

From: [Stephanie Shadwick](#)
To: [Kerner, Sarah](#); [Dan Scott](#)
Cc: [Schaefer, Matthew](#); [Weaver, Bill](#); [White, Judy](#)
Subject: RE: Kearney St Corridor Plan - Building Materials - LCRA interpretation
Date: Monday, March 29, 2021 4:50:26 PM
Attachments: [image002.png](#)
[image003.png](#)

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Hi Sarah,

Dan and I met to discuss and crafted a succinct sentence that could be added for clarity of intent:

Sheet metal that is formed, panelized, and attached with concealed fasteners shall be permitted as a primary exterior material.

This would allow for architectural-type systems (such as the panelized system proposed for Big Shots), but still maintain restrictions for metal paneling with exposed fasteners that is commonly found on quonset huts and pole barns.

Thanks!

Stephanie Shadwick, AIA, LEED AP
Project Architect

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From: Kerner, Sarah <skerner@springfieldmo.gov>
Sent: Monday, March 29, 2021 1:41 PM
To: Dan Scott <dan@danielescott.com>
Cc: Schaefer, Matthew <mschaefer@springfieldmo.gov>; Stephanie Shadwick <sshadwick@nformarc.com>; Weaver, Bill <bweaver@springfieldmo.gov>; White, Judy <jwhite@springfieldmo.gov>
Subject: Re: Kearney St Corridor Plan - Building Materials - LCRA interpretation

Dan & Stephanie - Just a reminder I need to get that draft language on the Kearney Street sheet metal issue sometime today so we can send it out in the LCRA packet tomorrow. Thank you and I really appreciate your input on this.

Sarah Kerner

Economic Development Director

City of Springfield, Missouri

840 Boonville Ave.

Springfield, MO 65802

417-864-1035

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From: Kerner, Sarah

Sent: Thursday, March 11, 2021 12:01 PM

To: Dan Scott <dan@danielescott.com>

Cc: Schaefer, Matthew <Mschaefer@springfieldmo.gov>; Stephanie Shadwick <sshadwick@nformarc.com>; Weaver, Bill <bweaver@springfieldmo.gov>

Subject: RE: Kearney St Corridor Plan - Building Materials - LCRA interpretation

Ok – let’s shoot for Monday March 29 so we can send out a draft in the packets on Tues March 30.

Thanks to you both!

Sarah Kerner

Economic Development Director

City of Springfield, MO

417-864-1035

From: Dan Scott <dan@danielescott.com>

Sent: Thursday, March 11, 2021 12:00 PM

To: Kerner, Sarah <skerner@springfieldmo.gov>

Cc: Schaefer, Matthew <mschaefer@springfieldmo.gov>; Stephanie Shadwick <sshadwick@nformarc.com>; Weaver, Bill <bweaver@springfieldmo.gov>

Subject: Re: Kearney St Corridor Plan - Building Materials - LCRA interpretation

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Slave driver!

We’re architects! We’re deadline driven, and will craft a phenomenally succinct, yet perfectly

encompassing (in our own minds, anyway) in the final hour before midnight strikes the day before the next meeting.

Okay, I'll call Stephanie.

Dan

On Thu, Mar 11, 2021 at 11:09 AM Kerner, Sarah <skerner@springfieldmo.gov> wrote:

Dan and Stephanie – just checking in on this... have you had a chance to discuss this policy language yet?

Sarah Kerner

Economic Development Director
City of Springfield, MO
417-864-1035

From: Kerner, Sarah <skerner@springfieldmo.gov>

Sent: Wednesday, March 3, 2021 7:39 PM

To: Dan Scott <dan@danielescott.com>

Cc: Stephanie Shadwick <sshadwick@nformarc.com>; Schaefer, Matthew <mschaefer@springfieldmo.gov>; Weaver, Bill <bweaver@springfieldmo.gov>

Subject: Re: Kearney St Corridor Plan - Building Materials - LCRA interpretation

Fantastic. I can see we've got the right people working on this!

Sarah Kerner

Economic Development Director

[City of Springfield, Missouri](#)

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From: Dan Scott <dan@danielescott.com>

Sent: Wednesday, March 3, 2021 5:54 PM

To: Kerner, Sarah <skerner@springfieldmo.gov>

Cc: Stephanie Shadwick <sshadwick@nformarc.com>; Schaefer, Matthew <mschaefer@springfieldmo.gov>; Weaver, Bill <bweaver@springfieldmo.gov>

Subject: Re: Kearney St Corridor Plan - Building Materials - LCRA interpretation

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Thanks Sarah,

We may be able to narrow this fairly quickly by focusing on something to the effect of "sheet metal siding with predominantly concealed fasteners." Once you get to concealed fastener steel siding system, you are in the upper end that feature minimum gages to be quality products. That may still be too vague to be useful, but Stephanie and I will get together to discuss.

Dan

On Wed, Mar 3, 2021 at 11:53 AM Kerner, Sarah <skerner@springfieldmo.gov> wrote:

Building Materials: All structures shall be constructed of durable materials strong enough, at minimum, to outlast the period of abatement. Examples include brick, stone, cement siding, steel, and modern masonry. Vinyl siding will not be permitted as the primary exterior material for any structure receiving abatement. Cinder block or plain-faced concrete shall not be allowed for exterior surfaces facing the street. Sheet metal shall not be permitted as the primary exterior material for any structure but may be used for decorative purposes if approved by the LCRA. The intention of disallowing certain materials is to ensure a quality standard of construction and aesthetics for property incentivized per the spirit of blight abatement and revitalization for the area.

Dan & Stephanie -

Here is the language that is currently in the Plan. Considering the notification requirements involved with an amendment, as well as the extensive public input process that was used when this Plan was adopted, I think an LCRA policy interpreting this section would be the best way to deal with the ambiguity created in the language that recommends the use of durable materials such as steel, but disallows sheet metal as a primary exterior material.

As we discussed in the meeting yesterday, the goal of the plan is to incentive quality, durable construction and rehabilitation along Kearney Street. The examples of metal quonset huts or cheap metal "pole barn" type construction is what we were trying to avoid incentivizing.

I would appreciate your input on how to clarify this section!

Thanks,
Sarah Kerner