Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: March 15, 2018
Time: 6:30 p.m.

Members: Randall Doennig (Chair), King Coltrin (Vice-Chairman), Melissa Cox, David Shuler, Dee Ogilvy, Cameron Rose, Joel Thomas, and Natalie Broekhoven, and Britton Jobe.

1. ROLL CALL

2. APPROVAL OF MINUTES

February 15, 2018

Documents:

PZ MINUTES 2-15-2018.PDF

3. COMMUNICATIONS

City Council - February 12, 2018

Documents:

NA02-12-2018.PDF

City Council - February 26, 2018

Documents:

NA02-26-2018.PDF

4. CONSENT ITEMS

5. UNFINISHED BUSINESS

6. Z-4-2018

1211 East Cherry Street, A&M Pizza Real Estate, LLC

Documents:

Z-4-2018 WITHDRAW MEMO.PDF

7. Planned Development 361 & UCD No. 2

1215-1226 East Cherry Street, A&M Pizza Real Estate, LLC ; Kirk A. Heyle Trust

Documents:

PD 361 TABLING MEMO.PDF

8. PUBLIC HEARINGS

9. Z-7-2018

500 North National Avenue, Calvary Chapel of Springfield

Documents:

Z-7-2018 SR.PDF

10. Planned Development 365

225 East Cardinal Drive, Reality Investments, LLC

Documents:

PD 365 SR.PDF

11. Preliminary Plat Of Tarkio Street Place Subdivision

500 South Miller Avenue, James Rogers

Documents:

TARKIOSTREETPLACE SR.PDF

12. Preliminary Plat Of Sunshine Crossing

3300 blk West Sunshine Street, Sunshine Crossing, LLC

Documents:

SUNSHINECROSSING SR.PDF

13. Preliminary Plat Of Southland Subdivision

1630 West Republic Road, Southland Christian Church

Documents:

SOUTHLANDSUB SR.PDF

14. Preliminary Plat Of Catalpa Cottages Subdivision

2300 blk East Catalpa Street, LK Building Group

Documents:

CATALPA COTTAGES PRELIMINARY PLAT SR.PDF

15. OTHER BUSINESS

16. 2018 Capital Improvements Program

Citywide, City of Springfield

Documents:

2018 - CIP.PDF

17. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

February 15 , 2018
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session February 15, 2018 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), Dee Ogilvy, Melissa Cox, Natalie Broekhoven and King Coltrin. Absent: David Shuler, Joel Thomas, and Cameron Rose. Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Planning Development Director, Tom Rykowski, Asst. City Attorney, Derrick Estell, Public Works Traffic Engineer, Julie Hawkins, Public Works Project Engineer.

MINUTES: The minutes of January 11, 2018 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 858
2240 North Alliance Avenue
Applicant: KUMAC, LLC

Relinquishment of Easement 859
3623 East Sunshine Street
Applicant: Kum & Go, L.C.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Consent Agenda items - Relinquishment of Easement 858 (2240 North Alliance Avenue) and Relinquishment of Easement 859 (3623 East Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

UNFINISHED BUSINESS:

Stream Buffer Zoning Flexibility Amendments
Citywide
Applicant: City of Springfield - Public Works & Environmental Services

Mr. Hosmer stated that this will be presented by Chris Dunnaway, Public Works and Carrie Lamb, Environmental Services.

Stream buffers were adopted into the City standards in December 2016. Stream buffers improve water quality and reserve the natural flood plain. This bill will require stream buffers to be shown on plats during the subdivision process and will amend the zoning ordinance to allow an increase in building height or a reduction in parking if approved by the administrative review committee (ARC) to provide a means of preserving the stream buffer and maximizing the development of the property.

The language to be added is underlined, language to be deleted is ~~stricken~~.

Chapter 36, Article II., Subdivision Regulations
Sec. 36-253. - Stream Buffers.
(1) A Stream Buffer Area shall be designated on any replat, preliminary plat or final plat in accordance with Chapter 96, Article 1, Division 4.

Chapter 36, Article III., Zoning Ordinance
Sec. 36-472. - Stream Buffers.

(1) In the event the minimum requirements of the Chapter 96 stream buffer or water quality standards are infeasible on a proposed site plan without reducing parking below the minimum requirement or increasing maximum building height, the lot will be considered conforming if approved by the Administrative Review Committee (ARC) using the following design requirements. Stream buffers may be used or substituted for open space and/or bufferyards when they exist in the same location as approved by ARC and in conformity with Chapter 96 stream buffer standards.
(a) Design requirements.
1. The height of buildings may be increased above maximum height restrictions for the district provided it does not exceed any required bulk plane restriction. The height may be increased in direct proportion to the area that is being used for the stream buffer.
2. An off-street parking requirement reduction may be allowed up to 20 percent. The off-street parking can be decreased in direct proportion to the area that is being used for the stream buffer.

Examples:
Area equivalent used to increase floor area (building height) or reduce parking up to 20% or
Used as bufferyards, open space etc., if in the right areas.

Ms. Cox asked about the parking lot and what this may entail.

Mr. Hosmer noted that if a site plan has a parking lot or building that is encroaching on a stream buffer then it would be allowed to use the equivalent area to either build up or eliminate the parking spaces in the bufferyard, allowing them flexibility.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** Stream Buffer Zoning Flexibility Amendments (Citywide). Ms. Broekhoven seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

PUBLIC HEARINGS:

Z-4-2018
1211 East Cherry Street
Applicant: A&M Pizza Real Estate, LLC

Planned Development 361 & UCD No. 2
1215-1223 East Cherry Street
Applicant: A&M Pizza Real Estate, LLC and Kirk A. Heyle Trust

Mr. Hosmer asked that these two cases be TABLED and presented at the Planning and Zoning Commission meeting on March 15, 2018

COMMISSION ACTION:
Ms. Cox motioned to **TABLE** Z-4-2018 (1211 East Cherry Street) and Planned Development 361 & UCD No. 2 (1215-1223 East Cherry Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Z-5-2018 w/COD #145
3411 South Kansas Avenue
Applicant: RED 81, LLC

Mr. Hosmer stated that this is a to rezone approximately 2.27 acres of property generally located at 3411 South Kansas Avenue from a R-SF, Residential Single Family to a R-LD, Medium-density Multi-Family Residential District and establishing Conditional Overlay District No. 145. The Growth Management and Land Use Plan identifies this as an appropriate area for Low-Density Housing. The Plan encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. This application meets the intent of the R-LD district which serves to

accommodate multifamily developments at densities up to 18 units per acre and is intended to serve as a transition between lower density and higher density residential districts. The adjacent property to the west has already been rezoned R-LD and developed. The Major Thoroughfare Plan classifies Walnut Lawn Street as a Secondary Arterial roadway and Kansas Avenue as a Collector roadway which supports the proposed land use. A request to rezone the subject property to R-MD, Medium-Density was approved by PZ on February 23, 2017 and denied by City Council on April 11, 2017. Reason for denial: Access to Kansas Ave and the density (R-MD) requested.
The new proposal has no access to Kansas Ave and limits density to R-LD (18 dwelling units per acre). The maximum height two stories (45 feet), 20% open space, 45-degree bulk plane from R-SF and R-TH, Type "C" 15 feet bufferyard adjacent to R-SF.

The Conditional Overlay District:

- Limits the density to 18 dwelling units per acre
- Requires the development to conform to the approved site plan and the Revised Multi-Family Development Location and Design Guidelines.
- Restricts access to Kansas Avenue (access allowed only onto Walnut Lawn).

Staff recommends approval.

Mr. Coltrin asked about the driveway that is marked in a sinkhole and asked if allowed.

Mr. Hosmer stated that it is not allowed, however he referred to Julie Hawkins, Public Works.

Ms. Hawkins stated that the applicant noted it was not a sinkhole and they could prove it with a geotechnical report. If it is determined that is a sinkhole, then they will not be able to build within the sinkhole rim area.

Mr. Hosmer stated that if it is a sinkhole then the driveway will be relocated west of current location and may need to get approval through a change in the site plan if it is a substantial issue.

Mr. Doennig open the public hearing.

Mr. Chris Ball, 444 S. Campbell Avenue, representing the owner. The estimated sinkhole rim is not documented and we will do a sinkhole study and if it is a sinkhole, then we would be happy to reconfigure the location of the driveway. This is a similar plan that was presented last time and approved through the Planning and Zoning Commission and removed the access to Kansas Avenue based on the City Council comments about traffic. There was a good neighborhood meeting and just general concerns regarding the pool, trash, and fence for the property owner to the south and dedicated the existing land as requested by the City.

Mr. Doennig asked what the total number of units being proposed.

Mr. Ball stated that there will be 40 units.

Ms. Broekhoven asked how many acres.

Mr. Ball stated that it is 2.27 acres.

Ms. Carol McCarthy, 1249 W. LaSalle Street, president of the Greater Parkcrest Neighborhood Association and will be speaking on behalf of individuals who have expressed their concerns. She stated that they are not opposed to low density housing, but wanted to know what guarantee that it would remain low density. She also asked what was the City's vision for zoning in Single-Family Residential neighborhoods due to more zoning cases being presented and went over the Land Use Plan stating her concerns. She noted the lack of left turn lights on Kansas Avenue and the busy traffic and the addition of a private school in the neighborhood.

Mr. Adam Graddy, 2925 E. Battlefield Road, noted that he is limited to the site plan upon passage and any additional changes will be brought back in front the Planning and Zoning Commission. He also noted that he is aware of the traffic concerns and the private school.

Mr. Doennig closed the public hearing.

Mr. Doennig asked about the length from the corner to the proposed driveway and what is the length of the left turn lane for east bound Walnut Lawn onto north bound Kansas Avenue.

Mr. Estell stated the standard for ingress/egress on intersections of the current classification is a minimum of 150 feet and noted comments on the spacing in the traffic report and the daily trips into and out of the driveway will be an increase of 16.32 vehicles in the AM and the PM.

Ms. Cox asked about the location of the dashed-line (site-plan) for the sinkhole since it is not known and how it was determined to be placed at the location.

Mr. Ball stated that they copied the approximate location from the City's land development maps and this will require further study.

Ms. Cox requested information for possible revision if the sink hole is located as marked on the site plan and if it needed to meet the minimum spacing requirements of 150 feet.

Mr. Hosmer stated that the site plan must meet the approximate driveway location and if they move the driveway around then it would probably not be a significant change, but he deferred to Derek Estell, Public Works.

Mr. Estell stated that they driveway approach would have to meet the minimum spacing requirements of 150 feet and would likely need to be moved to the west, however every property is permitted at least one access to public right-of-way.

Mr. Coltrin clarified that it would be unfair for the developer to do a sinkhole study before they can get approval for the rezoning. The control is that everything stops if there is a sinkhole at that location and then they would have to come back to the City. He also stated that City staff must enforce the requirements for required spacing and driveway placement.

Ms. Cox stated that she agrees with the density and the access off Walnut Lawn, however she is not hearing why the site plan shows the driveway less than 150 feet from the intersection.

Mr. Doennig asked if commission is approving the site plan as well as the zoning and voiced his concern of the site plan's egress/ingress from Walnut Lawn being too close to the corner. If the sink hole is in the location as currently indicated on the site plan, is there a guarantee that the driveway will move to the west and not to the east. He also asked if the detention basin is a sinkhole and it was stated that it is not a sinkhole and if they must move their driveway to that location then they would have to move their detention basin.

Mr. Hosmer noted that the commission is approving both the site plan and the zoning and noted that if they must move the buildings due to the driveway location or place the driveway in the detention basin location then it is considered substantial and would need to come back in front of the commission.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Z-5-2018 w/COD #145 (3411 South Kansas Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Z-6-2018
1001 East Chestnut Expressway
Applicant: Community College District of Central Southwest Missouri

Mr. Hosmer stated that this is a request to rezone approximately 16 acres of property located at 1001 E. Chestnut Expressway from R-TH, Residential Townhouse District, LB, Limited Business District, CS, Commercial Services District and GM, General Manufacturing District to GI, Government Institutional District. The Growth Management and Land Use Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. There is also a portion of Low-Density Housing; however, this area has been developed as a part of the main OTC campus and no longer serves a residential purpose. The Major Thoroughfare Plan classifies National Avenue as a primary arterial roadway and Chestnut Expressway as an expressway which supports the proposed land use. The rezoning will consolidate the majority of OTC campus south of the recently vacated Central Street into one zoning district which will allow for the continued development of the campus. The proposed rezoning is recommended by OTC's 2010 Springfield Campus Master Plan as part of the Zoning and Land Use element. A traffic study is required at the time of completion of OTC's new Master Plan or if they rezone any additional large undeveloped or low-density areas. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jonathan Staats, 5051 S. National Avenue, representing the college. The college wants to add a minor improvement to one of the buildings at Central and National and the City wants to consolidate the zoning to GI, Government and Institutional. At the neighborhood meeting only two individuals showed and no concerns.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Z-6-2018 (1001 East Chestnut Expressway). Ms. Broekhoven seconded the motion. Ayes: Doennig, Broekhoven, Cox and Ogilvy. Nays: None. Abstain: Coltrin. Absent: Shuler, Thomas, and Rose.

Planned Development 363
3811 South Weller Avenue
Applicant: Weller Development, LLC

Mr. Hosmer stated that this is a request to rezone 8.44 acres of property generally located at 3811 South Weller & 3800 block South Fremont, east-side from Planned Development No. 117 4th and 5th Amendment to Planned Development No. 363. The Growth Management and Land Use Plan identifies this area as appropriate area for High Intensity Retail, Office or Housing. The Transportation Plan classifies Fremont Ave as a Secondary arterial roadway and Weller as a local roadway. The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which limits the development to 15 dwelling units per acre. The proposed PD takes the uses of the existing two PD's and combines them to allow for a mixed-use development. The property is split between PD 117 4th and 5th amendment. The proposed rezoning will allow a mixed-use development with multi-family (micro/studio/2 bedroom uses), office (no banks or financial institution) uses and personal service uses. Density will be set at 15 dwellings per acre for Multi-family and a maximum of 10,000 square feet for Office and Personal Services uses located on the 1st floor. Development will conform to the Multi-Family Design Guidelines and site plan as submitted with the Planned Development. Staff recommends approval.

Ms. Cox asked if it is being is called regional detention because it is undeveloped land or is this a real dentition area and taking away from detention.

Ms. Hawkins stated that there is regional dentition, but it is not shown on the plans, but in the northwest corner, above building b and extending further to the west and remain regional detention and this development will not impede on it.

Mr. Doennig opened the public hearing.

Mr. Robb Preston, 1 W. Brentwood #100, St. Louis, MO, attorney for the applicant. We are combining the uses and bringing down the density to accommodate this development. The development includes two garden style 4 story apartment buildings with 9300 square feet of commercial space on the first floor with standard amenities. There will be minimum disturbance of existing drainage ways and detention area.

Ms. Broekhoven asked why not rezone within the typical set of classifications that the City has.

Mr. Hosmer noted that with this type of development they wanted mixed use so Planned Development allows more flexibility for mixed uses.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Planned Development 363 (3811 South Weller Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Planned Development 364
1701 South Fort Avenue & 1401 West Elfindale Street
Applicant: Vetter Senior Living

Mr. Hosmer stated that this is a request to rezone property 4.74 acres of property generally located at 1701 South Fort Avenue & 1401 West Elfindale Street from Planned Development No. 46, 2nd Amendment to Planned Development No. 364. The Growth Management and Land Use Plan identifies the west portion of this property as appropriate for “Community-Public” since the Elfindale Mansion property prior use was church but now is being used as a Bed and Breakfast. The east portion of the subject property is identified as being appropriate for low-density housing, however, the current zoning has established commercial uses as being appropriate in this location. The subject property is also adjacent to areas identified as appropriate for medium-intensity retail, office or housing uses. The applicant has removed retail uses from the existing Planned Development making this application less intense that what is currently allowed. The intent is to construct an assisted living facility on the vacant property. The Elfindale Mansion and the surrounding property is registered as a Local Historic Site. The PD will protect the historic gatehouse and carriage house that are located on the north side of the subject property. The Landmarks Board approved the proposed building site plan on December 13, 2017. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. John Sohl, 20220 Harney Street, Elkhorn, NE from Vetter Senior Living stating that this has been a long project and are now in a time constraint due to the Certificate of Need (CON) from the State of Missouri to add beds approved September 2017 (their one year of statue of limitations).

Mr. Rick Wilson, 1835 South Stewart, representing the owner. The reason for a Planned Development is because staff would not accept office zoning with a conditional overlay and have met with the Landmarks Board eliminating eating and drinking establishments, convenience stores and gas stations.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Planned Development 364 (1701 South Fort Avenue & 1401 West Elfindale Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Initiate GI District Amendments
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that staff is requesting amendments to the Zoning Ordinance to modify the Government and Institutional District permitted uses section to clarify that certain permitted uses in this district are only allowed when accessory to college or university uses. GI District Purpose. The government and institutional use district is established to apply to those lands where federal, state or local government activities are conducted, where governments hold title to such lands, and to major public and private educational and medical facilities…. Certain non-governmental and non-institutional uses are permitted to provide necessary services to governmental and institutional uses. Permitted uses that may need to be clarified are; General office use group, Major event entertainment use group, Medical office use group, Multifamily dwellings, Retail sales, personal services and eating and drinking establishments use groups. Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council. this is a request.

Mr. Doennig opened the public hearing.

No Speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Initiate GI District Amendments (Citywide). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Initiate Traffic Study Amendments
Citywide
Applicant: City of Springfield – Public Works

Mr. Hosmer stated that the Department of Public Works requests to initiate a change to Section 36-360 – Site Plan review.
The intent of this change is to clarify language regarding Traffic Study requirements at the time of a site plan review by adding language to Section 36-360(5).

> A Traffic Study if required in accordance with Section 9 of the Public Works Design Standards and Specifications. Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified.

If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council.

Mr. Doennig opened the public hearing.

No Speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Initiate Traffic Study Amendments (Citywide). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Initiate Council Action Amendments
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that staff is requesting amendments to the Zoning Ordinance to clarify when a zoning map amendment is remanded back to planning and zoning commission. The Zoning Ordinance is unclear about when the City Council can remand a rezoning back to the planning and zoning commission.

36-367 (11) Action of City Council. (a) When the planning and zoning commission has recommended a change in the zoning district classification or the text of this article together with recommendations for additional requirements pursuant to subsection 36-367(6)(c), the city council shall have discretion to either accept, reject, or make other or additional requirements. Any such requirements shall become a part of the ordinance changing the zoning classification of such property. Such requirements shall be considered as an amendment to this article insofar as it is applicable to such property….

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council.

Mr. Doennig opened the public hearing.

No Speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Initiate Council Action Amendments (Citywide). Ms. Ogilvy seconded the motion. Ayes: Doennig, Broekhoven, Coltrin, Cox and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Thomas, and Rose.

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Vacant Seat, Zone 4	Richard Ollis, General D

Upcoming Council Meeting Agenda
February 12, 2018 - 6:30 p.m.

Speakers must sign up with the City Clerk to speak to an issue on the agenda. Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. ROLL CALL.

Approved as Presented

2. APPROVAL OF MINUTES. January 29, 2018 City Council Meeting And The February 6, 2018 Special City Council Meeting.

Approved as Presented

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On, Except Item Number 7, Which Was Amended At The January 29, 2018 City Council Meeting. Citizens May Speak To The Amendment Only. May Be Voted On.

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

Tabled to the March 12, 2018 City Council Meeting.

7. Amended Council Bill 2018-009. (McClure) Amended At The January 29, 2018 City Council Meeting. Held Over For Public Comment On The Amendment Only.

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.87 acres of property, generally located at 1850 South Blackman Road, from County district R-1, Suburban Residence, to O-1, Office District and establishing Conditional Overlay District No. 141; and adopting an updated 'Official zoning map.' (Staff and Planning and Zoning Commission recommend approval). (By: Christian Church Disciples of Christ; 1850 South Blackman Road; Z-38-2017 Conditional Overlay District No. 141.)

6430

8. Council Bill 2018-036. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 12.72 acres of property, generally located at 5389 West Sunshine Street, from a County M-1, Light manufacturing district, to HC, Highway commercial district, and establishing Conditional Overlay District No. 144. (Staff and Planning and Zoning Commission recommend approval) (By CMH Homes, Inc; 5389 West Sunshine Street, Z-1-2018).

6431

9. Council Bill 2018-037. (Fisk)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.12 acres of property, generally located at the 2100 block of East Sunshine Street, from R-SF, Single-family residential district, to O-1, Office districts, and establishing Conditional Overlay District No. 142. (Staff and Planning and Zoning Commission recommend approval). (By E Sunshine Land, LLC; 2100 East Sunshine Street; Z-2-2018 w/COD #142)

6432

10. Council Bill 2018-038. (Fisk)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, and 1143 East Latoka Street from R-SF, Single-family residential district, to R-MD, Medium-density multifamily residential district, and establishing Conditional Overlay District No. 143; and adopting an updated Official zoning map. (Staff and Planning and Zoning Commission both recommend approval). (By: One Hundred Two Glenstone, Inc.; 1120-1130 & 1121 – 1131 East Latoka Street; Z-3-2018 w/COD #143)

27004

11. Council Bill 2018-039. (Prater)

A special ordinance authorizing the issuance of Conditional Use Permit No. 433 to allow professional and business offices in the R-TH, Residential Townhouse District, generally located at 1518 East Dale Street. (Staff and Planning and Zoning Commission both recommend approval). (By: Springfield Public Schools; 1518 East Dale Street; Conditional Use Permit #433)

Amended. Held over to the February 26, 2018 City Council Meeting for additional public comment on the Amendment only.

12. Council Bill 2018-040. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.4 acres of property, generally located at 3745 South Cox Avenue from Planned Development District No. 141, 6th Amendment, to Planned Development District No. 362; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Modern Tractor & Supply Company; 3745 South Cox Avenue, Planned Development #362)

Tabled to the March 12, 2018 City Council Meeting.

13. Corrected Council Bill 2018-041. (Hosmer and Fisk)

A general ordinance amending Springfield City Code, Chapter 36, 'Land Development Code,' Article III.- 'Zoning Regulations,' Division 2.- 'Rules of Interpretation and Definitions,' Section 36-321.- 'Definitions'; and Division 4.- 'District Regulations,'; and Division 5.- 'Supplemental District Regulations'; Section 36-451.- 'Home Occupations'; and adding a new Section 36-472; for the purpose of establishing rules and regulations regarding the operation of Short-Term Stay Rentals; and designating an effective date for said amendments.

14. RESOLUTIONS. Citizens May Speak. May Be Voted On.

Tabled to the February 26, 2018 City Council Meeting.

15. Council Bill 2018-035. (Fulnecky) Tabled at the January 29, 2018 City Council Meeting to the February 12, 2018 Council Meeting.

A resolution adopting the 2018 Capital Improvements Program document, which provides a schedule of public improvements for 2018 through 2023. (Planning and Zoning Commission and City staff recommend approval).

10360

16. Council Bill 2018-046. (Fisk)

A resolution authorizing the City Manager, or his designee, to apply for a $250,000.00 grant from the Missouri Department of Natural Resources which maintains a matching funds requirement if awarded, to fund the construction of a trail to be generally located along Jordan Creek at West Meadows from Fort Avenue to west of the Burlington Northern Santa Fe railroad tracks.

17. EMERGENCY BILLS.

18. PUBLIC IMPROVEMENTS.

19. GRANTS.

20. AMENDED BILLS.

21. COUNCIL BILLS FOR PUBLIC HEARING.

22. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

Remanded to the Finance and Administration Committee for review and recommendation to be sent back to City Council no later than the February 26, 2018 City Council Meeting.

23. Council Bill 2018-015. (Schilling and Ollis) Tabled at the January 29, 2018 City Council Meeting to the February 12, 2018 City Council Meeting.

A general ordinance amending the Springfield City Code, Chapter 40, Article II, 'Chapter 353 – Urban Redevelopment,' by repealing Article II and enacting in lieu thereof a new Article II and Article III; amending Chapter 2, 'Administration,' Article IV, 'Boards, Commissions and Committees,' Division 5, 'Tax Abatement and Tax Increment Financing Advisory Commission,' by repealing Division 5 and enacting a new Division in lieu thereof; for the purpose of adopting, and updating, various code provisions related to tax abatement administration and to adopt a Workable Program for the City.

24. Council Bill 2018-047. (Fisk)

A general ordinance amending the Springfield City Code, Chapter 10, 'Alcoholic Beverages,' Section 10-62. – 'Exception for general merchandise stores, restaurants, and exempt organizations,' to increase the number of and expand the area, for certain permitted events; amending Chapter 78 – 'Offenses and Miscellaneous Provisions,' Section 78-4. – 'Possession, sale or consumption of alcoholic beverages in public place,' to amend the title of Subsection (c); amending Chapter 106 – 'Traffic and Vehicles,' Section 106-50. – 'Use of City right-of-way during Artsfest'; and including a provision to sunset this Ordinance on December 31, 2018.

25. Council Bill 2018-048. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into a Cost Share Program, Second Supplemental Agreement, with the Missouri Highways and Transportation Commission, for the purpose of coordinating participation in the cost of pavement repairs and rehabilitation on various sections of Kansas Expressway from Interstate 44 to Mount Vernon Street; and to approve a budget adjustment to amend the budget of the Department of Public Works for Fiscal Year 2017-2018, in the amount of $136,418, to appropriate federal Surface Transportation Block Grant Urban funds to pay a portion of the City's share of the project costs.

26. Council Bill 2018-049. (Hosmer)

A general ordinance amending Springfield City Code, Chapter 36 – 'Land Development Code,' Article X. – 'Uniform Enforcement Procedures,' Division 1. – 'Administrative Enforcement,' Sec. 36-1002. – 'Definitions'; Chapter 70 – 'Licenses, Permits and Miscellaneous Business Regulations,' Article VI. – 'Locksmiths,' Sec. 70-300. – 'Appeals'; and Chapter 94 – 'Solid Waste,' Article II. – 'Disposal Areas,' Sec. 94-41. – 'Penalty for violation of article;' for the purpose of clarifying and harmonizing certain administrative hearing procedures.

Added

26.5 Possible Addition to City Council Agenda; however, a determination of whether it will be added will be made by City Council at the meeting.

Council Bill 2018-052. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Greene County Senior Citizens' Services Fund Board for the benefit of the Give 5 Program; and amending the budget of the City of Springfield, for Fiscal Year 2017-2018, in the amount of $92,350 to appropriate said grant funds.

27. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Withdrew Mr. Tim Havens wishes to address City Council.

28. NEW BUSINESS.

Recommended The Public Involvement Committee recommends the following reappointments to the Personnel Board: Gary Stafford, Richard Pogue, and Shelby Lawhon, with terms to expire March 1, 2021.

Recommended The Public Involvement Committee recommends the following appointment to the Planning and Zoning Commission: Britton Jobe with a term to expire January 1, 2021.

Recommended The Public Involvement Committee recommends the following reappointments to the Planning and Zoning Commission: Randal Doennig and Cameron Rose, with terms to expire January 1, 2021.

Recommended The Mayor recommends the following appointment to the Land Clearance for Redevelopment Authority: Dan Scott to fill the unexpired term of Benjamin Hall, with a term to expire March 1, 2020.

Recommended The Mayor recommends the following reappointment to the University of Missouri Extension Council: Joseph Hoffman with a term to expire February 28, 2021.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

29. UNFINISHED BUSINESS.

30. MISCELLANEOUS.

31. CONSENT AGENDA – FIRST READING BILLS.

32. CONSENT AGENDA – ONE READING BILLS. See Item #3.

27008 **33. Council Bill 2018-050. (Ollis)**

A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 171A of Section No. 11, in the general vicinity of Oxford Avenue and Washita Street; provide for inclusion of said district in the City Sewer Financial Assistance Program; authorize the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declare that this bill qualifies for approval in one reading.

27009 **34. Council Bill 2018-051. (Fulnecky)**

A special ordinance amending the budget for the Springfield Fire Department for Fiscal Year 2017-2018 in the amount of $10,000.00, to allocate a donation from the Hartford Financial Services Group, Inc., for fire safety education, equipment and materials for the 2018 calendar year; and declaring an emergency.

35. CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.

27005 **36. Council Bill 2018-042. (Schilling)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield as shown on the Preliminary Plat of Battlefield Business Center No. 13, said subdivision being generally located at 2300 West Sunset Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements).(By: Battlefield Business Center; 2300 – 2400 West Sunset Street)

27006 **37. Council Bill 2018-043. (Fisk)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication to the City of Springfield of public streets and easements shown on the Preliminary Plat of Linwood Heights Revenge, said subdivision being generally located at 2100 East Sunshine Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements). (By: E Sunshine Land, LLC; 2100 East Sunshine Street; Z-2-2018 w/COD #142)

27007 **38. Council Bill 2018-044. (Ferguson)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield as shown on the Preliminary Plat of ISSO Temple, said subdivision being generally located at 1411 West Kearney Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Planning and Zoning Commission recommends approval and staff recommends that City Council accept the public streets and easements). (By: Gray & Associates, LLC; 1411 West Kearney Street)

39. END OF CONSENT AGENDA.

40. ADJOURN.

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Vacant Seat, Zone 4	Richard Ollis, General D

Upcoming Council Meeting Agenda
February 26, 2018 - 6:30 p.m.

Speakers must sign up with the City Clerk to speak to an issue on the agenda. Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. ROLL CALL.

Approved as Presented — **2. APPROVAL OF MINUTES. February 12, 2018 City Council Meeting.**

Approved as Presented — **3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.**

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Except Item No. 7, Which Was Amended At The February 12, 2018 City Council Meeting. Citizens May Speak To Amendment Only. May Be Voted On.

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

6433 **7. Amended Council Bill 2018-040. (Schilling) Amended At The February 18, 2018 City Council Meeting. Held Over For Public Comment On Amendment Only. Citizens May Speak To Amendment Only. May Be Voted On.**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.4 acres of property, generally located at 3745 South Cox Avenue from Planned Development District No. 141, 6th Amendment, to Planned Development District No. 362; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Modern Tractor & Supply Company; 3745 South Cox Avenue, Planned Development #362)

6434 **8. Council Bill 2018-047. (Fisk)**

A general ordinance amending the Springfield City Code, Chapter 10, 'Alcoholic Beverages,' Section 10-62. – 'Exception for general merchandise stores, restaurants, and exempt organizations,' to increase the number of and expand the area, for certain permitted events; amending Chapter 78 – 'Offenses and Miscellaneous Provisions,' Section 78-4. – 'Possession, sale or consumption of alcoholic beverages in public place,' to amend the title of Subsection (c); amending Chapter 106 – 'Traffic and Vehicles,' Section 106-50. – 'Use of City right-of-way during Artsfest'; and including a provision to sunset this Ordinance on December 31, 2018.

20710 **9. Council Bill 2018-048. (Ferguson)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Cost Share Program, Second Supplemental Agreement, with the Missouri Highways and Transportation Commission, for the purpose of coordinating participation in the cost of pavement repairs and rehabilitation on various sections of Kansas Expressway from Interstate 44 to Mount Vernon Street; and to approve a budget adjustment to amend the budget of the Department of Public Works for Fiscal Year 2017-2018, in the amount of $136,418, to appropriate federal Surface Transportation Block Grant Urban funds to pay a portion of the City's share of the project costs.

6435 **10. Council Bill 2018-049. (Hosmer)**

A general ordinance amending Springfield City Code, Chapter 36 – 'Land Development Code,' Article X. – 'Uniform Enforcement Procedures,' Division 1. – 'Administrative Enforcement,' Sec. 36-1002. – 'Definitions'; Chapter 70 – 'Licenses, Permits and Miscellaneous Business Regulations,' Article VI. – 'Locksmiths,' Sec. 70-300. – 'Appeals'; and Chapter 94 – 'Solid Waste,' Article II. – 'Disposal Areas,' Sec. 94-41. – 'Penalty for violation of article;' for the purpose of clarifying and harmonizing certain administrative hearing procedures.

20711 **11. Council Bill 2018-052. (McClure)**

A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Greene County Senior Citizens' Services Fund Board for the benefit of the Give 5 Program; and amending the budget of the City of Springfield, for Fiscal Year 2017-2018, in the amount of $92,350 to appropriate said grant funds.

12. RESOLUTIONS. Citizens May Speak. May Be Voted On. Except Item No.13, Which Was Tabled at the February 26, 2018 City Council Meeting To The February 26, 2018 City Council Meeting. Anticipated To Be Remanded to the Planning and Zoning Commission. However, A Determination of Whether It Will Be Remanded Will Be Made By City Council At The Meeting.

Remanded to Planning and Zoning Commission for further review.

13. Council Bill 2018-035. (Fulnecky) Tabled at the February 12, 2018 City Council Meeting to the February 26, 2018 Council Meeting. Anticipated To Be Remanded to the Planning and Zoning Commission. However, A Determination of Whether It Will Be Remanded Will Be Made By City Council At The Meeting.

A resolution adopting the 2018 Capital Improvements Program document, which provides a schedule of public improvements for 2018 through 2023. (Planning and Zoning Commission and City staff recommend approval).

10361

14. Council Bill 2018-053. (McClure)

A resolution directing the Mayor to apply for “Opportunity Zone” designations to qualifying tracts of land to be eligible for investment by “Opportunity Funds” through the Federal Tax Cuts and Jobs Act of 2017. (Staff recommends approval).

15. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

Amended. Held over to the March 12, 2018 City Council for second reading.

16. Council Bill 2018-054. (McClure)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2017-2018, by appropriating funds from the carryover fund balance and increasing expenses in the amount of $396,351; and declaring an emergency.

17. PUBLIC IMPROVEMENTS.

18. GRANTS.

19. AMENDED BILLS.

20. COUNCIL BILLS FOR PUBLIC HEARING.

21. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

Tabled to the March 12, 2018 City Council Meeting.

22. Council Bill 2018-015. Substitute No. 1 (Ollis, Hosmer, and Schilling).

A general ordinance amending the Springfield City Code, Chapter 40, Article II, ‘Chapter 353 – Urban Redevelopment,’ by repealing Article II and enacting in lieu thereof a new Article II and Article III; amending Chapter 2, ‘Administration,’ Article IV, ‘Boards, Commissions and Committees,’ Division 5, ‘Tax Abatement and Tax Increment Financing Advisory Commission,’ by repealing Division 5 and enacting a new Division in lieu thereof; for the purpose of adopting, and updating, various code provisions related to tax abatement administration and to adopt a Workable Program for the City.

Tabled to the March 12, 2018 City Council Meeting.

23. Council Bill 2018-015. (Schilling and Ollis) Tabled at the February 12, 2018 City Council Meeting to the February 26, 2018 City Council Meeting.

A general ordinance amending the Springfield City Code, Chapter 40, Article II, 'Chapter 353 – Urban Redevelopment,' by repealing Article II and enacting in lieu thereof a new Article II and Article III; amending Chapter 2, 'Administration,' Article IV, 'Boards, Commissions and Committees,' Division 5, 'Tax Abatement and Tax Increment Financing Advisory Commission,' by repealing Division 5 and enacting a new Division in lieu thereof; for the purpose of adopting, and updating, various code provisions related to tax abatement administration and to adopt a Workable Program for the City.

24. Council Bill 2018-055. (Ollis)

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 4 Public Sewer Rehabilitation – Sewer Main Cleaning, Closed Circuit Televised Video and Cured-in-Place Pipe project; accepting the bid of Insituform Technologies USA, LLC, for the project; authorizing the City Manager, or his designee, to enter into a contract for said project; and approving a budget adjustment to amend the Fiscal Year 2017-2018 budget of the Department of Environmental Services Clean Water Enterprise Fund in the amount of $8,700,000.

25. Council Bill 2018-056. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to accept additional annual services funds from Greene County for the benefit of the Springfield-Greene County Health Department to expand program services of Animal Control into areas of unincorporated Greene County; and amending the budget of the Springfield-Greene County Health Department, for Fiscal Year 2017-2018, in the amount of $205,000 to appropriate said funds.

26. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Did Not Appear

Mr. Robert A. Mondy wishes to address City Council.

27. NEW BUSINESS.

28. UNFINISHED BUSINESS.

29. MISCELLANEOUS.

30. CONSENT AGENDA – FIRST READING BILLS.

31. CONSENT AGENDA – ONE READING BILLS. See Item #3

10362

32. Council Bill 2018-057. (McClure)

A resolution confirming the reappointment of Brenda Leigh Guffey, Bryan Pendleton, and Lee Ann Thessing to the Glenstone Marketplace Community Improvement District Board of Directors. (Staff recommends approval).

10363

33. Council Bill 2018-058. (Hosmer)

A resolution authorizing the Mayor to execute deeds transferring title of the Midtown Carnegie and Schweitzer Brentwood Library Branches, of the former Springfield Library District, to the Springfield-Greene County Library District.

34. CONSENT AGENDA – SECOND READING BILLS.

Confirmed

Confirm the following reappointments to the Personnel Board: Gary Stafford, Richard Pogue, and Shelby Lawhon, with terms to expire March 1, 2021.

Confirmed

Confirm the following appointment to the Planning and Zoning Commission: Britton Jobe with a term to expire January 1, 2021.

Confirmed

Confirm the following reappointments to the Planning and Zoning Commission: Randall Doennig and Cameron Rose, with terms to expire January 1, 2021.

Confirmed

Confirm the following appointment to the Land Clearance for Redevelopment Authority: Dan Scott to fill the unexpired term of Benjamin Hall, with a term to expire March 1, 2020.

Confirmed

Confirm the following reappointment to the University of Missouri Extension Council: Joseph Hoffman with a term to expire February 28, 2021.

35. END OF CONSENT AGENDA.

36. ADJOURN.

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: March 12, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Z-4-2018

The applicant is requesting that this rezoning case be withdrawn from consideration.

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: March 8, 2018

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Planned Development No. 361 & UCD No. 2

Staff is requesting that the rezoning case be tabled to the next Planning and Zoning Commission meeting on April 12th until issues with off-street parking can be resolved.

PLANNING AND ZONING COMMISSION PUBLIC HEARING: MARCH 15, 2018

CITY COUNCIL PUBLIC HEARING: APRIL 9, 2018

CASE NUMBER:
Z-7-2018

LOCATION:
500 North National Avenue

ACRES:
1.78 acre

EXISTING LAND USE:
Commercial and manufacturing uses as permitted in the PD

APPLICANT: Calvary Chapel of Springfield

STAFF: Bob Hosmer, ACIP Principal Planner

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the request to rezone from Planned Development No. 293, to GR, General Retail District, as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately 1.78 acre of property from Planned Development No. 293 to a GR, General Retail District.

FINDINGS FOR STAFF RECOMMENDATION:

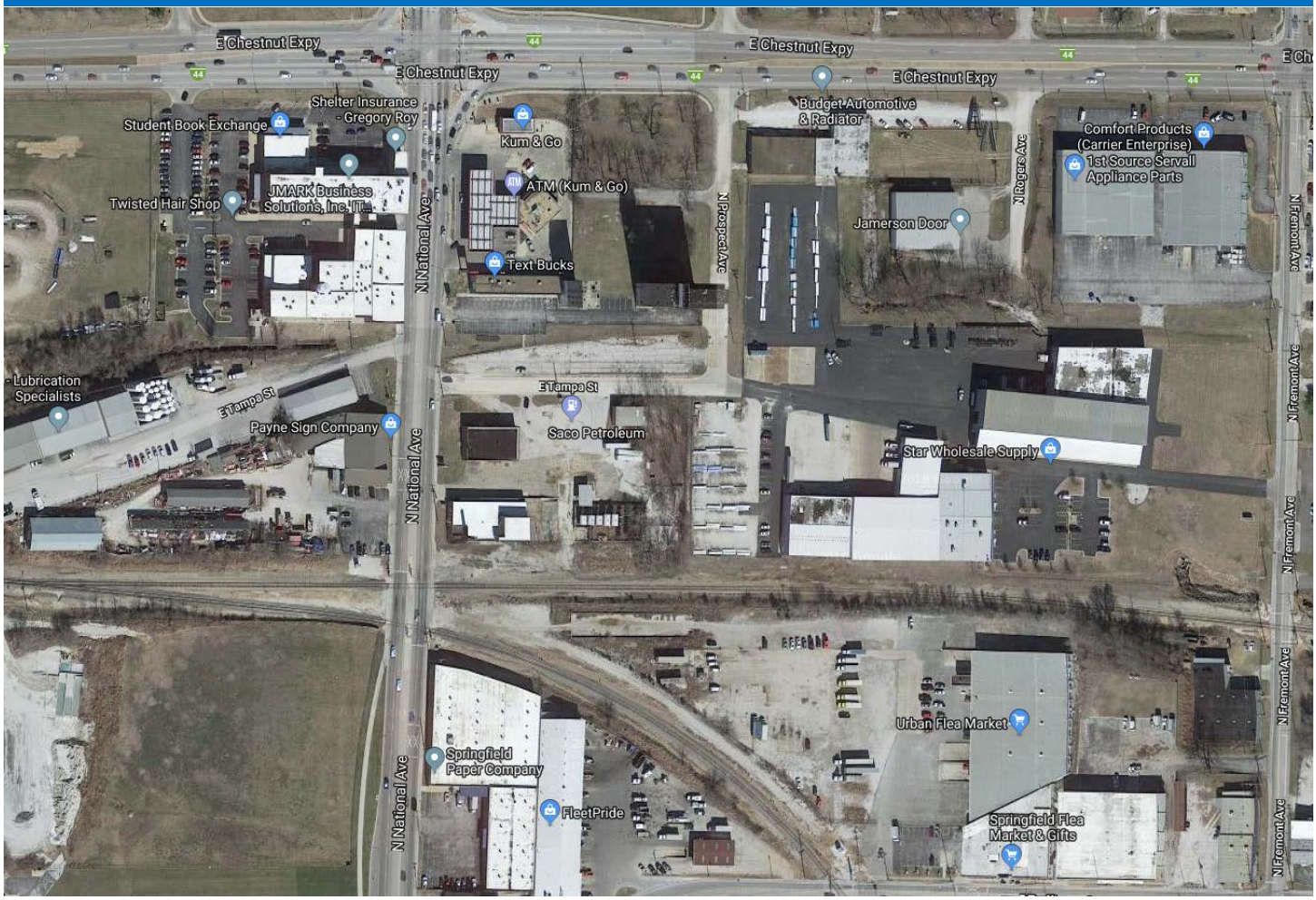
1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office of Housing. The Major Thoroughfare Plan classifies Tampa Street as a local roadway and National Avenue as a primary arterial roadway which supports the proposed land use.

2. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

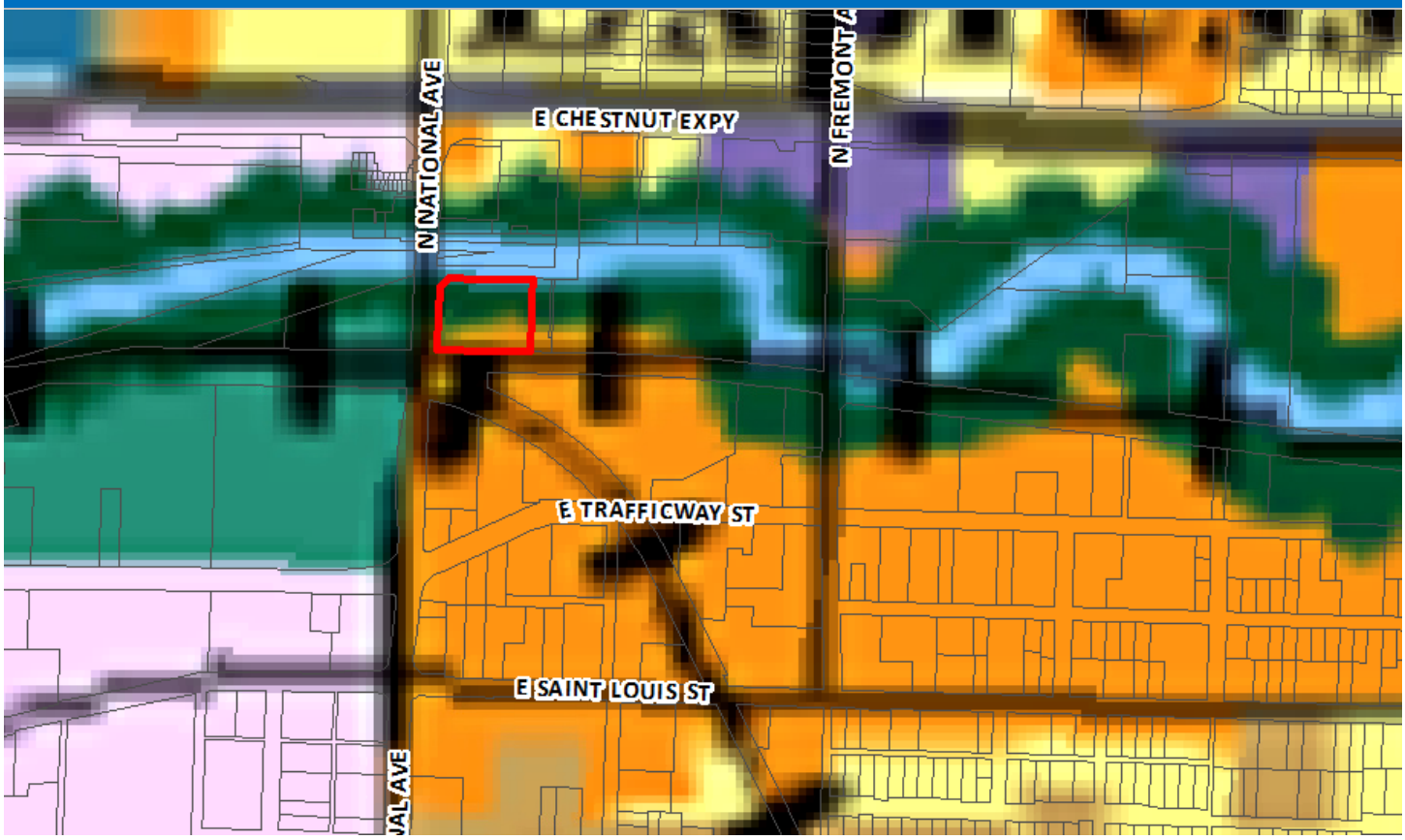
	NORTH	SOUTH	EAST	WEST
ZONING	GM, Manufacturing	GM, Manufacturing	GM, Manufacturing	HM, Manufacturing
LAND USE	vacant	Springfield Paper Co.	Wholesale Supply	Payne Sign Co.

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

The subject property was zoned to a General Manufacturing District in 1995 by General Ordinance 4494 and then was rezoned to Planned Development 293 on May 15, 2006 to allow for a mixture of uses.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
Maximum Structure Height	None, except that no building shall be higher than a 30-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	None, except as required by the supplemental open space and bufferyard requirements
Open Space Requirement	20%
Design Requirements	Standards per code

BULK PLANE	LANDSCAPING
None required since not adjacent to a residential district	None required since not adjacent to a residential district

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies Tampa as a local roadway and National Avenue as a primary arterial roadway which supports the proposed land use.

STAFF COMMENTS:

1. The applicant, Calvary Chapel of Springfield, is proposing to rezone the property located at the 500 North National Avenue from Planned Development District No. 293 to a GR, General Retail District. The applicant is proposing to use the property for a church which the Planned Development does not allow.

2. The *Comprehensive Plan* recommends a mixture of uses with the Medium Intensity Retail, Office or Housing category which is consistent with the proposed rezoning of this area which is in a transition from a predominately industrial use to more retail and mix of uses.

3. A traffic study was not required. The current use of the property in PD-293 zoning is similar to that of the proposed GR zoning. This does not exceed the 100 additional trips generated threshold for the requirement of a Traffic Study.

4. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 16, 2018 regarding the request for rezoning. A summary of these meetings is attached (Attachment 2).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 8 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues

CITY UTILITIES:

No objection to rezoning. All utilities are available to provide service.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is available.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies N. National Avenue as a Primary Arterial roadway and E. Tampa Street as a Local roadway. The standard right-of-way width for N. National Avenue and E. Tampa Street is 50 feet from the centerline and 30 feet from the centerline, respectively. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. N. National Avenue and E. Tampa Street are City maintained streets. The most recent traffic count on N. National Avenue south of E. Chestnut Expressway is 27,581 vehicles per day. There are no recent traffic counts for this section of E. Tampa Street. There are currently two driveway access points onto N. National Avenue. No access will be permitted to N. National Avenue, therefore, both driveway approaches will need to be closed. There are also currently three driveway access points onto E. Tampa Street. It appears at least one of the existing driveway approaches onto E. Tampa Street will need to be closed to meet the City's minimum spacing requirements. There is sidewalk along the property frontage of N. National Avenue. The existing infrastructure meets current city standards. Sidewalk is not required along the property frontage of E. Tampa Street. On-street parking is not allowed along N. National Avenue, but is allowed along E. Tampa Street. The Jordan Creek Greenway Trail is just west of the property pertaining to this rezoning. There are no bus stops in the area pertaining to this rezoning, but several in the downtown area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no upcoming projects planned in the area pertaining to this rezoning. There are no improvements required to public right-of-way as a part of this rezoning.

Works Traffic Division	Response
Street classification	N. National Avenue – Primary Arterial E. Tampa Street – Local
On-street parking along streets	N. National Avenue – No E. Tampa Street – Yes
Trips generated - Peak Hour	121.0 vehicles (PD-293) 145.4 vehicles (GR)
Additional Trips generated with zoning change - Peak Hour	24.4 vehicles
Existing street right of way widths	N. National Avenue – 50 ft. from the centerline

	E. Tampa Street – 30 ft. from the centerline
Standard right of way widths	N. National Avenue – 50 ft. from the centerline E. Tampa Street – 30 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study was not required. The change in zoning from PD-293 to General Retail produces 24.4 additional trip ends in the PM peak, which does not exceed the 100-additional trip end threshold requirement for a Traffic Study.

STORMWATER COMMENTS:

The property is in the Jordan Creek South drainage basin. The property is in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of stormwater detention will be allowed. Since the project will not be disturbing more than one (1) acre there will not be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
4. Paving the parking lot will add additional impervious. A buyout, paying a fee in lieu of constructing detention will be allowed.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South
Is property located in Floodplain	Yes
Is property located on a sinkhole	No
Is stormwater buyout an option	Yes

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development (*existing zoning*) to General Retail (*proposed zoning*)
2. Meeting Date & Time: February 16, 2018 from 4pm-6:30pm
3. Meeting Location: 500 N. National Ave.
4. Number of invitations that were sent: To those within 500 feet of the property
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 2
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   All comments were positive, no issues.

8. List or attach the written comments and how you plan to address any issues:

I, Thomas A. Humphrey (*print name*), attest that the neighborhood meeting was held on 2/16/2018 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Thomas A. Humphrey

Signature of person completing affidavit

Thomas A. Humphrey

Printed name of person completing affidavit

Sign-In Sheet For Neighborhood Rezoning Notification Meeting
500 N. National Ave. February 16, 2018 4-6:30 pm

NAME	ADDRESS
1. Ron J Barber	501 N. National Ave
2. Kent Grove	600 N. Prospect
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 15, 2018
CITY COUNCIL PUBLIC HEARING:	APRIL 9, 2018

CASE NUMBER:
Planned Development No. 365

LOCATION:
225 East Cardinal Drive

ACRES:
1 acre

EXISTING LAND USE:
Single-family residence

APPLICANT:
Reality Investment LLC

STAFF: Michael Sparlin, 864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve rezoning the subject property to Planned Development No. 365

SUMMARY OF REQUEST:

Request to rezone approximately 1 acre generally located at 225 East Cardinal Drive from O-1, Office District to Planned Development No. 365.

FINDINGS FOR STAFF RECOMMENDATION:

1. The request is consistent which the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this property as an appropriate area for predominately Medium or High Density Housing. The requested Planned Development No. 365 is consistent with the *Plan* which promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The subject property is located within the James River Freeway and Campbell Avenue Activity Center and this proposal will place residents in an area that has many amenities such as shopping and employment centers.

2. The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which will limit the development to 28 dwelling units per acre and requires specific design guidelines.

3. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 95 amd. 2	County R-2	PD 95 amd. 2, County R-2	O-1
LAND USE	Restaurant	Townhomes	Multi-family, Townhome	Daycare

Development Review Staff Report

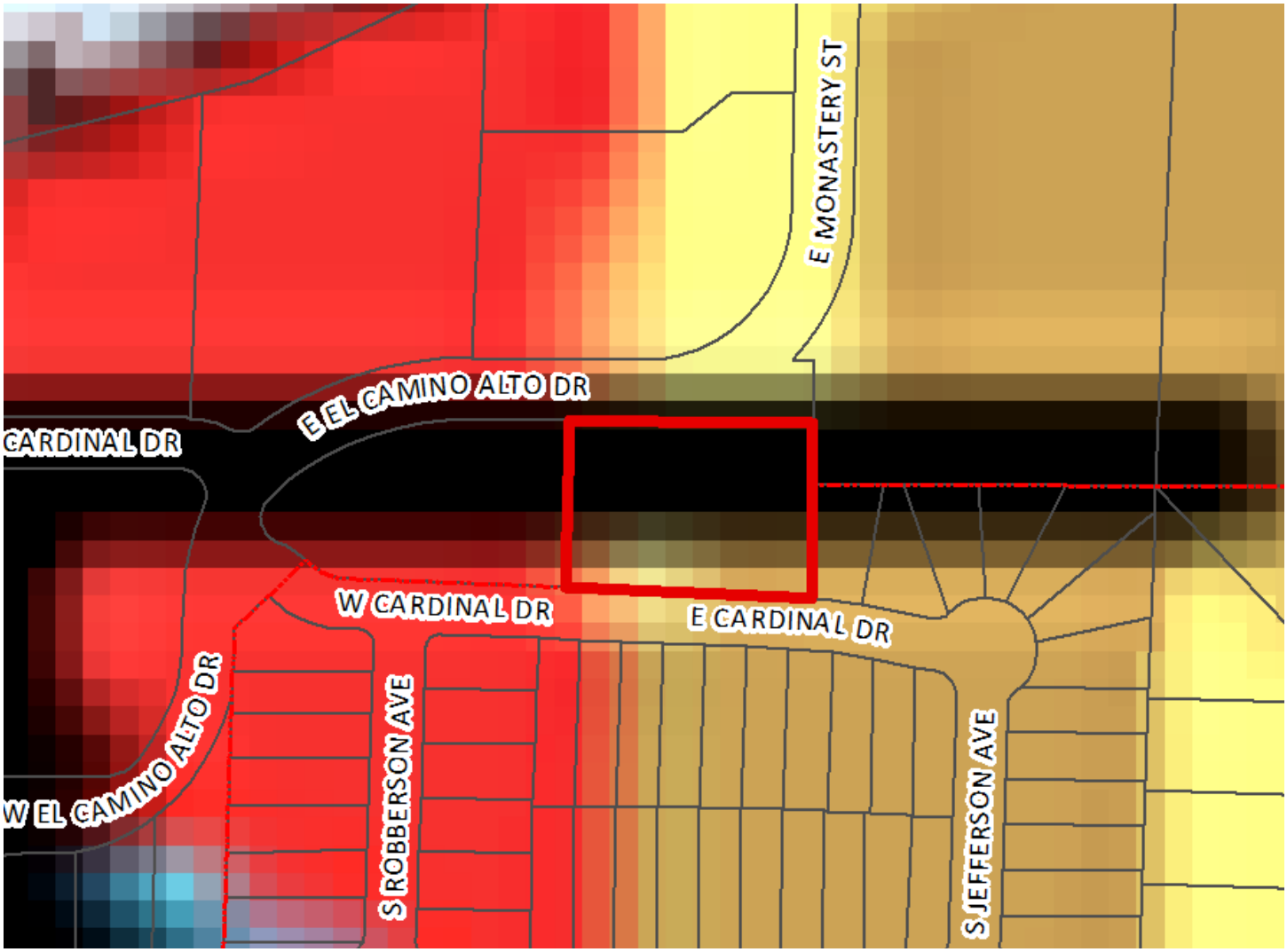
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

Development Review Staff Report

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

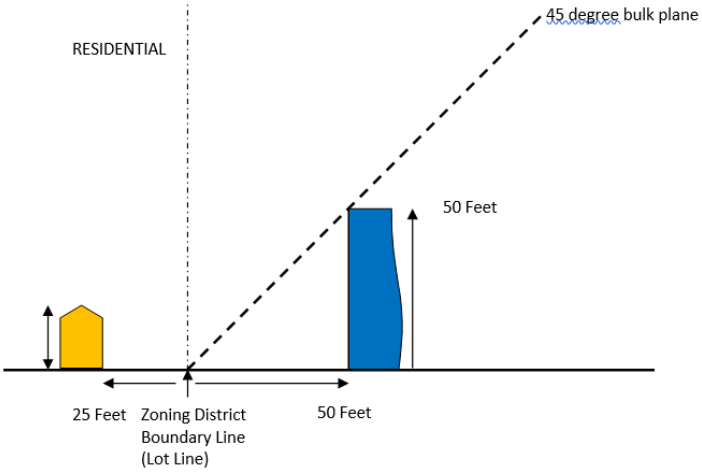
Development Review Staff Report

PROPERTY HISTORY:

This property was originally zoned R-TH, Residential Townhouse. The subject property was zoned to the current O-1, Office District in June 2007 along with a neighboring property to the west.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR PD 365
Maximum Structure Height	Limited by 45-degree bulk plane from east and south from County R-2 zoning.
Front Yard Setback	Both El Camino Alto and Cardinal Drive are considered front yards. 25 feet for building and 10 feet for parking lot along El Camino. 15 feet for apartment building along Cardinal Drive.
Side setbacks	6 feet
Open Space Requirement	20%
Design Requirements	See Exhibit 1 for details

BULK PLANE	LANDSCAPING
45 degree measured from County R-2 zoning on East and South across Cardinal Drive. 	See Exhibit 2, Site Plan for details. Bufferyard Type B to the east (along County R-2 zoning) and south.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area predominately for Medium or High Density Housing. This land use category is for all various forms of apartment buildings which are intended to be located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways.

The *Plan* promotes development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The subject property is located within the James River Freeway and Campbell Avenue Activity Center and this proposal will place residents in an area that has many amenities such as shopping and employment centers.

Development Review Staff Report

STAFF COMMENTS:

1. The applicant is proposing to rezone this property from O-1, Office District to Planned Development No. 365. The applicant has proposed the Planned Development with the intent of developing a multi-family apartment building with a total of 28 dwelling units on the 1 acre property.

2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area predominately for Medium or High Density Housing. This land use category is for all various forms of apartment buildings which are intended to be located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways. The *Plan* promotes development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The subject property is located within the James River Freeway and Campbell Avenue Activity Center and this proposal will place residents in an area that has many amenities such as shopping and employment centers. Staff believes that the proposed PD 365 is appropriate for this area.

3. The applicant is requesting a maximum residential density of 28 dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 24 dwelling units per acre. The developer is requesting the additional 4 dwelling units/acre density under the Opportunity and Constraints section. Staff can support an increase in density based on the *Comprehensive Plan* identifying this area appropriate for medium or high-density housing and because the area is "sandwiched" between higher intensity uses and because James River Freeway was a physical barrier that negatively effected assessment points. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2). The development must be in substantial conformance to the attached site plan (Exhibit 2).

4. The proposed PD was modeled off the R-MD district which allows the requested 28 dwelling units per acre. The development of the site under the R-MD district would be difficult due to the subject property having "double-frontage" on El Camino Alto and Cardinal Drive. In residential districts, the *Zoning Ordinance* requires that parking lots cannot be located in front of the buildings along street frontages. Therefore, the development of this property would not allow parking lots in front of the building on both the north and south side. A Planned Development has been proposed in order to permit development of the lot. The proposed Planned Development applies the front yard requirement to Cardinal Drive and places the parking lot in front of the building along El Camino Alto along the north of the property. This parking lot layout is consistent with other commercial uses along El Camino Alto.

5. The proposed PD allows for the trash dumpster and enclosure to be encroach into the front yard setback along Cardinal Drive. In exchange, the applicant will provide a bufferyard Type "B" to the south, adjacent to residential uses. This bufferyard would not be required with typical R-MD zoning.

6. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 17, 2017. A summary of the meeting and sign-in sheet is attached (Attachment 2).

PUBLIC NOTIFICATION:

Development Review Staff Report

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 19 Returned: 0

Development Review Staff Report

CITY OF Springfield

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 365

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with rezoning.

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. El Camino Alto Drive and E. Cardinal Drive as Collector roadways. The standard right-of-way widths for E. El Camino Alto Drive and E. Cardinal Drive are 30 feet from the centerline. It appears approximately 6 feet of additional right-of-way needs to be acquired along E. Cardinal Drive – however, this a County maintained street. Defer to Greene County for all comments regarding right-of-way and access onto E. Cardinal Drive. It appears a portion of the proposed parking lot extends into public right-of-way for El Camino Alto Drive. A survey is recommended to determine the exact amount of existing right of way. E. El Camino Alto Drive is a City maintained Street. The most recent traffic count on E. El Camino Alto Drive east of S. Campbell Avenue is 3,882 vehicles per day. There is currently one driveway access point along E. Cardinal Drive pertaining to the property in this zoning. There is existing sidewalk along the property frontage of E. El Camino Alto Drive. Defer to Greene County for the requirement of any sidewalk along the property frontage on E. Cardinal Drive. On-street parking is not allowed along E. El Camino Alto Drive, but is allowed along E. Cardinal Drive. There is a Greenway Trail to the south of the property pertaining to this rezoning. There are bus stops along W. Cardinal Drive and in the area pertaining to this rezoning. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no improvements required of the property to public right-of-way as a part of this rezoning. There are no planned improvements in the area pertaining to this rezoning.

*A traffic study was not required. Compared to the current uses permitted in the O-1 zoning, the proposed uses in PD-365 produce approximately 20 less trip-ends in the peak hours. No additional trips generated are anticipated based on the change in zoning from O-1 to PD-365.

Public Works Traffic Division	Response
Street classification	E. El Camino Alto Drive – Collector E. Cardinal Drive – Collector
On-street parking along streets	E. El Camino Alto Drive – No E. Cardinal Drive – Yes
Trips generated - Peak Hour	39.6 vehicles (O-1) 19 vehicles (PD-365)
Additional Trips generated with zoning change - Peak Hour	-20.6 vehicles
Existing street right of way widths	E. El Camino Alto Drive – 33 ft from the centerline E. Cardinal Drive – 24 ft from the centerline
Standard right of way widths	E. El Camino Alto Drive – 30 ft from the centerline E. Cardinal Drive – 30 ft from the centerline
Traffic study submitted	Not required*

Proposed street improvements	None required

FIRE COMMENTS:

No issues with rezoning.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of stormwater detention will not be allowed and detention is required. Since the project will be disturbing less than one (1) acre a land disturbance permit will not be required.

Site drains southwest to Greene County. Coordination with them will be required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is available and there are no conflicts with public sewer.

CITY UTILITIES COMMENTS:

No objection to rezoning. However, it must be noted that there is an electric pole located on northeast of this property. This pole will be difficult and expensive to relocate. Easements may be needed from the property at 248 E Monastery if the pole needs to be relocated. The relocation will be at the customer's expense, although the cost will be accounted for in the economic feasibility analysis for the project.

Development Review Staff Report

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT
PLANNED DEVELOPMENT 365

The applicant is requesting approval of multi-family apartments on 1 acre of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points, which would allow up to 24 dwelling units per acre. The applicant has requested a density of 28 dwelling units per acre. The additional 1 point was determined to be allowed under the Opportunity and Constraints sections. Below is an analysis of the five categories used to calculate the Matrix score.

A. Land Use Accessibility (2/3 points)
   Two points were given for land use accessibility. There is a neighborhood retail mixture within a ¼ mile and supermarket, employment concentration, public library and a greenway trail within a ½ mile.

B. Connectivity Analysis (2/5 points)
   Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes.

C. Road Network Evaluation (2/2 points)
   Two points were given for the road network evaluation.

D. Design Guidelines (6/6 points)
   A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

   1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

   2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan.

   3. Building Orientation and Interior Landscaping – All building orientations will address El Camino Alto Avenue and Cardinal Drive to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.

6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.

7. Amenities – The development will provide one amenity.

8. Preservation of Trees –All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

E. Opportunities and Constraints

The opportunities and constraints listed in this document must be considered in evaluating a site for higher residential density.

How much higher density exists or is planned or approved for the area?

If the Vision 20/20 Comprehensive Plan or other adopted plans or studies recommend a lower or higher density than that determined by the matrix calculation, staff may consider recommendation of a density more consistent with approved plans.

The *Growth Management and Land Use Plan* recommended higher intensity at this location. The *Plan* recommended High to Medium Density Housing. The *Plan* also recommends High Intensity Retail, Office or Housing on neighboring properties.

Is the proposed a small site "sandwiched" between higher intensity uses?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is contiguous to higher intensity uses such as higher density multi-family, retail, office, and institutional uses on two or more sides. When abutting single-family detached and two-family uses, staff may require additional design elements to encourage compatibility with the surrounding neighborhood.

The subject property is located in an area that has higher intensity uses on two sides. The subject property is adjacent to two-family residences and the proposed PD requires a bufferyard adjacent to these uses, which is more than would be required with a traditional zoning district.

Are there physical or other natural barriers within ½ mile of the site?

Where the connectivity and road network elements of the assessment criteria receive low scores because a physical barrier such as a railroad, freeway, stream, hill or bluff, or large institutional use is within one-half mile of the project site, staff may consider a recommendation of a higher density than that determined by the matrix calculation or where the land use compatibility element of the assessment criteria receives high scores staff may consider a recommendation of a lower density than determined by the

matrix calculations because a physical barrier prevents access by the residents of the multi-family site to land uses identified in the land use compatibility section.

Staff determined that the density points were negatively effected by James River Freeway to the North. The freeway lowered the connectivity analysis points and the land use accessibility points by “blocking” adjacent uses from being counted as would be accessible if a freeway was not located in the area.

DENSITY: The assessment criteria resulted in a total of a maximum density of 28 dwelling units per acre. The applicant has requested a total density of 28 dwelling units per acre with the additional density awarded under the Opportunity and Constraints section.

EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 365

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.

B. INTENT

The purpose of this planned development is to provide an apartment community which will coordinate with the existing Coryell Commons 55+ facility located at 248 E Monastery. One multi-story building will be constructed along with associated parking and any infrastructure improvements.

The ground floor will include garages along with apartments. A shared drive with the neighbor to the west will be used for access from El Camino Alto and a new drive will be constructed along Cardinal drive for access from the south.

The site is also close to restaurants and entertainment with sidewalk access, which will provide connectivity for the residents to nearby businesses.

C. DEFINITIONS

The definitions contained in the Zoning Ordinance shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

D. USES PERMITTED

The following uses shall be permitted on the subject parcel:

1. Multifamily housing facilities: Living facilities designed as a multifamily dwelling in which the living units may or may not contain kitchen facilities. Other uses which may be permitted if they are clearly incidental to such facilities may include central dining rooms, activities centers, commissary, nursing care, beauty and barber shops, and other similar uses.

2. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include administrative offices for project management not exceeding one thousand (1000) square feet, model units, carports, garages, maintenance buildings, and gate houses.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.

2. All activities and permitted uses, except off-street parking and loading facilities, shall be conducted wholly inside a building, or buildings.

3. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum residential gross density for the subject parcel shall be 28 dwelling units.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

1. All structures, vehicular use areas, open space and pedestrian facilities shall be situated in substantial conformance with Exhibit 2.

2. The following minimum setbacks shall be required:
   a. Twenty-five (25) feet for buildings and ten (10) feet for parking along the northern boundary.
   b. Six (6) feet for building and parking along the east and west boundaries.
   c. Fifteen (15) feet for building and parking along the southern boundary. The dumpster, dumpster enclosure and picnic area are allowed to be constructed in the south setback and bufferyard .

3. All structures shall remain below a forty-five (45) degree bulk plane as measured from the boundary of any adjacent residential district. To the south, the bulk plane measurement starts from the property line of the residential Lot on the south-side of Cardinal Drive.

4. The impervious surface ratio shall not exceed 0.80.

H. DESIGN STANDARDS:

The design requirements shall adhere to the following standards:

Design to Encourage Pedestrian Activity

1. Provide pedestrian amenities such as pedestrian scale lighting and non right-of- way street furniture to enhance the pedestrian environment. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum 30 feet in height. Parking lot lighting and pedestrian lighting should be appropriate to create adequate visibility at night and evenly distributed to increase security. Street furniture may include but is not limited to benches; shelters; and decorative trash bins. There shall be one (1) street/park bench provided within each multi-family development, thereafter, one (1) park/street bench for every 50 dwelling units.

2. The project will blend the building scale and set back with existing developments that are consistent with these guidelines. Street facing walls that are greater than 50 feet in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building of at least 18 inches or more.

3. Buildings adjacent to the street will be situated on the site to provide pedestrian access to the street. Additional interior lot buildings may be oriented toward parking lots or public/common open space. Buildings adjacent to the street shall not have parking lots located between the building and the street. Corner lots may have parking on one street face. Interior areas of parking and

vehicular use areas shall contain planting islands every 20 contiguous parking spaces whether double staked or linear. The size of the planting island shall be the equivalent area of one parking space. This shall be used toward satisfying the 5% interior landscaping requirements.

4. Avoid blank walls along pedestrian circulation areas. Facades that face streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features; windows, entrances, arcades, arbors, awnings (over windows or doors), distributed along the façade at least once every 25 feet.

Provide a Good Circulation System

1. Provide connectivity by including direct vehicular or access easements, pedestrian and bicycle connections between abutting or adjacent developments, including retail centers and bus stops, wherever possible.

2. Buildings shall connect building entrances to one another and to sidewalks on adjacent public and/or private streets via a minimum four (4) foot wide sidewalk separated from vehicular traffic by a four foot wide planting strip (the 4 foot planting strip does not apply to parking lots where the sidewalk is intended to provide access to the parking lot). Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures. Fences, landscaping and other site improvements shall be located so as not to impede safe and convenient pedestrian circulation. On-site sidewalks shall be designed to connect to off-site sidewalks on adjoining properties and public and/or private streets. Sidewalks shall connect parking areas or parking structures that serve the principal multi-family building; community amenities, such as swimming pools, community centers, other recreational facilities, or common open space.

3. Provide shared driveways, cross access driveways and/or other forms of connectivity and secondary access to existing or future adjacent developments.

Respect the Natural Environment

1. The development shall include at least 15% of the total site or premise as a usable recreational area and/or facility. Usable recreational area/facility is defined as an open recreational area or recreational facility which are designed and intended to be used for outdoor living and/or recreation, and/or amenity. Usable open recreational areas shall not include land occupied by buildings, structures, streets, sidewalks, driveways, or parking areas but may include outdoor recreational facilities such as walkways used solely for recreational purposes/connections, swimming pools, sports courts, clubhouse, community center, exercise room or other amenities as defined in these guidelines. The 15% usable recreational area or facility does not reduce the required 20% open space. All common open recreational areas on the site, including recreational facilities, shall be readily accessible to all occupants and should, wherever possible, be physically connected to other common open space areas on and off the site. Generally, usable open recreational areas should have a minimum dimension of thirty (30) feet in any direction and minimum area of nine hundred (900) square feet; however, it is recognized that open recreational areas can be of a smaller minimum dimension or area provided it meets the definition.

2. Incorporate one functional amenity. Allowable recreational amenities:
    a. Swimming pool;
    b. Resident clubhouse.
    c. One tot lot with a minimum size of nine hundred square feet (900') per tot lot area;
    d. Basketball, volleyball, tennis court, handball court or other sports court.

e. One (1) picnic area, with a minimum size of nine-hundred square feet (900') per area, and including a minimum of one (1) picnic table and one (1) barbeque grill/pits per picnic area;
f. Community center (meeting room, assembly hall, etc.);
g. Exercise room and/or recreation building

3. A tree six inches or greater in diameter measured 4 1/2 feet above ground must be preserved or replaced with a tree of at least two inches (2) in diameter—for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2 in diameter throughout the project area.

I. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods. footprint.

1. 20% open space required.

2. The Screening and Fencing provisions of Section 36-480 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

3. The landscape and bufferyard provisions of Section 36-482 of the Springfield Zoning Ordinance in effect at the time of development shall apply as outlined below:
   a. North Boundary - No bufferyard required.
   b. South Boundary - Bufferyard B required however the dumpster, dumpster enclosure and picnic area are allowed to be constructed in the south setback and bufferyard.
   c. East Boundary - Bufferyard B required with solid screen at least six feet in height adjacent to County R-2 zoning.
   d. West Boundary - No bufferyard required.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the Springfield Zoning Ordinance, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, are for illustrative purposes only and shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Sections 36-455 & 36-483, of the Springfield Zoning Ordinance in effect at the time of development shall apply with the following exception: Parking and vehicular use shall be allowed between the building and R.O.W. along El Camino Alto Street as shown in Exhibit #2.

M. SIGNS

Development shall adhere to the Springfield Zoning Ordinance in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

1. Construct the required improvements; or

2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or

2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development in this District include the following.

1. Sanitary sewer facilities - Sanitary sewer currently serves the site. No main extensions will be required.

2. Storm water management facilities - Stormwater detention and water quality will be required at time of development. All storm water management facilities, including detention and water quality, will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department.

Improvements shall conform to the following standards.

1. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owner's association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

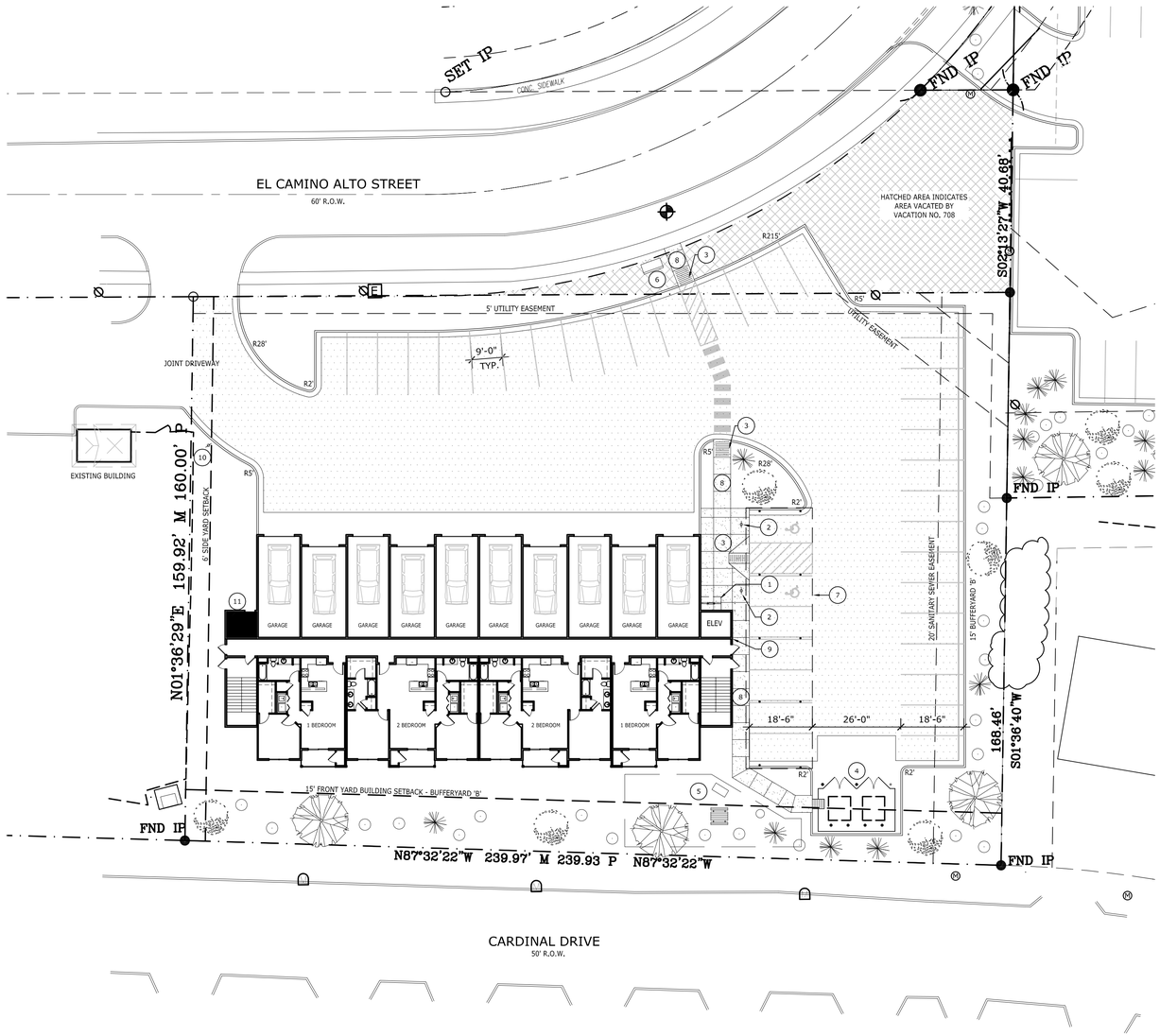
A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit.

1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. The site layout of buildings and parking may shift while still maintaining conformance with Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405 of the Springfield Zoning Ordinance.

2. The Administrative Review Committee is herby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

    a. Any uses within the District other than those specifically prescribed by the ordinance.

    b. Any increase in the intensity of use permitted within the District.



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C1.1

SITE PLAN LAYOUT

scale: 1" = 20'-0"

SITE LEGEND

ASPHALT PAVEMENT OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS.

CONCRETE SIDEWALK OR PAVEMENT PER CIVIL DRAWINGS. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 4'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER CITY OF SPRINGFIELD LANDSCAPING ORDINANCE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IN THEIR BID TO PROVIDE A DETAILED LANDSCAPE PLAN INDICATING SPECIFIC PLANTINGS AND TREES TO REVIEW FINAL SELECTIONS WITH OWNER. ALL SUBSTITUTION SHALL BE APPROVED BY OWNER/ARCHITECT.

UNIT / PARKING TABULATION

UNIT MIX		PARKING REQUIREMENTS	
1 BEDROOM UNITS	14	14 x 1.5	21 SPACES
2 BEDROOM UNITS	14	14 x 2	28 SPACES
TOTAL	28 UNITS		49 SPACES

2 BICYCLE SPACE REDUCTION	1 SPACE
TOTAL PARKING SPACES REQUIRED	48 SPACES
TOTAL PARKING SPACES PROVIDED	48 SPACES

ZONING DATA

SIZE OF PROPERTY	43,625 S.F. OR 1.00 ACRES
INTENSITY OF DEVELOPMENT	28 UNITS PER ACRE
MINIMUM OPEN SPACE	20%
OPEN SPACE PROVIDED	13,078 / 43,625 = .30 OR 30%
RECREATIONAL AREA	6,635 / 43,625 = .15 OR 15%

MULTI-FAMILY DEVELOPMENT MATRIX

PLEASE NOTE THAT THE POINTS INCLUDED IN THE INFORMATION BELOW WERE PROVIDED BY CITY STAFF FOR SECTIONS 5.4, 5.5, AND 5.6. SECTIONS 5.7 AND 5.8 ARE DEPENDANT UPON THE SITE DESIGN LAYOUT AS HEREBY PROVIDED. WE HAVE INDICATED THE ANTICIPATED POINTS THAT WOULD BE AWARDED TO COMPLY WITH THE DENSITY PROPOSED.

5.4: LAND USE ACCESSIBILITY — 2 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.5: CONNECTIVITY ANALYSIS — 2 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.6: ROAD NETWORK EVALUATION — 2 POINTS
AS DETERMINED BY STAFF CALCULATIONS

5.7: DESIGN GUIDELINES — 6 POINTS

A. DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY
1. PEDESTRIAN AMENITIES — PROVIDED
2. BUILDING SCALE & ARTICULATION — PROVIDED
3. BUILDING ORIENTATION & INT. LANDSCAPING — PROVIDED
4. AVOIDANCE OF BLANK WALLS — PROVIDED
5. HISTORIC DECONSTRUCTION — NOT APPLICABLE
6. ON-STREET PARALLEL PARKING — NOT APPLICABLE

B. PROVIDE A GOOD CIRCULATION SYSTEM
1. EXTERNAL CONNECTIVITY — PROVIDED
2. INTERNAL CONNECTIVITY — PROVIDED
3. TRAIL CONNECTIONS — PROVIDED
4. SHARED DRIVEWAYS — PROVIDED
5. STREET ALLIGNMENT — NOT APPLICABLE
6. INTERNAL STREETS — NOT APPLICABLE

C. RESPECT THE NATURAL ENVIRONMENT
1. USEABLE RECREATIONAL AREA/FACILITY — PROVIDED
2. AMENITY CALCULATION — PROVIDED
3. PRESERVATION OF STEEP SLOPES — PROVIDED

5.8: OPPORTUNITIES AND CONSTRAINTS — 1 POINT
A. TO BE DETERMINED

TOTAL SUB-TOTAL OF POINTS — 13 POINTS

13 POINTS THROUGH BASE CALCULATIONS ALLOWS 28 UNITS PER ACRE. 1 ACRE X 28 UNITS PER ACRE EQUALS 28 UNITS. DEVELOPMENT PLAN PROPOSES 28 UNITS.

GENERAL LANDSCAPING NOTES

A TREE SIX INCHES OR GREATER IN DIAMETER MEASURED 4 1/2 FEET ABOVE THE GROUND MUST BE PRESERVED OR REPLACED WITH A TREE OF AT LEAST TWO INCHES IN DIAMETER - FOR A MAXIMUM TOTAL OF 7 TREES PER ACRE. TREES MEETING THE LANDSCAPE REQUIREMENTS IN THE ZONING ORDINANCE MAY BE COUNTED TOWARD THIS REQUIREMENT. THE LIFE OF ALL PLANTED AND SAVED TREES SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 5 YEARS OR SHALL BE REPLACED WITH AN EQUAL DIAMETER TREE. IF THIS IS NOT POSSIBLE THEN THE TOTAL DIAMETER OF TREES AT THE TIME THEY ARE LOST, SHALL BE REPLACED WITH AN EQUAL DIAMETER AMOUNT OF TREES WITH NO LESS THAN 2 INCHES IN DIAMETER THROUGHOUT THE PROJECT AREA.

15 BUFFERYARD B: ALONG SOUTH AND EAST SIDE OF SITE ALONG PROPERTY LINE, LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET: (1) CANOPY TREES, (1) UNDERSTORY TREES, (1) EVERGREEN TREES AND (6) SHRUBS. A SIX FOOT TALL SCREEN FENCE SHALL BE PROVIDED ON THE EAST SIDE OF THE SITE ADJACENT TO COUNTY R-2 ZONING.

SITE LIGHTING NOTES

LIGHTING SOURCES OR LUMINARIES THAT DO NOT HAVE A CUTOFF AND ARE USED IN PARKING LOTS AND PEDESTRIAN WAYS SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT. LIGHTING SOURCES OR LUMINARIES THAT DO HAVE A CUTOFF SHALL NOT EXCEED 30 FEET IN HEIGHT. PARKING LOT LIGHTING AND PEDESTRIAN LIGHTING SHOULD BE APPROPRIATE TO CREATE ADEQUATE VISIBILITY AT NIGHT AND EVENLY DISTRIBUTED TO INCREASE SECURITY. ALL LIGHTING SHOULD BE GLARE-FREE AND SHIELDED FROM THE SKY AND ADJACENT RESIDENTIAL PROPERTIES AND STRUCTURES, EITHER THROUGH EXTERIOR SHIELDS OR THROUGH OPTICS WITHIN THE FIXTURE.

KEYNOTES

1. BICYCLE PARKING RACK PER DETAIL ON SHEET C1.3.
2. PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT PER DETAIL ON SHEET C1.3.
3. PROVIDE ACCESSIBLE CURB RAMP PER DETAIL ON SHEET C1.3.
4. TRASH ENCLOSURE PER DETAILS ON SHEET C1.3.
5. PICNIC AREA WITH (1) TABLES, (1) GRILLS AND (1) TRASH BINS
6. PARK BENCH - OWNER FURNISHED CONTRACTOR INSTALLED
7. PREFABRICATED CANOPY PER DETAILS ON SHEET C1.4.
8. 5 FOOT WIDE CONCRETE SIDEWALK.
9. CONTRACTOR SHALL PROVIDE A CITY OF SPRINGFIELD FIRE DEPARTMENT APPROVED KNOX BOX BRAND KEY BOX ON THE EXTERIOR WALL. THE KNOX BOX SHALL HAVE A LOCKING CAP FOR THE FIRE DEPARTMENT CONNECTION.
10. CONTRACTOR TO PROVIDE A 3D SIGN WITH REFLECTIVE BACKGROUND WITH THE TEXT, "ALL DRIVE LANES WITHIN THE COMPLEX ARE CONSIDERED 'FIRE LANES - NO PARKING'".
11. SOLID BOX INDICATES PROPOSED LOCATION OF FIRE SPRINKLER RISER ROOM. VERIFY WITH FIRE DEPARTMENT AND CROSS COORDINATE WITH SITE UTILITY PLAN.

hdesigngroup
architecture + design

5039 S National Avenue I Springfield, MO 65810 I 417.887.6595

OWNER

TLC PROPERTIES
1531 E. BRADFORD PARKWAY, SUITE 305
SPRINGFIELD, MO 65804
417.869.1118

PROJECT TEAM

CIVIL ENGINEER
ANDERSON ENGINEERING
2045 WEST WOODLAND ST.
SPRINGFIELD, MO 65806
(417) 886-2741

STRUCTURAL ENGINEER
METTEMEYER ENGINEERING
2101 WEST CHESTERFIELD BLVD. SUITE B105
SPRINGFIELD, MO 65807
(417) 890-8002

MEP ENGINEER
CJD ENGINEERING
2101 WEST CHESTERFIELD BLVD. SUITE B105A
SPRINGFIELD, MO 65807
(417) 877-1700

PROFESSIONAL SEAL

Matthew A. Capen, AIA - Architect
MO# A-2011006167

PRELIMINARY:
NOT FOR
CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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CORYELL COMMONS #2

PROJECT ADDRESS:
225 EAST CARDINAL DRIVE
SPRINGFIELD, MISSOURI 65810

SITE PLAN LAYOUT

PROJECT NO.: 17-043
DRAWN BY: HDG
REVIEWED BY: MAC
DATE: 01-16-2018

SHEET
C1.1

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 15, 2018
CITY COUNCIL PUBLIC HEARING:	APRIL 9, 2018

CASE NUMBER:
Preliminary Plat of Tarkio Street Place

LOCATION:
500 South Miller Avenue

ACRES:
4.8 acres

EXISTING LAND USE:
Vacant/undeveloped

APPLICANT:
James Don Rogers

STAFF:
Jared Follin, 864-1612

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve an eighteen-lot preliminary plat.

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for an eighteen-lot subdivision named “Tarkio Street Place”, with a common/detention area.

FINDINGS FOR STAFF RECOMMENDATION:

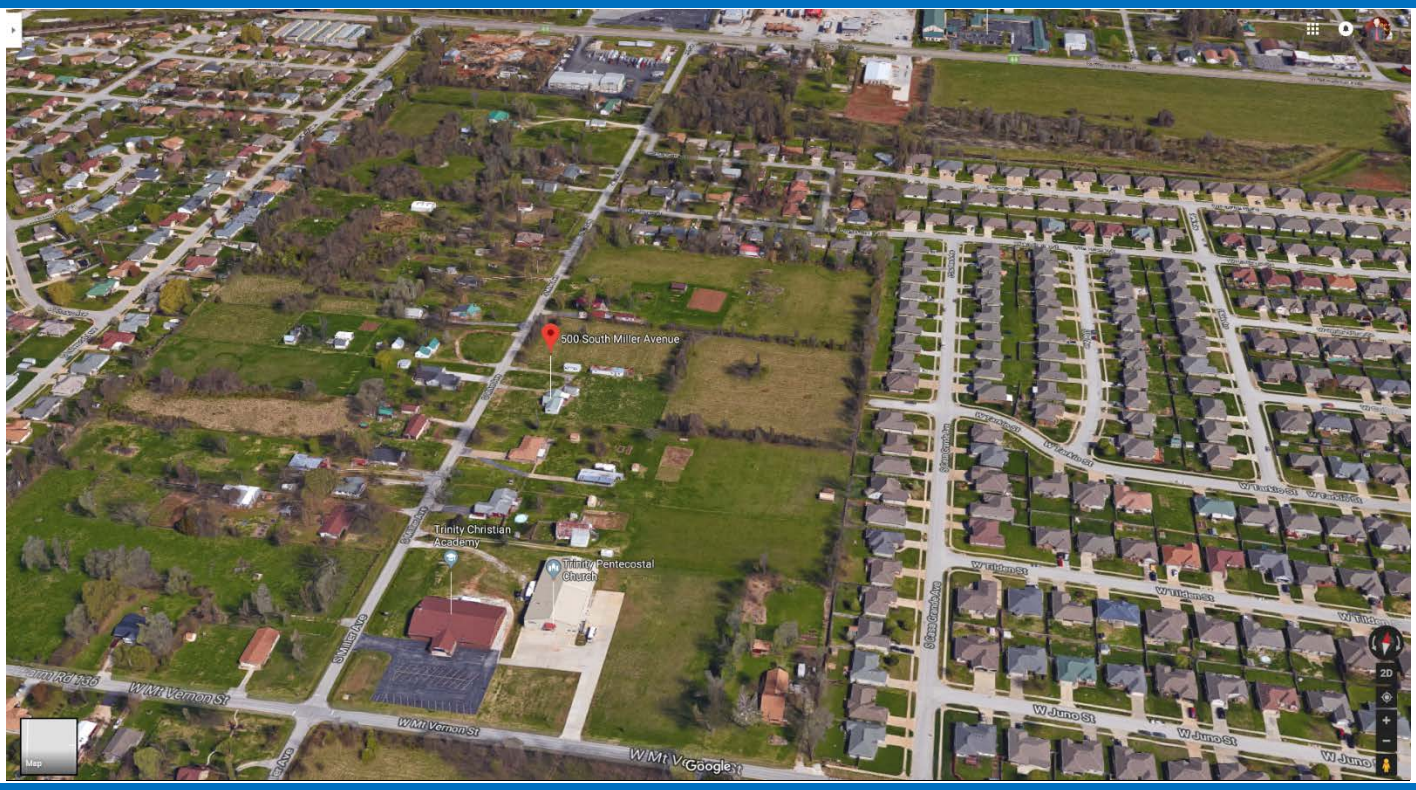
1. The applicant’s proposal, with the conditions listed below (Attachment 2), is consistent with the City’s *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residences	Single-family residences	Single-family residences	Single-family residences

Development Review Staff Report

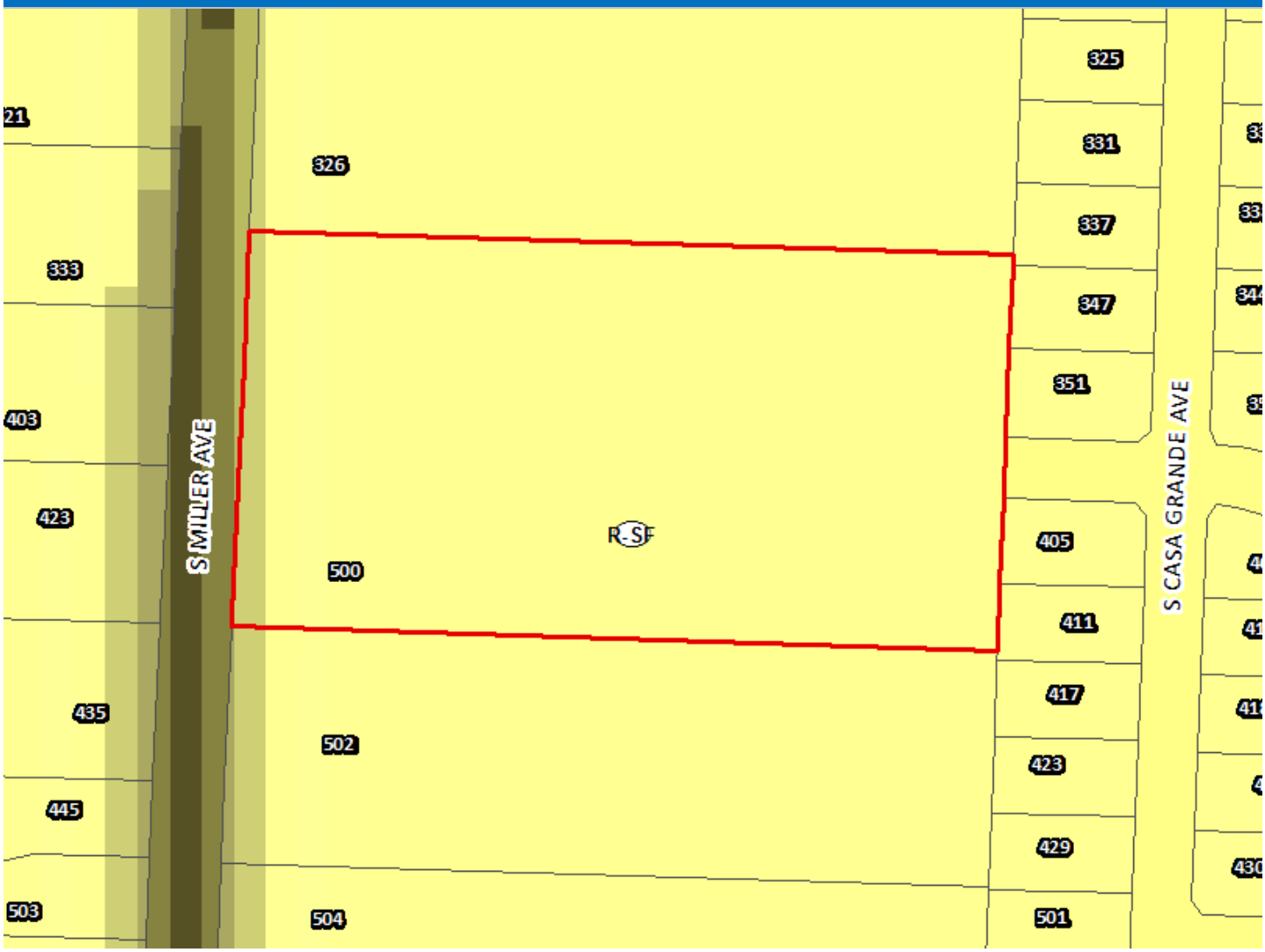
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Low-Density Housing
Medium or High Density Housing
Medium Intensity Retail, Office or Housing
High Intensity Retail, Office or Housing
Greater Downtown
Business Park
Light Industrial, Office and Office-Warehouse
General Industry, Transportation and Utilities
Park
School
Golf
Community-Public
Urban Reserve Area
Rural Area
Greenway
Parkway
City Boundary
Urban Service Area Boundary, Year 2020
Urban Reserve Boundary, Year 2040

Development Review Staff Report

PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-family residential in 1995 during the citywide re-mapping.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR R-SF
Use Limitations	N/A
Maximum Structure Height	35 feet with side yards less than 15 feet
Front Yard Setback	15 feet along a local street
Side and Rear Setbacks	5 feet for side and 10% of the depth, no less than 10, but no more than 20 feet will be required
Open Space Requirement	30%
Design Requirements	N/A

BULK PLANE	LANDSCAPING
N/A	N/A

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this lot as an appropriate area for Low-Density Housing. This category indicates that Single and Two-Family homes may be appropriate on local streets or along certain roadway corridors. The Major Thoroughfare Plan classifies Miller Avenue as a local street which supports the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 4.8 acres into an eighteen-lot subdivision named “Tarkio Street Place”. The property is currently zoned R-SF, Single-Family Residential District.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

Recommend approval of preliminary plat. CU has designed the electric and water extensions to serve the development and we are ready to go under contract.

Fire hydrants will be installed per Fire Code Specs.

ENVIRONMENTAL SERVICES - CLEAN WATER SERVICES COMMENTS:

Horizontal location of proposed sewer on plat matches the approved public improvement plans.

Lot layout and numbers are the same.

ENVIRONMENTAL SERVICES – SEDIMENT EROSION CONTROL COMMENTS:

This project will be covered under a City Land Disturbance Permit (LDP2017-00092). The SWPPP has been reviewed and approved. We are waiting to issue the permit upon approval of the plat and assignment of the construction inspector.

FIRE DEPARTMENT COMMENTS:

Fire hydrants must be installed according to distances shown in table C105.1 in the 2012 edition of the IFC.

PUBLIC WORKS - TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies W. Tarkio Street as a Local roadway and S. Miller Avenue as a Collector roadway. The standard right-of-way width for S. Miller Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. W. Tarkio Street and S. Miller Avenue are City maintained streets. The most recent traffic count on S. Miller Avenue north of W. Mount Vernon Street is 770 vehicles per day. There are no recent traffic counts for this section of W. Tarkio Street. Currently, W. Tarkio Street stubs into the property pertaining to this plat, and is planned to extend through the property as a public street to S. Miller Avenue. Sidewalk is required along at least one side of the proposed new Tarkio Street and along the property frontage on S. Miller Avenue. On-street parking is not allowed along S. Miller Avenue, but will be allowed along W. Tarkio Street. There is not a Greenway Trail in the area pertaining to this plat. There are not bus stops in the area pertaining to this plat. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The extension of W. Tarkio Street through the proposed property will require public improvement plans. W. Tarkio Street must be constructed per City Standards. The construction of W. Tarkio Street must be completed and approved by the City, or funds

escrowed prior to approval of the Final Plat. There are street improvements planned to both S. Miller Avenue and W. Mount Vernon Street just south of the property pertaining to this plat. These street improvements include widening of the streets to include turn lanes, overlayment of the existing asphalt, and sidewalk – all associated with the proposed elementary school at the southeast corner of the intersection.

Public Works Traffic Division	Response
Street classification	S. Miller Avenue – Collector W. Tarkio Street – Local
On-street parking along streets	S. Miller Avenue – No W. Tarkio Street – Yes
Trips generated - Peak Hour	23.34 vehicles (R-SF)
Additional Trips generated with zoning change - Peak Hour	0 vehicles – No Rezoning
Existing street right of way widths	S. Miller Avenue – 31 ft from the centerline W. Tarkio Street – 25 ft from the centerline
Standard right of way widths	S. Miller Avenue – 30 ft from the centerline W. Tarkio Street – 25 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	Extension of Tarkio Street – to comply with current City Standards and include sidewalk on at least one side of the proposed street.

*A traffic study is not required as a part of the platting process.

PUBLIC WORKS - STORMWATER DIVISION COMMENTS:

The property is in the Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of stormwater detention will be not be allowed and is required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.

2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Wilsons Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

Additional Stormwater Comments

Detention and water quality are shown and approved as part of 2015PW0093. This must be constructed inspected, approved, and operational prior to issuance of the building permit or final plat.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONS OF PLAT APPROVAL

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

    a. Public sewer needs to be available for each lot. Submit public improvement plans via ProjectDox. The final plat needs to show minimum finish floor elevations to serve each lot by gravity sewer. If lots cannot be served by gravity, add note that pumping or fill may be required. Specify on the plans and final plat.
    b. Public Improvement Plans are required for the construction of Tarkio Street. The plans need to include the sidewalk improvements as well. Public Improvement Plans will need to be submitted, approved and constructed or the funds escrowed prior to approval of the final plat. Tarkio Street and Miller Avenue will require a 'Stop' sign and street names sign. The cost for these signs will be $197.00. These funds must be paid prior to approval of the final plat and cannot be escrowed.
    c. A portion of this property was involved in a tax bill sewer district and there are excess SECR fees required since the property is being subdivided. The tax bill no. is 52894a and was issued on 7-16-2007. The excess amount that needs to be paid prior to subdividing is $8831.34.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

    If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS OF MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0328E, EFFECTIVE DECEMBER 17, 2010.

LEGEND

●	= EXISTING IRON PIN EXCEPT AS NOTED
◉	= 5/8" IRON PIN SET CAPPED "LS-267D"
	= POWER POLE
	= STORM DRAIN MANHOLE
	= SEWER MANHOLE
— E —	= ELECTRIC LINE
— SD —	= STORM DRAIN LINE
— S —	= SANITARY SEWER LINE
— G —	= GAS LINE
— W —	= WATER LINE
✚	= NO DIRECT ACCESS
	= GAS VALVE
	= WATER METER
	= WATER VALVE
	= FIRE HYDRANT
	= PROPOSED STORM DRAIN MANHOLE
	= PROPOSED SEWER MANHOLE
— E —	= PROPOSED ELECTRIC LINE
— SD —	= PROPOSED STORM DRAIN LINE
— S —	= PROPOSED SANITARY SEWER LINE
— G —	= PROPOSED GAS LINE
— W —	= PROPOSED WATER LINE
⟹	= DRAINAGE SWALE

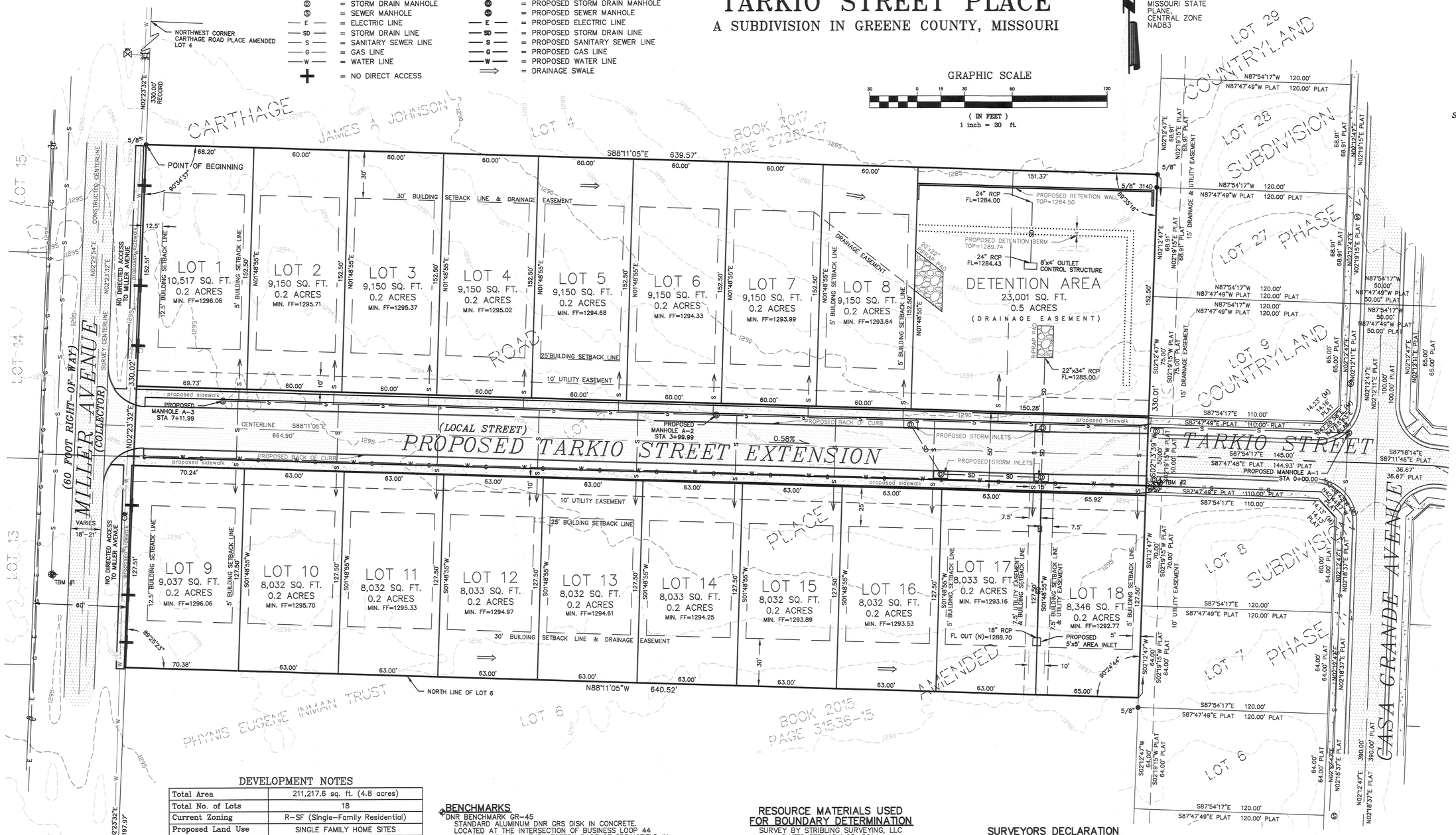
PRELIMINARY PLAT OF TARKIO STREET PLACE

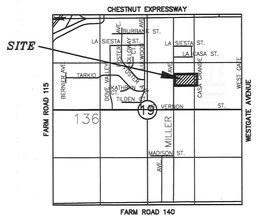
A SUBDIVISION IN GREENE COUNTY, MISSOURI

OWNER
JAMES DON ROGERS
4926 E LUELLA STREET
SPRINGFIELD, MO 65809

GRID NORTH
MISSOURI STATE PLANE,
CENTRAL ZONE
NAD83

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.





LOCATION MAP
SECTION 19
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

DEVELOPMENT NOTES

Total Area	211,217.6 sq. ft. (4.8 acres)
Total No. of Lots	18
Current Zoning	R-SF (Single-Family Residential)
Proposed Land Use	SINGLE FAMILY HOME SITES
Smallest Lot	Lots 10-17 8,032.5 sq.ft. (0.2 acres)
Largest Lot	Lot 1 10,517.2 sq.ft. (0.2 acres)
Average Lot Size	8,678.4 sq.ft. (0.2 acres)
Source of Title	Book 2017 Page 4539-17
Final Plat Recorded	JUNE, 1925
Date Submitted	FEBRUARY 5, 2018
Required Setbacks	
Front Yard	25 ft.
Side Yard	5 ft.
Rear Yard	30 ft.

BENCHMARKS

DNR BENCHMARK GR-45
STANDARD ALUMINUM DNR GRS DISK IN CONCRETE. LOCATED AT THE INTERSECTION OF BUSINESS LOOP 44 AND FARM ROAD IN THE WESTERN PART OF SPRINGFIELD IN THE NW 1/4 OF SECTION 19, T29N, R22W.

ELEV. 393.0(m), 1289.0(f)

TEMPORARY BENCHMARK NO. 1
EASTERN RIM OF SANITARY MANHOLE, WEST OF MILLER AVE.

ELEV. 1295.63

TEMPORARY BENCHMARK NO. 2
SOUTHEAST CORNER OF STORM DRAIN INLET, SOUTH SIDE OF TARKIO STREET.

ELEV. 1292.64

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

SURVEY BY STRIBLING SURVEYING, LLC
DATED FEBUARY 25, 2014

SURVEY BY VANDERSLUIS ENGINEERING INC.
DATED JUNE 2, 2014

SURVEY BY RICHARD F STALZER JR
DATED NOVEMBER 5, 2015

CARTHAGE ROAD PLACE
FINAL PLAT

COUNTRYLAND SUBDIVISION PHASE VI
FINAL PLAT

COUNTRYLAND SUBDIVISION PHASE IV
FINAL PLAT

SURVEYORS DECLARATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED FEBRUARY 5, 2018 AND SIGNED BY RICK WILSON L. S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON L. S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SIGNATURE
WILSON SURVEYING CO., INC. LC 267D
BY RICK WILSON LS 1970

DATE PREPARED: FEBRUARY 5, 2018

PROPERTY DESCRIPTION

ALL OF LOT 5 IN CARTHAGE ROAD PLACE AMENDED ADDITION, A SUBDIVISION IN GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PREPARED BY
WILSON SURVEYING CO., INC.
SURVEYING/ ENGINEERING/ LAND PLANNING
1835 S. STEWART AVENUE, SUITE 124
Springfield, Missouri 65804
TELE.: (417)522-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSURVEYINC.COM
DRAWING NO.: WD-105-296
JOB NO.: 17121
DRAWN BY: MSB
DATE: FEBRUARY 5, 2018

PARENT TRACT
4.8 ACRES
211,217.6 SQ. FT.

