

Springfield Land Clearance for Redevelopment  
Authority  
Tuesday, July 10, 2018  
4:00-5:00 p.m.  
Busch Building, 2nd Floor West Conference Room

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

3.i. **Minutes - June 5, 2018**

Documents:

[MINUTES LCRA JUNE 5 2018.PDF](#)

4. **New Business**

4.i. **Request For Real Property Tax Abatement For Redevelopment  
Project Located Inside The Galloway Redevelopment Area At 3938  
South Lone Pine Avenue; Galloway Creek Development Group,  
LLC, Applicant**

Documents:

[TAX ABATEMENT APPLICATION - 3938 S LONE PINE AVE.PDF](#)  
[GALLOWAY REDEVELOPMENT PLAN ORD26407.PDF](#)

5. **Other Business**

6. **Adjourn**



## **Springfield Land Clearance for Redevelopment Authority**

**Tuesday, June 5, 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, Nancy Herchenroeder, Steve Jackson, and Dan Scott

Absent: None

Others Present: Mike Wine, Attorney, Spencer Fane, Dusty Emmert, Member Greenway North, Brent T. Brown, Member, Greenway North and Nick Irman

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

#### 3. Approval of Minutes

Dan Scott made a motion to approve the minutes from May 1, 2018. Allen Grymes seconded the motion. Motion approved (4-0)

\* Ryan Cosby arrived after the Approval of Minutes

#### 4. New Business

- a. 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

Dan Scott made a motion to approve. Ryan Cosby seconded the motion. Motion was approved (5-0)

- b. 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

Dan Scott made a motion to table to the July LCRA Meeting. Nancy Herchenroeder seconded the motion. Motion was approved (5-0)

- c. 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

Ryan Cosby made a motion to approve. Allen Grymes seconded the motion. Motion was approved (4-1) Dan Scott against

5. **Unfinished Business** . A motion was made to reorder agenda to take up new business first. Motion was approved (5-0)

- a. 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.

Dan Scott made a motion to approve Kearney Street Corridor Redevelopment Area with amendments to A-3 Section 5 Land Use. Motion failed due to lack of a second.

Allen Grymes made a motion to approve the Blight Report for the Kearney Street Corridor. Ryan Cosby seconded the motion. Motion was approved (5-0)

Allen Grymes made a motion to approve the Kearney Street Corridor Redevelopment Area. Ryan Cosby seconded the motion. Motion approved (4-1) Dan Scott against

6. Other Business

- a. Vice Chair - Ryan Cosby and Dan Scott were nominated. Vote taken and Ryan Cosby was named Vice Chair (4-1)
- b. Ryan Cosby made a motion to move the Tuesday, July 3, 2018 meeting to Tuesday, July 10, 2018. Motion approved (5-0)

7. Adjourn



*For Office Use Only*  
Date Received \_\_\_\_\_  
Application \_\_\_\_\_  
Complete LCRA \_\_\_\_\_  
Review Date \_\_\_\_\_  
Approved \_\_\_\_\_

Land Clearance for Redevelopment Authority  
"Chapter 99"  
Application for Property Tax Abatement

Property Address: 3938 S. Lone Pine Avenue, Springfield, MO 65804  
Redevelopment Plan Area: Galloway Redevelopment Area  
Developer Name: Galloway Creek Development Group, LLC  
Contact Person: S. Shawn Whitney  
Mailing Address: 2144 E. Republic Rd., Suite B300, Springfield, MO 65804  
Telephone: 417-888-1015  
Fax: 417-881-8035  
E-Mail: swhitney@spencerfane.com  
Does Applicant Own or Lease the Property? Own  
Signature:   
Typed Name: S. Shawn Whitney  
Date: April \_\_\_\_, 2018

Required Attachments:

- ☐ Legal Description of project property.
- ☐ \$250 application fee
- ☐ Ten (10) copies of the following: **Attached**
  - ☐ Narrative identifying the scope of the proposed project.
  - ☐ Site plan and floor plans
  - ☐ Concept plan and/or renderings, if available
  - ☐ Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- ☐ If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application. **(Page 2 is Not Applicable)**

**APPLICATION**

**FOR**

**PROPERTY TAX ABATEMENT**

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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]

**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.

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## 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.

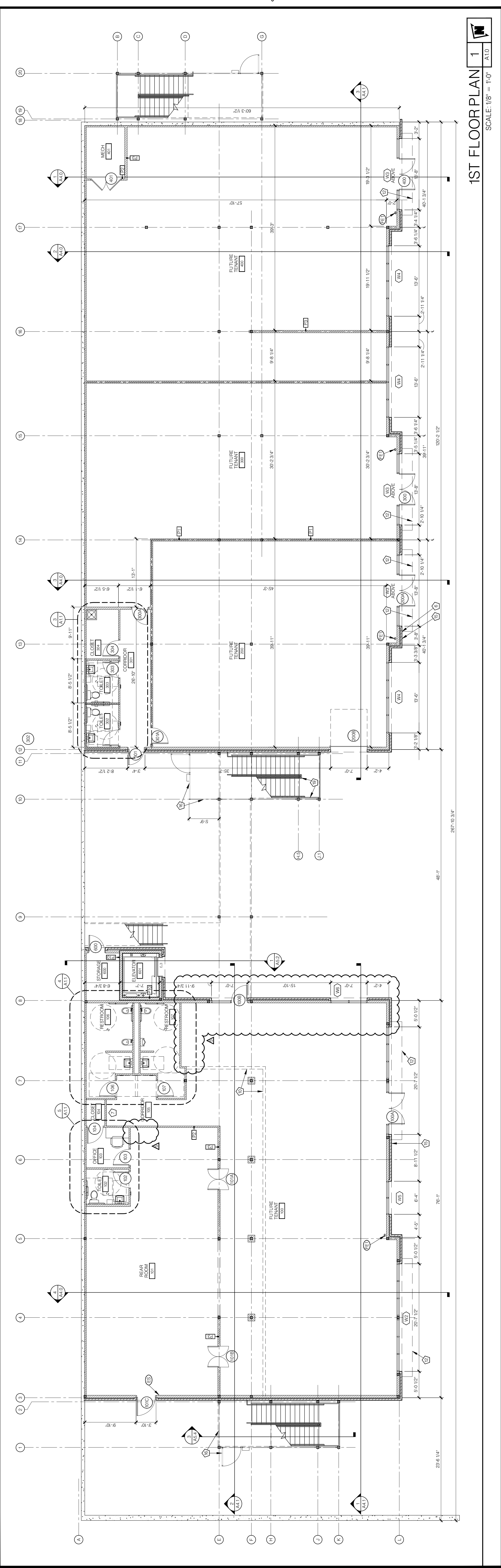
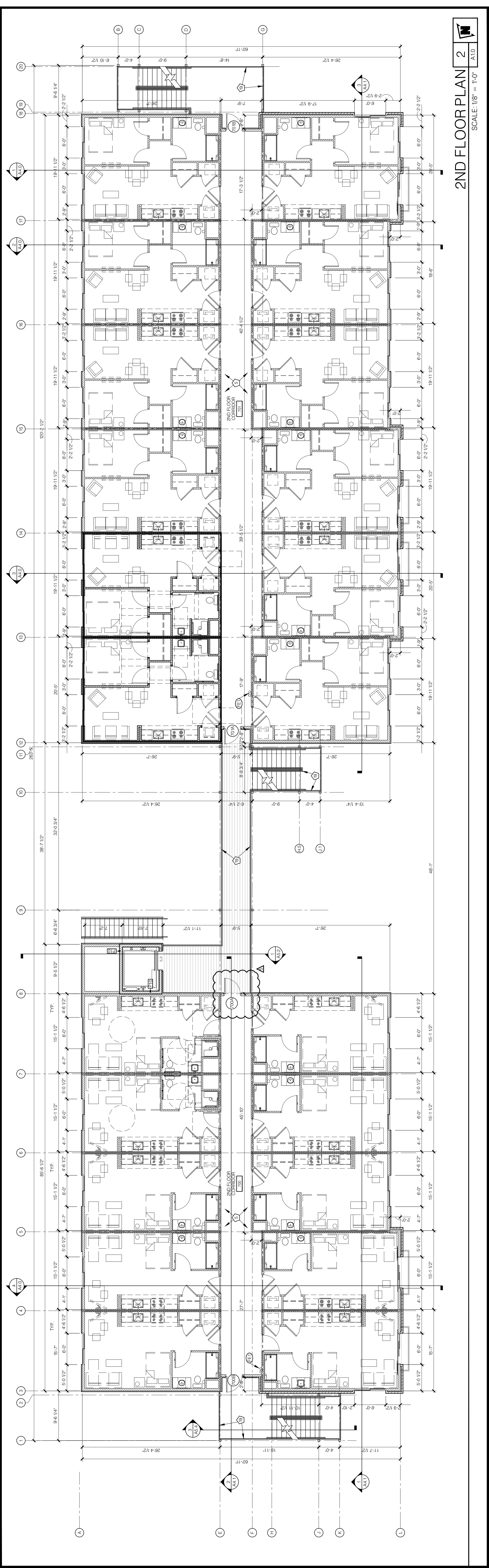
## **Exhibit B**

Site Layout

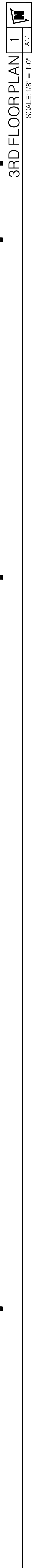
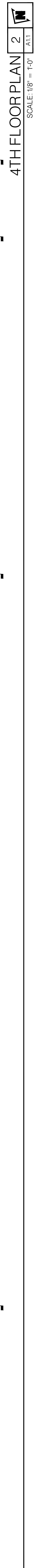
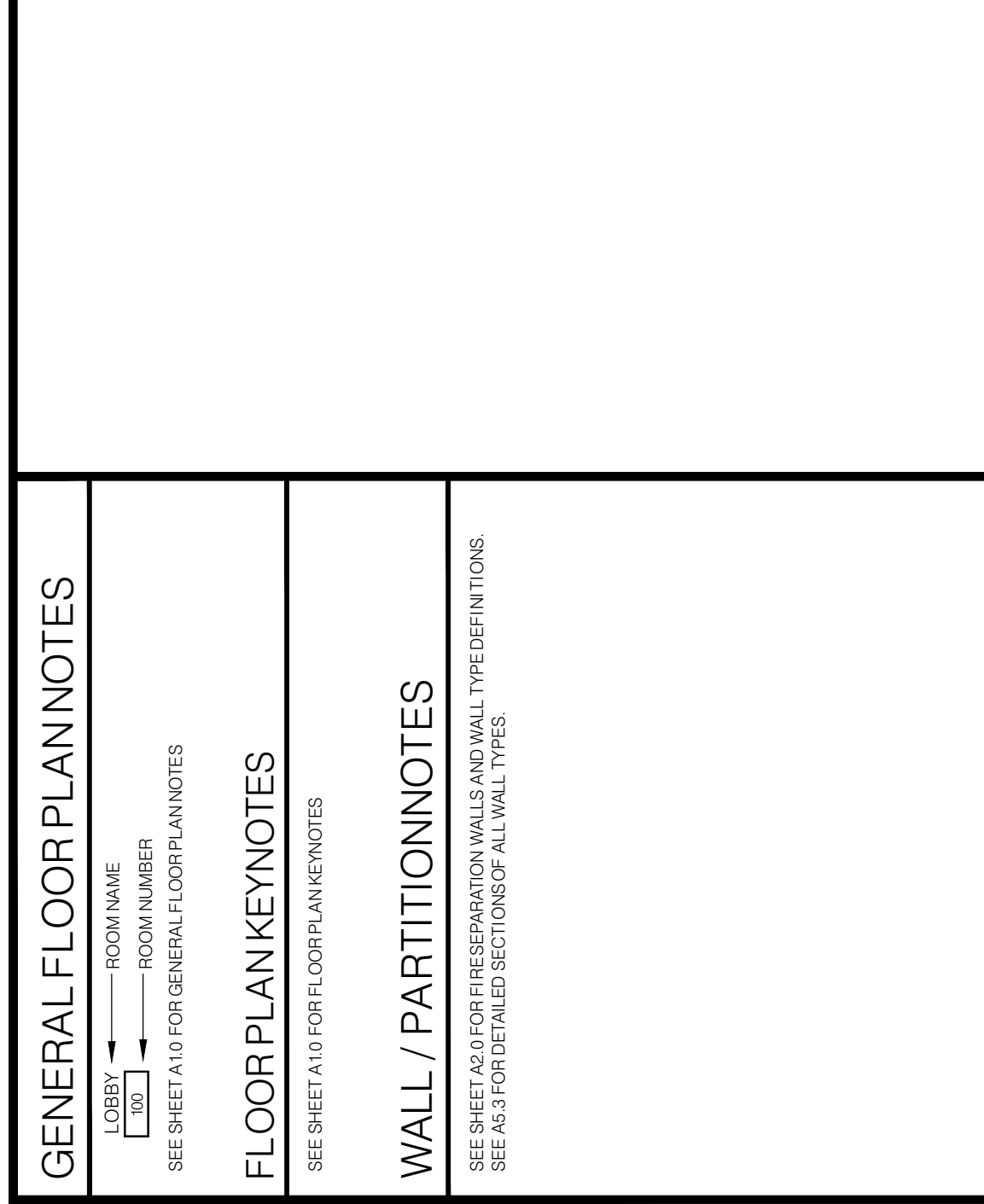
Floor Plans

[attached]



[illegible]























## **Exhibit C**

Project Rendering

[attached]



























# GALLOWAY CREEK

June 22, 2018

City of Springfield  
Building & Development Services  
840 Boonville Ave.  
Springfield, MO 65802

Re: Galloway Creek Lofts – Abatement Application – Landscaping Revision

To Whom It May Concern:

It has come to our attention through the plan review process that the landscaping plan, submitted with the Construction Documents, which were permitted for the Galloway Creek Lofts project did not meet the requirements set forth in the Zoning Ordinance. In order to meet the requirements, we have marked the attached landscape plan with the changes recommended by Building & Development Services. The changes are as follows:

- We have noted that the dumpster pad will include a properly screened enclosure. This enclosure will be constructed of a board formed finished concrete perimeter with a steel gate for the trash truck as well as a steel man door for tenant access.
- We have included (3) additional Canopy Trees on the Northeast, Northwest, and south sides of the building for a total of (5) per the recommendation emailed to us on June 21, 2018 from Mathew Schaefer (See attached email).

