



ZONING & SUBDIVISION REPORT

PLANNING & DEVELOPMENT DEPARTMENT ~ 417/864-1611
840 BOONVILLE AVENUE ~ SPRINGFIELD, MISSOURI 65801

AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE BRICK CITY REDEVELOPMENT AREA (PHASE III)

DATE: July 23, 2008

PURPOSE: To approve an amendment to the Redevelopment Plan for the Brick City
Redevelopment Area.

LOCATION: 429-431 North Boonville Avenue
503 North Boonville Avenue
221 West Phelps Street

APPLICANT: Brick City Redevelopment Corporation/Taylor-Martin Holdings, Inc.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Brick City Redevelopment
Plan.

FINDINGS:

1. The proposed Amendment to the Redevelopment Plan for the Brick City Redevelopment
Area (Phase III) is in conformance with the Jordan Valley Innovation Center (JVIC)
Activity Center Plan.

STAFF CONTACT:

Matt D. Schacfer
Senior Planner

ATTACHMENTS:

- Attachment A: Background Report
- Exhibit 1: Legal Description
- Exhibit 2: Location Map
- Exhibit 3: Redevelopment Plan for the Brick City Redevelopment Area (Phases I & II)
- Exhibit 4: Amendment to the Redevelopment Plan for the Brick City Redevelopment Area
(Phase III)

ATTACHMENT A
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE BRICK CITY REDEVELOPMENT AREA (PHASE III)
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant has proposed an amendment to the Brick City Redevelopment Plan that will incorporate a third phase into the redevelopment project. The proposed amendment, referred to as Brick City, Phase III, will expand the existing redevelopment area to include three additional properties that comprise approximately 0.42 acres along the west side of the intersection of North Boonville Avenue and West Phelps Avenue (*see Exhibit 2: Location Map*).

The three properties in Phase III will continue the same theme set by Phases I and II. They will be redeveloped as part of a mixed-use development that incorporates office, retail, and residential uses. [*See Exhibit 4: Amendment to the Redevelopment Plan for the Brick City Redevelopment Area (Phase III)*].

HISTORY:

On September 18, 2006, City Council adopted Special Ordinance #25071, which approved the Brick City Redevelopment Plan and blighted the Redevelopment Area. According to the Plan, the Redevelopment Area would be redeveloped as a mixed-use development utilizing six of the existing buildings for office, retail and multi-family residential uses. Redevelopment would occur in two phases. Phase I would focus on the south and east sides of the redevelopment area, while Phase II would focus on the west side of the redevelopment area. In order to encourage redevelopment, City Council authorized tax abatement, pursuant to Chapter 353, RSMo for the properties within the redevelopment if they were redeveloped and used in a manner that was consistent with the Plan. [*See Exhibit 3: Redevelopment Plan for the Brick City Redevelopment Area (Phases I & II)*].

To date, a large portion of the Brick City Redevelopment area has been redeveloped. Most notably, it has played an active role in the implementation of the IDEA Commons concept by housing the Missouri State University Art and Design Department. The redevelopment also contains complimentary land uses, including retail, office, and residential, which will contribute to the continued development and success of both IDEA Commons and the Jordan Valley Innovation Center.

COMPREHENSIVE PLAN:

The subject properties in Brick City, Phase III are located within Jordan Valley Innovation Center (JVIC) Activity Center. According to the JVIC Activity Center Plan, which City Council adopted as an amendment to the Springfield-Greene County Vision 20/20 Comprehensive Plan, those properties located to the west of North Boonville Avenue are designated as possible locations for ancillary development to the research park, such as parking, retail, and mixed-uses that compliment the campus environment.

The proposed land uses identified in Brick City Phase III are consistent with the Activity Center Plan.

STAFF COMMENTS:

1. The proposed amendment to the Brick City Redevelopment plan is one component of the applicant's request to obtain tax abatement pursuant to Chapter 353, RSMo (Chapter 353 Tax Abatement). Chapter 353 Tax Abatement is an economic development incentive used to encourage redevelopment of blighted areas through property tax abatement. To be eligible for the abatement, the subject property must meet the definition of blight contained in the statute. The Land Clearance for Redevelopment Authority reviewed this project on February 3, 2009 and recommended that a blight finding be made. Additionally, the applicant must demonstrate that the project will provide a measurable public benefit and that it would not occur but for the abatement.

The applicant is required to submit a highly detailed application, as well as undergo a lengthy review process, which includes notifying and meeting with the taxing jurisdictions (i.e. school district, county, library district, etc.), and attending public hearings before the Land Clearance for Redevelopment Authority (LCRA), Planning and Zoning Commission, and City Council.

The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to City Council.