RICK WILSON
REGISTERED MISSOURI L.S.
LICENSE NUMBER 1970

STATE OF MISSOURI
RICK WILSON
NUMBER PLS-1970
PROFESSIONAL LAND SURVEYOR
2-5-18

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 15, 2018
CITY COUNCIL PUBLIC HEARING:	APRIL 9, 2018

CASE NUMBER:
Preliminary Plat of Sunshine Crossing Subdivision

LOCATION:
3300 block W. Sunshine Street

ACRES:
Approximately 8.5 acres

EXISTING LAND USE:
Vacant/undeveloped

APPLICANT:
Sunshine Crossing, LLC

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve preliminary plat as submitted

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a four-lot commercial subdivision with common area named “Sunshine Crossing”.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant’s proposal, with the conditions listed below and approval of the subdivision variances, is consistent with the City’s *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	County C-2	County R-1	County C-2 and R-1	County C-2
LAND USE	Commercial uses	Vacant/undeveloped land	Commercial and single family uses	Commercial uses

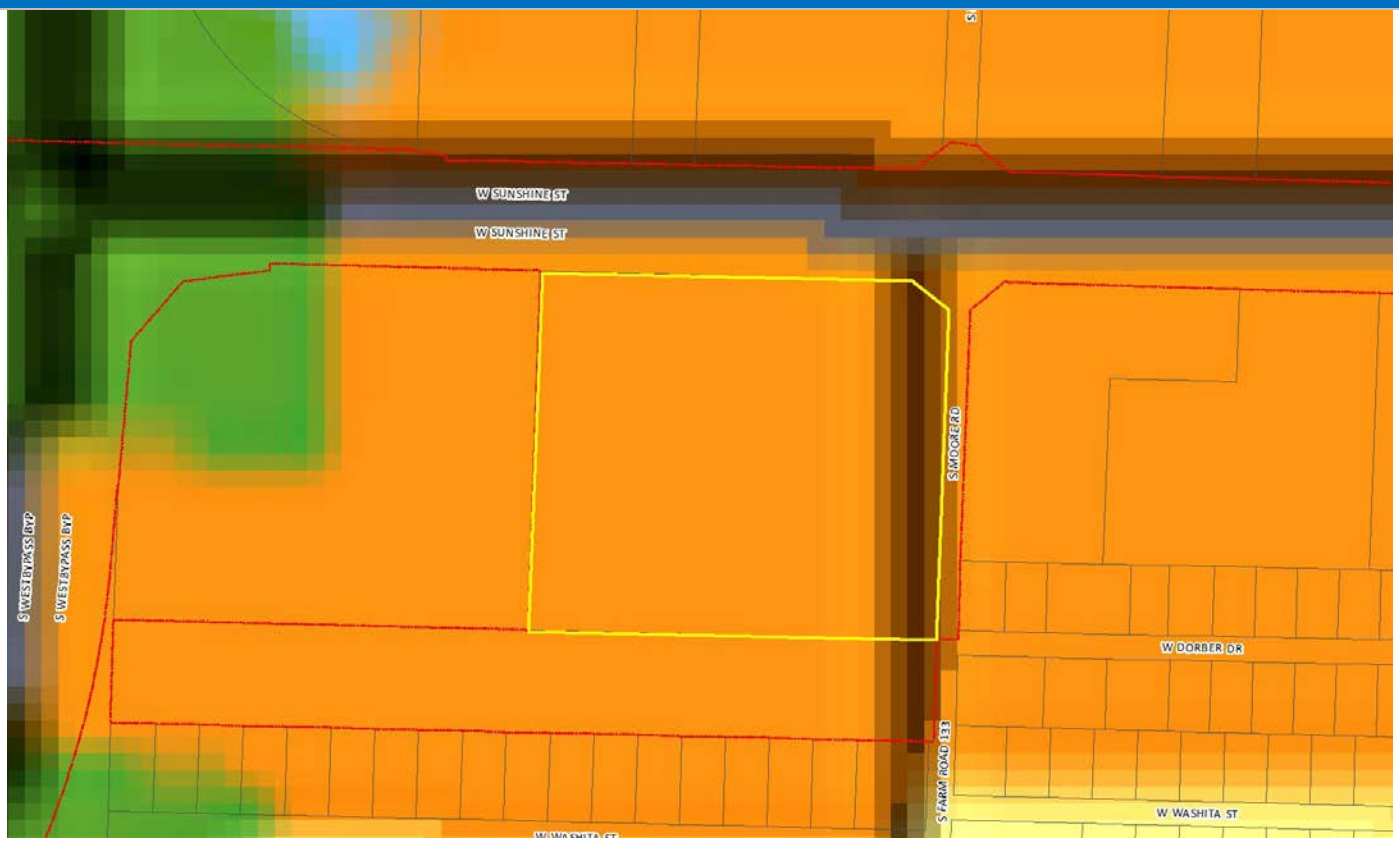
Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

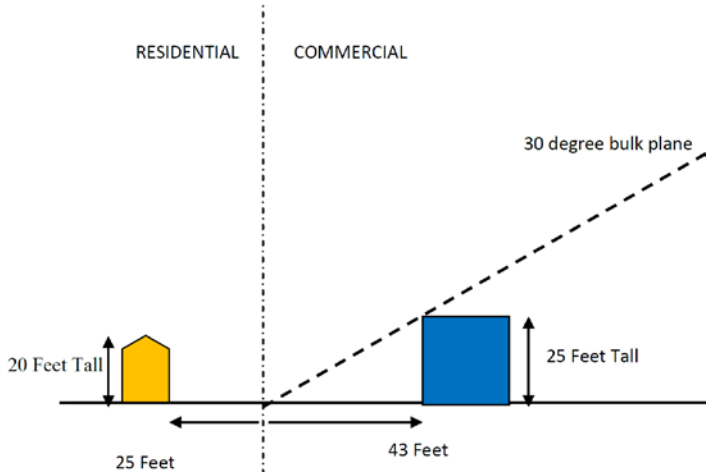
PROPERTY HISTORY:

The subject property was annexed and rezoned to GR, General Retail in 2000. Moore Road along the east side of the subject property was annexed in 2014. A preliminary plat was approved by City Council on March 24, 2014, but the plat expired on March 24, 2016 when improvements were never made and a final plat was never submitted for review.

COMPATIBILITY WITH THE ZONING ORDINANCE:

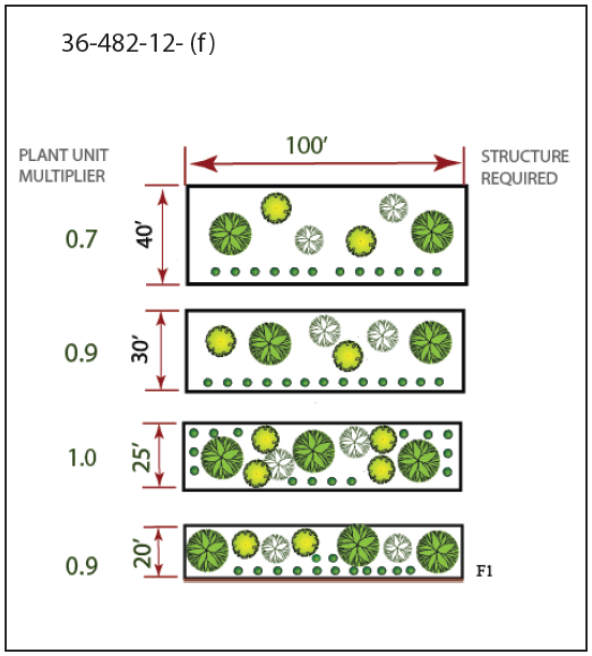
CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
Maximum Structure Height	None, except that no building shall be higher than a 30-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	None, except as required by the supplemental open space and bufferyard requirements
Open Space Requirement	20%
Design Requirements	Standard per code

BULK PLANE



LANDSCAPING

Bufferyard Type "F"



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Sunshine Street as an expressway and Moore Road as a collector roadway which supports the proposed land use.

Development Review Staff Report

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 8.5 acres into a four-lot commercial subdivision named “Sunshine Crossing”.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

3. The original preliminary plat of Sunshine Crossing was approved by City Council in 2014 and expired in 2016.

4. The applicant is applying for two subdivision variances. One to allow a shared driveway access onto Sunshine Street and another to allow a driveway access onto Moore Rd. that doesn’t meet the Public Works Design Guide minimum spacing requirements (Attachments 4 and 5).

5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

AT&T COMMENTS:

No easements given as requested 1/12/18 therefore all phone services will require conduit stubbed to the right of way.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

1. Electric and water service is available to all lots. Natural Gas will need to be extended to lots 2 and 3 if desired. Route of extension will be determined at design stage.

2. There is an existing 10-inch coated steel gas main in easement on west side of Moore Rd. If the road improvements require relocation it will be at the developer's expense. Due to the size and pressure of this main, all design considerations should be made to avoid relocation.

3. Electric extensions are subject to economic feasibility analysis, and there could be a cost for electric service to each lot.

CLEAN WATER SERVICES COMMENTS:

1. Public sewer is available along Sunshine and Moore Rd, but the northwest portion of proposed Lot 3 may require additional sewer, additional fill or private pumping.

2. The proposed plat is in Joint District 171 of Section 11 and the lots are subject to the Joint District Fees at a rate of $0.16602092 per square foot of property. This fee will be due at the time of development when building permits are submitted if no additional sewer is constructed. Add a plat note to the final plat for the joint district fee.

FIRE DEPARTMENT COMMENTS:

No issues with the preliminary plat.

MODOT COMMENTS:

Only 1 shared drive will be allowed between the 2 proposed lots.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies W. Sunshine Street as an Expressway and S. Moore Road as a Collector roadway. The standard right-of-way width for W. Sunshine Street is 65 feet from the centerline. The standard right-of-way width for S. Moore Road is 30 feet from the centerline. It appears approximately 13 feet of additional right-of-way is needed along S. Moore Road. A survey is recommended to determine the exact amount of existing right of way. W. Sunshine Street is a MODOT maintained street and S. Moore Road is a City maintained street. Defer to MODOT for all comments regarding W. Sunshine Street. The most recent traffic count on W. Sunshine Street east of West Bypass is 20,885 vehicles per day. The most recent traffic count on S. Moore Road south of W. Sunshine Street is 3,550 vehicles per day. There is currently two driveway access

points along W. Sunshine Street pertaining to the property in this plat. Only one driveway access point is permitted to W. Sunshine Street, and should be used for cross-access amongst subdivided lots. One driveway access point is permitted onto S. Moore Road. S. Moore Road must be improved south from Sunshine Street to the southern-most point of access. This improvement should include the widening of Moore Road to allow turn lane(s) into the property. Given that the location of this proposed driveway approach does not meet the minimum spacing requirements from the intersection of Sunshine and Moore, a subdivision variance must be applied for to allow this driveway approach. This variance, along with the variance to allow the driveway approach onto W. Sunshine Street must be approved by P&Z before the Final Plat can be approved. All street improvements (including sidewalk – or a fee-in-lieu of sidewalk construction, which must first be approved by ARC) must be completed before the Final Plat can be approved. A 15' cross-access easement is required along the entire length of the southern property line. There is currently not sidewalk along the property frontage. On-street parking is not allowed along Sunshine Street or Moore Road. The Wilson's Creek Greenway Trail is just to the north of the property pertaining to this plat. There are bus stops along Sunshine in the area pertaining to this plat. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. Other than the street improvements to Moore Road as a part of this plat, no other improvements are required or planned in the area pertaining to this plat.

Public Works Traffic Division	Response
Street classification	W. Sunshine Street – Expressway S. Moore Road – Collector
On-street parking along streets	W. Sunshine Street – No S. Moore Road – No
Trips generated - Peak Hour	570 vehicles (GR)
Additional Trips generated with zoning change - Peak Hour	0 vehicles – No Rezoning
Existing street right of way widths	W. Sunshine Street – 90 ft. from the centerline S. Moore Road – 17 ft. from the centerline
Standard right of way widths	W. Sunshine Street – 65 ft. from the centerline S. Moore Road – 30 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	Widening of Moore Road to include turn lane(s) into the property – extending south from W. Sunshine Street to the southern-most access point to the property.

* A traffic study is not required as a part of the platting process.

SEDIMENT EROSION CONTROL COMMENTS:

A City Land Disturbance Permit will be required due to the estimated area of disturbance being >1 acre. You will need to submit a Stormwater Pollution Prevention Plan (SWPPP), including narrative, site plan and attachments.

STORMWATER COMMENTS:

The property is in the Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of stormwater detention will be not be allowed. Detention will need to be provided on public improvement plans and water quality can also be included in these plans or have each individual lot provide their own water quality at the time of development. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. More detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Wilson's Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

    a. Public sewer is available along Sunshine and Moore Rd, but the northwest portion of proposed Lot 3 may require additional sewer, additional fill or private pumping.

    b. The proposed plat is in Joint District 171 of Section 11 and the lots are subject to the Joint District Fees at a rate of $0.16602092 per square foot of property. This fee will be due at the time of development when building permits are submitted if no additional sewer is constructed. Add a plat note to the final plat for the joint district fee.

    c. Detention will need to be provided on public improvement plans and water quality can also be included in these plans or have each individual lot provide their own water quality at the time of development.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

    a. The standard right-of-way width for W. Sunshine Street is 65 feet from the centerline. The standard right-of-way width for S. Moore Road is 30 feet from the centerline. It appears approximately 13 feet of additional right-of-way is needed along S. Moore Road. A survey is recommended to determine the exact amount of existing right of way.

    b. Only one driveway access point is permitted to W. Sunshine Street, and should be used for cross-access amongst subdivided lots.

    c. One driveway access point is permitted onto S. Moore Road. S. Moore Road must be improved south from Sunshine Street to the southern-most point of access. This improvement should include the widening of Moore Road to allow turn lane(s) into the property. All street improvements (including sidewalk – or a fee-in-lieu of sidewalk construction) must be completed before the Final Plat can be approved.

    d. A 15-ft. cross-access easement is required along the entire length of the southern property line.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

SUBDIVISION VARIANCE 1:

ATTACHMENT 3
SUBDIVISION VARIANCE APPROVAL CRITERIA

The applicant is requesting a subdivision variance from Section 36-251(5), Expressways., of the Subdivision Regulations which prohibits direct access from any property to an expressway unless no other direct access or indirect access (via an easement) is available. All other properties are required to take access from a local, collector or arterial street. This would apply to the proposed Lots 1, 2, 3 and the common area of the subject property. Staff supports the request because a right in-right out driveway access that meets MoDOT design standards can be placed along Sunshine Street that provides appropriate sight distance. Also, there are two existing driveways and the applicant is closing one of them and providing one shared access to multiple lots in the subdivision which allows for a safer situation than what currently exists.

Section 36-206(3) of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

Three of the proposed lots will front on Sunshine which is classified as an Expressway. The property currently has two entrances off Sunshine which we plan to replace with a single right in-right out access. In addition, allowing access into the development from Sunshine will reduce the impact seen on Moore due to the development of the property.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

The proposed development, without access to Sunshine, will not meet the needs of potential users who have expressed interests in building in this part of the city. The proposed access is consistent with other commercial properties in the area.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

The granting of the variance would not detrimentally affect public safety, convenience or welfare or be injurious to other property in the vicinity.

The Planning and Zoning Commission must first decide if all conditions are met before this variance can be approved.

SUBDIVISION VARIANCE 2:

ATTACHMENT 4
SUBDIVISION VARIANCE APPROVAL CRITERIA

The applicant is requesting a subdivision variance from Section 36-241(1), Conformance to applicable rules and regulations., of the Subdivision Regulations which requires all subdivision plats to comply with zoning ordinance, building and all other applicable laws of the municipality (including design standards). This would apply to the location of the proposed access between Lots 1 and 4 of the proposed subdivision which does not meet driveway access specifications of Chapter 10.3.4.5 of the Public Works Design Guide. The Design Guide requires 250 feet from the near edge of the right-of-way sight triangle and the applicant is proposing 215 feet. Staff supports the request because this proposed driveway access was previously approved as part of the original preliminary plat of Sunshine Crossing in 2014 and the public improvements to widen Moore Road have already been designed with this proposed access location. Traffic does not have any safety concerns with the proposed location.

Section 36-206(3) of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

The proposed location of the central access is ideally located due to the location at which the off-site drainage is directed through culverts into the development. This location allows Lot 4 to take on the 30' easement instead of reducing the buildable land on the smaller lots located to the north along Sunshine.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

The proposed location of the access creates the most economical platting of the property. Denying access at this location would devalue the property. The proposed location of the access is also consistent with other commercial properties in the area.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

The granting of the variance would not detrimentally affect public safety, convenience or welfare or be injurious to other property in the vicinity.

The Planning and Zoning Commission must first decide if all conditions are met before this variance can be approved.

ENGINEERS REPORT

FOR

THE PRELIMINARY PLAT OF

SUNSHINE CROSSING

SPRINGFIELD, MISSOURI

DEVELOPER

SUNSHINE CROSSING, LLC

1819 S. FARM ROAD 133

SPRINGFIELD, MO 65807

February 5, 2018

STATE OF MISSOURI
RYAN V. JEPPSON
NUMBER
PE-2012024241
PROFESSIONAL ENGINEER

2-5-18

RYAN V. JEPPSON
PROFESSIONAL ENGINEER
MO# PE-2012024241

PREPARED BY:

Ryan V. Jeppson, PE

Olsson Associates

OLSSON ASSOCIATES

550 St. Louis
Springfield, MO 65806

TEL 417.890.8802
FAX 417.890.8805

www.olssonassociates.com

The Developer is seeking to plat the approximant 8.50-acres of un-platted property into four (4) lots and a common area lying south of W. Sunshine St., west of S. Moore Rd., north of a suburban residence zoned CNTY-R-1, and east of an un-platted property. The property is currently zoned General Retail (GR).

GENERAL:

Item 1: Review comments from the pre-development review meeting held on January 17, 2018 have been incorporated in to the Preliminary Plat drawing and in this report.

Item 2: Two Subdivision Variances are being requested.

- Chapter 10.3.4.5 – City Design Standards
- Section 36-251 (5) – Expressways

Refer to the variance application for additional information.

Items 3-11and 13-16: See the preliminary plat for each of these items.

Item 12: There are no existing protective covenants or deed restrictions.

STORMWATER:

Item 17: Property is affected by concentrated off-site flows from both the south and east. The flow from the east concentrates along the east side of Moore Road where it passes under the street via three different culverts. The culverts will be re-aligned and extended as necessary, but size will remain the same to avoid impacting the existing condition flows. The off-site flow then crosses the site where it discharges beneath Sunshine via an underground culvert. A 30' access / drainage easement has been proposed along with a standalone 30' drainage easement to convey the flow through the site. The flow from the south begins to concentrate in the southwest corner of the site. It then flows across the site where it meets up with the flow from the east. A 15' Drainage easement has been proposed along with a storm structure and culvert to help reroute the off-site flow, from the south, along the edges of the property. Refer to the Preliminary Plat Drawing for collection and conveyance alignments, and storm drainage easements. It should be noted that the area located to the west of Lot 3 (also known as Common Area/Detention Easement) shall be considered a public drainage easement.

Item 18: See the Preliminary Plat for the location of existing and proposed drainage easements to convey on-site and off-site flows.

Item 19: As previously mentioned an area of approximately 21,390-s.f. (0.49 acres) is being provided west of Lot 3 for detention. This basin will be designed to accommodate the discharge from Lots 1, 2 & 3. Using Hydraflow

Hydrographs Extension for AutoCad Civil 3d 2018, a detention volume of approximately 25,000-c.f. will be required for Lots 1, 2 & 3 (A detailed study will be provided at the time of development for the shared detention basin). The detention basin will discharge into the existing natural channel located near the northwest corner of the property. Also, at the time of development, Lot 4 will be required to provide their own on-site detention. This detention basin will discharge into the drainage easement running along the north side of Lot 4. (See Attached Figure 1 for further detail)

Item 20: No sinkholes are known to affect the property

Item 21: No sinkholes are known to affect the property

Item 22: Payment of fee in lieu of constructing detention is not allowed.

Item 23: Does not apply to this site. No sinkholes are known to affect the property.

WATER QUALITY:

Item 24: Water quality for Lots 1, 2 & 3 will be provided by an extended dry detention basin in the Common Area / Detention Easement (See Preliminary Plat). The area to be treated, assuming all area within the property limits of Lots 1, 2 & 3, is 3.10-acres. Utilizing the City of Springfield's standards for water quality design, this equates to a water quality treatment volume of approximately 8,665-c.f. required. See below for water quality volume calculations. Water Quality for Lot 4 shall be provided as part of the on-site detention that will be required at the time of development.

Water Quality Volume Calculation Worksheet
Short Cut Method (Claytor and Schueler, 1996)
Date: 01/31/2018

Project Name: Sunshine Crossing
Description: Water Quality Volume

$$WQV\ (ft^3) = (P/12)(R_v)(A*43{,}560)$$

Where

P = rainfall depth = 1 inch
R_v = volumetric runoff coefficient = 0.05 + 0.009I
I = percent impervious cover (in percent, e.g. 80% = 80)
A = total site area in acres

P=	1	inch
A=	3.1	acres
Impervious Area=	2.48	acres
I=	80	%
Rv=	0.77	
WQV=	**8665**	**cubic feet**

At the volume required this equates to a 1.75-foot average ponding depth within the area defined. Top of berm is assumed to be at elevation 1256.5. An emergence spillway will be designed to allow larger storms to pass through the water quality basin without impacting surrounding units or the water quality berm's integrity.

SANITARY SEWER:

Item 25: Sewer is available to all lots. As stated in the Pre-Development comments additional sewer may be required to provide service to the west portion of Lot 4 at the time of development.

Item 26: There are no sewer capacity issues.

STREET SYSTEM:

Item 27: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street to the north is Sunshine and to the east is Moore. These streets are classified as Expressway and Collector.

Proposed streets: There are no proposed streets.

Item 28: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street on the east is S. Moore Rd. and is classified as a Collector. Collectors require 60-feet of ROW. From centerline of Moore Rd., it appears only 17.5-feet of ROW is being provided along the property. An additional 17-feet of ROW is required to be dedicated. In addition to the right-of-way Moore Rd. will also be widened to accommodate the new entrance into the development. A variance is being sought to add a drive to an expressway (Sunshine). A variance is also being sought for the spacing from the Sunshine & Moore intersection to the proposed access along Moore Rd.

Item 29: See the Preliminary Plat for connectivity to adjacent parcels. The proposed cross access is not being extended to the un-platted property located to the west. The un-platted property to the west and the CNTY R-1 zoned property to the south have the same owner which would still allow for the un-platted property to gain access to Moore. An access easement is being provided in the southeast corner of Lot 4 so that future development to the south can create an access that opposes Dorber Drive.

Item 30: Does not apply to this site.

Item 31: Does not apply to this site.

Item 32: EXISTING SIDEWALKS: Sidewalks are not required along an Expressway. Currently, sidewalks do not exist along Moore Rd. A buy-out is being sought through the ARC.

PROPOSED SIDEWALKS: There are no proposed sidewalks.

Item 33: A Traffic Impact Statement was not requested during the Pre-Development Meeting.

STREET DESIGN:

Item 34: The existing adjacent streets, Sunshine and Moore, are not programmed for upgrading or construction in the Capital Improvement Program.

Item 35: The right-of-way width, pavement width and storm water facilities for the existing adjacent streets are as shown on the preliminary plat. The proposed pavement width of Moore Rd. will be approximately 33-ft and storm water facilities will not be required.

Item 36: Profile grades and typical cross section for Moore Rd. will be designed to meet City design requirements.

Item 37: Horizontal and vertical design standards can be met for each street.

ACCESS:

Item 38: Cross access easements are as shown on the preliminary plat. There are no marginal streets, and/or back access parallel to arterial streets.

Item 39: Access to Moore & Sunshine shall be provided as shown on the preliminary plat. Access to Moore will require a variance for spacing from the intersection and widening of Moore from two to three lanes from Sunshine to the south of the southernmost access. Access to Sunshine will require a variance that allows access to an expressway.

Item 40: Does not apply to this site.

Item 41: No access limitations are required.

Attachments:

Figure 1 – Offsite Drainage Area Map

VARIANCE QUESTION RESPONSES

Chapter 10.3.4.5 City Design Standards

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege, and

Response:

The proposed location of the central access is ideally located due to the location at which the off-site drainage is directed through culverts into the development. This location allows Lot 4 to take on the 30' easement instead of reducing the buildable land on the smaller lots located to the north along Sunshine.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

Response:

The proposed location of the access creates the most economical platting of the property. Denying access at this location would devalue the property. The proposed location of the access is also consistent with other commercial properties in the area.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

Response:

The granting of the variance would not detrimentally affect public safety, convenience or welfare or be injurious to other property in the vicinity.

Section 36-251 (5) – Projection of Streets

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege, and

Response:

Three of the proposed lots will front on Sunshine which is classified as an Expressway. The property currently has two entrances off sunshine which we plan to replace with a single right in-right out access. In addition, allowing access into the development from Sunshine will reduce the impact seen on Moore due to the development of the property.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

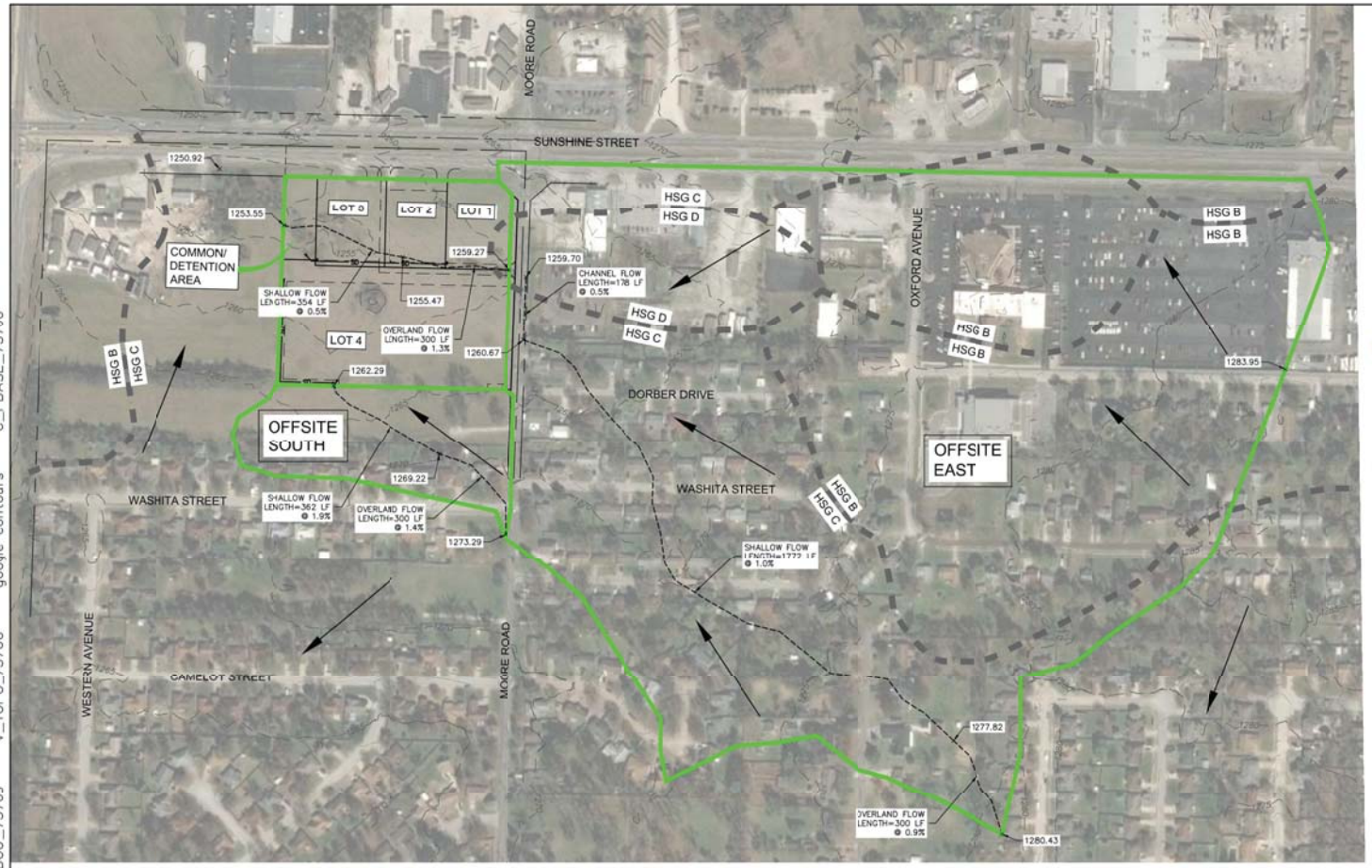
Response:

The proposed development, without access to Sunshine, will not meet the needs of potential users who have expressed interests in building in this part of the city. The proposed access is consistent with other commercial properties in the area.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

Response:

The granting of the variance would not detrimentally affect public safety, convenience or welfare or be injurious to other property in the vicinity.



LEGEND

OFFSITE EAST	DRAINAGE AREA DESIGNATION
	DRAINAGE AREA BOUNDARY
	HSG SOIL BOUNDARY
	FLOW DIRECTION
	Tc FLOW PATH

N

0' 75' 150' 300'
SCALE IN FEET

OFFSITE EAST
TOTAL AREA = ±71.6 ACRES
100-YR FLOW RATE = 305.74 CFS

OFFSITE SOUTH
TOTAL AREA = ±4.9 ACRES
100-YR FLOW RATE= 14.27 CFS

SUMMARY TABLE

SUBBASIN	AREA (AC)	CN	TC (MIN.)
OFFSITE EAST	71.60	89	23.00
OFFSITE SOUTH	4.90	83	27.80
LOTS 1-3	3.10	80	31.00
LOTS 4	PROVIDED AT TIME OF DEVELOPMENT		

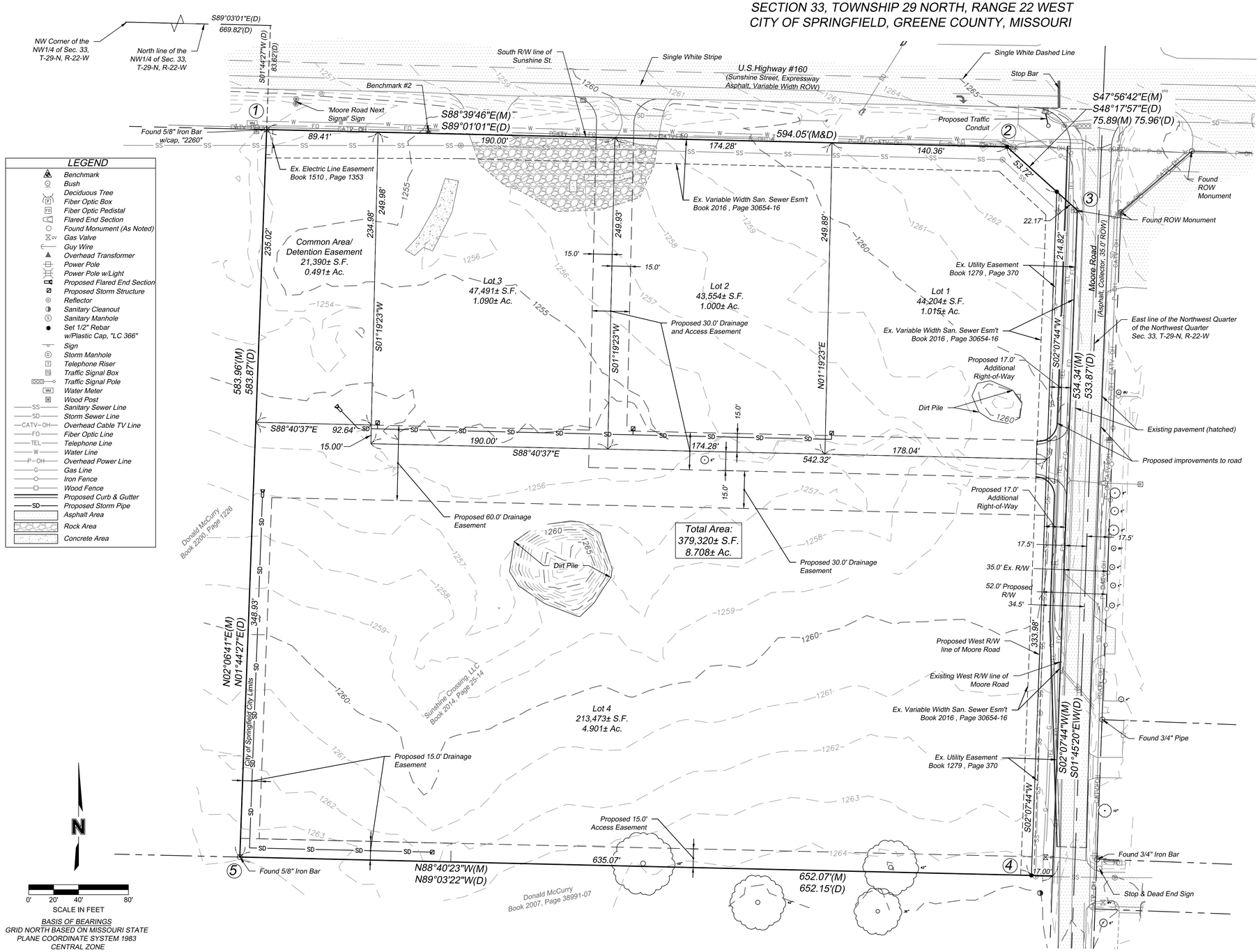
DWG: F:\2017\3501-4000\017-3760\40-Design\Aut USER: whoey
DATE: Jan 31, 2018 2:52pm XREFS: V_XBOU_73760 google contours V_TOPO_73760 C_PBASE_73760

PROJECT: 017-3760	
DRAWN BY: WKH	SUNSHINE CROSSING - OFFSITE DRAINAGE AREA MAP
DATE: 02/05/2018	

OLSSON ASSOCIATES

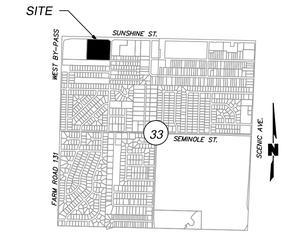
FIGURE 1

PRELIMINARY PLAT OF
SUNSHINE CROSSING
ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 33, TOWNSHIP 29 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LEGEND

- Benchmark
- Bush
- Deciduous Tree
- Fiber Optic Box
- Fiber Optic Pedistal
- Flared End Section
- Found Monument (As Noted)
- Gas Valve
- Guy Wire
- Overhead Transformer
- Power Pole
- Power Pole w/Light
- Proposed Flared End Section
- Proposed Storm Structure
- Reflector
- Sanitary Cleanout
- Sanitary Manhole
- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- Sign
- Storm Manhole
- Telephone Riser
- Traffic Signal Box
- Traffic Signal Pole
- Water Meter
- Wood Post
- SS — Sanitary Sewer Line
- SD — Storm Sewer Line
- CATV—OH — Overhead Cable TV Line
- FO — Fiber Optic Line
- TEL — Telephone Line
- W — Water Line
- P—OH — Overhead Power Line
- G — Gas Line
- Iron Fence
- Wood Fence
- Proposed Curb & Gutter
- SD — Proposed Storm Pipe
- Asphalt Area
- Rock Area
- Concrete Area



SEC. 33, T-29-N, R-22-W

LOCATION MAP

SCALE: 1"=2000'

BOOK 2014, PAGE 000025-14 DEED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), THENCE SOUTH 89°03'01" EAST AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-THREE (33), 669.82 FEET; THENCE SOUTH 01°44'27" WEST, 83.62 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #160 (SUNSHINE ST.), AS IT NOW EXISTS FOR A NEW POINT OF BEGINNING, THENCE SOUTH 89°01'01" EAST AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 594.05 FEET TO AN EXISTING RIGHT-OF-WAY MARKER; THENCE SOUTH 48°17'57" EAST AND CONTINUING ALONG THE SAID RIGHT-OF-WAY LINE 75.96 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MOORE ROAD AS IT NOW EXISTS; THENCE SOUTH 01°45'20" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE 533.87 FEET; THENCE NORTH 89°03'22" WEST 652.12 FEET; THENCE NORTH 01°44'27" EAST 583.87 FEET TO THE NEW POINT OF BEGINNING, ALL BEING IN GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

NOTES

Total Area: 379,320± S.F., 8.708± Ac.

Total Number of Lots: 4
Smallest Lot: Lot 2 - 43,554± Sq. Ft., 1.000± Ac.
Largest Lot: Lot 4 - 213,473± Sq. Ft., 4.901± Ac.

Current Zoning: GR- General Retail

Proposed Use: Commercial

Preliminary Plat Submittal Date: February 5, 2018

According to F.E.M.A. Flood Insurance Rate Map Community Panel Number: 29077C0336E, Effective Date: December 17, 2010, this property does not lie within a designated flood plane and is Zone X.

General Retail (GR)Bulk Requirements:
Front Yard Setback: None
Side Yard Setback: None
Rear Yard Setback: None
Required Setbacks from Right-of-Way Centerline:
Expressway (Sunshine St.): 65 feet plus required setback
Collector (Moor Rd.): 30 feet plus required setback

There are no public internal roads.

TRAVERSE TABLE

Point No.	Bearing	Grid Distance (ft.)	Grid Northing (sft)	Grid Easting (sft)
MOSF			513551.696	1427959.357
	S 58-24-03 W	40,474.44'		
1			492344.082	1393485.924
	S 88-39-46 E	594.02'		
2			492330.221	1394079.781
	S 47-56-42 E	75.88'		
3			492279.392	1394136.123
	S 02-07-44 W	534.31'		
4			491745.452	1394116.274
	N 88-40-23 W	652.04'		
5			491760.552	1393464.412
	N 02-06-41 E	583.93'		
1			492344.082	1393485.924

BASIS OF BEARINGS
GRID NORTH BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983
CENTRAL ZONE
SITE GRID FACTOR: 0.9999478672
DATUM
ELEVATIONS BASED ON NAVD 88 BY USE OF MODOT CONTINUOUSLY OPERATING GNSS RTK NETWORK

BENCHMARKS

Benchmark #1: City of Springfield (COS) 287- Aluminum Disk at the Northwest corner of West Bypass and Sunshine Street (N:492579.4 E:1392610.6)
Elevation=1258.92'

Benchmark #2: Bench tie in the South side of power pole, approximately 130' East of the Northwest corner of the site.
Elevation=1256.11

STATE OF MISSOURI
DAVID D. DRUMM
NUMBER
PLS-2007017958
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER

SUNSHINE CROSSING, LLC
P.O. BOX 550
STRAFFORD, MO 65757

PREPARED BY

OLSSON ASSOCIATES
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806

PRELIMINARY PLAT OF SUNSHINE CROSSING

	DATE	REVISION	BY
drawn by: DRC			
surveyed by: BP			
checked by: DDD			
approved by: RGN			
project no.: 17-3760			
file name: V_PPLT_7360	01.23.17	Original Preparation	DRC

OLSSON ASSOCIATES
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805
www.olssonassociates.com

DWG: F:\2017\3501-4000\017-3760\40-Design\Survey\SRVY\Sheets\V_PPLT_73760.dwg USER: dchance
DATE: Feb 06, 2018 8:50am XREFS: V_XBOU_73760 V_TOPO_73760 C_PBASE_73760 T_PBASE_73760

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 15, 2018
CITY COUNCIL PUBLIC HEARING:	APRIL 9, 2018

CASE NUMBER:
Preliminary Plat of Southland Subdivision

LOCATION:
1630 W. Republic Street

ACRES:
Approximately 10 acres

EXISTING LAND USE:
Church and vacant/undeveloped land

APPLICANT:
Southland Christian Church

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve preliminary plat as submitted

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a three-lot subdivision named “Southland Subdivision”.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant’s proposal, with the conditions listed below is consistent with the City’s *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	R-SF	PD 88, 3rd Am.	GR/COD #107
LAND USE	Commercial uses	Single-family residential uses	Commercial and multi-family uses	Medical office uses

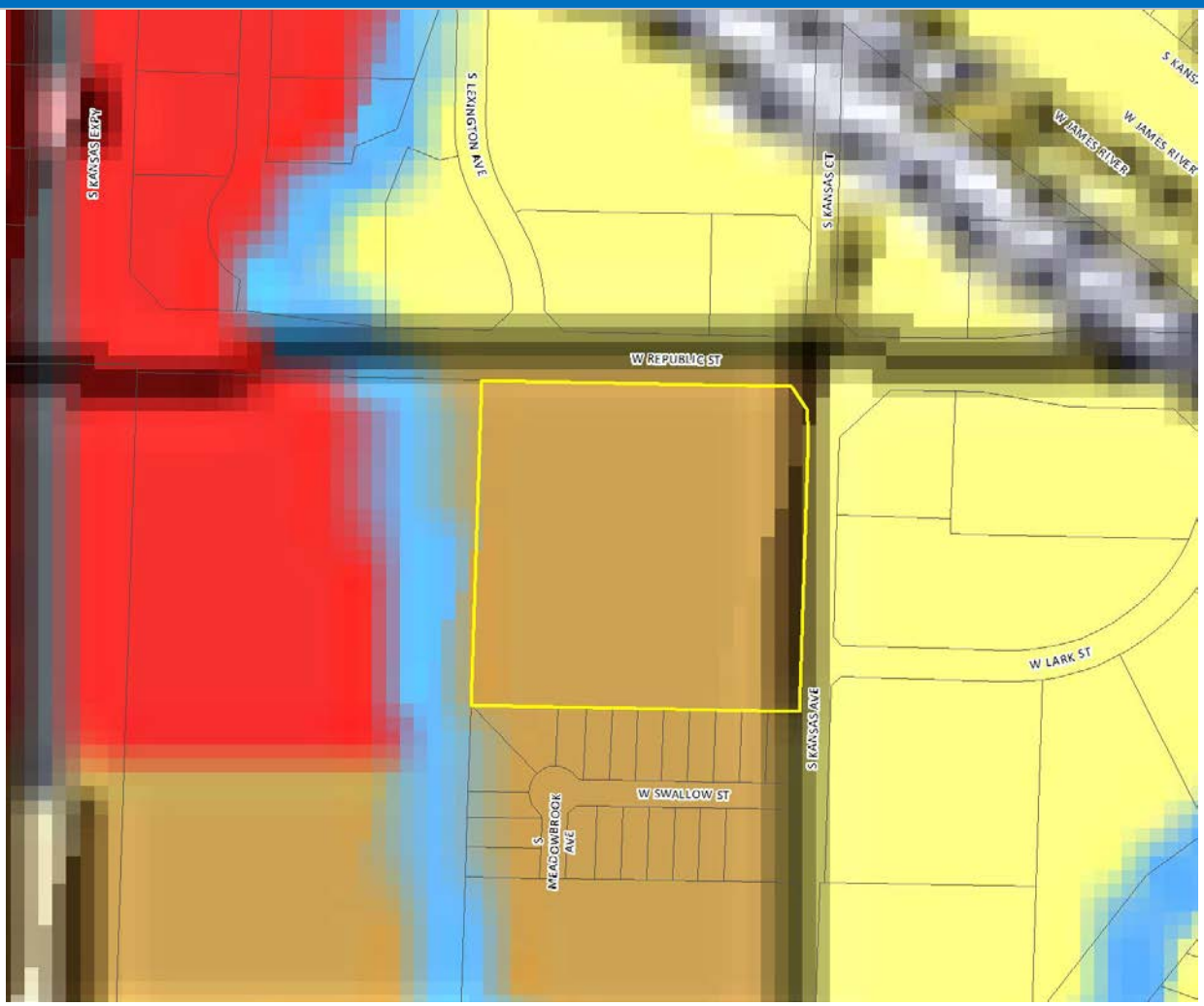
Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

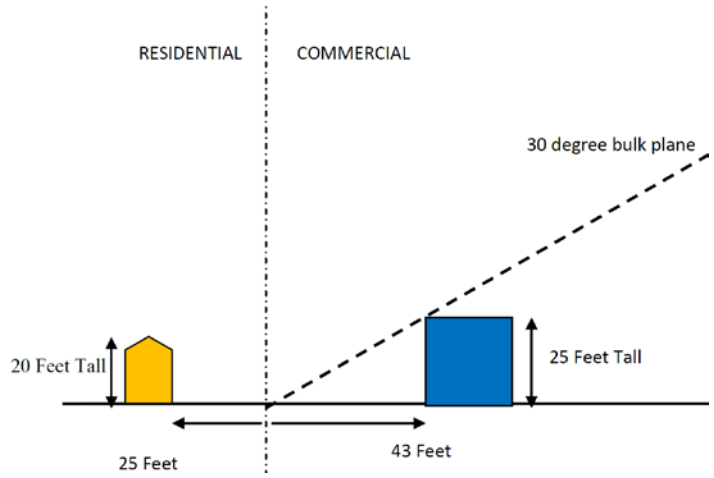
PROPERTY HISTORY:

Portions of the subject property were rezoned from R-SF, Single-Family Residential to GR, General Retail with Conditional Overlay District No. 129 and O-1, Office with COD #130 in 2017.

COMPATIBILITY WITH THE ZONING ORDINANCE:

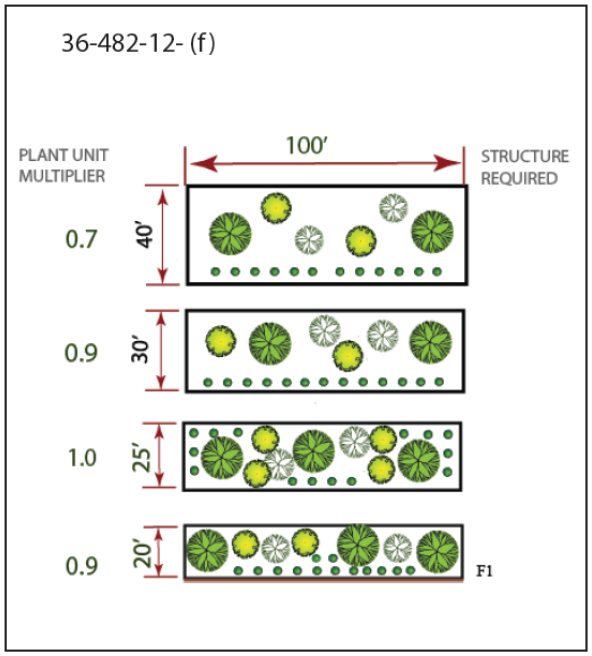
CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
Maximum Structure Height	None, except that no building shall be higher than a 30-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	None, except as required by the supplemental open space and bufferyard requirements
Open Space Requirement	20%
Design Requirements	Standard per code

BULK PLANE



LANDSCAPING

Bufferyard Type "F"



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses, however, this property is located at the intersection of Republic Street, which is classified as a primary arterial roadway, and Kansas Avenue, a collector roadway, in the Transportation plan and is adjacent to GR, General Retail zoning districts.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately one acre into a three-lot subdivision named “Southland Subdivision”.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

3. Lot 1 will be a mixed zoned lot with both R-SF and O-1/COD #130. Lots 2 and 3 are currently zoned GR/COD #129. Both COD #129 and #130 required a traffic study at the time of development and that the property be subdivided in accordance with the City’s Subdivision Regulations.

4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

AT&T COMMENTS:

No objections.

BUILDING DEVELOPMENT SERVICES COMMENTS:

Approval of proposed subdivision will create requirement for cross access easements between properties to access parking lot and drives.

CITY UTILITIES:

1. A 10-foot utility easement will need to be added to the property line on Kansas Ave. This can be shown on the final plat.

2. Utility extensions will be necessary to serve lots 2 and 3. The gas and water extension will be at the customer's expense. There are various routes but crossing Republic Rd. seems to be the best option.

3. Electric extensions are subject to economic feasibility analysis and there could be costs to the customer for the electric extension. Electric will also cross Republic Rd. to a junction box on lot 2.

CLEAN WATER SERVICES COMMENTS:

1. The public sewer extension as shown on the preliminary plat will require public improvement plans designed to city specs. Submit public improvement plans for review.

2. Public improvements must be approved and completed before any building permits or plats could be issued or filed.

3. No objection to escrow of sewer.

FIRE DEPARTMENT COMMENTS:

Cross access easements will be required for fire apparatus access to each property.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies W. Republic Street as a Primary Arterial roadway and S. Kansas Avenue as a Collector roadway. The standard right-of-way widths for W. Republic Street and S. Kansas Avenue are 50 feet from the centerline and 30 feet from the centerline, respectively. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. W. Republic Street and S. Kansas Avenue are both City maintained streets. The most recent traffic count on W. Republic Street east of Kansas Expressway is 20,677 vehicles per day. There are no recent traffic counts for this section of S. Kansas Avenue. There is currently two driveway access points – one along W. Republic Street and one along S. Kansas Avenue. A cross-access easement is required to be shown on the Final Plat that allows all three lots access to both W. Republic Street and S. Kansas Avenue. There is currently sidewalk along the property frontage of W. Republic Street. The existing infrastructure meets current city standards. As a part of this subdivision, sidewalk is required to be constructed along the entire length of the property frontage on S. Kansas Avenue. On-street parking is not allowed along W. Republic Street or S. Kansas Avenue. There is not a Greenway Trail in the area pertaining to this plat. There are bus stops along W. Republic Street. The proposed development is in an area

that provides for multiple direct connections and provides for good connectivity in the area. There are two City Utilities projects that have recently been completed just west of the property pertaining to this plat, as well as a sanitary sewer relocation for the property abutting to the west. There are plans for Kansas Expressway to be extended south from the existing intersection in the near future – start date is TBD. Improvements required as a part of this development will be determined by the Traffic Study that was required as a part of the rezoning of the property.

Public Works Traffic Division	Response
Street classification	W. Republic Street – Primary Arterial S. Kansas Avenue – Collector
On-street parking along streets	W. Republic Street – No S. Kansas Avenue – No
Trips generated - Peak Hour	[Varies] vehicles (GR, R-SF, O-1)
Additional Trips generated with zoning change - Peak Hour	0 vehicles – No Change in Zoning
Existing street right of way widths	W. Republic Street – 50 ft. from the centerline S. Kansas Avenue – 30 ft. from the centerline
Standard right of way widths	W. Republic Street – 50 ft. from the centerline S. Kansas Avenue – 30 ft. from the centerline
Traffic study submitted	Required*
Proposed street improvements	TBD

* A traffic study was required as a part of the rezoning of the property from R-SF to GR/O-1. These changes in zoning exceed the threshold of 100 additional trip-ends in the AM/PM peak hours and/or 1,000 additional trip-ends daily. Any improvements to public right-of-way are to be determined by the Traffic Study.

SEDIMENT EROSION CONTROL COMMENTS:

A City Land Disturbance Permit will be required due to the estimated area of disturbance being >1 acre. You will need to submit a Stormwater Pollution Prevention Plan (SWPPP), including narrative, site plan and attachments. Include any associated PW improvements in the area of disturbance on the SWPPP site plan.

STORMWATER COMMENTS:

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of stormwater detention is not applicable as detention and water quality is already provided on site. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. More detailed stormwater calculations must be submitted before any permits can be approved.
4. Detention and water quality were built as part of PRJ2011-00270. It was developed for 4.17 acres of impervious. If any new project stays within those parameters, then additional modifications to the existing detention will not be required.

Development Review Staff Report

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	N/A

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 3
CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

    a. The public sewer extension as shown on the preliminary plat will require public improvement plans designed to city specifications. Escrow is an option. Public improvements must be approved and completed before any building permits or plats could be issued or filed.

    b. Detention and water quality were built as part of PRJ2011-00270. It was developed for 4.17 acres of impervious. If any new project stays within those parameters, then additional modifications to the existing detention will not be required.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

    a. The standard right-of-way widths for W. Republic Street and S. Kansas Avenue are 50 feet from the centerline and 30 feet from the centerline, respectively. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way.

    b. A traffic study was required as a part of the rezoning of the property from R-SF to GR/O-1. These changes in zoning exceed the threshold of 100 additional trip-ends in the AM/PM peak hours and/or 1,000 additional trip-ends daily. Any improvements to public right-of-way are to be determined by the Traffic Study.

    c. A cross-access easement is required to be shown on the Final Plat that allows all three lots access to both W. Republic Street and S. Kansas Avenue.

    d. Sidewalks following Section 36-471 of the Zoning Ordinance is required to be constructed along the entire length of the property frontage on S. Kansas Avenue.

    e. A 10-foot utility easement will need to be added to the property line on Kansas Ave. This can be shown on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

Preliminary Engineering Report

For

Southland Subdivision
SW Corner of Republic Road and Kansas Avenue
Springfield, MO 65807

Prepared for

Southland Christian Church
1630 W. Republic Road
Springfield, MO 65807

STATE OF MISSOURI
CASPER
JAY WYNN
NUMBER
E-27249
REGISTERED PROFESSIONAL ENGINEER

2-2-18

February, 2018

PREPARED BY:

CJW

CJW Transportation Consultants, L.L.C.
Providing Transportation and Engineering Solutions
5051 S. National, Suite 4-110
Springfield, MO 65810
Phone: 417.889.3400 Fax: 417.889.3402

TABLE OF CONTENTS:

Project Summary	*p. 1*
Proposed Development	*p. 1*
Site Layout	*p. 1*
Street Geometry	*p. 1*
Street Geometry Variance Requested (none requested)	*p. 1*
Public Utility Availability	*p. 1-2*
Soils and Environmental Features	*p. 2*
Stormwater Summary	*p. 2*

ATTACHMENTS:

FEMA Firmette Panel- 29077C0339E	*1p.*
City of Springfield G.I.S. showing existing sanitary sewers	*1p.*
Soils data sheets from Community Commons website	*1p.*
Comments received from pre-development meeting PLN2018-00046	*4p.*

PROJECT SUMMARY:

The project site is approximately 10 acres, bounded to the east by Kansas Avenue, to the north by Republic Road, to the south by single family residential (Warner Addition) and a new VA complex to the west. The Southland Christian Church occupies the property, and has had numerous site improvements including parking expansion and new stormwater detention. There is multiple zoning existing within the property- two C.O.D. zones, the church and remainder of the tract is R-SF. The site exists outside of the FEMA designated flooplain- a "firmette" panel is attached as reference. The land is to be platted to create lots for development in the northwest corner of the 10 acres.

PROPOSED DEVELOPMENT:

There are three (3) lots to be created on the preliminary plat, two lots in addition to the remaining land which the Church occupies. These new lots are within the C.O.D. 129 boundary in the northwest corner of the site, along the south side of Republic Road. The existing stormwater detention basin will be delineated as a regional basin for the subdivision, set in common area. All public utilities will be extended to serve the three lots.

SITE LAYOUT:

There are no proposed streets required to serve the lots as created by this subdivision. All access exists from either Republic Road or Kansas Avenue. An ingress egress easement will be developed as indicated on the plat to provide interior circulation between all the lots and the two entries into public streets.

STREET GEOMETRY:

Entry drive aprons exist at both streets into the property, as will be used at the locations as they exist. If any alteration to the drives is proposed, work shall be done in accordance with City standard detail ST-9. A traffic study will be issued for the development as requested in pre-development comments by the City. Other incidental items such as sidewalks along Kansas Avenue will be accounted for in the development process.

