

# Request for Proposals Brownfields Sustainability Pilots

*Presented to:*  
EPA Region 7  
May 30, 2008

*Presented by:*  
City of Springfield, Missouri  
840 Boonville Avenue  
Springfield Mo, 65801  
(417) 864-1092  
[ohough@springfieldmo.gov](mailto:ohough@springfieldmo.gov)

## C-STREET HISTORIC DISTRICT BROWNFIELDS SITE SPECIFIC LEED EVALUATIONS



## FY 2008 EPA Regional Proposal for Brownfields Sustainability Pilot

Region   7  

**Name and Address of Site:** Commercial Street Historic District, Springfield MO  
505 W. Commercial  
233 E. Commercial  
299 E. Commercial

**Proposed Recipient of Contract Support:** City of Springfield, a Local Municipal Government

### Regional Signatures:

Project Manager:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Regional Director:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

**This pilot supports sustainable redevelopment activities which will facilitate assessment, cleanup or site preparation at a brownfields project. Specifically, it will provide support for [check all that apply]:**

- Use a low impact development strategy that will reduce stormwater runoff at the site. For example, the strategy will implement the use of green infrastructure (e.g., wetlands, landscaped swales, rain gardens, green roofs, porous pavement, etc.).
- Reduce adverse air toxins and greenhouse gas emissions by promoting energy efficiency, the use of renewable energy (e.g., solar, wind, methane) and/or the use of clean fuels (e.g., clean diesel) during cleanup, redevelopment and reuse.
- Reuse existing infrastructure.
- Reuse/recycle deconstruction and demolition materials from the site.
- Retain and enhance existing native vegetation and soils.
- Select green cleanup approaches that improve energy efficiency, use renewable energy sources, reduce resource use and/or minimize impact on air, water, adjacent lands and public health.
- Promote the use of green building principles (e.g., Energy Star, LEED<sup>®</sup> Green Globes) in new and existing buildings. This may also include the use of green development principles (e.g., LEED<sup>®</sup> for Neighborhood Development) or green landscaping principles (e.g., Greenscapes).

- Reduce water use by minimizing water consumption and incorporating water efficient systems (e.g., capture stormwater runoff and reuse for irrigation).
- Create ecological enhancements in order to promote biodiversity.
- Support redevelopment and reuse that gives back to the local residents or tenants (e.g., including a day care center, recreation center or community garden in the design).
- Develop approaches for long term management at the site.

**The contractual technical assistance will be provided to:**

- Local Government                       Redevelopment Authority                       NGOs
- States     Tribes
- Other \_\_\_\_\_

**Estimated amount of contractual support needed:** Not to exceed \$50,000

**Project Description:**

- ***Background information on the pilot property including history and environmental concerns.***

Created by the Frisco Railroad in the late 1800’s, Commercial Street (C-Street) is a 6 block lineal National Historic Registered District. Once the commercial center for the City of North Springfield before the communities merged, it was still a vibrant force until the late 1970’s. Since its Railroad days, the area was known to be “edgy”, and when in the 80’s, many social service agencies located there, the transients’ presence there contributed to the perception of the area as unsafe. Blighted from 20 years of disinvestment, presence of 10 known former gas stations, and its location along the rail yard, the district became a string of vacant storefronts. This is a densely developed urban area with the majority of land covered by impervious surfaces. A blight study characterized over 70% of the buildings in need of major structural repair and sited inadequate infrastructure such as deteriorated parking lots, allies, buckling sidewalks, and inefficient parking for future needs. In 2004 with the adoption of the Vision 20/20 plan in which citizens stated “extend the emphasis given downtown Springfield over the last five years to the Commercial Street area” City staff began engaging with stakeholders to create a socially inclusive economic revitalization plan for the district. The result was a citizen driven plan the “*Commercial Street Historic District Strategy for Success*” adopted by City Council in February 2006. The document outlines the vision, and recommendations for management, responsible hospitality, transportation and funding. The strategy determined a need to establish financing tools for infrastructure improvements, business incentives, and management. As a result of the City’s commitment to Commercial Street and the unquestionable environmental need, the area is now a target area for the City’s Brownfields Program. **The foundation has been laid for sustainable redevelopment to occur and at this early stage in the redevelopment it is the optimal time to engage an environmental professional to provide evaluations for LEED certification for key properties embarking on redevelopment.**