EXHIBIT I
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE BRICK CITY REDEVELOPMENT AREA (PHASE III)
LEGAL DESCRIPTION

429-431 North Boonville

ALL OF THE EAST 100 FEET OF LOT TWENTY-FIVE (25) AND ALL OF THE NORTH 8.5 FEET OF THE EAST 100 FEET OF LOT TWENTY-SIX (26), ALL IN WARREN H. GRAVES ADDITION TO THE CITY OF SPRINGFIELD, GREEN COUNTY, MISSOURI.

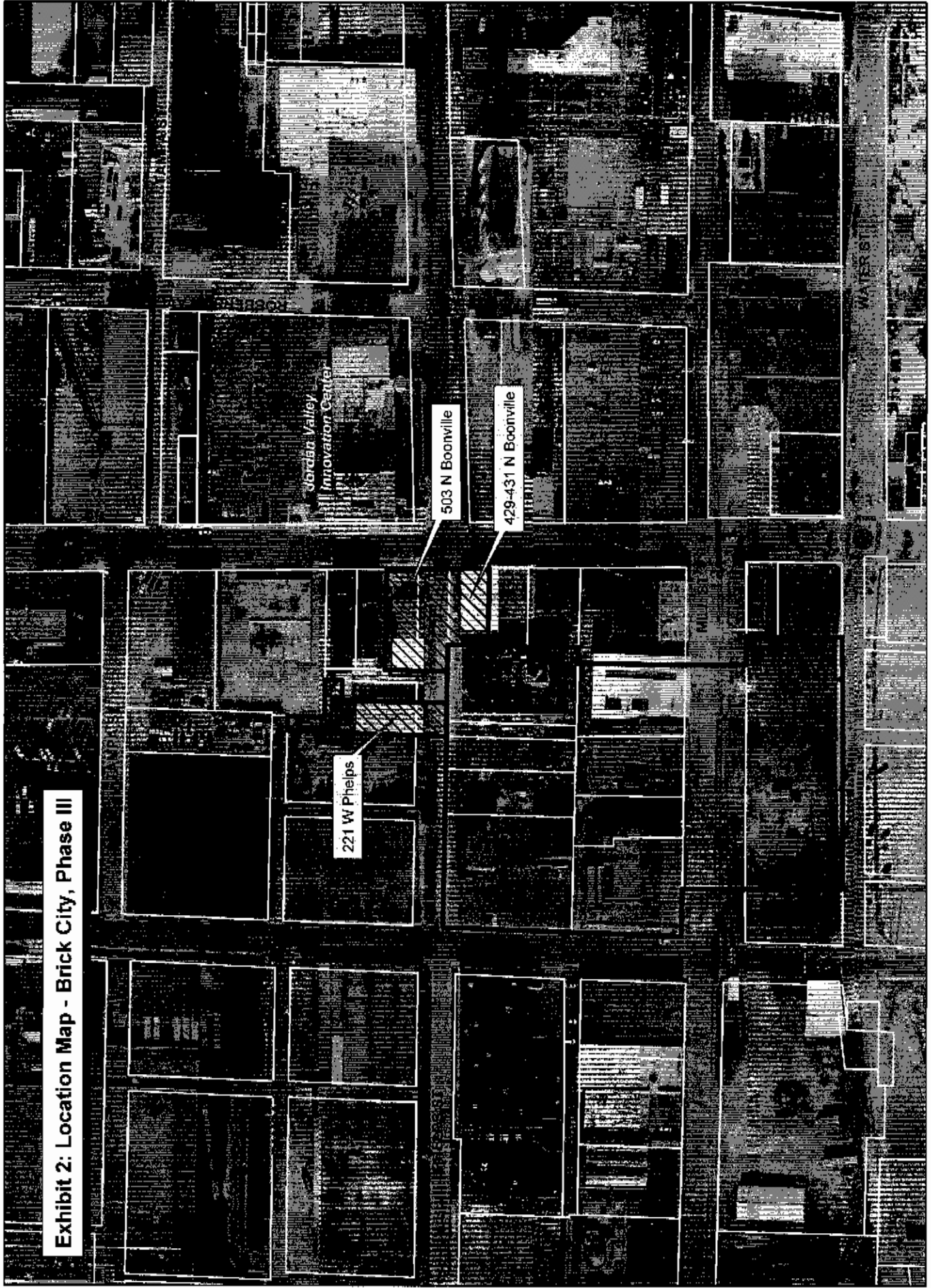
503 North Boonville

BEGINNING AT THE NORTHWEST CORNER OF BOONVILLE AVENUE AND PHELPS STREET IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ON THE WEST SIDE OF SAID BOONVILLE AVENUE, 41 FEET AND 6 INCHES; THENCE WEST 145 FEET; THENCE SOUTH 41 FEET AND 6 INCHES TO PHELPS STREET; THENCE EAST ALONG THE NORTH LINE OF SAID PHELPS STREET, 145 FEET TO THE BEGINNING, ALL BEING IN THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART DEEDED, TAKEN OR USED FOR ROAD, STREET, OR HIGHWAY PURPOSES. ALSO: COMMENCING AT THE NORTHWEST CORNER OF BOONVILLE AVENUE AND PHELPS STREET; THENCE NORTH 0° EAST, ALONG THE WEST RIGHT-OF-WAY OF BOONVILLE AVENUE, 41.5 FEET TO A POINT OF BEGINNING; THENCE NORTH 87°46' WEST, 145 FEET; THENCE NORTH 0° EAST, 1.4 FEET; THENCE SOUTH 87°46' EAST, 145 FEET TO THE WEST RIGHT-OF-WAY OF BOONVILLE AVENUE; THENCE SOUTH 0° WEST, ALONG THE WEST RIGHT-OF-WAY OF BOONVILLE AVENUE, 1.4 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

221 West Phelps

ALL OF LOT EIGHTY-ONE (81), IN W.H. GRAVES ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; ALSO BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT EIGHTY-ONE (81); THENCE EAST 25 FEET; THENCE NORTH 100 FEET; THENCE EAST 25 FEET MORE OR LESS TO AN ALLEY; THENCE NORTH 20 FEET; THENCE WEST 50 FEET TO THE EAST LINE OF LOT EIGHTY-ONE (81); THENCE SOUTH 120 FEET TO THE PLACE OF BEGINNING, ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit 2: Location Map - Brick City, Phase III



Brick City Redevelopment (Phases I & II)

Proposed Amendment to the Brick City Redevelopment (Phase III)



Exhibit 3:

Redevelopment Plan for the Brick City Redevelopment Area (Phase I and Phase II)

The purpose of this redevelopment plan is to rehabilitate an integral and centrally located portion of the Center City. The rehabilitation of the Brick City Redevelopment Area (the "Redevelopment Area") will add additional taxable revenues to the City and place a significant area of Center City in congruence with the Downtown Development Plan. The removal of the hazardous substances in the Redevelopment Project will also decrease potential liability for the City and make the City's downtown area safer as a whole.

