PLANNING AND ZONING COMMISSION PUBLIC HEARING: OCTOBER 10, 2019
CITY COUNCIL PUBLIC HEARING: OCTOBER 21, 2019

CASE:
Redevelopment Plan for the STL 505 Redevelopment Area

LOCATION:
Northeast corner of the intersection of East Saint Louis Street and North Benton Avenue (501-517 East Saint Louis Street)

STAFF:
Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the Redevelopment Plan for the STL 505 Redevelopment Area.

ATTACHMENTS:
Exhibit I: Legal Description
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

STL 505 Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes for a proposed redevelopment project generally located at the northeast corner of the intersection of East Saint Louis Street and North Benton Avenue. The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the Springfield-Greene County Comprehensive Plan.

Staff requests the Planning and Zoning Commission recommend the City Council approve the Redevelopment Plan for the STL 505 Redevelopment Area based on findings that said Redevelopment Plan conforms to the Springfield-Greene County Comprehensive Plan.
1. According to the Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan, the area in and around the STL 505 Redevelopment Area is classified as “Greater Downtown.” This land use category allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation. The Plan identifies the Center City District as the most appropriate zoning district. The STL 505 Redevelopment Area is zoned CC, Center City District, and will provide high-density multi-family residential housing. The proposed redevelopment will also have a strong pedestrian orientation due to its location in downtown Springfield and its close proximity to public transit, retail shops, parks, restaurants, entertainment venues, and other downtown amenities.

2. The Growth Management and Land Use Element also indicates the Redevelopment Area is located within the Center City Activity Center. One of the Plan’s objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing that will accommodate approximately 526 students.

3. One of the goals of the Center City Plan Element of the Springfield-Greene County Comprehensive Plan is to transform the Greater Downtown District, which includes the Park Central Square, University Plaza, Walnut Street and Missouri State University sub-districts, into a well maintained, attractive, and inviting environment area for people of all ages that is alive with business, shopping, and visitors. In order to achieve this goal, the Center City Plan Element recommends promoting the emergence of a residential base, as well as increasing the diversity and compactness of land uses throughout Greater Downtown.

Furthermore, the Plan recognizes the subdistricts within the Greater Downtown District are separated from one another and do not effectively function as a single unified entity. It specifically mentions how the downtown commercial core is separated from University Plaza by a mixture of isolated, auto-oriented buildings. The Plan recommends unifying and linking these subdistricts with streetscape enhancements and by filling voids in the building pattern with new development.

The Redevelopment Plan supports these recommendations by proposing to redevelop a vacant and underutilized site located along East Saint Louis Street, which is the primary linkage between Park Central Square and University Plaza, into a high-density student housing development. The new development will fill a void in the building pattern and enhance the streetscape along East Saint Louis Street, as well as bring hundreds of new residents to the area, which will increase pedestrian and business activity in the area.

4. The Center City Plan Element also notes that the Center City area suffers from physical deterioration and economic obsolescence. It also states although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new residential development.

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The STL 505 Redevelopment Area consists of four parcels of land that are individually addressed at 501, 505, 511, and 517 East Saint Louis Street, which together encompass approximately 1.8 acres. The Area is currently occupied by two vacant, single-story commercial buildings at 501 East Saint Louis Street, as well as the remnants of the parking lot and building foundation of the former Arbor Motel at 505 East Saint Louis Street, which was demolished in 2007. The remainder of the Redevelopment Area at 511 and 517 East Saint Louis Street is currently unimproved.

The Redevelopment Plan proposes to demolish the existing structures and construct a new 193-unit student housing development that will accommodate approximately 526 students. The development will consist of a single five-story building that will contain a mixture of studio and one-, two-, three-, and four-bedroom dwelling units that will be oriented around two courtyards. The entire first-floor frontage along East Saint Louis Street will be dedicated as amenity space for a lobby, lounge, study room, fitness center, and coffee shop. Additional amenity space will be provided in the two courtyards, which will feature a swimming pool, a dog park, grilling areas, outdoor seating, fire pits, and open space. The development will also include a 171-space parking garage in the basement level, which will be accessible from North Benton Avenue. Said parking garage will provide off-street parking at the rate of approximately one space per three bedrooms, with the remaining parking demand being supplied off-site.

