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Sponsored by: Gannaway

COUNCIL BILL NO. 2001 - 111 RESOLUTION NO. 8834

A RESOLUTION

ADOPTING the updated Mid-Town Neighborhood Plan as an element of the Master Plan for the development of the City of Springfield, Missouri. (Planning and Zoning Commission and staff recommend approval.)

WHEREAS, the Planning and Zoning Commission, by state statute and Section 11.2 of the Charter, has the authority and the responsibility to develop a master plan for the development of the City of Springfield, Missouri; and

WHEREAS, Section 11.5 of the City Charter provides that the master plan for the physical development of the City, with the accompanying maps, charts, descriptive and explanatory matter, shall show the Commission's recommendations for the development of City territory; and

WHEREAS, Section 11.6 of the Charter provides that the Commission may adopt the master plan as a whole by a single resolution, or may by successive resolutions adopt successive parts of the plan, said parts corresponding to major geographical sections of the City or to functional divisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereof; and

WHEREAS, the Commission has decided to proceed with formation and adoption of a master plan by functional elements; and

WHEREAS, after due notice and public hearings, the commission did adopt on March 22, 2001, the updated Mid-Town Neighborhood Plan as an element of the Master Plan for the development of the City of Springfield, Missouri; and

WHEREAS, Section 11.6 of the Charter provides that no plan or part thereof shall be considered adopted until approved by the Council after a public hearing; and

WHEREAS, after due notice, this Council has received public comment at a public hearing held on April 2, 2001.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows:

Section 1 - That the updated Mid-Town Neighborhood Plan as an element of the Master Plan for the development of the City of Springfield, Missouri, which is on file with the City Clerk, is hereby adopted as an element of the Master Plan for the development of the City of Springfield, Missouri.

Section 2 - That the Director of Planning and Development and the City Clerk are directed to maintain official copies of this Plan in their offices.

Section 3 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: 4-2-01

/s/ Leland L. Gannaway
Mayor

Attest: /s/ Brenda M. Citin, City Clerk

Approved as to form: [signature], City Attorney

Approved for Council action: [signature], City Manager

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Introduction

The Mid-Town neighborhood is located north of the Central Business District and south of the Commercial Street Historic District. The Mid-Town neighborhood borders run from the corner of Chestnut Expressway and the corner of Boonville Avenue north to Blaine Street. The border then runs east along the alley until it intersects with National Avenue. The borderline then runs south along National Avenue to the Frisco Railroad right-of-way and then south along the railroad right-of-way, back to Chestnut Expressway, with Chestnut Expressway being the southern border. (See Map 1 for a diagram of the area.)

The City of Springfield is a proponent of neighborhood planning. The first Mid-Town Neighborhood Plan was completed in March of 1989 and was later amended in November of 1994. These plans have addressed many of the issues confronting the neighborhood at the time, but by the end of the decade due to changing circumstances, the Mid-Town Neighborhood Association requested the City to consider another update to the Plan.

This Mid-Town Neighborhood Plan update is the result of collaboration between the residents, the neighborhood association, the institutions, and the City of Springfield. While this Plan by necessity borrows from the 1989 Mid-Town Neighborhood Plan and the 1994 update, it is a stand-alone document that addresses the concerns of the neighborhood brought out in the planning process.

The development of the Mid-Town Neighborhood is directly related to the arrival of the railroad in 1870. The railroad was constructed one mile north of Springfield and a new town, North Springfield, was developed around the railroad. Division Street separated the two towns. North Springfield soon became a bustling community with the business district located along Commercial Street. The two towns were consolidated in 1887 and Mid-Town thrived because of its central location.

The housing stock of Mid-Town is primarily comprised of houses constructed between 1870 and 1925. There is a wide range in the size and architectural design of the houses, which were built by merchants, educators, and working class people. Behind many of the houses there remains a collection of primarily unchanged carriage houses, garages, and other outbuildings.

Mid-Town has many amenities not available in other areas of the city: large stately trees, variety of housing units, historic structures, educational facilities from daycare to college, variety of church denominations, public library, community center, medical facilities and government offices. The variety in types and styles of housing units affords many choices within the neighborhood.

Single-family structures constitute the majority of the housing stock. Preventing the continuing loss of this land use is a primary concern. The architectural significance of these structures contributes to the area's unique quality of life. Preventing the further loss

of historic structures is important step in ensuring the continued vitality of the Mid-Town neighborhood.

Another concern is the age of the housing stock. While most homes appear in good condition, general maintenance and repair are needed in many instances. Some housing structures may be dilapidated and may not meet minimum code requirements, creating a threat to the safety, health and general welfare of the neighborhood and community.

Poorly maintained property devalues those properties that are nearby. If the problem becomes wide-spread, the result is the deterioration of the entire neighborhood. Every action should be rated on the standard of whether it will enhance the property values of those who live in the neighborhood.

Institutional land uses are also important to the future of the neighborhood. On the one hand, they provide the opportunity for employment and on the other hand, the continued expansion of institutions threatens the stability of the Mid-Town neighborhood. In recent years, the growth of not-for-profit social service agencies has also had an impact on the neighborhood. The expansion of commercial, governmental, institutional, educational and social service facilities has introduced large expanses of pavement which conflict with the residential character of the surrounding neighborhood.

Process

The City of Springfield initiated the Mid-Town Neighborhood Plan update in the summer of 1999. The update was included on the city work program following a request from the Mid-Town Neighborhood Association, in May of 1998. In August of 1999, representatives of the Mid-Town neighborhood, a consultant hired by the City and city staff met to determine the scope of the update. Additional meetings were held to review the format of an opinion survey and revise plan parameters.

An opinion survey was mailed to all property owners in the Mid-Town neighborhood in August of 1999. The opinion survey had a 28 percent rate of return. The survey tabulations were presented at the first of two public meetings held at Berry Elementary School.

At the first public meeting held on November 16, 1999, the survey results were presented. After this presentation, a brainstorming session was held where participants had the opportunity to express what they believe were the major concerns, problems, and opportunities facing the neighborhood. Facilitators listed all of the public comments and then asked the residents to prioritize the comments in order of importance. The results were tabulated by the consultant and compared with the survey results to determine suggested actions.

On December 7, 1999, the consultant presented a suggested strategy for addressing the issues brought out in the opinion survey and brainstorming sessions. The strategy was discussed at this meeting and these discussions provide a basis for this plan.

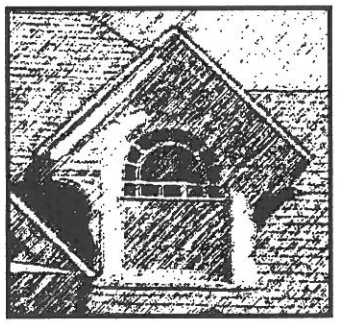
Institutions and public service agencies are a vital part of the Mid-Town neighborhood. Because these organizations play such a key role in the future of the neighborhood, both positive and negative, it was decided that interviews should be held with all of the organizations. The intent was to open communications between the neighborhood, institutional neighbors, and city government. These interviews provided valuable information on the future plans of the institutions and how those plans may affect the neighborhood. Over the last few years, institutions have been encouraged to develop master plans by the City.

Issues

The planning process identified the following non-prioritized issues as major neighborhood concerns.

- Conservation and promotion of the single-family character in residential areas.
- Consistent enforcement of city ordinances.
- Potential safety hazards because of building code violations, particularly in housing structures converted to apartments.
- Deteriorating housing stock.
- Preservation of the architectural and historical character of the neighborhood.
- Non-residential land uses expanding into residential neighborhoods.
- Need to protect core residential areas while balancing them with the physical needs of the institutional land uses.
- Impact of social service agencies on the neighborhood.
- Compatibility of new developments with the existing neighborhood in terms of landscaping, open space and architecture.
- General perception that the north side neighborhoods do not provide a good quality of life.
- Public improvements should benefit the historic and residential nature of the neighborhood.
- Safety and security.
- Enforcement of existing ordinances.
- Washington Park appearance and security.
- Neighborhood image.

Mid-Town Neighborhood Plan



Goal

Protect and improve the Mid-Town Neighborhood by enhancing the historic single-family character of the neighborhood while being sensitive to the needs of commercial investment, employment opportunities, and housing for a diverse population.

Objectives

1. Protect and improve the single-family character of the neighborhood.
2. Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.
3. Review the City Code and provide a system of code enforcement for chronic issues.
4. Maintain a safe environment for residents of the Mid-Town neighborhood.
5. Encourage the preservation of architecturally significant structures and design features.
6. Coordinate public improvements and encourage private re-development in a manner that will not detract from the neighborhood's historic character.

Objective 1. Protect and improve the single-family character of the neighborhood.

For the Mid-Town neighborhood to be a viable member of the community of neighborhoods within Springfield, the loss of single family structures within the neighborhood must be halted. The preservation of the unique characteristics of the Mid-Town neighborhood will fail without actions to preserve the single-family nature of the housing stock.

Vacant and dilapidated buildings detract from the residential character of the neighborhood. Deterioration of housing stock creates a disincentive for investment in adjoining properties. When deterioration occurs on the fringes of a neighborhood and begins to spread to adjoining properties, neighborhood decline can become a self-fulfilling prophecy. Dilapidated structures can be separated into three categories: Aesthetics, Safety and Health. The three categories indicate a progressively more alarming state of deterioration. First, the presence of aesthetic deterioration such as peeling paint or warped siding can create an impression of owner apathy in the neighborhood. Aesthetic deterioration of structures may be an indication that structural problems exist or will exist in the future. Unkempt siding, loss of shingles, broken windows, etc. may expose the structure to the elements, raising safety concerns. Finally, resident health can be compromised if structures lack adequate facilities such as plumbing and electricity. An inspection program could be implemented for residential structures in the neighborhood to prevent deferred maintenance that can result in unsafe housing. Such a program could initially focus on dilapidated housing that does not meet minimum health and safety codes. The program could include a grace period to allow property owners to bring their structures up to standard. A parallel program could be created which provides low-income homeowners with the funds to fix housing problems and meet minimum health and safety codes. An emergency home repair program could be funded by CDBG funds and/or contributions from private institutions. Organizations such as Americorps and the Community Partnership of the Ozarks could be asked to provide labor as part of a fix-up program. After both programs have operated for a period of time, it could be expanded to require residential property owners to meet additional code standards on aesthetics.

Rehabilitation of dilapidated housing stock can also be accomplished through the use of state and federal programs such as Chapter 99 of the Missouri Revised Statutes. Under Chapter 99, portions of a neighborhood can be declared "blighted" by the local redevelopment authority. A redevelopment plan can be submitted for the area for private re-use. Funding options include, but are not limited to: Tax Increment Financing (TIF), Neighborhood Improvement Districts (NID), and Community Development Block Grants (CDBG).

While a Chapter 99 redevelopment can include the clearance of land in the project area, such an application should be discouraged in Mid-Town. Potential Chapter 99 redevelopment in portions of Mid-Town, should only be initiated if the focus is on rehabilitation of vacant and dilapidated housing stock. Such a project can also result in neighborhood housing that caters to a wide variety of income levels. Despite re-

development potential under Chapter 99, the neighborhood should continue to pursue the creation of a Housing Rehabilitation Trust Fund with Drury University (see Appendix E). Discussions on such a program have led the University to indicate that they would contribute private funds to the rehabilitation of housing stock south of Lynn Street.

In addition, illegal uses of residential property should not be allowed to exist. Illegal uses in a residential area can detract from the single-family nature of the neighborhood and negatively impact investment in neighboring properties. Steps should be taken to eliminate illegal uses in the neighborhood. In doing so, it is important to distinguish between an "illegal" use and a legal "non-conforming" use. An illegal use is one that is initiated in an area that already prohibits it (ex. A house is converted to apartments in a residential single-family zoning district). In contrast, a legal non-conforming use is one that existed prior to the property being rezoned to disallow said use (ex. Apartments in a residential multi-family zoning district that is later rezoned for single-family). Legal non-conforming uses are permitted to continue operating unless discontinued for a period of time.

While legal non-conforming uses were originally registered with the City when the Mid-Town Urban Conservation District was created (Appendix F), subsequent rezonings in the neighborhood may have resulted in new legal non-conformities. These additional legal non-conforming uses should be identified and added to Appendix F to distinguish them from illegal uses. Appendix F should also be updated when future rezonings result in the creation of new legal non-conforming uses. Finally, the Appendix will need to be modified to reflect previous legal non-conforming uses that have lost said status due to demolition, conversion to a permitted use, etc.

Another means of preserving the core neighborhood and protecting it from adjoining institutional and commercial uses is to buffer those areas and create transition with landscaping to separate the single family areas from the commercial, institutional and multi-family land uses. Exploring ways to maintain the neighborhood's existing tree canopy can also enhance neighborhood quality of life.