The Redevelopment Area will be developed into a mixed use development utilizing six of the existing buildings for Class A office space, retail, residential condominiums, and approximately one hundred (100) loft apartments. There will also be additional public parking at the corner of Mill and Campbell. The Redevelopment Area will utilize as much green space as possible and should facilitate the continuation of the revitalization of the City's downtown community. The rehabilitation will include the following:

Eastern and Southern Property:

- Construction of new parking lots and landscaped walkways.
- Demolition of small adjoining building.
- Removal and mitigation of all hazardous substances.
- New roofing on the buildings.
- Cleaning and re-pointing of exterior masonry.
- Restoration and reconstruction of windows, replacement of deteriorated wood windows.
- Installation of HVAC and MEP systems for all buildings.
- Full interior finish of loft apartments.
- Commercial tenant infill as per lease requirements.
- Construction of loft apartment amenities including swimming pool and sand volleyball facility.
- Removal of unsightly vandalism.

Phase II Western Property:

- Site work, including the resurfacing of the northwest parking lot and new landscaped walkways.
- Demolition of northwest building.
- Removal of all hazardous materials.

- New roofing as required.
- Cleaning and re-pointing of exterior masonry as needed.
- Restoration or replacement of existing windows and installation of new windows.
- Installation of basic HVAC and MEP systems.
- Full interior finish of loft apartments in southwest building.
- Commercial tenant infill as per lease requirements for first floor of southwest building and center building on west side.
- New construction of loft apartments at northwest building.
- Removal of unsightly vandalism.

**Amendment to the Redevelopment Plan for the
Brick City Redevelopment Area
(Phase III)**

The purpose of this amendment (the "Amendment") to the Brick City Redevelopment Plan is to continue rehabilitating an integral and centrally located portion of the Center City in conformance with the City Center Plan Element of the Springfield-Greene County Comprehensive Plan. The additional rehabilitation of the Brick City Redevelopment Area (the "Redevelopment Area") will increase the taxable revenues to the City, place a greater portion of the area in congruence with the visions set forth in the City Center Plan Element, and facilitate further revitalization of the City's downtown community. Additionally, part of the Redevelopment Area is located in the Jordan Valley Innovation Center Activity Center. The Amendment will support the goals that are identified in the JVIC Activity Center Plan by reviving inadequate and aged infrastructure facilities in the area through the use of high-quality designs and physical enhancements to the existing structures.