The **purpose of this proposal** is to provide information that will convince property owners within the district, both public and private, that sustainable redevelopment, particularly LEED certification, provides sufficient benefits to offset any additional cost that may be incurred from following these important principles. It is anticipated that the benefits will be in long-term cost savings through energy efficiency and reuse of existing materials, increased employee productivity through an improved work environment, and additional sales and use generated by a safer, more enjoyable environment.

Brownfield staff has encouraged property owners who were considering redevelopment in the past to employ green building techniques in their projects. Even though some developers are open to the concept, without the technical expertise to demonstrate measurable benefits, it is impossible to convince most people to change their habits. It is anticipated that through this EPA initiative, the City will partner with a trained, experienced, sustainable redevelopment consultant who will collaborate with three specific property owners to create plans for redeveloping these properties utilizing green building and sustainable redevelopment principles. Once the properties are completed, the City will work with the property owners to monitor and document actual benefits compared to the expected benefits.

Ultimately, it is anticipated that once sustainable development benefits are clearly documented, it will become common place to redevelop in this manner, creating a culture of sustainable development.

Three properties are targeted for sustainable redevelopment consulting services:

- Buz Brewery, 505 W. Commercial Street.
- Juliette's Day Spa, 233 E. Commercial Street
- Commercial Club Building, 299 E. Commercial Street

**Buz Brewery** will become a micro-brewery located on a property that has been used as a gas station, automotive service facility, tent and awning company, feed mill, coal yard, and peanut butter manufacturer. The property, located adjacent to the BNSF Railway line contains a 9,200 square foot brick building built in 1924 on a concrete slab within the half acre property. The building is in dilapidated condition and is slated for major rehabilitation. Buz Hosfield, a retired commercial banker and his sons who are trained brewers will operate the brewery.

Redevelopment of this site has been facilitated by the City of Springfield Brownfields program. A Phase I was provided in 2006, followed by a Phase II, tank removal and closure through the Missouri Tanks Program, and an updated Phase I to complete the property transaction.

The Springfield Brownfields Program staff has also encouraged Mr. Hosfield to incorporate sustainable development elements into the redevelopment plans. He is very interested in doing this, but lacks the knowledge and experience to carry it out. His

architect, while being a very good architectural design firm (owners of a former Brownfield property redeveloped through the EPA and HUD Brownfields programs) also lack experience and expertise to complete the design and analysis necessary to evaluate the value of green building components.

- ***Brief summary of how this pilot will promote sustainable redevelopment at a brownfields project and its benefit to the community.***

The City of Springfield proposes to utilize the services of a green building consultant who is experienced in designing and evaluating the cost benefit of green building components. They will collaborate directly with Mr. Hosfield and his architects to develop a proposal that will provide for sustainable redevelopment, operations, and maintenance while demonstrating the cost benefit of the proposed improvements. All of the items on the checklist for the FY 2008 EPA Regional Proposal for Brownfields Sustainability Pilot will be considered and evaluated. The City of Springfield Brownfields Team will work closely with the owners of the property, their architect, and the EPA consultant to identify specific green building design elements that will 1) increase energy efficiency, 2) promote water savings, 3) use recycled materials, 4) promote green cleaning 5) allow for less environmental impact in operations and maintenance, 5). Numbers 2, 4 and 5 are of particular interest with the proposed brewery use.