There are an estimated 796 residential properties in the Mid-Town neighborhood. Single-family, duplex, townhouse, loft apartments, and multi-family uses are counted as residential in this estimate. Of the 796 residential properties, 396 or 49.6 percent are owner occupied. Overall, the city of Springfield's rate of owner occupancy is approximately 60 percent. Seventy-nine percent of all properties in the neighborhood are residential.

Renter-occupied residences and multi-family units are dispersed throughout the Mid-Town neighborhood. Several historically significant single-family houses that have been converted to multi-unit residences are located in the northern area of the neighborhood. The high percentage of renter-occupied residences could be made more proportionate to other Springfield neighborhoods by eventually changing the historically significant large homes back to single-family dwellings, and by encouraging single family uses in the development process.

A review of zoning maps and land uses in select portions of the neighborhood suggests that one area in the neighborhood be rezoned to R-SF, Single-Family Residential, to prevent the further introduction of high density housing types into the core of the neighborhood. The variety of structures and residential land uses in other portions of the neighborhood not already zoned R-SF is too great to warrant additional rezoning.

The area northwest of Washington Park (See Map 2, Washington Park N.W.) should be rezoned from R-MD, Medium-Density Multi-Family Residential, to R-SF, Single-Family Residential to reflect the predominant land use and housing type. Five of seven single-family structures within the area are used as single-family dwellings. One structure is being used as a duplex, while the other has been converted to multi-family use. The vast majority of structures on adjacent portions of North Summit Avenue are also being used as single-family residences. Rezoning the area to R-SF will preserve existing single-family structures while complimenting uses on adjacent properties. If rezoned, the existing duplex may remain as a permitted use. The existing multi-family structure may remain as a legal non-conforming use.

Many neighborhood residents identified the area south of Washington Park (See Map 2, Washington Park South) as a section of the neighborhood that should be rezoned to R-SF, to preserve the predominant single-family housing type. A review of the area found that while 69 percent of the housing structures in the area are a single-family housing type, 62 percent of all structures are used as duplexes. Only three parcels are used for single-family. This plan does not recommend rezoning Area B because duplexes are permitted uses in the R-SF zoning district. Even if Area B is rezoned, existing duplexes would be permitted to remain. Existing duplexes in an R-SF district can be replaced with a contemporary duplex structure.

Residents of the single-family homes on the 1100 block of North Benton Avenue have recently expressed an interest in potentially rezoning their properties to R-SF to better reflect current uses. These properties are currently zoned R-MD and located in "Area A" of the Mid-Town UCD. Their location in "Area A" of the UCD provides greater long-term marketability of the properties by permitting limited commercial and office uses. As a result, this Plan does not recommend a City initiated rezoning. Still, should properties in this block retain their single-family uses, it would not be inappropriate for property owners to request rezoning of their properties to R-SF and out of the UCD's "Area A". In light of a potential rezoning request, it is necessary to recognize that the intention of "Area A" is to allow a variety of uses as an incentive to maintain and preserve existing structures. This issue should be addressed in any application for rezoning.

Actions:

- Create disincentives for property owners who allow a building to remain vacant or abandoned for more than six months. Ensure that the exteriors of vacant and dilapidated buildings meet minimum housing codes. Revise the dangerous building ordinance so that buildings that are beyond repair will be demolished in a timely manner.

- Conduct a neighborhood tour of elected and appointed officials to illustrate the health, safety and aesthetic problems related to deteriorated structures.

- Establish a neighborhood committee to develop a maintenance program for structures to assure that they meet standards for health and safety. The program should consider all of the following tools in order to ensure the maintenance of all properties without burdening the low-income tenants and/or homeowners:

  1) The adoption of all or a portion of the International Property Maintenance Code for properties within the Mid-Town UCD.

  2) A health/safety code inspection for properties at the time of sale; whether conducted by the City, or by showing proof of inspection prior to the issuance of an occupancy permit to new homeowners.

  3) A rental registration program and annual health/safety inspection for all rental properties to ensure that maintenance is not deferred on basic health and safety items.

  4) Establish and fund an emergency home repair program that can be used by property owners who fail a health/safety code inspection, in order to comply with the code.

- Work to rehabilitate vacant and dilapidated structures through the use of such tools as Chapter 99 of the Missouri State Statutes, and/or a Housing Rehabilitation/ Maintenance Trust Fund referenced in the Drury University/Mid-Town Neighborhood Association 10-year partnership (Appendix E).

- Update documentation of non-conforming uses to provide a history of operation. Eliminate all non-conforming uses in the neighborhood that have been identified as illegal. Use this documentation when a complaint is made of a non-conforming use. In order to expedite the enforcement process against illegal uses.

- Vehicular access to the sites for commercial and institutional uses should ensure that traffic is not directed through the residential neighborhood. Access could be controlled through the use of the Urban Conservation District (UCD) requirements.

- Utilize landscaping and fencing to help buffer residential areas from institutional, commercial, and non-residential buildings. Landscaping will decrease glare, heat, noise and lights, providing a more pleasing environment for the neighborhood, and create a transition between the institutional land uses and the residential neighborhood. Utilize UCD requirements to strengthen regulations when necessary.

- Target specific neighborhood areas, particularly north of Division Street and east of Clay Ave. for the use of tools such as Community Development Block Grant and HOME funds.

- Rezone parcels located on the west side of the 1700 block of North Summit Avenue from R-MD, Medium-Density Multi-Family Residential, to R-SF, Single-Family Residential (See Map 2) to reflect the predominant land use and housing type, and prevent the further introduction of higher density housing.

- Review neighborhood projects that were constructed following the incorporation of tree preservation standards into the UCD. Consider whether additional tree preservation standards are necessary in the neighborhood.

Objective 2: Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.

The Mid-Town neighborhood is home to private and public institutions that have been successful in their missions. These institutions provide employment opportunities and create a demand for housing in the Mid-Town neighborhood. While the General Assemblies of God, Drury University, and Cox Hospital Systems are growing institutions, institutional growth often conflicts with the goal of preserving the single-family nature of the neighborhood. (See Map 3.)

Public services such as Springfield R-12 School District, Greene County Government, Ozarks Technical Community College, Springfield City Utilities, and the City of Springfield need to grow to meet the demands of a growing populace. The needs of the public service institutions must be weighed against the actions necessary for preserving the Mid-Town neighborhood.

Social service agencies like The Kitchen and the Victory Mission provide shelter and other basic needs as well as counseling to indigent individuals and families. They provide shelter for transients and individuals that are unable to support themselves for various reasons. Both social service organizations have a successful track record of caring for people with special needs. Due to the location of these services on Commercial Street, individuals who are attracted to the area can sometimes create a negative impact on the adjacent neighborhood through misbehavior and disregard for property. Such activity plays a role in devaluing the quality of housing and the quality of life for neighborhood residents. The "Good Faith" agreement (Appendix D) between social service providers, The Commercial Club and the Mid-Town Neighborhood Association, was signed in 1996. The agreement states that the boards of the affected social service agencies, "...do not intend to expand the services and programs they offer in their current locations on Commercial Street." All involved parties should continue to have dialogue to ensure that the spirit of the "Good Faith" agreement is adhered to.

The Mid-Town neighborhood is an historic neighborhood surrounded by prominent institutions. The demand for services provided by these institutions has resulted in the need to expand and increase these facilities. The health of the Mid-Town neighborhood is

tied to the stability of these institutions. The location of public institutions in the Mid-Town neighborhood demonstrates a public commitment to reinvesting in older areas of the community. Likewise, private institutions have a great investment in their facilities and may not have the option of moving to a new location. The loss of any institution would be a detriment to the neighborhood.

In contrast, the residential character of the Mid-Town neighborhood has suffered from the expansion of these public and private institutions. The pressing question is how to meet the needs of institutions with the least impact upon the residential character of the Mid-Town neighborhood. The answer will depend upon cooperation and communication between the neighborhood residents and the neighborhood institutions.

There are areas within the boundaries of the Mid-Town Neighborhood District that are seriously threatened by continued institutional expansion. There are areas of the neighborhood that are becoming isolated from the core historic area (see Map 5, Areas 1 & 2). Springfield R-12 and City Utilities have indicated a desire to expand in Area 2 (1100 block of North Jefferson) to the original boundaries of the Government Area Plaza Plan along Webster Street (Map 4). This original boundary to the Government Area Plaza Plan was scaled back toward the south following evidence of reinvestment in residential structures in the Area. R-12 has indicated facility needs that could be alleviated by the acquisition of the east side of the 1100 block of North Jefferson. Additional space for R-12 may enhance the existing investment to Central High School by providing space for recreational fields or parking. City Utilities has indicated no space needs at this time; however, they have indicated that they have been approached by willing sellers. In contrast to institutional positions, some neighborhood residents feel that residential structures should remain in Area 2. With obvious differences in viewpoint regarding Area 2, further discussion is needed among all parties. This Plan recommends no change to Area 2 or the Government Plaza Area at this time; however additional land is needed to accommodate R-12's desire to improve Central Highs School's facilities. Expansion to Webster Street on the east side of Jefferson Avenue could be considered. Any organization with an interest in amending the Government Plaza Area should work toward consensus on the appropriate use for the affected properties. Modification of the Plan would be required to accommodate any R-12 or City Utility expansion of Area 2.

In addition, properties in the 1200 blocks of North Jefferson and Robberson Avenues offer a unique opportunity to continue to provide for mixed-residential uses that can serve the surrounding institutions (see Map 5, Area 1). Many of the structures in the area are showing signs of deterioration through lack of investment resulting from developmental pressure. The current residential zoning of these properties should remain to show a commitment to residential uses on the blocks. If residential redevelopment does not occur on these blocks over the long term, new private investment may be enticed to the area if office uses were permitted in the existing historic structures. Any long-term change in use should only be permitted if such use if existing historic structures are utilized, or new construction is of a like manner through a redevelopment plan.

Status of Mid-Town Institutions

Cox North Medical Center

The Cox North Medical Center serves the Mid-Town neighborhood and the northern areas of Greene County. The facility has an emergency room, surgical facilities, and medical office space. The existing buildings are underutilized and there is room for growth within the existing buildings. The medical center owns sufficient property to serve the needs of the area for many years to come. The administration is aware of neighborhood issues and the medical center is willing to participate in a discussion on how the institutions of the neighborhood could help preserve the single-family nature of the area.

Drury University

Drury University is a growing educational institution enveloped by the Mid-Town district boundaries. The university has been providing for its expansion needs by obtaining adjacent properties when they become available. Drury University has co-existed with the neighborhood for many years and brings vitality to the area.

There isn't an ideal solution for the expansion needs of the University that will satisfy all parties involved. Commercial land to the south of the campus is expensive. The Jordan Valley Park project may result in increased property values to the south. Expansion to the north and east brings the University into conflict with preserving the historic nature of the neighborhood. The possibility of expanding to the west is in conflict with the growth of public institutions, particularly City Utilities of Springfield, the Springfield R-12 School District, and the Greene County Government Complex. In an effort to address all of these concerns, Drury University has proposed a campus master plan that clarifies its immediate and long-term expansion needs.

Drury University is sensitive to how its growth impacts the nature of the neighborhood. College Park is an example of maintaining the streetscape on Benton Avenue and is an example of institutional growth that is in character with the neighborhood. Recent dialogue between the University and the Mid-Town Neighborhood Association has also resulted in a written ten (10) year partnership agreement (Appendix E). The agreement addresses issues ranging from campus boundaries, to historic structures, to housing rehabilitation, etc.

A highly successful partnership program has been established between Drury University and the neighborhood public schools, and it should be continued and encouraged. Drury University and Boyd-Berry Elementary Schools have developed a mutually beneficial program that allows Drury students an opportunity to assist the public school teachers. Highly skilled senior students from Drury are matched with the elementary school students according to needs, resulting in valuable experience for the Drury students,

valuable assistance for public school teachers, and additional support for the elementary school students. The accumulative effect on the Boyd-Berry students is resulting in improved performance and higher achievement test scores. Drury's teacher candidates benefit from exposure to more experienced teachers, and the Boyd-Berry teachers also benefit from the partnership. Boyd-Berry students gain access to Drury's computer lab and other facilities. Boyd-Berry teachers become eligible for free tuition to Drury's master's degree program, thereby creating an incentive to recruit new teachers to the Mid-Town area. The collaborative program is now in its fourth year.

The General Council of the Assemblies of God

The General Council of the Assemblies of God headquarters is located on Boonville Avenue. The Assembly has a need for more warehouse space and is looking out of the neighborhood for expansion possibilities. The General Council of the Assemblies of God manages some residential properties in the Mid-Town neighborhood. Currently, there are no plans to change the residential use of these properties. Expansion into the residential areas of the neighborhood is discouraged.