The Redevelopment Area will be developed into a mixed use development utilizing the existing buildings as follows:

429-431 North Boonville Avenue

Currently the Park Central Flea Market, this building will undergo a complete but simple historic renovation that will include masonry repair and restoration of historic windows and the storefront. It will be renamed as the Model Market which reflects the building's original name from the early 1900s. This historic space is in a premium location as it is adjacent to Missouri State University's Art Department and Jordan Valley Innovation Center. Since zoning is Center City, it will be an ideal facility for retail, food service, or professional space.

503 North Boonville Avenue

This building, which is currently one of the most dilapidated buildings in downtown Springfield, will be completely rehabilitated into a contemporary structure that compliments the surrounding business community. The existing masonry block structure will be renovated and expanded upon to create an exciting new multi-use commercial building that will include lease space for a bistro café concept with covered outdoor seating and lower level lounge/internet café. The building will also house three additional commercial lease spaces that will be ideal for use as professional offices, studios, or technology research offices. The new exterior façade will include cem-clad, as green material, man-made cement stone, and recycled steel from the current building. A new energy efficient HVAC and thermal paned windows and doors will also be installed. Upon completion of these renovations, this building will become a wonderful addition to the area and blend well with the adjacent buildings.

221 West Phelps

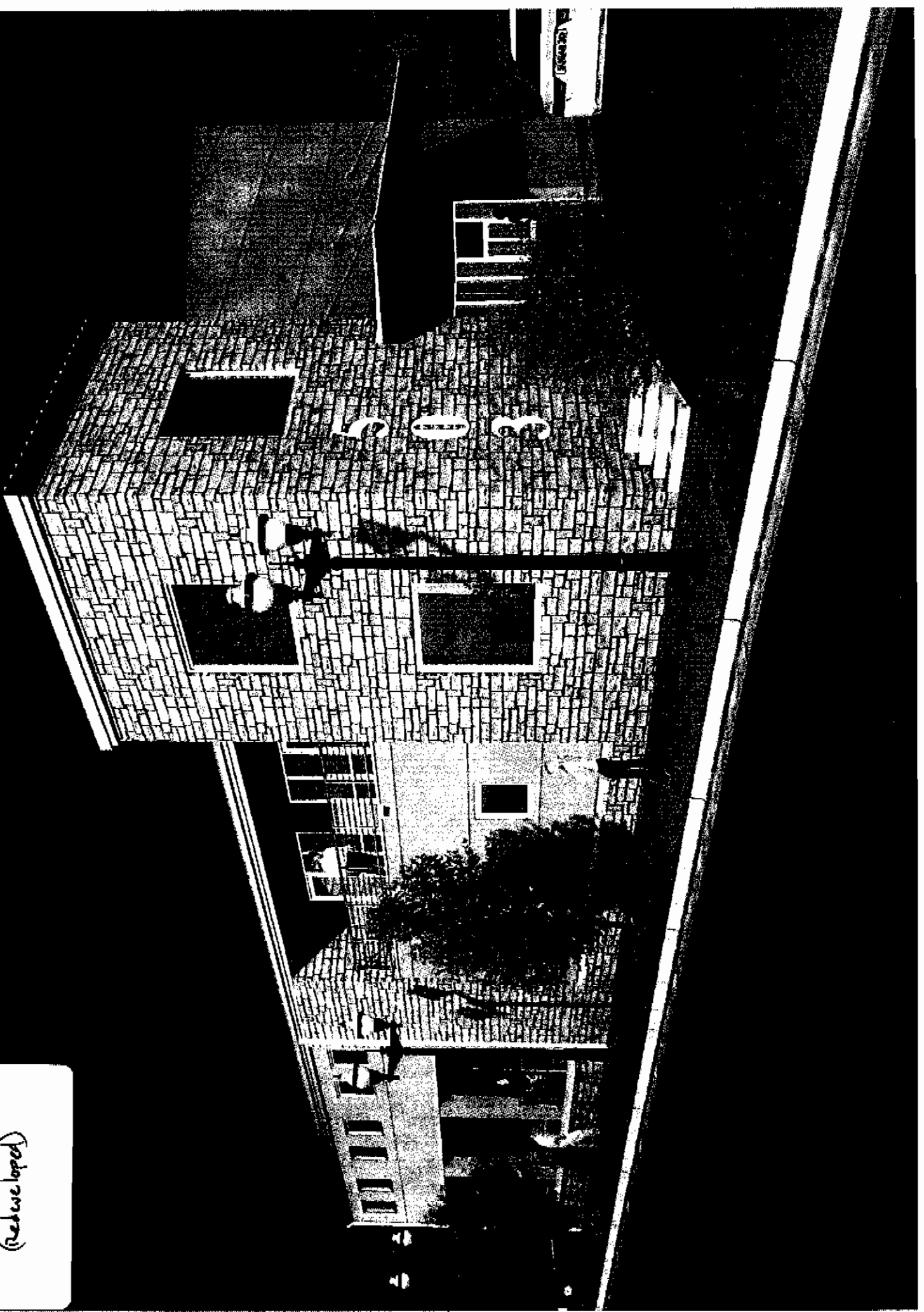
This former machine shop is to undergo extensive cleaning, which will include completely power washing its interior and removing all debris and trash around the exterior of the warehouse. New pallet shelving will be installed inside to hold inventory. The exterior façade will be refaced to help it blend better with the other surrounding historic structures. The top two-thirds of the steel exterior will be covered with long lasting stucco material and the