If you have any questions, please feel free to contact me at (417) 887-6897.

Sincerely,

Galloway Creek Lofts

Dusty Emmert

Member

Cc: Brent Brown, Galloway Creek Lofts  
Matthew Schaefer, Senior Planner – Economic Development



## Dusty Emmert

---

**From:** Schaefer, Matthew <Mschaefer@springfieldmo.gov>  
**Sent:** Thursday, June 21, 2018 11:54 AM  
**To:** Brent Brown  
**Cc:** Brian Kubik (bkubik@bk-dc.com); Dusty Emmert; Kerner, Sarah; Usukumah, Ime  
**Subject:** RE: Galloway abatement application

Brent:

I spoke to BDS this morning about how we should proceed. They suggested that you provide a letter with a marked-up copy of the landscape showing the type and location of the additional plantings and clarifying the dumpster pad will include a properly screened enclosure. This letter should be addressed to the Building and Development Services Department so they can add it to the project file. Please carbon copy me on the letter as well, so that it can be attached to the abatement application.

Staff reviewed the landscape plan and noted that it only partially satisfies the interior landscaping requirements by providing two canopy trees near the south side of the building. To fully comply with planting ratios prescribed in the Zoning Ordinance, one of the following interior landscaping options needs to be added to the plan:

1. Three canopy trees (one per 30 parking spaces),
2. Six ornamental trees (two per 30 parking spaces), or
3. An equivalent combination of the above.

As noted in my previous email, these plantings must be placed in properly dimensioned landscaped areas that abut paved areas on at least three sides or 75% of the landscaped area perimeter. Some of these plantings could probably be accommodated in the parking lot near the northeast and northwest corners of the building with the remainder planted elsewhere, perhaps in a new landscaped island in the parking lot and/or in the landscaped area near the south side of the building.

Please submit the letter and marked-up landscape plan at your soonest convenience by no later than July 3. In the meantime, please let me know if you have any questions or would like to further discuss.

Sincerely,

**Matt D. Schaefer, AICP**  
Senior Planner

City of Springfield, Missouri  
840 Boonville Avenue  
PO Box 8368  
Springfield, MO 65801

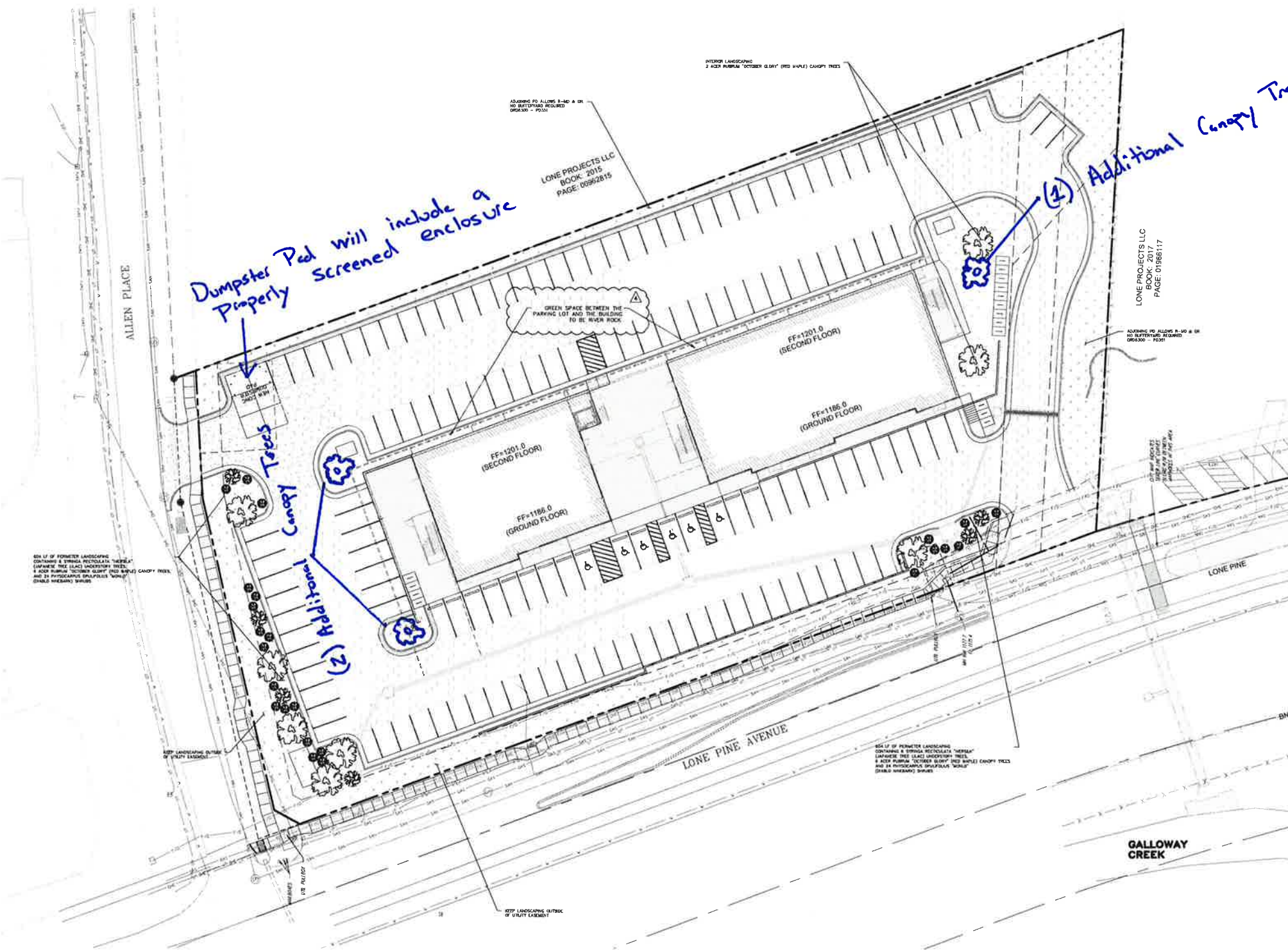
417-864-1100  
[www.springfieldmo.gov](http://www.springfieldmo.gov)

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**From:** Schaefer, Matthew  
**Sent:** Tuesday, June 19, 2018 3:47 PM  
**To:** Brent Brown <brent@teamentrust.com>  
**Cc:** Brian Kubik (bkubik@bk-dc.com) <bkubik@bk-dc.com>; Dusty Emmert <d.emmert@lscinc.com>  
**Subject:** RE: Galloway abatement application



LANDSCAPE PLAN



LANDSCAPING NOTES

QUALITY: ALL TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED LEADERS AND TOPS, AND ROOT CHARACTERISTIC OF THE SPECIES. CULTIVAR OR VARIETY AND SHALL SHOW EVIDENCE OF PROPER NURSERY TRAINING. ALL PLANT MATERIALS MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

COVERAGE: GRASS, GROUND COVER, SHRUBS AND OTHER LIVING LANDSCAPE MATERIALS SHALL BE USED TO COVER ALL OPEN GROUND.

TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

CANOPY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OF THIRTY FEET AT MATURITY. ALL CANOPY TREES SHALL HAVE A CALIPER WIDTH OF ONE AND ONE HALF INCH AT THE TIME OF PLANTING.

UNDER-STORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAN THIRTY FEET AT MATURITY. ALL UNDER-STORY TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

ORNAMENTAL TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAN THIRTY FEET AT MATURITY. ALL ORNAMENTAL TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

EVERGREEN OR CONIFER TREES SHALL HAVE A MINIMUM HEIGHT OF TWENTY FEET AT MATURITY. ALL EVERGREEN OR CONIFER TREES SHALL BE AT LEAST SIX FEET HIGH AT TIME OF PLANTING.

SHRUBS AND HEDGES: SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHEN INSTALLED, SHALL BE PLANTED TO MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE AT LEAST THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.

THERE SHALL BE 2 UNDERSTORY TREES OR 1 CANOPY TREE PLANTED FOR EVERY 30 PARKING SPACES OR 12,000 SQUARE FEET OF PARKING OR VEHICULAR USE AREA (1 REQUIRED, 1 PROVIDED).

THERE SHALL BE ONE CANOPY, ONE UNDERSTORY, ORNAMENTAL OR EVERGREEN TREE AND 4 SHRUBS PER 100 LINEAR FEET IN AREAS WHERE CANOPY TREES ARE NOT ALLOWED. EACH REQUIRED CANOPY TREE MAY BE REPLACED BY 2 UNDERSTORY, ORNAMENTAL OR EVERGREEN TREES.

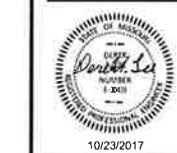
PLANTING LEGEND

- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GRASS AREA



PROJECT: NEW BUILDING FOR GALLOWAY CREEK LOFTS  
LOCATION: 4000-4048 S. LONE PINE AVE, SPRINGFIELD, MISSOURI  
CONSULTANTS:  
MILLER ENGINEERING, P.C.  
3827 S. TIMBERCREST AVE, STE. A  
SPRINGFIELD, MISSOURI  
PELIAM PHILLIPS ENGINEERING  
1531 E. BRADFORD PKWY, STE. 320  
SPRINGFIELD, MO  
LEE ENGINEERING & ASSOC., LLC  
2100 E. WOODHURST DR  
SPRINGFIELD, MISSOURI

| REVISION NO. | DESCRIPTION                   | DATE     |
|--------------|-------------------------------|----------|
| ADDENDUM #1  | CHANGED SITE LAYOUT & GRADING | 8/25/17  |
| ADDENDUM #2  | ADDED NOTE                    | 10/24/17 |



10/23/2017

C6.0

6-22-18 Revision



One-rdg. \_\_\_\_\_  
P.Hrngs. 04-14-14  
Pgs. 81  
Filed: 04-08-14

Sponsored by: Fishel

First Reading: April 14, 2014

Second Reading: May 12, 2014

COUNCIL BILL NO. 2014 - 078

SPECIAL ORDINANCE NO. 26407

### AN ORDINANCE

1 ADOPTING the Redevelopment Plan and Blight Study for the Galloway  
2 Redevelopment Area for an area generally located along the 3400 to  
3 4100 blocks of South Lone Pine Avenue, which starts north of East  
4 Lacuna Street, runs south to East Republic Road, and is comprised of  
5 approximately 74.26 acres. (The Land Clearance for Redevelopment  
6 Authority, Planning and Zoning Commission, and staff recommend  
7 approval.)

8  
9  
10 WHEREAS, the City of Springfield, Missouri (the "City"), pursuant to Sections  
11 99.300, RSMo., et seq. (the "Act") has duly created The Land Clearance for  
12 Redevelopment Authority of the City of Springfield, Missouri (the "Authority") and vested  
13 in the Authority the powers authorized by State law; and

14  
15 WHEREAS, the Authority is authorized by the Act to prepare development plans  
16 for the elimination of slums and urban blight and to improve social and economic  
17 conditions; and

18  
19 WHEREAS, a Blight Study and Redevelopment Plan dated February 14, 2014,  
20 attached hereto as "Exhibit A", has been prepared and submitted to the Authority and  
21 the Planning and Zoning Commission for their consideration; and

22  
23 WHEREAS, both the Authority and the Planning and Zoning Commission have  
24 received a recommendation prepared by City Staff to consider declaring an area located  
25 along the 3400 to 4100 blocks of South Lone Pine Avenue, which starts north of East  
26 Lacuna Street and runs south to East Republic Road and is comprised of approximately  
27 74.26 acres as blighted, and to approve a redevelopment plan for such area; and

28  
29 WHEREAS, after duly considering the Blight Study and Redevelopment Plan, the  
30 Authority adopted Resolution No. 2014-3189 and approved recommendation of the  
31 blight study and redevelopment plan at its March 3, 2014 meeting; and

32  
33 WHEREAS, the Act authorized the Authority to simultaneously make findings of



34 blight and prepare a plan to be undertaken for redevelopment of an area to be  
35 submitted for consideration to City Council in making its finding that an area is blighted  
36 and requesting approval of a redevelopment plan; and  
37

38 WHEREAS, the Blight Study and Redevelopment Plan was presented to the  
39 Planning and Zoning Commission on March 6, 2014 and recommended approval by a  
40 vote of 7 to 0, with one abstention; and  
41

42 WHEREAS, City Council held a public hearing on April 14, 2014, for which notice  
43 was properly given in accordance with Section 99.430.1(8) RSMo, and all interested  
44 parties, including affected political subdivisions, were given the opportunity to be heard  
45 on such request; and  
46

47 WHEREAS, City Council after all interest parties were given an opportunity to be  
48 heard, has elected to approve the plan submitted herewith (the "Redevelopment Plan").  
49

50 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
51 SPRINGFIELD, MISSOURI, as follows that:  
52

53 Section 1 – It is hereby found, determined, and declared that the proposed  
54 redevelopment area, generally located along the 3400 to 4100 blocks of South Lone  
55 Pine Avenue, which starts north of East Lacuna Street and runs south to East Republic  
56 Road and is comprised of approximately 74.26 acres, and more particularly described in  
57 "Exhibit A" contains insanitary, blighted, deteriorated, and deteriorating real estate as  
58 defined in the Act for the reasons set forth in the Blight Study, included in "Exhibit A"  
59 and incorporated herein by reference, and that the area is appropriate for the  
60 undertaking of a redevelopment project by the Authority.  
61

62 Section 2 – City Council is cognizant of the requirements of the Act pertaining to  
63 a workable program for community involvement by utilizing public and private resources  
64 to eliminate and prevent slums and the spread of blight within the City.  
65

66 Section 3 – The Redevelopment Plan contained within "Exhibit A," is hereby  
67 found to be a feasible and reasonable plan for redevelopment of the area and is in  
68 conformity with the general plan for development of the City and that said  
69 Redevelopment Plan is an appropriate plan for the acquisition, clearance,  
70 reconstruction, rehabilitation, and renewal of the entire area and for future land uses.  
71 Said Redevelopment Plan is found to meet the requirements of Section 99.430(4)  
72 RSMo, and is hereby adopted.  
73

74 Section 4 – The Authority and the City Manager are hereby authorized to take  
75 such actions as are necessary to carry out the Redevelopment Plan attached hereto as  
76 "Exhibit A".  
77

78 Section 5 – This ordinance shall be in effect immediately upon adoption.  
79



80 Passed at meeting: May 12, 2014

81  
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Robert H. Stephen  
Mayor

Attest: Brenda M. Lutz, City Clerk

Filed as Ordinance: May 12, 2014

Approved as to form: Mary K. Yendes Assistant City Attorney

Approved for Council Action: Greg B. Smith City Manager



**EXPLANATION TO COUNCIL BILL NO. 2014- 078**

FILED: 04-08-14

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To approve a redevelopment plan for the Galloway Redevelopment Area, generally located along the 3400 to 4100 blocks of South Lone Pine Avenue, which starts north of East Lacuna Street and runs south to East Republic Road and is comprised of approximately 74.26 acres; and declaring the area to be a blighted and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the for Redevelopment Authority and Staff recommend approval.)