STREET GEOMETRY VARIANCE REQUESTED:

There are no geometric variances being requested as part of this subdivision.

PUBLIC UTILITY AVAILABILITY:

Public utilities such as water, gas, electric, gravity sanitary sewer, telephone and cable services are available for extension to and through the property within adjacent street rights of way. C.U. water, gas and electric exist along the north side of Republic Road, and will need to be extended under the road to the new lots within the C.O.D. 129 boundary. A sanitary sewer line will be extended from a new public sewer main in the VA property adjacent to the west. There is a

sanitary sewer easement abutting the common lot line whereby access and extension of the City sewer main can be performed. The Church is served by a sewer line traversing the property, connecting into the City sewer line in the southwest corner of the property. This private line will need to be relocated outside the boundary of the C.O.D. 129, such that the Church will be served in a different location by virtue of the platting and land development of the two lots in the northwest corner.

SOILS AND ENVIRONMENTAL FEATURES:

Soils are classified as hydraulic class B and C based on information from the Community Commons Database. A map is included in the attachments showing the approximate soil condition. The site exists with some steep grades, which under previous site improvements made in 2011 were suspect to erosion. Construction will need to utilize appropriate BMPS to minimize soil transport on and off of the site, and protect the existing detention basin.

There are no sinkholes present on the property based on the current G.I.S. information from Springfield. This does not eliminate the potential for collapses to occur during or after the construction activity.

All improvements made will follow standards for land disturbance, including the acquisition of a City permit as total disturbance will exceed one acre in size. A SWPPP will be generated upon the development of public improvement plans as required for public utilities.

STORMWATER SUMMARY:

There is an existing detention basin on site, which meets the City requirements for water quality and flow rate detention. This will be platted as a regional basin for the subdivision. Initial review by the City for pre-development indicated that the basin has been designed for 4.17 acres of impervious condition. Any more impervious condition added to the subdivision will warrant improvement to the basin. It is estimated that no more than 3.3 acres of impervious condition will exist on the site after the two lots develop, hence no additional improvements should be warranted within the basin.

MISCELLANEOUS CHARTS AND MAPS

ance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0339E

FIRM

FLOOD INSURANCE RATE MAP

GREENE COUNTY, MISSOURI

AND INCORPORATED AREAS

PANEL 339 OF 505

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENE COUNTY	290782	0339	E
SPRINGFIELD, CITY OF	290149	0339	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
29077C0339E

EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

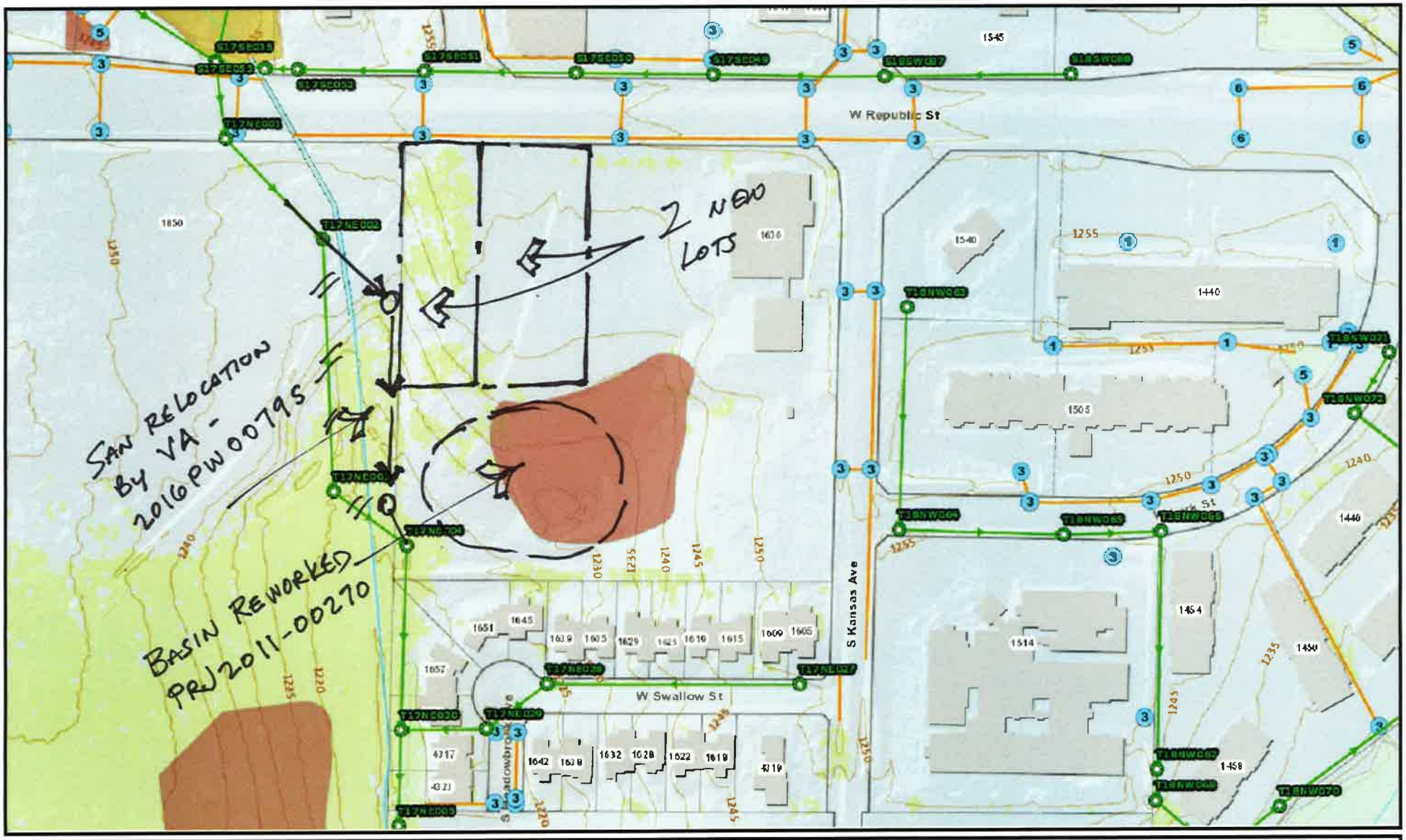
southland church soils

Map Legend

Hydrologic Soil Group (Dominant Condition) by Map Unit. NRCS 2016

- A (High Infiltration / Low Runoff Potential)
- A/D
- B
- B/D
- C
- C/D
- D (Low Infiltration / High Runoff Potential)
- Not Rated

Community Commons, 3/31/2018



DISCLAIMER: All information included on this map or digital file is provided 'as-is' for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

City of Springfield, Missouri

My Title

CITY OF Springfield

Printed: Dec 12, 2017

e-plans

Current Project - Department Review Status

PLN2018-00046

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
1					
	PW - Storm Water	Julie Hawkins jhawkins@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Detention and water quality were provided as part of PRJ2011-00270. This was developed with the site being a total of 4.17 acres impervious. If any new projects stay within those parameters then additional modifications to existing detention will not be required. 2. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be in a dedicated drainage easement or common area. 3. Each lot should be graded to go towards existing detention basin.
	PW - Construction Inspection	Brett Foster bfoster@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Any projects submitted will adhere to newly published public works design guide. It is highly advised you review these specifications if public improvements or permits are required. If public works plans are required, please include all applicable sidewalks and driveways on PW plans. If public improvement plans are required and escrow or securities are desired, please upload a completed Request to Secure Public Improvements Form into you supporting P-Dox information at the earliest possible time. Allowance of Escrow will be reviewed on a case by case basis. After bids are approved and fees are paid, Escrows will take a miniumum of two weeks for approval. Please make sure to plan accordingly for this approval period. Please see the link to the application below: http://www.springfieldmo.gov/DocumentCenter/View/19701
	ES - Sediment Erosion Control	Sarah Davis sedavis@springfieldmo.gov	dneal@springfieldmo.gov	PRE	A City Land Disturbance Permit will be required due to the area of disturbance being >1 acre. You will need to submit a Stormwater Pollution Prevention Plan (SWPPP), including narrative, site plan and attachments. Include any associated PW improvements in the area of disturbance on the SWPPP site plan. Site-specific concerns: It appears that there is a steep slope down to the SW side of the site. Make sure that BMPs are appropriate at the base of the slope to prevent release of sediment to the channel to the west or the detention basin to the south.

e-plans

Current Project - Department Review Status

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	ES - Clean Water Services	Matt Taylor MTaylor@springfieldmo.gov	dneal@springfieldmo.gov	PRE	Critical issues; 1. Public sewer appears as though it would be available to the Starbucks site with the relocated sewer for the VA Clinic although the sewer was not shown on the sketch. The sewer on the VA site was relocated adjacent to the west line approx. 395 north of the southwest property corner. This relocation has not yet been mapped to GIS. Public sewer would not be available for the proposed bank site and will require a public sewer extension. This will require public improvement plans designed to city standards. Submit public improvement plans for review. If the church remains part of the larger tract to the west property line, sewer would be available for it also. 2. Public improvements must be approved and completed before any building permits or plats could be issued or filed. 3. No objection to escrow of sewer extension. General Comments; 4. When building plans are submitted provide the following; Show the proposed peak and average flow rates on the code summary sheet. 5. Specify the point of connection to public sewer on the utility plan. Dimension the distance to the up and down stream manholes and the size of the proposed lateral. 6. A sewer impact permit fee will be required for both addresses. This fee is based on the size of the proposed water meter(s) according to city code no. 120.246. Specify the size of the proposed water meter on the utility plan. 7. Any Food Service Establishment or development with a commercial kitchen must install an approved grease intercepter and may be subject to City Fats, Oils, & Grease Program annual permitting fees.
	ATT	Cindy Jeffers cindy.jeffers@att.com	dneal@springfieldmo.gov	PRE	AT&T has no objections

e-plans

Current Project - Department Review Status

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	PW - Traffic	Derrick Estell Destell@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. A Traffic Study is required to be submitted - as required at the time of development by COD-129. 2. Sidewalk is required to be constructed along the entire length of the property frontage along S. Kansas Avenue or a fee paid in-lieu-of sidewalk construction, which must be approved by ARC and fees paid, prior to issuance of a building permit. If fee-in-lieu of sidewalk construction is not pursued, sidewalk must be constructed or funds escrowed before the final plat can be approved. 3. Any modifications to the existing driveway approach will require that it is constructed according to current City Design Standard ST-9. Please include a copy of City Standard ST-9 in the plan details. 4. All new/modified parking stalls/aisles must comply with current City Design Standard ST-6. 5. Cross-access easements will need to be established at all applicable locations - also connecting subdivided lots to Kansas Avenue. 6. Queuing appears to meet City Standards. 7. Contractor is required to contact construction inspection at least 72 hours prior to any work taking place within public right-of-way.
	City Utilities - Developers Services	Kevin Roods kevin.roods@cityutilities.net	dneal@springfieldmo.gov	PRE	CRITICAL COMMENTS-All utilities will need to be extended to the site. Water, gas and electric are on the north side of Republic and the east side of Kansas Ave. There is a tree line in front of the church that will be impacted if the extension comes from Kansas. STANDARD COMMENTS-Water and gas can be bored under Republic or extended from the west. A main extension of @ 550 feet would be required from the west. The bore of Kansas would be appx. 100 feet. 8-inch water would be bored and a fire hydrant installed on the south side of Republic The electric will probably be extended overhead across Republic then going underground to transformer locations. Note all electric extensions are subject to an economic feasibility analysis.

e-plans

Current Project - Department Review Status

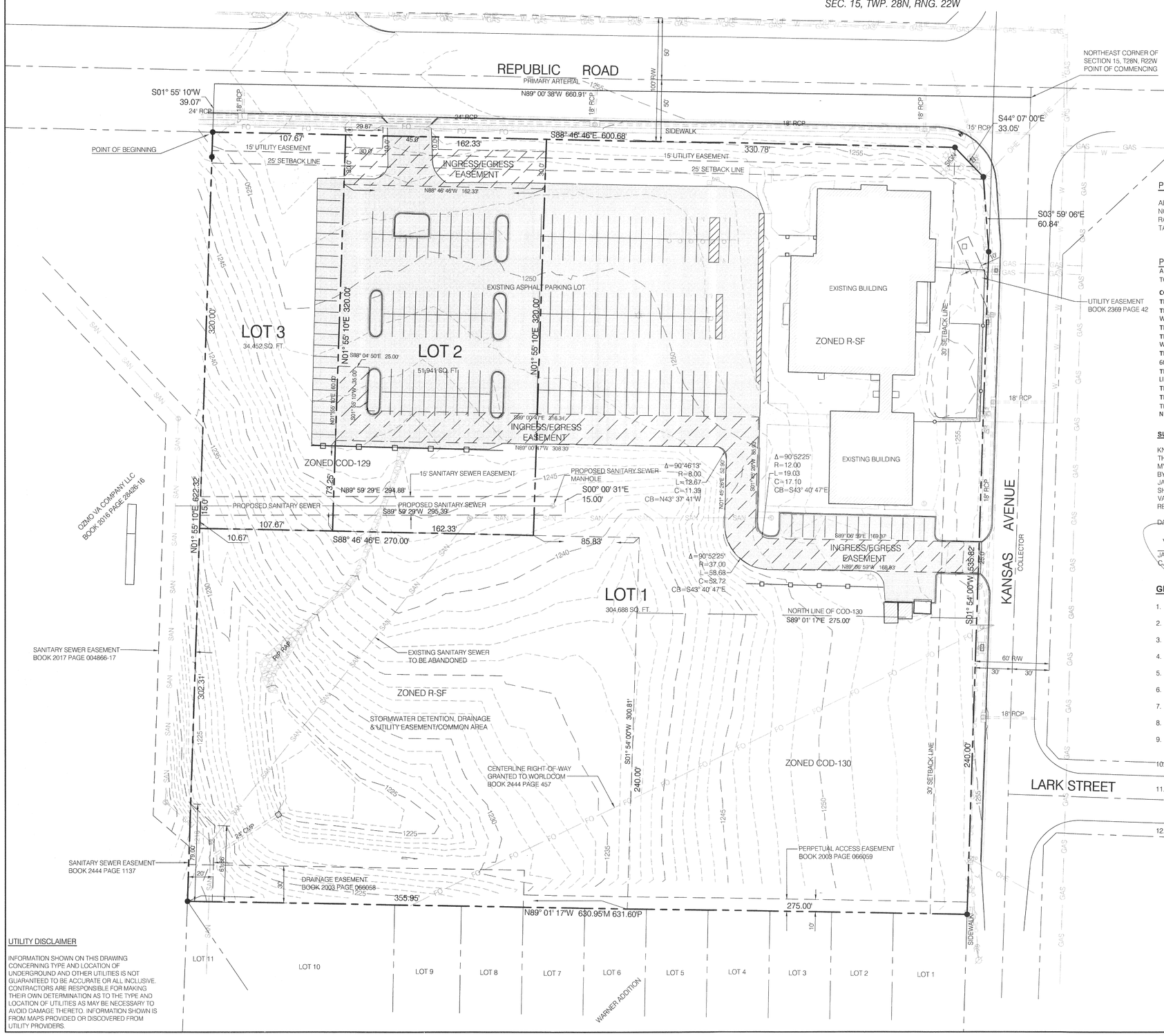
Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
	Planning and Zoning	Daniel Neal dneal@springfieldmo.gov	dneal@springfieldmo.gov	PRE	The proposed subdivision will require the major subdivision process since the lot was not previously platted. The approximate timeline for completion is 90-120 days. A preliminary plat will need to be submitted and approved by Planning and Zoning Commission and Council. After approval, a final plat in substantial conformance with the preliminary must be approved administratively. All public improvements must be constructed or escrowed (if applicable) prior to approval and recording of the final plat. A certificate of title, subordination agreement (if necessary) and recording fees must also be submitted prior to recording. The proposed lots must match exactly the GR and O-1 zoning district boundaries.
	Fire	Ben Basham bbasham@springfieldmo.gov	dneal@springfieldmo.gov	PRE	A fire hydrant may be required on the south side of W. Republic to meet distance requirements. Hydrants in the area are on the opposite side of the main arterial 4 lane road.
	Building Development Services	Harlan Hill hhhill@springfieldmo.gov	dneal@springfieldmo.gov	PRE	1. Bufferyard F required along East and South property boundary. 2. Provide headlight screening adjacent to RSF District. 3. Provide perimeter landscaping. 3. Provide 5% interior landscaping. 4. Establish cross access easement and/or cooperative parking agreements. 5. Comply with lighting standards. New addressing: Proposed Starbucks lot - 1700 W Republic Street Proposed Bank lot - 1650 W Republic Street

PRELIMINARY PLAT OF SOUTHLAND SUBDIVISION

1630 W. REPUBLIC ROAD
PART OF THE NE1/4 NE1/4
SEC. 15, TWP. 28N, RNG. 22W

OWNER:
SOUTHLAND CHRISTIAN CHURCH
1630 W. REPUBLIC ROAD
SPRINGFIELD, MO 65807

DEVELOPER:
JARED PROPERTIES, LLC
2870 S. INGRAM MILL ROAD
SPRINGFIELD, MO 65804



LEGEND

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- M MEASURED
- P PLATTED
- D DEEDED
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- PULL BOX
- 2 PED
- WATER METER
- GAS METER
- AIR CONDITIONER
- SIGN
- LIGHT POLE
- POST
- MAIL BOX
- TREE DECIDUOUS
- TREE EVERGREEN

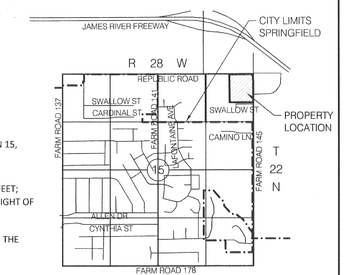
PROPERTY DESCRIPTION: (BOOK 1992 PAGE 1902)

ALL OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART DEEDED, TAKEN, OR USED FOR ROAD OR HIGHWAY PURPOSES.

PROPERTY DESCRIPTION:

ALL THAT PART ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15;
THENCE NORTH 89°00'38" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 660.91 FEET;
THENCE SOUTH 01°55'10" WEST, A DISTANCE OF 39.07 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT OF WAY OF REPUBLIC ROAD WHICH IS THE **POINT OF BEGINNING**;
THENCE SOUTH 88°46'46" EAST, ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 600.68 FEET;
THENCE SOUTH 44°07'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 33.05 FEET TO A POINT ON THE WEST RIGHT OF WAY OF KANSAS AVENUE;
THENCE SOUTH 03°59'06" EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 60.84 FEET;
THENCE SOUTH 01°54'00" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 535.82 FEET TO THE NORTH LINE OF WARNER ADDITION;
THENCE NORTH 89°01'17" WEST, ALONG SAID NORTH LINE OF WARNER ADDITION, A DISTANCE OF 630.95 FEET;
THENCE NORTH 01°55'10" EAST, A DISTANCE OF 622.32 FEET TO THE **POINT OF BEGINNING;**
THIS DESCRIPTION WAS PREPARED BY CJW TRANSPORTATION CONSULTANTS, LLC; CORPORATE LAND SURVEY NUMBER 2007008003.



LOCATION MAP
1" = 2000'

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JAMES A. VAUGHAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW TRANSPORTATION CONSULTANTS, L.L.C. DATED DECEMBER 29, 2018 AND SIGNED BY JAMES A. VAUGHAN, PLS 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN, PLS 2555 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DATE PREPARED: FEBRUARY 02, 2018

JAMES A. VAUGHAN, PLS 2555
CJW, LLC LC 2007008003

N

40 0 40
Scale: 1" = 40'

GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON MISSOURI GEOGRPAHIC REFERENCE SYSTEM
STATION: GR-90
ELEVATION: 1283.46
ONE FOOT CONTOUR INTERVAL

GENERAL NOTES:

1. DATE OF SUBMITTAL - FEBRUARY 05, 2018
2. PROPOSED WASTEWATER DISPOSAL FACILITIES - MUNICIPAL SEWER SYSTEM (CITY OF SPRINGFIELD)
3. PROPOSED WATER SUPPLY - MUNICIPAL WATER SUPPLY (CITY UTILITIES)
4. NATURAL GAS TO BE PROVIDED BY CITY UTILITIES
5. CURRENT ZONING - R-SF, CONDITIONAL OVERLAY DISTRICT NO. 129, CONDITIONAL OVERLAY DISTRICT NO. 130
6. TOTAL ACREAGE = 391,081 SQ. FT. =8.98 ACRES
7. TOTAL NUMBER OF LOTS - 3
8. EASEMENTS SHOWN HEREON ARE FROM FIELD INSPECTION OR RECORD AND MAY NOT BE ALL INCLUSIVE.
9. ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0339E DATED DECEMBER 17, 2010 THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN).
10. MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
11. THE AREA SHOWN IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
12. NEW SIDEWALK WILL BE BUILT ALONG THE WEST SIDE OF KANSAS AVENUE FROM THE SOUTH LINE OF PROPERTY AND EXTEND NORTH TO THE EXISTING SIDEWALK ON THE SOUTH SIDE OF REPUBLIC ROAD.

UTILITY DISCLAIMER

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

No.:	Revision:	Date:

STATE OF MISSOURI JAMES A. VAUGHAN NUMBER PLS-2555 PROFESSIONAL LAND SURVEYOR

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
5051 S. National Suite 7A Springfield, MO 65810
Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

PRELIMINARY PLAT OF SOUTHLAND SUBDIVISION

1630 W. REPUBLIC RD.
SPRINGFIELD, MISSOURI

SURVEY BY CJW	DESIGN CJW	SCALES	SHEET 1
DATE 12-28-17	DRAWN CJW	HOR. 1"=40'	OF 1 SHEETS
DWG 17144 SOUTHLAND	CHECKED CJW	VERT. N/A	FILE NO. 17144

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 15, 2018
CITY COUNCIL PUBLIC HEARING:	APRIL 9, 2018

CASE NUMBER:
Preliminary Plat of Catalpa Cottages Subdivision

LOCATION: 2300 Block of Catalpa Street

ACRES: 4.46 acres

EXISTING LAND USE: Vacant land

APPLICANT: LK Building Group

STAFF: Bob Hosmer, AICP

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the 19-lot preliminary plat of Catalpa Cottages Subdivision.

SUMMARY OF REQUEST:

The applicant is proposing a nineteen-lot residential use preliminary plat for approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below are consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-TH and R-SF	R-SF	R-SF
LAND USE	Single family residence	Single family residence	Single family residence	Single family residence

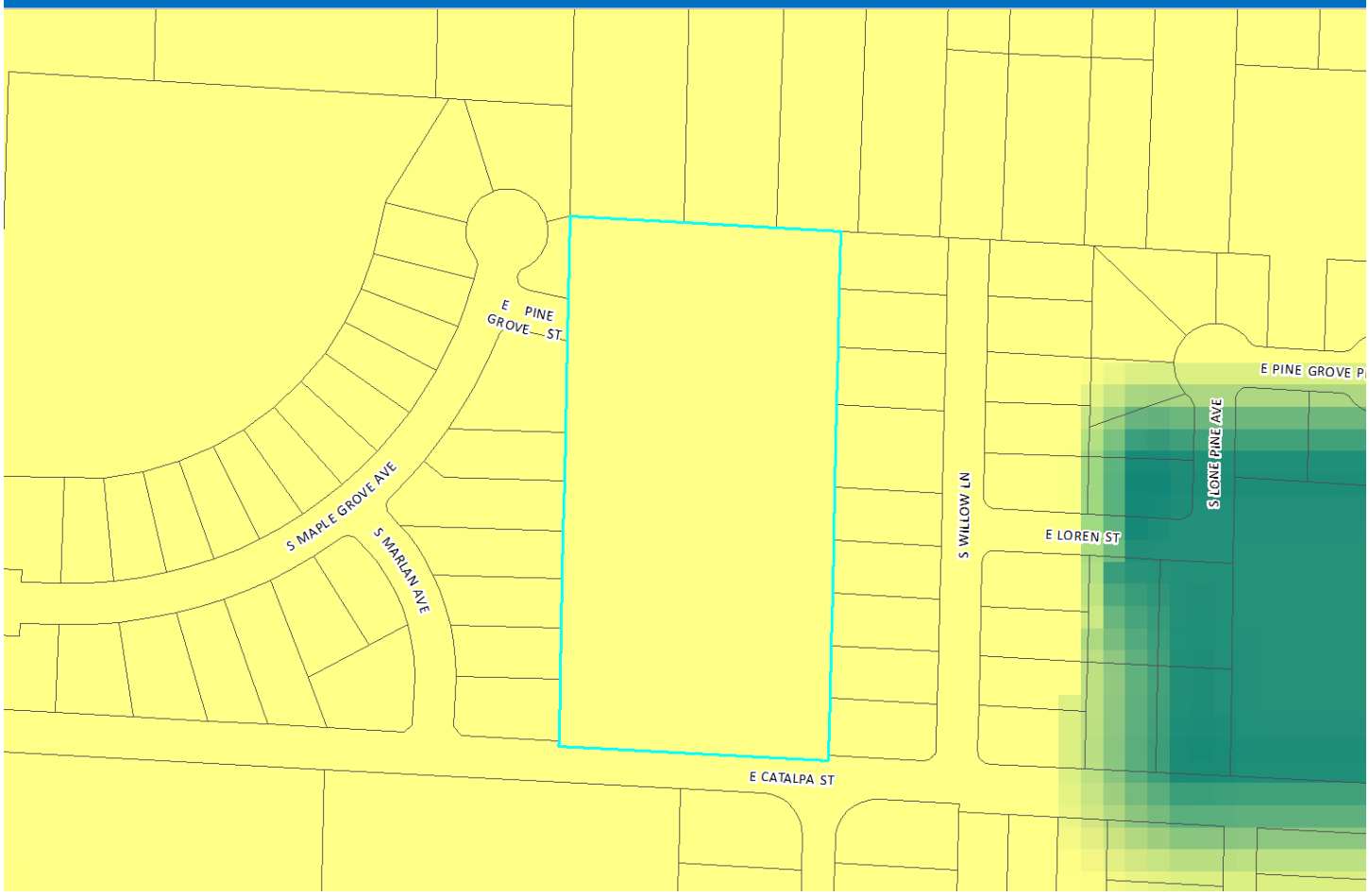
Development Review Staff Report

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report

PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-Family Residential in 1995 during the citywide re-mapping.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR: R-SF, Single-Family Residential District
Permitted Uses	Single-Family uses are permitted use
Use Limitations	Per code
Maximum Structure Height	When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	Side yards: Five feet or as required by section 36-453, supplemental open space and yard regulations. Rear yards: Ten percent of the lot depth, but may not be less than ten feet nor shall more than 20 feet be required. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below, except as permitted by subsection 36-303(17)(b) and subsection 36-303(17)(d).
Open Space Requirement	30%
Design Requirements	Per code

BULK PLANE	BUFFERYARDS AND LANDSCAPING
No Bulk Planes required from R-SF or R-TH	No bufferyards required

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low Density Housing. The Major Thoroughfare Plan classifies Catalpa Street as a collector roadway which supports the proposed land uses.

STAFF COMMENTS4.64:

1. The applicant is proposing to subdivide approximately 4.46 acres of property into a nineteen-lot subdivision named “Catalpa Cottages Subdivision”.
2. There is an existing administrative lot which is not part of this subdivision but does have access through the cul-de-sac.
3. The property will not have driveway access to Catalpa Street.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC COMMENTS:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues

CITY UTILITIES:

All utilities are available to extend and provide service. Note that CU"s extension policy has changed and there could be a charge for the electric extension. In addition, CU is no longer reimbursing for conduit and pad installation.

There is an existing gas main on the property in the SE corner. Show the book and page if there is an easement for this.

CLEAN WATER SERVICES COMMENTS:

Plat is approvable. Submit public improvement plans for review and approval. No objection to escrow of the sewer.

FIRE DEPARTMENT COMMENTS:

No issues

SEDIMENT EROSION CONTROL COMMENTS:

A City Land Disturbance Permit will be required for development of the subdivision, and a SWPPP will need to be submitted at approximately the same time as public improvement plans. Work on the public improvements shouldn"t begin until plans are approved, and it is difficult to review and approve the SWPPP without an accurate picture of the public improvements involved.

Tree preservation and planting credits are now available to count towards meeting the water quality requirements per Chapter 10 of the Flood Control and Water Quality Protection Manual. Consider incorporating tree preservation and planting into the water quality plans in the engineering report. A tree protection plan should be included in the SWPPP for any trees that will be preserved.

Make sure the SWPPP includes adequate perimeter BMPs to protect surrounding residences. Staff recommends silt fence. Even better, can any vegetated buffers be preserved along property lines?

Construction on individual lots will be covered under original City Land Disturbance Permit unless properties are sold. In that case, the new owner will be responsible for obtaining a new City Land Disturbance Permit. Please note the following requirements as detailed in the State Operating Permit for Land Disturbance Activity regarding future development of individual lots:

1. Federal and Missouri stormwater regulations require a stormwater permit and erosion control measures for all land disturbances of one or more acres. These regulations also require a permit for less than 1 acre lots if the lot is part of a larger common plan of development or sale where that plan is at least one acre in size.
2. If the permittee sells any portion of the permitted site to a developer for commercial, industrial or residential use, this land remains a part of the common sale and the new owner must obtain a permit prior to conducting land disturbance activity. The original permittee would then amend the SWPPP to show that this property has been sold.
3. Property of any size which is part of a larger common plan of development where the property has been stabilized and the original permit terminated will require application of a new land disturbance permit for any future land disturbance activity.

4. If a portion of the larger common plan of development is sold to an individual for the purpose of building his or her own private residence, a permit is required if the portion of land sold is equal to or greater than one acre while no permit is required for less than one acre of land sold.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. Catalpa Street as a Collector roadway and E. Pine Grove Street as a Local roadway. The standard right-of-way width for E. Catalpa Street is 30 feet from the centerline. The standard right-of-way width for E. Pine Grove Street is 25 feet from the centerline. It appears approximately 5 feet of additional right-of-way needs to be acquired along E. Catalpa Street, along with the right-of-way for the new proposed street. A survey is recommended to determine the exact amount of existing right of way. E. Catalpa Street and E. Pine Grove Street are City maintained streets. The most recent traffic count on E. Catalpa Street east of S. Barnes Avenue is 1,625 vehicles per day. There are no recent traffic counts for this section of E. Pine Grove Street. E. Pine Grove Street currently stubs at the western property line. The extension of E. Pine Grove Street and the construction of the new proposed street that extends south to tie into E. Catalpa Street will require public improvement plans. These public improvements must be constructed and approved or funds escrowed prior to approval of the Final Plat. There is existing sidewalk along the south side of E. Pine Grove Street. This sidewalk will need to be extended along at least one side of the new proposed new street(s). Sidewalk is also required to be constructed along the entire length of the property frontage on E. Catalpa Street. On-street parking is not allowed along E. Catalpa Street. There is not a Greenway Trail in the area pertaining to this plat. There are not bus stops in the area pertaining to this plat. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. Public Improvement Plans are required for the proposed new street. The new street must include sidewalk on at least one side. This new proposed street must be constructed and approved by the City of Springfield, or funds escrowed prior to approval of the Final Plat. The new proposed street will require a stop sign at the intersection of the new proposed street and E. Catalpa Street. This stop sign (and street name signs) cannot be escrowed. The current cost for these signs is $202.00. There are no planned improvements to the public right-of-way in the area pertaining to this plat.

Public Works Traffic Division	Response
Street classification	E. Catalpa Street – Collector E. Pine Grove Street – Local
On-street parking along streets	E. Catalpa Street – No E. Pine Grove Street – Yes
Trips generated - Peak Hour	24.04 vehicles (R-SF)
Additional Trips generated with zoning change - Peak Hour	0 vehicles – No Change in Zoning
Existing street right of way widths	E. Catalpa Street – 25 ft from the centerline E Pine Grove Street – 25 ft from the centerline
Standard right of way widths	E. Catalpa Street – 30 ft from the centerline E Pine Grove Street – 25 ft from the centerline
Traffic study submitted	Not required*
Proposed street improvements	Extension of E. Pine Grove Street and new proposed extending south to tie into E. Catalpa street. The extension of these two streets must include sidewalk on at least one side of the street.

*A traffic study is not required as a part of the platting process.

STORMWATER COMMENTS:

The property is in the Jordan Creek South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of stormwater detention will not be allowed and detention is required. Since the project will be disturbing more than one (1) acre a land disturbance permit will be required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
4. This site is part of a sinkhole watershed that drains to two separate sinkholes.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

REQUIREMENTS FOR APPROVAL:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

    a. Public sewer and service will need to be submitted on public improvement plans. Dedicate new easements to cover existing sanitary sewer and show all existing easements of record.

    b. There is existing sidewalk along the south side of East Pine Grove Street. This sidewalk will need to be extended along at least one side of the new proposed new street(s). Sidewalk is also required to be constructed along the entire length of the property frontage on East Catalpa Street.

    c. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. This permit may be obtained through the Building Development Services (BDS) office, once the stormwater plans and calculations have been approved. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit. Buyout in lieu of stormwater detention will not be allowed and detention is required. Since the project will be disturbing more than one (1) acre a land disturbance permit will be required.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

    a. Approximately five (5) feet of additional right-of-way is required for 60 total feet of right-of-way from the centerline of the roadway of Catalpa Street (based on classification as a Collector Roadway).

    b. No direct driveway access is permitted to Catalpa Street from any lot.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership

must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

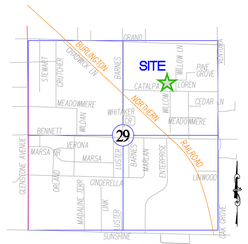
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

RECORDER'S SPACE

CATALPA COTTAGES SUBDIVISION

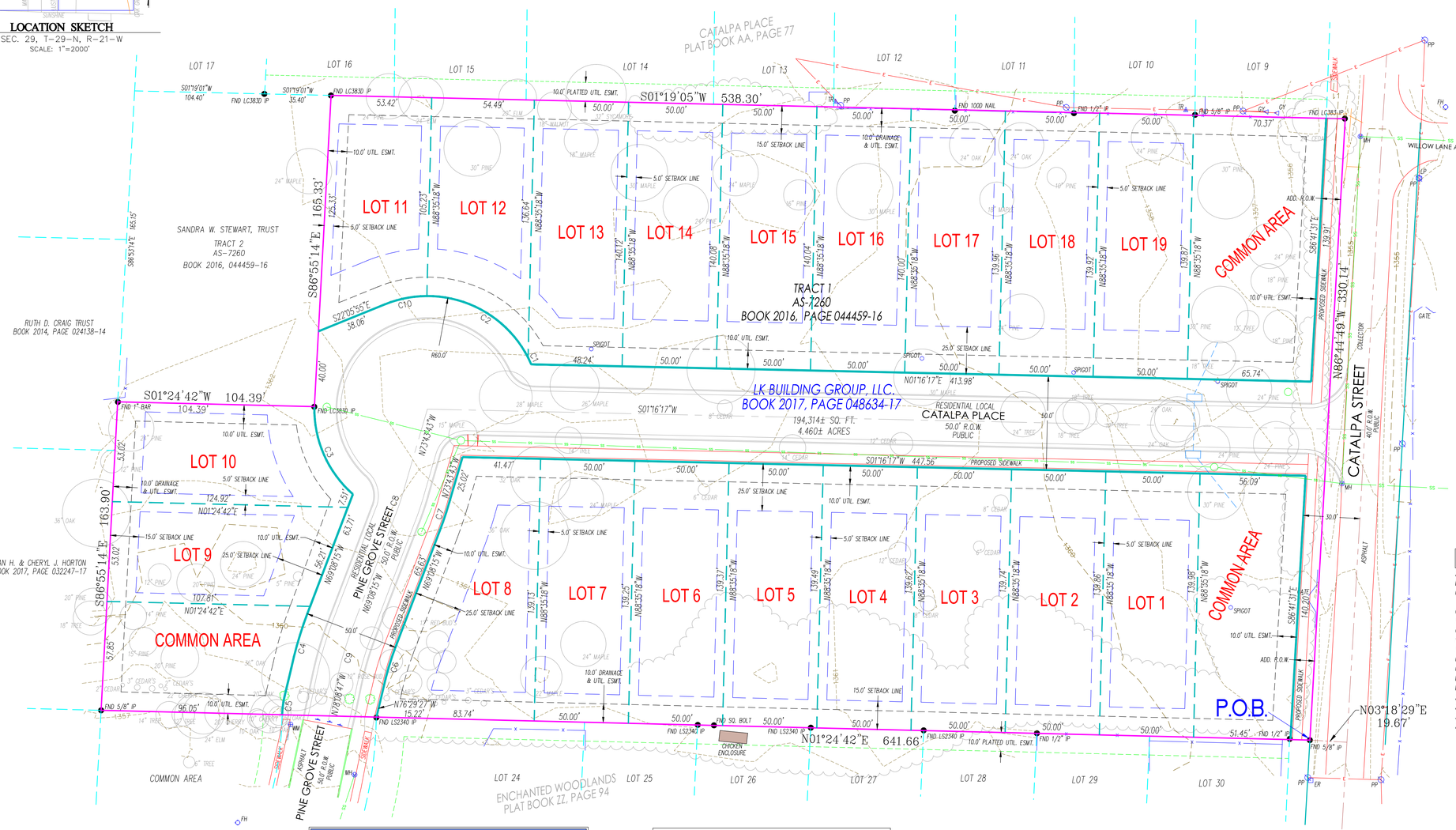
BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT



LOCATION SKETCH
SEC. 29, T-29-N, R-21-W
SCALE: 1"=2000'

GRID

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, BRENDA CIRTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF HICKORY HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20___.

_____
CITY CLERK, ANITA COTTER

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I,_____ DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF HICKORY HILLS PHASE 2 A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____ 20___.

_____
MARY LILY SMITH
DIRECTOR OF PLANNING AND DEVELOPMENT

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF, _____ (CORPORATE OFFICER) OF THE PROPERTY DESCRIBED HEREON, CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____, 20___.

_____ DATE OF EXECUTION

_____ SIGNED

NO SEAL

_____ TITLE

_____ PRINT NAME

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED_____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

"NOTARY SEAL"

NOTARY PUBLIC: _____

PRINT NAME: _____

SURVEY DESCRIPTION

A TRACT OF LAND AS LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS OFFICE IN BOOK 2017, PAGE 048634-17 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, SOUTH 86°41'31" EAST, 1006.46 FEET, THENCE LEAVING SAID SOUTH LINE, NORTH 03°18'29" EAST, 19.67 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF CATALPA STREET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF ENCHANTED WOODLANDS SUBDIVISION, NORTH 01°24'42" EAST, 641.66 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 86°55'14" EAST, 163.90 FEET; THENCE SOUTH 01°24'42" WEST, 104.39 FEET; THENCE SOUTH 86°55'14" EAST, 165.33 FEET TO A POINT LYING ON THE WEST LINE OF CATALPA PLACE SUBDIVISION, PLAT BOOK AA, PAGE 77; THENCE ALONG SAID WEST LINE, SOUTH 01°19'05" WEST, 538.30 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF CATALPA STREET; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH RIGHT-OF-WAY, NORTH 86°44'49" WEST, 330.14 FEET TO THE POINT OF BEGINNING. CONTAINING 4.46 ACRES, MORE OR LESS. ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 111080.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC., DATED FEBRUARY 01, 2018 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION FEBRUARY 05, 2018.

ANDERSON ENGINEERING, INC. LC 62 BY:

STATE OF MISSOURI
KEVIN L. LAMBETH
NUMBER LS-2695
PROFESSIONAL LAND SURVEYOR

KEVIN L. LAMBETH, PLS NO. 2695

3-01-2018
DATE PREPARED

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0342, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

LEGEND OF SYMBOLS AND ABBREVIATIONS

- INTERNAL ANGLE # (SEE TABLE)
- SS — SANITARY SEWER LINE
- E — OVERHEAD ELECTRIC
- G — GAS LINE
- W — WATER LINE
- UT — UNDERGROUND TELEPHONE
- UE — UNDERGROUND ELECTRIC
- FENCE LINE
- FIRE HYDRANT
- LP — LIGHT POLE
- P.O.C. — POINT OF COMMENCEMENT
- LINE LABELS — MEASURED 100' M; DEED 100' D; RECORD 100' R
- WV — WATER VALVE
- GV — GAS VALVE
- WM — WATER METER
- TR — TELEPHONE RISER
- ER — ELECTRIC RISER
- RD — ROOF DRAIN
- TRANS — TRANSFORMER PAD
- MH — SANITARY MANHOLE
- RWM — RIGHT-OF-WAY MARKER
- IP — FOUND IRON PIN
- IP — SET IRON PIN
- P.O.B. — POINT OF BEGINNING
- GROUND LIGHT
- PT PM — PERMANENT MONUMENT
- KEY NOTES
- TREELINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-SF (SINGLE-FAMILY RESIDENTIAL DISTRICT).

MINIMUM YARD REQUIREMENTS:
FRONT YARD:
A) 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET.
B) 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET CLASSIFICATION STREET.
C) THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED.

SIDE YARD: 5 FEET.

REAR YARD: TEN PERCENT OF THE LOT DEPTH, BUT MAY NOT BE LESS THAN 10 FEET NOR SHALL MORE THAN 25 FEET BE REQUIRED.

STATE PLANE COORDINATE TIE
MISSOURI COORDINATE SYSTEM 1983

CONTROL STATIONS:
GR-93 NORTHING - 149833.990 (M)
EASTING - 432890.774 (M)
GRID FACTOR - 0.9999297
COS 201 NORTHING - 151400.882 (M)
EASTING - 433944.422 (M)
GRID FACTOR - 0.9999270

COORDINATES EXPRESSED IN METERS.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	3.93	60.00	S64° 46' 09"W	3.93
C2	66.15	60.00	N31° 18' 26"E	62.85
C3	52.38	60.00	S66° 15' 36"W	50.74
C4	30.67	200.00	N73° 31' 52"W	30.64
C5	10.30	52.75	N82° 11' 45"W	10.29
C6	23.59	150.00	N73° 38' 31"W	23.56
C7	16.03	200.00	S71° 25' 59"E	16.02
C8	14.02	175.00	S71° 25' 59"E	14.02
C9	27.52	175.00	N73° 38' 31"W	27.49
C10	22.85	60.00	N11° 11' 16"W	22.71

NOTES

LOT SIZE
SMALLEST - LOT 10 = 6,021± SQ. FT.
LARGEST - LOT 8 = 8,777± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 194,314± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 4.460± ACRES
TOTAL NUMBER OF LOTS =19
DATE OF PRELIMINARY PLAT SUBMITTAL = FEBRUARY 05, 2018
DATE OF FINAL PLAT SUBMITTAL =
OWNERSHIP = BOOK 2017, PAGE 048634-17

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

P.O.C.
SW. CORNER OF THE
NW. 1/4 OF THE NE 1/4
OF SEC. 29, T29N, T21W

PREPARED BY
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
LK BUILDING GROUP LLC
3812 E. BROOKDALE TERRACE
SPRINGFIELD, MO. 65802

COA #000062
ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: KP | DATE: 2-01-2018
DRAWN: BAC | FIELD BK:
CHECKED: KLL | JOB NO: 10008-18

WB 111-080
SHT. 1 OF 1 REV. __

DATE: March 7, 2018

TO: Planning and Zoning Commission

FROM: Randall Whitman, Principal Planner, Planning and Development Department

SUBJECT: 2018 Capital Improvements Program (CIP)

The Planning and Zoning Commission held a public hearing and recommended approval of the CIP on December 14, 2017. On February 26, City Council tabled the public hearing and remanded the CIP back to the Planning and Zoning Commission for further review. Staff was further directed to update the CIP to incorporate the Level Property Tax projects that have been added since the CIP was prepared last fall.

The CIP outlines the City's strategy for identifying, prioritizing, scheduling and funding all capital improvement projects and programs for the next 6 years. The CIP is presented to the Planning and Zoning Commission to *"Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed."- City Charter.*

Capital improvements planned for 2018 include 116 projects and programs, estimated to cost $79,125,926; and 148 projects and programs planned for 2019 – 2023, estimated to cost $385,731,810.

In addition to the full report, attached is a 3-page handout highlighting the purpose and key points outlined in the CIP and some of the significant projects planned for 2018, by council zone.

Staff recommends the Planning and Zoning Commission approve the Revised - 2018 Capital Improvements Program.

c: Mary Lilly Smith, Director, Planning and Development Department
Brendan Griesemer, Assistant Director, Planning and Development Department
Bob Hosmer, Principal Planner, Planning and Development Department

CITY OF SPRINGFIELD 2018 CAPITAL IMPROVEMENTS PROGRAM

CAPITAL IMPROVEMENT PROJECTS – DEFINED

- Only include projects or programs that are estimated to cost $100,000 or more.
- Are significant, permanent or have a useful life of six years or more.
- Independent projects which include the construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport, zoo and public facilities, buildings and grounds.
- Comprehensive programs which consolidate many smaller individual improvements that do not individually meet the $100K threshold. Examples: sidewalks, storm water and sewer repair, signal enhancement and neighborhood improvement programs.

The Capital Improvements Program is a schedule and strategy for funding and planning the construction, maintenance and replacing the infrastructure and public facilities for a six-year planning window.

PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects and programs are prioritized based on their relationship to the following City Council adopted priorities:

- Public Safety
- Legislative Engagement
- Fiscal Sustainability
- Economic Vitality

KEY POINTS

- The development of the 2018 Capital Improvements Program (CIP) represents a collaboration between multiple City departments, resulting in a comprehensive database of all public improvement needs planned everywhere in the City, from the airport to the zoo.
- The Capital Improvements Program fulfills the City's Charter requirement that the City Manager shall "…. secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years."
- The Program identifies capital projects and programs that will be funded in 2018 and those projects and programs potentially funded between 2019 – 2023.
- Many of the projects have already been programmed and solicited for funding in connection with the 2016 renewal of the 1/4 - Cent Capital Improvement and 1/8 - Cent Transportation sales taxes.
- The CIP is updated on an annual basis, creating an opportunity for new projects or programs to be added and existing projects to be amended, as construction schedules and funding demands. This annual review allows projects and programs to receive consideration for funding and inclusion in the annual budget.
- The CIP also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following.

PLANNED CAPITAL IMPROVEMENTS (2018)

116 Projects / Programs - Estimated Cost: $79,125,926

PLANNED CAPITAL IMPROVEMENTS (2019 – 2023)

148 Projects / Programs - Estimated Cost: $385,731,810

COMPLETED CAPITAL IMPROVEMENTS (2017)

22 Projects / Programs - Total Cost: $41,635,760

3/7/17

For more information, contact:
Planning and Development Department
City of Springfield
840 Boonville Avenue Springfield, Missouri 65802
417-864-1031 Email: city@springfieldmo.gov

CITY OF Springfield

CAPITAL IMPROVEMENTS PROGRAM 2018

Capital Improvements Planned For 2018

116 Projects And Programs Estimated To $79,125,926 – Program Highlights

CITY WIDE PROGRAMS

- Reforestation and Landscaping Program
- School Sidewalk Program
- Sidewalk/Curb/Gutter & Ramp Construction Program
- Floodplain Acquisition and Storm Water Improvement Program
- Bicycle Routes Signs and Markings
- Minor Neighborhood Improvements
- Neighborhood Works Program

ZONE 1 PROJECTS

- Construction - Remodel and expand airport secure side restaurant
- Land acquisition – new fire station, Westside / West Central Neighborhood
- Planning and Design – Municipal Court Building, Brower Street, Between Boonville and Campbell
- Police, Special Response Team (Mill Building) – HVAC Improvements
- Historic City Hall, Council Chambers – audio visual upgrades
- Nichols Park - playground equipment, trail, signage, picnic tables, park benches, soccer goals
- Tom Watkins Park – restrooms, support facility, playground equipment, walking trail, signage
- Design - Chestnut South trunk sewer
- Partnership Industrial Center West – infrastructure development
- Design - Central Street improvements phase 2, Gant Avenue to Clay Avenue
- Construction - College Street streetscape, Grant Avenue to Market Avenue
- Division Street and Commercial Street - turn lane and safety improvements
- Grand Street improvements and bridge replacement, from Park Avenue to Kansas Expressway
- Grant Avenue & Route 66 streetscape, between Walnut Street and Olive Street
- Main Avenue bridge improvements over Jordan Creek
- Mount Vernon Street bridge improvements over Jordan Creek
- US 65 and Division Street - interchange improvements
- Commercial Street pedestrian ways – various locations
- Design - Grant Avenue and Division Street - intersection improvements
- National Avenue and Bennett Street - traffic and signal improvements
- Construction – Mount Vernon Street and Miller Avenue – turn lane and safety improvements
- CDBG sidewalk improvements – Grand Street, Park Avenue to West Avenue
- CDBG sidewalk improvements – Jefferson Avenue, Kearney Street to Turner Street
- CDBG sidewalk improvements – Kansas Expressway, Talmage Street to Kearney Street
- CDBG sidewalk improvements – Turner Street, Benton Avenue to Robberson Avenue

Capital Improvements Planned For 2018

116 Projects And Programs Estimated To $79,125,926 – Program Highlights

ZONE 2 PROJECTS

- Design and Construction – Jefferson Avenue Footbridge
- Design - sanitary sewer overflow reduction project - Smith Park
- Design - Beechwood Heights Phase I - storm water improvements
- Design - Gelven Withers Subdivision - storm water improvements
- Springfield Industrial Park Subdivision - storm water improvements
- Design - Cherry Street improvements, Barnes Avenue to Oak Grove Avenue
- Design - Division Street improvements, National Avenue to Glenstone Avenue design
- National Avenue and Bennett Street - traffic and signal improvements
- CDBG sidewalk improvements – East Central Street, 1600 block
- CDBG sidewalk improvements – Commercial Street, gaps from Pacific Avenue to Missouri Avenue
- Design – Walnut Street storm water improvements – Walnut Street to Elm Street, west of National Avenue

ZONE 3 PROJECTS

- Design - Kansas Expressway extension, Republic Road to Farm Road 190
- Nathaniel Greene / Close Memorial Park – park entrance, road & parking improvements
- Design - Southwest Treatment Plant solar farm
- Design – Yard Waste Recycling Center, bagging plant
- Design - Silsby Street - storm water improvements, Jefferson Avenue to Kimbrough Avenue
- Design - Campbell & Walnut Lawn - intersection improvements
- Grand Street improvements and bridge replacement, from Park Avenue to Kansas Expressway
- Republic Road phase 4 street improvements, Fairview Avenue to Chase Street
- Republic Road – road widening & storm water improvements, between Golden Street & Route FF
- Design – Grand Street & Grant Avenue to New Avenue - Sanitary Sewer Overflow Reduction Project

ZONE 4 PROJECTS

- Meador Park improvements – playground equipment, walking trail, signage, tennis courts/pickle ball improvements, lighting, fencing
- Blackman Woods - lift station relief sewer
- Lone Pine Recycling Center - site upgrades
- Galloway Village - Lone Pine storm water improvements
- Design - Linden Avenue and Latoka Street - storm water improvements
- Ravenwood South Subdivision Phase II - storm water improvements
- Battlefield Street & Fremont Avenue - intersection improvements
- Design - Campbell Avenue & Walnut Lawn - intersection improvements
- Eastgate Avenue / Mill Street - intersection improvements
- Fremont Avenue, Battlefield Street to Sunset Street – street improvements
- Design - Galloway Street improvements - Luster Avenue to Lone Pine Avenue
- Primrose Street improvements - South Avenue to Kimbrough Avenue
- The Link – Cox Health Systems campus

CITY OF Springfield

CAPITAL IMPROVEMENTS PROGRAM 2018

2018

CAPITAL Improvements

Program

DRAFT 3/7/2018

CITY OF Springfield

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For further information, contact:
Planning and Development Department
City of Springfield
840 Boonville Avenue
Springfield, Missouri 65802
417.864.1031
Email: city@springfieldmo.gov

V: 3-7-2018

CITY OF Springfield

CAPITAL IMPROVEMENTS PROGRAM 2018

2018 CAPITAL IMPROVEMENTS PROGRAM - INTRODUCTION

The development of the 2018 *Capital Improvements Program (CIP)* represents a collaboration between citizens and the City that results in a comprehensive database of all public improvement needs planned everywhere in the city, from the airport to the zoo. The *CIP* also serves as a planning and budget document, a community report and a 6-year schedule outlining priorities for improving the City's infrastructure and assets.

The process of annually identifying and updating projects, scheduling construction and financing is collectively identified as a *Capital Improvements Program;* the *Program* ultimately results in the creation of a *Capital Improvements Plan*. The terms *Program* and *Plan* are, at times, used interchangeably but collectively make up the *Capital Improvements Program*.

> ***The City Manager shall also secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years. In preparing the budget, the City Manager shall review and may revise estimates, as he may deem necessary." Springfield City Charter Section 5.8 – Final Budget and Budget Message***

Because the City's capital improvement needs are continually evolving, the *CIP* database should be updated annually. The *CIP* provides for an opportunity to evaluate the entire capital budget and respond to the uncertainty of federal and state mandates, in addition to unexpected emergencies. As these needs and cost estimates are identified, necessary projects will be recommended for inclusion in future *Capital Improvements Programs*.

The *CIP* also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following.

Lastly, the *CIP* provides the City with an opportunity to create a clearinghouse or inventory of needs, wants, mandates, proposals and plans in one place. Maintaining a database of unfunded needs (or a wish list) allows the City to compare and organize future projects and balance the community's expectations and changing priorities. Lastly, the CIP provides the City with a place to document successes and projects completed in the previous year(s).

SPRINGFIELD'S CITY CHARTER

The *Capital Improvements Program* fulfills the City's Charter requirement that the City Manager "…. secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." Since 1992, the City of Springfield has maintained a *Capital Improvements Program* to fulfill this requirement.

While adoption of the annual *CIP* rests in the hands of City Council, the Charter also establishes the Planning and Zoning Commission's responsibility to "Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed." In keeping with these enumerated powers and duties of the Commission, the *CIP* and any proposed amendments are reviewed and receive a recommendation of support, following a public hearing.

CAPITAL IMPROVEMENTS DEFINED

Maintaining a consistent definition of a "capital improvement" is critical in developing a plan for recommended projects that will be proposed for the upcoming annual budget. The following criteria have been established since the early 90's. The minimum value of an individual project or program was increased from $50,000 to $100,000 in 2011.