- ***Describe clear outputs, outcomes, deliverables, and expected completion dates.***

**Buz Brewery, 505 W. Commercial Street**

**Narrative:** *The City of Springfield proposes to utilize the services of the EPA sustainability consultant to develop green building component recommendations and develop a cost benefit analysis for the project. The time line assumes that the sustainability consultant is ready to carry out the desired work.*

<b>Activities (Commitments)</b>	<b>Expected Timeframe for Accomplishment</b>	<b>Projected Results of Activities (Outputs) &amp; Reporting</b>	<b>Projected Environmental Improvement (Outcomes)</b>	<b>Established Baseline for Measurement</b>
EPA consultant, in conjunction with city, owner and architects identify sustainable redevelopment elements for evaluation	2 months	Report of sustainable redevelopment elements to be evaluated	Knowledge of appropriate measures to be taken in sustainable redevelopment	EPA consultant, in conjunction with city, owner and architects identify sustainable redevelopment elements for evaluation
EPA consultant, in conjunction with city, owner and architects, prepares cost estimates for sustainable redevelopment elements	1 months	Report of additional costs associated with sustainable redevelopment elements	Knowledge of expected costs	Compare cost estimate with and without green elements
EPA consultant delineates benefits of sustainable redevelopment elements, evaluates the	2 months	Report that compares additional costs with expected benefits (financial, quality indoor environment,	Comparison of additional costs and expected benefits of sustainable redevelopment	Documentation of costs and benefits

benefits in comparison with the cost		resource savings) environment for sustainable redevelopment elements	elements. Informatin to be used to convince owners of value of sustainable redevelopment.	
Green Building Design Elements Incorporated Into Redevelopment Plans	2 months	Green Building design elements delineated including cost benefit analysis	Green Building elements with defined benefits of sustainable development elements	Analysis of building redeveloped without green building elements vs. green building to demonstrate the cost and value of sustainable redevelopment
Place construction project for bids	1 month	Bids for construction of entire project, including sustainable redevelopment elements	Knowledge of construction costs	Compare estimates to bids
Construction	4 months	Creatin of sustainable redevelopment	Benefits of sustainable redevelopment elements as documented	
Evaluation of sustainable redevelopment elements compared to projected performance	1 year	Documented evidence of the benefits of sustainable development	Documented evidence convinces other redevelopers in the district of the value of sustainable redevelopment	Comparison of sustainable outcomes vs. sustainable outcomes as evidenced through documentation and final report

### Project Description:

**Juliette's Day Spa** will provide day spa activities in conjunction with the highly successful Professional Massage School next door. Juliette Mee owns and operates the



school and is redeveloping the building next door which currently serves as an appliance store. The property has 5,000 square feet of land and contains a 4,700 square foot, single story, block building. A gas station operated on the property between the early 1900's and approximately 1943 (*pictured left*). It is also adjacent to the Commercial Club Community Center on the east and the BNSF rail yard on the north. The gas station building was demolished and the current block building constructed in 1954. The

building will be completely rehabilitated for service as a spa.

Redevelopment has been facilitated by the Springfield Brownfields Team through development of the *Commercial Street Historic District Strategy for Success*; provision of a Phase I assessment in 2007 and a Phase II assessment in 2008. The site is impacted by petroleum to some degree, but the levels of contamination are below Missouri Department of Natural Resources standards for the proposed use, thus removing the uncertainty of the environmental status and clearing it for redevelopment.

The Brownfields Team has also worked with Ms. Mee by encouraging sustainable redevelopment practices which she is very open to. However, without the specialized consulting provided in this grant, the opportunity may be lost.

- ***Brief summary of how this pilot will promote sustainable redevelopment at a brownfields project and its benefit to the community.***

The City of Springfield proposes to utilize the services of a green building consultant who is experienced in designing and evaluating the cost benefit of green building components. They will collaborate directly with Juliette and her architects to develop a proposal that will provide for sustainable redevelopment, operations, and maintenance while demonstrating the cost benefit of the proposed improvements. The consultant provided by EPA will work closely with Ms. Mee’s architect to perform an evaluation of the cost benefit of each element on the application checklist with emphasis on 1) reuse of existing infrastructure, 2) reuse/recycle deconstruction and demolition materials from the site, 3) green building principles, 4) reduce water use, reuse that gives back to the community, and 5) sustainable approaches for long term operation and management.

- ***Describe clear outputs, outcomes, deliverables, and expected completion dates.***

***Juliette’s Day Spa, 233 E. Commercial Street***

***Narrative:*** The City of Springfield proposes to utilize the services of the EPA sustainability consultant to develop green building component recommendations and develop a cost benefit analysis for the project. The time line assumes that the sustainability consultant is ready to carry out the desired work.