Springfield R-12 School District

The Springfield Public School District administration building is located in the Mid-Town neighborhood. The district is planning for expansion on property that it currently owns. Schools in the neighborhood consist of Central High School and Boyd/Berry Elementary schools. The school district is looking at the possibility of expanding the administrative operations and combining the Boyd/Berry Elementary campuses.

Central High School, originally built in 1893 and Springfield's oldest high school, is part of the lifeblood of the Mid-Town neighborhood. A $22 million renovation project is underway; financed in part with a $12 million bond approved by voters in the April 4, 2000 election. The renovation project indicates a strong community interest in reinvesting in an older neighborhood as well as preserving historical structures.

School district representatives have also expressed the need for additional parking at the administration building and have indicated an interest in acquiring additional property for this purpose. The School District is interested in properties on the east side of the 1100 block of North Jefferson for additional parking or recreational field space to further enhance the facilities available to Central High School.

Greene County Government

Greene County is constructing a new county jail facility. The facility will increase the amount of parking space required in the neighborhood. The County has acquired property west of Boonville Avenue for additional parking. Continued expansion of the County complex is possible, to the north and west of the current boundaries of the Government Plaza area.

Ozarks Technical Community College

Ozarks Technical Community College touches the Mid-Town neighborhood at the northwest corner of the campus. The College has a Campus Master Plan that has been approved by the Springfield City Council and establishes boundaries for the expansion of the campus. Campus boundaries are Chestnut Expressway on the south, the alley just north of Central Avenue on the north, National Avenue on the east, and the area just west of the Graff and Lincoln Hall buildings on the west side. College administrators have said that the campus will not intrude into the neighborhood. The College is looking at areas outside the neighborhood for future expansion of services.

Government Plaza Area

Over the years, the government complex anchored by Greene County, the City of Springfield, City Utilities and the Springfield R-12 School District has expanded to the north. New buildings and expanded parking facilities have been constructed north of Central Street and between Boonville and Benton Avenues. Such expansion continues to place pressure on residential areas to the north. The Planning and Zoning Commission adopted the Government Plaza Area concept on November 14, 1991. The concept was amended on August 18, 1994 to its present configuration (see Map 4). The concept establishes the potential area for government facility expansion in the Mid-Town neighborhood and authorized the City of Springfield and City Utilities to acquire property within the area. Expansion of government facilities is appropriate within the Government Plaza Area; however, any expansion adjacent to residential areas should be sensitive to the residential character.

Springfield City Utilities

Springfield City Utilities has added square footage to its existing location to meet the needs for increased office space. There is not a need for additional expansion space in the immediate future. City Utilities has indicated that property owners have approached them on the west side of the 1100 block of North Jefferson. While indicating no space needs, City Utilities has indicated that they would be willing to purchase property in this area from willing sellers.

City of Springfield

The City of Springfield has renovated the Busch Building to meet the immediate need for the services required from City Hall. Parking is an issue that will become critical in the future. Shared parking between public and private institutions to the south of Central Avenue should be considered. The Government Plaza plan needs to be updated to account for institutional expansion.

Actions:

- Participants in the "Good Faith" agreement should continue to have dialogue in order to adhere to the spirit of the document. The City should prevent social service expansion that conflicts with the Zoning Ordinance (see Council Bill 97-331; General Ordinance 4763).

- Colleges, medical complexes, governmental building areas and other large property interests should concentrate their greatest density and height in the interior of their campuses.

- Work with institutions to create building forms on the edges of institutional properties that are most reflective of neighboring properties. Drury College Park, facing Benton Avenue, is an example of new uses incorporating architectural elements found in the existing neighborhood.

- Encourage institutions to develop master plans indicating future boundaries, through a process that involves participation and input from neighborhood property owners and residents. Institutions are encouraged to request incorporation of their campus master plans into the Springfield Master Plan.

- Encourage institutions to provide adequate buffers and green space to separate institutional uses from the residential uses.

- Initiate discussion between the City of Springfield, City Utilities, Cox North Medical Center, Drury University, Greene County, the Mid-Town Carnegie Library and the Springfield R-12 School District to address parking needs through the use of shared parking facilities.

- Although no recommendation for change is included in this Plan, parties interested in potential Government Plaza Area expansion in the 1100 block of North Jefferson (Map 5, Area 2) should communicate with Mid-Town neighborhood residents and organizations prior to determining a course of action. If an agreement on the appropriate land use in this block can be reached, it should be done in a manner that mitigates the effects on adjacent residential areas through the use of buffer yards. Access to institutional facilities should be limited to Jefferson Avenue to ensure that buffer yards along Webster Street provide an unbroken screen as seen from residences to the north.

- Encourage institutions to consider parking alternatives that minimize encroachment into residential areas.

- Continue to work to build consistent and clear communications between institutions and affected neighborhoods. Ongoing meetings between institutions and neighborhoods would facilitate discussion of concerns before they become issues.

- Encourage partnership programs between institutions and the neighborhood, such as the mutually beneficial educational collaboration between Drury University and Boyd-Berry Elementary School.

- Initiate dialogue on a program managed and financed by the public and private institutions in the neighborhood to buy, repair, and re-sell structures that are endangered. Create an incentive plan to encourage moving older structures or potential National Register properties to vacant lots rather than demolishing them. Inventory available vacant lots for moving threatened or endangered historic structures.

- Investigate the feasibility of shared institutional parking south of Central Street to protect the neighborhood.

- Review the Mid-Town UCD standards on buffer yards. Determine whether buffer yard standards in the UCD, the Zoning Ordinance or a combination of both will more effectively offset the impact of non-residential uses on Mid-Town residences.

- It is important to balance the needs of Drury University, the Springfield R-12 School District and the single-family residential portions of the surrounding neighborhood when options for institutional physical expansion are considered. Protect the maximum amount of residential structures while attempting to accommodate Drury University's and R-12's facility needs. Physical expansion could be accommodated in the following manner (See Map 5):

  South *(Generally South of Central Street (Map 5, Area 3))*. Expansion by Drury and R-12 to the south will not have a direct influence on single-family residential portions of the neighborhood. Any southern expansion could indirectly affect the Mid-Town neighborhood by displacing businesses that serve the neighborhood. In addition, there are only a limited number of properties to the south, and their location and current use may make purchase cost prohibitive. Drury should review the physical plans of OTC when considering a southern expansion. Drury should also coordinate with OTC when considering such an expansion. Historic structures should be utilized by the University or relocated to an alternative site. Drury's southern expansion could include properties to the south of Chestnut Expressway but should incorporate features that provide for safe pedestrian access. Such access could include a pedestrian bridge or an underpass adjacent to the Burlington Northern tracks; thereby promoting a pedestrian link between Jordan Valley Park, OTC, Drury campus and Silver Springs Park.

  West *(Generally located between Benton, Calhoun, Boonville and Central)*. Any institutional expansion into the 1100 and 1200 blocks of North Benton (Map 5,

Area 4) should utilize existing structures that are contributing elements to the National Register District. Non-contributing structures on said blocks could be demolished for institutional expansion but should be replaced by buildings that compliment adjacent contributing structures. Attempts should be made to work with R-12 administration to consider relocation of its administrative offices. Such a relocation could free up space to meet Central High School facility needs.

North *(Generally North of Calhoun Street (Map 5, Area 5)).* Expansion of institutional uses north of Calhoun and generally east of Benton is discouraged. However, existing non-single family structures could be converted to uses that better resemble the predominant single-family character of the area. Such conversions could be permitted through amendments to the Mid-Town UCD, or the creation of a Planned Development District that mitigate the effects of such uses on adjacent residences. Conversion of non-single family structures should be done in an historically accurate manner.

East *(Generally East of Summit Avenue).*(Please see Appendix C for a description of buffer yards referenced herein). Institutional expansion could also occur on the east side of the 1100 block of North Summit, and the west side of the 1100 block of North Clay (See Map 6). UCD standards do not currently require that a buffer yard be installed where institutional and residential uses are separated by a street right-of-way. Regardless, a buffer yard should be incorporated along the Clay and Webster street rights-of-way to buffer adjacent designated historic structures from institutional facilities. Buffer widths and vegetation should be sufficient to encourage continued investment in designated historic structures to the north and east of the potential institutional area. At a minimum, the buffer yard on Clay should be similar to *Buffer yard Type D* as established in the City Zoning Ordinance (and generally used to separate institutional from residential uses). The buffer yard along Webster should be similar to *Buffer yard Type S-3* as established in the City Zoning Ordinance. *Buffer yard Type S-1* is typically used to screen institutional (when zoned GI) from residential uses where a street right-of-way separates them; however, the close proximity of designated historic structures in Mid-Town may necessitate a thicker vegetative screen as provided by *Buffer yard Type S-3*. Both buffer yards could also employ berms to further screen institutional uses. In addition, vehicular access to non-residential uses in the 1000 and 1100 north blocks of North Summit and Clay should be restricted to Summit Avenue and Pythian Street to direct the majority of non-residential traffic away from single-family residential portions of the neighborhood. Institutional buffer yard and access concerns on this block should be addressed prior to rezoning applicable R-SF parcels. Similar measures should be incorporated into any institutional development plan submitted for the lots south of the institutional boundary shown on Map 6, and bounded by Pythian Street, and Clay and Sherman Avenues. Access to potential institutional facilities should be limited to Pythian Street to direct non-residential traffic away from the single-family residential portions of the neighborhood. At a minimum, *Buffer yard Type D*

should be employed between Clay and Sherman Avenues to separate institutional from single-family residential uses.

- Assuming institutional expansion into the 1100 blocks of North Clay and Summit, conduct a traffic study in the residential core of the neighborhood to determine whether traffic calming measures are necessary to offset potential speed or volume concerns.

- Recognize the Drury/Mid-Town partnership agreement (Appendix E).

Objective 3. Review the City Code and provide a system of code enforcement for chronic issues.

Chronic code violations such as trash, inoperable vehicles, parking and other complaints could be handled more effectively with improved communication between residents and code enforcement authorities.

Better communication between the city and the residents on code enforcement issues would be a benefit to the neighborhood. Code enforcement is an essential tool in maintaining the residential character of the Mid-Town area and in preventing blight from occurring.

Neighborhood teams have been developed to assist city authorities with identifying chronic code violations. Teams meet as needed, and as frequently as every six weeks when necessary, to discuss topics such as vacant buildings, inoperable vehicles, overcrowding and health and safety issues.

Regular dialogue should take place between the Neighborhood Association and Neighborhood Team members so that the status of chronic issues can be monitored. A key to better understanding and better relations is understanding the process of correcting chronic complaints and the elements that can slow or even stop the process.

Survey results and public meetings revealed that overcrowded structures are of secondary concern. Regardless, rental registration and tenant occupancy permits have been used successfully in other Springfield neighborhoods to control overcrowding situations. These types of programs should be used in Mid-Town when cases of overcrowding have been documented.

Actions:

- Track reports of code violations from complaint to final disposition. The Neighborhood Team should be reinitiated and should result in better understanding of the enforcement process. The neighborhood residents should document potential cases of overcrowding. The residents should submit their concerns to the Neighborhood Team for review.

- Institute occupancy permits if overcrowding situations can be documented throughout the neighborhood or within specific areas of the neighborhood. Tie occupancy permits into a rental registration program (see Objective 1).

- Review city codes or focus on UCD regulations that address vacant and dilapidated buildings.

- Create City sponsored informational programs (ex. code enforcement forum) that can assist residents in understanding the code enforcement process.

Objective 4. Maintain a safe environment for residents of the Mid-Town neighborhood

Mid-Town residents have expressed concerns about the safety of the neighborhood. The residents feel that their neighborhood is safe and believe that continued efforts are needed to maintain this standard. Of particular concern is Washington Park as well as portions of North Clay, Frisco, Texas and Hampton Avenues, where the residents believe additional attention is needed.

The condition of rental housing is a concern. Residents have said that many rental units in the neighborhood are sub-standard in the respect that they pose health and safety threats to the residents. The sub-standard condition of some rental properties leads to a deterioration of property values and provides a disincentive for adjoining property owners to maintain adjacent properties.

During the information-gathering phase of this report, residents said that illegal street activities occur in limited areas of the neighborhood, such as drug dealing, loitering and blocking the streets. These types of activities detract from the image of the neighborhood. Image is directly related to property values and the quality of the single family housing stock. Public perception of the safety and security of the neighborhood is vital to the future of the neighborhood. The neighborhood needs to openly support police efforts in the neighborhood. Such public support is vital to successfully eliminate illegal activities that detract from the neighborhood image.

Actions:

- The Neighborhood Watch program should be strengthened with special emphasis on Washington Park; and North Clay, Frisco, Texas and Hampton Avenues.

- The neighborhood and police department should hold regular discussions to improve lines of communication on safety and security issues.

- The neighborhood association should invite appointed and elected officials on a nighttime driving tour of the neighborhood.

- In addition to the Police Area Representative, the neighborhood and Police Department should discuss the feasibility of a satellite office.

