, further physical and economic decline is likely.

5.1 RETARDS THE PROVISION OF HOUSING ACCOMMODATIONS

The blighting factors discussed throughout this report have significantly hindered the provision of housing accommodations within the Redevelopment Area. This is evident considering the minimal availability of housing and the overall poor condition of certain available housing and public infrastructure and lack of neighborhood amenities and safety. Such conditions have rendered the Redevelopment Area a less desirable place to live, which has led to a lack of investment and maintenance of certain properties.

5.2 CONSTITUTES AN ECONOMIC OR SOCIAL LIABILITY

The existence of blighting factors plaguing the Redevelopment Area constitutes both an economic liability to the City of Springfield and presents a hazard to the well-being of its citizens. Due to the predominance of blighting factors, the Redevelopment Area is a significant liability to the social welfare and economic independence of the City. Portions of the Redevelopment Area suffer from lack of investment, which contributes to underutilization of the Redevelopment Area.

In its current condition, the overall Redevelopment Area is underutilized. This underutilization combined with the poor condition of portions of the Redevelopment Area hinders the economic vitality and independence of the City by failing to generate property and sales tax revenues to its full potential. It also discourages investment in potential commercial opportunities in and around the Redevelopment Area.

Economic Underutilization

In *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. banc 1987), the Missouri Supreme Court stated that “the concept of urban redevelopment has gone far beyond ‘slum clearance,’ and the concept of economic underutilization is a valid one.” Accordingly, it is proper for a city to base its determination of blight on property being economically underutilized and otherwise not adding to a city’s vibrancy. The Redevelopment Area consists of multiple buildings in poor condition and in need of extensive replacements and repair and vacant parcels. The property in its current state creates a decrepit streetscape along most of the streets and only detracts from the vibrancy of this area of Springfield. As a result, the Redevelopment Area qualifies as being economically underutilized, which further supports a finding of blight. Due to age and location, many building, lots, and infrastructure improvements within the Redevelopment Area are underutilized.

As improvements within the Redevelopment Area age, various components will continue to deteriorate. Deteriorating building components can potentially lead to functional and economic obsolescence of the structure and immediately surrounding area. Potential vacancy as the result of obsolescence could occur which contributes to the functional deficiencies and obsolescence of structures.

The underutilized nature of a property can also be conducive to ill health, transmission of disease, crime, or particularly the inability to pay reasonable taxes. Similar to an aging property, obsolescence contributes to the inability of that property to generate reasonable tax revenue compared to a new

facility. All the while, that same property requires the same level of public service, if not more, than a new or updated contributing facility. Examples of this are fire and police services. Increased vacancies resulting from obsolescence in the area combined with deterioration of site improvements causes the area to become a social liability because, as previously mentioned, less populated areas often suffer from increases in property crimes such as vandalism, theft, and trespassing. Vacant properties are also not maintained as well as those that are occupied. As a result, vacant properties have a greater likelihood of falling into disrepair and creating a public danger or nuisance, which requires additional City resources to go towards code enforcement and remediating the danger/nuisance. Deterioration of buildings increases the likelihood of injury to the public from crumbling structures and infrastructures, furthering the negative social impact of the area.

5.3 CONSTITUTES A MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE IN ITS PRESENT CONDITION OR USE

In its present condition, the Redevelopment Area exhibits many factors that constitute a menace to public health, safety, morals, and welfare. The deteriorated and insanitary conditions described in this report are a threat to public health, and the unsafe conditions are a threat to public safety. Furthermore, the overall condition of the Redevelopment Area and its underutilization diminish the public welfare with respect to the perception of this area of the City.

5.4 CHAPTER 99 REDEVELOPMENT RIGHTS

Tax Abatement

Per Chapter 99 of the Missouri Revised Statutes, LCRA has the authority to grant tax abatement for property improvements within urban renewal areas. Up to ten years following improvements, increase in property taxes due to those improvements can be 100% abated. Property taxes on the assessed value of the property before new construction or rehabilitation continue to be paid at their original rate to the appropriate taxing districts. The Redevelopment Plan (the “Plan”) for the Redevelopment Area contemplates tax abatement for the future improvements, whether substantial renovations or new construction.

Bond Financing

The LCRA has the authority to issue bonds to assist with the financing of approved projects within redevelopment areas. The LCRA also has the authority to refund bonds for the purpose of paying or retiring bonds previously issued by the LCRA. The LCRA may issue bonds exclusively from the income, proceeds, and revenues of the land clearance project financed with the proceeds of the bonds or from the proceeds of any of its land clearance projects. The Plan does not contemplate using bonds issued by the LCRA for project financing.

Property Acquisition

The Plan does not include any powers of eminent domain or request condemnation rights. Specifically, since this blight study does not include parcel by parcel analysis the use of eminent domain is not supported under this report.

6.0 DETERMINATION OF BLIGHT STUDY CONDITIONS

In determining whether the Redevelopment Area is blighted pursuant to the previously mentioned statutory definition, L&A reviewed the Redevelopment Area as a whole, particularly reviewing trends in the area as they relate to an indication of whether this portion of the City is blighted.

The analysis provided with this report indicates that the Redevelopment Area suffers from numerous unfavorable blighting factors, as defined in the statutes and as previously described.

Five Factors	Were the Factors Present?	Retards the provision of housing accommodations	Constitutes an economic or social liability	Menace to the public health, safety, morals, or welfare
Defective or inadequate street layout	Yes	Yes	Yes	Yes
Insanitary or unsafe conditions	Yes	Yes	Yes	Yes
Deterioration of site improvements	Yes	Yes	Yes	Yes
Improper subdivision or obsolete platting	Yes	Yes	Yes	Yes
Existence of conditions which endanger life or property by fire and other causes	Yes	Yes	Yes	Yes

Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of one or more factors listed in the first half of the definition of a “blighted area” results in one or more of the circumstances named in the second half of the definition. Although only one of the listed factors needs to be present and result in one of the named circumstances, this blight study will document evidence of blight as measured by all factors and circumstances provided in the definition.

7.0 DETERMINATION OF BLIGHT STUDY CONDITIONS

As determined in this study, L&A concludes that properties within the Redevelopment Area represent a blighted area as defined in Section 99.320(3) RSMo. A variety of blighting factors were found within the Redevelopment Area. These include:

- Portions of the existing street layout is defective and inadequate to meet the current or future needs of the Redevelopment Area;
- Insanitary and unsafe conditions existing in the Redevelopment Area;
- Certain site improvements in the Redevelopment Area display signs of depreciation and deterioration;
- The Redevelopment Area suffers from obsolete platting which impedes unified development; and
- Conditions which endanger life or property by fire and other causes.