remainder will be skirted with a man-made decorative stone, which will drastically improve the appearance of the building. Additionally, four large windows will be added to the front of the warehouse to make it more attractive from the street and to create additional light. Exterior doors and trim will be painted and a new overhead door will be installed in the rear entrance. There are also plans to excavate the steps leading up to the main entry and replace them with a safer more appealing set. All of the existing wiring will be replaced, high-output low-voltage interior lights will be installed, and new exterior lighting fixtures along with a CCTV Camera will be added for additional security of the area. The warehouse will be used to store Taylor-Martin Holdings, L.L.C.'s couture pet products brand Unleashed Life.

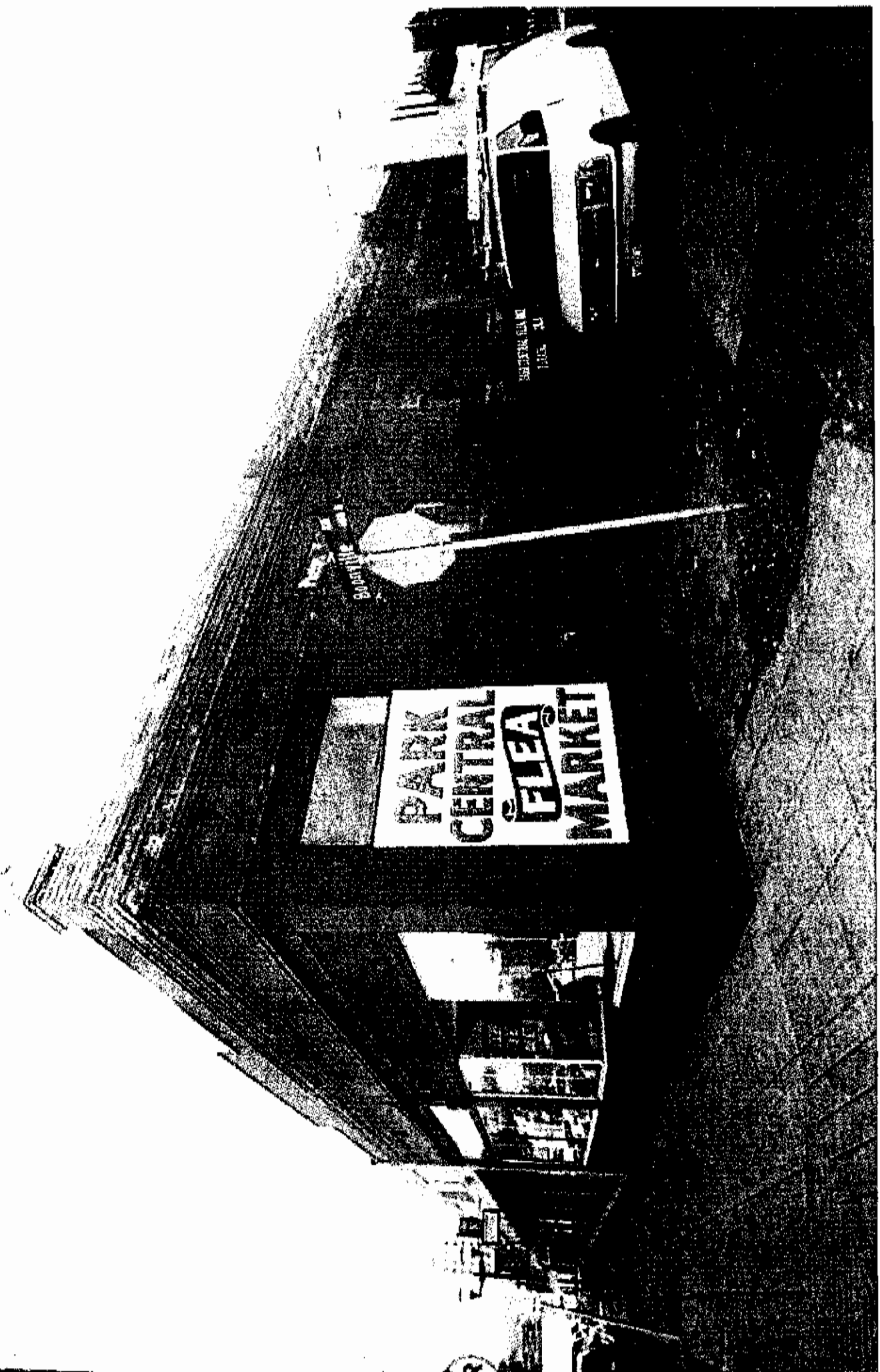
503 N Beaville
(Existing)