- Work with telephone companies to restrict operation of public telephones to reduce loitering and drug dealing. Explore "call-out only" service at certain times from public telephones so alleged drug dealers cannot be contacted at these locations.

- Monitor the effectiveness of existing minimum standards of structural safety code compliance for converted housing structures and other rentals that may be deteriorating. Ensuring that these properties are maintained and kept in compliance with safety codes will help to stabilize property values in those areas.

- Consider the development of public nuisance and drug nuisance ordinances that can be used by landlords to evict tenants that pose a threat to public safety (e.g. drug dealing, peace disturbance, lewd and lascivious behavior, etc.).

- Work with landlords and rental housing organizations to further develop, publicize and distribute tools that can be used to promote drug-free and nuisance-free housing. Include appropriate materials on tenant screening and criminal background checks, rules of conduct for occupancy and lease termination mechanisms that can be used by landlords.

- Work with Drury University, the police department and the security heads of other neighborhood institutions to create a "task force" to improve neighborhood safety and security through greater coordination.

- Provide information to the neighborhood about the *Citizen's Police Academy*. This program educates citizens about the procedures of the Springfield Police Department. It offers tips on how to maximize polices services in your area.

Objective 5. Encourage the preservation of architecturally significant structures and design features.

The National Register Historic District designation does not prevent the loss of historic structures found within district boundaries. (See Map 7.) National Register status is an honorary designation and does not provide for regulatory protection. It does not protect against renovations that detract from historic elements. There has been a continual loss of contributing structures in the Mid-Town National Register Historic District; posing a serious threat to the neighborhood's historic fabric. Contributing structures are those within a National Register Historic District that contain elements which substantiate the creation of the district and add to the historic nature of the neighborhood. Measures to protect the District's housing stock must be addressed or the National Register Historic District will continue to erode.

Preservation of historic and architecturally significant structures is important to the neighborhood, the community and future generations. Application of the City's Landmark zoning district can protect historic structures by disallowing historic building demolition

or inappropriate alteration without obtaining the approval of the City's Landmarks Board. Designation to the Springfield Historic Register through the Landmarks zoning district is established by criteria under Section 4-2400 of the Springfield Zoning Ordinance.

Actions:

- Apply the Landmarks zoning district to the Mid-Town neighborhood with boundaries similar to the existing National Register District (also see Appendix E for clarification regarding Drury University). Application of the Landmarks zoning district would create a local historic district with measures to protect historic structures in the neighborhood from demolition and inappropriate alterations.

- Should a Landmarks zoning district be created in the Mid-Town neighborhood, the Landmarks Board should utilize the *Mid-Town Design Guidelines for Exterior Rehabilitation* as part of its Certificate of Appropriateness review process.

- Provide the *Mid-Town Design Guidelines for Exterior Rehabilitation* to persons seeking permits for construction or rehabilitation of properties and structures in the neighborhood.

- Educate the neighborhood on economic incentive programs to promote historic preservation. The Neighborhood Association should coordinate with local preservation organizations to produce and distribute historic property procedure manuals that explain the significance of local and national historic designations.

- Create a staff position that is responsible for all historic preservation activities including the management of all local and National Register historic districts. The staff person would coordinate city/county historic preservation efforts. The position would head efforts to educate and inform the public on historic events, funding sources, regulations, etc. (referenced from: *Historic Preservation Element* of the Springfield/Greene County Comprehensive Plan).

- Educational activities should be developed to encourage awareness and preservation of the Mid-Town area. The Neighborhood Association should establish a program to market the neighborhood.

- Preservation of unique site features should be encouraged. Brick sidewalks, cut stone curbing and sidewalks, carriage houses and hitching posts should be preserved. Consider a Neighborhood Improvement District (see Objective 6), formed under state statue to provide for those improvements over and above what is normally provided by city capital improvements.

Objective 6. Coordinate public improvements and encourage private re-development in a manner that will not detract from the neighborhood's historic character.

Every neighborhood in the community needs public investment on a regular basis. Public investment in the Mid-Town neighborhood should promote the historic aspects of the neighborhood. Public investment through a Neighborhood Improvement District (NID) could be used as a catalyst for private investment.

A Neighborhood Improvement District is allowed by state statute for specific geographic districts to provide a mechanism for taxing the properties within the district with a real property tax so that certain objectives can be met. Those taxes can be used for capital items or for operational items that are significant to the neighborhood. Sidewalk improvements and historic renovation are a few possible programs that could be funded by NID. Low-interest loans could be made available to renovate facades and repair structural problems. State statute allows for creative approaches in NID programs. Voter approval from within the district is required for establishment of a NID. Promotion of NID must come from the Neighborhood Association.

The Mid-Town Neighborhood also serves as a key connection between the Jordan Valley Park project and downtown to the south, and Commercial Street to the north. The *Center City Plan Element* of the Springfield Greene County Comprehensive Plan recognizes the neighborhood's strategic location by identifying the Benton and Boonville Avenues as corridors that warrant special streetscaping, signage and sidewalk improvements. In addition, the *Parks, Open Space and Greenways* element of the Springfield/Greene County Comprehensive Plan identifies the "Jordan Creek Greenway" as a desirable pedestrian linkage between Silver Springs Park, Drury University, OTC and downtown. Partnerships should be sought to produce the necessary funding to fully develop these identified center city links.

Actions:

- Utilize a uniform street-signing program that is in keeping with the historic period. The City should consider re-erecting or replacing previously removed neighborhood street-signage as the first step of such a program.
- Maintain historic qualities of the neighborhood when making public improvements. Adopt a uniform street lighting system that promotes the historic character. Coordinate with the City and City Utilities to mitigate the impact of public improvement projects on historic elements such as brick sidewalks, cut stone curbing and sidewalks, hitching posts and retaining walls.
- Renovate and maintain brick sidewalks. Consider the use of pavers when upgrading utilities. The Neighborhood Association should coordinate with the City to determine appropriate funding mechanisms for the potential installation of new brick sidewalks.

- Explore funding options for streetscape improvements to Boonville and Benton Avenues. The neighborhood should propose projects to be considered in the city's CIP program.

- Determine the feasibility of limiting or prohibiting thru-traffic of large trucks on residential streets.

- Work with the City, Ozark Greenways, OTC, Drury University and private property owners to develop the Jordan Creek Greenway.

- Provide the *Mid-Town Design Guidelines for Exterior Rehabilitation* to persons seeking permits for construction or rehabilitation of properties and structures in the neighborhood.

- Identify gateway treatments that could be utilized to visually link Mid-Town with commercial and other public areas such as Jordan Valley Park. Coordinate with the City to determine the feasibility of potentially installing said treatments.

- Utilize the Mid-Town Neighborhood Plan with other elements of the Springfield/Greene County Comprehensive Plan to serve as the basis for future public and private improvements in the neighborhood.

Summary

The Mid-Town neighborhood of Springfield offers qualities not found in newer areas of the city. The old neighborhood, with homes built primarily from 1870 to about 1925, features historical aspects and an atmosphere of originality with its many architectural styles and diversity of residents.

The older architecture of many of the homes in the Mid-Town neighborhood lends a unique visual quality to the area. At the same time, the older structures require careful maintenance and sometimes renovation to meet the needs of a modern lifestyle. Preservation of the area as a neighborhood of primarily single-family homes is a priority with its residents, as is preserving the historical elements within its boundaries.

The Mid-Town neighborhood's proximity to several educational, health care and government facilities provides convenient access; however, institutional growth and its potential impact on the neighborhood is an ongoing concern.

Enforcement of city ordinances to protect the quality of life Mid-Town is a priority, as is maintaining a safe environment within the neighborhood for its residents.

Mid-Town residents and the City of Springfield have collaborated to define the most pressing concerns. They have stated their objectives and action steps to help them reach their goals for neighborhood preservation and improvement.

Objectives and action steps are outlined below.

1. **Objective:** Protect and improve the single-family character of the neighborhood.

   Action:
   - Create disincentives for property owners who allow a building to remain vacant or abandoned for more than six months. Ensure that exteriors of vacant and dilapidated buildings meet minimum housing codes.
   - Conduct a neighborhood tour of elected officials to illustrate deterioration of structures.
   - Investigate an inspection program for structures to assure they meet standards for health and safety.
   - Rehabilitate vacant and dilapidated structures within the guidelines of Chapter 99 of the Missouri Statutes and/or through a Housing Rehabilitation/Maintenance Trust Fund with Drury University.
   - Identify and eliminate land uses that are not permitted by City Code.
   - Vehicular access to commercial and institutional sites should ensure that traffic is not directed through the residential areas.
   - Encourage buffer areas of landscaping and fencing between residential and non-residential uses.

- Explore funding opportunities to improve specific areas of the Mid-Town neighborhood.
- Rezone parcels located on the west side of the 1700 block of North Summit Avenue to R-SF, Single-Family Residential.
- Review tree preservation standards in the neighborhood.

2. **Objective:** Manage the expansion of institutional use according to agreements with the city and without negatively affecting the future of the residential portions of the neighborhood.

   Action:
   - Manage social service uses in the neighborhood.
   - Encourage adjacent institutions to concentrate their greatest density and height in the interior of their sites.
   - Encourage creation of building forms on the fringes of institutional sites that are compatible with adjacent residential areas.
   - Encourage institutions to develop master plans indicating future boundaries.
   - Encourage adequate buffers and green space between institutional and residential uses.
   - Initiate discussion between institutions to address parking needs through shared parking facilities.
   - Discuss appropriate land uses for properties bordering the Government Plaza Area.
   - Encourage parking alternatives to minimize impact on the neighborhood.
   - Work to build consistent and clear communication between institutions and affected neighborhoods.
   - Encourage collaboration between educational institutions and the Mid-Town residential neighborhood for mutually beneficial programs, such as the teaching program between Drury University and Boyd-Berry Elementary School.
   - Initiate dialogue on a program financed by the public and private institutions to buy, repair and re-sell structures that are endangered by institutional expansion.
   - Study the feasibility of shared institutional parking.
   - Review UCD buffer yard standards.
   - Balance the needs of institutions and single-family residential portions of the surrounding neighborhood when institutional expansion is considered.
   - Traffic study in residential portions of the neighborhood to address speed and volume concerns.
   - Consult the Drury/Mid-Town Neighborhood partnership agreement when making land use decisions.

3. **Objective:** Review the City Code and provide a system of code enforcement for chronic issues.

Action:

- Continue the use of Neighborhood Teams to help identify chronic code violations. Initiate dialogue between the Neighborhood Association board and the Neighborhood Teams for more effective communication.
- Consider instituting occupancy permits if overcrowding situations can be documented.
- Review city codes or focus on UCD regulations that address vacant and dilapidated buildings.
- Create educational programs on code enforcement.

4. **Objective:** Maintain a safe environment for residents of the Mid-Town neighborhood.

Action:

- Strengthen the Neighborhood Watch program with emphasis on the Washington Park area.
- Hold regular meetings with the police department to improve communication on safety and security issues.
- Nighttime driving tour of the neighborhood with elected officials.
- Consider establishing a satellite office for the police department.
- Work with the telephone companies to restrict the use of public telephones to reduce loitering and drug dealing.
- Review existing standards of code compliance relating to structural safety for converted housing.
- Consider public nuisance and drug nuisance ordinances to abate recurring code violations.
- Public information campaign promoting drug-free and nuisance-free housing.
- Develop a neighborhood "task force" to create a coordinated approach to addressing criminal activity.
- Encourage participation in educational programs sponsored by the Springfield Police Department.

5. **Objective:** Encourage the preservation of architecturally significant structures and design features.

Action:

- Apply the Landmarks Zoning District to the Mid-Town neighborhood to help protect historic structures from demolition and inappropriate alterations.
- Utilize the *Mid-Town Design Guidelines for Exterior Rehabilitation* when considering Certificates of Appropriateness resulting from a potential neighborhood Landmarks District.

- Provide *Mid-Town Design Guidelines for Exterior Rehabilitation* to persons seeking building permits.
- Research economic incentive programs to promote historic preservation.
- Fund a historic preservation staff position within the City of Springfield.
- Develop educational activities to encourage awareness and preservation of historic structures in the Mid-Town neighborhood.
- Encourage the preservation of unique site features such as brick sidewalks, carriage houses, and other elements adding to the historic nature of the neighborhood.

6. **Objective:** Coordinate public improvements and encourage private re-development in a manner that will not detract from the neighborhood's historic character.

Action:

- Utilize a uniform street-signing program in keeping with the historic period.
- Maintain historic qualities of the neighborhood when making public improvements by installing compatible street signs, street lighting and other elements. Coordinate with the City of Springfield and City Utilities to mitigate the impact of public improvements on historic elements such as brick sidewalks, hitching posts and retaining walls.
- Consider establishing a Neighborhood Improvement District to fund preservation and renovation projects.
- Explore funding for Benton Avenue streetscape improvements.
- Consider a prohibition of truck traffic along Benton, Robberson and Jefferson Avenues.
- Work toward developing the Jordan Creek Greenway.
- Provide Mid-Town Design Guidelines for Exterior Rehabilitation to persons seeking building permits.
- Identify gateway treatments that could be employed in the neighborhood.
- Cross reference Mid-Town Neighborhood Plan and elements of the Springfield/Greene County Comprehensive Plan.