<b>Activities (Commitments)</b>	<b>Expected Timeframe for Accomplishment</b>	<b>Projected Results of Activities (Outputs) &amp; Reporting</b>	<b>Projected Environmental Improvement (Outcomes)</b>	<b>Established Baseline for Measurement</b>
EPA consultant, in conjunction with city, owner and architects identify sustainable redevelopment elements for evaluation	2 months	Report of sustainable redevelopment elements to be evaluated	Knowledge of appropriate measures to be taken in sustainable redevelopment	
EPA consultant, in conjunction with city, owner and architects, prepare cost estimates for sustainable redevelopment elements	1 months	Report of additional costs associated with sustainable redevelopment elements	Knowledge of expected costs	Compare cost estimate with and without green elements
EPA consultant delineates benefits of sustainable redevelopment elements, evaluate the benefits in comparison with the cost	2 months	Report that compares additional costs with expected benefits (financial, quality indoor environment, resource savings) environment for sustainable redevelopment elements	Comparison of additional costs and expected benefits of sustainable redevelopment elements. Informatin to be used to convince owners of value of sustainable redevelopment.	Documentation of costs and benefits
Green Building Design Elements Incorporated Into Redevelopment Plans	2 months	Green Building design elements delineated including cost benefit analysis	Green Building elements with defined benefits of sustainable development elements	Analysis of building redeveloped without green building elements vs. green building to demonstrate the cost and value of sustainable redevelopment
Place construction project for bids	1 month	Bids for construction of entire project,	Knowledge of construction costs	Compare estimates to bids

		including sustainable redevelopment elements		
Construction	4 months	Creatin of sustainable redevelopment	Benefits of sustainable redevelopment elements as documented	
Evaluation of sustainable redevelopment elements compared to projected performance	1 year	Documented evidence of the benefits of sustainable development	Documented evidence convinces other redevelopers in the district of the value of sustainable redevelopment	Comparison of sustainable outcomes vs. sustainable outcomes as evidenced through documentation and final report

**Project Description:**

**The Commercial Club Building** was constructed in approximately 1910 to serve the north side of Springfield as a community center by the merchants of Commercial Street.



It has served in that capacity ever since but has fallen into disrepair. It is located just east of Juliette’s Day Spa with the BNSF rail yards to the north. It is located on 4,000 square feet of land and contains 10,400 square feet of building space in three stories. The City of Springfield currently owns the property and received a congressional appropriation of \$248,500 to rehabilitate the exterior. This work will be accomplished this

summer. It is also anticipated that future grants will be received to complete rehabilitation within the next few years. It is pictured at left in 1930 at an annual women’s meeting and on the front cover of this proposal at present day.

Redevelopment of the site was facilitated by the Brownfields Team by developing the *Commercial Street Historic District Strategy for Success*, providing a Phase I assessment in 2007 and a Phase II assessment in 2008. The site is impacted by petroleum but the contamination level is below the Missouri DNR standards for the proposed use, thus removing the uncertainty of the environmental status and clearing it for redevelopment.

The City has passed a green resolution requiring that all public building construction be evaluated for green building practices and be utilized when it is deemed cost effective. Following this initiative, the Commercial Club, a nonprofit community organization representing the merchants, residents, and property owners, provided funding to hire a local green building consultant to identify green building components that should be considered as the rehabilitation is completed. However, there was not sufficient funding to provide the cost benefit analysis. Providing the cost benefit analysis is the role of the proposed EPA consultant for which grant funds are being requested.