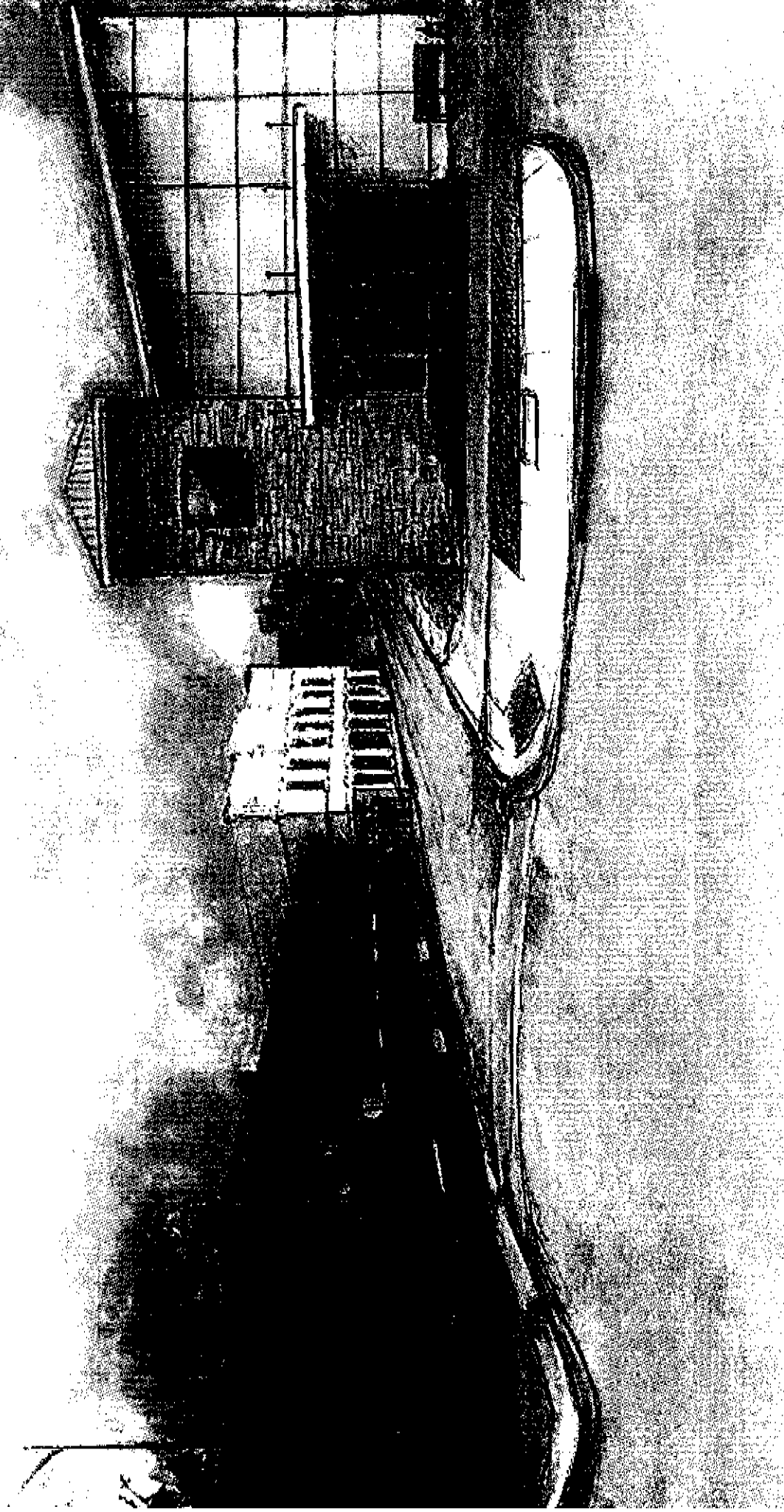
503 N Booneville
(redeveloped)