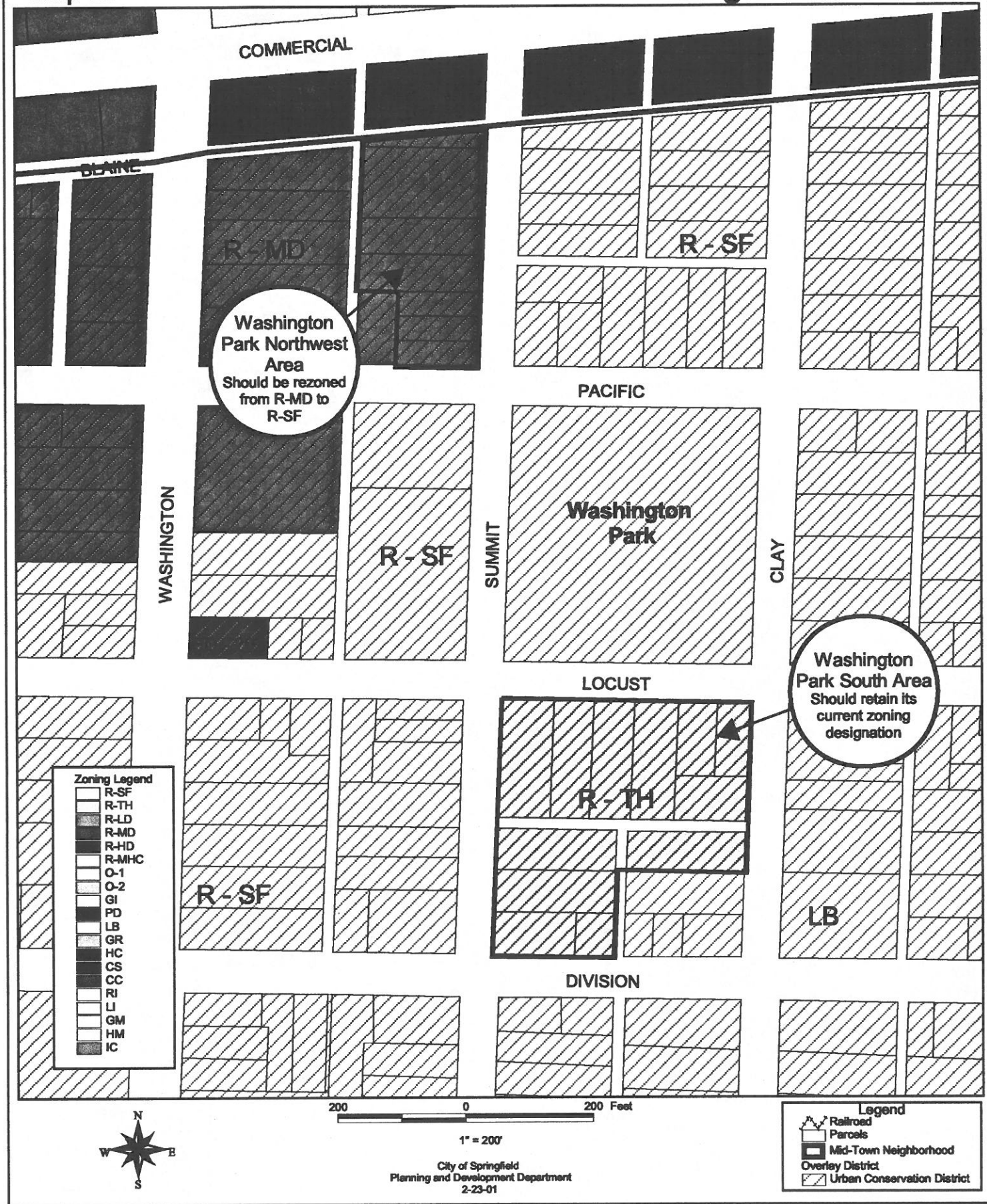
Protecting the future of the Mid-Town neighborhood is the ultimate objective. The action steps outlined in this report are the result of communication with all parties who have an interest in the neighborhood. The steps are intended to enhance the quality of life for Mid-Town neighborhood residents, to preserve its rich history as one of Springfield's oldest neighborhoods, and to encourage a cooperative and compatible relationship with neighboring institutions. It fits within the Mid-Town Planning Philosophy: *Promote and preserve the Mid-Town neighborhood by providing a unique environment for living and working in the center city.*

Map 1: Mid-Town Neighborhood Boundary and Zoning

City of Springfield
Planning and Development Department
2-23-01

Color copy can be obtained at Planning and Development Department Offices

Map 2: Potential Mid-Town Rezoning



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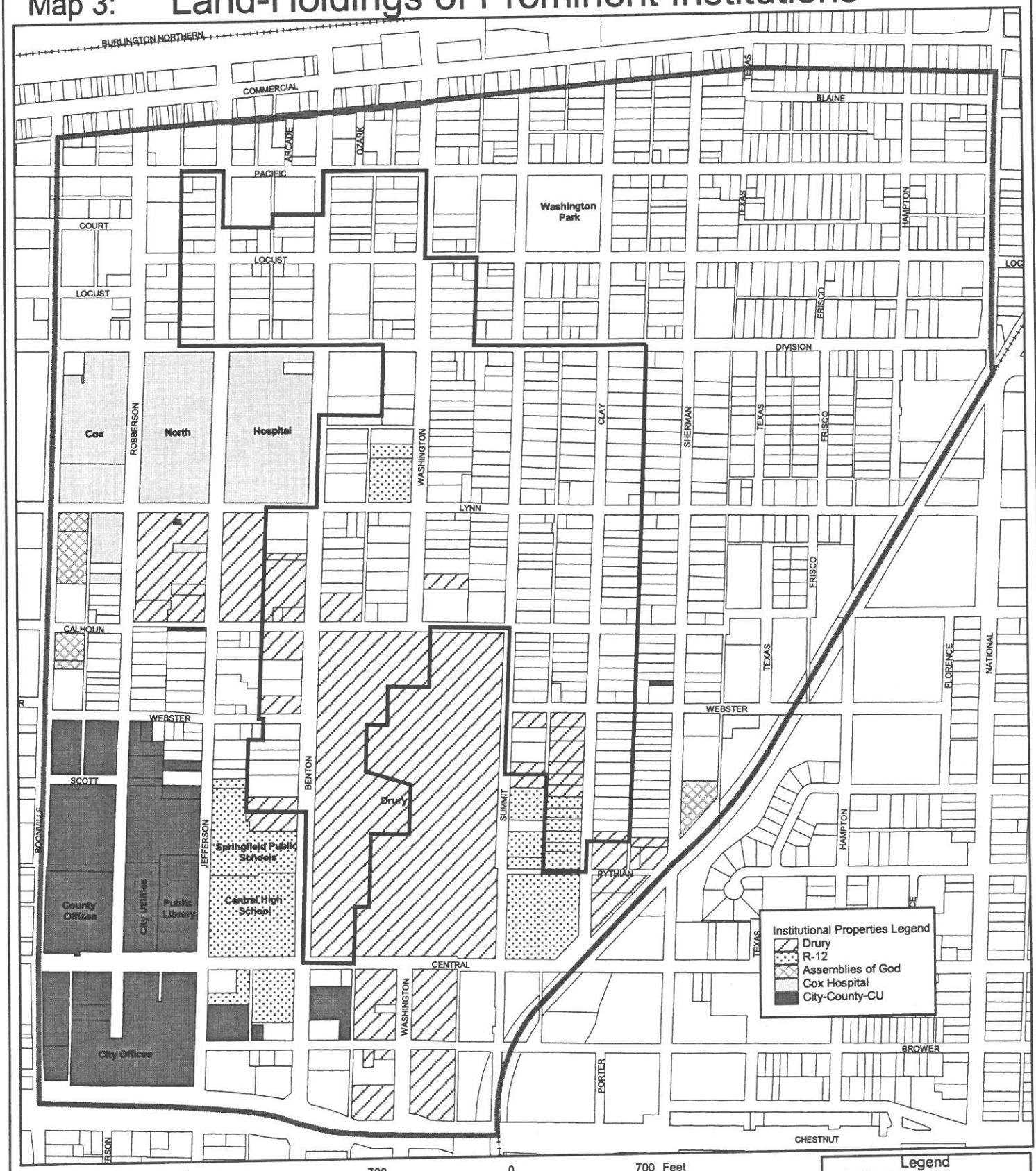
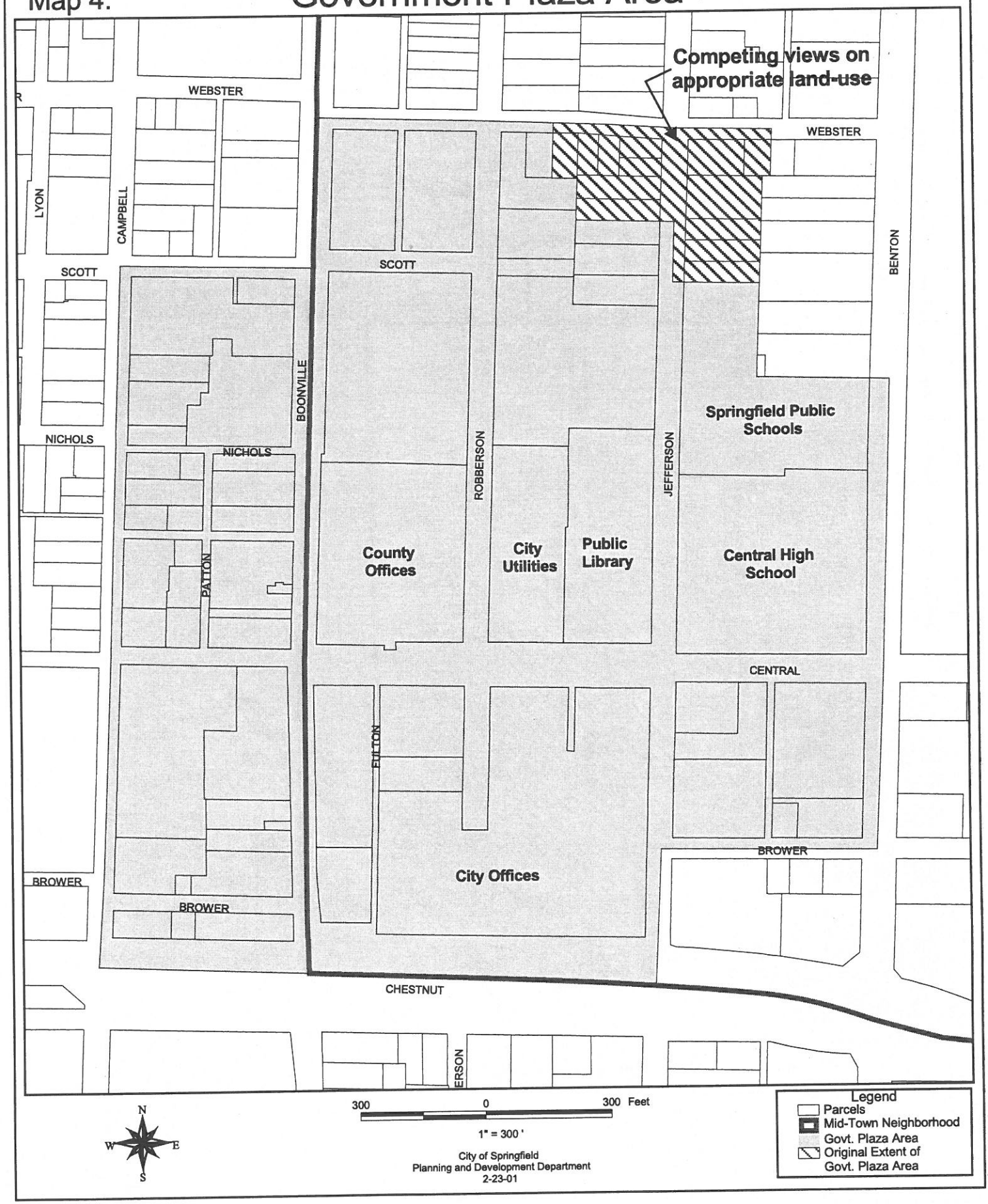
Color copy can be obtained at Planning and Development Department Offices