BACKGROUND: Sections 99.300-99.715 RSMo, the Land Clearance for Redevelopment Authority Law, provides incentives to encourage investment and the removal of blight within Council-approved redevelopment areas. Pursuant to the Law, the Land Clearance for Redevelopment Authority (LCRA) may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan and are located within an area that City Council has declared as blighted. Partial real property tax abatement is based on 100 percent of the increase in the assessed value of land and improvements for 10 years.

3900 Lone Pine Apartments, LLC has submitted a blight report and redevelopment plan for the proposed Galloway Redevelopment Area (Exhibit A), which is comprised of approximately 74.26 acres generally located along the 3400-4100 blocks of South Line Pine Avenue. The Area, which consists of 41 parcels, is sparsely developed with a mix of single family residences, neighborhood-scale businesses, offices, and industrial operations. Significant portions of the Area are either vacant or undeveloped.

Section 99.320 (3) RSMo, defines “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.*

The applicant has submitted evidence, including photographs, supporting the designation of blight. This evidence identifies instances of deterioration of site improvements, insanitary and unsafe conditions, improper subdivision and obsolete platting, and conditions that endanger life or property by fire or other causes. The presence of these conditions hinders the provision of housing accommodations and



constitutes an economic and social liability and a menace to the public health, safety, morals, and welfare. The LCRA reviewed the blight report at its March 3, 2014, meeting and recommended that this area be declared blighted by a vote of 4 to 1.

The purpose of the Redevelopment Plan for the Galloway Redevelopment Area is to remove blight and to redevelop the area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area. The Redevelopment Plan proposes to encourage redevelopment by offering partial real property tax abatement to commercial and residential uses throughout the Redevelopment Area that are developed in accordance with the Redevelopment Plan and comply with the zoning and all other applicable development regulations at the time of development. The proposed land uses are broadly specified in the Redevelopment Plan in order to allow greater flexibility in addressing prospective redevelopment needs and market conditions, thus helping to facilitate redevelopment. The Planning and Zoning Commission reviewed the Redevelopment Plan at their March 6, 2014 meeting and recommended approval by a vote of 7 to 0, with one abstention.

On February 22, 2011, City Council adopted Resolution No. 9855, which established policies for the use of economic development incentives. The following policies are specific to Chapter 99, Land Clearance for Redevelopment Authority projects.

1. Proposed redevelopment plans must be reviewed by the Planning and Zoning Commission and found to be consistent with the City of Springfield Comprehensive Plan.
2. Designation of redevelopment areas and adoption of redevelopment plans will be limited to urban core areas where blighting factors are most severe.
3. Proposals for redevelopment plans and property tax abatement pursuant to Chapter 99 RSMo, will be strongly discouraged in approved Tax Increment Financing districts because tax abatement conflicts with the intent of the TIF statute to capture the incremental increase to fund TIF improvements.

Although the Galloway Redevelopment Area is not located within Springfield's urban core, both it and center city were developed long before their surrounding areas were developed. In fact, the Redevelopment Area includes the former Village of Galloway, which was settled in the late 1800's and annexed by the City of Springfield in 1969. Because the area developed concurrent with the center city development, it exhibits some of the same blighting factors as center city.

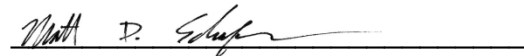
Additionally, to account for the Area being located outside the urban core, the Redevelopment Plan includes certain requirements that are typically not found in center city redevelopment areas. All redevelopment projects pursuant to the Plan will be subject to design standards in order to help ensure high-quality development, as well as to help preserve and enhance the physical appearance and character of the Area. Also, partial real property tax abatement will be limited to redevelopment projects with costs that are equal to or greater than \$100,000. This will help ensure real property taxes will

only be abated on projects involving substantial rehabilitation or redevelopment that will noticeably impact the Redevelopment Area.

Section 99.430(9) RSMo, establishes the scope of review for a municipality to approve a Redevelopment Plan. The City Council may approve a plan if it finds that it is feasible and in conformity with the general plan for the development of the community as a whole.

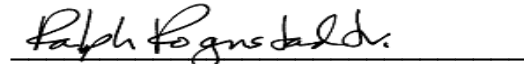
REMARKS: The Planning and Zoning Commission, the LCRA, and City staff recommend City Council declare the Redevelopment Area a blighted area and approve the Redevelopment Plan.

Submitted by:



Matt D. Schaefer  
Senior Planner

Recommended by:



Ralph Rognstad Jr.  
Director, Planning and Development

Approved by:



Greg Burris  
City Manager



EXHIBIT A

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**BLIGHT STUDY  
AND REDEVELOPMENT PLAN  
FOR THE GALLOWAY  
REDEVELOPMENT AREA  
SPRINGFIELD, MISSOURI**

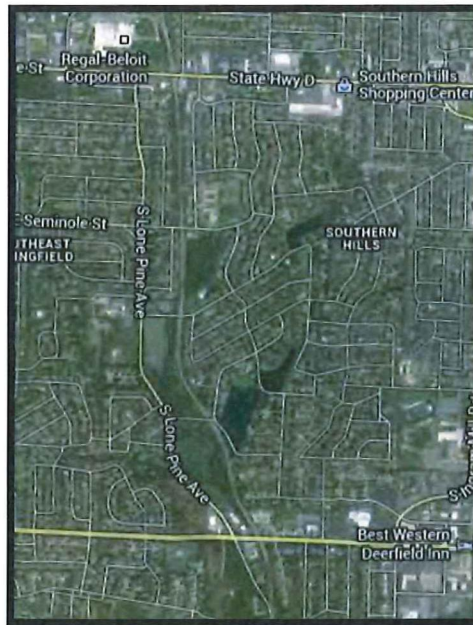
February 14, 2014

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**BLIGHT STUDY**  
of  
**The Galloway Redevelopment Area**  
**South Lone Pine Avenue**  
**Springfield, Missouri 65804**



prepared for  
**3900 Lone Pine Apartments, LLC**  
**1531 E. Bradford Parkway**  
**Suite 305**  
**Springfield, Missouri 65804**  
by  
**LAFSER & ASSOCIATES, INC.**  
**1215 Fern Ridge Parkway, Suite 110**  
**St. Louis, Missouri 63141**  
**2/14/2014**

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## 1.0 SUMMARY

Lafser & Associates, Inc. (L&A) performed a Blight Study for the Galloway 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 along the 3400 block to the 4100 block of South Lone Pine Avenue in Springfield, Missouri 65804.

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:

- Defective or inadequate street layout;
- Insanitary or unsafe conditions;
- Deterioration of site improvements;
- Improper subdivision or obsolete platting; 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 retard the provision of housing accommodations 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.





## **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 99.660 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 99.660 of the RSMo, was enacted in 1951 to help 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 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 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 3900 Lone Pine Apartments, 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 on 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 on 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.*

## **2.4 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.





### 3.0 REDEVELOPMENT AREA OVERVIEW AND LEGAL DESCRIPTION

#### 3.1 REDEVELOPMENT AREA LEGAL DESCRIPTION

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.

### 3.2 PROPERTY INCLUDED IN REDEVELOPMENT AREA

The Redevelopment Area includes approximately 74.26 acres in Springfield, Missouri. The Redevelopment Area contains numerous land uses including: commercial/retail, residential, vacant lots, and surface parking lots. The Redevelopment Area consists of forty-one (41) parcels which are identified in the table below. 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.

### 3.3 REDEVELOPMENT PARCEL INFORMATION

Each subject site consists of one parcel. Parcel IDs are shown in the table below. Legal descriptions and information about each parcel was obtained from the Greene County Missouri Assessor's web page.

| Property Address | Street Address        | Owner                        | Parcel No    | Acres  | Lot & Block Legal Description                                                                                                                        |
|------------------|-----------------------|------------------------------|--------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3475             | S. Euclid Ave.        | Perry Wise                   | 881909205003 | 1.4233 | 1.47A M/L BEG NE COR STATE FISH HATCHERY W 200 FT NELY 310 FT ELY 200 FT SWLY 310 FT TO BEG 9/28/21                                                  |
| 3407             | S. Lone Pine Ave.     | Bart H. Huscher              | 881909203068 | 1.8600 | HUSCHER HILL LOT 1                                                                                                                                   |
| 3417             | S. Lone Pine Ave.     | Bart H. Huscher              | 881909203069 | 3.2600 | HUSCHER HILL LOT 2                                                                                                                                   |
| 3503             | S. Lone Pine Ave.     | Darlene Bannigan             | 881909203054 | 2.7500 | 2.75A BEG 316 FT N SW COR NE1/4NW1/4 9/28/21 E 236 FT N 136 FT E 100 FT NALG HWY 259 FTW 353.3 FT S TO BEG                                           |
| 3535             | S. Lone Pine Ave.     | Ronald R. Shelley, Trustee   | 881909203062 | 1.0796 | 1.06A M/L BEG 175.15 FT N SW COR NE1/4NW1/4 9/28/21 N 141.23 FT E 337.60 FTS 149.11 FT W 332.09 FT TO BEG                                            |
| 2811             | E. Galloway St. A & B | Robert W. Shelley            | 881909203067 | 0.5341 | SEQUIOTA CENTER SUB LOT 2 (EX NEW R/W)                                                                                                               |
| 3539             | S. Lone Pine Ave.     | Robert W. Shelley            | 881909203066 | 0.4741 | SEQUIOTA CENTER SUB LOT 1 (EX NEW R/W)                                                                                                               |
| 2850             | E. Barton St.         | Suhor Industries, Inc.       | 881909301007 | 5.6300 | GALLOWAY ADD LOTS 5 6 7 & 8                                                                                                                          |
| 3830             | S. Lone Pine Ave.     | Samuel E. Watts              | 881909301010 | 0.9900 | .99A BEG INTERSEC HWY 65 & N LINE NE1/4 SW1/4 E 110 FT SWLY TO HWY 65 NWLY TO BEG 9/28/21 (EX NEW R/W)                                               |
| 3900             | S. Lone Pine Ave.     | 3900 Lone Pine Apts LLC      | 881909301028 | 1.8000 | 1.8A M/L BEG 548 FT S NE COR SW1/4 9/28/21 S 90 FT WLY 901.6 FT N 253 FT ELY 110 FT SLY 163 FT ELY TO BEG                                            |
| 2955             | E. Allen Pl.          | Timothy D. Mitchell          | 881909301025 | 0.2772 | GALLOWAY HGTS LOT 7                                                                                                                                  |
| 2957             | E. Allen Pl.          | Harold E. Sanders            | 881909301013 | 0.3065 | GALLOWAY HEIGHTS LOT 9                                                                                                                               |
| 3938             | S. Lone Pine Ave      | Maurice M. Slayden Trust     | 881909307014 | 7.5000 | 7.5A M/L S 5A NE1/4 SW1/4 E OF RR & GALLOWAY HGTS LOTS 12 THRU 18 & BEG SW COR LOT 18 W 150 FT NWLY 109 FT ELY 213 FT SWLY 50 FT SELY TO BEG 9/28/21 |
| 2960             | E. Allen Pl.          | Barrett Fisk Investments LLC | 881909307015 | 0.6026 | GALLOWAY HGTS LOTS 10                                                                                                                                |