- Individual projects that are relatively large in project size and scope
- Are significant, permanent or have a useful life of 6 years or longer
- Estimated to cost $100,000 or more
- Can include comprehensive programs, which consolidate many smaller individual improvements that do not individually meet the $100K threshold. Examples of typical programs included in the CIP:
    - ✓ School sidewalk program
    - ✓ Sanitary sewer overflow control program
    - ✓ Floodplain acquisitions and storm water Improvement program
    - ✓ Reforestation and landscaping program
    - ✓ Neighborhood improvement program(s)

NEIGHBORHOOD WORKS
A voter-approved program through the 1/4-cent Capital Improvements Sales Tax

- Can include acquisition of property, land, right of way or easements, but should not include the purchase of equipment or services. The only exception to this is when the purchase of equipment is part of the initial start-up of a project that involves a new service. For example, if a new fire station is proposed for funding, the fire trucks (and other equipment meeting the criteria listed above) should be included. Replacing fire trucks or squad cars at existing stations should not be included in the *CIP*. Listed below are typical examples of capital improvements:
    - ✓ Land purchases
    - ✓ Storm sewers
    - ✓ Sewer mains
    - ✓ Sewage treatment plants
    - ✓ Street construction and streetscape projects
    - ✓ Parking lots and garages
    - ✓ Traffic signals
    - ✓ New parks, including acquisition and development
    - ✓ Tennis courts, swimming pools and recreation improvements
    - ✓ New facilities, major building additions and remodeling
    - ✓ Significant trail and intermodal projects and extensions
    - ✓ Computer and information system purchases and upgrades

PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects are prioritized according to their relationship to City Council's adopted priorities:

- Public Safety
- Legislative Engagement
- Fiscal Sustainability
- Economic Vitality

Many things contribute to improving the quality of life, including a clean environment, pleasant and safe neighborhoods, diverse housing and job opportunities and recreational and cultural opportunities.

Quality of life issues do not stop at the city boundaries. Development outside the city is also occurring at urban densities. People living in these areas expect services and public facilities at urban levels, and the density of development in these areas requires facilities, such as streets, built to urban standards. The City is in the best position to provide services and facilities appropriate for the urban population, but this requires coordinated between the City and the adjacent Counties. The *CIP* should include projects outside the City, which are located within the Urban Service Area (the area identified as appropriate for urban densities). The intent is that County transportation projects located within the Urban Service Area will be included in the *CIP*.

RECEIVING PUBLIC INPUT AND PROGRAM PROPOSALS

Communication with citizens is also a top priority with City Council. The City has incorporated a number of different venues into the process to ensure citizens are given many opportunities to be included in the development of the *CIP*.

The *CIP* considers input from individual citizens, interest groups and agencies throughout the community, including city department leadership and staff members. Proposals are submitted to the appropriate city department(s) who will be responsible for overseeing the implementation of the proposed project. Each proposed project is evaluated on its own merit, in combination with a more comprehensive project or an alternative project may be proposed to address the underlying issue. City staff evaluates each proposal for the direct impact on public health, safety, environmental impacts and City Council's adopted priorities. Once a proposal has been vetted by city staff, it will be introduced in the upcoming list of proposed capital improvement projects for consideration by the Planning and Zoning Commission and City Council.

Projects proposed for the Capital Improvements Plan were collected from a variety of sources and venues including:

- The City's Public Information Office solicited requests for public improvement projects via an online citizen survey conducted in August 2015.

- Public Works staff solicited input on projects that would be selected for the 2016-2019 1/4 – Cent Capital Improvements Sales Tax and the 2017 - 2021 1/8 - Cent Transportation Sales Tax renewal cycles.
- The City conducted nine Community Listen events in May 2015, aimed at identifying top concerns from neighborhood residents.
- The City's organized neighborhoods participated in the 1st annual Neighborhood Works Program, in 2016, providing them with the opportunity to submit neighborhood-scale public improvement projects for each neighborhood. This program is funded annually and is administered in the fall by the City's Planning and Neighborhoods Office and Public Works – Traffic Engineering Division.
- Opportunities to review the preliminary list of projects proposed for the 2018-2023 Capital Improvements Plan were made available during the months of November and December 2017 at city offices and on the city's website.
- Public hearings were hosted by the Planning and Zoning Commission and City Council as part of the formal review and approval process.
- With the anticipated 1/4 – Cent Capital Improvement Sales Tax renewal occurring in 2019, the City's Public Information Office will begin the project solicitation process during 2018.

COMPREHENSIVE PLAN & STRATEGIC PLANS

Vision 20/20 Creating the Future – Comprehensive Plan, Vision 20/20 The Future is Now – Strategic Plan, and Field Guide 2030 – Strategic Plan have been consulted during the development of the annual CIP.

Each of these plans recognize the influence public spending has on the development of private land and in-turn the benefits to the local economy. Ensuring capital spending aligns with planning efforts is an excellent way to implement objectives and goals identified by the community. The CIP supports at least 10 goals identified in Field Guide 2030, from Chapters targeting economic development, growth management and land use, natural environment, recreation and leisure, open space and greenways, and transportation. The CIP is also aligned with the City's Comprehensive Plan, Vision 20/20 includes numerous recommendations for ensuring consistency between planning strategies and capital investment. Ensuring transparency and Prioritizing capital spending, based on public input, while being creative and diversifying funding sources are guidelines identified in Vision 20/20.

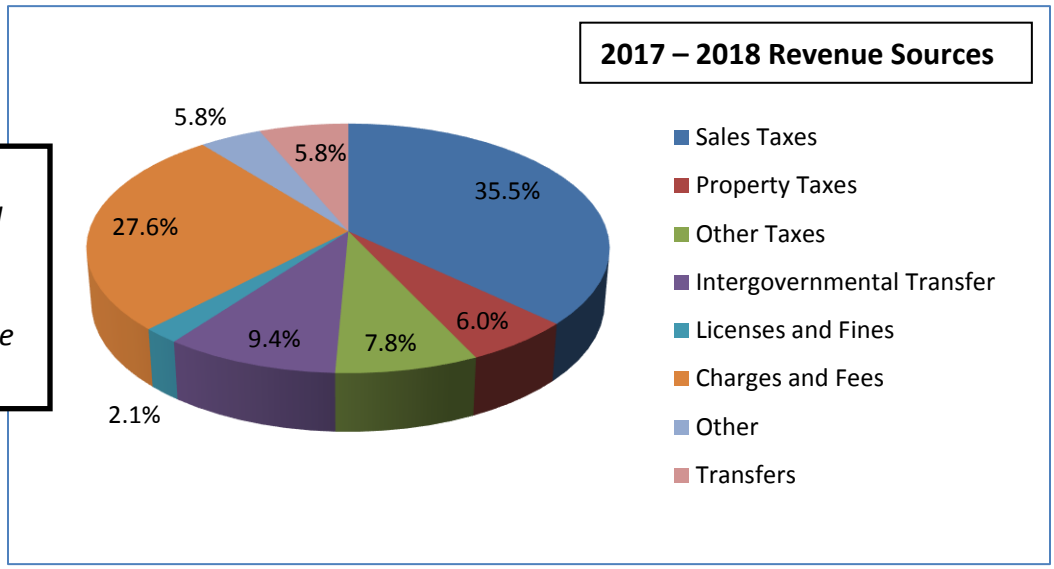
UNFUNDED PROJECTS

As time passes, the City's infrastructure ages and deteriorates. Facilities are outgrown or become obsolete. Growth in the urban area, in and around the City, require new streets, parks and fire stations to serve new homes and businesses. These capital improvements and projects, and those identified in various studies and adopted city plans; generate a list of needs that far exceeds the resources available. These unfunded needs are included in the CIP, but are not programmed for funding; rather they are held for consideration and inclusion in future updates of the CIP, when funding is made available.

CAPITAL IMPROVEMENT FUNDING SOURCES

After identifying projects and establishing priorities, the next step in the *CIP* process is to identify methods of funding the projects. When considering funding sources, it is beneficial to review the City's budget for the current sources of revenue and how those funds are spent as they relate to capital improvements.

The 2017-2018 Budget, as adopted by City Council, provides for $348,330 in revenue



Sales tax continues to be the largest single source of general government revenue. The total sales tax rate in Springfield is 7.60%. The City currently receives 2.125% of the total, the remainder is collected on behalf of the State (4.225%) and County (1.25%). 1% of the City sales tax is used for general City operations, .75% for public safety pensions, .25% (one-quarter cent) for capital improvements and .125% (one-eighth cent) for transportation improvements. The one-quarter cent capital improvements sales tax, originally approved by Springfield voters in 1989 has been renewed every three years thereafter with the most recent renewal occurring in April, 2016 for another three-year period. The voters will be asked to renew this tax in February 2019. The proceeds from the one-quarter cent capital improvements sales tax have been earmarked for specific projects. The one-eighth cent transportation sales tax was originally approved by the Springfield voters in 1996 for a four-year period, with the most recent renewal also occurring in April 2016.

In addition to the City's sales taxes, Greene County voters approved a one-fourth cent sales tax for parks, trails, recreation, and historic preservation in 2001. An addition of one-fourth sales tax was passed in 2006 and took effect in July 2007 as one-eighth cent of the 2001 sales tax was concurrently sunset. One-eighth of the 2006 sales tax expired after five years as well; leaving a total of one-fourth cent to continue for operations and maintenance.

Prior to enactment of the one-quarter and one-eighth cent sales taxes for capital and transportation improvements, the City financed capital improvements primarily through general obligation bonds. These bonds were retired through property tax increases.

Property taxes in Springfield are currently levied at $5.4698 per $100 of assessed valuation. Of that $5.4698, the City of Springfield receives .6177 cents. The City's property tax levy is distributed as follows.

- Debt Service .2656 cents
- Parks Department Operations .1862 cents
- Health Department Operations .1269 cents
- Art Museum Operations .0390 cents

The property tax levy designated for debt service is set at a level rate of 0.2656 cents. The rate is determined by using the average property tax for debt service retirement as a cap. Projects which would require an increase in this

levy would not be recommended. Funds will be used for debt service to retire general obligation bonds. Continuation of the current level of property tax was approved by the voters in November of 2017, and will be available for financing of public infrastructure projects in July, 2019.

The City receives a considerable amount of money each year from the state and federal governments to operate specific services and to make capital improvements. One source that has been used in the past for capital improvements is Community Development Block Grant (CDBG) funds. The City has received $1.28 million in CDBG funds for program year 2016-2017. This compares to the $1.27 million for the 2015-2016 CDBG program year and $1.25 for program year 2014-2015. Recent appropriations dating back to fiscal year 1994 – 1995 were $2.083 million. Community Development Block Grant funds must be used to benefit low and moderate income citizens, eliminate slum and blight, or address emergency situations. The total of all CDBG funds must primarily benefit low and moderate income citizens.

CAPITAL IMPROVEMENT FUNDING POLICIES

In order to accomplish some of the projects in this document, the City will have to look beyond its traditional methods of financing capital projects. Cost-sharing with other governmental agencies, public-private cooperative efforts, special purpose taxes, and modifications to development regulations may be appropriate methods of providing needed capital items. Capital improvement funding policies are designed to serve as a guide in determining the most appropriate method of financing capital improvement projects.

1. Neighborhood Projects

The City Council has adopted policies for the application of the Neighborhood Improvement District (NID) and for the use of the Tax Increment Finance (TIF) District. When appropriate, consideration should be given to using these financing methods. The City's development regulations require that developers build streets within their development to local or collector standards as determined by the City. City Council passed an ordinance requiring developers to pay into a sidewalk fund whenever it is infeasible to construct sidewalks as required by the Subdivision Regulations. These funds will be aggregated by elementary school district. Consideration should be given to amending City regulations in such a way that if the City builds the street prior to the owner developing the land, the owner will be required to reimburse the City for its cost at the time the property is developed. (The above strategies could be developed in lieu of an impact fee ordinance.)

2. Storm Water Projects

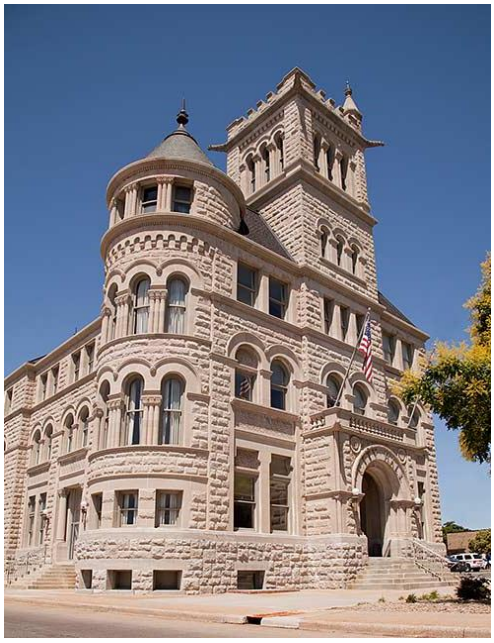
In order to minimize future storm water problems and to strengthen existing regulations limiting development in sensitive areas the City could issue storm water bonds to fund critical storm water capital improvements and consider enacting a sales tax to fund water quality monitoring, storm water maintenance, and capital improvements.

3. Park Projects

Improvements to existing parks are funded through, the parks sales tax, property tax levy, and user fee or charges. Acquisition and development of new parks could be funded through capital improvement or approval of increases in the parks sales tax.

4. Zoo Projects

Improvements are funded by donations by Friends of the Zoo and users of the Zoo, grants, and capital improvement sales tax.



5. Special Facilities

City funding will be considered for Art Museum and Zoo projects and selected other special facilities only when City funds are matched on at least a dollar for dollar basis with non-City funding. Provision of the non-City match is a requirement for funding but will not assure funding; the projects will be evaluated in the context of the Capital Improvements Program.

6. General Government Projects

When appropriate, projects that support improvements to the efficiency and effectiveness of City administration and operations should be financed through operating revenue and lease purchase.

7. Intergovernmental Cooperation

When appropriate, the City should cooperate with other governmental agencies to provide community facilities and services.

8. Public/Private Cooperation

When appropriate, the City should use its land and/or administrative resources to support private sector provision of community facilities and services.

9. Special Purpose Taxes

When appropriate, special purpose taxes should be used to fund projects for which there is a link to the revenue source.

10. Property Tax

The level property tax levy, limited to 27 cents, is used for projects that primarily benefit residents of the city, such as fire stations or other community facilities.

11. Basic Infrastructure Needs

The capital improvements sales tax is reserved for basic infrastructure needs.

12. Bicycle/Pedestrian Pathways

Integrate bicycle and pedestrian pathways, including landscaping and lighting, into the design of transportation and storm water improvement projects.

FINANCING INFRASTRUCTURE FOR NEW DEVELOPMENT

A consistent revenue stream should be developed to accommodate future growth of the community, assure that new development pays its share of development costs, and provide the necessary infrastructure to handle current and future development demands. This revenue source should be based on the effect each development has on basic infrastructure, especially streets. Staff should investigate appropriate alternatives and work with the development community in assessing these alternatives.

DEBT MANAGEMENT POLICY

Purpose

The City recognizes the foundation of a well-managed debt program is a comprehensive debt policy. A debt policy is an important tool to insure the appropriate use of the City's resources to meet the commitment to provide services to the community and to maintain sound financial management practices. These policies are guidelines for general use and allow for exceptions in extraordinary circumstances. The primary objectives of this policy are to:

- Demonstrate a commitment to long-term financial planning objectives
- Promote continuity and consistency in the decision-making process
- Provide guidance to decision makers regarding the timing and purposes for which debt may be issued
- Minimize interest expense and cost of issuance
- Maintain the highest credit rating possible

Debt Affordability Analysis

The following factors shall be considered when evaluating debt capacity:

- Statutory and constitutional limitations on the amount of debt that can be issued
- Requirements of bond covenants
- Revenue projections and reliability of revenue sources to repay debt
- Projections of the City's financial performance such as revenues and expenditures, net revenue available for debt service, unreserved fund balance levels
- Measures of debt burden such as net bonded debt per capita, net bonded debt as a percent of assessed value, ratio of debt service to expenditures

Types of Debt

Debt financing shall be used by the City of Springfield to fund infrastructure improvements and acquire capital assets that cannot be acquired from either current revenues or fund balance. Debt financing shall include general obligation bonds, revenue bonds and other obligations permitted under Missouri law. The City will select a financing technique that provides for the lowest total cost consistent with acceptable risk factors and the principles of equity, effectiveness and efficiency.

The City intends to include in the annual operating budget a sufficient amount to fund ongoing maintenance needs and to provide for periodic replacement consistent with the philosophy of maintaining capital facilities and infrastructure to maximize the useful life. The budget document reads "The repayment terms should not exceed the useful life of the improvement".

1. Short Term Borrowing

Short-term obligations such bond anticipation notes (BANS) may be used to finance projects for which the City ultimately plans to issue long-term debt. The BANS will provide interim financing, which will eventually be refunded with the proceeds of the long-term obligations. Interim financing may also be appropriate when long-term interest rates are expected to decline in the future.

2. General Obligation Bonds

Long-term general obligation bonds shall be issued to finance capital improvements for purposes set forth by the voters in bond elections. The City is committed to completing the specific projects approved in a referendum election. In accordance with the City Charter, all general obligation bonds will be sold competitively. The City's full faith and taxing authority are irrevocably pledged to the timely payment of principal and interest of general obligation bonds.

3. Revenue Bonds

Revenue bonds are limited liability obligations. The security for the bond is a pledge of a specific revenue stream. While these obligations are not backed by the City's full faith and credit, the City of Springfield recognizes the moral commitment made to bond holders and the importance of timely principal and interest payments on the City's credit rating.

4. Public Benefit Corporations

The City has two nonprofit public benefit corporations. The corporations issue bonds for City facilities and infrastructure. The bonds are paid solely from lease payments made by the City to the corporations and are not obligations of the City, however, the City recognizes its moral commitment to make timely principal and interest payments. Financing improvements through the public benefit corporations provides the City greater flexibility in implementing the capital improvement program and provides an orderly matching of cash collections with expenditures.

5. Certificates of Participation

The City may use lease purchase transactions such as certificates of participation to finance equipment or facilities. Because this type of financing typically carries a higher rate of interest, the use of certificates of participation will be limited to equipment or facilities that are essential to the operation of general government services.

6. Capital Leasing

Capital leasing is an option for the acquisition of equipment costing less than $1 million. Whenever a lease is arranged with a private sector entity, a tax-exempt rate shall be sought. Because the interest rate on lease financing can vary widely, the City shall obtain at least two competitive proposals for any major lease financing.

Structural Features

1. Capitalized Interest

Capitalization of interest (using borrowed funds to pay interest on a debt obligation) provides a means of mitigating the immediate impact of new debt until the financed facilities are in full operation. This practice will be limited to interest on debt during construction and the startup period for revenue generating facilities. Capitalized interest will generally be limited to four years or less. However, if there is a large-scale project this period may be adjusted to reflect the needs of the project.

2. Credit Enhancement

Credit enhancements such as bond insurance, letters of credit, and surety bonds guarantee timely payment of principal and interest. The use of credit enhancement results in a higher rating thereby lowering the cost of the debt. Credit enhancement will be used when the net debt service on the bonds is reduced by more than the cost of the credit enhancement.

3. Premiums

The City's bonds may be sold at a discount or a premium in order to market bonds more effectively, achieve interest savings or meet other financing objectives.

4. Refunding of Existing Debt

Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered when the analysis indicates the potential for present value savings of approximately 5% of the principal being refunded. Refunding will also be considered when there is a need to modify covenants essential to operations and management. The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Saving requirements for current or advance refunds may be waived by the City Manager upon finding that such a restructuring is in the City's overall best financial interest.

5. Conduit Financings

Conduit financings are securities issued by a government agency to finance a project of a third party such as a non-profit organization or other private entity. The City may sponsor conduit financings for activities such as economic development that have a public purpose and are consistent with the City's overall policy objectives. Unless a compelling public policy rationally exists, such conduit financings will not in any way pledge the City's faith and credit.

Management Practices

1. Bond Counsel

The City will retain outside bond counsel for all debt issues. All obligations issued by the City will include a written opinion as to the legality and tax exempt status of the any obligation. The City will seek the advice of bond counsel on all other types of financings and any questions involving federal tax issues or arbitrage law.

2. Financial Advisor

The City will retain the services of a financial advisor. The financial advisor will assist on the structuring of the obligations to be issued, inform the City of available options and advise the City on the timing and marketability of the obligations.

3. Investment of Bond Proceeds

Investment of bond proceeds shall be consistent with those authorized by state law and City investment policy. Interest earned on bond proceeds may be used for the financed project.

4. Rating Agency Relations

The City seeks to maintain the highest credit rating possible for all categories of debt that can be obtained without compromising the delivery of basic city services and achievement of City policy objectives. Full disclosure of operations will be made to bond rating agencies. The City staff with the assistance of financial advisors and bond counsel will prepare the necessary materials for presentation to the rating agencies. City staff will maintain open communications with the rating agencies, informing them of major financial events in the City. The Comprehensive Annual Financial Report shall be distributed to the rating agencies after it has been accepted by City Council.

5. Continuing Disclosure

The City is committed to meeting secondary disclosure requirements on a timely and comprehensive basis. Official statements and Comprehensive Annual Financial Reports, will meet the continuing disclosure standards set by the Municipal Standards Rule Making Board (MSRB), the Government Accounting Standards Board (GASB), the Securities and Exchange Commission (SEC) and Generally Accepted Accounting Practices (GAAP). The Department of Finance shall be responsible for providing ongoing disclosure information to established national repositories and for compliance with disclosure standards set by state and national regulatory bodies.

6. Arbitrage

Federal arbitrage legislation is intended to discourage entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of the legislation, the City will issue obligations as close to the time the contracts are expected to be awarded as possible. Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, the Finance Department shall contract for arbitrage rebate services. The City's bond counsel and financial advisor shall review in advance any arbitrage rebate payments and forms sent to the Internal Revenue Service.

Additional information on debt management for governments is available in the Government Finance Officers Association Publications an Elected Officials Guide to Debt Issuance and Debt Issuance and Management— A Guide for Smaller Governments.

CAPITAL IMPROVEMENTS PLAN

The following information and tables represent capital improvement projects and programs recommended be undertaken in the upcoming calendar year (2018) and for the next five succeeding years (2019 – 2023). Capital improvement projects are organized into the following categories:

- Airport
- Fire Stations
- Golf Courses
- Municipal Buildings and Grounds
- New Parks
- New Streets
- Park Improvements
- Sanitary Sewers
- Sidewalks and Overpasses
- Solid Waste Facilities
- Storm water
- Street Improvements
- Targeted Neighborhood Programs
- Traffic Management / Traffic Signals
- Zoo

2018 CAPITAL IMPROVEMENTS

The following tables identify capital improvements projects and programs are recommended be undertaken in 2018. These 116 projects and programs are estimated to cost $79,125,926 to complete. Each project or program included below has an identified source of funding or they may be dependent on pending funds to be determined during the course of budget preparation. This list represents those projects or programs, which meet City Council's priorities and have received overwhelming public support for their inclusion in the upcoming capital budget. Many of these projects include future phases and implementation windows that extend beyond 2018.

Summary of Planned CIP Projects and Programs by Category for 2018 Table CIP-A

Project Category	Number of Projects/Programs	Total Expenditures Proposed for 2018
Airport	2	$3,250,000
Fire Stations	1	$200,000
Golf Courses	0	-
Municipal Buildings / Grounds	8	$2,259,300
New Parks	0	-
New Streets	2	$6,065,500
Park Improvements	4	$1,915,000
Sanitary Sewers	21	$25,152,000
Sidewalks and Overpasses	5	$1,715,800
Solid Waste Facilities	10	$2,650,000
Special Facilities	2	$1,711,265
Storm Water	16	$3,000,000
Street Improvements	33	$28,370,061
Targeted Neighborhood Improvements	2	$737,000
Traffic Management/Signals	10	$2,100,000
Zoo	0	-
Total	**116**	**$79,125,926**

Alphabetic Index of Planned CIP Projects and Programs for 2018

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		Page #
Airport Projects / Programs	**Project #**	**23**
Expand/Increase Airport Facility-Surface Clearance Systems	10-0008	25
Remodel and Expand Secure Side Restaurant	18-0018	27
Fire Projects / Programs	**Project #**	**30**
New Fire Station – West Central	17-0037	32
Golf Course Projects / Programs (No Projects / Programs)	**Project #**	**34**
Municipal Buildings and Grounds Projects / Programs	**Project #**	**36**
2016-2019 Facility Maintenance Program	17-0169	37
2016-2019 Reforestation and Landscaping	17-0143	37
Busch Building Exterior Waterproofing and Tuck Pointing	17-0125	38
Council Chambers Audio Visual Upgrades	17-0117	39
Fire Stations Exhaust System Installation	17-0120	39
Municipal Court Building	11-0009	41
Reforestation and Landscaping	11-0013	42
Special Response Team (SRT) – Mill Building HVAC Upgrade	11-0048	43
New Street Projects / Programs	**Project #**	**44**
Frisco Lane Improvements	17-0078	45
Kansas Expressway Extension - Republic Road to Farm Road 190	17-0085	45
Park Improvement Projects / Programs	**Project #**	**46**
Meador Park Improvements	17-0180	47
Nathanael Greene/Close Memorial Park north road improvements	17-0002	47
Nichols Park Improvements	17-0182	48
Tom Watkins Park Improvements	17-0179	48
Sanitary Sewer Projects / Programs	**Project #**	**49**
Blackman Woods Lift Station Relief Sewer	06-0024	51
Chestnut South Trunk Sewer	06-0029	51
Northwest Treatment Plant UV Disinfection System Expansion	17-0106	53
Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future	93-0005	54
Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves	18-0003	55
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4	17-0094	55
Sanitary Sewer Overflow Reduction Project - Smith Park	18-0030	58
Sanitary Sewer Overflow Reduction Project -Grand St & Grant St to New Avenue	18-0040	58
Sanitary Sewer Overflow Reduction Project- James River Lift Station Pipe Cleaning	18-0039	59
Sewer Maintenance Equipment Storage Building	18-0036	59
Shared Cost Sanitary Sewer Construction - Developer Agreements	01-0004	60
Southwest Treatment Plant - Administrative and Maintenance Facility Improvement	06-0061	60
Southwest Treatment Plant - Digester Improvements	06-0063	61
Southwest Treatment Plant Clarifier Launder Covers	17-0114	61
Southwest Treatment Plant Equipment Storage Building	17-0115	62
Southwest Treatment Plant Grit Unloading Station	17-0113	62
Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement	17-0111	63
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Southwest Treatment Plant Solar Farm	17-0174	64
Wastewater Treatment Plants - Buffer Land Acquisition	03-0013	65
Sidewalk and Overpass Projects / Programs	**Project #**	**66**
2013-2016 School Sidewalk Program	17-0052	67
2016-2019 School Sidewalk Program	17-0053	67
2016-2019 Sidewalk/Curb/Gutter & Ramp Construction	17-0067	68
CDBG Sidewalk Improvements	17-0178	68
CDBG Sidewalk Improvements II	17-0177	69
Solid Waste Projects / Programs	**Project #**	**70**
Landfill Buffer and Property Acquisition	17-0105	72
Landfill Equipment Storage and Office Improvements	17-0098	73
Landfill Gas Updates	17-0099	73
Landfill Scale Replacement and Facility Entrance/Security Improvements	17-0101	73
Leachate Management Improvements	13-0030	74
Lone Pine Recycling Site Upgrades	17-0100	74
Solid Waste Facilities Paving	17-0103	75
South Ravine Landfill Unit Phase 2	13-0028	75
South Ravine Landfill Unit Phase 3	17-0102	76
YRC Bagging Plant	17-0104	76
Special Facilities Projects / Programs	**Project #**	**77**
Jefferson Avenue Footbridge	17-0082	78
Partnership Industrial Center West Development	00-0016	78
Storm Water Projects / Programs	**Project #**	**79**
2016-2019 Floodplain Acquisitions and Storm Water Improvements	17-0073	81
Beechwood Heights Phase I Storm Water Improvements	17-0056	81
Floodplain Acquisition	17-0059	84
Galloway Village along Lone Pine Avenue Storm Water Improvements	17-0060	84
Gelven Withers Subdivision Storm Water Improvements	17-0061	85
Grant Beach Box Culvert Replacement	18-0037	85
Jordan Creek Regional Detention Basin B6	18-0013	86
Linden Avenue and Latoka Street Storm Water Improvements	17-0063	87
Ravenwood South Subdivision Phase II Storm Water Improvements	17-0065	88
Silsby Street Storm Water Improvements - Jefferson Avenue to Kimbrough Avenue	18-0015	89
Springfield Industrial Park Subdivision Storm Water Improvements	17-0072	90
Storm Water Condition Assessment and Infrastructure Replacement	18-0038	90
Storm Water Improvements - Miscellaneous Small Projects	98-0004	91
Stormwater Improvements near 500 Block of East Downing Street	18-0029	91
Stormwater Infrastructure Improvements	18-0043	91
Walnut Street Stormwater Improvements - Walnut Street to Elm Street	18-0042	92
Street Improvement Projects / Programs	**Project #**	**93**
2010-2013 Economic Development/Street Concept Design	11-0045	96
2013-2016 Center City Development	17-0164	96
2013-2016 Economic Development/Street Concept Design	17-0163	96

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2016-2019 Center City Development	17-0071	97
2016-2019 Public/Private Shared Cost and Economic Development	17-0070	98
2016-2019 Street Stabilization and Major Repaving	17-0074	98
2017-2021 Bridge Repair & Replacement	17-0068	99
2017-2021 Major Street Resurfacing & Rehabilitation Program	17-0075	99
2017-2021 Public/Private Shared Cost and Economic Development	17-0069	100
2017-2021 Turn Lane & Safety Improvements	17-0055	100
Battlefield & Fremont Intersection Improvements	17-0041	102
Bicycle Routes Signs and Markings	11-0016	102
Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way	17-0042	103
Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way	17-0043	105
Cherry Street Barnes to Oak Grove	11-0025	105
College Street Streetscape Grant to Market	17-0175	106
Division Street - National to Glenstone Design and Partial Right-of-Way	17-0076	107
Division Street and Commercial Street Turn Lane and Safety Improvements	18-0014	108
Eastgate Avenue/Mill Street Intersection Improvement	11-0071	108
Fremont Avenue - Battlefield to Sunset	17-0077	109
Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way	17-0079	109
Grand Street Bridge over Jordan Creek	17-0080	110
Grant Avenue & Route 66 Streetscape	17-0081	110
Intermodal Connectivity Enhancements	09-0008	111
Main Avenue Bridge over Jordan Creek	17-0165	113
Mount Vernon Street Bridge over Jordan Creek	17-0087	114
Municipal Parking Lot Improvement Program	18-0023	114
Primrose Street - South Avenue to Kimbrough Avenue	17-0089	114
Republic Road Phase 4 - Fairview Avenue to Chase	17-0091	115
Republic Road Widening & Storm Water Improvements Between Golden & Route FF	17-0161	115
Turn Lane & Saftey Improvements - Mount Vernon Street & Miller Avenue	18-0041	116
US 65 and Division Street Interchange Improvement	17-0160	116
Targeted Neighborhood Improvement Projects / Programs	**Project #**	**117**
Minor Neighborhood Improvements	96-0001	118
Neighborhood Works Program	17-0167	118
Traffic Management and Signal Projects / Programs	**Project #**	**119**
2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements	13-0036	120
2016-2019 Metro/Safety Signs and Markings	17-0051	120
2016-2019 Traffic Signal Program	17-0044	121
2017-2021 Alternative Transportation Program	17-0048	121
2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements	17-0045	122
Commercial Street Pedestrian Ways	17-0168	122
Grant Avenue and Division Street Intersection Improvements	17-0049	123
National Avenue and Bennett Street Traffic Signal Improvements	18-0016	123
Railroad Safety Improvements	18-0019	124

The LINK - Cox Health Systems Campus	17-0046	125
Zoo Projects / Programs	**Project #**	**126**

2019 – 2023 CAPITAL IMPROVEMENTS

The following is a list of capital improvements are recommended for future funding within the next 5 subsequent years, from 2019 to 2023. These 148 projects are estimated to cost $385,731,810 over the course of five years. Some of these projects will appear in multiple lists and span multiple years. These projects have an identified or recommended funding source. Funding for others will be determined or identified during the course of future budget preparation.

Summary of Planned CIP Projects and Programs by Category for 2019 – 2023 Table CIP-C

Project Category	Number of Projects/Programs	Total Expenditures Proposed for 2019-2023
Airport	15	$49,800,000
Fire Stations	6	$10,294,500
Golf Courses	1	$250,000
Municipal Buildings / Grounds	11	$9,703,600
New Parks	0	-
New Streets	1	$27,200,000
Park Improvements	1	$300,000
Sanitary Sewers	31	$107,307,000
Sidewalks and Overpasses	2	$1,850,000
Solid Waste Facilities	13	$11,350,000
Special Facilities	2	$2,900,060
Storm Water	21	$23,125,000
Street Improvements	32	$133,548,650
Targeted Neighborhood Imp	2	$1,695,000
Traffic Management/signals	9	$5,878,000
Zoo	1	$530,000
Total	**148**	**$385,731,810**

Alphabetical Index of Planned CIP Projects and Programs for 2019 – 2023 Table CIP-D

		Page #
Airport Projects / Programs	**Project #**	**23**
Add Third Baggage Claim Device	13-0021	24
Construct Apron for Glycol Collection - Cargo Apron	10-0004	24
Construct Apron for Glycol Collection - Commercial Apron	10-0003	24
Construct Apron for Glycol Collection - General Aviation Apron	13-0008	25
Construct Taxiway "W" from Taxiway "U" to Taxiway "S"	10-0006	25
Extend Runway 2/20 to 8,000 feet	13-0014	26
Realign Runway N from 14-32 to 2-20	17-0158	26
Reconstruct T-Hanger Taxiways	17-0156	26
Rehabilitate / Widen Taxiway "N" South of Runway 14/32	10-0005	27
Rehabilitate Runway 2-20 Lighting System	17-0159	27
Replace ARFF Vehicle	17-0157	28
Replace Fencing	13-0007	28
Resurface and Reconstruct Airport Perimeter Road	10-0007	28
Runway 32 RSA, OFA and Approach Grading Improvements	17-0152	29
Taxiway A and P Direct Access Mitigation	17-0154	29
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Fire Station 3 Facility Upgrade	18-0045	31

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New Fire Station 13 - West Central	17-0037	32
New Fire Station 14 – West	06-0004	32
Replacement of Fire Station 4	17-0038	32
Replacement of Fire Station 7	17-0039	33
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CAPITAL IMPROVEMENT SUMMARIES

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The following maps and project summaries provide project specific details and the location of each project within the city. Projects included in the following summaries are organized by category and represent all projects that are recommended for funding in any year or multiple years between 2018 and 2023.

The project summaries represent only a limited selection of the details available in the complete CIP database. The following guide and example illustrate typical project summaries that are provided and available for each project or program included in the CIP database.

1. Project category - there are 16 possible project categories for projects or programs to be assigned, some may not have any projects assigned and may be absent from the report.
2. Project title - the title is assigned by the city department responsible for administering the project or program, which is also indicated just below the project title.
3. Project number - is assigned in the CIP database for each project or program created. The first two digits reflect the year the project entry was first created in the database.
4. The estimated remaining cost and yearly spending plan - represents the funds estimated to complete the entire project, beginning with the upcoming calendar year (2018) through the last year of the report (2023). This estimate can also include costs that reach beyond the six-year window included in the current report.
5. Yearly spending plan - represents the specific year(s) in which funding is proposed and the estimated funding proposed each year.
6. Project description - is a very abbreviated description of the project provided by the city department responsible for administering the project or program.
7. Proposed funding sources - represent the anticipated amount and source(s) where funding is expected to come from. The funding source can represent anticipated or dedicated sources, in addition to funding from agencies outside the city.
8. Comments - may reflect conditions or details relevant to funding, timing, amendments or options to the project.
9. In addition to the fields shown, the CIP database may include additional project or program information:
   - Location details
   - Project status (unfunded, under-design, ROW acquisition, under construction)
   - Project justification (mandated, conditional, or part of a larger plan, project or program)
   - Operating budget impact (anticipated annual impact on the department's operational budget)
   - Proposed funding source (dedicated funding, reserves, grants or internal or external funding sources)
   - Expense type (acquisition, design, construction, purchasing)

1. ***Municipal Buildings and Grounds***

2-3. ***Fire Stations Mechanical Upgrade*** Project Number: **17-0121**

Department: Public Works

4. **Estimated Remaining Cost and Yearly Spending Plan:** $430,000

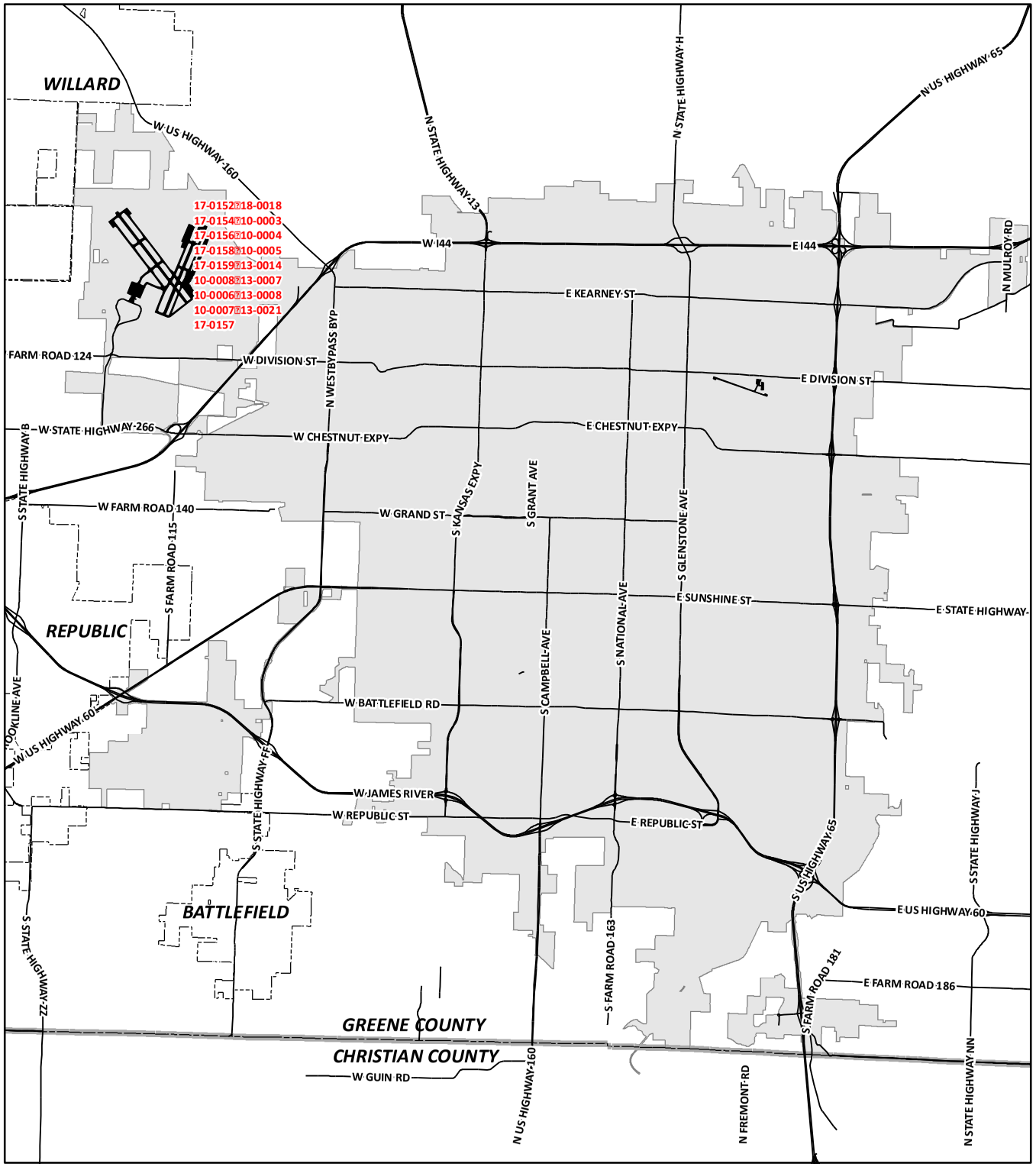
5.

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 107,500	$ 107,500	$ 107,500	$ 107,500	$ 0	$ 0

6. **Project Description:**
Project includes upgrading mechanical systems such as HVAC and furnaces, water heaters and miscellaneous mechanical equipment at Fire Stations #2, #6, #9, #10, and #11.

7. **Proposed Funding Sources:**
Level Property Tax $ 430,000

8. **Comments:**
There are no project expenditures through 2017. This project may require City Council approval of future Level Property Tax Bonds. This project had been included in the Capital Improvements Program since 2017.



Capital Improvements Program

2018 - 2023
Projects/Programs - Airport

13-0021	Add Third Baggage Claim Device
10-0004	Construct Apron for Glycol Collection - Cargo Apron
10-0003	Construct Apron for Glycol Collection - Commercial Apron
13-0008	Construct Apron for Glycol Collection - General Aviation Apron
10-0006	Construct Taxiway "W" from Taxiway "U" to Taxiway "S"
10-0008	Expand / Increase Airpoort Facility Surface Clearance Systems
13-0014	Extend Runway 2/20 to 8,000 feet
17-0158	Realign Runway N from 14-32 to 2-20
17-0156	Reconstruct T-Hanger Taxiways
10-0005	Rehabilitate / Widen Taxiway "N" South of Runway 14/32
17-0159	Rehabilitate Runway 2-20 Lighting System
18-0018	Remodel and Expand Secure Side Restaurant
17-0157	Replace ARFF Vehicle
13-0007	Replace Fencing
10-0007	Resurface and Reconstruct Airport Perimeter Road
17-0152	Runway 32 RSA, OFA and Approach Grading Improvements
17-0154	Taxiway A and P Direct Access Mitigation

CITY OF Springfield

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Airport

Add Third Baggage Claim Device

Project Number: **13-0021**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 2,000,000	$ 0	$ 0

Project Description:

Expand baggage claim system by adding a third baggage claim device.

Proposed Funding Sources:

Airport Reserves	$ 200,000
Federal Aviation Administration (FAA) Grant	$ 1,800,000

Comments:

Project is pending FAA funding.

Construct Apron for Glycol Collection - Cargo Apron

Project Number: **10-0004**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $5,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 5,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - Cargo Apron

Proposed Funding Sources:

Airport Reserves	$ 550,000
Federal Aviation Administration (FAA) Grant	$ 4,950,000

Comments:

Project name changed from Design/Construct Glycol Containment, Storage Facilities and Deicing Pads. Project is pending FAA funding.

Construct Apron for Glycol Collection - Commercial Apron

Project Number: **10-0003**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $6,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 6,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads for the Commercial Apron

Proposed Funding Sources:

Airport Reserves	$ 600,000
Federal Aviation Administration (FAA) Grant	$ 5,400,000

Comments:

Project is pending funding from the FAA.

Airport

Construct Apron for Glycol Collection - General Aviation Apron

Project Number: **13-0008**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 3,000,000	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - General Aviation Apron

Proposed Funding Sources:

Airport Reserves	$ 300,000
Federal Aviation Administration (FAA) Grant	$ 2,700,000

Comments:

Project is pending FAA funding.

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Project Number: **10-0006**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 2,700,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Proposed Funding Sources:

Airport Reserves	$ 270,000
Federal Aviation Administration (FAA) Grant	$ 2,430,000

Comments:

Project is pending FAA funding.

Expand / Increase airport facility-surface clearance systems

Project Number: **10-0008**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Facility clearance system needs to be improved and expanded. This includes the replacement of ice melt distribution and snow removal apparatus.

Proposed Funding Sources:

Airport Reserves	$ 500,000
Master Lease Proceeds funded from Airport revenues	$ 2,000,000

Comments:

Project is pending FAA funding.

Airport

Extend Runway 2/20 to 8,000 feet

Project Number: **13-0014**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $11,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 11,000,000	$ 0	$ 0

Project Description:

Increase length of Runway 2/20 to a total of 8,000 feet.

Proposed Funding Sources:

Airport Reserves	$ 1,100,000
Federal Aviation Administration (FAA) Grant	$ 9,900,000

Comments:

Project is pending FAA funding.

Realign Runway N from 14-32 to 2-20

Project Number: **17-0158**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 3,500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Realign Runway N from 14-32 to 2-20

Proposed Funding Sources:

Airport Reserves	$ 350,000
Federal Aviation Administration (FAA) Grant	$ 3,150,000

Comments:

Project is pending FAA funding.

Reconstruct T-Hanger Taxiways

Project Number: **17-0156**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 950,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct T-Hanger Taxiways

Proposed Funding Sources:

Airport Reserves	$ 95,000
Federal Aviation Administration (FAA) Grant	$ 855,000

Comments:

Project is pending FAA funding.

Airport

Rehabilitate / Widen Taxiway "N" South of Runway 14/32

Project Number: **10-0005**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $10,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 10,000,000	$ 0	$ 0

Project Description:

Rehabilitate and Widen Taxiway "N" to 75 feet south of Runway 14/32 to Taxiway "S".

Proposed Funding Sources:

Airport Reserves	$ 1,000,000
Federal Aviation Administration (FAA) Grant	$ 9,000,000

Comments:

Project name changed from Widen Taxiway "N". Increased project expense and funding to include rehabilitation costs for specified portion of Taxiway "N". Project is pending FAA funding.

Rehabilitate Runway 2-20 Lighting System

Project Number: **17-0159**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitate Runway 2-20 Lighting System

Proposed Funding Sources:

Airport Reserves	$ 40,000
Federal Aviation Administration (FAA) Grant	$ 360,000

Comments:

Project is pending FAA funding.

Remodel and Expand Secure Side Resturant

Project Number: **18-0018**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2018	2019	2020	2021	2022	2023	Beyond
$ 750,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

To remodel and expand the secure side restaurant to include additional seating and an enlarged kitchen.

Proposed Funding Sources:

Airport Reserves	$ 750,000

Comments:

Project is being paid for with airport reserves.

Airport

Replace ARFF Vehicle

Project Number: **17-0157**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 700,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace ARFF Vehicle

Proposed Funding Sources:

Airport Reserves	$	70,000
Federal Aviation Administration (FAA) Grant	$	630,000

Comments:

Project is pending FAA funding.

Replace Fencing

Project Number: **13-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replacement of approximately 3,500 feet of 6-foot fence with 8-foot fence and three strands of barbed wire.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$	405,000
Airport Reserves	$	45,000

Comments:

Project is pending FAA funding.

Resurface and Reconstruct Airport Perimeter Road

Project Number: **10-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Resurfacing and reconstruction of perimeter road.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$	1,350,000
Airport Reserves	$	150,000

Comments:

Project is pending FAA funding.

Airport

Runway 32 RSA, OFA and Approach Grading Improvements

Project Number: **17-0152**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 800,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Runway 32 RSA, OFA and Approach Grading Improvements

Proposed Funding Sources:

Airport Reserves	$	80,000
Federal Aviation Administration (FAA) Grant	$	720,000

Comments:

Taxiway A and P Direct Access Mitigation

Project Number: **17-0154**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 1,300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

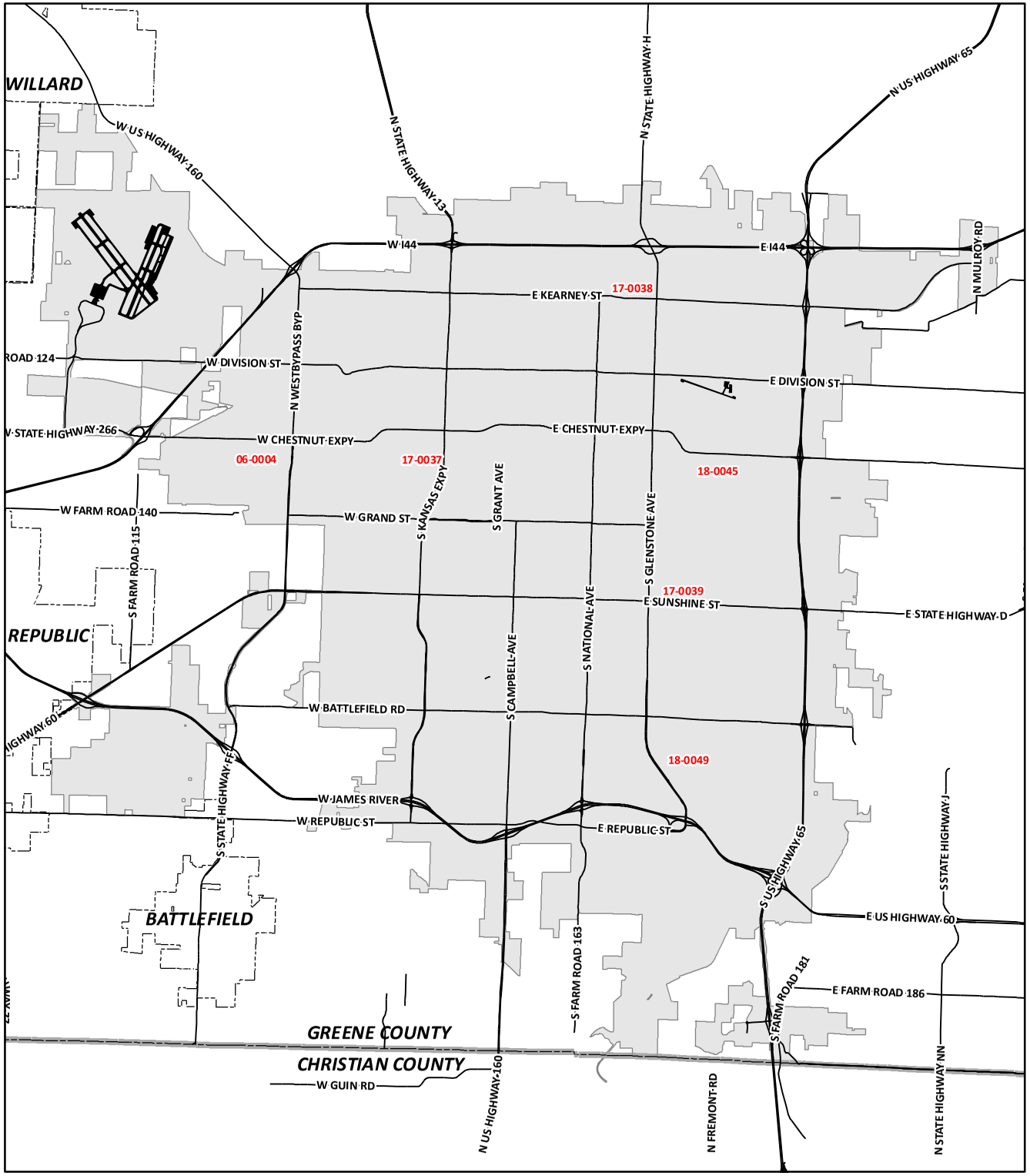
Taxiway A and P Direct Access Mitigation

Proposed Funding Sources:

Airport Reserves	$	130,000
Federal Aviation Administration (FAA) Grant	$	1,170,000

Comments:

Project Project is pending FAA funding.



Capital Improvements Program

2018 - 2023

Projects/Programs - Fire Stations

18-0045	Fire Staton 3 Facility Upgrade
18-0049	Fire Station 10 Facility Upgrade
17-0037	New Fire Station 13 - West Central
06-0004	New Fire Station 14 - West
17-0038	Replacement of Fire Station 4
17-0039	Replacement of Fire Station 7

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Fire Stations

Fire Station 10 Facility Upgrade

Project Number: **18-0049**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $874,500

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 87,500	$ 393,500	$ 393,500	$ 0	$ 0

Project Description:

This project includes multiple facility upgrades such as roof replacement, window replacement, mechanical upgrades, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area and parking lot repairs including crack seal and striping. Electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch are also included. Fueling Station demolition and installation will be done at this location to provide access to fuel for Fire, Police, and Public Works vehicles and equipment; however, the costing and funding is included in project # 17-0130.

Proposed Funding Sources:

Level Property Tax $ 874,500

Comments:

There are no expenditures through 2017. This project is a new addition to the Capital Improvements Program. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. The fueling station improvements costing and funding is included in the Fueling Site Improvements project (CIP Project Number: 17-0130). Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Station 3 Facility Upgrade

Project Number: **18-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $614,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 156,000	$ 458,000

Project Description:

This project includes multiple facility upgrades such as window replacement, mechanical upgrades, electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area and parking lot repairs including concrete stabilization (in asphalt) and striping.

Proposed Funding Sources:

Level Property Tax $ 614,000

Comments:

There are no expenditures through 2017. This project is a new addition to the Capital Improvements Program. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Stations

New Fire Station 13 - West Central

Project Number: **17-0037**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $3,941,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 320,000	$ 2,721,000	$ 700,000	$ 0	$ 0	$ 0

Project Description:

This will allow the purchase of land, construct an 7,000 square feet fire station, and provide the equipment necessary.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,941,000

Comments:

New Fire Station 14 - West

Project Number: **06-0004**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $5,414,200

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 125,000	$ 0	$ 0	$ 0	$ 5,289,200

Project Description:

This project will include design, construction of a fire station and the purchase of a fire engine, station equipment and furnishings. The department has purchased the land from the 2007 CIP. Phase I would include the design/engineering/professional work in advance of construction. Phase II would include construction, equipping, and staffing of the fire station. This project is included as a part of the Level Property Tax project list as approved by voters in November, 2017. Preliminary design work will be completed as a part of the Fire Department Facilities Master Plan for facilities in preparation for construction in 2026.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 5,414,200

Comments:

This project was identified as a high capital priority during the fire department's accreditation process. This project was included in the 2006-2011 Capital Improvements Program. No funding is allocated until the 2026 Bond is issued according to the Level Property Tax plan.