Chapter 353, RSMo and Chapter 36, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Taxes are abated during the first ten years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, as well as undergo a review process that includes notifying 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 LCRA will review the application on October 8, 2019 and make a recommendation as to whether the Area should be declared a blighted area.

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
Legal Description
Redevelopment Plan for the STL 505 Redevelopment Area

501 & 503 E. St. Louis Street
Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:
All beginning at the Northeast corner of the intersection of Benton Avenue and St. Louis Street as same are now located; thence North along the East line of Benton Avenue, 115 feet; thence East 75 feet, more or less, to a point due North of a point on the North side of St. Louis Street at which an iron pin is set; thence South to said iron pin 115 feet; thence West along the North side of St. Louis Street, 75 feet, more or less, to the beginning, all being a part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 29, Range 22, in the City of Springfield, Greene County, Missouri.

505 E. St. Louis Street
Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:
Beginning 75.5 feet East of the Northeast corner of St. Louis Street and Benton Avenue as now established in the City of Springfield; thence North 115 feet; thence West 75.5 feet to the East line of Benton Avenue; thence North along the East line of Benton Avenue 307.11 feet, more or less to the Southeast corner of Benton Avenue and Olive Street; thence East along the South line of Olive Street 114 feet; thence South to a point on the North line of St. Louis Street 41.25 feet East of beginning; thence West 41.25 feet along the North line of St. Louis Street to the point of beginning, all in the City of Springfield. Greene County, Missouri, all being in the Northeast Quarter of the Northwest Quarter in Section 24, Township 29, Range 22.

511 & 517 E. St. Louis Street
Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:
Tract 1:
Beginning 158 feet East of the Northeast corner of St. Louis Street and Benton Avenue as determined by the survey made by George H. Kastendieck dated June 27, 1959 filed in Surveyor's Record Book 35 at Page 49; thence North 432.50 feet to the South line of Olive Street; thence West along the South line of Olive Street 42.8 feet; thence South to the North line of St. Louis Street to a point 41.25 feet West from the point of beginning; thence East along the North line of St. Louis Street to the point of beginning, all as designated and set forth in the aforesaid survey made by George H. Kastendieck, County Surveyor, dated June 27, 1959 filed in surveyor's record Book 35 at Page 49, and all in Springfield, Greene County, Missouri.
Tract 2:
Beginning at the Southeast corner of George Burge's Lot, which corner is 157 1/2 feet East of the Northeast corner of St. Louis Street and Benton Ave. in the City of Springfield, Greene County, Missouri, running thence East 50 feet to the Lot formerly owned by Goldsberry; thence North 240 feet; thence West 50 feet; thence South to the beginning, subject to and with the rights under Party-Wall Agreement affecting this land.
I. Introduction

STL 505 Redevelopment Corporation (the “Developer”), has prepared the following plan (the “Redevelopment Plan”) for the planned rehabilitation of 501-503, 505, 511, and 517 E. St. Louis Street, Springfield, Missouri, into a residential housing development (the “Project”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes four (4) parcels of land, which will be replatted into one parcel, but are commonly described as 501-503, 505, 511, and 517 E. St. Louis Street, Springfield, Missouri (the “Redevelopment Area”). The Redevelopment Area consists of approximately 1.7897 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

B. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield. Blight will be remediated in several way, amongst them (1) combining parcels into a uniform site of a size that allows for development free from the restrictive nature of long and narrow individual parcels; (2) the Project will develop the necessary utility infrastructure lacking to support any redevelopment; (3) existing commercial buildings that are vacant and deteriorated will be removed; (4) existing conditions to the current unimproved portions of the parcels (including broken concrete, overgrowth, etc. will be removed; (5) the general economic and social liability of the Redevelopment Area will be replaced with a high quality and attractive development; and (6) tax base of the redevelopment Area will be maximized. The Project will then provide for a reasonable tax base to the City that is lacking with respect to the current Redevelopment Area.