| Property Address | Street Address    | Owner                       | Parcel No    | Acres  | Lot & Block Legal Description                                                                                                                   |
|------------------|-------------------|-----------------------------|--------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                   |                             |              |        | & 11                                                                                                                                            |
| 4018             | S. Lone Pine Ave  | Daniel Jones Jr., etal.     | 881909307017 | 3.0000 | 3A M/L N 3A SE1/4 SW1/4 E OF RR 9/28/21                                                                                                         |
| 4022             | S. Lone Pine Ave  | Daniel Jones Jr., etal.     | 881909307018 | 3.0000 | 3A M/L S 3A N 6A SE1/4 SW1/4 E OF RR 9/28/21                                                                                                    |
| 4064             | S. Lone Pine Ave  | Lower Deck94, LLC           | 881909306001 | 4.0000 | 4A BEG 24 1/2R S NE COR SE1/4 SW1/4 9/28/21 S 18R 6 LKS W TO RR R/W N 18R 6 LKSE TO BEG 9/28/21                                                 |
| 4112             | S. Lone Pine Ave  | Burkfish, LLC               | 881909306002 | 0.5395 | .5A W 235 FT N 100 FT OF BEG 621.72 FT N & 543.75 FT M/L W S E COR SE1/4 SW1/4E 235 FT S 100 FT W 235 FT N 100 FT TO BEG (EX HWY) 9/28/21       |
| 4114             | S. Lone Pine Ave  | Kelly Oosterhuis            | 881909306009 | 0.1263 | .13A M/L BEG 543.75 FT W & 521 FT N SE COR SE1/4 SW1/4 9/28/21 E 110 FT S 50 FT W 110 FT N TO BEG 9/28/21                                       |
| 4126             | S. Lone Pine Ave  | JRFR, LLC                   | 881909306005 | 1.0005 | 1.25A BEG 264 FT N & 335.75 FT W SE COR SE1/4 SW1/4 9/28/21 N 257 FT W 208 FTS 257 FT E TO BEG (EX N 50 FT W 110 FT) 9/2 8/21                   |
| 2951             | E. Huron St       | Marcella M. Cotter          | 881909306006 | 2.2000 | 1.75A BEG 264 FT N & 111.75 FT W SE COR SE1/4 SW1/4 9/28/21 N 210 FT W 12 FTN 140 FT W 185 FT S 100 FT W 50 FT S 260 FT E 224 FT TO BEG 9/28/21 |
| 2963             | E. Huron St       | Brian D. Olson              | 881909306010 | 0.9534 | 1.21A M/L BEG 264 FT N SE COR SE1/4 SW1/4 9/28/21 W 111.75 FT N 210 FT W 12 FTN 140 FT E 123.75 FT S TO BEG 9/28/21                             |
| 4144             | S. Lone Pine Ave  | David O'Neill               | 881909304002 | 0.0574 | GALLOWAY LOT 1 BLK 3                                                                                                                            |
| 4158             | S. Lone Pine Ave  | Eunice B. Garrison, etal.   | 881909304005 | 0.1331 | GALLOWAY LOTS 5 & 6 & N 8 FT LOT 7 BLK 3                                                                                                        |
| 4160             | S. Lone Pine Ave  | JLM & JLM, LLC              | 881909304006 | 0.0482 | GALLOWAY S 17 FT W1/2 LOT 7 & W1/2 LOT 8 BLK 3                                                                                                  |
| 2933             | E. Republic Rd.   | Donovan Wheeler             | 881909304007 | 0.0675 | GALLOWAY S 17 FT E1/2 LOT 7 & E1/2 LOT 8 BLK 3 & W1/2 PT VAC ALLEY LY E & ADJ                                                                   |
| 2934             | E. Huron St.      | Leonard Ashton Haymans, III | 881909304001 | 0.2296 | GALLOWAY LOTS 1 TO & INC 4 BLK 2                                                                                                                |
| 2935             | E. Republic Rd.   | Marcella M. Cotter          | 881909304008 | 0.1607 | GALLOWAY W1/2 LOTS 5 6 7 & 8 BLK 2 & E1/2 PT VAC ALLEY LY W & ADJ                                                                               |
| 2937             | E. Republic Rd.   | Louise Myers                | 881909304009 | 0.1148 | GALLOWAY E1/2 LOTS 5 6 7 & 8 BLK 2                                                                                                              |
| 2950             | E. Huron St.      | Janice Jones                | 881909305002 | 0.2296 | GALLOWAY LOT 2 BLK 1                                                                                                                            |
| 4152             | S. Middleton Ave. | Smillie Rhett Real Est. LLC | 881909305001 | 0.2296 | GALLOWAY LOT 1 BLK 1                                                                                                                            |
| 2961             | E. Republic Rd.   | Linda Nichols, etal.        | 881909305004 | 0.2296 | GALLOWAY LOT 4 BLK 1                                                                                                                            |
| 4150             | S. Lone Pine Ave. | FHProperties LLC            | 881909304010 | 0.1722 | GALLOWAY ALL LOTS 2 3 & 4                                                                                                                       |

| Property Address | Street Address    | Owner                    | Parcel No    | Acres  | Lot & Block Legal Description                                                                                                         |
|------------------|-------------------|--------------------------|--------------|--------|---------------------------------------------------------------------------------------------------------------------------------------|
| N/A              | E. Allen Pl.      | Timothy D. Mitchell      | 881909301026 | 0.2841 | GALLOWAY HGTS LOT 8                                                                                                                   |
| N/A              | S. Lone Pine Ave. | 3900 Lone Pine Apts. LLC | 881909301024 | 2.2780 | GALLOWAY HGTS LOT 1<br>THRU 6 & BEG NW COR LOT<br>1 W 250 FT SELY 165 FT ELY<br>221 FT NLY TO BEG                                     |
| N/A              | S. Lone Pine Ave. | 3900 Lone Pine Apts. LLC | 881909301027 | 2.7000 | 2.7A M/L BEG 780.8 FT N SE<br>COR NE1/4 SW1/4 9/28/21 N<br>110 FT WLY TO PT 110 FT E<br>OF HWY SLY 163 FT ELY TO<br>BEG               |
| 3527             | S. Lone Pine Ave. | Darlene L. Bannigan      | 881909203052 | 0.1148 | .11A BEG W SIDE STATE<br>HWY 316 FT N & 330 FT E SW<br>COR NE1/4 N W1/4 W 100 FT N<br>50 FT E 100 FT S TO BEG<br>9/28/21              |
| 3521             | S. Lone Pine Ave. | Darlene L. Bannigan      | 881909203053 | 0.1974 | .19A BEG 366 FT N & 330 FT E<br>SW COR NE1/4 NW1/4 ON<br>HWY W 100 FT N 86 FT E 100<br>FTS TO BEG 9/28/21                             |
| N/A              | E. Lacuna St.     | City of Springfield      | 881909205006 | 3.0300 | 3.03A M/L BEG NW COR<br>STATE FISH HATCHERY<br>NLY 469 FT ELY 306.38 FT S<br>759 FTE 50 FT S 310 FT W<br>356.38 FT M/L TO BEG 9/28/21 |
| N/A              | E. Lacuna St.     | City of Springfield      | 881909202002 | 7.3150 | PARKVIEW PL AMENDED<br>PLAT BLK 1                                                                                                     |
| 2949             | E. Republic Rd.   | Jennifer Hunsaker        | 881909305003 | 0.2296 | GALLOWAY LOT 3 BLK 1                                                                                                                  |

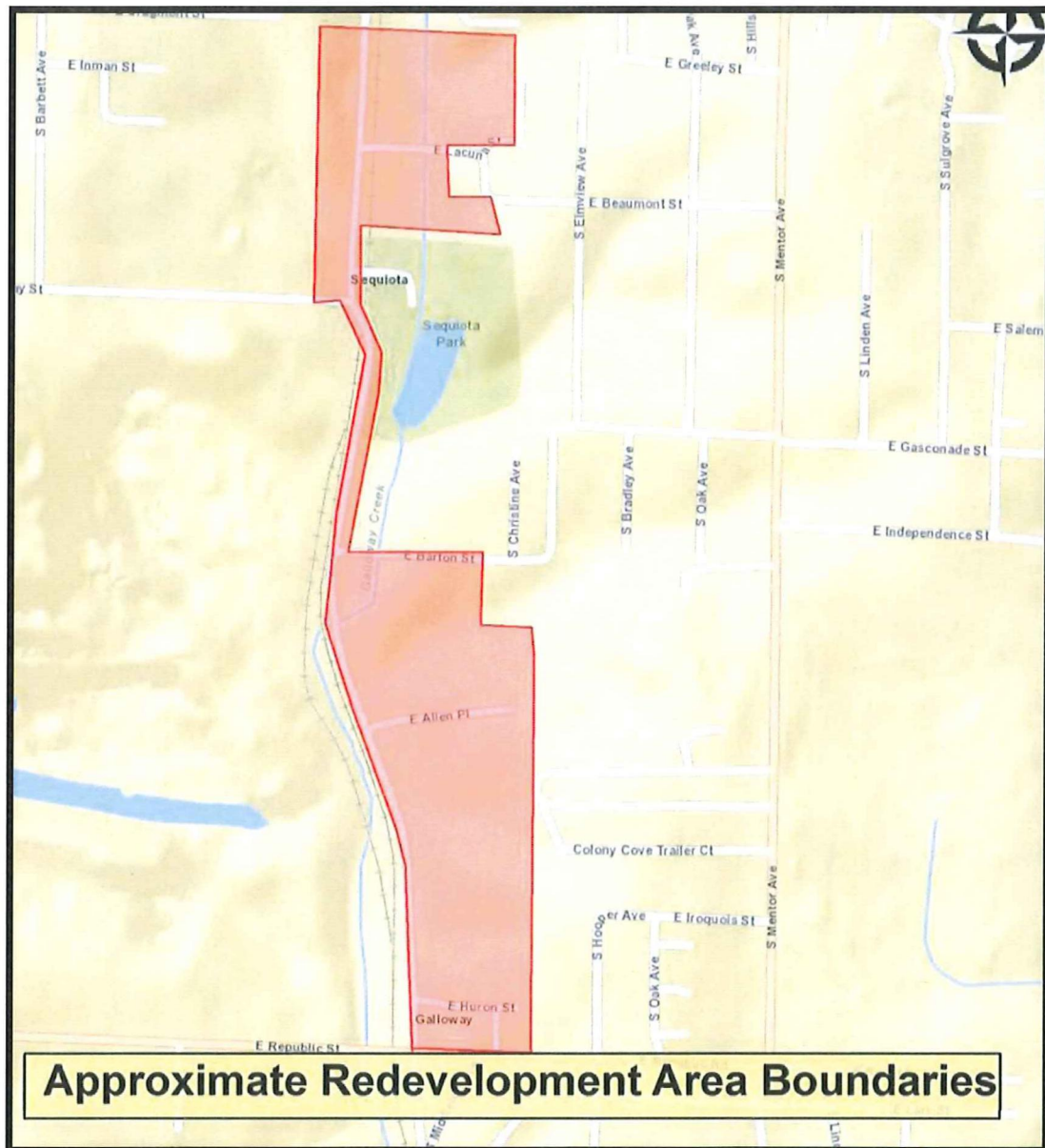


### 3.4 REDEVELOPMENT AREA AERIAL MAP

An aerial map showing the Redevelopment Area boundaries is included as Figure 1 under Section 9.0 below. The aerial map shows the Redevelopment Area with a mixture of residential and commercial lots with areas of vacant land. Portions of Sequiota Park are within the subject site boundaries. Galloway Creek is shown along the western portion of the site. A quarry is located to the west of the subject site. The surrounding areas south, east, and north appear to be developed residentially.

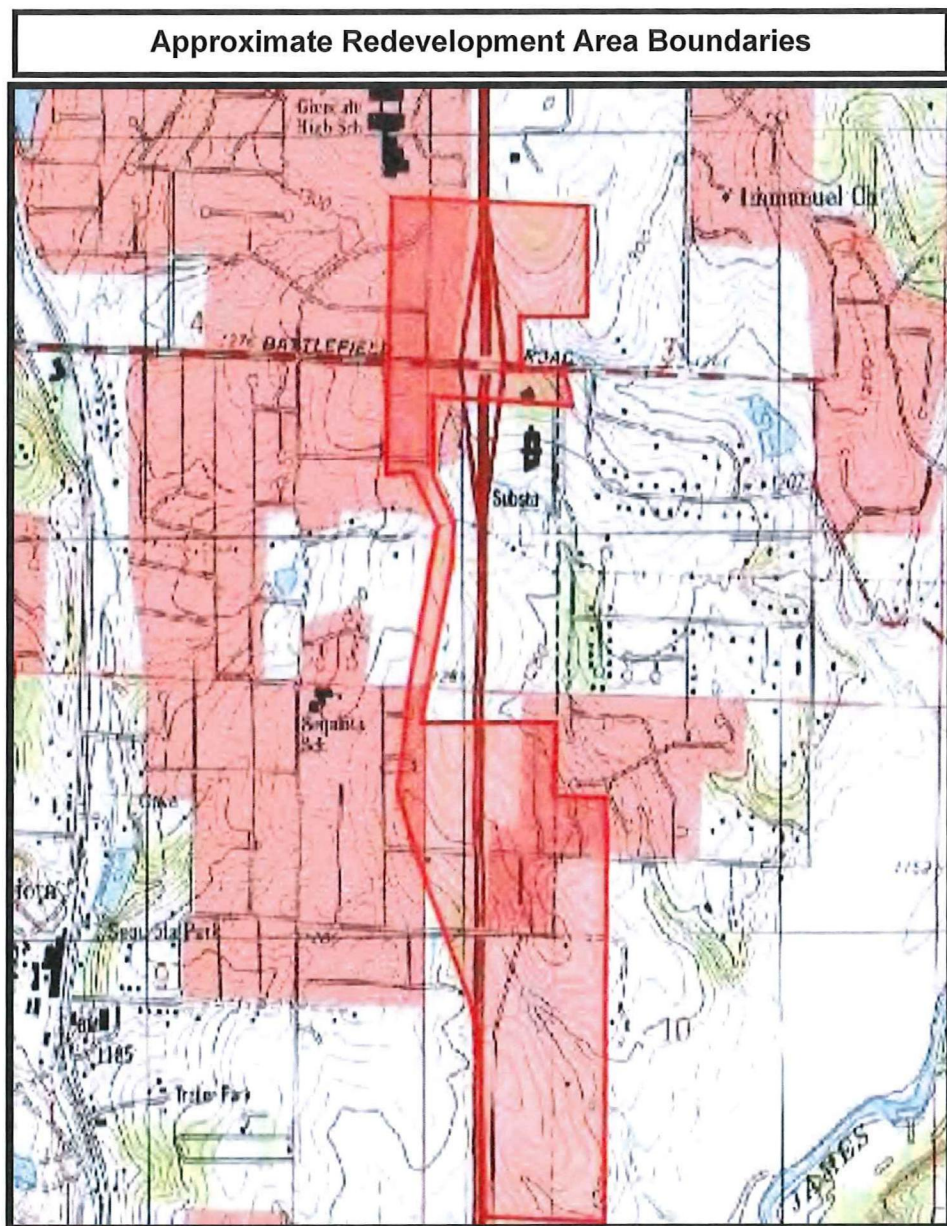
### 3.5 REDEVELOPMENT AREA SITE LOCATION MAP

The following site location map shows the approximate boundaries of the Redevelopment Area. The imagery was provided from Google Maps 2013.