Replacement of Fire Station 4

Project Number: **17-0038**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $2,985,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 270,000	$ 1,815,000	$ 900,000	$ 0	$ 0	$ 0

Project Description:

Demolish the existing station and replace with a new one on the same property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 2,985,000

Comments:

Fire Stations

Replacement of Fire Station 7

Project Number: **17-0039**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $3,413,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 270,000	$ 0	$ 0	$ 0	$ 2,143,000	$ 1,000,000

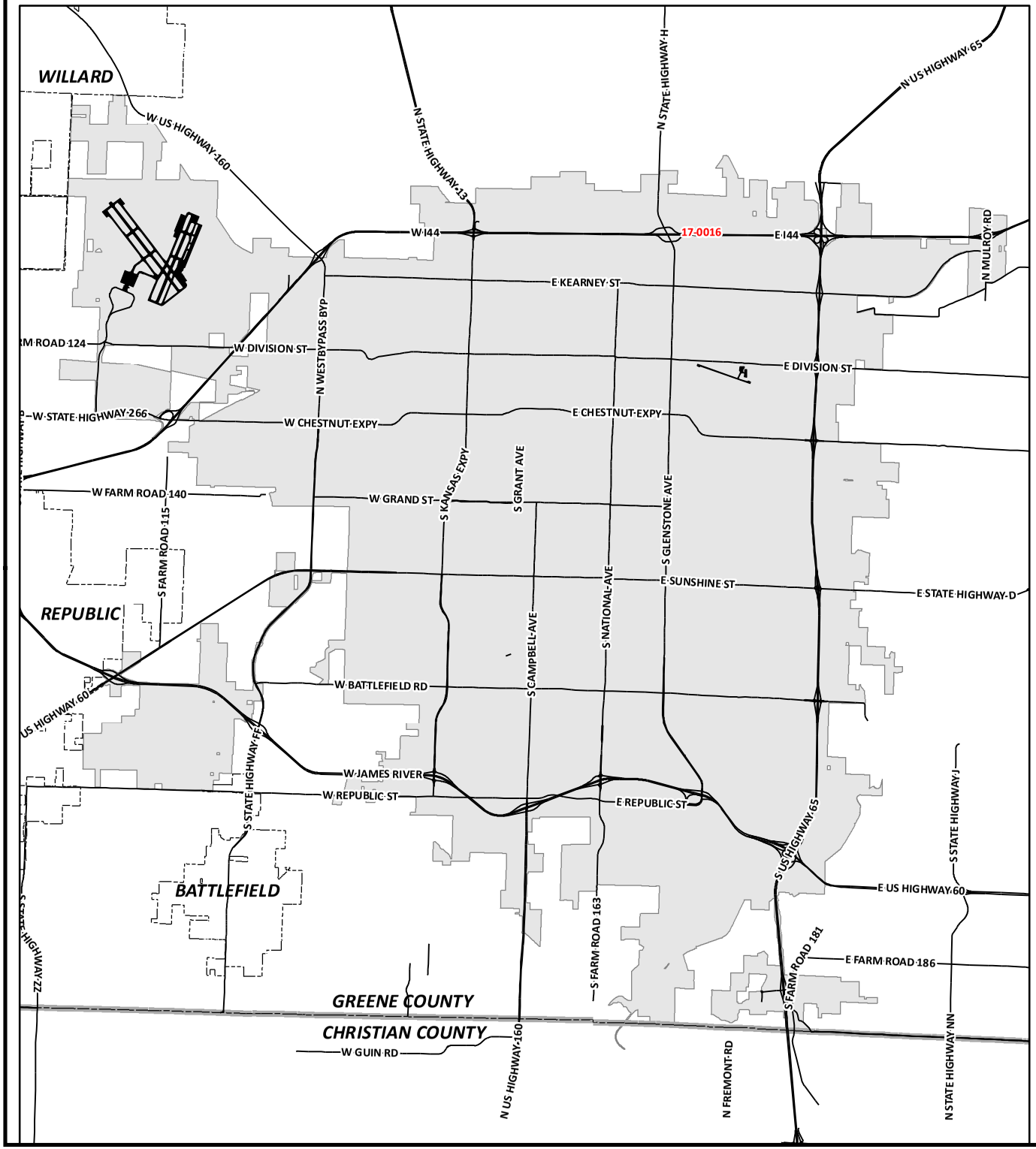
Project Description:

Demolish the existing station and replace with a new one on the same property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,413,000

Comments:



Capital Improvements Program

2018 - 2023
Projects/Programs - Golf Courses

17-0016 Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

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Golf Courses

Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

Project Number: **17-0016**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 250,000	$ 0	$ 0

Project Description:

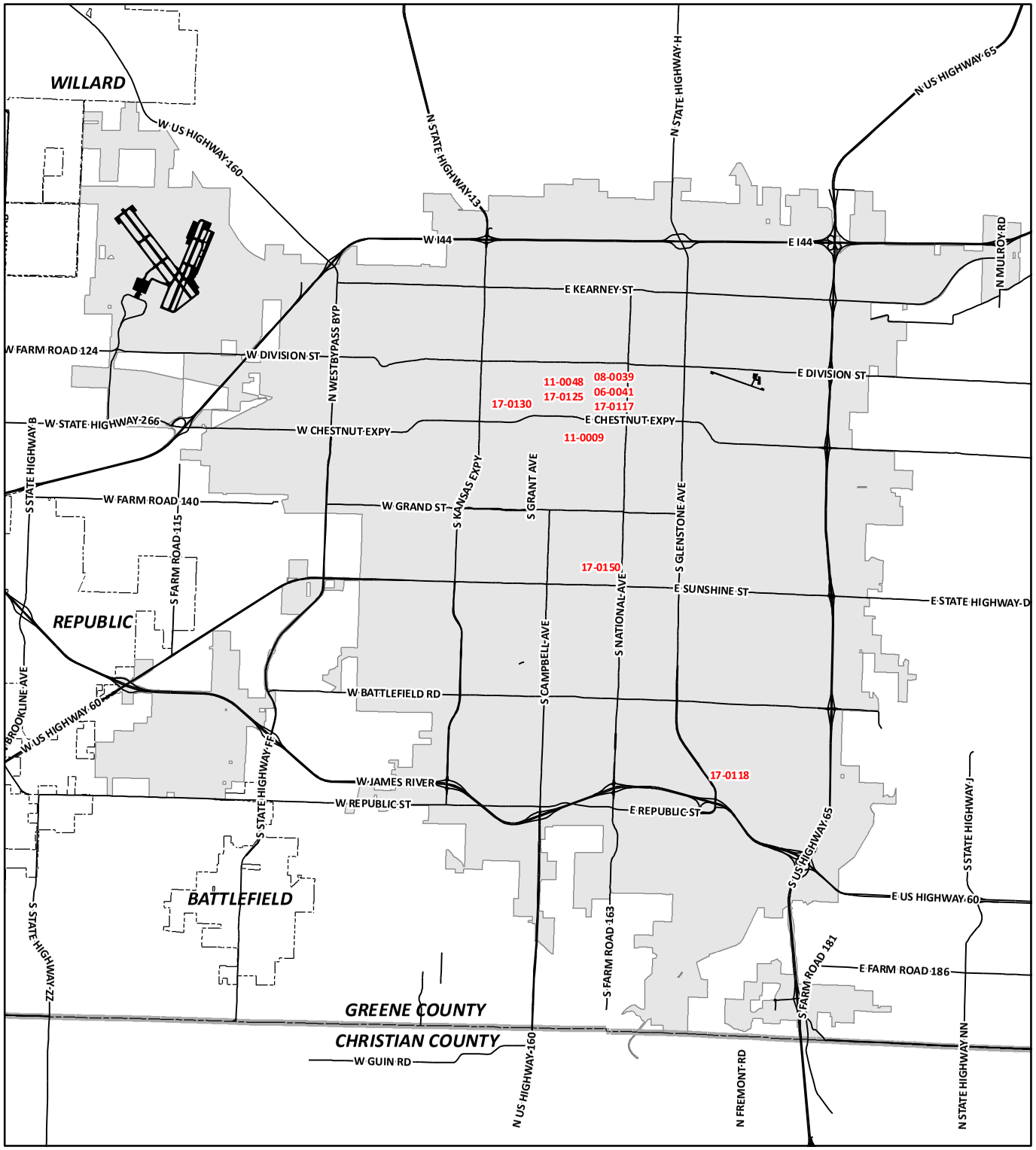
Asphalt golf cart path extensions and repairs.

Proposed Funding Sources:

Funding Source to be Identified $ 250,000

Comments:

Areas of degraded asphalt golf cart paths are also in need of repair.



Capital Improvements Program

2018 - 2023 Projects/Programs - Municipal Buildings and Grounds

- * 06-0067 Animal Control Shelter
- * 17-0169 2016-2019 Facility Maintenance Program
- * 17-0143 2016-2019 Reforestation and Landscaping
- 17-0150 Art Museum Sidewalk Improvements
- 17-0125 Busch Building Exterior Waterproofing and Tuck Pointing
- 17-0117 Council Chambers Audio Visual Upgrades
- * 17-0119 Fire Stations Electrical Upgrade
- * 17-0120 Fire Stations Exhaust System Installation
- 17-0130 Fueling Site Improvements
- 06-0041 Historic City Hall Renovation Phase 2
- 11-0009 Municipal Court Building
- 08-0039 Police Headquarters Roof Replacement
- * 18-0011 Public Grounds Operations
- * 11-0013 Reforestation and Landscaping
- 11-0048 Special Response Team (SRT) - Mill Building HVAC Upgrade

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Municipal Buildings and Grounds

2016-2019 Facility Maintenance Program

Project Number: **17-0169**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2018	2019	2020	2021	2022	2023	Beyond
$ 250,000	$ 250,000	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This is a new 1/4-cent Capital Improvement Sales Tax Program that will provide funding to maintain, upgrade, rehabilitate, or improve City municipal buildings and facilities such as Police Department facilities, Fire Stations, or other general government buildings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 750,000

Comments:

There are no project expenditures through 2017. This is a new 1/4-cent Sales Tax program and is the second year to be included in the Capital Improvements Program. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 Reforestation and Landscapng

Project Number: **17-0143**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,938,000

2018	2019	2020	2021	2022	2023	Beyond
$ 348,000	$ 425,000	$ 430,000	$ 400,000	$ 335,000	$ 0	$ 0

Project Description:

Restoration of tree canopy through the planting of approximately 1,100 trees and maintenance of recently planted trees on City Right Of Way, facilities and improvement projects. NeighborWoods and general reforestation projects will both be completed in this project. Additionally, a number of high profile landscapes will receive new or renovated landscaping in an effort to reduce landscape maintenance inputs and improve both public and employee safety.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,938,000

Comments:

Project expenditures are estimated at $62,000. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Animal Control Shelter

Project Number: **06-0067**

Department: Health

Estimated Remaining Cost and Yearly Spending Plan: $3,389,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 490,000	$ 2,899,000

Project Description:

This project includes land procurement, design and construction of a new Animal Shelter for the City of Springfield to increase the shelter's capacity, accessibility, visibly and amenities for the animals and the staff.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,389,000

Comments:

There are no expenditures through 2017. This project was first added to the Capital Improvements Program in 2006.

Municipal Buildings and Grounds

Art Museum Sidewalk Improvments

Project Number: **17-0150**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $75,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 75,000	$ 0	$ 0

Project Description:

Add sidewalks around the perimeter of the Museum grounds and make improvements to the connection between the Museum and Phelps Grove Park

Proposed Funding Sources:

Art Museum Fund Balance	$	75,000

Comments:

Busch Building Exterior Waterproofing and Tuck Pointing

Project Number: **17-0125**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $748,000

2018	2019	2020	2021	2022	2023	Beyond
$ 498,000	$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes tuck pointing the masonry veneer and water proofing the exterior envelope of the Busch Building, including window frame caulk joint seals and expansion joints replacement. This scope of work on the exterior of the building is a priority to prevent moisture infiltration into the building which could ultimately damage the window frames and the structural integrity of the facility. Joint degradation at window headers and along the window frames has been observed as well as cracking in the limestone veneer units and mortar joints causing a loss of mortar. It is important to simultaneously remedy the mortar joint and caulk joint issues because they support one another to eliminate the threat of moisture penetrating the exterior envelope. This work will require scaffolding and/or a large crane to access these areas so window seal replacement should also be considered as additional item of work if funding allows.

Proposed Funding Sources:

Level Property Tax	$	498,000
General Fund	$	250,000

Comments:

Project expenditures are estimated at $2,000 through 2017. This project had been included in the Capital Improvements Program since 2017. Funding proposed from the General Fund, or potentially from another funding source yet to be identified, is subject to City Council approval, and if this funding is not approved the scope of the project will be reduced.

Municipal Buildings and Grounds

Council Chambers Audio Visual Upgrades

Project Number: **17-0117**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $20,000

2018	2019	2020	2021	2022	2023	Beyond
$ 20,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes upgrading City Council Audio/Visual equipment, intalling four projectors, large screens to enhance the view of all attendees, electronics and voting apparatus.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 20,000

Comments:

Project expenditures are estimated at $95,000 through 2017. Project expenditures through 2017 were funded by the General Fund and Public Information Office funds. This project has been included in the Capital Improvements Program since 2017.

Fire Stations Exhaust System Installation

Project Number: **17-0120**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $346,300

2018	2019	2020	2021	2022	2023	Beyond
$ 346,300	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes installation and/or replacement of engine bays exhaust systems in each Fire Station #1-#12.

Proposed Funding Sources:

General Fund $ 346,300

Comments:

Project expenditures are estimated at $28,700 through 2017. This project has been included in the Capital Improvements Program since 2017.

Municipal Buildings and Grounds

Fueling Site Improvements

Project Number: **17-0130**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,875,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 230,000	$ 523,000	$ 323,000	$ 0	$ 799,000

Project Description:

Project includes the demolition of underground fuel tanks and outdated fuel islands and the installation of above ground fueling storage tanks, new fueling stations, new fueling islands, and enhanced fuel management and monitoring systems as applicable at Fire Stations #2, #5, #6 (South District Station), #10, the Southwest Wastewater Treatment Plant, and the Public Works Service Center Operations Facility. The type of the existing underground tanks varies from fiberglass to steel, with ages from 15 years to 38 years, and sizes from 3,000 to 6,000 gallons.

Proposed Funding Sources:

General Fund	$ 1,475,000
City Sanitary Sewer System Fund Balance Reserves	$ 400,000

Comments:

Project expenditures are estimated at $45,000 through 2017 for the demolition of two tanks at Fire Station #10. The demolition of existing underground storage tanks and the installation of new fueling equipment at the Southwest Wastewater Treatment Plant will be funded by the Sanitary Sewer System fund balance reserves. This project has been included in the Capital Improvements Program since 2017.

Historic City Hall Renovation Phase 2

Project Number: **06-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,377,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 400,000	$ 1,532,000	$ 4,445,000

Project Description:

Project includes upgrading the historic structure to meet the needs of the present day City functions. The scope of work includes the addition of a new elevator, restroom core, upgrading the electrical and mechanical systems providing more efficiency, and reorganizing the layout to better accommodate the Fire Department, Information Systems, PIO and City Council. This project will continue the upgrade of Historic City Hall's HVAC as well as continue the exterior renovations. The project may include demolition of the wood framed structure at the southeast corner of the building, restoration of the building facade, new entrance doors, sidewalk improvements, exterior lighting and landscaping.

Proposed Funding Sources:

Level Property Tax	$ 6,377,000

Comments:

Project expenditures are estimated at $113,000 through 2017. This includes approximately $42,000 for the painting of the exterior face of the windows and was funded by General Fund Savings. Also included was The Historic City Hall Master plan cost of approximately $71,000 funded by 1/4-cent Capital Improvement Sales Tax. This project has been included in the Capital Improvements Program since 2006. Level Property Tax funding is subject to City Council approval and may include bonding.

Municipal Buildings and Grounds

Municipal Court Building

Project Number: **11-0009**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $17,400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 17,300,000

Project Description:

Design and construct a new Municipal Court facility to fully comply with the Criminal Justice Code and municipal building codes to replace the current Municipal Court Building at the corner of Chestnut Expressway and Benton which has no holding cells and no screening area. Anticipated 2018 expenses funded by the General Fund are related to potential demolition of outdated structures on the proposed future site of the new Municipal Court Facility.

Proposed Funding Sources:

Funding Source to be Identified	$ 17,300,000
General Fund	$ 100,000

Comments:

Project expenditures are estimated at $90,000 through 2017 for the Municipal Court Master Plan and was funded by the 1/4-cent Capital Improvement Sales Tax. Construction will require City Council approval of funding source(s). City Council approval will be required for expense funded by the General Fund. This project has been included in the Capital Improvements Program since 2011.

Police Headquarters Roof Replacement

Project Number: **08-0039**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,091,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 87,000	$ 1,004,000

Project Description:

Complete roof replacement at the Police Headquarters Building. Project will also include replacement of edge flashing, equipment flashing and roof penetrations on all roof levels.

Proposed Funding Sources:

Level Property Tax	$ 1,091,000

Comments:

There are no project expenditures through 2017.This project has been included in the Capital Improvements Program since 2008. Level Property Tax funding is subject to City Council approval and may include bonding.

Municipal Buildings and Grounds

Public Grounds Operations Maintenance Building

Project Number: **18-0011**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,797,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 187,500	$ 1,336,000	$ 1,273,500	$ 0	$ 0	$ 0

Project Description:

This project includes a centralized facility significantly improving the current inadequate Grounds facility at Hazelwood Cemetery and will accommodate the needs of all the Public Works Grounds staff improving the division's operational productivity.

Proposed Funding Sources:

Level Property Tax	$ 2,797,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Level Property Tax funding is subject to City Council approval and may include bonding.

Reforestation and Landscaping

Project Number: **11-0013**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $977,000

2018	2019	2020	2021	2022	2023	Beyond
$ 567,000	$ 230,000	$ 180,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Install and establish tree plantings and landscapes along City streets to reforest the community following the 2007 ice storm. Project also includes conducting a tree inventory, irrigating and maintaining the plantings, replacing the tree canopy subsequent to construction projects, expanding the tree nursery and providing trees for the Neighborwoods program.

Proposed Funding Sources:

Parks 1/4 Cent Sales Tax, for Storm Water	$ 260,000
1/4-cent Capital Improvement Sales Tax	$ 117,000
1/8-cent Transportation Sales Tax	$ 600,000

Comments:

Project expenditures are estimated at $2,375,000 through 2017. This project combines funds from the 2013-2016 1/4-cent Capital Improvement Sales Tax fund with additional funds from several previous 1/4-cent Capital Improvement and 1/8-cent Transportation Sales Tax cycles. Additional funding for tree canopy replacement is from the Parks 1/4-cent Sales Tax program and the 1/8-cent Transportation Sales Tax. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program. The Parks and Stormwater 1/4-cent Sales Tax funding has sunset. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002.

Municipal Buildings and Grounds

Special Response Team (SRT) - Mill Building HVAC Upgrade

Project Number: **11-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $626,600

2018	2019	2020	2021	2022	2023	Beyond
$ 130,000	$ 496,600	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

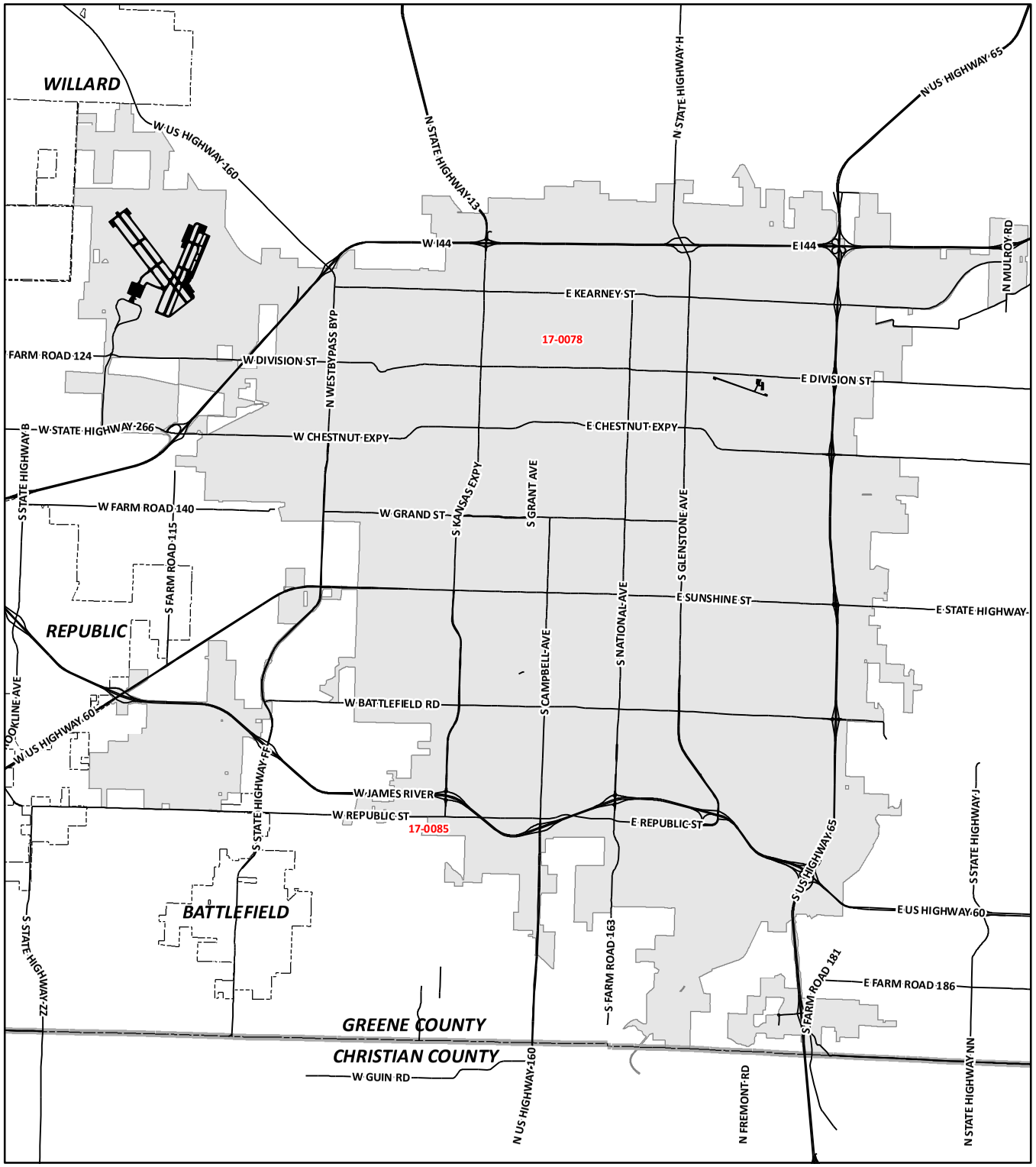
Design and construct HVAC improvements for the lobby and upper level offices of the Special Response Team (SRT) - Mill Classroom building and parking lot improvements.

Proposed Funding Sources:

General Fund	$	126,600
Level Property Tax	$	500,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2011. City Council approval will be required for a portion of the expenses funded by the General Fund.



Capital Improvements Program

2018 - 2023
Projects/Programs - New Streets

17-0085 Kansas Expressway Extenison - Republic Road to Farm Road 190

17-0078 Frisco Lane

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New Streets

Frisco Lane Improvements

Project Number: **17-0078**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,121,000

2018	2019	2020	2021	2022	2023	Beyond
$ 65,500	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,055,500

Project Description:

Design and construct improvements for a new alley behind the buildings on the north side of Commercial Street between Campbell Avenue and Benton Avenue. This project includes purchasing property from BNSF and relocating the existing rail lines as well as constructing a one way alley, parking, stormwater conveyance and a fence.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 65,500
Funding Source to be Identified	$ 1,055,500

Comments:

There are no project expenditures through 2017. The property acquisition and minor improvements such as fencing were completed in 2017 and are reported as a separate accomplishment. These expenses were funded with BNSF in-kind funds, Commercial Street Tax Increment Financing (TIF) funds, 1/4-cent Capital Improvement Sales Tax funds and 1/8-cent Transportation Sales Tax Funds. This project has been included in the Capital Improvements Program since 2017.

Kansas Expressway Extension - Republic Road to Farm Road 190

Project Number: **17-0085**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $33,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 3,200,000	$ 0

Project Description:

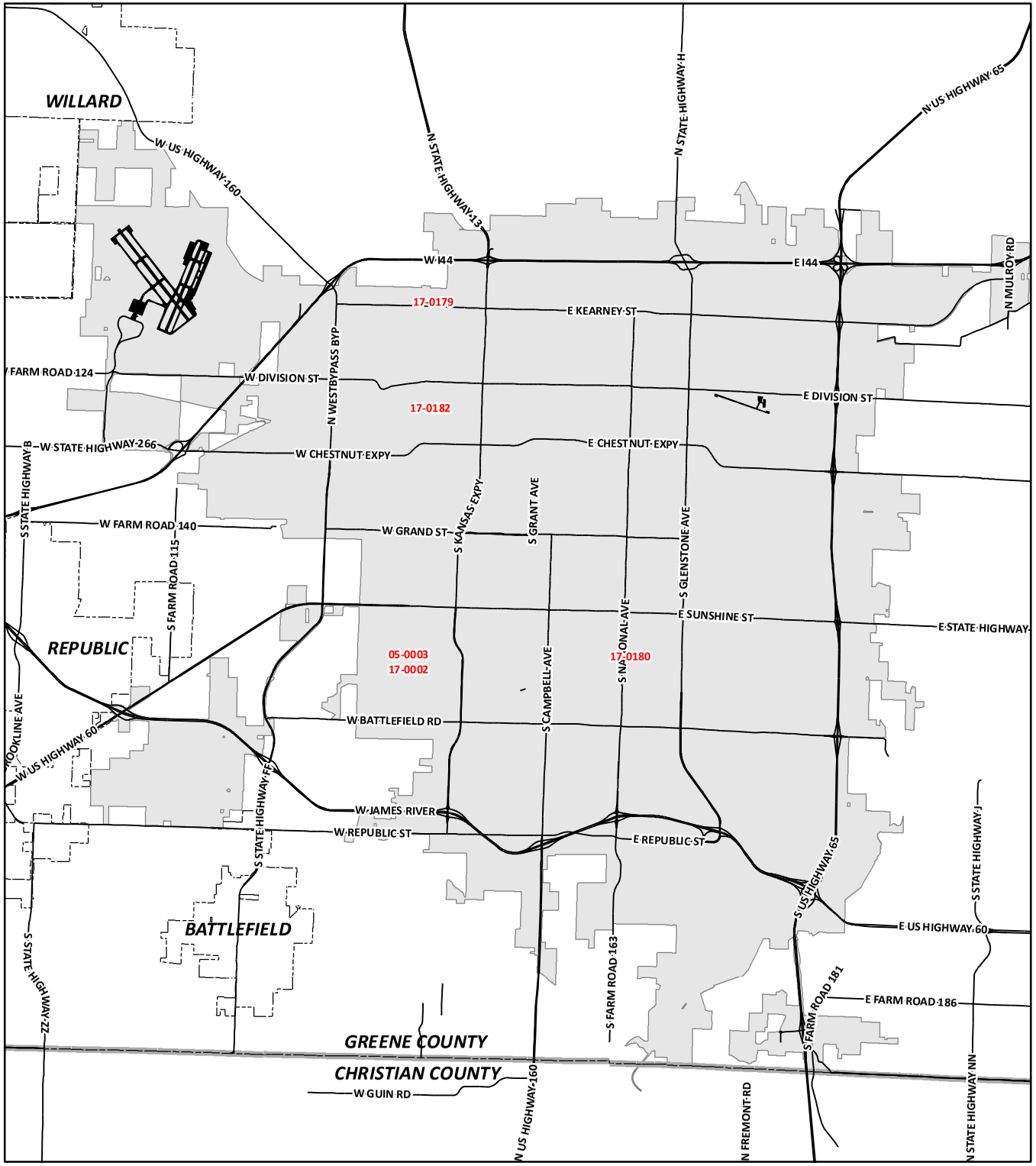
Design, acquire right-of-way and construct the extension of Kansas Expressway from Republic Road to Farm Road 190 in Greene County.

Proposed Funding Sources:

Greene County	$ 27,900,000
Federal STP Grant - City	$ 5,300,000

Comments:

Project expenditures are estimated at $1,500,000 through 2017. Greene County will manage the joint project with the City contributing federal STP grant funding. This project has been included in the Capital Improvements Program since 2017.



Capital Improvements Program

2018 - 2023 Projects/Programs - Park Improvements

17-0180 Meador Park Improvements
05-0003 Nathanael Greene / Close Memorial Park - Park Entrance, Road & Parking Improvements
17-0002 Nathanael Greene/Close Memorial Park - North Road Improvements
17-0182 Nichols Park Improvements
17-0179 Tom Watkins Park Improvements

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Park Improvements

Meador Park Improvements

Project Number: **17-0180**

Department: Parks / Planning

Estimated Remaining Cost and Yearly Spending Plan: $465,000

2018	2019	2020	2021	2022	2023	Beyond
$ 465,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Installation of new accessible playground equipment, walking trail around playground, new park signage, tennis court / pickle ball improvements including new lighting and fencing.

Proposed Funding Sources:

Community Development Block Grant (CDBG) $ 465,000

Comments:

This project is possible due to CDBG Commercial Loan funds, made available in 2017.

Nathanael Greene / Close Memorial Park Entrance, Road & Parking Improvements

Project Number: **05-0003**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 1,900,000

Project Description:

Design and develop an improved park entrance, road improvements and additional parking to accommodate two way traffic and additional parking for park and festival use as well as tour buses. Also includes site lighting enhancements. Funds could also be utilized to repair the lakes within the Mizumoto Japanese Stroll Garden.

Proposed Funding Sources:

Funding Source to be Identified $ 2,200,000

$

Comments:

Funding may require Springfield-Greene County Park Board, City Council, Greene County and voter approval of future County-wide Parks Sales. This project has been included in the Capital Improvements Program since 2005.

Nathanael Greene/Close Memorial Park north road improvements

Project Number: **17-0002**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2018	2019	2020	2021	2022	2023	Beyond
$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Increase the width of the north road to accomodate two-way traffic.

Proposed Funding Sources:

Parks Operating Funds $ 250,000

Comments:

Park Improvements

Nichols Park Improvements

Project Number: **17-0182**

Department: Parks / Planning

Estimated Remaining Cost and Yearly Spending Plan: $520,000

2018	2019	2020	2021	2022	2023	Beyond
$ 520,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Installation of new playground equipment, walking trail, new park signage, picnic tables, park benches, and semi-permanent soccer goals.

Proposed Funding Sources:

Community Development Block Grant (CDBG) $ 520,000

Comments:

This project is possible due to CDBG Commercial Loan funds, made available in 2017.

Tom Watkins Park Improvements

Project Number: **17-0179**

Department: Parks / Planning

Estimated Remaining Cost and Yearly Spending Plan: $695,000

2018	2019	2020	2021	2022	2023	Beyond
$ 680,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 15,000

Project Description:

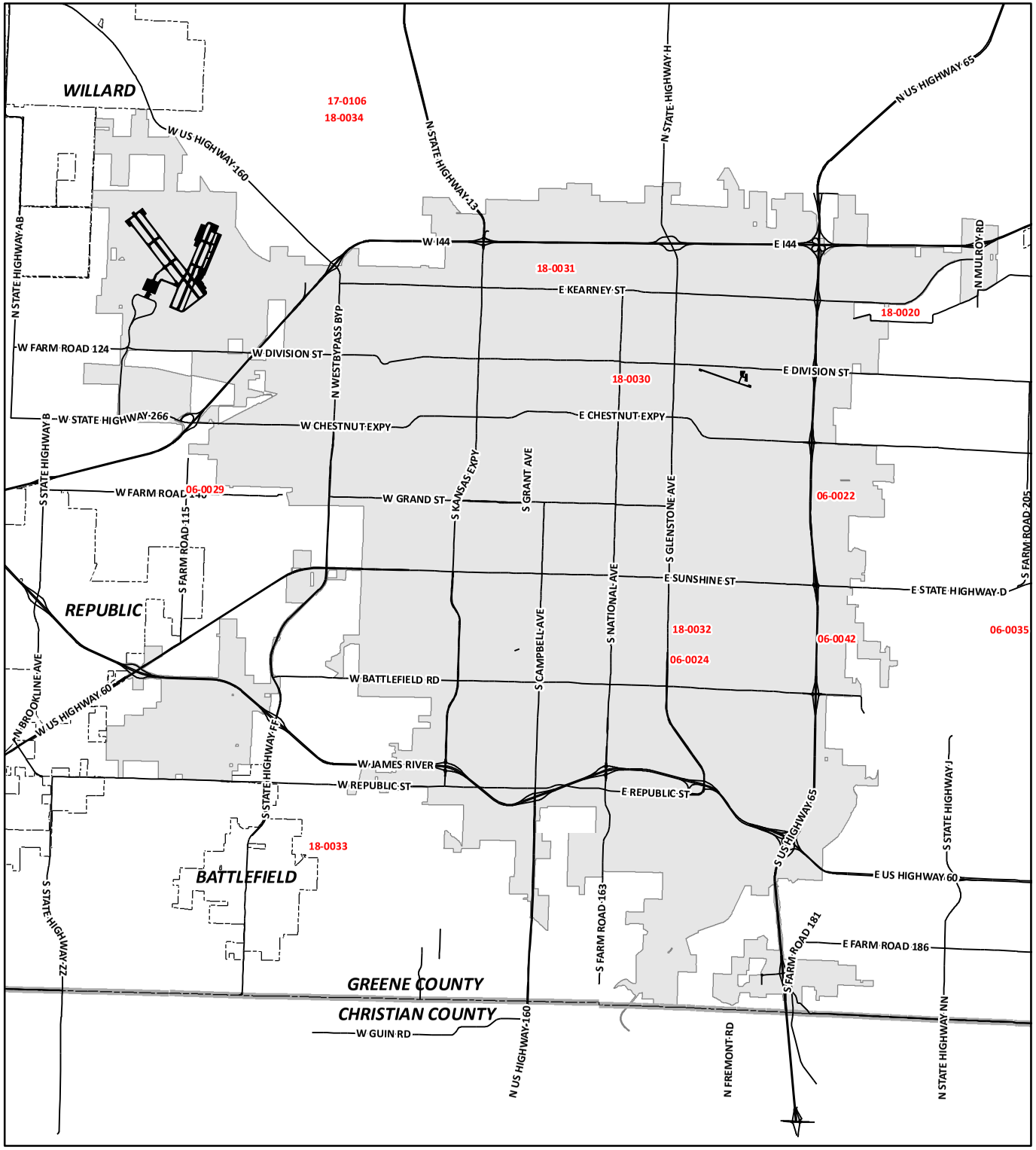
Design and construct new restrooms and support facility to abut the existing picnic shelter. New playground equipment, a walking trail and park signage will also be installed in the park as part of this improvement project.

Proposed Funding Sources:

Community Development Block Grant (CDBG) $ 695,000

Comments:

This project is possible due to CDBG Commercial Loan funds, made available in 2017.



Capital Improvements Program

2018 - 2023 Projects/Programs -Sanitary Sewers (Map 1 of 2)

- 06-0022 Abbey Lane Trunk Sewer
- 06-0024 Blackman Woods Lift Station Relief Sewer
- 06-0029 Chestnut South Trunk Sewer
- 06-0035 Copper Mill Trunk Sewer
- 06-0042 Hunt Branch Trunk Sewer
- * 18-0004 James River Lift Station Improvements
- 18-0034 Northwest Treatment Plant Peak Flow Storage Basin
- 17-0106 Northwest Treatment Plant UV Disinfection System Expansion
- 18-0020 Old Wire Road Trunk Sewer
- * 93-0005 Sanitary Sewer District Construction Program - 2005 Bond Authorization
- 18-0003 Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves
- * 17-0094 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4
- * 17-0095 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5
- * 17-0096 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6
- * 17-0097 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7
- 18-0031 Sanitary Sewer Overflow Reduction Project - Doling Park
- 18-0032 Sanitary Sewer Overflow Reduction Project - Galloway 04
- 18-0033 Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04
- 18-0030 Sanitary Sewer Overflow Reduction Project - Smith Park

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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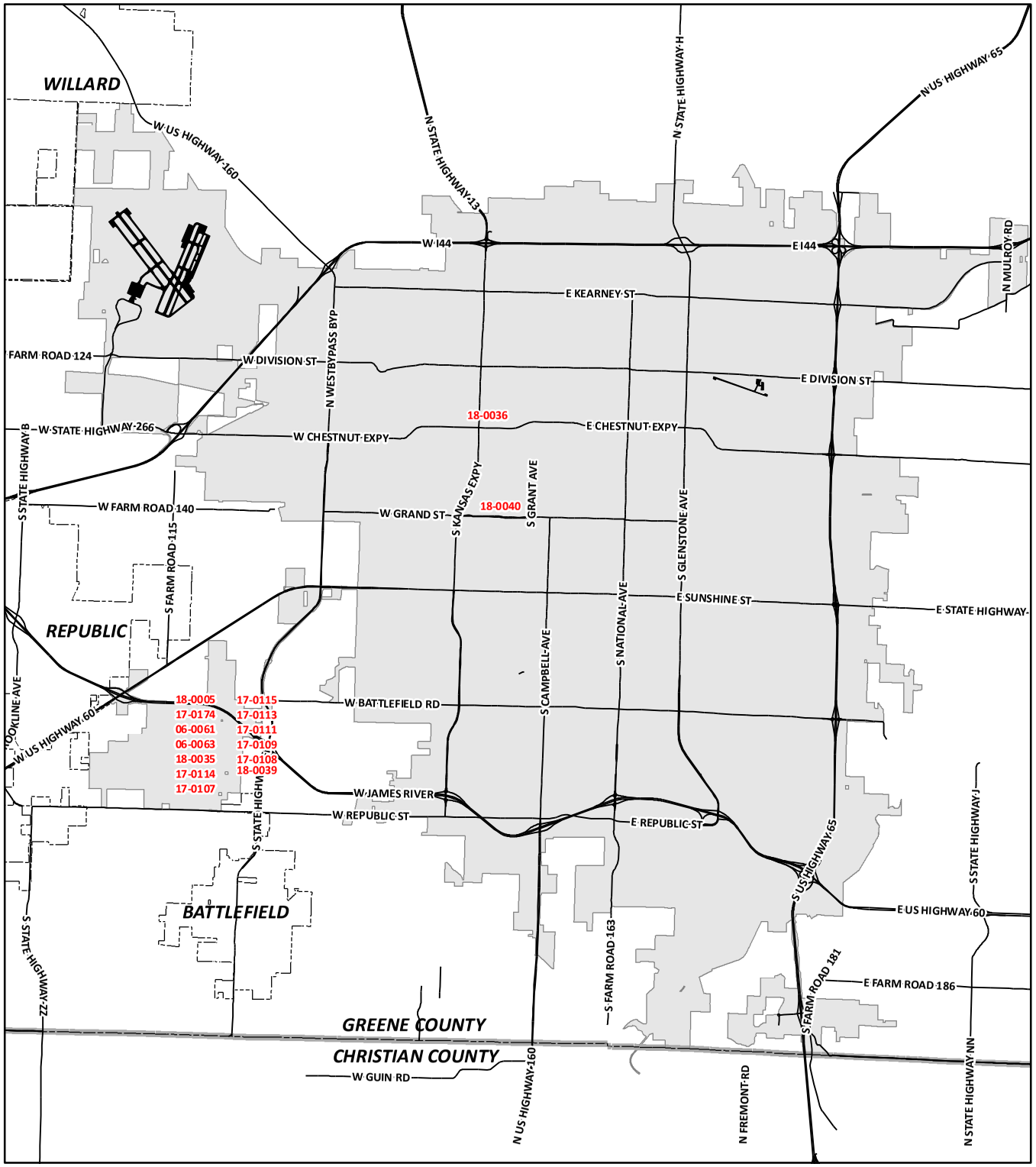

Capital Improvements Program

2018 - 2023 Projects/Programs -Sanitary Sewers (Map 2 of 2)

18-0040 Sanitary Sewer Overflow Reduction Project Grand St. & Grant Ave. to New Ave.

18-0039 Sanitary Sewer Overflow Reduction Project James River Lift Station Pipe Cleaning

18-0036 Sewer Maint. Equipment Storage Building

* 01-0004 Shared Cost Sanitary Sewer Construction - Developer Agreements

06-0061 SW Treatment Plant - Administrative and Maintenance Facility Improvement

06-0063 SW Treatment Plant - Digester Improvements

17-0114 SW Treatment Plant Clarifier Launder Covers

17-0107 SW Treatment Plant Cryo Plant Main Air Compressor Downsizing

17-0115 SW Treatment Plant Equipment Storage Building

17-0113 SW Treatment Plant Grit Unloading Station

18-0005 SW Treatment Plant Influent Bar Screen Replacement

17-0111 SW Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement

17-0109 SW Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control

17-0108 SW Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit

17-0174 SW Treatment Plant Solar Farm

18-0035 Treatment Facility Renewal

* 03-0013 Wastewater Treatment Plants - Buffer Land Acquisition

*** Denotes City-Wide Program - Not Labeled on Map**

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Sanitary Sewers

Abbey Lane Trunk Sewer

Project Number: **06-0022**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $445,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 60,000	$ 37,000	$ 245,000	$ 103,000	$ 0	$ 0

Project Description:

Construct a gravity sanitary sewer line approximately 2,100 feet from Rivercut Golf Community northerly to the Abbey Lane Subdivision.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 445,000

Comments:

There are no project expenditures through 2017. This project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. The project will reduce operating costs by eliminating the Abbey Lane Lift Station. This project has been included in the Capital Improvement Program since 2006.

Blackman Woods Lift Station Relief Sewer

Project Number: **06-0024**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $185,000

2018	2019	2020	2021	2022	2023	Beyond
$ 185,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a gravity sanitary sewer line approximately 3,670 feet from Sunset Estates Subdivision northwesterly to the Blackman Woods Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 185,000

Comments:

Project expenditures are estimated at $10,000 through 2017. The project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. The project will reduce operating costs by eliminating the Blackman Woods Lift Station. This project has been included in the Capital Improvement Program since 2006.

Chestnut South Trunk Sewer

Project Number: **06-0029**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $682,000

2018	2019	2020	2021	2022	2023	Beyond
$ 42,000	$ 320,000	$ 320,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct approximately 3,380 feet of gravity sanitary sewer line northerly from the Deer Lake Trunk Sewer to the Chestnut South Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 682,000

Comments:

Project expenditures are estimated at $66,000 through 2017. The project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. Design is currently underway with construction to begin in 2019. The project will reduce operating costs by eliminating the Chestnut South Lift Station. This project has been included in the Capital Improvement Program since 2006.

Sanitary Sewers

Copper Mill Trunk Sewer

Project Number: **06-0035**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $702,250

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 88,000	$ 20,000	$ 258,000	$ 336,250

Project Description:

Construct approximately 3,600 feet of gravity sanitary sewer line from the Pierson Creek Trunk Sewer northeasterly to Copper Mill Estates Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 702,250

Comments:

There are no project expenditures through 2017. This project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. Design and construction costs will be funded through Sanitary Sewer Fund Balance Reserves. This project has been included in the Capital Improvement Program since 2006. This project will reduce operating costs by eliminating the Copper Mill Lift Station.

Hunt Branch Trunk Sewer

Project Number: **06-0042**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 60,000	$ 1,100,000	$ 1,040,000	$ 0	$ 0	$ 0

Project Description:

Construct a gravity sanitary sewer trunk line along Hunt Branch from Highland Springs Country Club to Farm Road 205, south of U.S. Highway 60, eastward with 12,962 feet of 21-inch to 18-inch pipe. Project will include bores under 3 county roads.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,200,000

Comments:

Project expenditures are estimated at $150,000 through 2017. This project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. Design is complete and partial easements have been obtained. This project has been included in the Capital Improvement Program since 2006.

Sanitary Sewers

James River Lift Station Improvements

Project Number: **18-0004**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct several improvements to the James River lift station. Scope has not yet been determined so cost estimate is subject to change. Estimate includes check valve replacement, addition of isolation valves, upgrading obsolete VFD's and converting 4160V single speed pumps to 480V VFD powered pumps.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,000,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Northwest Treatment Plant Peak Flow Storage Basin

Project Number: **18-0034**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $16,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 1,000,000	$ 10,000,000	$ 5,000,000	$ 0

Project Description:

Design and construction of a flow equalization basin located east of the Northwest Wastewater Treatment Plant.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 16,000,000

Comments:

There are no project expenditures through 2017. This project is scheduled through the City's Sanitary Sewer Overflow Control Plan and a feasibility study will be performed to ensure that the basin represents a cost-effective approach to reducing treatment plant bypasses. This project is a new addition to the Capital Improvements Program.

Northwest Treatment Plant UV Disinfection System Expansion

Project Number: **17-0106**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $275,000

2018	2019	2020	2021	2022	2023	Beyond
$ 275,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add two additional UV modules and banks of lights to disinfection system to increase capacity.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 275,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewers

Old Wire Road Trunk Sewer

Project Number: **18-0020**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,870,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 170,000	$ 850,000	$ 850,000	$ 0

Project Description:

Construct a gravity sewer trunk line about 650LF of 15-inch pipe, 3,500 LF of 12-inch pipe and 2,350 LF of 10-inch pipe for a trunk sewer extension from the north end of Hickory Valley Estates Subdivision to Old Wire Road (Farm Road 116) east of the intersection of Farm Road 197.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,870,000

Comments:

Project expenditures are estimated at $80,000 through 2017. The project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future

Project Number: **93-0005**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,200,000	$ 400,000	$ 400,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will complete the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at the ten year Treasury Note rate through a special assessment.

Proposed Funding Sources:

Special Assessment Bonds $ 2,000,000

Comments:

Bonds will be repaid from special assessments on properties receiving sewer and supplemented by Sanitary Sewer System Retained Earnings based on a Council approved program to cap costs to property owners. Project expenditures are estimated at $10,500,000 through 2017. The 2005 Bond Authorization has $200,000 of appropriated funds remaining with $1,800,000 of bonds remaining to be sold. The completion of this work will match the Bond limit for this program. Future funding of this program will be through the City Sanitary Sewer System Fund Balance Reserves. This project has been included in the Capital Improvements Program since 1993. This is a continuation of Sanitary Sewer District Construction Programs which were funded by revenue bonds approved in 1989, 1996, 2009 and 2014.

Sanitary Sewers

Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves

Project Number: **18-0003**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 2,000,000

Project Description:

This project will complete the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at the ten-year Treasury Note rate through a special assessment.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 8,000,000

Comments:

There are no project expenditures through 2017. This project replaces the previous program funded by Special Assessment Bonds. The Sanitary Sewer System Fund Balance will be partially repaid from special assessments on properties receiving sewer based on a Council approved program to cap costs to property owners. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4

Project Number: **17-0094**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,800,000	$ 3,100,000	$ 2,800,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Galloway 01,04,06 and 08, Jordan Creek 11 and South Creek 05.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 8,700,000

Comments:

There are no project expenditures through 2017. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5

Project Number: **17-0095**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $11,300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 6,300,000	$ 5,000,000	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 11, Ward Branch 05 and 13, and Pea Ridge 19 and 14.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 11,300,000

Comments:

There are no project expenditures through 2017. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6

Project Number: **17-0096**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $7,100,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 3,100,000	$ 4,000,000	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 02 and 14, and Pea Ridge 04.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 7,100,000

Comments:

There are no project expenditures through 2017. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7

Project Number: **17-0097**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,100,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 4,100,000	$ 4,000,000	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Lower Wilson Creek 04, South Creek 03 and Upper Wilson Creek 08.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 8,100,000

Comments:

There are no project expenditures through 2017. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Reduction Project - Doling Park

Project Number: **18-0031**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,817,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 150,000	$ 2,667,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,817,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Overflow Reduction Project - Galloway 04

Project Number: **18-0032**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,281,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 150,000	$ 1,131,000	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,281,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program

Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04

Project Number: **18-0033**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,171,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 150,000	$ 2,021,000	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,171,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewers

Sanitary Sewer Overflow Reduction Project - Smith Park

Project Number: **18-0030**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,987,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,500,000	$ 2,487,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 3,987,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Overflow Reduction Project -Grand St & Grant St to New Avenue

Project Number: **18-0040**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $680,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 630,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in high sensitive areas. This section of existing sewer main had been scheduled to be relined but it was determined that it has deteriorated to the point of needing to be replaced. Replacement of 2,100 of 18-inch VCP with 21-inch PVC will increase reliability, increase capacity and improve system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 680,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewers

Sanitary Sewer Overflow Reduction Project- James River Lift Station Pipe Cleaning

Project Number: **18-0039**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $550,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The James River Lift Station has 2 force mains to the Southwest Waste Water Treatment Plant. The 2 mains need to flow at maximum capacity in order reduce sewer overflows upstream of the lift station. The flow in the force mains is reduced due to grease and debris buildup on the interior of the pipe. It is proposed to install pipe line cleaning (pigging) equipment on these 2 force mains to be able to regularly clean the lines. Motorized line valves will be added to better control the flow from the station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 550,000

Comments:

There are no project expenditures through 2017. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sewer Maintenance Equipment Storage Building

Project Number: **18-0036**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add equipment storage building at the Public Works/Environmental Services compound to protect equipment and parts from the weather.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Sanitary Sewers

Shared Cost Sanitary Sewer Construction - Developer Agreements

Project Number: **01-0004**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 0

Project Description:

Construct or expand sanitary sewers in cooperation with private sector to encourage economic development.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 750,000
Private Developer	$ 2,250,000

Comments:

Project expenditures are estimated at $95,000 through 2017. Developer agreements partially funded the Hickory Valley Trunk Sewer and SOMAC Lofts. Past projects have been reported as accomplishments. This program has been included in the Capital Improvements Program since 2001.

Southwest Treatment Plant - Administrative and Maintenance Facility Improvement

Project Number: **06-0061**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,100,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 0	$ 0	$ 0	$ 2,000,000	$ 0	$ 0

Project Description:

Construct or remodel facilities to consolidate storage, maintenance and administrative offices at the Southwest Wastewater Treatment Plant.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 2,000,000
City Sanitary Sewer System Fund Balance Reserves	$ 100,000

Comments:

There are no project expenditures through 2017. Minor administrative and maintenance remodels targeted for 2018 to be funded through the Operating Budget or Sanitary Sewer System Fund Balance Reserves. Any major remodel would likely occur beyond 2018. Special Obligation Bonds will be required as the funding source for this project. This project has been included in the Capital Improvements Program since 2006.

Southwest Treatment Plant - Digester Improvements

Project Number: **06-0063**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $20,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 12,000,000	$ 8,500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct additions to the anaerobic digestion process to implement a two-phase, three stage treatment process to further stabilize bio-solids, increase capacity, and reduce biosolids related odors. Also in the scope is the addition of two CHP generators, replacement of nitrification tank blowers, rehabilitation of nitrification tank aeration system, replacement of existing sludge thickening system, new waste unloading facility and partial remodeling of the process building.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 17,300,000
City Sanitary Sewer System Fund Balance Reserves	$ 3,200,000

Comments:

Project expenditures are estimated at $24,000,000 through 2017. Construction began in 2016 with a targeted compeltion date of 2019. This project has been included in the Capital Improvements Program since 2006.

Southwest Treatment Plant Clarifier Launder Covers

Project Number: **17-0114**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 50,000	$ 0	$ 0

Project Description:

Add clarifier launder covers to prevent algae growth and eliminate associated operations and maintenance problems. Target two per year.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 450,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing

Project Number: **17-0107**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $650,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 650,000	$ 0

Project Description:

Add 500 horse power main air compressor to the cryogenic air separation plant at the Southwest Treatment Plant to realize approximately $60,000 in annual energy savings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 650,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Equipment Storage Building

Project Number: **17-0115**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2018	2019	2020	2021	2022	2023	Beyond
$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add equipment storage building at Southwest Treatment Plant to protect equipment and spare parts from the elements.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 150,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Grit Unloading Station

Project Number: **17-0113**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install a grit unloading station for car wash and sewer pumps trucks to unload at the Southwest Treatment Plant. Install a de-watering pump station to allow the ability to lower the storage pond two feet below its current restrictions to provide additional peak flow storage and operational flexibility.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Influent Bar Screen Replacement

Project Number: **18-0005**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

The headworks bar screens at the Southwest Treatment Plant are beyond their designed lifespan and will shortly need to be rebuilt or replaced. Scope has not yet been determined so cost estimate is subject to change.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement

Project Number: **17-0111**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Update Southwest Treatment Plant laboratory HVAC system and replace end-of-life cycle fume hoods.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 300,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control

Project Number: **17-0109**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,100,000	$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace exiting Southwest Treatment Plant, Plant 2 aeration basin aerators with high efficiency motors with variable frequency drives and add dissolved oxygen feedback control. This will automate and improve plant operational controls and generate approximately $60,000 per year in electrical savings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,500,000

Comments:

Project expenditures are estimated at $25,000 through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit

Project Number: **17-0108**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,000,000	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Retrofit Southwest Treatment Plant, plant 2 polishing filters with Aqua-Aerobic Diamond filters. This will replace end-of-life cycle equipment, increase filter capacity, and reduce backwash flow by approximately 90%.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,300,000

Comments:

Project expenditures are estimated at $175,000 through 2017. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Solar Farm

Project Number: **17-0174**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction of Solar Panels at the South West Treatment Plant to be located on the Southwest Treatment Plant site. This project could also include the installation of perimeter fencing and necessary security measures as needed. This project will offset energy use at the plant.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 2,000,000

Comments:

There are no project expenditures through 2017. The design will begin in 2018 and the project will be constructed in stages.This project has been included in the Capital Improvements Program since 2017.

Treatment Facility Renewal

Project Number: **18-0035**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $18,700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 1,000,000	$ 8,500,000	$ 8,500,000	$ 700,000	$ 0

Project Description:

With parts of the City's existing treatment process at 50 years or older, future projects are needed to maintain the award-winning performance of these facilities. Though specific projects are not yet specified, the City will identify critical equipment and processes that need to be replaced or rehabilitated.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 5,000,000
Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 13,700,000

Comments:

There are no project expenditures through 2017. This project is scheduled through the City's Sanitary Sewer Overflow Control Plan and feasibility studies will be performed to ensure that new investments represent a cost-effective approach to managing the long-term viability of the sewer utility. This project is a new addition to the Capital Improvements Program.