A predominance of the above factors has additionally caused the Redevelopment Area to retard the provision of housing accommodations and commercial development and become an economic liability and social liability to the area. These factors have also resulted in the Redevelopment Area becoming a menace to the public health and safety in its present condition and use.

8.0 REFERENCES

Chapter 99 of the Missouri Revised Statutes
(<http://www.moga.mo.gov/statutes/chapters/chap099.htm>)

City of Springfield Zoning. (<http://maps.springfieldmo.gov/zoning/>)

City of Springfield, Missouri Code of Ordinances, Chapter 36 Land Development Code Article II

Google Earth. 2017.

Green County Assessor. (<https://greencountymo.gov/assessor>)

Lafser & Associates, Inc., *Area Wide Phase I Environmental Site Assessment of The Talmage Redevelopment Area.*, dated August 3, 2017.

U.S. Department of Justice. Office of Community Oriented Policing Services. Homeless Encampments. January 2010.

Attachment A – City of Springfield Service Calls

City of Springfield Service Complaints

Date	St #	St Pfx	Street Name	St Type	Description
4/17/2014	1320	W	LIVINGSTON	ST	From Police:There is trash piled on the front porch, side deck and in both crawl spaces. There is also a good amount of used furniture in the driveway and surrounding the home. This location is documented for drug use.Photos were sent by police and will be forwarded to inspector.
4/30/2014	1400	W	LIVINGSTON	ST	People are dumping trash from Kansas Expy going east. They dumped more last night. It is on both sides of the street, scattered. Trash bags and a broken coffee table.
7/10/2014	1321	W	LIVINGSTON	ST	Police report lots of junk in the back yard and it is overgrown. They were told people were camping in the back yard in several tents. They didn't see any people there, and only found one tent,.
8/25/2014	1327	W	LIVINGSTON	ST	Trash, Inoperable Vehicle & Building a new structure w/o a permit.
8/25/2014	1315	W	LIVINGSTON	ST	Trash on front and back of property.
9/19/2014	2800	N	KANSAS	EXPY	Police report remnants of homeless camps on this property on the west end. There are clothes, TV's, tires and other trash. Part of this is heavily wooded. Can see behind Waffle house.
10/1/2014	1321	W	TALMAGE	ST	caller reports branches obstructing a street at 1321 W. Talmadge St., at Fort St.
10/6/2014	1330	W	LIVINGSTON	ST	There are two tents at this property that has people living in them.
10/6/2014	1321	W	LIVINGSTON	ST	People are living in tents at this property.
10/17/2014	2601	N	FORT	AVE	Tree limbs and brush left from the Labor Day storm are piled up on the front of this property. They are creating a sight obstruction and need to be removed.
10/20/2014	2607	N	FORT	AVE	Downed limbs and brush, trash.
10/20/2014	1313	W	TALMAGE	ST	Weeds, brush, downed limbs, downed tree, discarded appliances, trash
10/20/2014	1321	W	TALMAGE	ST	Downed tree and limbs.
10/27/2014	1320	W	LIVINGSTON	ST	Trash, furniture, etc
10/27/2014	1305	W	LIVINGSTON	ST	Trash
10/27/2014	1311	W	LIVINGSTON	ST	Trash, discarded appliances and furniture, inoperable vehicle, front yard parking, weeds, etc.
10/27/2014	2735	N	FORT	AVE	Trash, inoperable vehicle, front yard parking, etc.
10/27/2014	2747	N	FORT	AVE	Trash, discarded furniture, front yard parking, etc.
11/3/2014	1324	W	LIVINGSTON	ST	Discarded furniture and trash
11/3/2014	1330	W	LIVINGSTON	ST	Discarded furniture and trash
2/17/2015	1405	W	TALMAGE	ST	House has been vacant for some time. Weeds, brush, overgrowth, etc. Neighbors report floor inside house fallen thru.
2/20/2015	1300	W	LIVINGSTON	ST	2 hills in the 1300 W Livingston causes major problems when stopping at stop signs or getting going again
3/10/2015	1415	W	LIVINGSTON	ST	There is a homeless camp on this property near the creek. You can see the tents. This is privately owned property. Neighbors said they are going through trash and creating problems.
4/23/2015	1405	W	TALMAGE	ST	10 bags at Talmage and Newton
4/27/2015	2747	N	FORT	AVE	brush piles all other this big lot
5/21/2015	1435	W	TALMAGE	ST	Field just east of Staples has tall grass.
5/26/2015	1330	W	LIVINGSTON	ST	people living in shed. lean-to put up also. also has a tent that puts up and down.
5/26/2015	1414	W	LIVINGSTON	ST	is renting basement out. outside entrance.
6/4/2015	2747	N	FORT	AVE	Concerned neighbor wishes to remain anonymous but reports the following:Underage drinking at the house, kids yelling profanity at people driving by, Police are there two or three times per week, nothing has been done for years. Semi parks here and runs all night sometimes. There is a driver of a yellow Mustang that lives at 2555 N Johnston, he drivves through the neighborhood with people on top of his car, squealing his tires and driving over the speed limits, cussing people at random. A kid in his 20's with a white Dodge pickup is chasing homeless people with base ball bats into the woods. They are up 24/7 and wander around into other peoples yards at night. Possible meth or drug dealing in the front yard. Cars have profanily marked on them. Burn trash in the back yard at night.
6/4/2015	1330	W	LIVINGSTON	ST	Neighbors wish to remain anonymous but report possible drug dealing and prostitution from this address. Two different women are being picked up and dropped off here.UPDATE: Please re-open and add notes to this complaint. Then re-close it.16-22943 - I conducted a knock-n-talk at this address on 06/07/16 and during a consent search I located suspected methamphetamine and drug paraphernalia. One subject was arrested. The tenants, Rose Woods and Ann Liles, was warned that this is the last complaint to her residence, and if a complaint is made again I would be contacting the landlord to have them evicted.Thanks,Ofc J. CooneyPAR - NorthCommunity Services Section417-837-5875 (o)jcooney@springfieldmo.gov
6/30/2015	2747	N	FORT	AVE	Residents keep one chicken in a wire cage in the front yard all the time. Doesn't want it in the front yard.