### 3.6 REDEVELOPMENT AREA TOPOGRAPHY

According to the United States Geological Survey, the Redevelopment Area is located on the 37093-B2 Galloway, MO topographic map, revised in 1996. The Redevelopment Area starts north of E. Lacuna Street and runs south to E. Republic Road. The Redevelopment Area generally includes the 3400 to 4100 blocks of S. Lone Pine Avenue. Elevation in the Redevelopment Area ranges from 1,180-1,250 above mean sea level (amsl). The Redevelopment Area slopes to the west towards Galloway Creek which runs along the western portion of the site. Railroad tracks from the BNSF Railway borders the subject site to the west. The Redevelopment Area boundary includes portions of Sequiota Park. A cave and pond are depicted within the park, but are outside the boundaries of the Redevelopment Area. The north and south adjacent properties appear residential. A quarry is depicted to the west of the Redevelopment Area. The Galloway Cemetery is depicted just southeast of the Redevelopment Area.



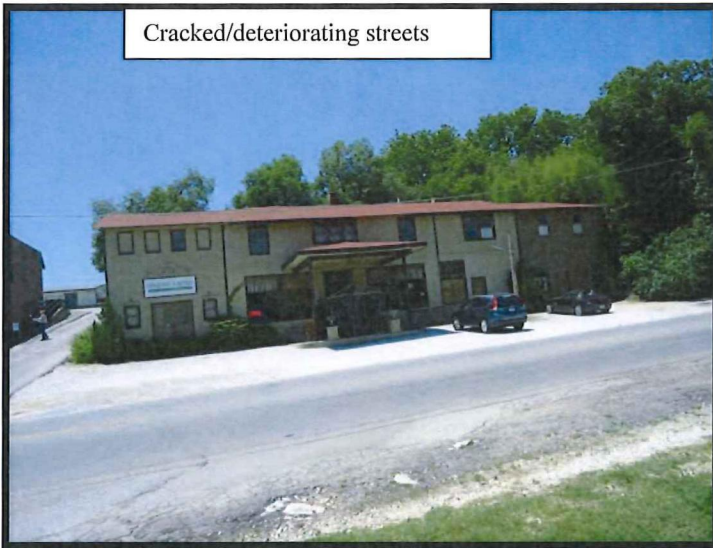




## 4.0 EXISTING REDEVELOPMENT CONDITIONS

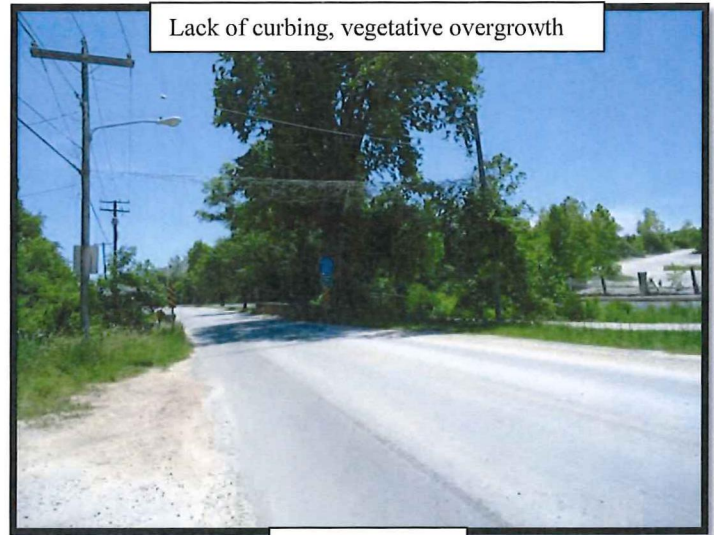
### 4.1 STREET CONDITIONS

Many of the streets within the Redevelopment Area are deteriorating. Asphalt and concrete surfaced areas of access streets have extensive cracking to the degree where entire segments of the streets have become compromised. Water infiltration through the cracked segments can erode the underlying road base. Cracked pavement, overgrown vegetation, litter and debris, inadequate sidewalk width/lack of sidewalks, and inadequate street lighting were all observed in the Redevelopment Area.



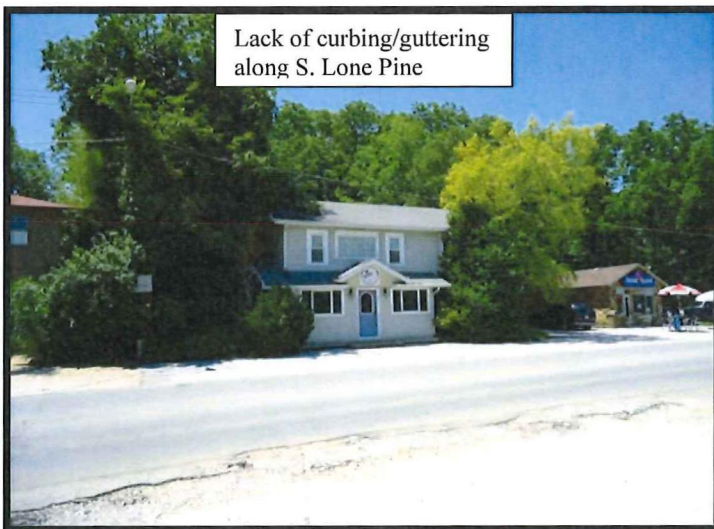
Cracked/deteriorating streets

S. Lone Pine



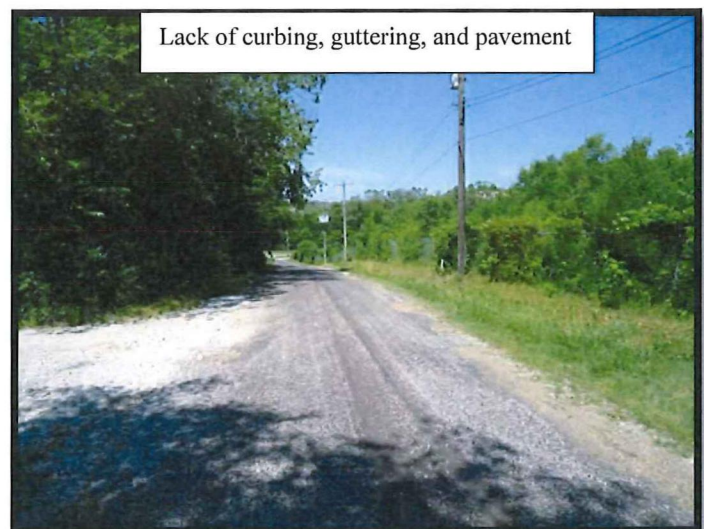
Lack of curbing, vegetative overgrowth

S. Lone Pine



Lack of curbing/guttering along S. Lone Pine

3527 S. Lone Pine



Lack of curbing, guttering, and pavement

E. Allen Pl.



## **4.2 OTHER CONDITIONS**

Many of the structures in the Redevelopment Area are dilapidated 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, brick, rebar, and broken concrete were observed on several of the unimproved properties within the Redevelopment Area.

## **4.3 REDEVELOPMENT AREA CONTEXT**

The Redevelopment Area includes approximately 74.26 acres in Springfield, Missouri. Railroad tracks from the BNSF Railway border the subject site to the west. The Redevelopment Area boundary includes portions of Sequiota Park.

The Redevelopment Area is comprised of single family residences, commercial business, and undeveloped property. Approximately half of the Redevelopment Area is residentially developed. The other half is commercial, with the exception of a few undeveloped properties. Many of the residences were built between 1940 and 1970.

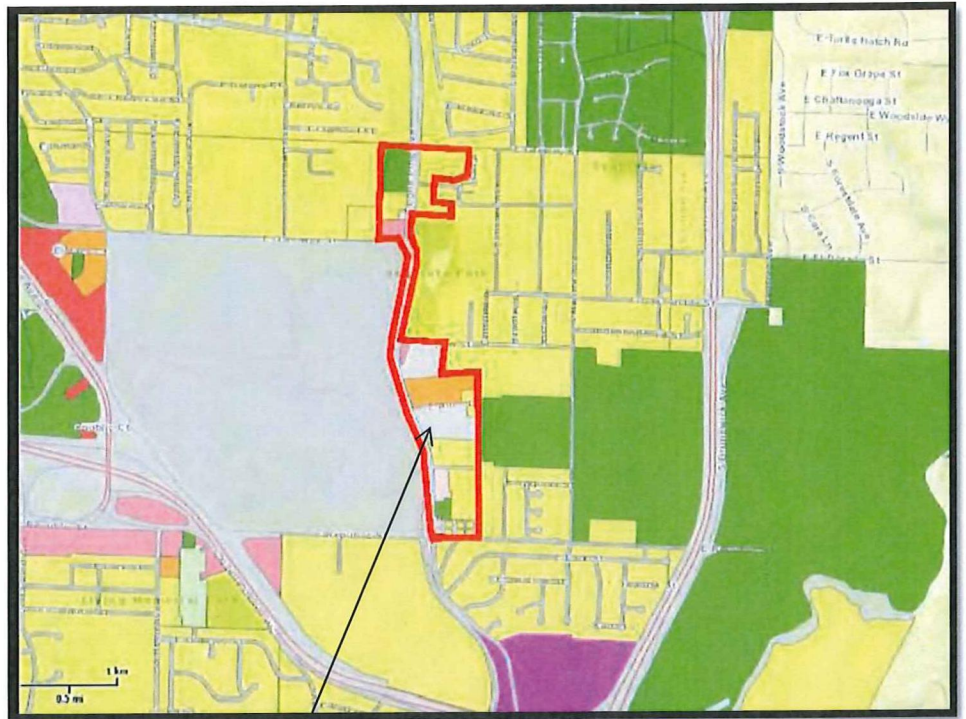
The Redevelopment Area is located within the Southeast Neighborhood and includes the former Town of Galloway. According to the Southeast Springfield Neighborhood Association, the population density of the Southeast Neighborhood is approximately 1,930 people per square mile. The Southeast Neighborhood includes 3,345 households. Approximately 22.75% of households are those with children. Sixty-four percent (64%) of the households are homeowners.

## **4.4 EXISTING ZONING DISTRICTS**

The existing zoning classifications for the Redevelopment Area are defined below and are reflected on the Redevelopment Area Zoning Map below. The mixed uses found in the Redevelopment Area (especially general manufacturing mixed with residential zoning) 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 are currently allowed in the area, which might discourage redevelopment.

- Residential, single family
- Limited Business (east)
- Planned development (northwest and southeast)
- General Manufacturing (east)
- Residential Medium Density (east)
- General Retail (northwest and east)

- Residential Single Family
- Residential Town House
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Manufactured Home
- Office District 1
- Office District 2
- Government/Institutional
- Planned Development
- Limited Business
- General Retail
- Highway Commercial
- Commercial Services
- Center City
- Commercial Street Zone 1
- Commercial Street Zone 2
- Restricted Industrial
- Light Industrial
- General Manufacturing
- Heavy Manufacturing
- Industrial Commercial
- County District



Note: 3938 S. Lone Pine is now zoned General Retail District, but the online map has not been updated.





## 5.0 DETERMINATION OF BLIGHT STUDY CONDITIONS

In determining whether the Redevelopment Area is blighted pursuant to the previously mentioned statutory definition, L&A first 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.

### 5.1 DEFECTIVE OR INADEQUATE STREET LAYOUT

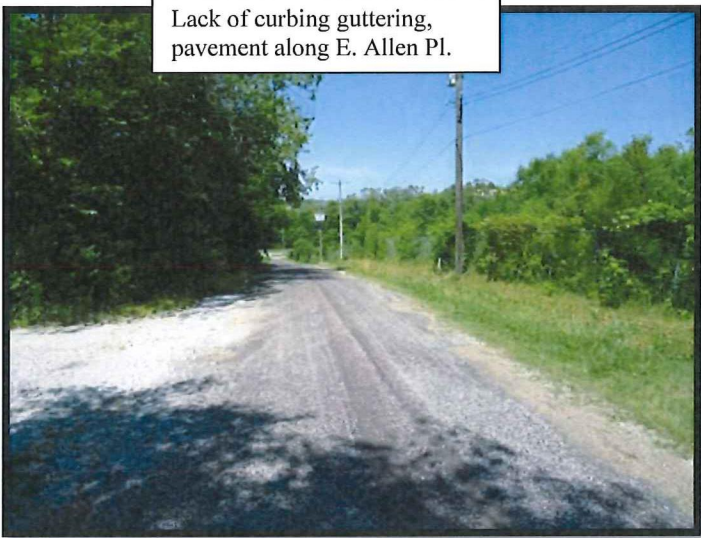
One of the primary inhibitors to development and significant contributor to the lack of redevelopment is the presence of a defective or inadequate street layout. Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation within the Redevelopment Area; substandard driveway definition and parking layout (e.g. lack of curb cuts, inefficient ingress and egress locations); 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.

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

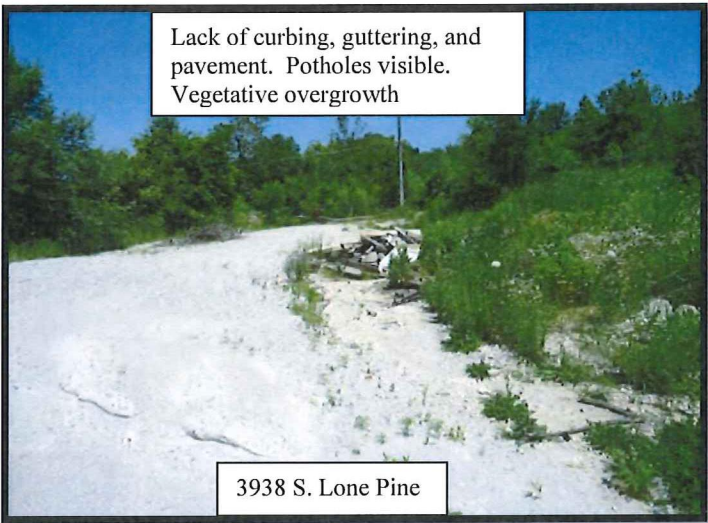
- Cracked pavement, overgrown vegetation, litter and debris, and inadequate sidewalk width were all observed in the Redevelopment Area.
- The portions of the Redevelopment Area with cracked or uneven sidewalks/roadway create hazards for pedestrians. In many areas, the Redevelopment Area is lacking sidewalks. 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.
- Driveways are frequently unpaved and informal without curb definition.
- None of the streets in the Redevelopment Area 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.
  - E. Lacuna Street, E. Allen Place, E. Huron Street, and S. Middleton Avenue are residential local streets and should have a minimum ROW of 50' and pavement width of 27'.
  - E. Republic Road and E. Barton Street are collector streets and should have a minimum ROW of 60' and pavement width of 37'.
  - E. Galloway Street and S. Lone Pine Avenue are secondary arterial streets and should have a minimum ROW of 70' and pavement width of 43'.
- It also appears that E. Allen Place does 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.
- Deteriorated pavement, inadequate lighting, and vegetative overgrowth were all visible in portions of the Redevelopment Area. In addition, poor visual access was noted at the intersections of E. Galloway Street and S. Lone Pine Avenue, and S. Middleton Avenue and E. Republic Road.
- E. Allen Street is in disrepair with deteriorated asphalt, potholes, weeds, and lack of street lights.
- The main access to Redevelopment Area from U.S. Highway 65 is from the north via Battlefield Road. The Redevelopment Area lacks good secondary access from S. Glenstone Avenue via E. Republic Road and E. Galloway Street.
- Within the commercial areas, some parcels appear to be underserved by parking, and lots are irregular in shape and without striping or definition. This is evident at the church located at 2961 E. Republic Road. The gravel and/or dirt shoulders along S. Lone Pine Avenue are also being utilized for off-street parking. Such areas are not intended for off-street parking.