Wastewater Treatment Plants - Buffer Land Acquisition

Project Number: **03-0013**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

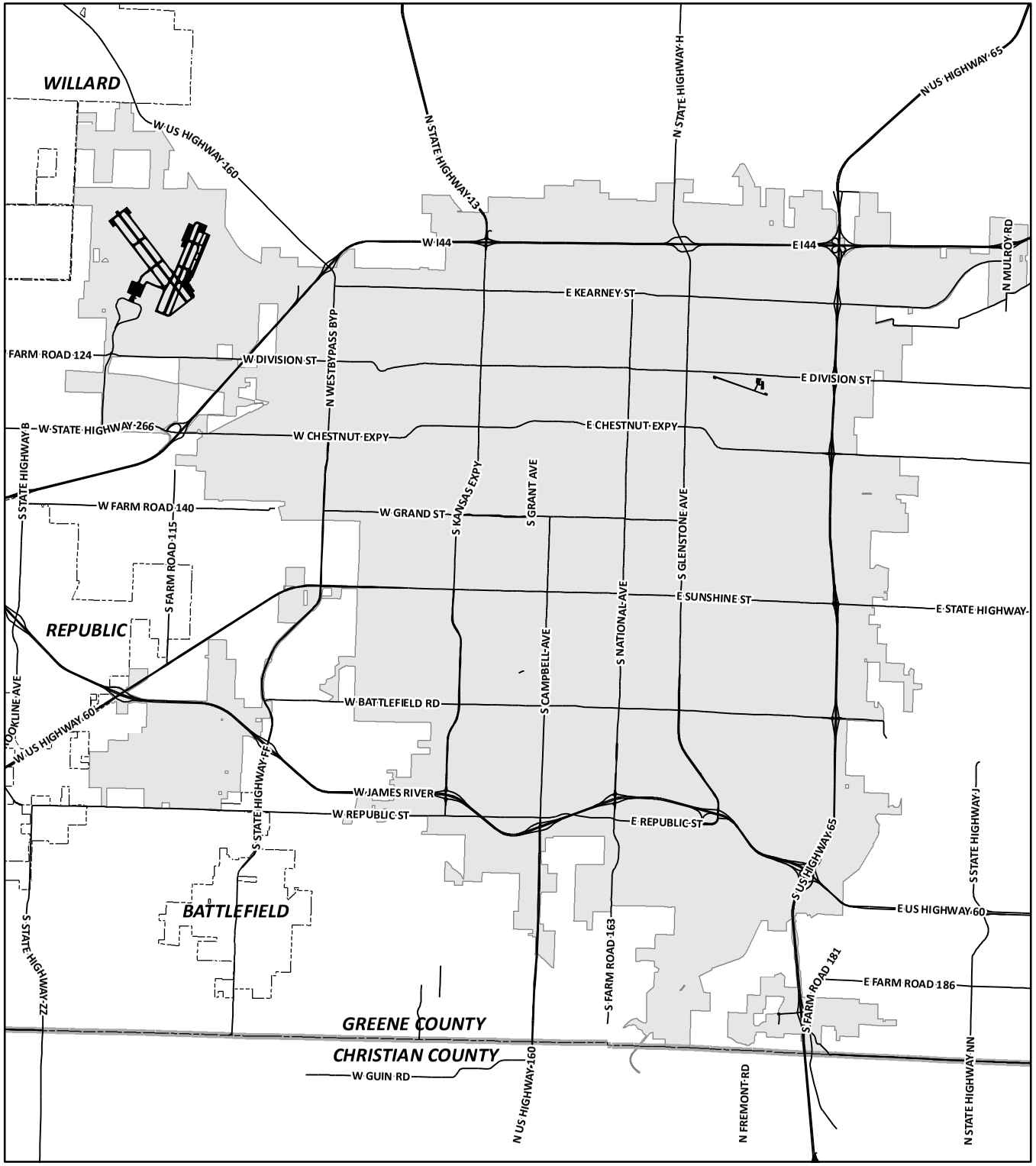
Purchase property adjacent to or near the Southwest Wastewater Treatment Plant and the Northwest Treatment Plant, as it becomes available.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 600,000

Comments:

Project expenditures are estimated at $3,635,000 through 2017. Properties will be purchased as they become available from willing sellers; total actual future cost is undetermined. Costs could be offset by renting properties to area farmers to graze livestock. This project has been included in the Capital Improvements Program since 2003.



Capital Improvements Program

2018 - 2023 Projects/Programs - Sidewalks and Overpasses

- * 17-0052 2013-2016 School Sidewalk Program
- * 17-0053 2016-2019 School Sidewalk Program
- * 17-0067 2016-2019 Sidewalk/Curb/Gutter & Ramp Construction
- * 17-0178 CDBG Sidewalk Improvements
- * 17-0177 CDBG Sidewalk Improvements II

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Sidewalks and Overpasses

2013-2016 School Sidewalk Program

Project Number: **17-0052**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 200,000

Comments:

Project expenditures are estimated at $730,000 through 2017. This is a traditional 1/4-cent Capital Improvement Project and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvement Sales Tax program since 1995. Funding from this program has funds allocated to the Council Zone 1 Blitz initiative for School Sidewalk Improvements. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 School Sidewalk Program

Project Number: **17-0053**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 450,000	$ 450,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

There are no project expenditures through 2017. This is a traditional 1/4-cent Capital Improvement Project and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvements sales tax program since 1995. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Sidewalks and Overpasses

2016-2019 Sidewalk/Curb/Gutter & Ramp Construction

Project Number: **17-0067**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,900,000

2018	2019	2020	2021	2022	2023	Beyond
$ 950,000	$ 950,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace old sidewalks and curb ramps as needed and construct new sidewalks. Residential sidewalks generally in the area bounded by Interstate 44 on the north, Glenstone Avenue on the east, Battlefield Road on the south, and Kansas Expressway on the west will be targeted. Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,900,000

Comments:

Project expenditures are estimated at $350,000 through 2017. This is a traditional 1/4-cent Capital Improvement Sales Tax program and continues the sidewalk and curb ramp projecting included in the 1/4-cent Capital Improvement Sales Tax program since 1989 and the proposed 1987 1/2-cent Sales Tax proposal. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

CDBG Sidewalk Improvements

Project Number: **17-0178**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $183,400

2018	2019	2020	2021	2022	2023	Beyond
$ 183,400	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace old sidewalks and curb ramps as needed and construct new sidewalks in the following areas across the City:
East Central Street - 1600 block (950')
Commercial Street - n/s gaps from Pacific to Missouri (500')
Grand Street - s/s Park to West (910')
Jefferson Avenue - Kearney to Turner (650')
Kansas Expressway - e/s Talmage to Kearney (1,240')
Turner Street - Benton to Robberson (950')
Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

Community Development Block Grant (CDBG) $ 183,400

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

Sidewalks and Overpasses

CDBG Sidewalk Improvements II

Project Number: **17-0177**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $282,400

2018	2019	2020	2021	2022	2023	Beyond
$ 282,400	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

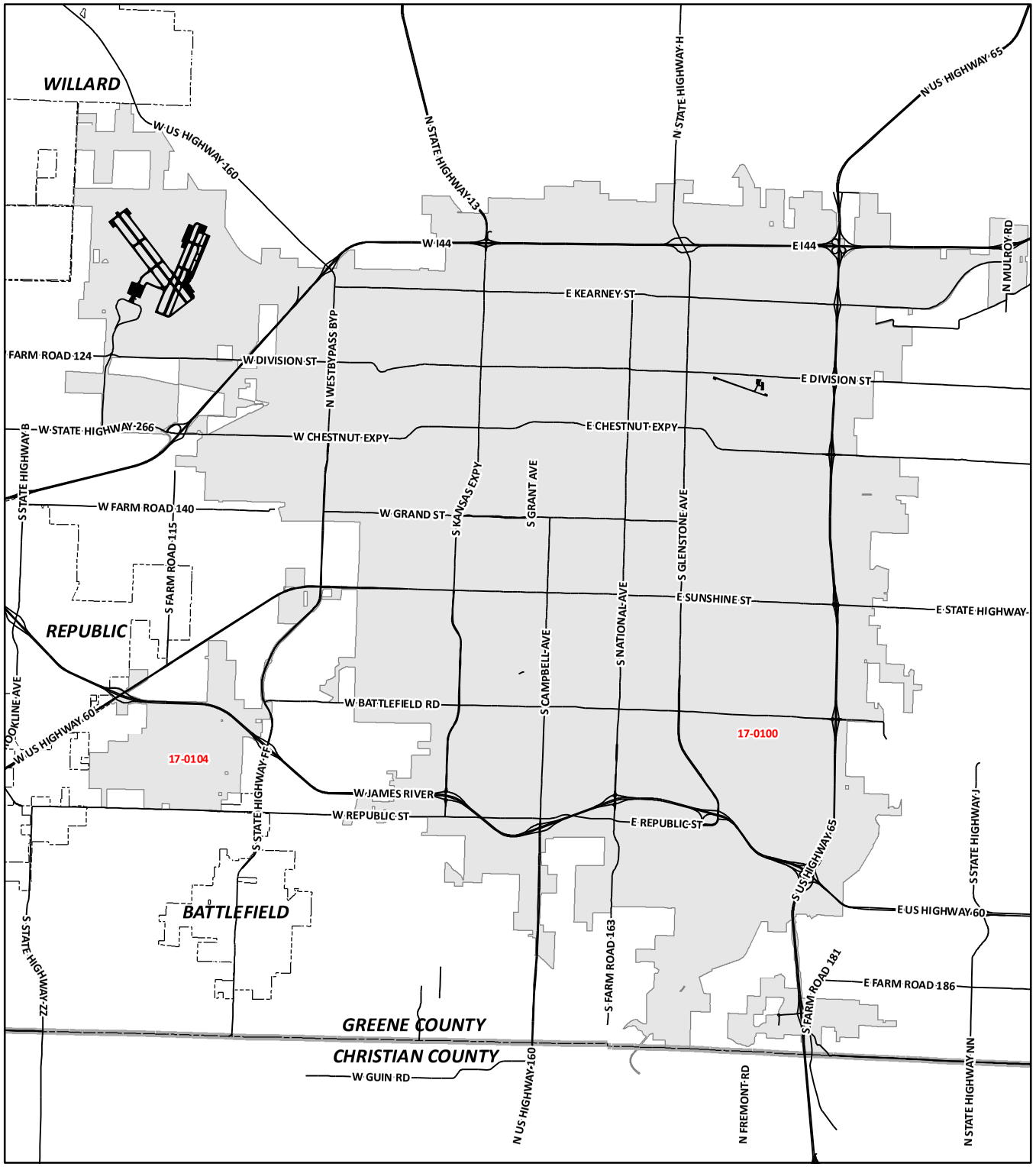
Replace old sidewalks and curb ramps as needed and construct new sidewalks in the following areas across the City:
Barnes Avenue - gaps from Kearney to Kerr (1,400')
Mt. Vernon Street - gaps from Kansas Exp. to Scenic (2,700')
Talmage Street - Broadway to Grant (1,300')
Thoman Street - Kansas Ave. to Park (2,640')
North West Avenue - replacement around utility pole
Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

Community Development Block Grant (CDBG)	$	282,400

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.



Capital Improvements Program

2018 - 2023 Projects/Programs - Solid Waste Facilities

- * 06-0052 Additional Springfield Recycling Drop-Off Center
- * 17-0092 Cell 2 Landfill Unit Phase 2
- * 04-0012 Final Cover System - Noble Hill Cell 1
- * 08-0023 Final Cover System for Compound Area Landfill Unit
- * 17-0105 Landfill Buffer and Property Acquisition
- * 17-0098 Landfill Equipment Storage and Office Improvements
- * 17-0099 Landfill Gas Updates
- * 17-0101 Landfill Scale Replacement and Facility Entrance/Security Improvements
- * 13-0030 Leachate Management Improvements
- 17-0100 Lone Pine Recycling Site Upgrades
- * 99-0003 North Ravine Area Landfill Closure
- * 17-0103 Solid Waste Facilities Paving
- * 13-0028 South Ravine Landfill Unit Phase 2
- * 17-0102 South Ravine Landfill Unit Phase 3
- 17-0104 YRC Bagging Plant

*** Denotes Project Located at Springfield Landfill - Not Labeled on Map**

CITY OF Springfield

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Solid Waste Facilities

Additional Springfield Recycling Drop-Off Center

Project Number: **06-0052**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 500,000	$ 0	$ 500,000	$ 0	$ 0	$ 0

Project Description:

Design and construct a new recycling drop-off center for paper, glass, plastic, and metals to serve City and Greene County residents in currenlty underserviced areas of Springfield. Project would include pavement, fencing, signage and utilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

There are no project expenditures through 2017. Costs could be partially funded by a Waste District "O" grant or other sources. Since no site selection has been made and there is a possibity of sharing a location with other City facilities, the project has been postponed until long term planning for solid waste management has been completed. This project has been included in the Capital Improvements Program since 2006.

Cell 2 Landfill Unit Phase 2

Project Number: **17-0092**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 200,000	$ 200,000	$ 2,100,000	$ 0

Project Description:

Design and construct an 9 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,500,000

Comments:

There are no project expenditures through 2017. Portions of the design and materials procurement will occur in 2021 and 2022 leading up to cell construction after 2022. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Facilities

Final Cover System - Noble Hill Cell 1

Project Number: **04-0012**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 1,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Install final cover system over 25 acres of the former Noble Hill Cell 1 landfill unit. The majority of the cover system cannot begin until landfill operations in the adjacent Compound unit has been completed, estimated to be in 2020.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,500,000

Comments:

Project expenditures are estimated at $40,000 through 2017. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result, cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 2004.

Final Cover System for Compound Area Landfill Unit

Project Number: **08-0023**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct final cover system and stormwater collection system for the Compound Area landfill unit in accordance with state environmental regulations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2017. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result, cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 2008.

Landfill Buffer and Property Aquisition

Project Number: **17-0105**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 0

Project Description:

This funding is provided to procure property as it becomes available or offered to improve City facilities and long term operations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,200,000

Comments:

There are no project expenditures through 2017. Past acquisitions have been reported as accomplishments.

Solid Waste Facilities

Landfill Equipment Storage and Office Improvements

Project Number: **17-0098**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2018	2019	2020	2021	2022	2023	Beyond
$ 600,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an equipment storage building potentially including a parts storage bay as well as salt storage bay. This project may also include office updates as necessary.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

Project expenditures are estimated at $25,000 through 2017. This project has been included in the Capital Improvements Program since 2017.

Landfill Gas Updates

Project Number: **17-0099**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 100,000	$ 450,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Maintenance and necessary update/replacement of aged equipment per changing regulations, and landfill gas expansion.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

There are no project expenditures through 2017. City's costs will be reimbursed by City Utilities per an intergovernmental agreement. This project has been included in the Capital Improvements Program since 2017.

Landfill Scale Replacement and Facility Entrance/Security Improvements

Project Number: **17-0101**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 150,000	$ 850,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an updated landfill entrance including new signage, new scales, and possibly a new scale house. This project may include new approaches, lighting, and scale / business management software including credit card payment to improve customer access and business management for the landfill. This project will also include a review of site access, gates, and potential improvements to site security including pass card gates or other security improvements.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

There are no project expenditures through 2017. Scale repair and or replacement will be necessary in the future as the scale foundation and the scales themselves are deteriorating. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Facilities

Leachate Management Improvements

Project Number: **13-0030**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 450,000	$ 0	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, permit and construct nessessary piping, pumps and controls to manage and treat leachate in compliance with all applicable permits.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	700,000

Comments:

Project expenditures are estimated at $50,000 through 2017. This project has been included in the Capital Improvements Program since 2013.

Lone Pine Recycling Site Upgrades

Project Number: **17-0100**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 300,000	$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitation of the Lone Pine lift station to include office space and bathroom, adding new paving, new fencing and gates and relocate the entrance. Other upgrades include repairs to some perimeter fencing, update electrical service and relocate transformer, and extend electrical for compactor relocation. Security cameras, updating internet cable service, Wi-Fi and become included on the City phone system are also included in the upgrade.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	200,000
City Sanitary Sewer System Fund Balance Reserves	$	200,000

Comments:

Project expenditures are estimated at $80,000 through 2017. The current office is located in portable building and bathroom consists of a portable toilet. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Facilities

North Ravine Area Landfill Closure

Project Number: **99-0003**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 400,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct final cover system and gas collection system for 4.2 acres of the North Ravine landfill cell in accordance with state environmental regulations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 400,000

Comments:

Project expenditures are estimated at $512,000 through 2017. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 1999.

Solid Waste Facilities Paving

Project Number: **17-0103**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 0	$ 0	$ 0

Project Description:

Review facility access and repair or update paving as needed to maintain and or improve access to facilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 200,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.

South Ravine Landfill Unit Phase 2

Project Number: **13-0028**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a 7 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 500,000

Comments:

Project expenditures are estimated at $1,750,000 through 2017. This project has been included in the Capital Improvements Program since 2013.

Solid Waste Facilities

South Ravine Landfill Unit Phase 3

Project Number: **17-0102**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 1,400,000	$ 0	$ 0	$ 0

Project Description:

Design and construct an 8 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,000,000

Comments:

Project expenditures are estimated at $31,000 through 2017. Portions of the design and materials procurement will occur in the years leading up to cell construction in 2020 or 2021. This project has been in the Capital Improvements Program since 2017.

YRC Bagging Plant

Project Number: **17-0104**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2018	2019	2020	2021	2022	2023	Beyond
$ 150,000	$ 0	$ 750,000	$ 0	$ 0	$ 0	$ 0

Project Description:

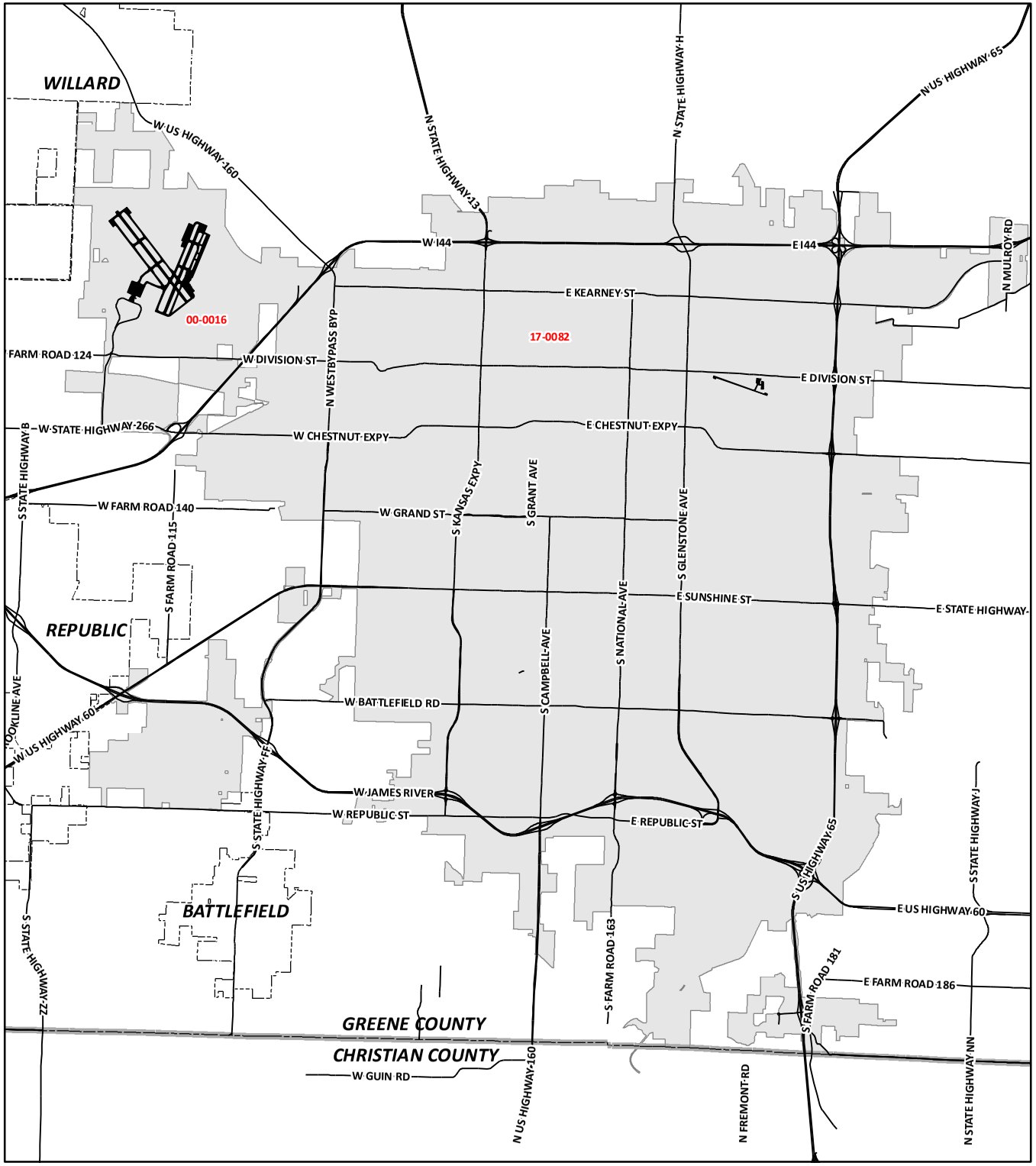
Design and construct a building for compost and mulch bagging. Design, procure and install automated bagging system.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 900,000

Comments:

There are no project expenditures through 2017. This project has been included in the Capital Improvements Program since 2017.



Capital Improvements Program

2018 - 2023 Projects/Programs - Special Facilities

17-0082 Jefferson Avenue Footbridge
00-0016 Partnership Industrial Center West Development

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Special Facilities

Jefferson Avenue Footbridge

Project Number: **17-0082**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,630,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,315,000	$ 1,315,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Inspect, design, and construct improvements to the Jefferson Avenue Footbridge between Commercial Street and Chase Street. This project involves the rehabilitation of the pedestrian bridge which is over 100 years old and is on the historic register. This will include repairing or replacing structural members and installing American with Disabilities Act (ADA) accessible ramps.

Proposed Funding Sources:

Funding Source to be Identified $ 2,630,000

Comments:

Project expenditures are estimated at $370,000 through 2017. Timing and funding of this project is subject to City Council approval. This project had been included in the Capital Improvements Program since 2017.

Partnership Industrial Center West Development

Project Number: **00-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,585,060

2018	2019	2020	2021	2022	2023	Beyond
$ 396,265	$ 396,265	$ 396,265	$ 396,265	$ 396,265	$ 0	$ -396,265

Project Description:

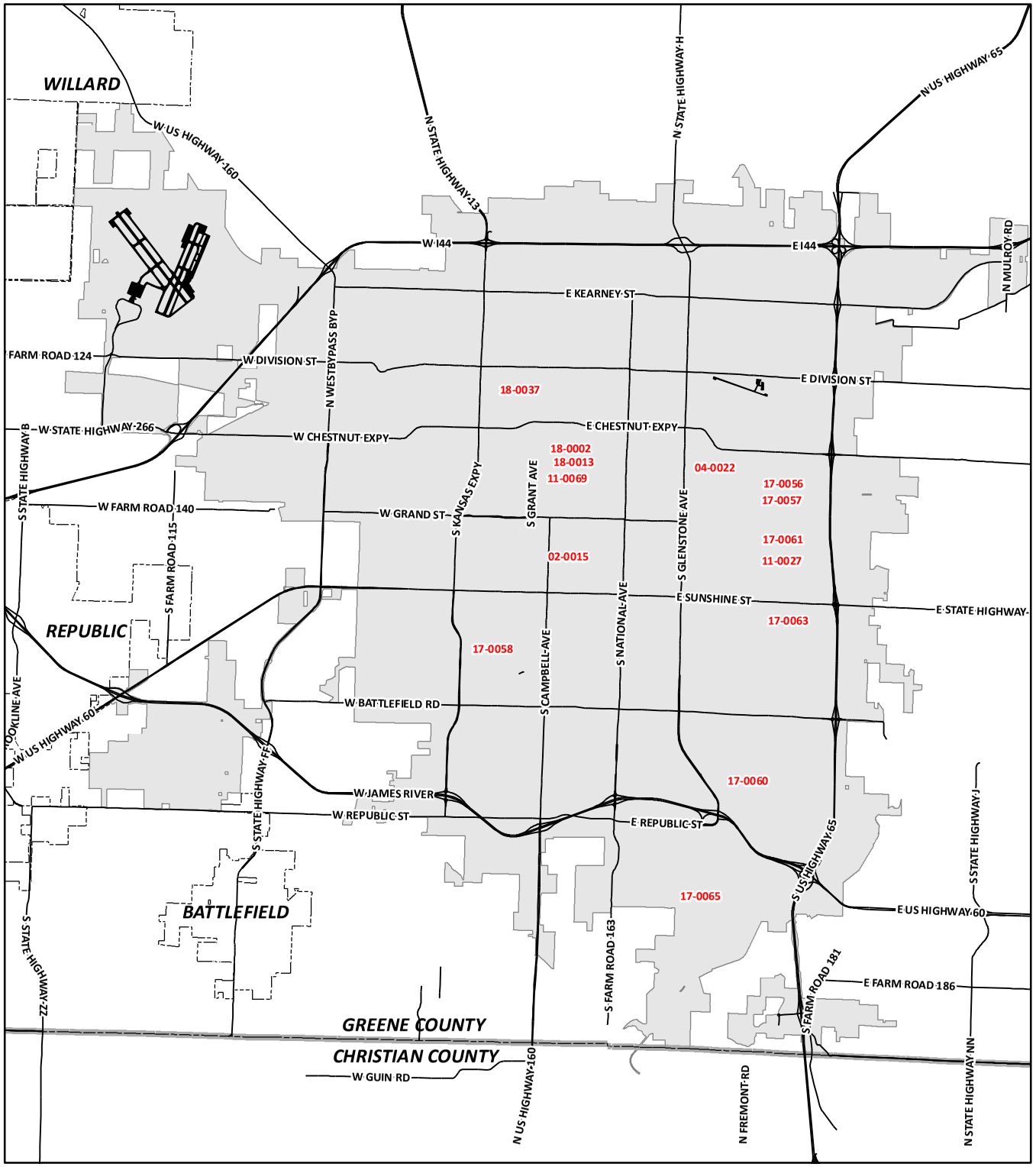
Develop infrastructure for a new industrial park. Construct streets, stormwater and sanitary sewer facilities within the park as necessary.

Proposed Funding Sources:

Proceeds generated by the sale of parcels within the Industrial Park $ 1,585,060

Comments:

City share of project expenditures are estimated at $6,700,000 through 2017. Costs incurred by partnership developments are not shown on this page. Projected additional expenditures are contingent upon future lot sales. This project has been included in the Capital Improvements Program since 2000.



Capital Improvements Program

2018 - 2023 Projects/Programs - Storm Water (Map 1 of 2)

*	17-0073	2016-2019 Floodplain Acquisitions and Storm Water Improvements
	17-0056	Beechwood Heights Phase I Storm Water Improvements
	17-0057	Beechwood Heights Phase II Storm Water Improvements
	17-0058	Broadmoor Street and Grant Avenue Storm Water Improvements
	11-0027	Catalpa Oak Grove Neighborhood Drainage Improvement
	02-0015	Fassnight Creek - Jefferson to Holland Drainage Improvements
*	17-0059	Floodplain Acquisition
	17-0060	Galloway Village along Lone Pine Avenue Storm Water Improvements
	17-0061	Gelven Withers Subdivision Storm Water Improvements
	18-0037	Grant Beach Box Culvert Replacement
	11-0069	Jefferson/Loren to Grand/Holland Storm Water Improvements - Zone 3
	18-0013	Jordan Creek Regional Detention Basin B6
	18-0002	Jordan Creek Renewal Phase 1
	17-0063	Linden Avenue and Latoka Street Storm Water Improvements
	04-0022	N. Branch Jordan Creek Drainage Improvements/Regional Detention E. of Glenstone
	17-0065	Ravenwood South Subdivision Phase II Storm Water Improvements

*** Denotes City-Wide Program - Not Labeled on Map**

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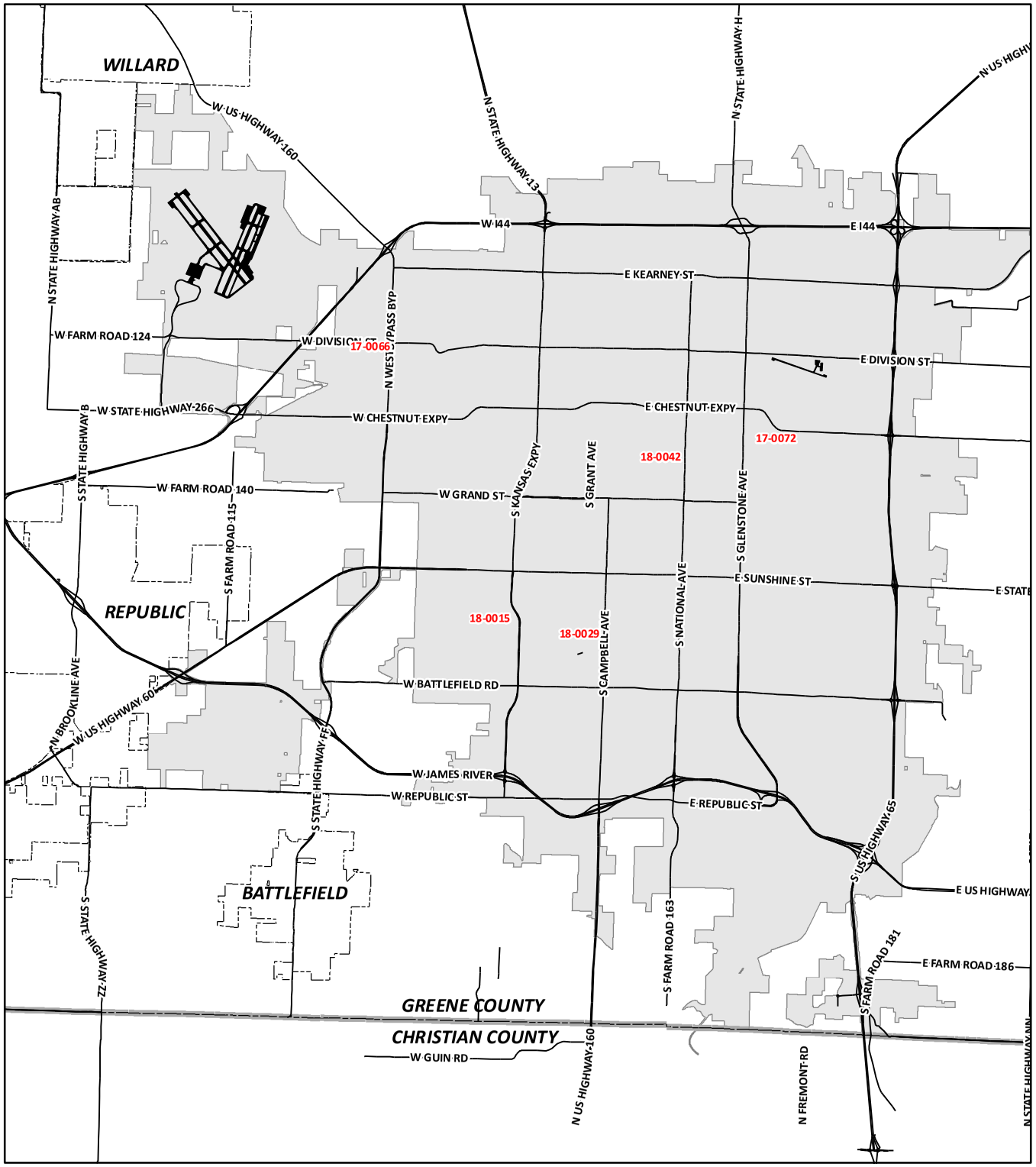

Capital Improvements Program

2018 - 2023 Projects/Programs - Storm Water (Map 2 of 2)

17-0066	Ravenwood South Subdivision Phase III Storm Water Improvements
18-0015	Silsby Street Storm Water Improvements - Jefferson Avenue to Kimbrough Avenue
17-0072	Springfield Industrial Park Subdivision Storm Water Improvements
*98-0004	Storm Water Improvements - Miscellaneous Small Projects
*18-0043	Stormwater Infrastructure Improvements
*18-0038	Stormwater Condition Assessment and Infrastructure Replacement
18-0029	Stormwater Improvements near 500 block of East Downing Street
*06-0066	Various Storm Water Drainage Improvements
18-0042	Walnut Street Stormwater Improvements - Walnut Street to Elm Street

* Denotes City-Wide Program - Not Labeled on Map

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Storm Water

2016-2019 Floodplain Acquisitions and Stormwater Improvements

Project Number: **17-0073**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 650,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements to address flooding, restore floodplains and riparian corridors, and improve water quality. Projects may include but are not limited to installation of culverts, bridges, or underground storm sewer systems, construction of or modifications to detention basins, channel and floodplain restorations, and acquisition of flood prone properties.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 750,000

Comments:

Project expenditures are estimated at $50,000 through 2017. Specific projects have been identified to be funded through this program are reported separately. The projects include Ravenwood South Phase II , Linden Avenue and Latoka Street, Gelven Withers Subdivision, Broadmoor Street and Grant Avenue, Springfield Industrial Park, and Beechwood Heights Phase I. This program has been included in the Capital Improvements Program since 2011.

Beechwood Heights Phase I Stormwater Improvements

Project Number: **17-0056**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 400,000	$ 900,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct new underground storm sewer, curb and gutter, and pavement replacement along Walnut Street, Elmwood Avenue, and Horning Street to reduce flooding in Beechwood Heights subdivision.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,300,000

Comments:

Project expenditures are estimated at $230,000 through 2017. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

Beechwood Heights Phase II Stormwater Improvements

Project Number: **17-0057**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $880,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 80,000	$ 800,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct new underground storm sewer, curb and gutter, and pavement replacement along Burton Avenue and Horning Street to reduce flooding in Beechwood Heights Subdivision.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 880,000

Comments:

There are no project expenditures through 2017. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvements, which has been included in the Capital Improvements Program since 2011.

Broadmoor Street and Grant Avenue Stormwater Improvements

Project Number: **17-0058**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 350,000	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements beginning at the intersection of Crestview Street and Grant Avenue and extending north up Grant Avenue to Broadmoor Street and about 350 feet east on Broadmoor Street. The project will reduce flooding to residents in the Southern Heights subdivision. The design will include a new underground storm sewer system including inlets and connect to the existing detention basin on the north side of Broadmoor Street. In addition, a new regional detention and water quality basin will be constructed North of Broadmoor Street.

Proposed Funding Sources:

Funding Source to be Identified $ 350,000

Comments:

There are no project expenditures through 2017. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project has been included in the Capital Improvements Program since 2017.

Storm Water

Catalpa Oak Grove Neighborhood Drainage Improvement

Project Number: **11-0027**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $120,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 120,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct stormwater drainage improvements to include inlets, pipes, or channels to reduce neighborhood flooding near Catalpa and Oak Grove. Design, acquire right-of-way, and construct stormwater improvements near 2503 East Grand Street and extending east to the intersection of Oak Grove Avenue and then south approximately 800 feet. It will consist of a new underground storm sewer system to intercept and convey runoff downstream. The project will reduce flooding along the street as well as the neighborhood which is plagued by flooding due to sinkholes, flat topography, and an inadequate storm sewer system.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 120,000

Comments:

There are no project expenditures through 2017. The Oak Grove at Catalpa Street Roundabout was a separate project funded from this improvement and was reported as an accomplishment in the past. This project has been included in the Capital Improvements Program since 2011.

Fassnight Creek - Jefferson to Holland Drainage Improvements

Project Number: **02-0015**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,000,000	$ 0

Project Description:

Increase the capacity of Fassnight Creek to reduce flooding of homes and properties.

Proposed Funding Sources:

Funding Source to be Identified $ 1,000,000

Comments:

Project expenditures are estimated at $700,000 through 2017. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project has been included in the Capital Improvements Program since 2002.

Storm Water

Floodplain Acquisition

Project Number: **17-0059**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire and remove structures that cannot be feasibly protected from flooding by constructing stormwater improvements. Acquisition will be on a voluntary basis from willing sellers. Properties will be converted to floodplain or a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	100,000
State Stormwater Grant	$	100,000

Comments:

Past acquisitions have been reported as completed projects.This funding will be used as a match along with grant funding from SEMA through their Hazard Mitigation Grant Programs (HMGP) to acquire flood prone properties and remove them from the floodplain. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Galloway Village along Lone Pine Avenue Stormwater Improvements

Project Number: **17-0060**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $100,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project is located near 4018 South Lone Pine Avenue and will consist of a new reinforced concrete box culvert under Lone Pine Avenue and the railroad. The project will convey runoff from the new developments on the east side of Lone Pine Avenue to Galloway Creek and ensure that project doesn't worsen flooding along Lone Pine Avenue. This project is a cost share with Green Circle Project, L.L.C.

Proposed Funding Sources:

Stormwater Detention Buyout Funds	$	50,000
Private Developer Agreements	$	50,000

Comments:

There are no project expenditures through 2017. The developer will pay a fee in lieu of constructing stormwater detention which will go towards paying for the design and construction of the box culvert. This project has been included in the Capital Improvements Program since 2017.

Storm Water

Gelven Withers Subdivision Stormwater Improvements

Project Number: **17-0061**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements in Gelven Withers Subdivision from the Craig sinkhole and extending upstream to the intersection of Catalpa Street and Gelven Avenue. Project will reduce flooding to residents in the subdivision. The design will include replacing the underground storm sewer system with larger pipes, more inlets, curb and gutter around the intersection of Catalpa Street and Gelven Avenue, backup generator for the pump in the sinkhole, and possibly additional excavation around the sinkhole in the properties acquired by the City of Springfield.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 500,000

Comments:

Project expenditures are estimated at $50,000 through 2017. This project is funded through the traditional 1/4cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Grant Beach Box Culvert Replacement

Project Number: **18-0037**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct box culvert improvements in Grant Beach Park. Project will replace existing sections of box culvert that have recently collapsed as well as other sections that are dilapidated and in need of replacement. The top of the box culvert also serves as the trail through this section of the park.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 200,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3

Project Number: **11-0069**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,000,000	$ 0

Project Description:

Design, acquire right-of-way and construct stormwater drainage improvements to address neighborhood flooding. Project could include constructing channels, pipes and inlets, or creation of a detention area.

Proposed Funding Sources:

Funding Source to be Identified $ 1,000,000

Comments:

Project expenditures are estimated at $30,000 through 2017. Funding for this project was originally part of the 2010-2013 1/4-cent Capital Improvement Sates Tax to address neighborhood flooding and floodway property acquisition across all Council Zones. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project has been included in the Capital Improvements Program since 2011.

Jordan Creek Regional Detention Basin B6

Project Number: **18-0013**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,900,000

2018	2019	2020	2021	2022	2023	Beyond
$ 25,000	$ 200,000	$ 875,000	$ 0	$ 0	$ 0	$ 800,000

Project Description:

Design, acquire right-of-way and construct regional detention basin B6 in the South Branch of Jordan Creek watershed near the intersection of Chestnut Expressway and Trafficway. The project will reduce flooding through downstream and improve water quality in Jordan Creek.

Proposed Funding Sources:

Level Property Tax $ 1,900,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Level Property Tax funding is subject to City Council approval and may include bonding.

Storm Water

Jordan Creek Renewal Phase 1

Project Number: **18-0002**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,500,000	$ 0

Project Description:

Design, acquire right-of-way, construct stormwater improvements in Jordan Creek to increase surface flow, intercept ground water and existing box culvert flow south of the creek, with a focus on creating an added amenity to the area.

Proposed Funding Sources:

Funding Source to be Identified $ 1,500,000

Comments:

Project expenditures are estimated at $44,000 through 2017. This project is part of a larger project to daylight Jordan Creek through downtown which will improve water quality, spur economic development, and ultimately reduce flooding through this heavily developed area. Design will further determine the extent of the project. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project is a new addition to the Capital Improvements Program.

Linden Avenue and Latoka Street Stormwater Improvements

Project Number: **17-0063**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements beginning at 3203 East Topping Circle and extending upstream to the intersection of Latoka Street and Linden Avenue. The project will reduce flooding to residents in the subdivision, replace dilapidated infrastructure, improve water quality, and resolve complaints from the neighborhood about unhealthy conditions in the detention basin upstream of the intersection. The design will include a new underground storm sewer system along Latoka Street, increase the capacity of the natural channel, eliminate the railroad tie retaining wall, incorporate native plants and natural channel design techniques to improve water quality, and improve the outlet in the detention basin to include plantings to help infiltrate and treat the frequent rains and eliminate standing water.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 400,000

Comments:

There are no project expenditures through 2017. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

N. Branch Jordan Creek Drainage Improvements/Regional Detention E. of Glenstone

Project Number: **04-0022**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,200,000	$ 0

Project Description:

Construct stormwater improvements along North Branch of Jordan Creek from east end of existing box under Glenstone northeasterly to Blaine Street. Project could include detention area, drainage channel and box culvert. Project is contingent upon property owners' cooperation.

Proposed Funding Sources:

Funding Source to be Identified $ 2,200,000

Comments:

There are no project expenditures through 2017. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project has been included in the Capital Improvements Program since 2004.

Ravenwood South Subdivision Phase II Stormwater Improvements

Project Number: **17-0065**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from Nottingham Street and extending upstream to detention basin that was enlarged as part of Phase I project. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

Project expenditures are estimated at $110,000 through 2017. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Ravenwood South Subdivision Phase III Stormwater Improvements

Project Number: **17-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $625,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 75,000	$ 550,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from the downstream end where it leaves the subdivision and enters City Park's property extending upstream to the downstream end of Phase II. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 625,000

Comments:

There are no project expenditures through 2017. This project is funded through the traditional 1/4 Cent Capital Improvements program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Silsby Street Stormwater Improvements - Jefferson Avenue to Kimbrough Avenue

Project Number: **18-0015**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $175,000

2018	2019	2020	2021	2022	2023	Beyond
$ 25,000	$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements near Silsby Street between Jefferson Avenue and Kimbrough Avenue. The project will reduce flooding to streets and to properties on Roanoke Avenue and Silsby Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 175,000

Comments:

Project expenditures are estimated at $25,000 through 2017. The project increased in scope and is being reported as a separate project in this document. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

Springfield Industrial Park Subdivision Stormwater Improvements

Project Number: **17-0072**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Springfield Industrial Park Subdivision from Prince Lane and extending upstream to the sinkhole behind the property located at 606 North Prince Lane. Project will reduce flooding to the businesses along the channel. The design will include channel modifications to improve conveyance from the sinkhole to Prince Lane and may include replacing the culverts under Prince Lane. A natural channel will be maintained in the design and will likely include retaining walls and plantings .The design may require additional excavation of the Glenwood regional detention basin downstream at Cedarbrooke Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 200,000

Comments:

Project expenditures are estimated at $30,000 through 2017. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Condition Assessment and Infrastructure Replacement

Project Number: **18-0038**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 250,000	$ 250,000	$ 750,000	$ 750,000	$ 0	$ 0	$ 0

Project Description:

Inspect and assess the condition of the City's underground stormwater system. Identify critical infrastructure in need of replacement then design, acquire right-of-way, and construct storm sewer improvements throughout the City. Project will establish an inventory of the City's underground storm sewer system with a condition rating in order to plan future replacement projects.

Proposed Funding Sources:

Funding Source to be Identified $ 2,000,000

Comments:

There are no project expenditures through 2017. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project is a new addition to the Capital Improvements Program.

Storm Water

Stormwater Improvements - Miscellaneous Small Projects

Project Number: **98-0004**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

Construct miscellaneous stormwater drainage improvement projects. This is an annual program and is dependent on the availability of stormwater detention buyout funds. These smaller projects can be designed in-house and constructed by street maintenance staff. Projects are contingent upon property owners' cooperation.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 600,000

Comments:

Project expenditures are $2,700,000 through 2017 and these past projects are reported separately as an accomplishment. This project has been included in the Capital Improvements Program since 1998.

Stormwater Improvements near 500 Block of East Downing Street

Project Number: **18-0029**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements from the intersection of Glenwood Street and Roanoke Avenue south towards Downing Street before discharging into South Creek. The project will reduce flooding to streets and to properties on Downing Street.

Proposed Funding Sources:

Funding Source to be Identified $ 250,000

Comments:

There are no project expenditures through 2017. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project is a new addition to the Capital Improvements Program.

Stormwater Infrastructure Improvements

Project Number: **18-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $7,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 275,000	$ 0	$ 1,100,000	$ 2,700,000	$ 3,425,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements in various locations throughout the City to prevent structural and street flooding, restore floodplains, and enhance water quality. Project is contingent upon property owner's cooperation.

Proposed Funding Sources:

Level Property Tax $ 7,500,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Level Property Tax funding is subject to City Council approval and may include bonding.

Storm Water

Various Stormwater Drainage Improvements

Project Number: **06-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 175,000	$ 75,000	$ 1,750,000	$ 0	$ 0	$ 0

Project Description:

Acquire right-of-way and construct stormwater improvements to prevent structural and street flooding, restore floodplains and enhance water quality. Project is contingent upon property owners' cooperation.

Proposed Funding Sources:

Level Property Tax $ 2,000,000

Comments:

There are no project expenditures through 2017. These projects have been included in the Capital Improvements Program since 2006. Level Property Tax funding is subject to City Council approval and may include bonding.

Walnut Street Stormwater Improvements - Walnut Street to Elm Street

Project Number: **18-0042**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $175,000

2018	2019	2020	2021	2022	2023	Beyond
$ 25,000	$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

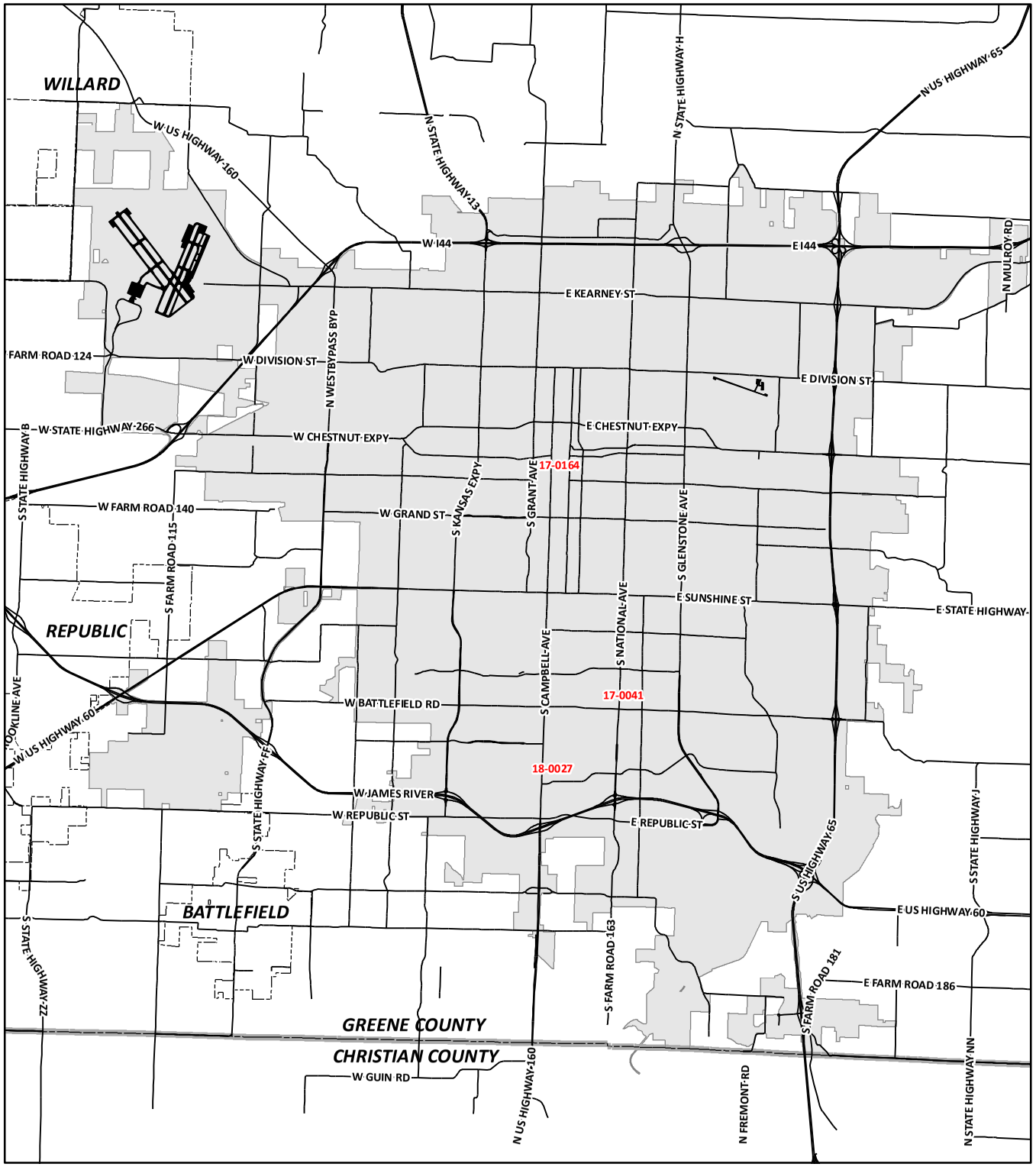
Design, acquire right-of-way, and construct stormwater improvements west of National Avenue between Walnut Street and Elm Street to replace an existing box culvert that is in poor condition.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 175,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.