C. Redevelopment Plan Objectives and Strategies


The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “CCPE”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“Center City”). One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow. Center City includes some of the oldest parts of the Springfield

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12 See page 1-1 of the CCPE.
13 See page 1-2 of the CCPE.
community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.\textsuperscript{14}

The Redevelopment Area is located within the downtown vicinity of the City of Springfield and generally in the direction of growth and expansion for Missouri State University ("MSU") who executed an agreement establishing direction for the future physical growth of MSU.\textsuperscript{15} This agreement evolved from the desire to redirect the physical expansion of MSU’s campus away from the neighborhoods located to the south and east of MSU and to direct it instead toward Greater Downtown’s core area around Park Central Square.\textsuperscript{16} The Project will be a residential development tailored toward college students and will add to the overall housing stock available to students and continue to allow for additional development in line with MSU’s campus expansion toward Park Central Square.

The Greater Downtown District is comprised of two separate centers (University Plaza and Park Central Square).\textsuperscript{17} Park Central Square is the older core of the Greater Downtown District offering more of the commercial core and architectural charm of the Greater Downtown District while University Plaza has been developed more recently.\textsuperscript{18} The Greater Downtown District has suffered from "little functional, economic or visual relationship between the two greater Downtown centers."\textsuperscript{19} The CCPE seeks to encourage development in this area to counter the "deterioration and obsolescence" of the area.\textsuperscript{20} The CCPE further identifies "[t]he northern and western sides of the central commercial core around Park Central Square" as areas that "show more building deterioration..." and that "[t]he area west of the central commercial core is in need of redevelopment and revitalization...."\textsuperscript{21} The "linkage between Park Central Square and University Plaza would be made most strongly along St. Louis Street.\textsuperscript{22} Further, the CCPE anticipates that redevelopment in this area would change to "commercial or high density residential.\textsuperscript{23} Additional goals in the Greater Downtown District, specifically in the Redevelopment Area include infilling empty spaces between buildings which thereby eliminates a negative and inhospitable appearance of vacancy and underdevelopment (particularly to the north and west of Park Central Square), bring housing into the area with particular aims for mid-rise density, and the inclusion of structured parking elements.\textsuperscript{24}

The Growth Management and Land Use Plan ("\textit{Land Use Plan}"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies Center City as an Activity Center.\textsuperscript{25} The Land Use Plan

\begin{footnotesize}
\begin{enumerate}
\item See page 2-10 of the CCPE.
\item See page 3-38 of the CCPE.
\item See page 3-38 of the CCPE.
\item See page 3-14 of the CCPE
\item Id.
\item Id.
\item Id.
\item Id.
\item See page 3-17 of the CCPE.
\item Id.
\item See page 3-38 of the CCPE.
\item See page 18-34 of the Land Use Plan. Now referencing City Center
\end{enumerate}
\end{footnotesize}
Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service. The Redevelopment Area is located in the Greater Downtown District just to the northwest of the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in Center City and more specifically serve as a high quality project that brings economic vitality and visual charm to the area between Park Central Square and University Plaza in the Greater Downtown District that has been identified in the CCPE as lacking. The Project conforms to and promotes the ideals of development in an area of need that connects centers within the Greater Downtown District, provides a high density residential housing development as anticipated and desired by the CCPE, improves the overall appearance of the Greater Downtown District by removing vacant and inhospitable areas of deterioration, fills empty spaces between buildings in the area, incorporates elements of structured parking, and provides a Project that encourages a pedestrian friendly environment. The Redevelopment Plan also conforms to the preferred concept of the CCPE that "[a] relatively uniform mid-rise scale of buildings that cover a large amount of land area are preferable to a few very tall buildings with 'dead' spaces between them." Moreover, the Redevelopment Plan will allow for additional development and housing within the Center City Activity Center and will provide for medium to higher density housing as called for by the Land Use Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Center City in congruence with the visions of the CCPE discussed above.

III. Redevelopment Plan Requirements

A. Overview

The Redevelopment Plan provides for a residential use with a small commercial space. The new development is being designed to complement the look and style, scale, and intensity of desired in the City Center area. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage needed and desired residential and commercial redevelopment through partial real property tax abatement. The existing zoning

26 See page 18-28 of the Land Use Plan.
27 See page 3-40 of the CCPE.
classifications for the Redevelopment Area is CC-City Center. There are four (4) parcels in the Redevelopment Area that will be consolidated into one site parcel for development.