8/14/2015	2712	N	KANSAS	EXPY	A/Sgt. Millirons suggested I contact you about a growing problem at 2712 N. Kansas Expressway. This location used to be Gas Plus but has since been bulldozed and the land is for sale. Over the last few nights I've noticed an increasing number of Walmart shopping carts and trash. IHOP employees have begun to call in due to homeless allegedly being assaulted or disturbances occurring on the property. I went to the location on the morning of 8-12-2015. I found a homeless camp with a considerable amount of trash. I identified two people at the location. I photographed and completed a police report (15-30997) on the location. My hope is that we can stop this from expanding into something much larger. If there is anything I can do please let me know. Officer Daniel Rowles
8/21/2015	2735	N	FORT	AVE	Trash piled on a trailer in the driveway. Trash all around.
8/21/2015	2601	N	FORT	AVE	Bushes on the corner obstruct sight when pulling onto Talmage from Fort
8/27/2015	1300	W	LIVINGSTON	ST	caller reports homeless taking over the block. apr 20 people living at 1330 in tents and 3 houses across street has homeless in sheds. people are fighting, doing drugs, etc. caller would not leave name or number
10/12/2015	2735	N	FORT	AVE	Hauling in truck loads of junk and keeping it here. Trailer is in the front yard right now. They burn trash in the back yard all the time. About 8 people living in this house, but they may be related. Place looks like Sanford and Son. Parking in the front yard which includes a semi truck at times.
1/4/2016	1411	W	TALMAGE	ST	caller reports debris, trash and odor on porch and around the house. caller did not know exact number but said is yellow house and is located 2 houses east of Kansas Exp
1/27/2016	1404	W	LIVINGSTON	ST	Caller said neighbors gathered trash and piled it at the southwest corner of Livingston and Newton. It looks like others have added to the pile and now it is pretty big. Newton is not a paved street per GIS.
3/9/2016	2808	N	KANSAS	EXPY	Accumulated trash from homeless in this area on lot of former Econo Lodge. This lot is on West Evergreen just off Kansas Expressway. Waffle House sits on the corner. This was turned in online without an address so it did not transfer to SVC #8306
3/11/2016	1330	W	LIVINGSTON	ST	1) Trash in yard 2) another shed was brought in and combined with the old shed in the backyard. 3 or 4 people are living in this shed
3/11/2016	2656	N	KANSAS	EXPY	2656, 2654, 2648 share one commercial bldg. The trash dumpsters behind the building are not secured. This continually causes trash to blow out and go into the empty lot to the East and down W Livingston St into neighboring yards. Residents of W Livingston St having been picking up the trash and are getting tired of having to do so.
4/7/2016	1330	W	LIVINGSTON	ST	This is a drug house. During the conversation with the caller, 4 cars came and went. People are living in the shed (already submitted to BDS in different SVC request). Caller was given PAR Officer Cooney's contact information and is going to call him. Please close this complaint - I have received clearance to work the address via the De-confliction process. I intend to conduct a knock-n-talk and/or obtain probable cause for a search warrant for the residence in reference to the alleged drug activity occurring there. Ofc J. Cooney PAR - NorthCommunity Services Section 417-837-5875 (o)jcooney@springfieldmo.gov UPDATE: Please re-open and add notes to this complaint. Then re-close it. 16-22943 - I conducted a knock-n-talk at this address on 06/07/16 and during a consent search I located suspected methamphetamine and drug paraphernalia. One subject was arrested. The tenants, Rose Woods and Ann Liles, was warned that this is the last complaint to her residence, and if a complaint is made again I would be contacting the landlord to have them evicted. Thanks, Ofc J. Cooney PAR - NorthCommunity Services Section 417-837-5875 (o)jcooney@springfieldmo.gov
5/13/2016	2747	N	FORT	AVE	There is trash on the property and cars parking in the front yard. Also noted they are running a boarding house here, lots of people.
5/13/2016	2735	N	FORT	AVE	Trash and report they are running a boarding house, there is a dormitory in the basement. Lots of people.
5/20/2016	1414	W	LIVINGSTON	ST	A log has washed into the culvert at the driveway. Afraid with the coming rains it may cause a problem with drainage. The log is approx. 4 ft long 2 ft around.
6/6/2016	1330	W	LIVINGSTON	ST	The guy that was living in the shed was gone, but he is back now. Police will be notified that there are a lot of drug deals going on here.
6/6/2016	1330	W	LIVINGSTON	ST	UPDATE: Please re-open and add notes to this complaint. Then re-close it. 16-22943 - I conducted a knock-n-talk at this address on 06/07/16 and during a consent search I located suspected methamphetamine and drug paraphernalia. One subject was arrested. The tenants, Rose Woods and Ann Liles, was warned that this is the last complaint to her residence, and if a complaint is made again I would be contacting the landlord to have them evicted. Thanks, Ofc J. Cooney PAR - NorthCommunity Services Section 417-837-5875 (o)jcooney@springfieldmo.gov The guy that was living in the shed and dealing drugs left for a bit, but he is back. There are lots of cars coming and going from this property, caller believes the drug dealing has started up again.
6/24/2016	1432	W	LIVINGSTON	ST	busted TV was dumped in the ditch by the vacant lot at about 1432 W Livingston St.
8/5/2016	2747	N	FORT	AVE	There is trash in the yard and cars parking in the front yard. Caller said this neighborhood is in crisis.
9/12/2016	2657	N	FORT	AVE	Weeds are obstructing sight at SW corner of W Livingston S & N Fort Ave. Almost been a car accident.
11/3/2016	1330	W	LIVINGSTON	ST	People are living in a camper. No utilities in the house. Check the shed again. They have also been living in there on and off. They have groups come and go, and let them stay in there.
12/5/2016	2747	N	FORT	AVE	Owner of this piece of property is having issues with homeless camping there. It is a large, heavily wooded property. She said they have threatened her with knives and one attacked her last week. She wants to know what can be done to help get rid of them. She has a stack of tickets for trespassing, problem is they don't every show up for court. Please give her a call and talk with her. Kendra Soard, 849-5625
1/19/2017	1400	W	LIVINGSTON	ST	The ditches on both sides in the 1300-1400 BLK W Livingston St are littered with trash. Between N Kansas Expy & N Fort Ave