Map 3: Land-Holdings of Prominent Institutions



Map 4: Government Plaza Area



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2-23-01

Map 5: Separation of Uses

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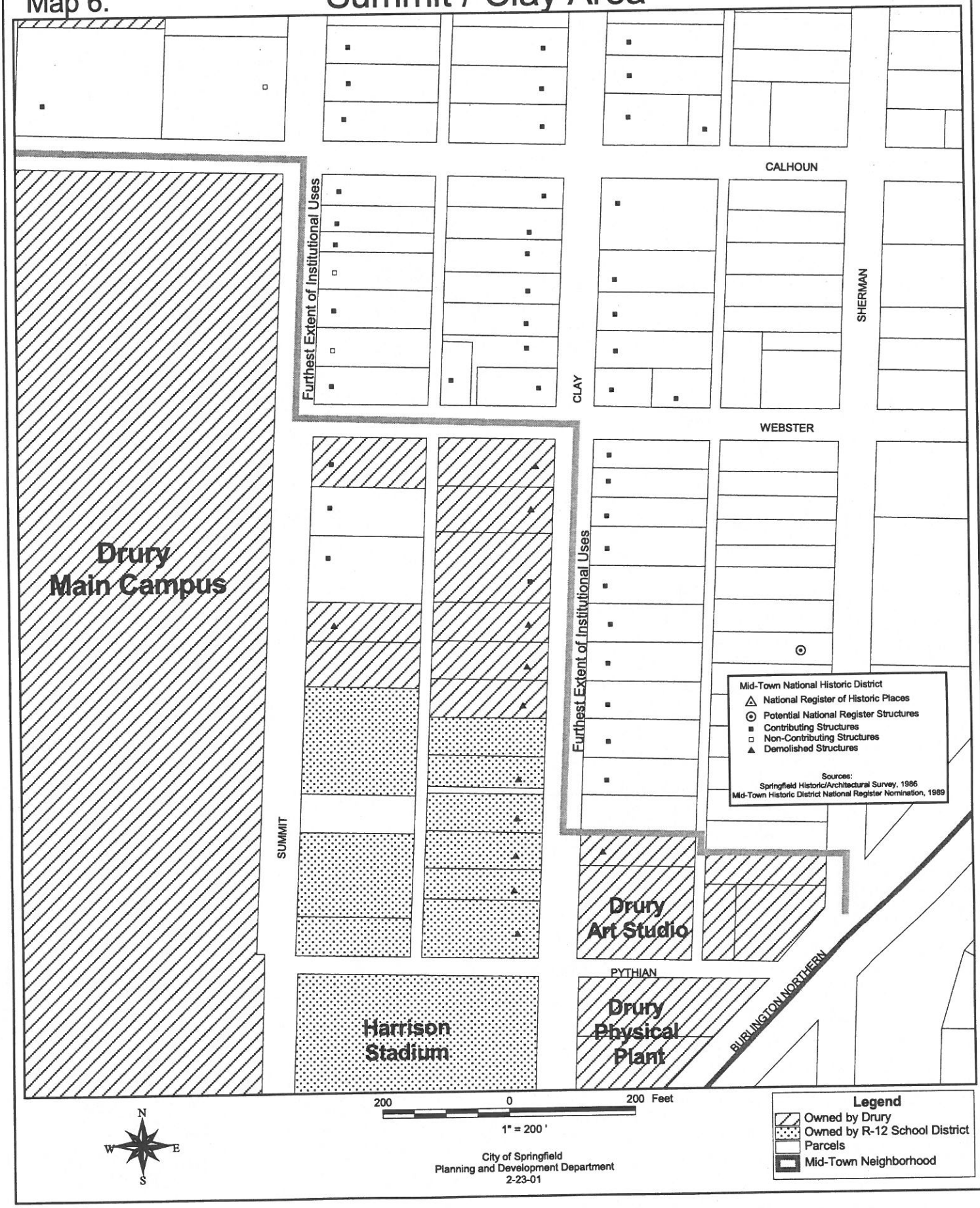
2-23-01

Map 6: Summit / Clay Area



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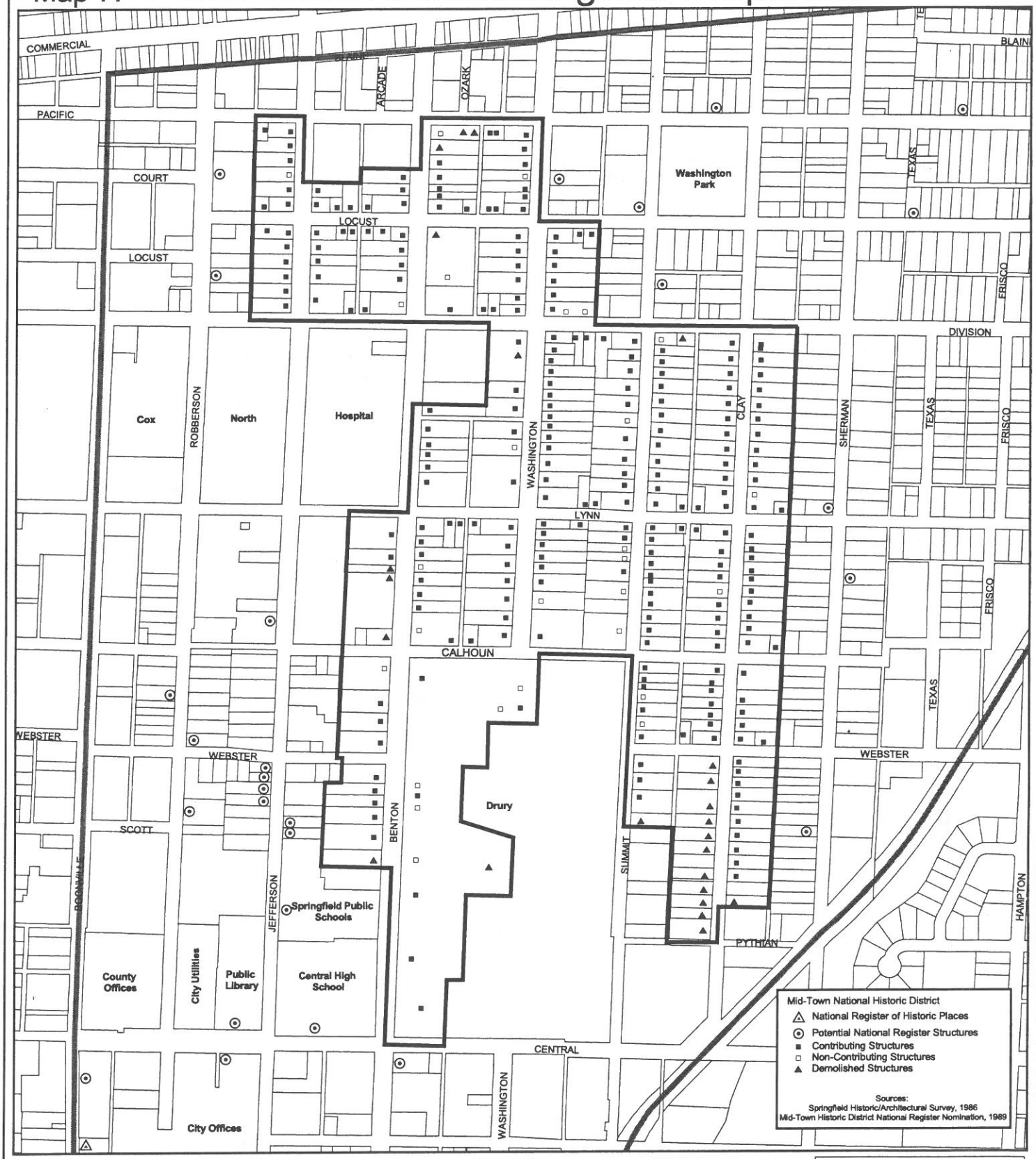
Map 7: Mid-Town National Register Properties



Appendix A: Mid-Town Community Survey Analysis

In October of 1999, the Mid-Town neighborhood conducted a community opinion survey to provide voice and opportunity for citizen participation as property owners. The purpose of the survey was to identify key issues of the neighborhood, sample opinions of the residents, provide information to decision makers, provide guidance to update the "Mid-Town Neighborhood Plan" update and develop a strategy for addressing neighborhood concerns. This survey was sent to all property owners in the Mid-Town neighborhood based upon property addresses.

SURVEY METHODOLOGY

Utilizing the Tax Assessor's office, 737 surveys were mailed to property owners providing the opportunity to participate in the survey. Of the 737 surveys mailed to households in October 1999, 207 were completed and returned for a response rate of 28 percent. See Appendix B for the original questionnaire. Percentages are calculated on the number of responses to each separate question, since some respondents did not answer every question on the form.

RESPONDENT CHARACTERISTICS

The greatest percentage of survey respondents, 78 percent, represents single-family homes. The survey instrument does not differentiate between owner occupied versus renter occupied homes. The remaining percentage, 22 percent, was equally divided between multi-family apartment and commercial property owners.

TOP SIX AREAS OF INTEREST ABOUT THE MID-TOWN NEIGHBORHOOD

The survey instrument identified six top concerns documented by the Mid-Town Neighborhood. These top six areas of interest include

(1) Safety and security,
(2) Property maintenance and abandoned buildings,
(3) Institutional expansion,
(4) Social services expansion,
(5) Infrastructure (streetlights, sidewalks, parks) and
(6) Loss of single-family use.

WHAT DO YOU LIKE ABOUT THE MID-TOWN NEIGHBORHOOD?

In order to determine factors that influence residential location choice, survey respondents were asked to identify what they liked about the Mid-Town neighborhood. The rank order reflects the percentage of respondents who answered this question. Location is the broadest common appeal at 68 percent, with the historic characteristics and architecture second at 63 percent. Fifty-six percent stated that they liked the Mid-Town neighborhood because it is a good place to raise a family. Just over half (51 percent) liked the housing costs, and neighbors ranked fifth at 49 percent. The beauty of the neighborhood was listed as a "like" by 40 percent, and 37 percent like the diversity of people.

Investment potential, schools, and proximity to churches and work were listed by 29 to 33 percent of the respondents.

What do you like about the Mid-Town neighborhood?	
Location in the city	68%
Historic characteristics/architecture	63%
Good place to raise a family	56%
Housing costs	51%
Neighbors	49%
Beauty of neighborhood	40%
Diversity of people	37%
Investment potential	33%
Schools	31%
Proximity to churches	31%
Close to work	29%

AREAS OF CONCERN ABOUT THE MID-TOWN NEIGHBORHOOD

Survey respondents were asked to indicate areas of concern about and around the Mid-Town neighborhood to identify and rank community issues. Highest priorities of concern include crime and safety at 69 percent, housing conditions and property maintenance at 53 percent, abandoned buildings at 47 percent, zoning and land use at 42 percent, and parking at 31 percent.

Secondary priority concerns are street lighting, trash, sidewalk conditions, street conditions, parks and youth activities. Least significant priorities are traffic, vacant lots and overcrowding, according to respondents.

Areas of concern about the Mid-Town neighborhood	High priority	Priority	Low priority	Not a priority
Crime and safety	69%	22%	5%	5%
Housing conditions/property maintenance	53%	31%	8%	7%
Abandoned buildings	47%	28%	13%	12%
Zoning and land use	42%	26%	20%	12%
Parking	31%	25%	24%	20%
Street lighting	31%	32%	19%	17%
Trash	34%	44%	12%	11%
Sidewalk conditions	26%	43%	22%	10%
Street conditions	20%	41%	25%	14%
Parks	27%	40%	23%	11%

Youth activities	28%	39%	21%	13%
Traffic	24%	27%	33%	16%
Vacant lots	24%	25%	27%	25%
Overcrowding	17%	28%	25%	30%

GROWTH AND DEVELOPMENT

The Mid-Town neighborhood survey included a variety of questions on the issue of community growth and development. Statements were posed on the issues of single-family dwellings, traffic, and schools. Respondents were asked to indicate if they agreed, disagreed, or had no opinion with the statements. Responses to these questions are discussed in the following subsections.

Community growth and development	**Agree**	**Disagree**	**No opinion**
New single-family dwellings and multi-family units should integrate their design into the existing historical neighborhood	65%	18%	17%
The single-family nature of the neighborhood should be fostered and preserved.	83%	7%	18%
Zoning regulations should encourage single-family housing	72%	18%	10%
Buildings of historic interest should not be demolished	82%	6%	12%
Social service agencies should not be allowed to expand into the Mid-Town neighborhood	55%	27%	18%

MID-TOWN NEIGHBORHOOD AS A NATIONAL HISTORIC DISTRICT

Of the residents surveyed, 65 percent agreed that the creation of a "local" historic district to preserve the historic buildings of the Mid-Town neighborhood would be good for the future of the neighborhood.

Seventy-two percent of respondents agree that setback standards should be implemented in the Mid-Town neighborhood to result in new and in-fill structures being located in a manner that is consistent with existing homes.