B. **General Maintenance Guidelines**

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise, including any necessary painting.

C. **Design Guidelines**

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development within the downtown area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish.

IV. **Land Use Plan**

A. **Former and Existing Land Use**

There are currently two (2) structures in the Redevelopment Area. Currently, the two (2) structures are owned by the Developer who recently acquired the properties from Benton Avenue, LLC. The structures have separate addresses but are connected via a roof life and shared walkway and total approximately 3,366 sq. ft. The structures are currently vacant but were previously utilized as commercial office space. The larger Redevelopment Area has been utilized previously to support an old motel, bank structure, and other commercial retail space.

B. **Proposed Land Use**

The proposed Project will involve the development of one hundred and ninety-three (193) apartment units further described as forty-five (45) studio; five (5) one-bed/one bath; forty-one (41) 2-bed/2-bath; fourteen (14) three-bed/three-bath; and eighty-eight (88) four-bed/4-bath units plus one (1) manager unit. The apartments will accommodate approximately five hundred and twenty-six (526) residents. The structures currently addressed at 501 E. St. Louis St. and 503 E. St. Louis St. will be demolished. Site plans and plans and specifications for the Project are attached hereto ad Exhibit G and incorporated herein.

The Project also intends to incorporate a fitness/recreation room, study center, bike storage, dog park, and laundry facilities that will be accessible to tenants. Two courtyards will be incorporated into the design, one that is focused on study areas that provides benches, plug-ins, etc. and another that is more social that provides amenities such as cabana space, a walk-in wading space, patio, etc. A small retail space for retail or a coffee shop is anticipated but comprising only about 1,500 sq. ft. of space.

While zoning does not require a minimum level of parking availability, the Project intends to incorporate parking on-site as part of the Project design and will additionally consider off-site parking options to support the residents of the Project.
C. **Existing and Proposed Zoning**

The Redevelopment Area is currently zoned CC, Center City District and no rezoning will be required.

D. **Regulations and Controls**

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

V. **Execution of the Project**

A. **Execution**

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. **Land Acquisition**

The Developer currently owns the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land. No eminent domain will be needed for land acquisition.

C. **Financing**

Please refer to *Source and Use of Funds* as contained in Exhibit F of the Redevelopment Plan.

D. **Disposition of Property**

No property is proposed to be disposed of within the Redevelopment Area.

E. **Plan for Relocation Assistance**

The existing buildings are currently vacant and as such, there is no need for relocation assistance.

F. **Redevelopment Schedule and Estimated Dates of Completion Redevelopment**

The Developer estimates that the Project will be completed in accordance with the following schedule:

- **Project Schedule**

  - Pre-Construction (Inspections/Permits): October 2019
  - Site Work (Demolition): October 2019
  - Construction of Building: Completed by December 2020
VI. **Other Provisions**

A. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

B. *Population Density*

The Project will consist of one hundred ninety-three (193) units on a 1.7897 acre site. Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City’s Zoning Ordinance.

C. *Public Facilities*

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks upgrades and/or relocations will be necessary. The cost of such improvements will be borne by the Property Owner who is implementing the development. Improvements and upgrades to the existing streets shall be encouraged, and if feasible, when projects require the installation of new utility lines such lines should be located underground. While the Project does have on-site parking (though current zoning does not require parking), additional public/on-street parking will likely exist to accommodate the Project’s parking demand.
EXHIBIT A

[MAP OF REDEVELOPMENT AREA ATTACHED]

1. Individual Parcels to be consolidated: Figures A-1, A-2, A-3, and A4
2. Redevelopment Area (Google Earth) Figures A-5 and A-6
3. Redevelopment Area (Parcel Map) Figure A-7
4. Redevelopment Area (Architect ground level perspective)
Figure A-1: 511 E. St. Louis Street

Figure A-2: 517 E. St. Louis Street
Figure A-3: 505 E. St. Louis Street

Figure A-4: 501-503 E. St. Louis Street
Figure A-5: Consolidated Property View (501-517 E. St. Louis Street)

Figure A-6: Consolidated Property View (501-517 E. St. Louis Street)
The site is situated on the east side of North Benton Avenue and the north side of East St. Louis Street just east of Downtown Springfield and North of Missouri State University. This site previously housed a drive-up hotel to the north, and a bank to the south. The site is situated in the eastern portion of downtown Springfield and is surrounded by a bank to the west, the City Discovery Center to the south, a flea market to the north and an event venue to the east. There is a sizeable grade change ascending from north to south.