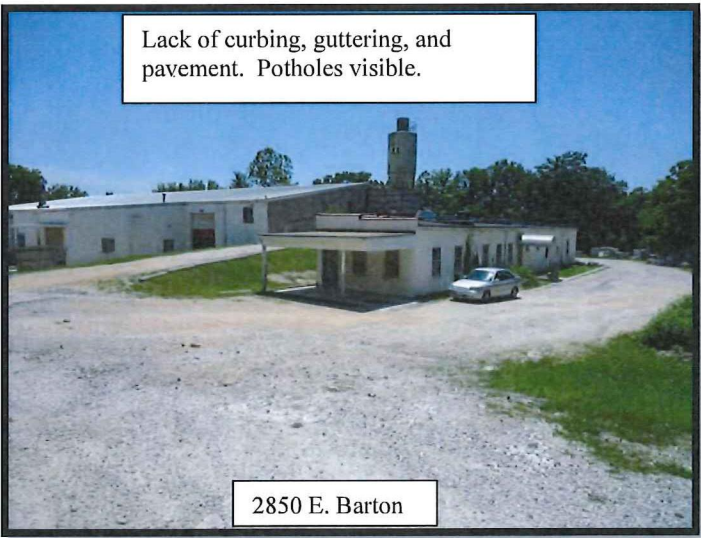


Lack of curbing guttering, pavement along E. Allen Pl.



Lack of curbing, guttering, and pavement. Potholes visible. Vegetative overgrowth

3938 S. Lone Pine



Lack of curbing, guttering, and pavement. Potholes visible.

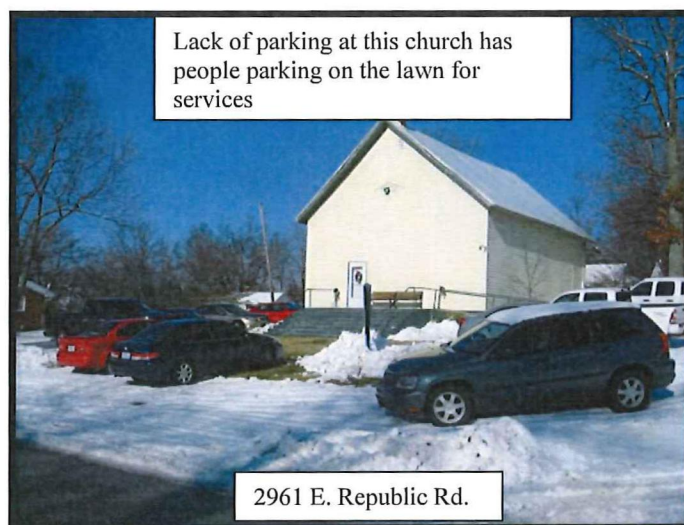
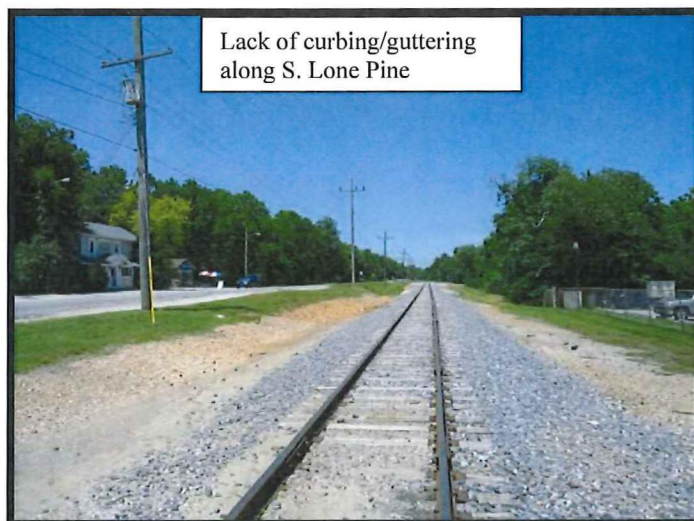
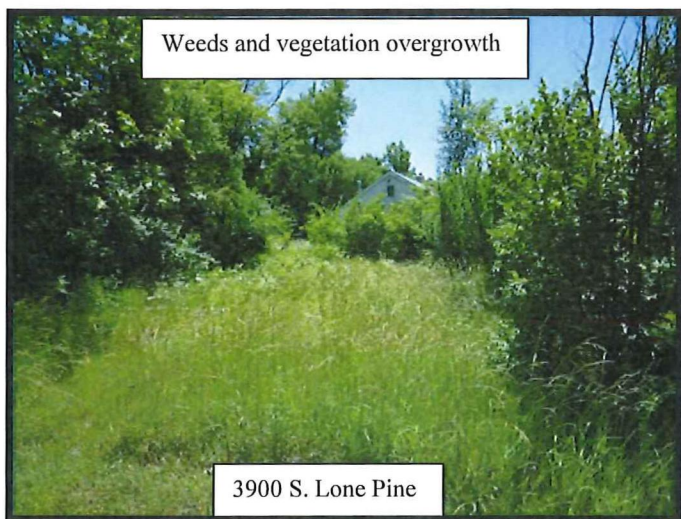
2850 E. Barton



Cracked asphalt, uneven pavement overgrown

3900 S. Lone Pine





## 5.2 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 or septic systems, improper or defective plumbing fixtures or systems, rodent or insect infestation, or other health hazards.

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.

In July 2013, L&A conducted a visual survey of the Redevelopment Area. Each property was observed from the public right-of-way for structural and environmental blighting factors. L&A looked for evidence of physical deterioration and defects in structural factors which included steps, walks, retaining walls, porches, soil erosion,

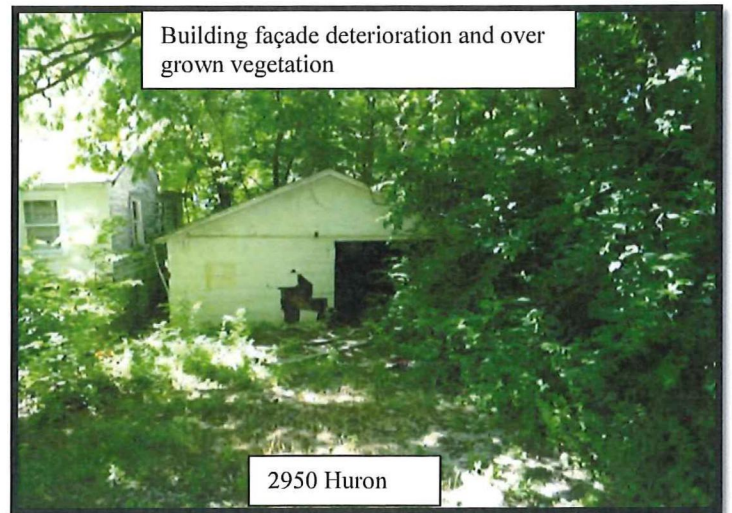


subsidence, roofs, windows, foundations, basements, tuck pointing, siding, paint, potential asbestos containing materials (ACM), spouts, sewer/septic, driveways, caulk, roads, and wells/cisterns. L&A also looked for evidence of environmental issues that could contribute to blight. These issues include potential lead based paint (LBP), evidence of the misuse of pesticides and/or herbicides, rodents, stray dogs and cats, abandoned cars, trash, insects, noise, dust, railroad tracks, vegetation overgrowth, and birds. Other factors to be considered based on age and apparent use of the property, but which would not be visible from the right-of-way include: thermostats; ballasts; fluorescent bulbs; smoke detectors; heating ventilation and air conditioning (HVAC) systems; and interior LBP and ACM. The following items are typically located in older residences and commercial facilities: mercury-containing thermostats; ballasts containing fluorescent bulbs; and americium-containing smoke detectors. Older HVAC systems contain chlorofluorocarbons (CFCs).

Upon completion of the inspections, individual properties were rated based their overall condition. L&A found deteriorated buildings and site conditions were prevalent throughout the Redevelopment Area. L&A made the following observations:

- Many of the structures located within the Redevelopment Area were found to be either dilapidated or in need of major rehabilitation.
- L&A was able to confirm that at least four of the properties in the Redevelopment Area are vacant. Many of those structures were rated as 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.
- Due to the age of some of the structures, it is likely that ACM and LBP are present. As structures deteriorate, ACM and LBP can become exposed to the atmosphere creating health hazards for the public.
- One leaking underground storage tank (LUST) site was reported within the Redevelopment Area at 2938 E. Allen, which could have caused groundwater and/or soil contamination where remediation would be necessary. Three under-ground storage tanks (USTs) were removed, but the site has not reached the Missouri Department of Natural Resources (MDNRs) status of No Further Action (NFA) within the Redevelopment Area. Remediation can be time consuming and expensive depending upon the extent of the contamination.
- 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 which can be costly to maintain.
- The Redevelopment Area displays many unsafe areas for pedestrian traffic. Sidewalks and street lights are minimal. Cracked or uneven sidewalks throughout the area create hazards for pedestrians.
- A portion of the Redevelopment Area also lies within a floodplain and lacks flood controls (Section 5.5).
- Several of the unimproved properties within the Redevelopment Area exhibit one or more of the following:
  - Trash and litter;
  - Overgrown vegetation; and
  - Remnants of previously demolished structures, such as building foundations, brick, rebar, and broken concrete.





The photos below show extensive weed and vegetative growth that promotes a breeding ground for insects and rodents and creates unsafe and insanitary conditions for residents.





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.

### **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. The property in its current state creates a decrepit streetscape 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 and infrastructure improvements within the Redevelopment Area are underutilized.

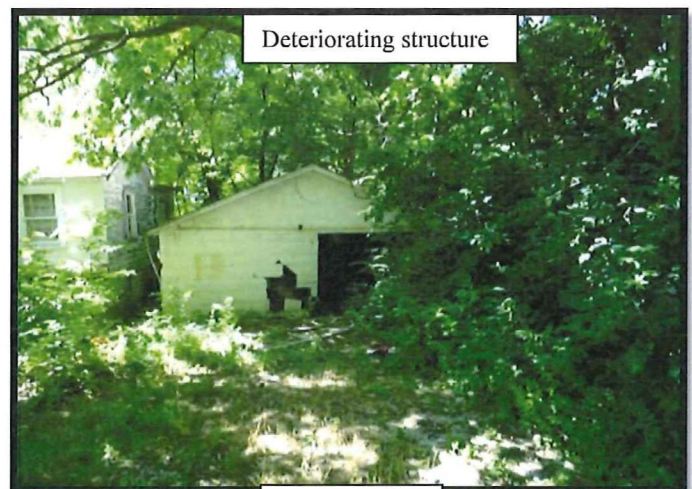
As improvements within the Redevelopment Area age, various components will continue to deteriorate. Deteriorating building components can potentially lead to functional and economic obsolescence of the structure and immediately surrounding area. Potential vacancy as the result of obsolescence could occur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



Vacant/underutilized property

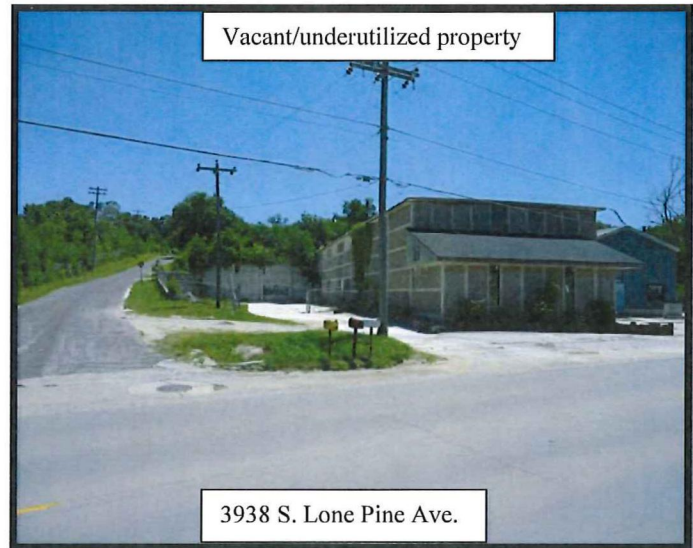
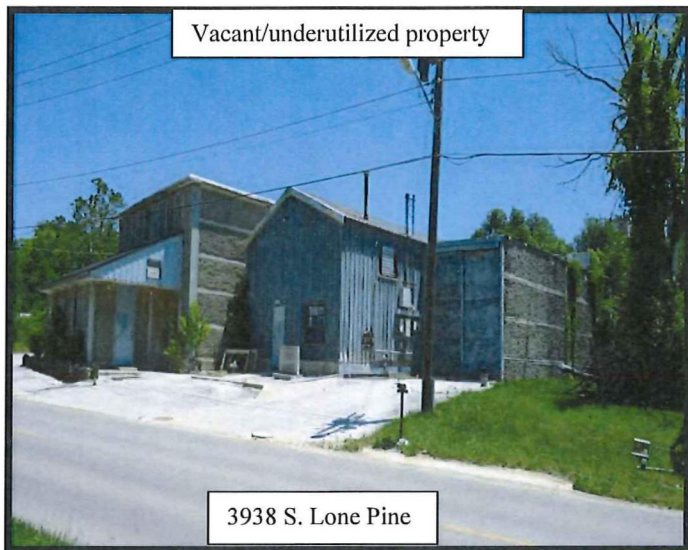
3900 S. Lone Pine



Deteriorating structure

2934 Huron





### 5.3 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 within the Redevelopment Area. 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.