2/24/2017	2648	N	KANSAS	EXPY	Tina received a complaint from neighbors about the amount of trash along Livingston alongside of the Dollar Tree at 2648 N Kansas. She said it appears to be coming from their parking lot and asked if we could address it as a source of pollution.
3/14/2017	2648	N	KANSAS	EXPY	Report of a lot of trash in the right of way behind the Dollar Tree. It is believed that the trash is being scattered because of homeless camping in the brush along Livingston right of way. They are going through the dumpsters and leave the lids up so the trash blows around. Request that the brush and vegetation be cleared in the right of way so the campers will move along. Sarah Davis is working with management at the Dollar Tree on the trash issues.
3/15/2017	2648	N	KANSAS	EXPY	This was entered yesterday and closed with the comment that the litter was picked up. However, what was really needed is the brush and vegetation cleared in the area. Renetering for the brush and vegetation. Report of a lot of trash in the right of way behind the Dollar Tree. It is believed that the trash is being scattered because of homeless camping in the brush along Livingston right of way. They are going through the dumpsters and leave the lids up so the trash blows around. Request that the brush and vegetation be cleared in the right of way so the campers will move along. Sarah Davis is working with management at the Dollar Tree on the trash issues.
4/7/2017	1321	W	TALMAGE	ST	Ed Holt called and was concerned about erosion of his property due to the culvert construction at 1321 W Talmage. His property has a steep drop off into the channel as shown in the picture. Site was visited 4/6/2017.
4/25/2017	2636	N	KANSAS	EXPY	Tall grass
5/12/2017	2734	N	KANSAS	EXPY	The owner of Golden Corral and the strip center behind it want something done with the homeless that are on his property. He will sign anything and post anything he needs to to get them removed. He had his air conditioner stolen and wires have been stolen. He has tenants of his strip center that are threatening to move out if this isn't under control. He has talked with Officer Cooney and Sgt. Kibby, but said the problem was not addressed. Please contact him to discuss what he can do. Jody Shelhamer 777-1828 Please close this complaint. I will be speaking with the owner of Golden Corral and other business owners in the strip plaza in reference to the homeless. I have waited to proceed on this until the large homeless camp operation at 2005 E Kearney was in place. This way we have a working model (Multi-Agency Response Center) that I can utilize if a large camp is found in those woods. Ofc J. Cooney PAR - North Community Services Section 417-837-5875 (o) Please UPDATE this service complaint: Today (5/31) I contacted the owner of the plaza, Jody Shelhamer, and we spoke about the issues he's having. He stated that he would be completing an updated LOE for the entire plaza and forwarding it to me. He also will be putting No Trespassing signs up throughout the plaza. I suggested that he try and educate his store owners (especially the early morning / late evening) to immediately call 911, remind dispatch of the LOE, and request the subjects be removed / cited / arrested. Ofc J. Cooney PAR - North Community Services Section 417-837-5875 (o)
5/25/2017	2712	N	KANSAS	EXPY	Aspen Dental on the corner of N Kansas Expy and W Livingston St has had two shopping carts full of trash on their side of the building for over one week. Caller has asked them to remove them and they are still there.
6/5/2017	1313	W	TALMAGE	ST	There is a tree limb down in the alley way at 1313 W Talmage
6/9/2017	2621	N	FORT	AVE	Trees along the alley, on city property, are hanging over the roof of the house at 2621 N Fort and damaging the roof. Owner of the property would like the trees trimmed back please.
6/9/2017	1330	W	LIVINGSTON	ST	People living under the house in a cellar. People living in tents and in cars in the back yard.
6/9/2017	1324	W	LIVINGSTON	ST	People living in a tent at this location.
6/9/2017	1321	W	TALMAGE	ST	Mr. Lacy, who resides at the bottom of the Talmage Dip requests that we pave Talmage St. where we've installed the new culverts. He said the road surface is still gravel base and as cars fly up and down Talmage St. it's creating a lot of dust which is getting on his truck, house, and into his house. He's also concerned about the grass growth in his yard. Other neighbors have also expressed their concern for grass growth along the edge of pavement and other locations.
6/12/2017	1324	W	LIVINGSTON	ST	A recliner on the porch and trash bags in the side of the house.
6/16/2017	1320	W	LIVINGSTON	ST	People are living in cars in the back. They are going between 1330 and 1320. Cars are coming in late at night and leaving during the day. They are disrupting the neighborhood.
6/16/2017	1320	W	LIVINGSTON	ST	People are living in cars in the back. They are going between the properties at 1330 and 1320 W Livingston. Cars are coming in late at night and leaving during the day. They are disrupting the neighborhood. Campfire ongoing during late night hours. No utilities. At 1330 they are also living in a cellar and in cars. Officer Cooney has been assigned this incident and is currently working on it. Close this - this is the same complaint as my other PIO in this area. Ongoing project. Ofc J Cooney PAR - Northside Springfield Police Department 417-837-5875
6/19/2017	2808	N	KANSAS	EXPY	I'm the unit manager at Waffle House on North Kansas Expressway. The property next to us has grass that is three feet tall. I've contacted the property management who have contacted the owners on June 16th.
6/22/2017	1400	W	LIVINGSTON	ST	3 Shopping Carts full of Trash on right of way, 1400 W Livingston.
6/22/2017	1330	W	LIVINGSTON	ST	People living under the house in a cellar. People living in tents and in cars in the back yard.