The site’s position in the city leaves it in a walkable area with ¼ mile to Park Central Square and ½ mile to Missouri State Campus. In addition, there are bus stops for the number 5, 12 and 25 bus routes located at the southern end of the site. These provide users access to downtown and Missouri State campus on weekdays, weekends and holidays.
EXHIBIT B

LEGAL DESCRIPTION

New Legal Description to be provided upon finalized replat of the four parcels. Currently the four parcels are legally described as follows:

501 & 503 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

All beginning at the Northeast corner of the intersection of Benton Avenue and St. Louis Street as same are now located; thence North along the East line of Benton Avenue, 115 feet; thence East 75 feet, more or less, to a point due North of a point on the North side of St. Louis Street at which an iron pin is set; thence South to said iron pin 115 feet; thence West along the North side of St. Louis Street, 75 feet, more or less, to the beginning, all being a part of the Northeast Quarter of the Northwest Quarter of Section 24. Township 29, Range 22. in the City of Springfield, Greene County, Missouri.

505 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

Beginning 75.5 feet East of the Northeast corner of St. Louis Street and Benton Avenue as now established in the City of Springfield; thence North 115 feet; thence West 75.5 feet to the East line of Benton Avenue; thence North along the East line of Benton Avenue 307.11 feet, more or less to the Southeast corner of Benton Avenue and Olive Street; thence East along the South line of Olive Street 114 feet; thence South to a point on the North line of St. Louis Street 41.25 feet East of beginning; thence West 41.25 feet along the North line of St. Louis Street to the point of beginning, all in the City of Springfield. Greene County, Missouri, all being in the Northeast Quarter of the Northwest Quarter in Section 24. Township 29, Range 22.
511 & 517 E. St. Louis Street

Real property located in the City of Springfield, Greene County, Missouri, more particularly described as:

Tract 1:
Beginning 158 feet East of the Northeast corner of St. Louis Street and Benton Avenue as determined by the survey made by George H. Kastendieck dated June 27, 1959 filed in Surveyor's Record Book 35 at Page 49; thence North 432.50 feet to the South line of Olive Street; thence West along the South line of Olive Street 42.8 feet; thence South to the North line of St. Louis Street to a point 41.25 feet West from the point of beginning; thence East along the North line of St. Louis Street to the point of beginning, all as designated and set forth in the aforesaid survey made by George H. Kastendieck, County Surveyor, dated June 27, 1959 filed in surveyor's record Book 35 at Page 49, and all in Springfield, Greene County, Missouri.

Tract 2:
Beginning at the Southeast corner of George Burge's Lot, which corner is 157 1/2 feet East of the Northeast corner of St. Louis Street and Benton Ave. in the City of Springfield, Greene County, Missouri, running thence East 50 feet to the Lot formerly owned by Goldsberry; thence North 240 feet; thence West 50 feet; thence South to the beginning, subject to and with the rights under Party-Wall Agreement affecting this land.
EXHIBIT G
[REDEVELOPMENT PLANS AND SPECS]

[please see attached]
ARCHITECTURAL DESIGN
AMENITY SPACES

The entry of the building is supported by many amenity spaces. Surrounding the lobby, building users have access to places to relax or be active both in groups and as individuals. Located adjacent to the building, the entry lobby and the coffee shop allow users access to both indoor and outdoor seating. On the opposite side of the lobby, the lounge and recreation areas provide users with many options for places to gather, socialize and work. The lounge hosts various seating options as well as televisions and a fireplace. In the recreation area, students will find places to gather and play games such as ping pong or pool. Removed from the bustling entry, there is a quieter spaces supported by small meeting rooms where users can work and study. Located in between the work and lounge zones, users will have access to a fitness and laundry room. Users will find each room equipped with all they need to fully utilize the space including both cardio and strength-training equipment.
ARCHITECTURAL DESIGN
RENDERINGS

Building Entry

Enclosed Courtyard