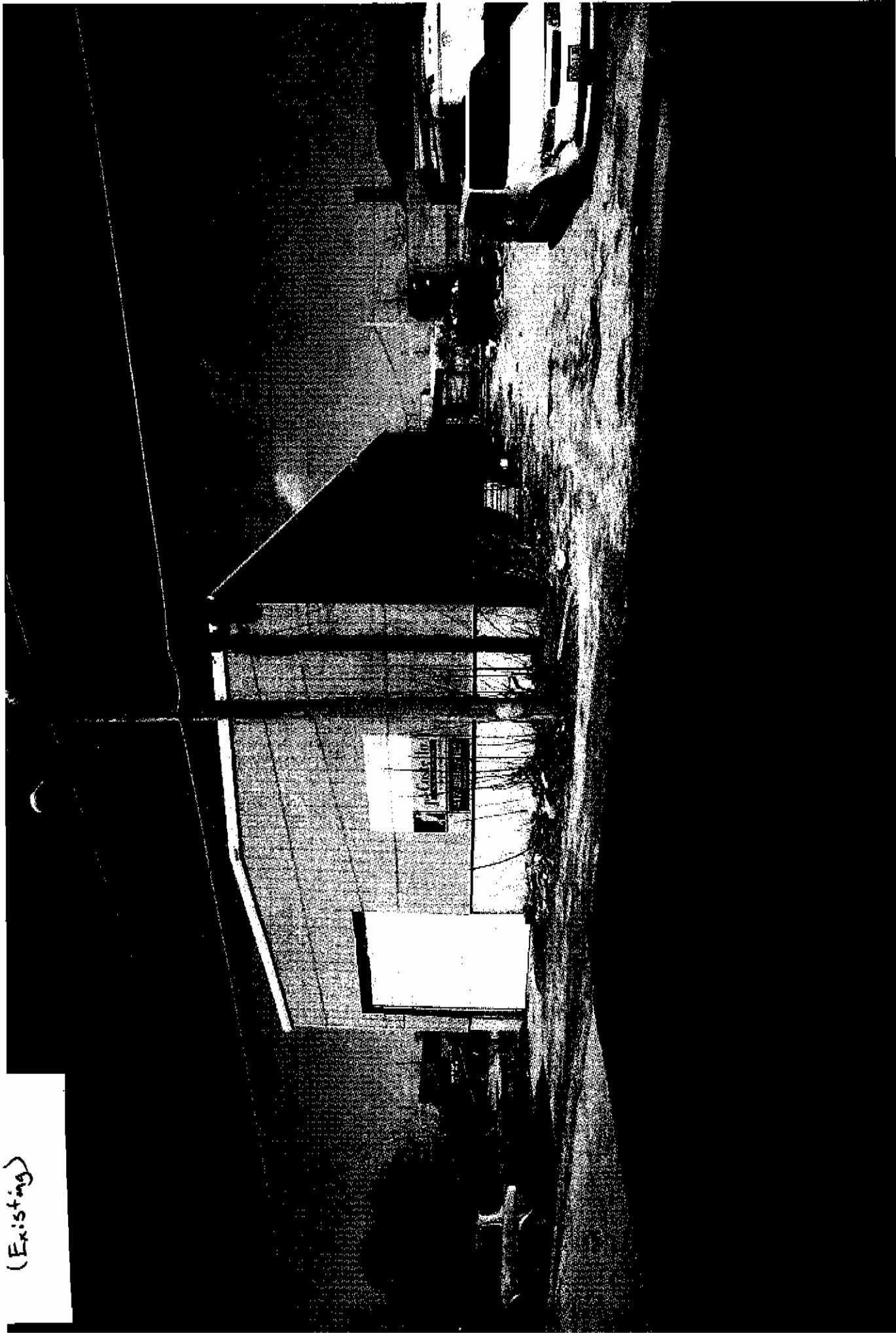
429-430 N Beaville
(Existing)



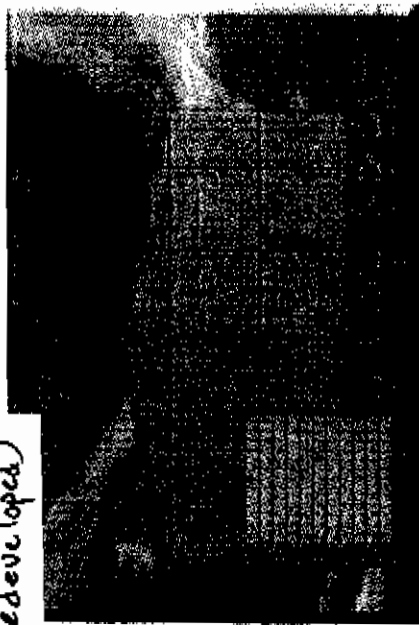
429-431 + 503
N Boonville
(Redeveloped)