Eighty-eight percent of the people surveyed said neighborhood schools are important to the future of the Mid-Town neighborhood. Seventy-four percent agreed that new development should be required to meet guidelines to preserve the historic integrity of the Mid-Town neighborhood. Regarding the use of a not-for-profit corporation to encourage single-family housing restoration and ownership

throughout the Mid-Town, 74 percent of respondents agreed. Eighty-three percent of the respondents agreed there should be standards for rental property located within the Mid-Town neighborhood.

Historic district and future development in the Mid-Town neighborhood	**Agree**	**Disagree**	**No opinion**
Creation of "local" historic district would be good for future of neighborhood.	67%	22%	12%
Setback standards should be implemented to locate new and in-fill structures consistently with existing homes.	74%	11%	15%
Neighborhood schools are important to the future of the neighborhood.	88%	4%	8%
New development should be required to meet guidelines to preserve the neighborhood's historic integrity.	74%	16%	9%
Use of a not-for-profit corporation should encourage single-family housing restoration and ownership.	74%	13%	12%
Standards should be established for rental property.	83%	10%	7%

Key questions in this section deal with participation. Only one-third of respondents have attended a Neighborhood Association meeting in the past two years; however, two-thirds of respondents regularly read the neighborhood newsletter.

Only about one-fourth of respondents are aware that an ordinance to control overcrowding is in effect in Springfield.

Have you attended a Mid-Town Neighborhood Association meeting in the last two years?
Yes: 34% No: 66%

Do you regularly read the Mid-Town Neighborhood Association newsletter?
Yes: 66% No: 34%

Are you aware of a Springfield zoning ordinance limiting the number of unrelated persons living at the same dwelling to prevent overcrowding?
Yes: 26% No: 74%

POTENTIAL TO INFLUENCE FUTURE INVESTMENT

Survey respondents were asked to rate the following factors based on their potential to influence future investment of time or money into their property. Respondents were asked to check one box for each item rating them from positive influence to negative influence on their property.

Potential to influence future investment	**Positive influence**	**Moderate influence**	**Neutral**	**Moderate negative**	**Negative influence**
General neighborhood beautification	68%	24%	7%	1%	1%
Exterior improvement of adjacent properties	67%	17%	11%	3%	2%
Increase of real estate taxes	5%	14%	33%	13%	36%
Increase of rental occupied homes	4%	13%	23%	19%	40%
Increase in owner occupied homes	59%	18%	21%	1%	1%
Elimination of abandoned buildings	55%	22%	18%	2%	3%
Seeing other investments in nearby properties	50%	30%	18%	1%	1%
Ability to receive higher rental income	31%	19%	40%	3%	6%
Increase in multi-family units	8%	12%	8%	21%	50%
Expansion of social services & shelters	10%	7%	19%	15%	49%
Institutional expansion	8%	11%	30%	16%	35%
Consistent enforcement of city ordinances	53%	18%	22%	4%	4%
Knowledge of development plans in adjacent areas (i.e. Civic Park, Downtown, Commercial Street)	47%	34%	18%	1%	1%

POTENTIAL OBSTACLES TO MAINTENANCE OF PROPERTY

Eight questions were asked to determine community opinion regarding potential obstacles to maintenance of property. Although several factors are named as obstacles, no single factor seems to stand out as a major obstacle to maintaining property.

Potential obstacles to maintenance of property	**Big obstacle**	**Obstacle**	**Not an obstacle**
Advanced age/disability of owner	9%	17%	74%
Compliance with building codes/ordinances	12%	22%	66%
"Know how"	12%	24%	64%
Proper equipment/resources	11%	31%	58%

Time	22%	37%	42%
Money	35%	36%	30%
General appearance of neighborhood	20%	27%	53%
Finding the right contractor	15%	36%	49%

The only obstacle named by a majority of residents is money, although time, proper equipment and resources, finding the right contractor, and the general appearance of the neighborhood are significant.

EFFECTIVENESS FOR MINIMIZING POORLY MAINTAINED HOUSING

Respondents were asked to rate the effectiveness of programs for minimizing poorly maintained, deteriorated or neglected housing. Low-cost loans would be most effective, according to 46 percent of respondents. Aid for historic housing restoration is also seen as effective with 39 percent response. Aid to elderly or disable residents is also perceived as highly effective with 36 percent response. Viewed as effective to a lesser degree are aid to middle income residents and a tool sharing program.

Effectiveness of programs to minimize poorly maintained, deteriorated or neglected housing	**Highly effective**	**Effective**	**Not effective**
Aid to middle income residents	24%	48%	28%
Targeted aid to elderly/disabled	36%	43%	21%
Aid for historic housing restoration	39%	43%	18%
Tool sharing program	17%	44%	39%
Low-cost loans	46%	37%	17%

COMMUNITY INVOLVEMENT

When asked if they would participate in neighborhood clean up activities, 57 percent of the survey participants responded favorably. Seventy-four percent of respondents said they would participate in a neighborhood watch program. More than half, 56 percent, feel that they are well-informed about Mid-Town neighborhood activities. Three-fourths of respondents agreed that recreational opportunities for youth should be increased.

Community involvement	**Yes**	**No**
Do you participate in neighborhood clean-up activities?	57%	43%
Would you participate in a neighborhood watch program?	74%	26%
Do you feel well informed about Mid-Town activities?	56%	44%
Should recreational opportunities for youth be increased?	75%	25%

WILLINGNESS TO HELP IMPROVE THE NEIGHBORHOOD

Respondents indicate that they are committed to improving their own ground maintenance with a 93-percent favorable response. Eighty-nine percent are willing to improve the exterior of their property, and 86 percent are willing to beautify their property with more trees and flowers. Eighty-five percent are willing to report and respond to neighborhood problems. More than three-fourths of respondents are willing to pick up trash, and 71 percent are interested in Neighborhood Association involvement. Sixty-one percent are willing to assist their neighbors with maintenance. Almost half of respondents (47 to 49 percent) indicate willingness to loan or share tools, make phone calls and assist with church and school activities for neighborhood young people.

Willingness to help improve the neighborhood	**Yes**	**No**
Improve my property ground maintenance	93%	7%
Fix up my property exterior	89%	11%
Beautify my property through more trees/flowers	86%	14%
Report/respond to neighborhood problems	85%	15%
Get involved with Neighborhood Association	71%	29%
Pick up trash	77%	23%
Assist others in the neighborhood with their maintenance	61%	39%
Loan or share tools	49%	51%
Make phone calls	48%	52%
Assist churches and schools with youth activities	47%	53%

Appendix B: Mid-Town Community Survey

Dear Mid-Town Neighborhood Property Owner:

This survey is being sent to all property owners in the Mid-Town neighborhood. The purpose of the survey is to provide information for an update to the "Mid-Town Neighborhood Plan." The questions in the survey should take less than 15 minutes to answer. It is very important that we have your response included in the results. Please make written comments in the space provided. Your opinion is valuable to the success of the planning effort.

This survey was sent to all property owners in the Mid-Town neighborhood based upon property address. If you own more than one property in the neighborhood, please fill out only one survey.

How is your property currently used? (If you own more than one property, please show the use for the other properties that you own in the Mid-Town neighborhood).

Property 1	Property 2	Property 3
( ) Single family house	( ) Single family house	( ) Single family house
( ) Two-family apartment	( ) Two-family apartment	( ) Two-family apartment
( ) Multi-family apartment	( ) Multi-family apartment	( ) Multi-family apartment
( ) Commercial	( ) Commercial	( ) Commercial
( ) Industrial	( ) Industrial	( ) Industrial
	( ) Not applicable	( ) Not applicable

Do you live at:

Property 1	Property 2	Property 3
Yes ( ) No ( )	Yes ( ) No ( )	Yes ( ) No ( )

1. **What do you like about the Mid-Town Neighborhood? (Check all that apply)**
   - ( ) Location
   - ( ) Housing costs
   - ( ) Neighbors
   - ( ) Schools
   - ( ) Historic character/architecture
   - ( ) Good place to raise a family
   - ( ) Beauty of neighborhood
   - ( ) Proximity to churches
   - ( ) Diversity of people
   - ( ) Investment potential
   - ( ) Close to work
   - ( ) Other (Please specify):_____

2. Please rate each of the following areas of concern and interest about Mid-Town.

		High priority	Priority	Low priority	Not a problem
a.	Crime and safety	( )	( )	( )	( )
b.	Housing conditions-property maintenance	( )	( )	( )	( )
c.	Trash	( )	( )	( )	( )
d.	Street conditions	( )	( )	( )	( )
e.	Sidewalk conditions	( )	( )	( )	( )
f.	Zoning and land use	( )	( )	( )	( )
g.	Parks	( )	( )	( )	( )
h.	Youth activities	( )	( )	( )	( )
i.	Abandoned buildings	( )	( )	( )	( )
j.	Vacant lots	( )	( )	( )	( )
k.	Parking	( )	( )	( )	( )
l.	Traffic	( )	( )	( )	( )
m.	Street lighting	( )	( )	( )	( )
n.	Overcrowding	( )	( )	( )	( )

3. Please respond by circling either agree, disagree or no opinion.

a. New single family dwellings and multi-family units need to integrate their design into the existing historical neighborhood.

Agree ( ) *Disagree ( )* *No Opinion ( )*

b. Social service agencies should not be allowed to expand into the Mid-Town neighborhood.

Agree ( ) *Disagree ( )* *No Opinion ( )*

c. The historical nature of the neighborhood should be fostered and preserved.

Agree ( ) *Disagree ( )* *No Opinion ( )*

d. Buildings of historic interest should not be demolished.

Agree ( ) *Disagree ( )* *No Opinion ( )*

e. Zoning regulations should encourage single family housing.

Agree ( ) *Disagree ( )* *No Opinion ( )*

f. Much of the Mid-Town neighborhood is classified as a National Historic District. Designation of an area as a National Historic District is viewed by many as a "honorary" title. National Historic District designation does not protect historic structures from demolition or alterations that can damage the historic character of the structures. The City of Springfield has designated portions of other neighborhoods as "local" historic districts. Local historic districts can preserve historic structures' design, building materials, location, style, association to surrounding historic, etc. Local historic designation may require an owner to attend public hearings to gain approval for new construction exterior renovations, or demolition of structures. **The creation of a "local" historic district to preserve the historic buildings of the Mid-Town neighborhood would be good for the future of the neighborhood.**

Agree ( ) *Disagree ( )* *No Opinion ( )*

g. A "local" historic district in the Mid-Town neighborhood can also affect the style and location of new or in-fill structures. The district can include setback requirements that ensure that new construction is spaced in a manner that is consistent with existing structures. Consistent building setbacks maintain a "fluid" view of homes from the street. Building setbacks also can prevent new structures from detracting from existing historic homes by being located in too close of a proximity. **Setback standards should be implemented in the Mid-Town neighborhood that result in new and in-fill structures being located in a manner that is consistent with existing homes.**

Agree ( ) *Disagree ( )* *No Opinion ( )*

h. Neighborhood schools are important to the future of Mid-Town.

Agree ( ) *Disagree ( )* *No Opinion ( )*

i. New development should be required to meet guidelines to preserve the historic integrity of the Mid-Town neighborhood.

Agree ( ) *Disagree ( )* *No Opinion ( )*

j. The use of a not-for-profit corporation to encourage single-family housing restoration and ownership throughout the Mid-Town neighborhood would be beneficial.

Agree ( ) *Disagree ( )* *No Opinion ( )*

k. There should be standards for rental property located within the Mid-Town neighborhood.

Agree ( ) *Disagree ( )* *No Opinion ( )*

4. I have attended a Mid-Town Neighborhood Association meeting in the last two years. *Yes ( ) No ( )*

5. I regularly read the Mid-Town Neighborhood Association Newsletter? *Yes ( ) No ( )*

6. The City of Springfield Zoning Ordinance prohibits four or more <u>unrelated</u> persons from residing at the same dwelling to prevent overcrowding. Are you aware of dwelling units in the Mid-Town neighborhood where overcrowding is a problem? *Yes ( ) No ( )*

7. Please rate the following factors based on their potential to influence future investment of time/money into your property: (Check one box for each item)

	Positive Influence	Moderately Positive	Neutral	Moderately Negative	Negative Influ.
a. General neighborhood beautification	( )	( )	( )	( )	( )
b. Exterior improvement of adjacent properties	( )	( )	( )	( )	( )
c. Increase of real estate taxes	( )	( )	( )	( )	( )
d. Increase of rental occupied homes	( )	( )	( )	( )	( )
e. Increase in owner occupied homes	( )	( )	( )	( )	( )
f. Elimination of abandoned buildings	( )	( )	( )	( )	( )
g. Seeing other investments in nearby properties	( )	( )	( )	( )	( )
h. Ability to receive higher rental income	( )	( )	( )	( )	( )
i. Increase in multifamily units (either new building or new conversions)	( )	( )	( )	( )	( )
j. Expansion of social services & shelters	( )	( )	( )	( )	( )
k. Institutional expansion	( )	( )	( )	( )	( )
l. Consistent enforcement of city ordinances	( )	( )	( )	( )	( )
m. Knowledge of development plans in adjacent areas like Civic park, Downtown, Commercial Street, etc.	( )	( )	( )	( )	( )

n. Other (please specify):_____

8. Rate those factors listed below that are potential obstacles to maintenance of your property.

		Big Obstacle	Obstacle	Not a Problem
a.	General appearance of neighborhood	( )	( )	( )
b.	Compliance with building codes and other ordinances	( )	( )	( )
c.	Advanced age or disability of owner	( )	( )	( )
d.	Time	( )	( )	( )
e.	Money	( )	( )	( )
f.	Know how	( )	( )	( )
g.	Proper equipment and resources	( )	( )	( )
h.	Finding the right contractor	( )	( )	( )
i.	Other (Please specify):_____			

9. Please rate programs listed below based on your perception of their effectiveness for minimizing poorly maintained, deteriorated or neglected housing.