Capital Improvements Program

2018 - 2023 Projects/Programs - Street Improvements (Map 1 of 3)

- * 11-0045 2010-2013 Economic Development/Street Concept Design
- 17-0164 2013-2016 Center City Development
- * 17-0163 2013-2016 Economic Development/Street Concept Design
- * 13-0038 2013-2017 Bridge Replacement Program
- * 17-0071 2016-2019 Center City Development
- * 17-0070 2016-2019 Public/Private Shared Cost and Economic Development
- * 17-0074 2016-2019 Street Stabilization and Major Repaving
- * 17-0068 2017-2021 Bridge Repair & Replacement
- * 17-0075 2017-2021 Major Street Resurfacing & Rehabilitation Program
- * 17-0069 2017-2021 Public/Private Shared Cost and Economic Development
- * 17-0055 2017-2021 Turn Lane & Safety Improvements
- * 17-0123 2019-2022 1/4-cent Capital Improvement Sales Tax Program
- * 17-0124 2021-2025 1/8-cent Transportation Sales Tax Program
- * 18-0022 2022-2025 1/4-cent Capital Improvement Sales Tax Program
- * 17-0041 Battlefield & Fremont Intersection Improvements
- 11-0016 Bicycle Routes Signs and Markings
- 18-0027 Campbell & Walnut Lawn Intersection Improvements Construction

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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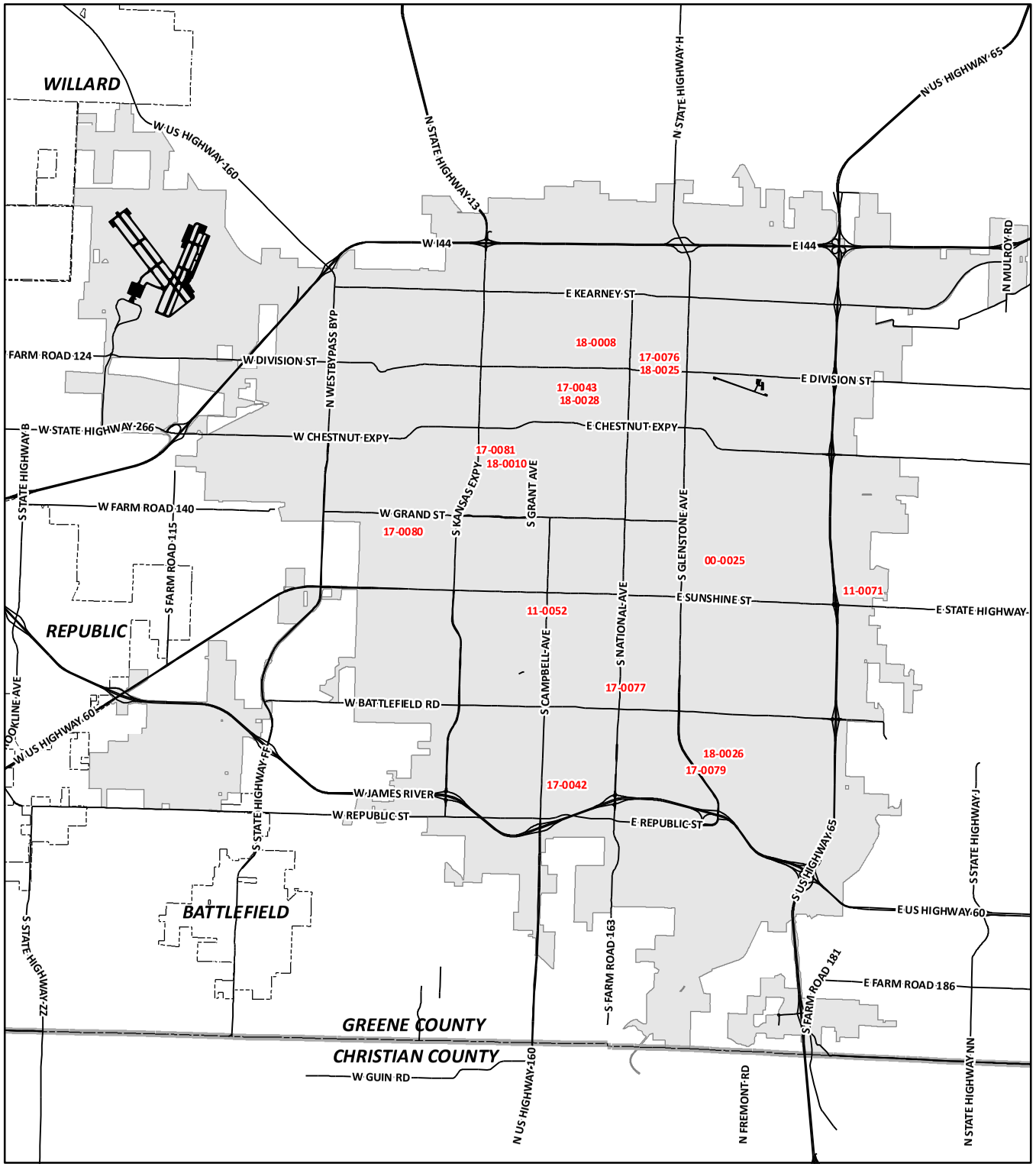

Capital Improvements Program

2018 - 2023 Projects/Programs - Street Improvements (Map 2 of 3)

- 17-0042 Campbell & Walnut Lawn Intersection Improvements Design and Partial R-O-W
- 11-0052 Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1
- 18-0028 Central Street Phase 2 - Grant to Clay Construction
- 17-0043 Central Street Phase 2 - Grant to Clay Design and Partial R-O-W
- 11-0025 Cherry Street Barnes to Oak Grove
- 18-0010 College Street Streetscape between 7th Avenue and 9th Avenue
- 17-0175 College Street Streetscape Grant to Market
- 18-0008 Commercial Street Streetscape Phase 6
- 18-0025 Division Street - National to Glenstone Construction
- 17-0076 Division Street - National to Glenstone Design and Partial R-O-W
- 18-0014 Division Street and Commercial Street Turn Lane and Safety Improvements
- 11-0071 Eastgate Avenue/Mill Street Intersection Improvement
- 17-0077 Fremont Avenue - Battlefield to Sunset
- 18-0026 Galloway Street - Luster to Lone Pine Construction
- 17-0079 Galloway Street - Luster to Lone Pine Design and Partial R-O-W
- 17-0080 Grand Street Bridge over Jordan Creek
- 17-0081 Grant Avenue & Route 66 Streetscape
- * 09-0008 Intermodal Connectivity Enhancements

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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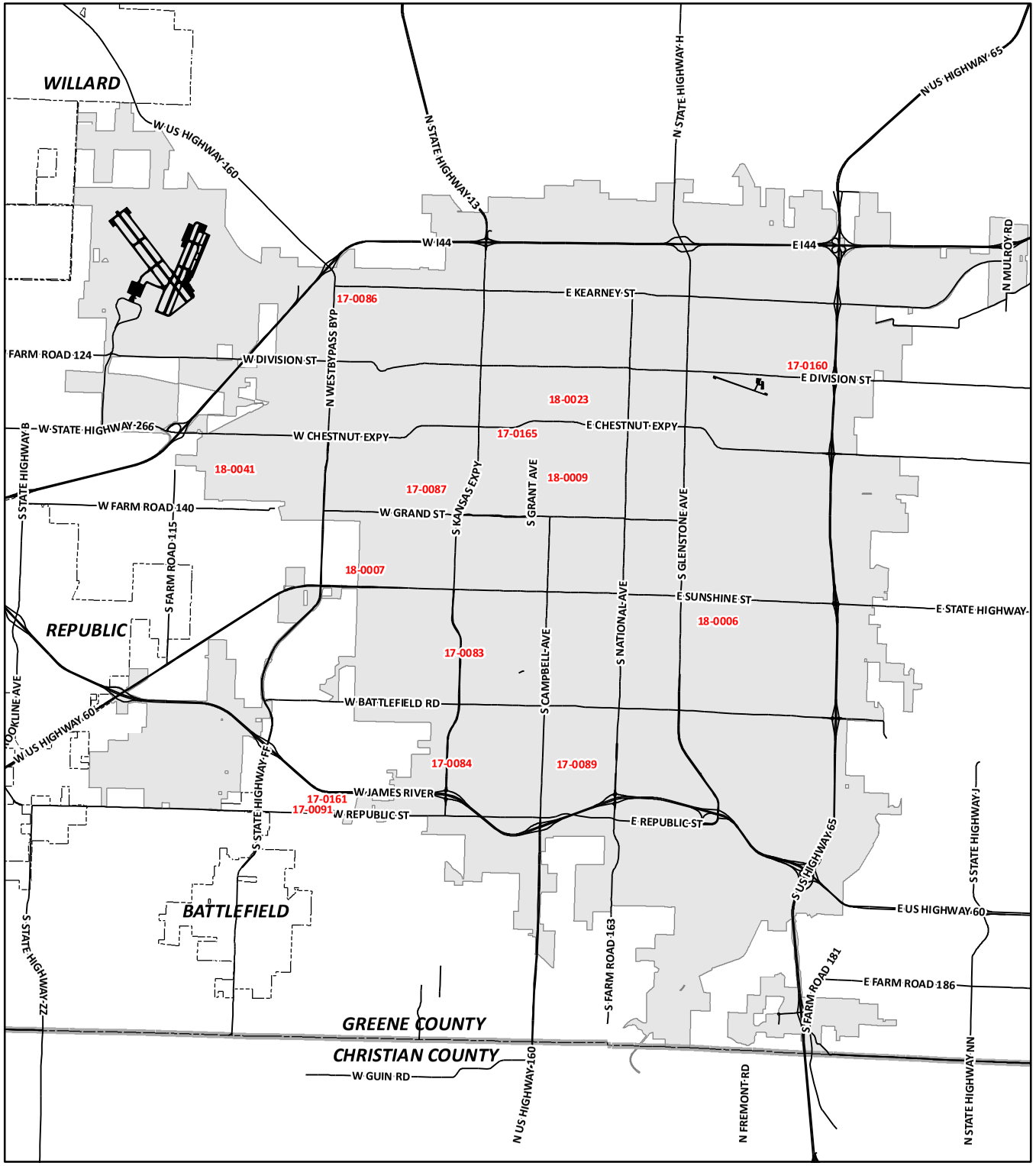

Capital Improvements Program

2018 - 2023 Projects/Programs - Street Improvements (Map 3 of 3)

18-0041 Mount Vernon Street & Miller Avenue - Turn Lane & Safety Improvements
18-0009 Jefferson Avenue Streetscape between St. Louis Street and Walnut Street
17-0083 Kansas Expressway & Sunset Street Intersection Improvements
17-0084 Kansas Expressway & Walnut Lawn Intersection Improvements
17-0086 Kearney Street & West Bypass Intersection Improvements
18-0006 Lone Pine Avenue - Seminole to Sunshine
17-0165 Main Avenue Bridge over Jordan Creek
17-0087 Mount Vernon Street Bridge over Jordan Creek
18-0023 Municipal Parking Lot Improvement Program
17-0089 Primrose Street - South Avenue to Kimbrough Avenue
17-0091 Republic Road Phase 4 - Fairview Avenue to Chase
17-0161 Republic Road Widening & Storm Water Improvements Between Golden & Route FF
18-0007 Scenic Avenue Bridge over Wilson Creek
17-0160 US 65 and Division Street Interchange Improvement

*** Denotes City-Wide Program - Not Labeled on Map**

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Street Improvements

2010-2013 Economic Development/Street Concept Design

Project Number: **11-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $149,600

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 50,000	$ 49,600	$ 0	$ 0	$ 0	$ 0

Project Description:

Develop street conceptual design for major road improvements as locations and/or economic development warrants. Projects could include improvements for existing streets or new street construction.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 149,600

Comments:

Project expenditures are estimated at $400 through 2017. This is a traditional 1/4-cent Capital Improvement program and continues design activities for at least one major street improvement or new street during each 1/4-cent Capital Improvement Sales Tax cycle. A Concept Design program has been included in the Capital Improvements Program since 1998.

2013-2016 Center City Development

Project Number: **17-0164**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $120,000

2018	2019	2020	2021	2022	2023	Beyond
$ 120,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct steetscapes and sidewalk improvements in the Center City area. Projects could include lighting, American with Disabilities Act (ADA) improvements, landscaping, decorative sidewalks, and irrigation.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 120,000

Comments:

Project expenditures are estimated at $30,000 through 2017. Commercial Street Streetscape Phase 5, Main Avenue Streetscape Phase 1 College to Olive and Jefferson Avenue Streetscape Phase 2 are partially funded by this program and are reported separately as accomplishments. This program has been included in the Capital Improvements Program since 2005.

2013-2016 Economic Development/Street Concept Design

Project Number: **17-0163**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2018	2019	2020	2021	2022	2023	Beyond
$ 62,500	$ 62,500	$ 62,500	$ 62,500	$ 0	$ 0	$ 0

Project Description:

Develop street conceptual design for major road improvements as locations and/or economic development warrants. Projects could include improvements for existing streets or new street construction.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 250,000

Comments:

There are no project expenditures through 2017. This is a traditional 1/4-cent Capital Improvement program and continues design activities for at least one major street improvement or new street during each 1/4-cent Capital Improvement Sales Tax cycle. A Concept Design program has been included in the Capital Improvements Program since 1998.

Street Improvements

2013-2017 Bridge Replacement Program

Project Number: **13-0038**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $168,000

2018	2019	2020	2021	2022	2023	Beyond
$ 168,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. Some bridges may have become structurally deficient with a load rating of 10 tons. This program will enhance the safety of the traveling public by improving and increasing the load bearing capacity on these routes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 168,000

Comments:

Project expenditures are estimated at $70,000 through 2017. Major project accomplishments including Barton Street Bridge over Galloway Creek and Police Firing Range Bridge are reported separately. The Mount Vernon Street Bridge over Jordan Creek and Jefferson Avenue Footbridge projects are reported separately. This program has been included in the Capital Improvements Program since 2013.

2016-2019 Center City Development

Project Number: **17-0071**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $982,000

2018	2019	2020	2021	2022	2023	Beyond
$ 400,000	$ 400,000	$ 182,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct steetscapes and sidewalk improvements in the Center City area. Projects could include lighting, American with Disabilities Act (ADA) improvements, landscaping, decorative sidewalks, and irrigation.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 982,000

Comments:

Project expenditures are estimated at $18,000 through 2017. This program has been included in the Capital Improvements Program since 2005. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Street Improvements

2016-2019 Public/Private Shared Cost and Economic Development

Project Number: **17-0070**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	750,000
Cost shared by Private Sector	$	750,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/4-cent Capital Improvement program and has been included in the Capital Improvements Program since 2000. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 Street Stabilization and Major Repaving

Project Number: **17-0074**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $15,350,000

2018	2019	2020	2021	2022	2023	Beyond
$ 3,625,000	$ 3,625,000	$ 1,950,000	$ 2,000,000	$ 2,050,000	$ 2,100,000	$ 0

Project Description:

Stabilize or upgrade structurally deficient local streets. Project also includes high priority resurfacing on the major thoroughfare system to protect and preserve significant transportation assets such as Campbell Avenue, National Avenue, Division Street, Sunshine Street, Battlefield Road and Republic Road.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	3,500,000
Greene County Road & Bridge Tax	$	11,850,000

Comments:

Project expenditures for the 1/4-cent Sales Tax Program are estimated at $2,000,000 through 2017. The Road and Bridge Tax is annual funding received from Greene County and is annually reported as an accomplishment. This project includes the traditional Capital Improvements Project to pave residential streets that first was part of the proposed 1987 1/2-cent Sales Tax and since 1989 has been part of the 1/4-cent Capital Improvement Sales Tax program. A Street Stabilization project has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Street Improvements

2017-2021 Bridge Repair & Replacement

Project Number: **17-0068**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $275,000

2018	2019	2020	2021	2022	2023	Beyond
$ 75,000	$ 75,000	$ 75,000	$ 50,000	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. Some bridges may have become structurally deficient. This program will enhance the safety of the traveling public by improving and increasing the load bearing capacity on these routes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 275,000

Comments:

Project expenditures are estimated at $45,000 through 2017. The Jefferson Avenue Footbridge Repair project is reported separately. This program has been included in the Capital Improvements Program since 2013. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Major Street Resurfacing & Rehabilitation Program

Project Number: **17-0075**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,750,000

2018	2019	2020	2021	2022	2023	Beyond
$ 916,700	$ 916,700	$ 916,600	$ 0	$ 0	$ 0	$ 0

Project Description:

This is a contining annual program to stabilize or upgrade local streets, resurface the major thoroughfare system or upgrade residential streets to collector standards with stormwater control, lighting, and sidewalk improvements as necessary.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,750,000

Comments:

Project expenditures are estimated at $250,000 through 2017. This program has been included in the Capital Improvements Program since 2006. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2017-2021 Public/Private Shared Cost and Economic Development

Project Number: **17-0069**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 0	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 1,200,000
Cost shared by Private Sector	$ 1,200,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/8-cent Transportation program and has been included in the Capital Improvements Program since 2000. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Turn Lane & Safety Improvements

Project Number: **17-0055**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flow warrant.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 400,000

Comments:

There are no project expenditures through 2017. A major project accomplishment for right turn lane improvements at the intersections of Battlefield/Campbell and Battlefield/National is reported separately. The Division and Commercial turn lane improvement project is reported separately. This program has been included in the Capital Improvements Program since 2013. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2019-2022 1/4-cent Capital Improvement Sales Tax Program

Project Number: **17-0123**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $35,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 2,916,750	$ 11,667,000	$ 11,667,000	$ 8,749,250	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct various improvements at locations to be determined. Examples of projects could be the continuation of traditional projects such as: Sidewalk Reconstruction, School Sidewalks, Traffic Calming, Street Stabilization, Metro Signs and Markings, Reforestation, Stormwater Permit Compliance & Flood Control, Street Concept Design, Center City Development and Shared Cost/Economic Development. Continuing projects may include improvements at: Galloway Street- Luster to Lone Pine, Central Street - West of Clay and Grant Avenue - Commercial Street Roundabout.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 35,000,000

Comments:

There are no project expenditures through 2017. This program requires voter and City Council approval during 2019 to extend the current 2016-2019 1/4-cent Capital Improvement Sales Tax for another three-year period. This program would be a continuation of the 1/4-cent Capital Improvement Sales Tax with a three year sunset first approved by voters in 1988 and subsequently every three years since then.

2021-2025 1/8-cent Transportation Sales Tax Program

Project Number: **17-0124**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $24,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 3,000,000	$ 6,125,000	$ 6,125,000	$ 9,250,000

Project Description:

Design, acquire right-of-way, and construct various transportation improvements. Proposed projects could be: Division Street- National to Glenstone and Campbell & Walnut Lawn Intersection. Proposed continuing programs may include: Intelligent Transportation System, Turn Lane Safety/Capacity, Intermodal/Alternative Transportation Projects, including sidewalks, bike routes, transit, and rail crossings, Bridge Repair/Replacement, Pavement Preservation/Major Streets Resurfacing and Rehabilitation, and Shared Funding Transportation Improvements related to economic development and quality of life enhancements. Funds from this proposed transportation sales tax program could be leveraged through continued partnership with MoDOT and/or Greene County as well as federal grants and other third party cost share public-private investments.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 24,500,000

Comments:

There are no project expenditures through 2017. This program requires voter and City Council approval during 2020 to extend the current 2017-2021 1/8-cent Transportation Sales Tax for another four-year period from 2021-2025. Projections reflected are based on a City 1/8-cent Sales Tax with a four-year sunset and do not include possible investments from MoDOT, Greene County, grants or other funding sources that may be leveraged with the sales tax funds. This program would be a continuation of the 1/8 Cent Transportation Sales Tax with a four-year sunset first approved by voters in 1996 and every four years since then.

Street Improvements

2022-2025 1/4-cent Capital Improvement Sales Tax Program

Project Number: **18-0022**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $37,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 0	$ 3,083,250	$ 12,333,000	$ 21,583,750

Project Description:

Design, acquire right-of-way, and construct various improvements at locations to be determined. Examples of projects could be the continuation of traditional projects such as: Sidewalk Reconstruction, School Sidewalks, Traffic Calming, Street Stabilization, Metro Signs and Markings, Reforestation, Stormwater Permit Compliance & Flood Control, Street Concept Design, Center City Development and Shared Cost/Economic Development.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 37,000,000

Comments:

There are no project expenditures through 2017. This program requires voter and City Council approval during 2022 to extend the proposed 2019-2022 1/4-cent Capital Improvement Sales Tax for another three-year period. This program would be a continuation of the 1/4-cent Capital Improvement Sales Tax with a three- year sunset first approved by voters in 1988 and subsequently every three years since then.

Battlefield & Fremont Intersection Improvements

Project Number: **17-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,955,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,955,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements at Battlefield Road and Fremont Avenue intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 2,955,000

Comments:

Project expenditures are estimated at $45,000 through 2017. The project is in the design phase. This project has been included in the Capital Improvements Program since 2017.

Bicycle Routes Signs and Markings

Project Number: **11-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $30,000

2018	2019	2020	2021	2022	2023	Beyond
$ 30,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Develop signage improvements for the City's bike route system, replacing and restoring old signs and utilitzing pavement markings to enhance and refurbish existing bicycle routes or create new ones.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 30,000

Comments:

Project expenditures are estimated at $370,000 through 2017. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

Campbell & Walnut Lawn Intersection Improvements Construction

Project Number: **18-0027**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 750,000	$ 2,250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

Funding Source to be Identified $ 3,000,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Campbell & Walnut Lawn Intersection Improvements Design & Partial Right-of-Way

Project Number: **17-0042**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 500,000	$ 500,000	$ 100,000	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 1,200,000

Comments:

There are no project expenditures through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1

Project Number: **11-0052**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $7,700,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 0	$ 4,000,000	$ 3,700,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Campbell Avenue to a six-lane primary arterial between Battlefield Road and South Avenue. Project will be constructed in phases and will include curbs and gutters, sidewalks, stormwater drainage conveyance, and intersection capacity improvements.

Proposed Funding Sources:

Funding Source to be Identified $ 7,700,000

Comments:

There are no expenditures through 2017. The Campbell Lane Addition South to Primrose for the Northbound lane portion of this project has been completed and reported separately as an accomplishment. A conceptual design to widen Campbell between James River Freeway interchange and Battlefield Road is on-going and shown as a separate project. 1/8-cent Transportation Sales Tax could be used to leverage state, federal and private funding for this project. This project has been included in the Capital Improvements Program since 2011. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Central Street Phase 2 - Grant to Clay Construction

Project Number: **18-0028**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 1,300,000	$ 3,900,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

Funding Source to be Identified $ 5,200,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Street Improvements

Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way

Project Number: **17-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $470,000

2018	2019	2020	2021	2022	2023	Beyond
$ 275,000	$ 195,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements. Construction will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 470,000

Comments:

Project expenditures are estimated at $130,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Cherry Street Barnes to Oak Grove

Project Number: **11-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,285,000

2018	2019	2020	2021	2022	2023	Beyond
$ 350,000	$ 1,935,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct a project to upgrade Cherry Street to secondary arterial standards. Actual construction project will include curb and gutter, sidewalks, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,285,000

Comments:

Project expenditures are estimated at $215,000 through 2017. Public meetings have been held to discuss proposed improvements. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

College Street Streetscape between 7th Avenue and 9th Avenue

Project Number: **18-0010**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 1,500,000	$ 1,500,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along College Street between 7th Avenue and 9th Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping.

Proposed Funding Sources:

Funding Source to be Identified $ 3,000,000

Comments:

There are no project expenditures through 2017. This project continues streetscape improvements that were previously done along College Street. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

College Street Streetscape Grant to Market

Project Number: **17-0175**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of College Street Streetscape from Grant to Market. This project will include the construction of American with Disabilities Act (ADA) compliant sidewalks, new storm sewer, new roadway improvements, tree wells, lighting enhancements and upgrade City Utilities Gas and Water.

Proposed Funding Sources:

Community Development Block Grant (CDBG) $ 200,000

Comments:

Project expenditures are estimated to be $585,000 through 2017. This project has been included in the Capital Improvements Program since 2017.

Commercial Street Streetscape Phase 6

Project Number: **18-0008**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 100,000	$ 1,100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along Commercial Street between Jefferson Avenue and Benton Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping.

Proposed Funding Sources:

Funding Source to be Identified $ 1,200,000

Comments:

There are no project expenditures through 2017. The project continues streetscape improvements that were previously done along Commercial Street. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Division Street - National to Glenstone Construction

Project Number: **18-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 875,000	$ 2,625,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of improvements to Division Street between National Avenue and Glenstone Avenue. The construction project will include new curb and gutter, new pavement, sidewalks, and stormwater conveyance.

Proposed Funding Sources:

Funding Source to be Identified $ 3,500,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Division Street - National to Glenstone Design and Partial Right-of-Way

Project Number: **17-0076**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $180,000

2018	2019	2020	2021	2022	2023	Beyond
$ 80,000	$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements to Division Street between National Avenue and Glenstone Avenue. The construction project will include new curb and gutter, new pavement, sidewalks, and stormwater conveyance.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 180,000

Comments:

Project expenditure are estimated at $120,00 through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Division Street and Commercial Street Turn Lane and Safety Improvements

Project Number: **18-0014**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct the intersection of Division Street and Commercial Street to a traditional 90-degree intersection to improve the turning movements to and from Commercial Street to reduce crashes and driver confusion. The project includes the upgrade of the pedestrian facilities to Americans with Disablilities Act (ADA) standards and the closing of several commercial driveways.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	200,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Eastgate Avenue/Mill Street Intersection Improvement

Project Number: **11-0071**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,493,562

2018	2019	2020	2021	2022	2023	Beyond
$ 1,493,562	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to the intersection of Eastgate Avenue and Mill Street (Farm Road 132) east of the Chestnut Expressway/US 65 Interchange to include rerouting Eastgate south of Mill Street to a point approximately .14 miles east and .12 miles north of its current location. Rerouting Eastgate will align it with new development on the north side of Mill Street. Project may include traffic signal.

Proposed Funding Sources:

Greene County	$	100,000
Missouri Department of Transportation (MoDOT)	$	160,500
1/8-cent Transportation Sales Tax	$	231,600
Private Developer Agreements	$	1,001,462

Comments:

Project expenditures are estimated at $150,000 through 2017. MoDOT and a private developer will be administering this joint project. Preliminary design is being done in-house. It is anticipated that right-of-way could be donated. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

Fremont Avenue - Battlefield to Sunset

Project Number: **17-0077**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,915,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,915,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Fremont Avenue from Battlefield Road to Sunset Street. Project will also include adding sidewalks, a multi-use path and stormwater improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,915,000

Comments:

Project expenditures are estimated at $85,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Galloway Street - Luster to Lone Pine Construction

Project Number: **18-0026**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 750,000	$ 2,250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

Funding Source to be Identified	$ 3,000,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way

Project Number: **17-0079**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $785,000

2018	2019	2020	2021	2022	2023	Beyond
$ 235,000	$ 250,000	$ 300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 285,000
1/8-cent Transportation Sales Tax	$ 500,000

Comments:

Project expenditures are estimated at $15,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Grand Street Bridge over Jordan Creek

Project Number: **17-0080**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,900,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,900,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements on Grand Street between Park Avenue and Kansas Expressway. This project includes widening Grand Street to three lanes with curb and gutter, replacing the bridge over Jordan Creek, stormwater conveyance, sidewalks, bicycle facilities, and connections to the existing trail to the north and south of Grand Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 2,900,000

Comments:

Project expenditures are estimated at $350,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Grant Avenue & Route 66 Streetscape

Project Number: **17-0081**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $840,000

2018	2019	2020	2021	2022	2023	Beyond
$ 840,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements on Grant Avenue between Walnut Street and Olive Street. This project includes streetscape improvements along Grant Avenue as well as replacing the traffic signal at Grant and Walnut and the traffic signal at Grant and College. The project will include decorative traffic signal poles and Americans with Disablilities Act (ADA) pedestrian signals and ramps.

Proposed Funding Sources:

Federal Grant Funding	$ 170,000
1/4-cent Capital Improvement Sales Tax	$ 670,000

Comments:

Project expenditures are estimated at $350,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Intermodal Connectivity Enhancements

Project Number: **09-0008**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $320,000

2018	2019	2020	2021	2022	2023	Beyond
$ 320,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct intermodal connectivity improvements such as pedestrian overpasses, sidewalks, trails or pedestrian corridors to improve biking and pedestrian connectivity throughout the City, with emphasis on connections to transit stops along Glenstone, Chestnut Expressway, and Kansas Expressway. Seven locations on Chestnut have been identified for possible improvements. They include: Boonville, Benton, Grant, Jefferson, Campbell, Main and Fremont.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 320,000

Comments:

Project expenditures are estimated at $470,000 through 2017. 1/8-cent Transportation Sales Tax funding will be used to leverage state and federal funds whenever possible. National Avenue Pedestrian Grade Separation at MSU-Conceptual Design is funded from this program and reported separately. Kearney Street Williams School Pedestrian Overpass Footbridge project was partially funded from this program and is also reported separately. Additional projects partially funded from this program and reported separately are Campbell sidewalks from Cherokee to Battlefield, Kearney from Kansas to Glenstone Americans with Disablilities Act (ADA) ramps, Chestnut to Sherman Bike Pedestrian Trail Connection, Glenstone to Evergreen sidewalks, curbs and ramps, Railroad Safety Improvements, Republic Road between James River Freeway Bridge and The Link Crossings at Walnut Lawn and various other intersections. This project has been included in the Capital Improvements Program since 2009.

Jefferson Avenue Streetscape between St. Louis Street and Walnut Street

Project Number: **18-0009**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 80,000	$ 1,120,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along the east side of Jefferson Avenue between St, Louis Street and Walnut Street. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping. New traffic signals at Jefferson Avenue and McDaniel Street and at Jefferson Avenue and Walnut Street will also be included.

Proposed Funding Sources:

Funding Source to be Identified $ 1,200,000

Comments:

There are no project expenditures through 2017. This project continues streetscape improvements that were previously done along Jefferson Avenue. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program.

Street Improvements

Kansas Expressway & Sunset Street Intersection Improvements

Project Number: **17-0083**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 2,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Sunset Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and moving signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 200,000
Missouri Department of Transportation (MoDOT)	$ 1,000,000
Federal STP Grant - City	$ 800,000

Comments:

There are no project expenditures through 2017. This project had been included in the Capital Improvements Program since 2017.

Kansas Expressway & Walnut Lawn Intersection Improvements

Project Number: **17-0084**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,506,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 2,506,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Walnut Lawn Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and replacing the signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 250,600
Federal STP Grant - City	$ 1,002,400
Missouri Department of Transportation (MoDOT)	$ 1,253,000

Comments:

There are no project expenditures through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Kearney Street & West Bypass Intersection Improvements

Project Number: **17-0086**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,674,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 2,674,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kearney Street and West Bypass. This project will include turn lane improvements and upgrades to the intersection and traffic signals to accommodate pedestrians.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 267,400
Missouri Department of Transportation (MoDOT)	$ 1,337,000
Federal STP Grant - City	$ 1,069,600

Comments:

There are no project expenditures through 2017. This project had been included in the Capital Improvements Program since 2017.

Lone Pine Avenue - Seminole to Sunshine

Project Number: **18-0006**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 1,500,000	$ 1,500,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to Lone Pine Avenue between Seminole Street and Sunshine Street.

Proposed Funding Sources:

Funding Source to be Identified	$ 3,000,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Main Avenue Bridge over Jordan Creek

Project Number: **17-0165**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,675,000

2018	2019	2020	2021	2022	2023	Beyond
$ 175,000	$ 0	$ 0	$ 1,500,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Main Avenue bridge over Jordan Creek. Construction schedule may be dependent on voter and City council approval of future 1/8-cent Transprotation Sales Tax program(s).

Proposed Funding Sources:

Funding Source to be Identified	$ 1,675,000

Comments:

Project expenditures are estimated at $75,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Mount Vernon Street Bridge over Jordan Creek

Project Number: **17-0087**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,285,299

2018	2019	2020	2021	2022	2023	Beyond
$ 1,285,299	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Mount Vernon Street bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	10,000
Intergovernmental	$	250,060
Federal Grant Funding	$	1,000,239

Comments:

Project expenditures are estimated at $175,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Municipal Parking Lot Improvement Program

Project Number: **18-0023**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $80,000

2018	2019	2020	2021	2022	2023	Beyond
$ 80,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

New program to provide funding to address high priority parking lot repair and improvements for municipal buildings and City facilities.

Proposed Funding Sources:

General Fund	$	80,000

Comments:

Project expenditures are estimated at $63,500 through 2017. This is a new program that is funded in the FY2018 General Fund Operating Budget. Funding beyond FY2018 is dependent on annual General Fund appropriations approved by City Council or other funding sources to be identified.

Primrose Street - South Avenue to Kimbrough Avenue

Project Number: **17-0089**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,375,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,375,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Primrose Street between South Avenue and Kimbrough Avenue. Project will include widening Primrose to five lanes and adding sidewalks as well as signal improvements at the intersection of Primrose Street and Jefferson Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	2,375,000

Comments:

Project expenditures are estimated at $475,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Republic Road Phase 4 - Fairview Avenue to Chase

Project Number: **17-0091**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,725,000

2018	2019	2020	2021	2022	2023	Beyond
$ 1,230,000	$ 500,000	$ 4,995,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Republic Road between Fairview Avenue and the driveway to Chase. Project will include widening Republic Road to five lanes with bicycle lanes and sidewalks. The intersection of Republic Road and Campbell Avenue will also be improved with additional lanes and pedestrian facilities through the intersection.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 3,177,200
Missouri Department of Transportation (MoDOT)	$ 1,971,000
Federal STP Grant - City	$ 1,576,800

Comments:

Project expenditures are estimated at $90,000 through 2017. This project had been included in the Capital Improvements Program since 2017.

Republic Road Widening & Stormwater Improvements Between Golden & Route FF

Project Number: **17-0161**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Road and Stormwater improvements include five-lane curb and gutter roadway, a stormwater drainage system, pedestrian sidewalks and utility relocations.

Proposed Funding Sources:

Greene County	$ 2,000,000

Comments:

Project expenditures are estimated at $4,000,000 through 2017 of which $1,248,000 was funded by the City. Greene County is administering this joint project in partnership with the City. This project has been included in the Capital Improvements Program since 2017.

Scenic Avenue Bridge over Wilson Creek

Project Number: **18-0007**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 175,000	$ 1,125,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to the Scenic Avenue Bridge over Wilson Creek.

Proposed Funding Sources:

Funding Source to be Identified	$ 1,300,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program.

Street Improvements

Turn Lane & Saftey Improvements - Mount Vernon Street & Miller Avenue

Project Number: **18-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of a westbound left and right turn lane on Mount Vernon Street and the construction of northbound and southbound turn lanes into the new Willard Public Schools Intermediate School in the southeast corner of Mount Vernon Street and Miller Avenue. This will provide safe circulation to and from the new school and provide additional capacity at the intersection of Mount Vernon Street and Miller Avenue.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	100,000
Intergovernmental	$	100,000

Comments:

There are no project expenditures through 2017. The project is a cost-share agreement between the City of Springfield and Willard Public Schools.This project is a new addition to the Capital Improvements Program.

US 65 and Division Street Interchange Improvement

Project Number: **17-0160**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,514,000

2018	2019	2020	2021	2022	2023	Beyond
$ 2,514,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

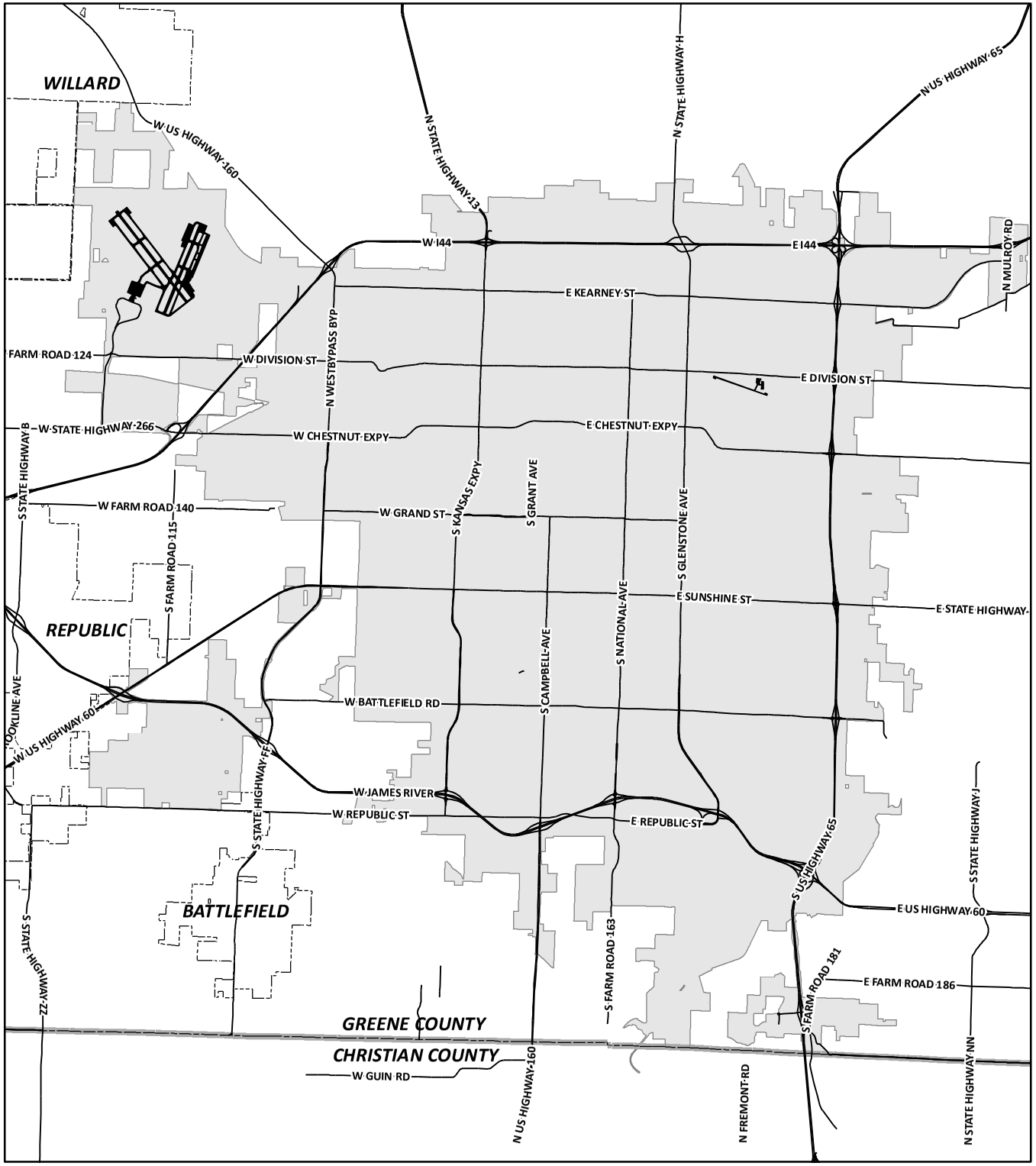
The interchange improvements includes right-turn lanes for eastbound Division Street to southbound Route 65, eastbound Division Street to southbound Eastgate Avenue and westbound Division Street to northbound Route 65. The project also included new signal equipment at the ramp intersections.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	251,400
Federal STP Grant - City	$	1,005,600
Missouri Department of Transportation (MoDOT)	$	1,257,000

Comments:

Project expenditures are estimated at $586,000 through 2017. MoDOT is administering this joint project in partnership with the City. This project has been included in the Capital Improvements Program since 2017.



Capital Improvements Program

2018 - 2023
Projects/Programs - Targeted Neighborhood Programs

* 96-0001 Minor Neighborhood Improvements
* 17-0167 Neighborhood Works Program

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Targeted Neighborhood Program

Minor Neighborhood Improvements

Project Number: **96-0001**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,070,000

2018	2019	2020	2021	2022	2023	Beyond
$ 375,000	$ 375,000	$ 320,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct minor infrastructure improvements in each Council zone. Examples include additional turn lanes, railroad crossing improvements, sidewalks, drainage, short extensions of streets for connectivity, etc. Potential project activities will be identified through neighborhood planning processes or through neighborhood input during the review and approval process for rezoning and subdivision applications.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,070,000

Comments:

Project expenditures are estimated at $130,000 through 2017. A Minor Neighborhood Improvements project has been included in the Capital Improvements Program since 1996. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Neighborhood Works Program

Project Number: **17-0167**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,362,000

2018	2019	2020	2021	2022	2023	Beyond
$ 362,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

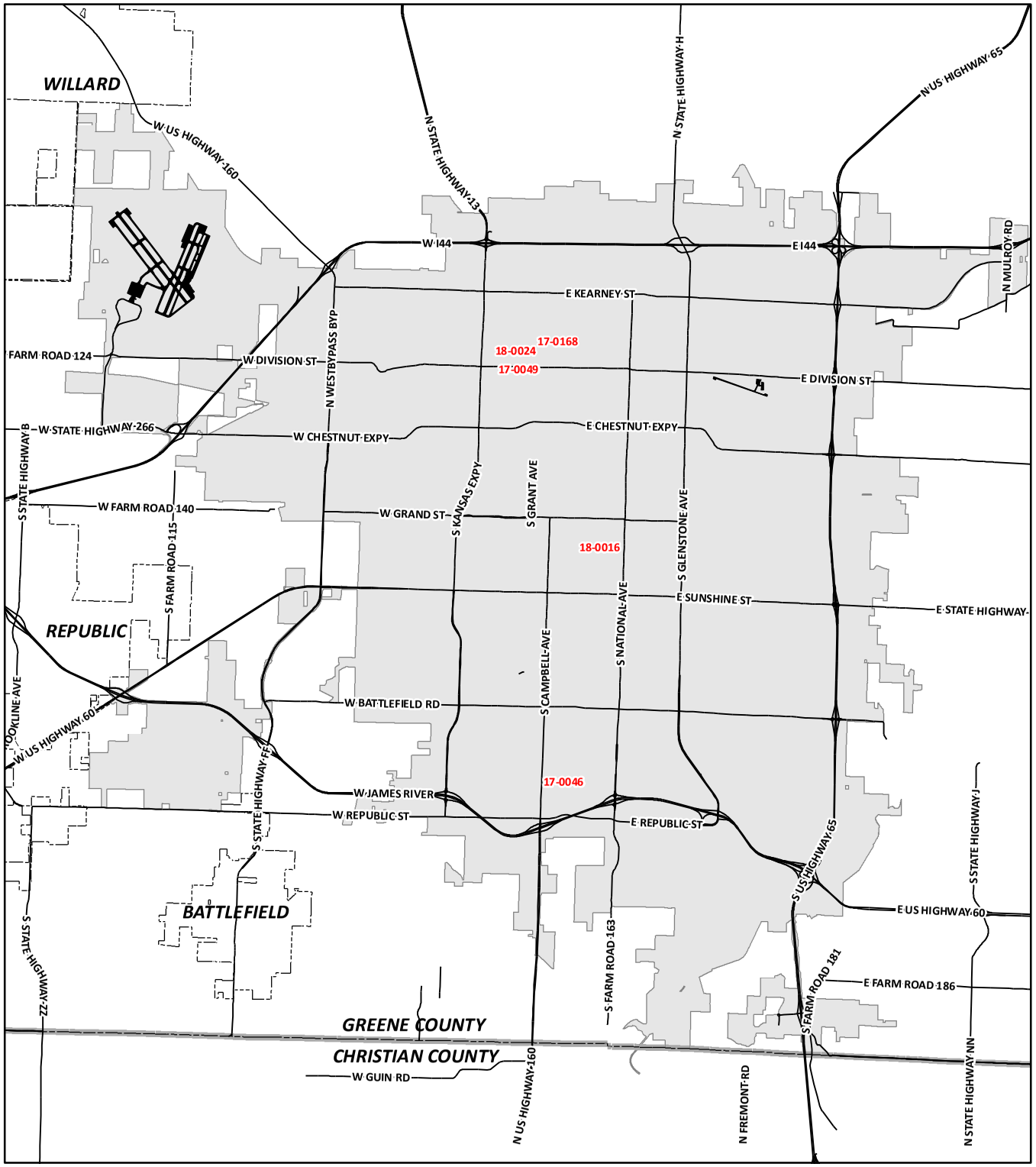
Various capital improvement projects in the seventeen registered neighborhood organizations throughout the City. This is a new program to enhance neighborhoods by having the residents indentify potential improvements in their respective neighborhoods. The project lists will be developed by the neighborhoods, voted on by the Neighborhood Advisory Council, and analyzed, budgeted, and completed by the City. The cap on funding for an individual neighborhood project is $100,000. The improvements are limited to capital projects that Public Works Department has the ability to maintain.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,362,000

Comments:

Project expenditures are estimated at $138,000 through 2017. During 2017, eight (8) Neighborhood Parks Improvement projects were approved by City Council based on recommendations of the Neighborhood Advisory Council. The total cost of the eight projects is approximately $400,000 with a contingency budget of $100,000. This program has been included in the Capital Improvements Program since 2017. Funding beyond the 2016-2019 program will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.



Capital Improvements Program

2018 - 2023 Projects/Programs - Traffic Management/Traffic Signals

- * 13-0036 2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements
- * 17-0051 2016-2019 Metro/Safety Signs and Markings
- * 17-0044 2016-2019 Traffic Signal Program
- * 17-0048 2017-2021 Alternative Transportation
- * Program
- 17-0045 2017-2021 Intelligent Transportation System (ITS) and Signal System Improvements
- 17-0168 Commercial Street Pedestrian Ways
- 18-0024 Grant Avenue and Commercial Street Roundabout
- 17-0049 Grant Avenue and Division Street Intersection Improvements
- 18-0016 National Avenue and Bennett Street Traffic
- * Signal Improvements
- * 17-0170 Project INITIATE
- 18-0019 Railroad Safety Improvements
- 17-0046 The LINK - Cox Health Systems Campus

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Traffic Management/Traffic Signals

2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements

Project Number: **13-0036**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $240,000

2018	2019	2020	2021	2022	2023	Beyond
$ 240,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the City. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, and dynamic message signs for traffic incident information, Amber Alerts, travel times, construction and maintenance information, advisories and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	120,000
Missouri Department of Transportation (MoDOT)	$	120,000

Comments:

Project expenditures are estimated at $760,000 through 2017. This project is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000.

2016-2019 Metro/Safety Signs and Markings

Project Number: **17-0051**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $825,000

2018	2019	2020	2021	2022	2023	Beyond
$ 225,000	$ 300,000	$ 300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project may also include installation of long, life reflective pavement markings on street to identify bike routes. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	825,000

Comments:

Project expenditures are estimated at $75,000 through 2017. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Traffic Management/Traffic Signals

2016-2019 Traffic Signal Program

Project Number: **17-0044**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $240,000

2018	2019	2020	2021	2022	2023	Beyond
$ 120,000	$ 120,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the ability to install at least one new signal annually that has become a priority not previously anticipated. Each year's project is independent. These funds could also be used to replace controllers, cabinets, signal heads, span-wire supports, video monitoring equipment, and other improvements/maintenance to the computerized traffic signal system. Constructing roundabouts in lieu of signal installation or removing unwarranted signals are other improvements under consideration.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 240,000

Comments:

Project expenditures are estimated at $400,000 through 2017. The intersection improvements project at Grant/ Division Street and National Avenue/Bennett Street projects are funded from this program and shown separately. This is a traditional 1/4-cent Capital Improvement Program and continues the traffic signal programs that were part of the proposed 1987 1/2-cent Sales Tax Program and all the 1/4-cent Sales Tax Programs since 1992. An annual traffic signal program has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2017-2021 Alternative Transportation Program

Project Number: **17-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2018	2019	2020	2021	2022	2023	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 0	$ 0	$ 0

Project Description:

Design and construction infrastructure projects to improve the interconnectivity of bicycle routes, sidewalks, greenway trails, and transit routes, promoting complete streets and rail crossings.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,000,000

Comments:

There are no project expenditures through 2017. This is a traditional 1/8 cent Transportaion Program that has been included in the Capital Improvements Program since 2005. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Traffic Management/Traffic Signals

2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements

Project Number: **17-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $760,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 160,000	$ 0	$ 0	$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the City. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, and dynamic message signs for traffic incident information, Amber Alerts, travel times, construction and maintenance information, advisories and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	380,000
Missouri Department of Transportation (MoDOT)	$	380,000

Comments:

Project expenditures are estimated at $240,000 through 2017. This is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Commercial Street Pedestrian Ways

Project Number: **17-0168**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2018	2019	2020	2021	2022	2023	Beyond
$ 50,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct three pedestrian ways connecting Commercial to Blaine between Campbell and Boonville, Robberson and Jefferson, and Jefferson and Benton. This project will revitalize the existing alleyways as inviting passages between the parking areas south of Blaine and Commercial Street. The project will include Americans with Disablilities Act (ADA) sidewalk improvements and decorative pedestrian lighting. The pedestrian ways between Robberson and Jefferson and Jefferson and Benton will require additional construction on Commercial Street to install pedestrian crosswalks and Americans with Disablilities Act (ADA) ramps, between the north and south sides of the street at these two locations. These crossings will include bulb-outs and delineated crosswalks.

Proposed Funding Sources:

Tax Increment Financing	$	50,000
Funding Source to be Identified	$	200,000

Comments:

There are no project expenditures through 2017. The Commercial to Blaine connection between Campbell and Boonville is estimated at $50,000 and is funded by the Commercial Street TIF. Funding for the other two locations has not been identified or approved at this time. This project has been included in the Capital Improvements Program since 2017.

Traffic Management/Traffic Signals

Grant Avenue and Commercial Street Roundabout

Project Number: **18-0024**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Conversion of traditional signalized intersection at Commercial Street and Grant Avenue to a roundabout with pedestrian features and safety enhancements for truck traffic for northbound Grant Avenue.

Proposed Funding Sources:

Funding Source to be Identified	$	300,000

Comments:

There are no project expenditures through 2017. This project is a new addition to the Capital Improvements Program. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Grant Avenue and Division Street Intersection Improvements

Project Number: **17-0049**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2018	2019	2020	2021	2022	2023	Beyond
$ 100,000	$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction of new traffic signal, turn lanes, and Americans with Disablilities Act (ADA) sidewalk improvements at the intersection of Grant Avenue and Division Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	300,000
1/8-cent Transportation Sales Tax	$	200,000

Comments:

Project expenditures are estimated at $50,000 through 2017. Partial funding for this project was originally part of the 2016-2019 Traffic Signal Program with additional funding though the 1/8-cent Transportation Sales Tax. This project had been included in the Capital Improvements Program since 2017.

National Avenue and Bennett Street Traffic Signal Improvements

Project Number: **18-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $125,000

2018	2019	2020	2021	2022	2023	Beyond
$ 125,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of new traffic signal (replacement) and Americans with Disablilities Act (ADA) sidewalk improvements at the intersection of National Avenue and Bennett Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	125,000

Comments:

Project expenditures are estimated at $35,000 through 2017. The project increased in scope and is now being reported separately. This project is funded through the traditional 1/4-cent Capital Improvement program, Traffic Signal Program, which has been included in the Capital Improvements Program since 2011.

Traffic Management/Traffic Signals

Project INITIATE

Project Number: **17-0170**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,058,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 1,680,000	$ 378,000	$ 0	$ 0	$ 0	$ 0

Project Description:

"Project INITIATE" (Integrated Network for Improved Traveler Information and Transportation Efficiency), will "initiate" connected vehicle technology in the Springfield area, improve intersection safety, enhance regional traveler information, and improve regional traffic incident management. Project INITIATE will build upon the existing multijurisdictional traffic signal system, Advanced Traffic Management System (ATMS), and Advanced Traveler Information System (ATIS) to facilitate improved intersection safety, traffic signal operation, and enhanced dissemination of roadway and traffic conditions to motorists in the Springfield region through the deployment of advanced technologies including 90 advanced intersection vehicle detectors, eight additional dynamic message signs (DMS), 20 traffic monitoring closed-circuit television (CCTV) cameras, and 46 dedicated integrated short range communications (DSRC) radios for the establishment of emerging vehicle-to-infrastructure (V2I) applications where Signal Phase and Timing (SPaT) data is transmitted directly to the vehicles.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 442,000
Federal Grant Funding	$ 1,029,000
Missouri Department of Transportation (MoDOT)	$ 587,000

Comments:

There are no project expenditures through 2017. Schedule for this project is dependent upon award of federal grant. This project has been included in the Capital Improvements Program since 2017.

Railroad Safety Improvements

Project Number: **18-0019**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $340,000

2018	2019	2020	2021	2022	2023	Beyond
$ 200,000	$ 140,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Railroad Safety Improvements include the replacement of concrete railroad panels, paved approaches, sidewalk crossings, railroad signals, signage, and markings, etc. at various locations throughout the CIty.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 340,000

Comments:

Project expenditures are estimated at $688,000 through 2017. Railroad Safety Improvement projects include new concrete crossings at Washington/Phelps, Bennett Street, National Avenue, Grand Street and Division Street. This project is funded through the traditional 1/8-cent Transportation Program, Alternative Transportation, which has been included in the Capital Improvments Program since 2005.

Traffic Management/Traffic Signals

The LINK - Cox Health Systems Campus

Project Number: **17-0046**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $340,000

2018	2019	2020	2021	2022	2023	Beyond
$ 340,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

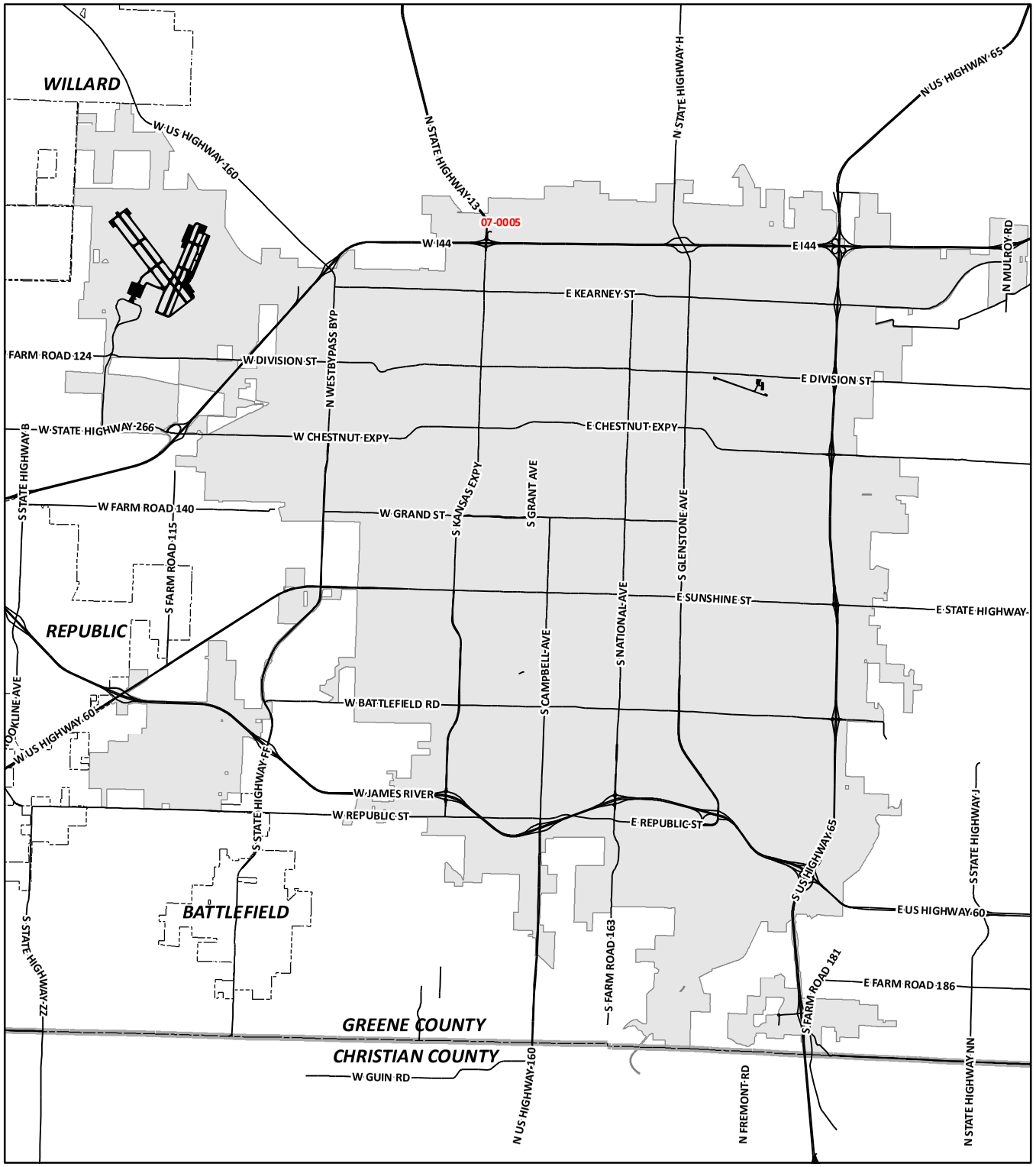
The LINK is an accessible route for walking and bicycling along low volume slow speed streets through Springfield's core linking existing and planned greenway trails and activity centers. This project will include the design and construction of The LINK across the Cox Health Systems campus. Includes improvements to infrastructure along the designated LINK route.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	340,000

Comments:

There are no project expenditures through 2017. This project is funded through the traditional 1/8-cent Transportation Program, Alternative Transportation, which has been included in the Capital Improvements Program since 2005.



Capital Improvements Program

2018 - 2023
Projects/Programs - Zoo

07-0005 Dickerson Park Zoo - African Primate Exhibit

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Dickerson Park Zoo - African Primate Exhibit

Project Number: **07-0005**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2018	2019	2020	2021	2022	2023	Beyond
$ 0	$ 0	$ 530,000	$ 0	$ 0	$ 0	$ 70,000

Project Description:

Indoor/outdoor exhibit for one species of African primates to be located in the African themed area of the zoo.

Proposed Funding Sources:

County Wide 1/4 Cent Parks Sales Tax $ 600,000

Comments:

This project is included in the Zoo Master Plan.

Alphabetical Index of Capital Improvement Projects and Programs Completed in 2017.
These 22 projects cost a total of $41,635,760.34 to complete. Some of these projects and programs occurred over a number of years and concluded in 2017.

Table CIP-F

Municipal Buildings and Grounds Projects and Programs	**Cost**
Busch Building Carpet Replacement	$436,676.22
Creamery Driveway and Drainage Imp	$406,906.85
Fire Station #3 Roof Replacement	$239,041.40
Police Headquarter Fence	$230.096.97
Park Improvements Projects and Programs	
New Boardwalk and Pedestrian Bridge	$425,600.00
Sanitary Sewer Projects and Programs	
Galloway Trunk Sewer Relocation	$150,894.95
Joint District 77A of Section 15 Sewer Relocation	$297,649.04
Sanitary Sewer Overflow Control Program Sewer Rehab – Group 3	$11,627,280.19
Storm Water Projects and Programs	
2010-2013 Floodplain Acquisitions	$97,976.53
2013-2016 Floodplain Acquisitions and Storm Water Improvements	$443,064.92
Golden and Pacific PH 1 Storm Water Imp Zone 1	$584,970.12
Streets Improvement Projects and Programs	
2013-2017 Turn Lane Improvements	$35,091.43
Battlefield/Campbell & Battlefield/National Right Turn Lane Signal/Pedestrian Imp	$299,056.06
Chestnut Expressway Railroad Grade Separation (From MoDot)	$18,100,000.00
College St Route 66 PH II Streetscape Broadway	$1,056,592.63
Commercial Street Streetscape Phase 5	$1,135,186.00
Greene County Road and Bridge Improvements	$1,275,372.74
Market-Bryant to 525 Ft South-Construction	$280,973.93
Packer Avenue Extension	$877,345.74
Republic Rd Widening Phase 3 – Parkcrest to Fairview	$2,691,081.59
Route EE and Airport Boulevard (From MoDot)	$275,000.00
Traffic Management and Signal Projects and Programs	
2013-2016 Metro Safety Signs/Markings	$900,000.00
Total	**$41,635,760.34**