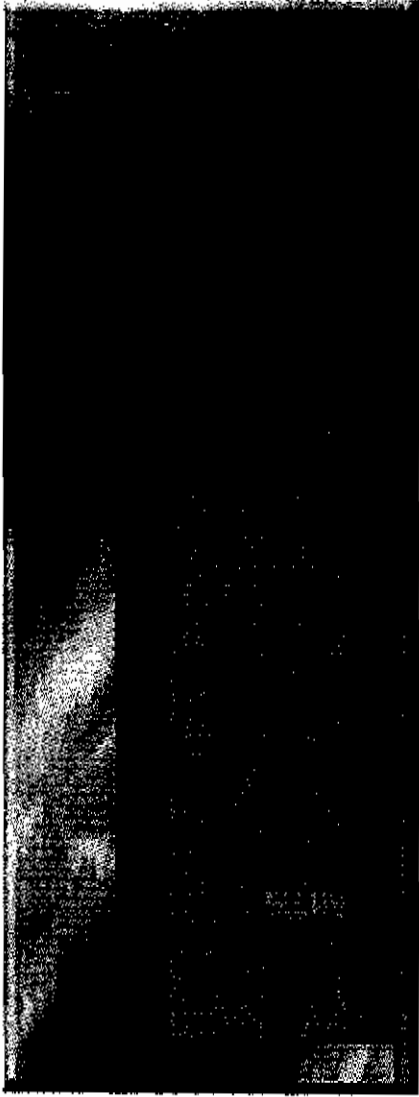
221 W Phelps
(Existing)



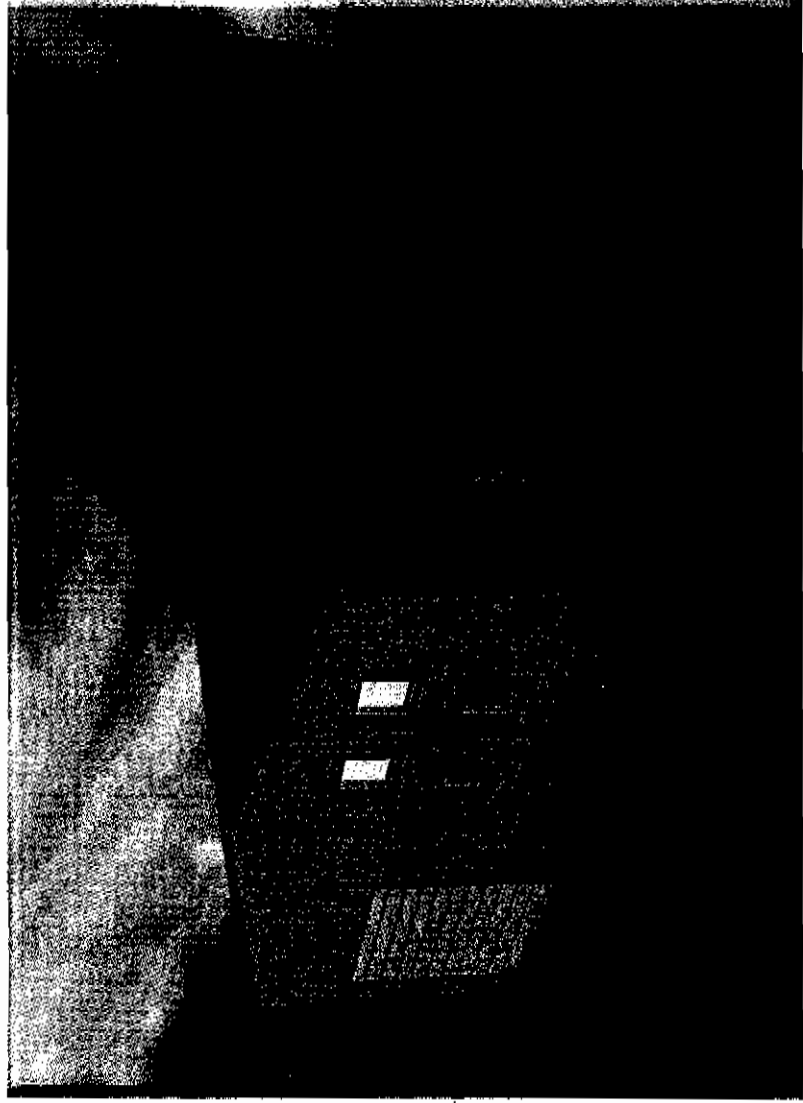
221 W Phelps
(Redeveloped)



South Elevation



East Elevation



Perspective

**Unleashed Life
Warehouse Facilities**

221 West Phelps
Springfield, Missouri