- ***Brief summary of how this pilot will promote sustainable redevelopment at a brownfields project and its benefit to the community.***

The City of Springfield proposes to utilize the services of the EPA green building consultant to use the existing green building study to create a cost benefit analysis. They

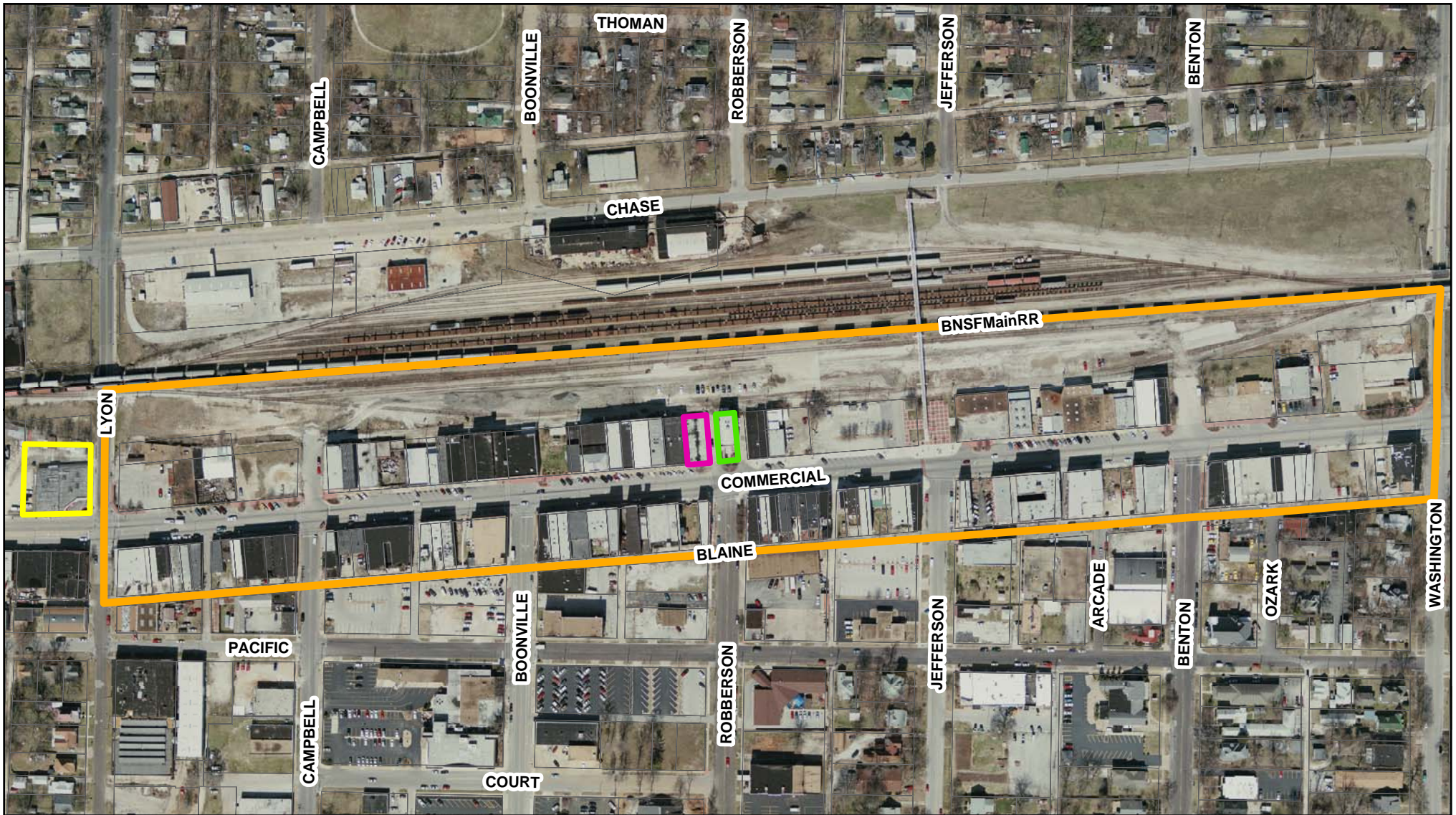
will collaborate directly with the City’s architects to develop a proposal that will provide for sustainable redevelopment, operations, and maintenance while demonstrating the cost benefit of the proposed improvements. The consultant provided by EPA will work closely with City architectural consultants to perform the cost benefit of each element on the application checklist with emphasis on 1) reuse of existing infrastructure, 2) reuse/recycle deconstruction and demolition materials from the site, 3) green building principles, 4) reduce water use, reuse that gives back to the community, and 5) sustainable approaches for long term operation and management.

