



# PRODUCER'S PRODUCE CONCEPT MASTER PLAN

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501 North Main, Springfield, Missouri

Prepared for:  
Joe Costello and Charlie Hoke  
October 12, 2009



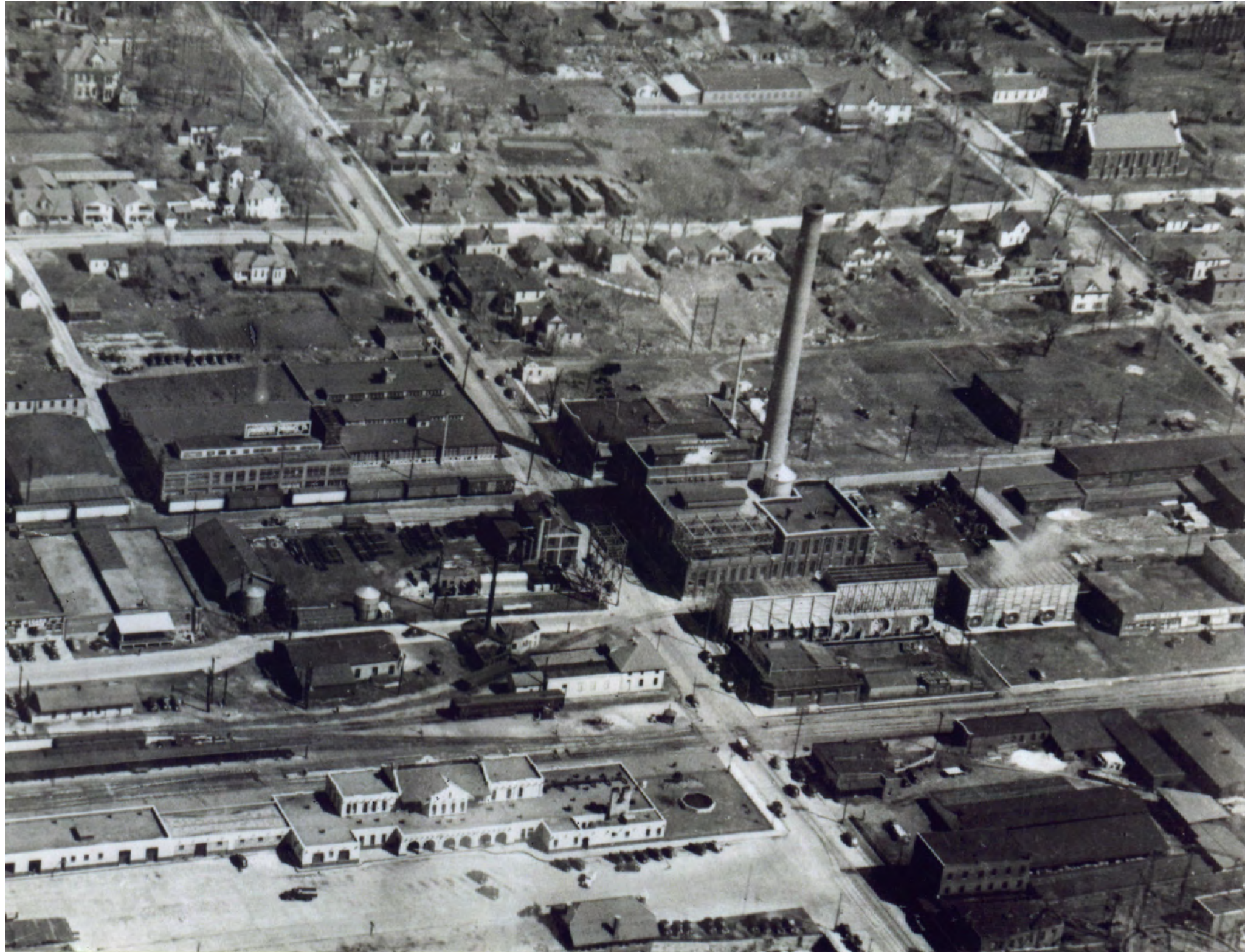


Southeast Corner looking Northwest  
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Aerial View looking Northeast  
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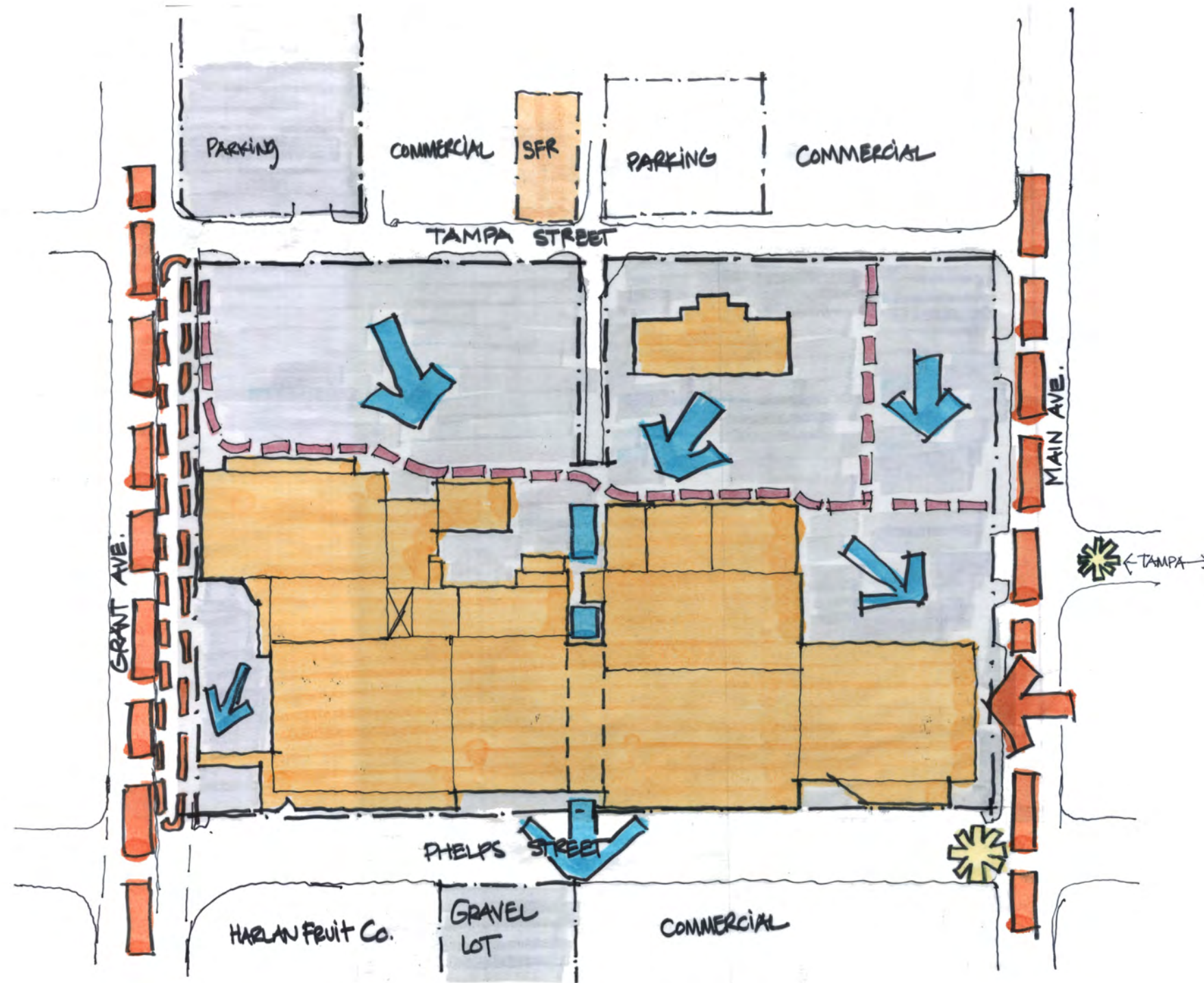
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### Planning Objectives

- + Phase building improvements
- + Maximize off-street parking
- + Maximize usable and leasable floor area
- + Obtain LEED certification
- + Accomodation OACAC and Headstart at potential tenants
- + Possible use of Historic Tax Credits for eligible structures

### Site Issues

- + Brownfield
- + Stormwater and Drainage
- + Maximize Parking
- + Access to off-block parking
- + Site movement for vehicles and pedestrians
- + Vehicular access to Main and Tampa
- + Visibility of building entrances
- + Playground for Headstart

Site Analysis

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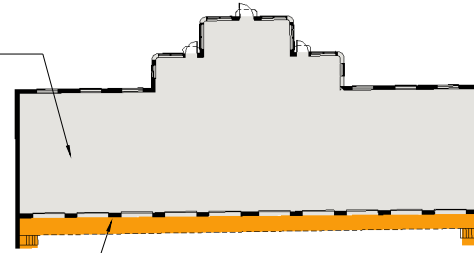
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## Building Area Summary