6/22/2017	1330	W	LIVINGSTON	ST	People living under the house in a cellar. People living in tents and in cars in the back yard. BDS is looking into that but there is also criminal activity here. there are 25 to 30 people in and out of this house during the day and night.6/28/17 -There were 3 cars there last night with people sleeping in it. 14 cars in and out last night, so obviously some type of drug deals here. They leave around 7:30 a.m.Officer Cooney has been assigned this incident and is currently investigating. Once a solution has been made, additional comments will be added.Close this - this is an ongoing project I've had. I'm attempting to classify this residence as a Nuisance and charge the owner of no changes are made. Ofc J CooneyPAR - Northside Springfield Police Department 417-837-5875
8/17/2017	1330	W	LIVINGSTON	ST	All kinds of trash and junk in the back yard, most of it is probably stolen. it is behind a fence though. Police are aware of all kinds of things going on here and investigating as well.
9/28/2017	2636	N	KANSAS	EXPY	Homeless camp set up behind the old Staples building. May be on the property line between 2636 N Kansas and 1435 W Talmage. 1435 is a vacant parcel.
10/5/2017	1320	W	LIVINGSTON	ST	This house is vacant, has no windows or door left and has squatters that have taken over. The homeless are going to other houses along Fort and looking in windows, etc. The owners of the property on Fort is having a difficult time renting the houses and with tenants living there.
11/8/2017	2616	N	KANSAS	EXPY	Trip hazard. Caller fell due to uneven sidewalks.
11/8/2017	2616	N	KANSAS	EXPY	Caller advised there is not enough lighting at Kansas Expy and Talmage near the bus stop.
12/1/2017	2800	N	KANSAS	EXPY	Homeless camps on the north side of I-44 at Norton Rd and I-44, south of the zoo. 2960 is City of Springfield property. Sewer manholes have been tampered with. Three other addresses have also been submitted by Clean Water Services: 1) 2927 N Fort Ave is directly east of 2960. This property belongs to Friends of the Zoo. 2) 2734 N Kansas Expy, Golden Corral. At the NE corner of this parcel, sewer manholes also removed and Clean Water Services staff are excavating and repairing due to the volume of trash and debris thrown down into the sewer. 3) 2800 Waffle House. At the E side of this parcel, sewer manholes also removed and Clean Water Services staff are excavating and repairing due to the volume of trash and debris thrown down into the sewer. Clean Water Services Drew Gateley 864-1043 and Carl Shaw 864-1181 and James Choates, BDS Land Use Inspector 864-1523 are aware of these concerns. Please contact them if you need additional information. This will be the reply for all of the three Homeless camp PIO's regarding North Kansas Expressway. Officer Schlup and members of CSS responded to the complaint areas to check for the homeless camps and sewer issues. They located a homeless male at the rear of 2745 N. Kansas Expressway, Fast and Friendly, and he was cited for Trespassing. They located a homeless camp to the east of 2800 N. Kansas Expressway, Waffle House, and cited three more homeless individuals for Trespassing. One of the male was arrested for six outstanding warrants and extradited to Bolivar, MO. (17-53629) They checked 2960 N. Kansas Expressway and did not locate any homeless camps because the area was being cleared with heavy equipment already. This a lot is city owned property and posted for No Trespassing. 2734 and 2800 N. Kansas Expressway already have Letters of Enforcement on file. The manhole covers for the sewers were intact. Officer Schlup and members of CSS will continue to check these areas for new camps as time allows. All complaints closed.
12/1/2017	2734	N	KANSAS	EXPY	Homeless camps on the north side of I-44 at Norton Rd and I-44, south of the zoo. 2960 is City of Springfield property. Sewer manholes have been tampered with. Three other addresses have also been submitted by Clean Water Services: 1) 2927 N Fort Ave is directly east of 2960. This property belongs to Friends of the Zoo. 2) 2734 N Kansas Expy, Golden Corral. At the NE corner of this parcel, sewer manholes also removed and Clean Water Services staff are excavating and repairing due to the volume of trash and debris thrown down into the sewer. 3) 2800 Waffle House. At the E side of this parcel, sewer manholes also removed and Clean Water Services staff are excavating and repairing due to the volume of trash and debris thrown down into the sewer. Clean Water Services Drew Gateley 864-1043 and Carl Shaw 864-1181 and James Choates, BDS Land Use Inspector 864-1523 are aware of these concerns. Please contact them if you need additional information. This will be the reply for all of the three Homeless camp PIO's regarding North Kansas Expressway. Officer Schlup and members of CSS responded to the complaint areas to check for the homeless camps and sewer issues. They located a homeless male at the rear of 2745 N. Kansas Expressway, Fast and Friendly, and he was cited for Trespassing. They located a homeless camp to the east of 2800 N. Kansas Expressway, Waffle House, and cited three more homeless individuals for Trespassing. One of the male was arrested for six outstanding warrants and extradited to Bolivar, MO. (17-53629) They checked 2960 N. Kansas Expressway and did not locate any homeless camps because the area was being cleared with heavy equipment already. This a lot is city owned property and posted for No Trespassing. 2734 and 2800 N. Kansas Expressway already have Letters of Enforcement on file. The manhole covers for the sewers were intact. Officer Schlup and members of CSS will continue to check these areas for new camps as time allows. All complaints closed.
1/23/2018	2747	N	FORT	AVE	Trash in yard
2/27/2018	1330	W	LIVINGSTON	ST	House is standing wide open.
11/13/2017	1405	W	TALMAGE	ST	House is vacant, has busted windows and open doors. Lot is completely overgrown. Transients are in and out of the house.
1/9/2018	1320	W	LIVINGSTON	ST	Vacant and open
1/11/2018	2747	N	FORT	AVE	Trash and debris in the front yard.
1/23/2018	2735	N	FORT	AVE	Trash in yard
1/31/2018	1330	W	LIVINGSTON	ST	All kinds of trash and junk in the yard. Homeless are once again camping in the back yard and sleeping in the shed. They haul in loads of trash and junk and it is everywhere.

Attachment B – April 2016 – New Story Backyard Homeless Camp

Backyard homeless camp



By Rachel Dubrovin | Posted: Mon 7:00 PM, Apr 18, 2016 | Updated: Mon 8:02 PM, Apr 18, 2016



SPRINGFIELD, Mo. When night falls and Springfield's homeless shelters fill up, many people with no other place to go will seek shelter at a homeless [camp](#). But what would you do if a homeless camp was set up right in your backyard? That's the reality for one Springfield couple who live on the north side of town.

They say it's been a problem for years, and it only gets worse with the warmer weather.

We took a trip to the homeless camp that's just south of I-44 and east of Kansas Expressway. Richard Anderson says he owns nearly eight acres of property, and lives there with his girlfriend Kendra Soard.

Much of the property is heavily wooded, and the area is littered with empty bottles, waste, and clothes. We found an empty can of starter fluid, which Anderson says can be used to get high. There are several tires, which Anderson says are used as beds. We also found several shopping carts.

He says, "They use that as a barbecue, they turn them up on their side and they put their coals up in here. And they use the side of it and the bottom of it."

We asked if the homeless people they find on the property are friendly.

"Sometimes they are, sometimes they're not," Anderson says.

After calling the cops on several trespassers, Soard says she won't go back there alone. She says the campers she encounters are usually under the influence of drugs or alcohol.

Anderson says, "They'll pick up whatever they can pick and they'll start at you... They'll grab sticks and they'll come after you with the sticks."

The couple says they feel bad for people who are down on their luck and end up without a home. Springfield's homeless shelters are often full, and their heavily wooded backyard provides privacy and shelter from the cold. On the other hand, after being threatened by several people on their own property, they feel more frustration than anything.

They say they don't know what would solve the homelessness problem in Springfield, but they say it's a constant battle to clean up campsites on their land.