- *Describe clear outputs, outcomes, deliverables, and expected completion dates.*

**Commercial Club, 299 E. Commercial Street**

**Narrative:** *The City of Springfield proposes to utilize the services of the EPA sustainability consultant to review the existing green building component recommendations, make any needed revisions, and develop a cost benefit analysis for the project. The time line assumes that the sustainability consultant is ready to carry out the desired work.*

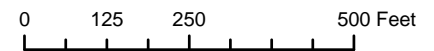
<b>Activities (Commitments)</b>	<b>Expected Timeframe for Accomplishment</b>	<b>Projected Results of Activities (Outputs) &amp; Reporting</b>	<b>Projected Environmental Improvement (Outcomes)</b>	<b>Established Baseline for Measurement</b>
Review existing building plans and green building study	2 months	EPA consultant report of the document review including identification of any recommended update to the existing study	Ensure that existing plans and study are suitable to accomplish the task	Building plans and green building study compatible
EPA consultant, in conjunction with city and architects, prepares cost estimates for sustainable redevelopment elements	2 months	Report of additional costs associated with sustainable redevelopment elements	Knowledge of expected costs	Compare cost estimate with and without green elements
EPA consultant delineates benefits of sustainable redevelopment elements	2 months	Report that compares additional costs with expected benefits (financial, quality indoor environment, resource savings) environment for sustainable redevelopment elements	Comparison of additional costs and expected benefits of sustainable redevelopment elements. Information to be used to convince owners of value of sustainable redevelopment.	Documentation of costs and benefits
Green Building Design Elements Incorporated Into Redevelopment Plans	2 months	Green Building design elements delineated including cost benefit analysis	Green Building elements with defined benefits of sustainable development elements	Analysis of building redeveloped without green building elements vs. green building to demonstrate the cost and value of sustainable redevelopment
Comprehensive report of findings	4 months	City officials are convinced of the value of sustainable redevelopment	Funds are obtained to complete the rehabilitation of the building including the sustainable redevelopment elements	Measure the difference in value delivered between standard rehabilitation and sustainable redevelopment



**Legend**

- Day Spa
- Commercial Club Building
- Buz Brewery
- Historic District Boundary

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Department of Planning and Development  
 City of Springfield, Missouri  
 May 30, 2008  
 Aerial Photo Taken March 2005



Board of Directors, 1910



May 27, 2008

Greetings Olivia,

**Board of Directors, 2008**

- Paul Parker, President
- Bob Pilkington, Vice President
- Russ Shaw, Treasurer
- Lenny Cope, Secretary

Congratulations on receiving Region 7 s Award for Sustainable Redevelopment of Brownfields Property and thank you for your work supporting our Green Initiative here on Historic Commercial (C) Street. Your efforts inspire us to work even harder to revitalize our historic neighborhood. Commercial Club, Springfield’s oldest civic organization, strongly supports your current request for additional resources to assist with our ongoing sustainability efforts.

**Board Members:**

- Mary Collette
- Erin Frerking
- Karen Decker
- Colleen McKay
- Ron Walker

There are wonderful opportunities for three historic buildings in our local and federal historic district, currently in the planning stages, that could become LEED-certified projects with some professional guidance.

A new Micro-Brewery to anchor the west end of our historic district is exciting. Springfield is applying Brownfield Program Funds to this property, one of 10 former gas stations identified in the city’s recent Commercial Street Brownfields Inventory.

Professional Massage Training Center is expanding to become a training school for Day Spa professionals right in the center of our district. This project was the but for example used in our recent successful TIF District designation.

Exterior work to stabilize our very own historic Community Center, built by Commercial Club in 1927 and where we hold our monthly meetings, will begin this summer. This work, funded through a Preserving America’s Treasures, will give us an energy efficient and recyclable roofing system and some desperately-needed tuckpointing. The need, both for a plan for an energy-efficient interior and funds for renovation, remains.