		Highly Effective	Effective	Not Effective
a.	Aid to middle income residents	( )	( )	( )
b.	Targeted aid to elderly or handicapped	( )	( )	( )
c.	Aid for historic housing restoration	( )	( )	( )
d.	Tool sharing program	( )	( )	( )
e.	Low-cost loans	( )	( )	( )
f.	Other (please specify):_____			

10. Do you participate in neighborhood clean up activities? *Yes ( ) No ( )*

11. Would you participate in a "neighborhood watch program"? *Yes ( ) No ( )*

12. Do we need increased recreational opportunities for the youth of the area? *Yes ( ) No ( )*

13. Do you feel well informed about activities concerning the Mid-Town Neighborhood? *Yes ( ) No ( )*

14. What would you be willing to do to help improve the neighborhood? (Check all that apply)

		Yes	No
a.	Improve my properties ground maintenance	( )	( )
b.	Beautify my property through more trees/flowers	( )	( )
c.	Fix up my property exterior	( )	( )
d.	Report/respond to neighborhood problems	( )	( )
e.	Get involved in the neighborhood association	( )	( )
f.	Assist others in the neighborhood with their maintenance	( )	( )
g.	Loan or share tools	( )	( )
h.	Make phone calls	( )	( )
i.	Pick up trash	( )	( )
j.	Assist local churches and schools with youth activities (lock-ins, school stores, reading programs, etc.).	( )	( )

The space below may be used to provide any further comments or suggestions you may wish to make.

_____

_____

_____

_____

_____

The City of Springfield appreciates your assistance in completing this survey. Please return this survey by placing it in the postage paid, pre-addressed envelope that came with the survey. This information is very important to the strategic planning process for the Mid-Town Neighborhood. Please return the survey by mail in the envelope provided no later than Friday October 22. Thank you again for your cooperation.

Appendix C: Potential Clay and Webster Buffer Yards

(Note: Please refer to Section 6-1200 of the Zoning Ordinance for a full description of city buffer yard standards.)

1100 Block of North Clay Avenue:

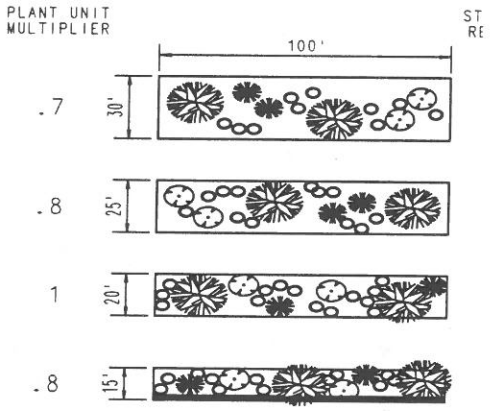
Buffer Yard Type D

Required Plantings per 100 Linear Feet

2	Canopy Trees
2	Understory Trees
2	Evergreen Trees
14	Shrubs

Required Structure:

F_1 Six (6) foot solid wood fence or
six (6) foot solid masonry/brick wall or
six (6) foot solid evergreen hedge.



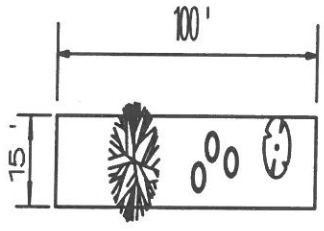
Buffer yard Type D, or a similar variation should be installed along the 1100 block of North Clay Avenue in order to screen potential institutional uses from the single-family portions of the neighborhood. *Buffer yard Type D* is typically applied only where properties zoned GI abut R-SF zoned parcels - not where said properties are separated by a street right-of-way. However, potential institutional expansion on the east side of North Clay endangers continued investment in residential structures on the opposite side of the street. At a minimum, a buffer yard meeting or exceeding *Type D* standards could promote continued reinvestment in adjacent residential structures. In addition, the buffer yard will help prevent the erosion of the Mid-Town National Historic District.

700 Block of East Webster Street:

Buffer Yard Type S-1

Required Plantings per 100 Linear Feet

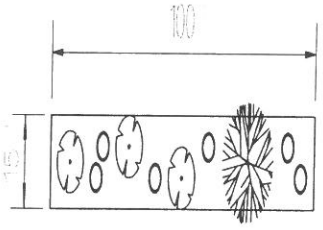
1	Canopy Tree
1	Understory Tree
3	Shrubs



Buffer Yard Type S-3

Required Plantings per 100 Linear Feet

1	Canopy Tree
3	Understory Trees
6	Shrubs



Buffer yard Type S-1 is generally required where properties zoned GI are separated from R-SF zoned parcels by a street right-of-way. Because of the potential location of institutional uses within 50 feet of parcels containing contributing structures to the Mid-Town National Historic District, *Buffer yard Type S-3* should be preferred on the 700 block of East Webster in order to provide a thicker vegetative screen.

Appendix D: Good Faith Agreement

Good Faith Agreement

"Having met together and shared mutual interests and concerns, the boards of The Commercial Club of Springfield The Midtown Neighborhood Assn. The Victory Mission and The Kitchen Inc. have confirmed the importance of supporting and trusting each other as neighbors.

Because of concerns which have been expressed about the impact of services provided by The Mission and The Kitchen on the surrounding neighborhoods, their respective boards have stated that they do not intend to expand the services and programs they offer in their current locations on Commercial Street."

Bill Hennessey 3/15/96

Bill Hennessey, President — Date
The Kitchen

Shelia Wright 3/18/96

Shelia Wright, President — Date
The Victory Mission

Brenda Eyman 3-18-96

Brenda Eyman, President — Date
The Midtown Neighborhood Assn.

LaVett Eskew 3/15/96

LaVett Eskew, President — Date
The Commercial Club of Springfield

Appendix E: Drury/Mid-Town Neighborhood Partnership Agreement

DRURY UNIVERSITY/MIDTOWN NEIGHBORHOOD ASSOCIATION TEN YEAR PARTNERSHIP AGREEMENT -- 03/01/01 to 02/28/11

Contingent on Springfield City Council's passage of Drury University zoning case Z-2-2001, Drury and the Midtown Neighborhood Association hereby agree to the partnership agreement as outlined on the attached page. Representatives are authorized to enter into this by their respective organizations. This agreement shall be in effect from March 1, 2001 to February 28, 2011, with the intention of enhancing each entity and thus strengthening the district.

Dr. John E. Moore, Jr., President
Drury University

Mr. Ken Williams, Chairman
Midtown Neighborhood Association

DRURY UNIVERSITY/MIDTOWN NEIGHBORHOOD ASSOCIATION
TEN YEAR PARTNERSHIP AGREEMENT -- 03/01/01 to 02/28/11

1. **Communication**
   - Midtown and Drury will look for additional opportunities to cultivate positive perceptions of the district, the area, and each other.
   - Member of the Mid-Town Board
   - Comer Yale Project (Boyd/Berry, Pipkin, and Central)
   - Safety/Security Task Force
   - Each organization will notify the other regarding upcoming requests for zoning changes
   - Annual Meeting with Midtown Board and Drury administration

2. **Neighborhood/Institutional Boundary**
   - No new property acquisitions for institutional expansion for ten years without majority approval from the Midtown Board or the Board of Directors of its successor organization (provided zoning passes for Summit, Webster, Clay and Pythian properties) for the following areas:
     - North of Calhoun from Robberson to Summit.
     - North of Webster from Summit to Clay.
     - North of the current property line from Clay to Sherman.
   - At the beginning of the ninth year, Midtown and Drury representatives will begin negotiations for the successor agreement.

3. **Local Historic District Overlay**
   - Drury University will endorse the establishment of an overlay of the nationally registered district with a local historic district. (Currently-owned Drury properties excluded.)

4. **Benton Avenue Corridor**
   - University-owned structures and their streetscapes south of Lynn from Benton to Boonville will be preserved.
   - Upon rezoning, Drury will support RSF land use on Benton from Lynn to Division.

5. **Kappa Alpha House**
   - With the demolition of the Kappa Alpha fraternity house by August 31, 2001, 1318 N. Washington will revert to a RSF land use.

6. **Parking/Traffic**
   - When 250 new spaces are developed east of Summit, non-resident on-street parking on Summit (Central to Calhoun) could be prohibited.
   - Buffer yards for the proposed university-owned parking lots on Summit will meet and exceed city requirements. Berms aligning Clay will be included in the construction.
   - Traffic counts to be administered by the City of Springfield by the end of April 2001. Drury will work with Midtown and the City to study optimizing traffic flow.
   - Drury will convene meetings with Government Plaza institutions to actively study multi-level parking for the future. RSF properties should not be utilized in this venture.

7. **Housing Rehabilitation/Maintenance Trust Fund**
   - Drury has on several occasions expressed interest in assisting in the redevelopment of RSF properties for resale; joining with other institutions, such as City Utilities, Cox, Assembly of God, city and county government, Midtown Library and R-12, -or-
   - Drury will work to partner with Midtown to develop properties south of Lynn. These properties will not be used for additional institutional expansion.

Appendix F: Legal Non-Conforming Use List

Mid-Town Urban Conservation District

Address	Legal Non-Conforming Use *
1305 North Benton	Duplex
1428 North Benton	Fourplex
1531 North Benton	Duplex
1635 North Benton	Funeral Home
1027 East Blaine	Duplex
918 East Calhoun	Daycare
1029 North Clay	Duplex
1033/1033-A/1035 North Clay	Triplex
1101 North Clay	Duplex
1120 North Clay	Fourplex
1121 North Clay	Fourplex
1209 North Clay	Fourplex
1327 North Clay	Duplex
1350 North Clay	Triplex
1403 North Clay	Duplex
1408 North Clay	Duplex
1409-A/1409-B North Clay	Duplex
1431 North Clay	Duplex
1622 North Clay	Duplex
1630 North Clay	Duplex
1730-A/1730-B North Clay	Duplex
622 East Division	Five Apartments
916 East Locust	Duplex
933 East Locust	Duplex
1001 East Locust	Duplex
1035 East Locust	Duplex
1036 East Locust	Duplex
1523 North National	Light Manufacturing
1017 East Pacific	Single-Family House & Garage Apartment
825 East Pythian	Outside Storage
1116 North Robberson	Gift Shop

Address	Legal Non-Conforming Use *
1122 North Sherman	Electric Contractor
1429 North Sherman	Duplex
1440 North Sherman	Duplex
1616 North Sherman	Duplex
1628 North Sherman	Janitorial Service
1629/1631 North Sherman	Duplex
1637 North Sherman	Duplex
1703 North Sherman	Four Apartments
1712-A/1712-B North Sherman	Duplex
1740-A/1740-B North Sherman	Duplex
1208-A/1208-B North Summit	Duplex
1214 North Summit	Duplex
1220-A/1220-B North Summit	Duplex
1321 North Summit	Duplex
1330 North Summit	Duplex
1347 North Summit	Duplex
1348 North Summit	Duplex
1403/1403 ½ North Summit	Duplex
1417 North Summit	Triplex
1442 North Summit	Duplex
1447 North Summit	Fourplex
1455 North Summit	Duplex
1461 North Summit	Triplex
1467 North Summit	Triplex
1504 North Summit	Triplex
1511 North Summit	Duplex
1530 North Summit	Eight Apartments
1722 North Summit	Duplex
1313/1315 North Washington	Fourplex
1319 North Washington	Four Apartments **
1445 North Washington	Group Home
1450 North Washington	Triplex
1464 North Washington	Triplex

* The legal, non-conforming uses listed herein were registered with the City of Springfield as of June 1, 1990, as required by the Mid-Town Urban Conservation District Ordinance. The information in this list should be updated as suggested by Objective 1 of the Mid-Town Neighborhood Plan.

** Property was originally registered for five apartments, but it was converted to four apartments in 1990. The property has been registered as having four units since 1991.