



Former Vacant Property becomes LEED Certified Mixed-Use Development

Located in the heart of downtown Springfield 213 West Olive consists of 36,000 square feet currently undergoing redevelopment. Water Street Development LLC, purchased the property in January of 2008 and began laying the groundwork to transform this vacant brownfield into a functional mixed use development.



The property debuted in Springfield as a hardware warehouse in the late 1800s. It became an office and restaurant in 1886 and by 1902 housed a billiards hall and residential space. In 1933 the property became Springfield's first parking garage with a 120 car capacity.

In 2008 the property owners conducted Phase I and II environmental assessments. The Phase I identified suspect Asbestos-Containing Materials (ACMs) on the site, as well as potential sources of lead paint. The Phase II assessment found levels of asbestos and lead based paint indicating remediation to be necessary based on the planned reuse as residential and retail space.



Pictured from left to right: Alma Moreno-Lahm, Craig Wagner, and Paul Roerman

A Brownfields RLF loan of \$150,000 was provided to fund remediation of lead paint to prepare the site for redevelopment. The Revolving Loan Fund provides low-interest loans to private parties for environmental remediation and may issue sub-grants to non-profit organizations. The project also received \$79,000 from the Façade Improvement Loan Program. The focus of the program is to promote rehabilitation of building facades within the Center City area.



Onsite cleanup was completed in spring of 2010. Immediately following cleanup, Water Street Development LLC began redeveloping the vacant property into residential and commercial space. Redevelopment plans are for 21 lofts and up to 1500 square feet of first floor retail space. The developer plans to achieve LEED certification. The project created 15 jobs during cleanup. Total project costs are estimated at \$3,140,000.

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