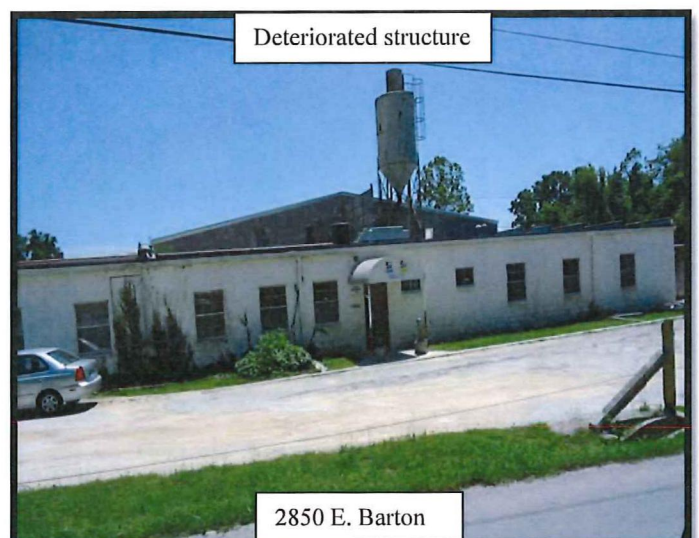
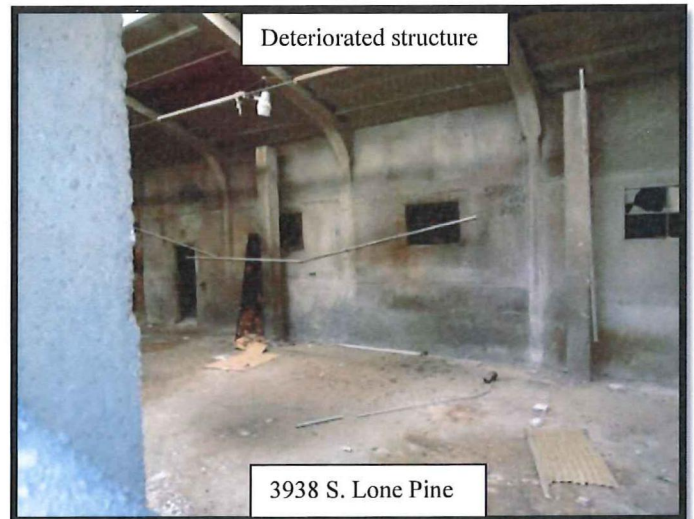
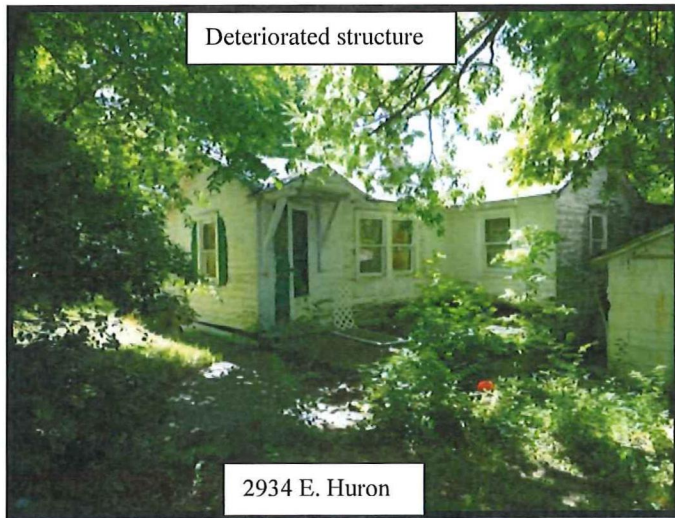
The presence of the conditions discussed below retards the provision of housing accommodations, constitutes an economic or social liability and is a menace to the public health of safety.

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;
- Deteriorated surface pavement on E. Allen Pl., E. Barton St., and E. Huron St. Asphalt and concrete surfaced access streets have extensive cracking to the degree where entire segments of the streets have become compromised. Water infiltration through the cracked segments can erode the underlying road base;
- 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;
- Lack of curb and guttering improvements present on private improvements, as well as public ROWs;
- Deteriorated/lack of sidewalk improvements on public right-of-ways;
- Deteriorated building facades which will become more deteriorated with age and the continued exposure to elements; and



- Deteriorating building structural elements which have become conducive to ill health or are hazardous in nature since they may contain ACM and LBP.





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.

#### 5.4 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.

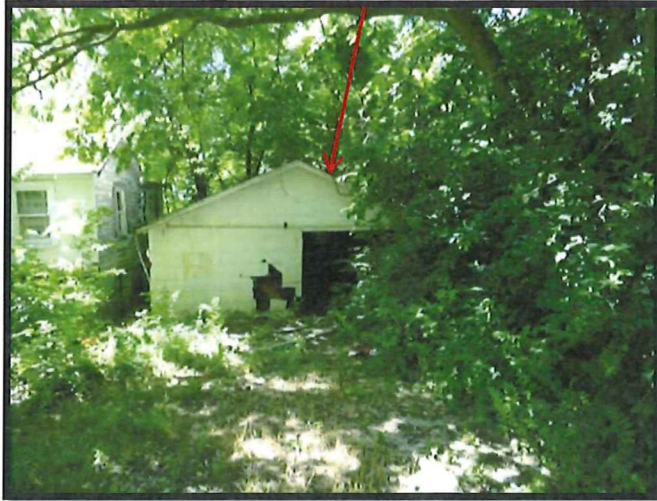
Some of the properties located in the Redevelopment Area are characterized by a long narrow configuration. The lot sizes and configurations do not meet the needs or standards of modern businesses for commercial uses. The narrow lot widths result in buildings that are too small to accommodate modern commercial uses and to be able to provide adequate parking and ingress/egress.

The photographs below show the lack of adequate parking at the church located at 2961 E. Republic Road.

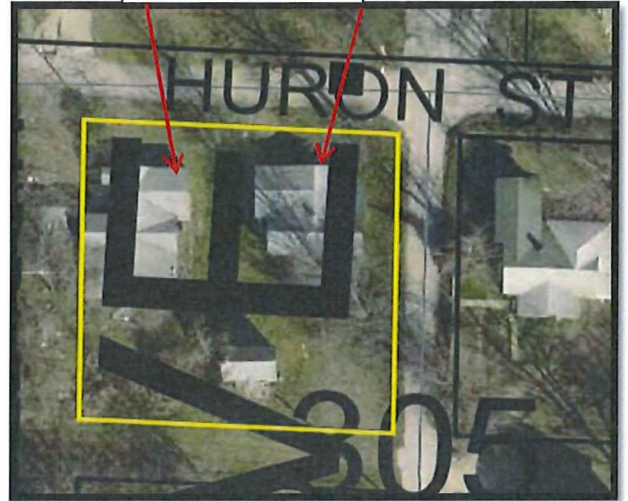


The photographs below reflect a garage associated with 2950 E. Huron Street which, based on Greene County tax records and the Final Plat of the Town of Galloway, is likely located within a ROW. Based on information provided by the City of Springfield, there is some evidence that the southern portion of this ROW was vacated, but the City is not aware of any documentation vacating the northern portion of the ROW under the garage. Additionally, as reflected on the Greene County Assessor's Website, it appears that more than one residential structure exists on a single-family residential zoned parcel located at 2950 E. Huron Street. This further evidences the obsolete platting/improper subdivision afflicting the Redevelopment Area.

2950 E. Huron St.



2950 E. Huron St.

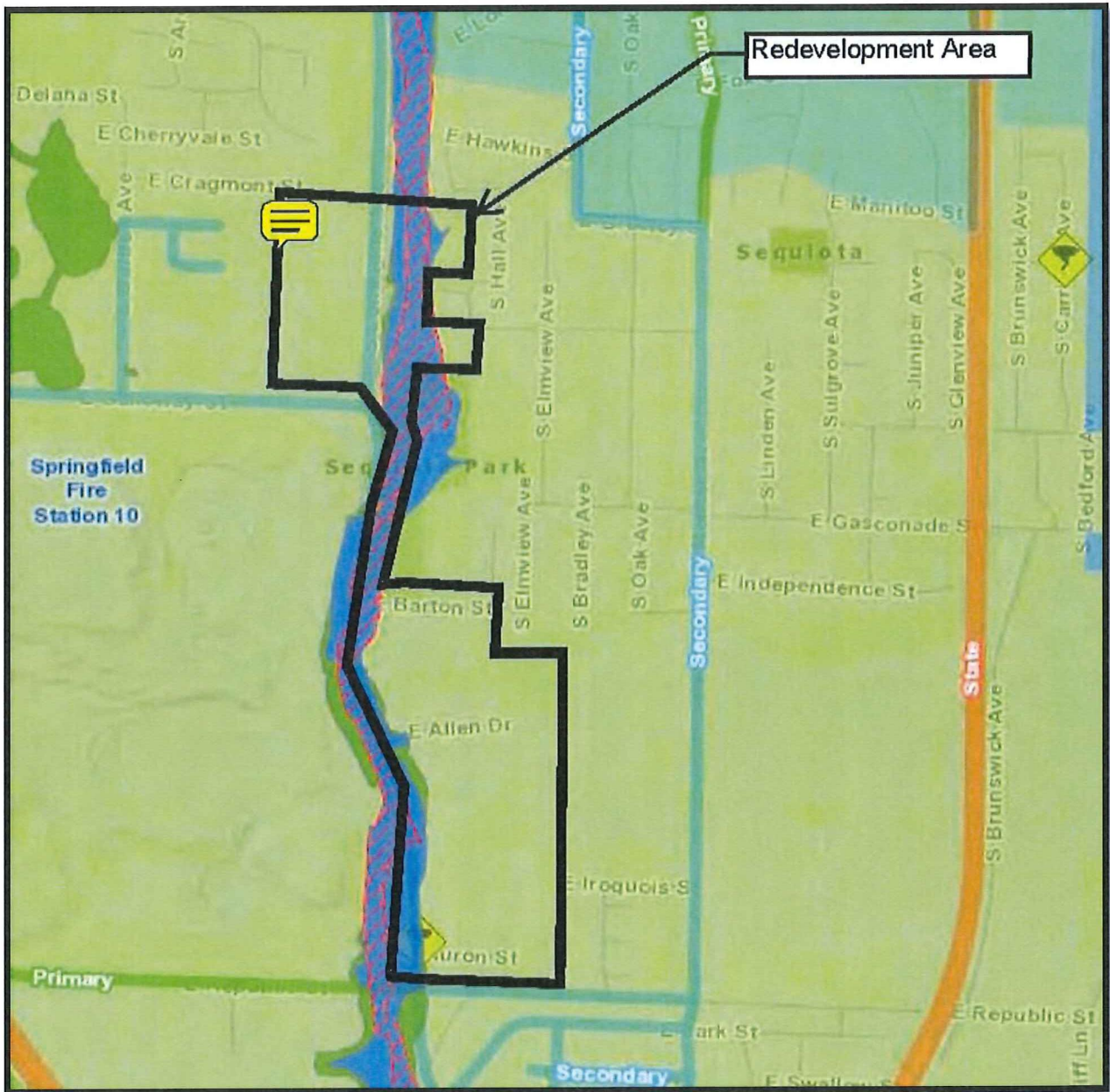


## 5.5 ENDANGERMENT OF LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

### Flood Hazards

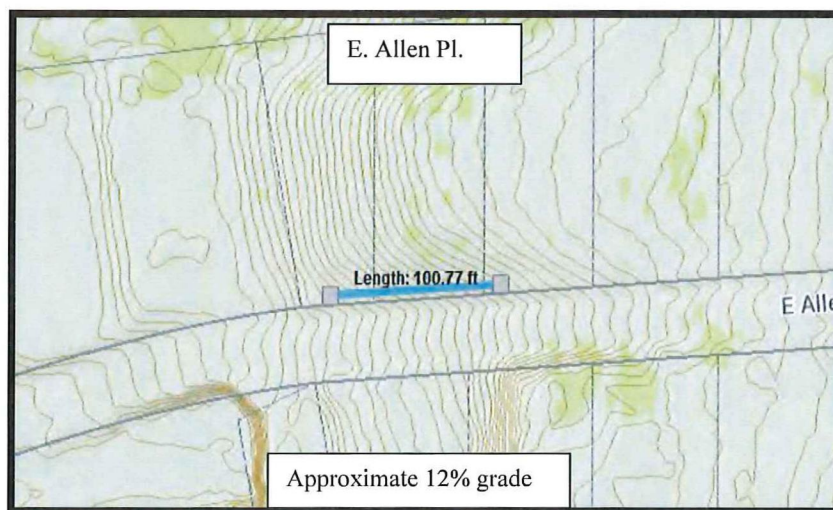
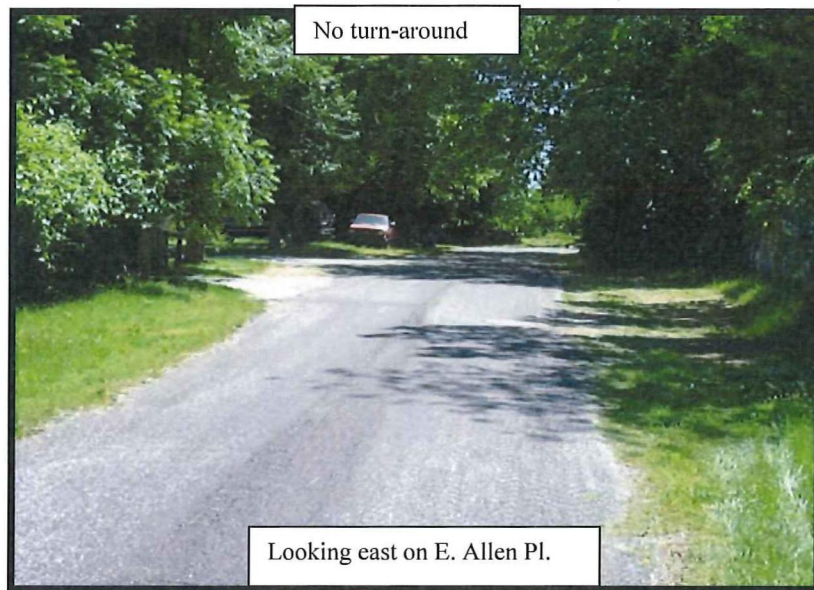
The Redevelopment Area is located within the Federal Emergency Management Agency (FEMA) flood plain panel # 290377C, which shows the Redevelopment Area is located within 100 - 500-year flood zones. A tributary of the Galloway Creek runs along the western portion of the Redevelopment Area. Flooding might not have been a significant concern at the time of the initial development; however, as development within the Galloway Creek watershed intensified, so too did the volumes of water draining into Galloway Creek during and following major rainfall events. As a result, areas adjacent to Galloway Creek have become more susceptible to flooding. Since a floodplain is prone to flooding, lenders may deem projects in this area too risky and refuse to extend credit unless they carry flood insurance and take certain measures to minimize the risk of property damage.