"I want to get a lot of this cleaned out, back in here. But it's a slow process," says Anderson, "It takes money and time. Of which, I have very little of either."

Police say if you have a problem with trespassers, call 911 and let police get them off your property. A spokesperson for the Springfield Police Department says the responding officer may write them a ticket for the misdemeanor offense. If there's a warrant out for their arrest, the trespasser could get arrested.

<http://www.kspr.com/content/news/Backyard-homeless-camp-375907781.html>

Attachment C – Redevelopment Area Environmental Site Assessment

REDEVELOPMENT PLAN
FOR THE
TALMAGE REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI

May ___, 2018

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Redevelopment Plan

I. General

A. Boundaries of the Redevelopment Area

The boundaries of the Talmage redevelopment area are reflected on the map attached hereto and incorporated herein as Exhibit "A" (the "**Redevelopment Area**"). The Redevelopment Area is approximately Forty-four (44) acres of property (including public right-of-way) which is generally located east of the North Kansas Expressway (State Highway 13), south of Highway 44, west of North Fort Avenue, and north of West Talmage Street in the City of Springfield, Missouri (the "**City**"). The Redevelopment Area is legally described on Exhibit "B", which is attached hereto and incorporated herein.

B. Need for Redevelopment

As reflected in the Blight Study for the Redevelopment Area prepared by Lafser & Associates, Inc., the Redevelopment Area is blighted due to a predominance of the following factors: defective/inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, improper subdivision/obsolete platting, and the existence of conditions which endanger life or property by fire and other causes and because of the aforementioned conditions. These factors hinder the provision of housing accommodations, constitute an economic and social liability, and are a menace to the public health, safety, morals, and welfare in the Redevelopment Area in its present condition and use. The prosecution of this redevelopment plan ("**Redevelopment Plan**") will eliminate such conditions and create a more desirable environment for residents and patrons while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Benefits

The primary objectives and benefits of the Redevelopment Plan are as follows:

1. To enhance the public health, safety, and welfare of the community by curing blighted conditions and encouraging redevelopment necessary for insuring the Redevelopment Area's future stability;
2. To increase the level and perception of safety and revitalization in the Redevelopment Area which will in turn encourage an influx of new businesses and residents in the area;
3. To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, to benefit taxing districts, and to encourage private investment in and around the Redevelopment Area;
4. To increase property values of the Redevelopment Area;
5. To provide safe, attractive, and well-constructed housing accommodations;
6. To provide development/business opportunities in the Redevelopment Area and surrounding areas;
7. To serve as a catalyst for new family housing in the Redevelopment Area; and

8. To stimulate construction and permanent employment opportunities, as well as increased demand for goods and services offered by businesses within the Redevelopment Area.

II. Redevelopment Plan Requirements

A. *Overview*

The Redevelopment Plan provides for a mix of residential and commercial uses with new development or redevelopment being designed to complement the look and style, scale, and intensity of existing neighboring buildings and houses. The Redevelopment Plan is generalized to leave room for design creativity and accommodations as needed to allow Property Owners to respond to prospective redevelopment needs and market conditions as completion of the Redevelopment Plan progresses. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage a mixture of residential and commercial redevelopment through partial real property tax abatement. The existing zoning classifications for the Redevelopment Area are GR, General Retail District; R-SF, Single Family Residential District east of the creek; and R-MD, Medium Density Multi-Family Residential District west of the creek. There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) of the Redevelopment Area is vacant and/or undeveloped.

The GMLUP Element identifies support for low-density housing east of the creek and medium or high-density housing west of the creek along West Talmage Street. The highest and best use for this frontage would be a well-designed mixture of residential uses designed to support the residential density goals of the GMLUP Element and that promotes safe and sanitary conditions and well-maintained building structures. The highest and best use for areas such as North Kansas Expressway frontage north of West Livingston Street and west of the creek are identified as supporting medium-intensity retail, office, or housing would be a well-designed mixture of commercial and residential uses that also support the GMLUP Element. Therefore, as set forth in this Redevelopment Plan, partial real property tax abatement will be available for commercial and residential uses throughout the Redevelopment Area that are developed in accordance with this Redevelopment Plan, the Comprehensive Plan, and the zoning that is in effect at the time of development.

B. *General Maintenance Guidelines*

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise, including any necessary painting.

C. *Design Guidelines*

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development within the Redevelopment Area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish. Building setbacks should be consistent with existing development.

In addition to complying with the preceding guidelines, multi-family residential housing shall also satisfy at least half of the applicable items in each category under the design guidelines set forth in Section 5.6 of the *Revised Multi-Family Location and Design Guidelines*, as adopted by the City Council of the City of Springfield on March 23, 2009 by Resolution No. 9668.

III. Land Use

A. Existing Land Use

There are thirty-six (36) parcels in the Redevelopment Area. The majority of the developed parcels contain either single-family dwellings or commercial buildings that are used for a variety of purposes including a dental office, gas station, bank, tool supply business, household goods retail, auto battery store, and three restaurants. The properties along North Kansas Expressway are zoned GR, General Retail District, which account for approximately 36% of the Redevelopment Area. Twenty-seven (27) existing parcels are zoned residential accounting for approximately 28 acres or 64% of the Redevelopment Area. Approximately 29 acres (an estimated 65%) in the Redevelopment Area is vacant and/or undeveloped.

B. Proposed Land Use

The proposed land uses for the Redevelopment Area are a mixture of residential and commercial developments consisting of retail or service businesses, including offices, and multi-family residential housing. Developers with the ability to promote and establish beneficial uses for the Redevelopment Area such as restaurants, retail, multi-family housing, and single-family housing will be sought out to construct projects that conform to the requirements of this Redevelopment Plan. Additionally, there is great opportunity in the redevelopment area to provide affordable housing for those working in this very busy corridor with a studio housing development similar in nature to the proposed micro-efficiency, multi-family residential apartments that will be located on the north side of West Talmage Street and immediately east of North Kansas Expressway.

The area of land located behind the existing businesses on North Kansas Expressway and north of West Livingston Street currently serves as a “homeless encampment.” Prospects for development in this area have not existed due to the absence of infrastructure. One vision for the redevelopment of this specific area is a “pocket neighborhood” that could support single-family dwellings, either for sale or rent. Such a neighborhood may be incorporated into the adjoining neighborhoods resulting in the extension of streets through the area that will facilitate further development and improve vehicle and pedestrian circulation. This neighborhood would promote a cleaner, safer, environment with infrastructure established that would benefit and complement new commercial development, existing local businesses, and the surrounding neighborhood.