Support for LEED certification for these individual projects as a part of our plan to create a sustainable community is strong both in our district and in the surrounding historic neighborhoods we serve. We need an expert to support our ongoing partnership with the City and other groups like Drury and Missouri State Universities to help us make informed decisions about our projects. These consulting services will enable us to reach tangible goals that impact the environment that we do not possess the expertise to design ourselves. Our historic district could become an educational resource available to other communities throughout the region, a national destination reinforcing the fact that you don’t have to be new to be sustainable.

Thank you again for all your efforts on our behalf

Paul Parker, President  
417.866.1431 (mornings please)

Commercial Club of Springfield  
299 East Commercial Street  
Springfield, MO 65803  
417.207-9993



Matt Blunt, Governor • Doyle Childers, Director

## DEPARTMENT OF NATURAL RESOURCES

[www.dnr.mo.gov](http://www.dnr.mo.gov)

May 21, 2008

Ms. Olivia Hough  
City of Springfield  
P.O. Box 8368  
Springfield, MO 65801  
RE: City of Springfield Commercial Street Sustainable Redevelopment

Dear Ms. Hough:

Please allow this letter to confirm support by the Missouri Department of Natural Resources for EPA funding for the City of Springfield for the Commercial Street sustainable redevelopment project.

The City of Springfield is applying for funding from EPA for up to \$50,000 to help with their Green Initiatives on Commercial Street.

If awarded these funds, the City of Springfield plans to hire a LEED Consultant to evaluate the Welhener Awning/Microbrewery-Commercial Club Building and Juliette's Day Spa buildings in the district. This will allow the City of Springfield to complete their work with an architect and to prepare the documentation needed to achieve LEED certification. This could also serve as an example for Green Initiatives in the City of Springfield

The City of Springfield also plans to hire a green design consultant to evaluate the entire historic district of the City of Springfield for green design opportunities. This will allow them to make recommendations for coordination on items such as stormwater runoff reduction, power sharing and to choose sites appropriate for rain gardens. They will utilize these funds to create a green plan for the future infrastructure improvements and to make a list of green recommendations for the City of Springfield.

The City of Springfield and the Missouri Department of Natural Resources have a long standing successful partnership on brownfields redevelopment projects. This project would be a great resource to the State of Missouri and the Region.

I can be reached at 573-526-8913 or Hazardous Waste Program, P.O. Box 176, Jefferson City, MO 65101-0176 with any questions.

### HAZARDOUS WASTE PROGRAM

A handwritten signature in black ink, appearing to read "Jim Belcher".

Jim Belcher, Chief  
Brownfields/Voluntary Cleanup Program

JB:dpe





GREAT LAKES

ENVIRONMENTAL

PLANNING

May 21, 2008

Deborah Steckley  
U.S. E.P.A.  
Office of Brownfields and Land Revitalization  
1200 Pennsylvania Avenue, NW,  
Washington, DC 20460

Dear Ms. Steckley:

Subject: Brownfields Sustainability Pilots

I am writing on behalf of Great Lakes Environmental Planning, Inc. to express my strong support for the City of Springfield's Commercial Street Site application.

GLEP and USEPA Region 7 worked with the City of Springfield to host the Midwest Summit on the Sustainable Reuse of Brownfields on March 6 – 8, 2007. The aim of the Summit was to promote sustainability in local planning. Commercial Street was one of three case studies that participants toured and explored possibilities for sustainability through a charrette process. Although this was an excellent educational exercise for participants, the district itself did not receive the benefit that the focused expertise that an environmental professional could provide with careful study on the district.

Our impression of the Commercial Street Historic District was that it has the potential to provide an outstanding example for sustainable redevelopment of brownfields property. It has charming historic structures that cannot be replicated with today's construction practices. The district is at a crucial point in the redevelopment process where a little bit of strategic assistance would have a significant impact. Contractual technical assistance would facilitate the development of a sustainable design that might otherwise be lost due to lack of knowledge and perceived cost. It would also be a logical extension of the Summit's efforts and would be a good success story to use when attempting to promote the diffusion of sustainability in mid-size communities similar to Springfield.

Please feel free to contact me at (847)-831-9142, to discuss this further.

Sincerely,

Eugene Goldfarb, MUP, JD, AICP  
Principal

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60035-3837

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