## Emergency Vehicles

E. Allen Place is lacking a proper turn-around which could affect emergency vehicles trying to navigate through the area. In addition, an approximate 100 foot section of E. Allen Place also exceeds the maximum street code of a 10% grade as specified in the City of Springfield Public Works Design Standards for Public Improvements.



## Environmental Concerns

As previously discussed in Section 5.2, it is likely that there are structures in the Redevelopment Area that have ACM and LBP. Additionally, a LUST site, which may have caused groundwater and/or soil contamination, was identified at 2938 E. Allen Place. Three USTs were removed, but the site has not reached the status of NFA.

The presence of these conditions can endanger life or property and constitute an economic and social liability and is a menace to the public health, safety, morals, or welfare





## **6.0 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, 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.

### **6.1 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. Such conditions have rendered the Redevelopment Area a less desirable place to live, which has led to a lack of investment and upkeep of certain properties.

### **6.2 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 reinvestment in and maintenance of area in and around the Redevelopment Area.

### **6.3 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.





## **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 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>)

Intero Real Estate Services. Southeast Springfield Neighborhood Associations  
([http://www.interorealestate.com/Community/MO/Springfield/Southeast\\_Springfield\\_Neighborhood\\_Association/Demographics/](http://www.interorealestate.com/Community/MO/Springfield/Southeast_Springfield_Neighborhood_Association/Demographics/))

“Springfield, Missouri.” Google Earth. April 13, 2013. September 16, 2013.

Lafser & Associates, Inc., *Area Wide Phase I Environmental Site Assessment of The Galloway Redevelopment Area.*, dated July 11, 2013.

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

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





9.0 FIGURE 1- REDEVELOPMENT AREA PROPERTY BOUNDARIES







## 10.0 PHOTOGRAPHS



2811 E. Galloway



2811 E. Galloway





2850 E. Barton



2850 E. Barton



2850 E. Barton



2933 E. Republic





2933 E. Republic



2950 E. Huron





2950 E. Huron



2935 E. Republic





2935 E. Republic



2937 E. Republic





2937 E. Republic



2949 E. Republic





2949 E. Republic



2950 E. Huron





2950 E. Huron



2951 E. Huron





2955 E. Allen Place



2955 E. Allen Place



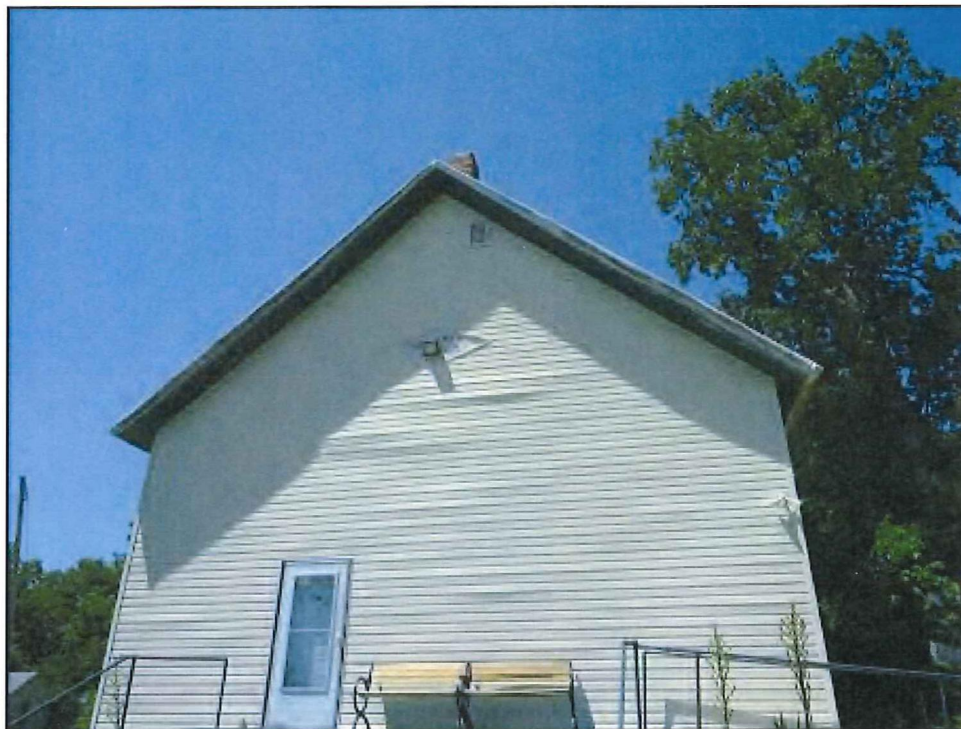


2957 E. Allen Place



2960 E. Allen Place





2961 E. Republic



2961 E. Republic



2961 E. Republic



2963 E. Huron





3417 S. Lone Pine



3475 S. Euclid





3503 S. Lone Pine



3503 S. Lone Pine





3535 S. Lone Pine



3539 S. Lone Pine



3539 S. Lone Pine



3900 S. Lone Pine





3938 S. Lone Pine



4064 S. Lone Pine





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**REDEVELOPMENT PLAN  
FOR THE GALLOWAY  
REDEVELOPMENT AREA  
SPRINGFIELD, MISSOURI**

February 14, 2014

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## Redevelopment Plan

### I. General

#### A. *Boundaries of the Redevelopment Area*

The boundaries of the Galloway redevelopment area are reflected on the map attached hereto and incorporated herein as Exhibit "A" (the "**Redevelopment Area**"). The Redevelopment Area is approximately 74.26 acres of property (including public right-of-way) which is generally located adjacent to S. Lone Pine Ave. starting north of E. Lacuna Street and running south to E. Republic Road 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 blighting 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 development/business opportunities in the Redevelopment Area and surrounding areas;
6. To serve as a catalyst for new multiple-family housing in the Redevelopment Area;  
and
7. 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 mixed-use development through partial real property tax abatement. While there are currently a few pockets of industrially-zoned land within the Redevelopment Area, the highest and best use of the South Lone Pine Avenue frontage is for a mixture of commercial and residential uses. 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 and the zoning 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. Long blank walls located along streets and pedestrian circulation areas shall be avoided. Facades that face streets or connecting pedestrian frontage that are greater than twenty-five (25) feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, or awnings (over windows or doors), which shall be distributed along the façade at least once every twenty-five (25) feet. Furthermore, street facing walls greater than fifty (50) feet in length shall be articulated at least each twenty-five (25) with bays, projections, or recesses. Articulation shall mean a difference in the vertical plane of the building of at least eighteen (18) inches or more.

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 forty-one (41) parcels in the Redevelopment Area. The majority of the developed parcels contain either single family residences or commercial buildings that are used for a variety of purposes including a photography studio, yoga center, veterinary clinic, jeweler, law office, restaurant,

interior decorating and design business, clothing store, art gallery, and crematory/supply company for funeral professionals. There are also a few tracts of land being used for industrial purposes, several lots with vacant buildings that are for sale or lease, and many parcels that are still undeveloped.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as a mixed use development consisting of retail or service businesses, including offices, and multi-family residential housing.

C. *Zoning*

The existing zoning for the Redevelopment Area consists of General Manufacturing, General Retail, Limited Business, Planned Development, Single-Family Residential, and Medium-Density Multi-Family Residential. Properties within the Redevelopment Area should be rezoned to accommodate the land uses permitted under this Redevelopment Plan as market conditions allow for private redevelopment to 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 his portion of the Redevelopment Area 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 the development.

H. *Covenants*

The Redevelopment Plan shall run with the land and require each Property Owner to redevelop 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 the Redevelopment Area and surrounding property is an appropriate area for medium intensity retail, office, and housing. The GMLUP Element also recommends Neighborhood-Scale Businesses be developed near intersections of arterial and collector streets. S. Lone Pine Ave., which runs north and south through the Redevelopment Area, is a secondary arterial roadway and intersects with E. Galloway Street, which is also a secondary arterial roadway, and with E. Barton Street and E. Republic Road, which are both collector streets. 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. 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 Area is located within the northwest quadrant of the Southeast Springfield Development Study Area. Implementation of the Redevelopment Plan will also assist in furthering a portion of the City's redevelopment goals identified in the Southeast Springfield Development Study (the "Study"). The Study identifies the quarry located adjacent to the Redevelopment Area as a site with potential for dense and multiple-use urban development in the future due to its size, integrity, location, and nearby land uses. Although the quarry is still operating, it is important that the surrounding area be a well-maintained, attractive, and inviting environment, which is alive with business, shopping, and visitors so that once the retired quarry site is available for development it is a desirable and sought after location. If interest and activity in the Redevelopment Area diminishes and the area falls into further disrepair it increases the likelihood that the retired quarry site will remain abandoned for an extended period of time which will cause the entire area to appear dilapidated and create a negative perception of this portion of the City.

**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***

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.

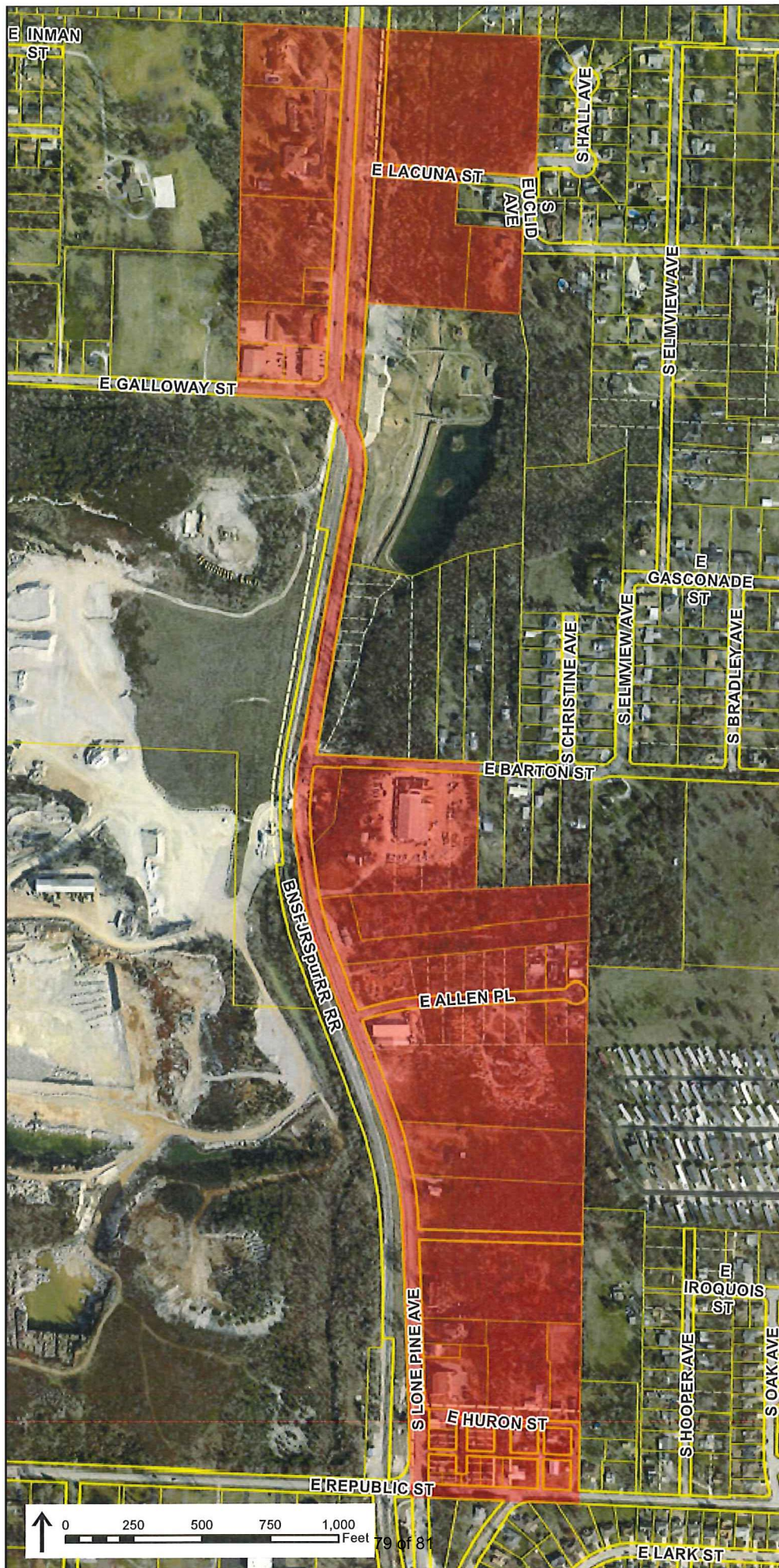




**EXHIBIT A**  
**MAP OF REDEVELOPMENT AREA**

[attached]









## EXHIBIT B

### 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.