The Redevelopment Area provides prime opportunity for multiple projects, which may occur over time as the market allows. Existing land owners have been consulted regarding their ideas for development and multiple conversations have taken place with local developers, including one who owns significant acreage on the north side of the proposed Redevelopment Area. This developer has indicated that he would consider engaging in the development of his property to provide retail commercial space, a potential retirement community, as well as related additional uses.

Future projects should conform with the furtherance of City Development Goals as described more specifically in Section V herein and in accordance with the Comprehensive Plan. The GMLUP Element of the Comprehensive Plan identifies the following land uses as appropriate in the Redevelopment Area: medium-intensity retail, office, or housing along North Kansas Expressway between West Livingston Street and Interstate 44; medium- or high-density housing south of West

Livingston Street between North Kansas Expressway and the creek; and low-density housing throughout the remainder of the Redevelopment Area located east of the creek. Projects proposing mixed-uses, may be appropriate in areas along North Kansas Expressway identified in the GMLUP Element as medium-intensity retail, office or housing.

C. *Zoning*

The Redevelopment Area is currently zoned GR, General Retail District; R-MD, Multi-Family Residential District, and R-SF; Single-Family Residential District. Properties within the Redevelopment Area may be rezoned to accommodate the land uses permitted under this Redevelopment Plan as market conditions allow for private redevelopment to occur. Potential zoning designations could include, but not necessarily be limited to, those districts that allow for general retail, restaurant, multi-family housing, and single-family housing. Some parcels are currently zoned appropriately. However, rezoning may be necessary as redevelopment projects occur.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable federal, state, and local laws and regulations, including Springfield, Missouri codes and ordinances. The land coverage and building intensities of redevelopment shall be governed by the City's Land Development Code.

IV. Execution of the Redevelopment Plan

A. *Execution*

To benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes an owner of property within the Redevelopment Area (the "***Property Owners***") shall redevelop, in accordance with the Redevelopment Plan, and the costs associated with such redevelopment must exceed One Hundred Thousand Dollars (\$100,000.00). Failure to continually comply with the requirements under the Redevelopment Plan may result in suspension of tax abatement during the abatement period.

B. *Land Acquisition*

No land acquisition is required to implement the Redevelopment Plan. Additionally, the Redevelopment Plan shall not permit any powers of eminent domain to be used in implementing the Redevelopment Plan.

C. *Taxation*

Each Property Owner may apply to the Land Clearance for Redevelopment Authority (the "***LCRA***") for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

If any resident living within the Redevelopment Area will be impacted by a Property Owner's plan to redevelop his property, such Property Owner shall provide relocation assistance to such resident(s) and shall submit the proposed relocation plan the LCRA for approval.

F. *Redevelopment Schedule*

Private redevelopment will occur as market conditions allow. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a redevelopment schedule and estimated dates of completion for such Property Owner's project.

G. *Financing*

Unless otherwise provided for herein, all costs associated with the development of any portion of the Redevelopment Area under this Redevelopment Plan will be borne by the applicable Property Owner. Implementation of the Redevelopment Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Property Owner. Any Property Owner who applies to the LCRA for tax abatement under this Redevelopment Plan shall provide the LCRA with a statement of the proposed method of financing for the applicable development.

H. *Covenants*

The Redevelopment Plan shall run with the land and require each Property Owner to redevelop and use his real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if such Property Owner wishes to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes.

V. Other Provisions

A. *Furtherance of City Development Goals*

The Redevelopment Plan will further the goals under the Springfield-Greene County Growth Management and Land Use Plan Element of the Comprehensive Plan (the "GMLUP Element") in that the GMLUP Element indicates that a portion of the Redevelopment Area identified as an area along North Kansas Expressway west of the creek that extends from just north of West Livingston Street all the way to Interstate-44 is an appropriate area for medium-intensity retail, office, and housing. The GMLUP Element indicates that an area along North Kansas Expressway west of the Creek extending from West Livingston Street south to West Talmage Street is appropriate for medium-high density housing. According to the GMLUP Element, the remainder of the Redevelopment Area is appropriate for low-density housing. The GMLUP Element identifies the intersection of Interstate 44 and North Kansas Expressway as an Activity Center.¹ The GMLUP Element 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.

Certain land designations in the GMLUP Element, including designations identified in the Redevelopment Area are subject to the intent of the Planned Pattern of Land Use in that the pattern is generalized and not exact and "should be used by City and County staff and officials to adjust zoning maps and to make recommendations and decisions about rezoning requests."² The land use plan map should then be used in conjunction with previously prepared neighborhood plans, the policies of the GMLUP, and good judgment.

¹ See page 18-34 of the GMLUP Element.

² See page 18-46 of the GMLUP Element.

The GMLUP Element also recommends Neighborhood-Scale Businesses be developed near intersections of arterial and collector streets. Development of this type should be encouraged where it is appropriate. The Redevelopment Plan will likely lead to an increase in intensity in the area which is consistent with the City's policies to encourage compact growth through infill development in areas where investments have already been made in public services and infrastructure. Furthermore, the Redevelopment Plan will encourage the development of businesses that will provide additional goods and services to the existing nearby residential areas. This increase in density will allow more people to live closer to these businesses and services which helps to reduce travel times and traffic congestion.

The Redevelopment Plan will also promote private reinvestment and encourage developers to assist in carrying out some of the City's objectives identified under the Springfield-Greene County Community Physical Image and Character Element of the Comprehensive Plan (the "CPIC Element"). These objectives include improving the visual appearance of urban areas and ensuring high quality development. To accomplish these goals the CPIC Element explains that Springfield should take steps to reduce visual blight which is in part caused by utility placement and new development that is out of character with its surroundings. Additionally, it states that Springfield should encourage good design and quality materials to be used to create a more attractive and livable community. The CPIC Element also states that Springfield should work to form the impression that it is composed of several districts and neighborhoods to build pride and identity in various portions of the City. A district serves as a reference point and contributes to the character and image of the community which can help to strengthen the perception of the City and increase interest and activity in the area. As detailed above, the guidelines in the Redevelopment Plan will provide an incentive to developers in the Redevelopment Area to construct or rehabilitate property using quality materials in a manner that is consistent with other nearby buildings and reinforces the positive features of the established architectural themes of the area.³ The mix of old and new structures that relate well to one another will help to create the perception that the Redevelopment Area is a unique district in Springfield, which serve to increase interest and encourage further investment in and around the area.

The Redevelopment Plan will promote the quality development and design of an attractive and highly functional mixed-use area that specifically serves as a northern corridor and gateway into Springfield. This type of development is currently lacking although there is both need and opportunity. The development of this area is complimentary to the continued redevelopment of areas such as downtown Springfield and shows that city is committed to furthering opportunity within the greater Springfield community. This aligns well with the City of Springfield's Comprehensive Plan that seeks to improve the appearance of the major roadway corridors.⁴

B. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

C. *Population Densities, Land Coverage, and Building Intensities after Redevelopment*

Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City's Zoning Ordinance.

D. *Public Facilities/Utilities*

³ See page 19-35 thru 19-36 of the CPIC Element.

⁴ See page 19-9 thru 19-15 of the CPIC Element.

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks may be required depending on each development. The cost of such improvements will be borne by the Property Owner who is implementing the development. Improvements and upgrades to the existing streets shall be encouraged, and if feasible, when projects require the installation of new utility lines such lines should be located underground.

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

VII. Special Conditions for Obtaining Real Property Tax Abatement

Real property tax abatement pursuant to Sections 99.300-99.715, RSMo will be available to projects that conform to this Plan (see Land Use Plan Section V) and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

VIII. Workable Program

This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, in that it meets the criteria set forth in City Code Section 40-19(c):

1. The size of the redevelopment area is approximately 44 acres;
2. Land assemblage will likely be required for redevelopment in the Redevelopment Area due to the high number of vacant and/or undeveloped tracts, the improper or obsolete platting, lack of parcel uniformity, and shallow lot depths noted in the Blight Report;
3. The scope of the potential redevelopment projects is unknown. In an Redevelopment Area of this size with numerous owners, there are any number of large and small redevelopment projects which the City hopes will be spurred by the adoption of this Redevelopment Plan;
4. This Redevelopment Plan is not initiated by the City, but has been created while working with the City to ensure that the Redevelopment Plan spurs reinvestment in the Redevelopment Area, which is currently an underdeveloped and blighted entrance corridor to the City of Springfield;
5. There are approximately 36 discrete owners of real property within the Redevelopment Area.

Projects that are issued a certificate of qualification for tax abatement by the LCRA and are constructed and used in conformance with this Plan shall be entitled to partial real property tax abatement in accordance with Section 99.700-715, RSMo. Being located in a Multi-Project Redevelopment Area, such projects shall be exempt from making annual payments in lieu of taxes (PILOTs) that would otherwise be required per Springfield City Code, Chapter 40, Article II, Workable Program.

In accordance with City Code Section 40-19(e), the Multi-Project Redevelopment Plan shall be effective for up to five (5) years, after which the designation shall cease to be in effect and the Redevelopment Plan shall be void, unless the previous designation is extended by a subsequent resolution of Council, prior to the Plan's expiration.

EXHIBIT A
MAP OF REDEVELOPMENT AREA

[attached]



EXHIBIT B
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

All of that part of the Southwest Quarter (SW¼) and Lot 1 of the Northwest Fractional Quarter (NW¼) of Section 2, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri, more particularly described as follows:

BEGINNING at the Southeast corner of Lot 13 of Scott's Subdivision, recorded in the Greene County Recorder's Office in Plat Book D at Page 540, said point being the Northwest corner of Talmage Street and Fort Avenue; thence Westerly along the North right-of-way line of said Talmage Street, a distance of 1,206 feet, more or less, to the East right-of-way line of Missouri State Highway 13 (Kansas Expressway); thence Northwesterly along said East right-of-way line of Highway 13, a distance of 42 feet, more or less; thence Northerly, continuing along said East right-of-way line of Highway 13, a distance of 1,400 feet, more or less, to the Southerly right-of-way line of Evergreen Street, said point being the Northwest corner of the tract of land described in the Warranty Deed recorded in the Greene County Recorder's Office in Book 2034 at Page 1903 (Waffle House Tract); thence Northeasterly along said Southerly right-of-way line of Evergreen Street, a distance of 1,100 feet, more or less; thence Northerly to the South right-of-way line of Interstate 44; thence Easterly along said South right-of-way line of Interstate 44, a distance of 460 feet, more or less, to the West right-of-way line of Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 396 feet, more or less, to the Southeast corner of the tract of land described in the Trustee's Warranty Deed recorded in the Greene County Recorder's Office in Book 2015 at Page 039807-15 (Moore Tract); thence Westerly, along the South line of said Moore Tract, a distance of 293 feet, more or less, to the Northeast corner of a tract of land described in the General Warranty Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 000069-12 (Anderson Tract); thence Southerly along the East line of said Anderson tract, a distance of 300 feet, more or less; thence Easterly along the North line of said Anderson tract, a distance of 293 feet, more or less, to said West right-of-way of Fort Avenue; thence Southerly along said West right-of-way line of Fort Avenue to the Northeast corner of Faulkner Subdivision, recorded in the Greene County Recorder's Office in Plat Book U at Page 29; thence Westerly, along the North line of said Faulkner Subdivision, a distance of 228 feet, more or less, to the Northwest corner of said Faulkner Subdivision; thence Southerly, along the West line of said Faulkner Subdivision, a distance of 254.1 feet, more or less, to the North line of said Scott's Subdivision; thence Westerly, along said North line of Scott's Subdivision, a distance of 87 feet, more or less, to a point 60 feet East of the East right-of-way line of Newton Avenue (Northwest corner of Book 2016 at Page 018329-16 – Almeida Tract); thence Southerly, (along the West line of said Almeida Tract) a distance of 125 feet, more or less, to the North right-of-way line of Livingston Street; thence Easterly, along said North right-of-way line of Livingston Street, a distance of 120 feet, more or less, to the Southeast corner of Lot 31 of said Scott's Subdivision, said point being on the West line of a platted 15 feet Alley; thence Southerly, along the West line of said platted Alley, a distance of 492 feet, more or less, to the Southeast corner of Lot 21 of said Scott's Subdivision, said point being on the North line of a platted 14 feet Alley; thence Easterly, along the North line of said platted Alley, a distance of 195 feet, more or less, to the Southeast corner of Lot 12 of said Scott's Subdivision, said point being on the West right-of-way line of said Fort Avenue; thence Southerly, along said West right-of-way line of Fort Avenue, a distance of 174 feet, more or less, to the POINT OF BEGINNING.