Building	number of stories	Estimated Area per Floor (sf)	Estimated Existing Floor Area (sf)	Floor Area to Remain (sf)	Repaired
Building 1	2	12,781	25,562	25,562	
Building 2A	1	2,391	2,391	2,391	
Building 2B	2	3,135	6,270	6,270	
Building 3	1	1,599	1,599	1,599	
Building 4	3	10,410	31,230	31,230	
Building 5	2	14,849	29,698	29,698	
Building 5.5	1	632	632	632	
Building 6	2	3,904	7,208	7,208	
Building 6.5	1	397	397	397	
Building 7	1	1,457	1,457	1,457	
Building 8	2	7,480	14,960	14,960	
Building 8.5	1	586	586	586	
Building 9	3	13,530	40,590	40,590	
Building 10	2	4,336	8,672	8,672	
Building 11	2	10,937	21,874	21,874	
Building 12	1	2,320	2,320	2,320	
Building 13	1	211	211	211	
Building 14	1	1,800	1,800	1,800	
Building 15	1	4,385	4,385	4,385	
<b>Total</b>			<b>201,842</b>	<b>194,883</b>	<b>96.6%</b>

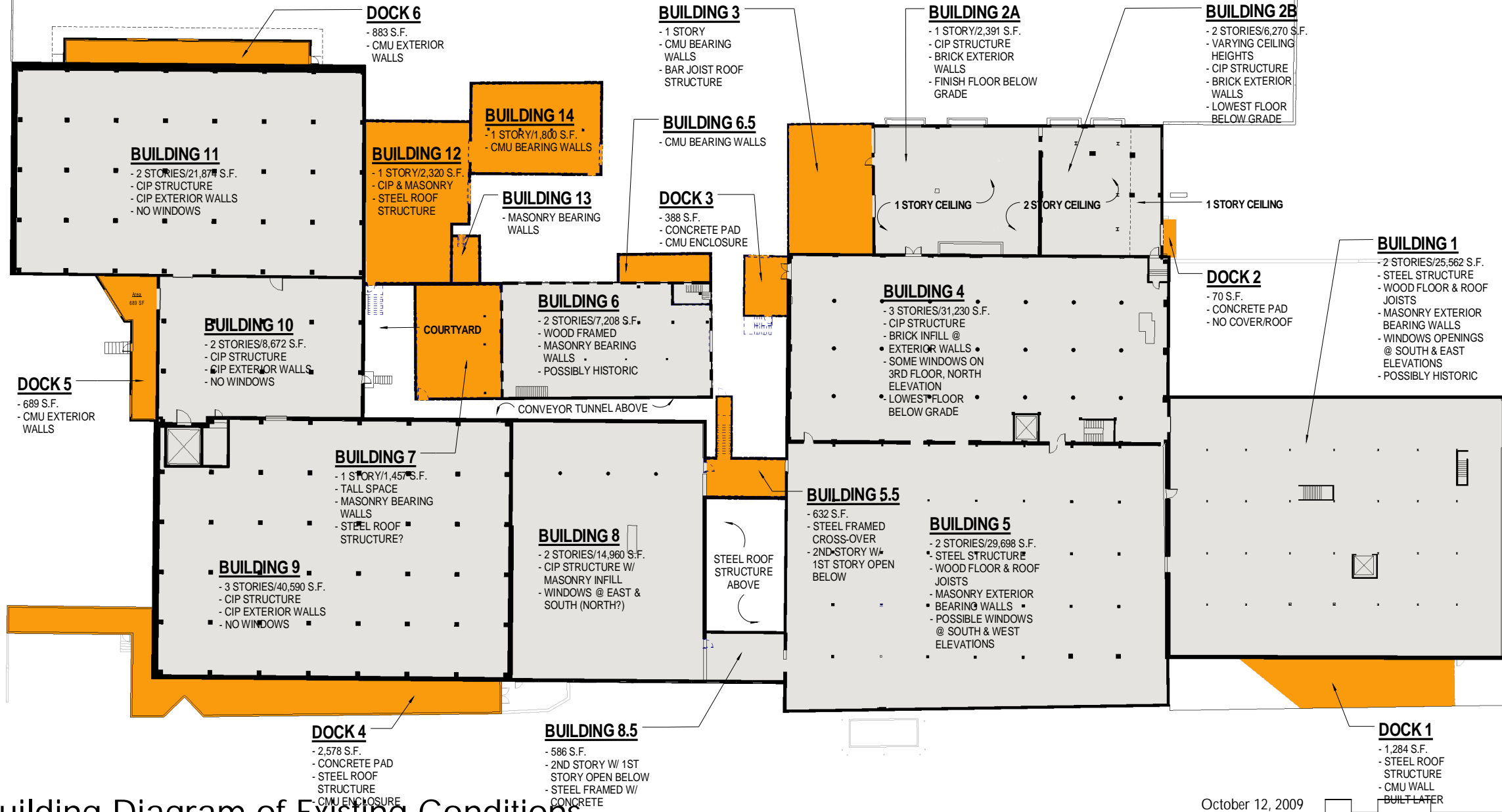
### BUILDING 15

- 1 STORY/4,385 S.F.
- STEEL STRUCTURE
- MASONRY EXTERIOR BEARING WALLS
- WINDOWS @ NORTH ELEVATION



### DOCK 7

- 489 S.F.
- CONCRETE PAD
- OPEN



## Building Diagram of Existing Conditions

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Panoramic Views

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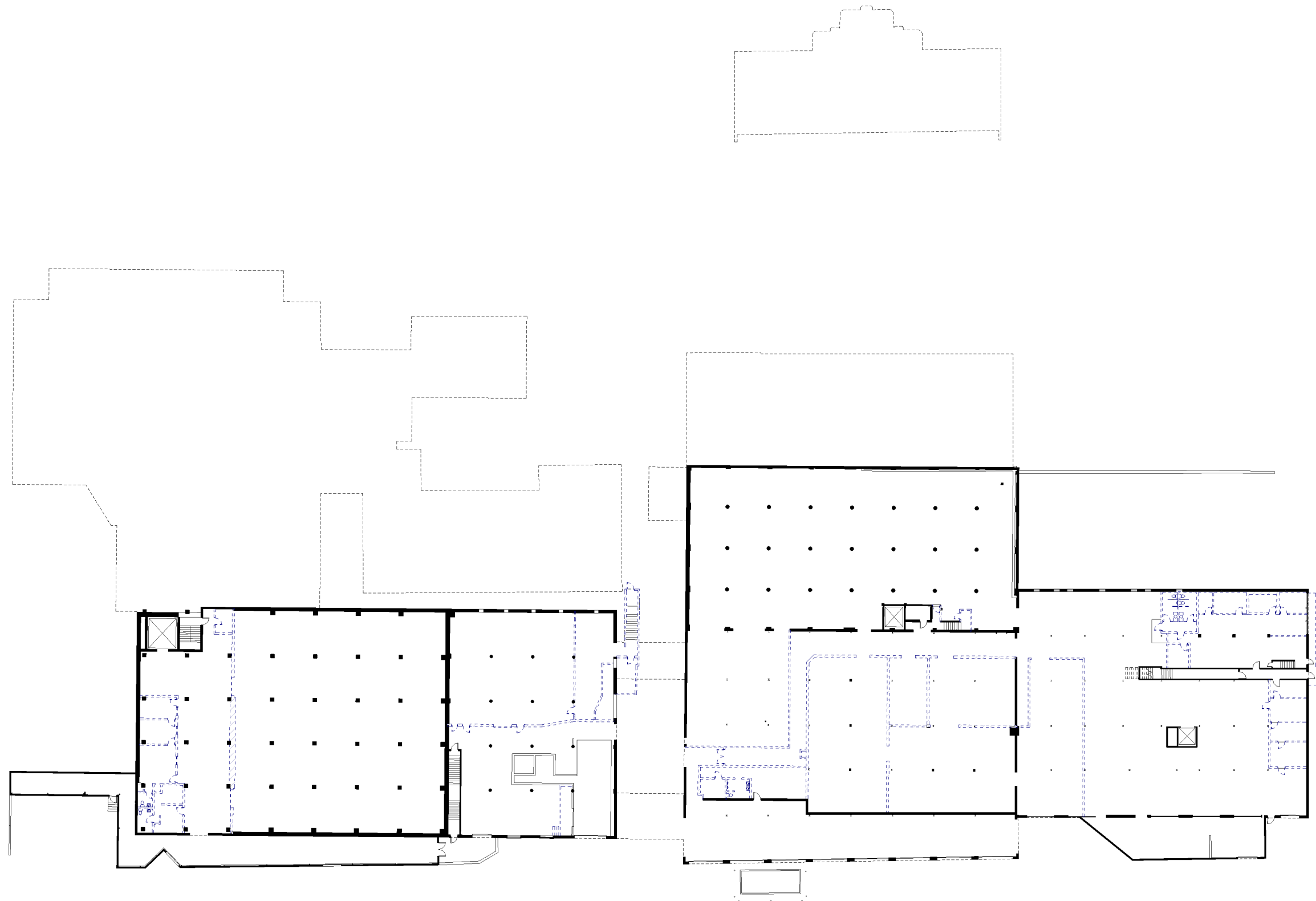
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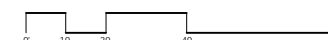


Existing Lower Level Plan

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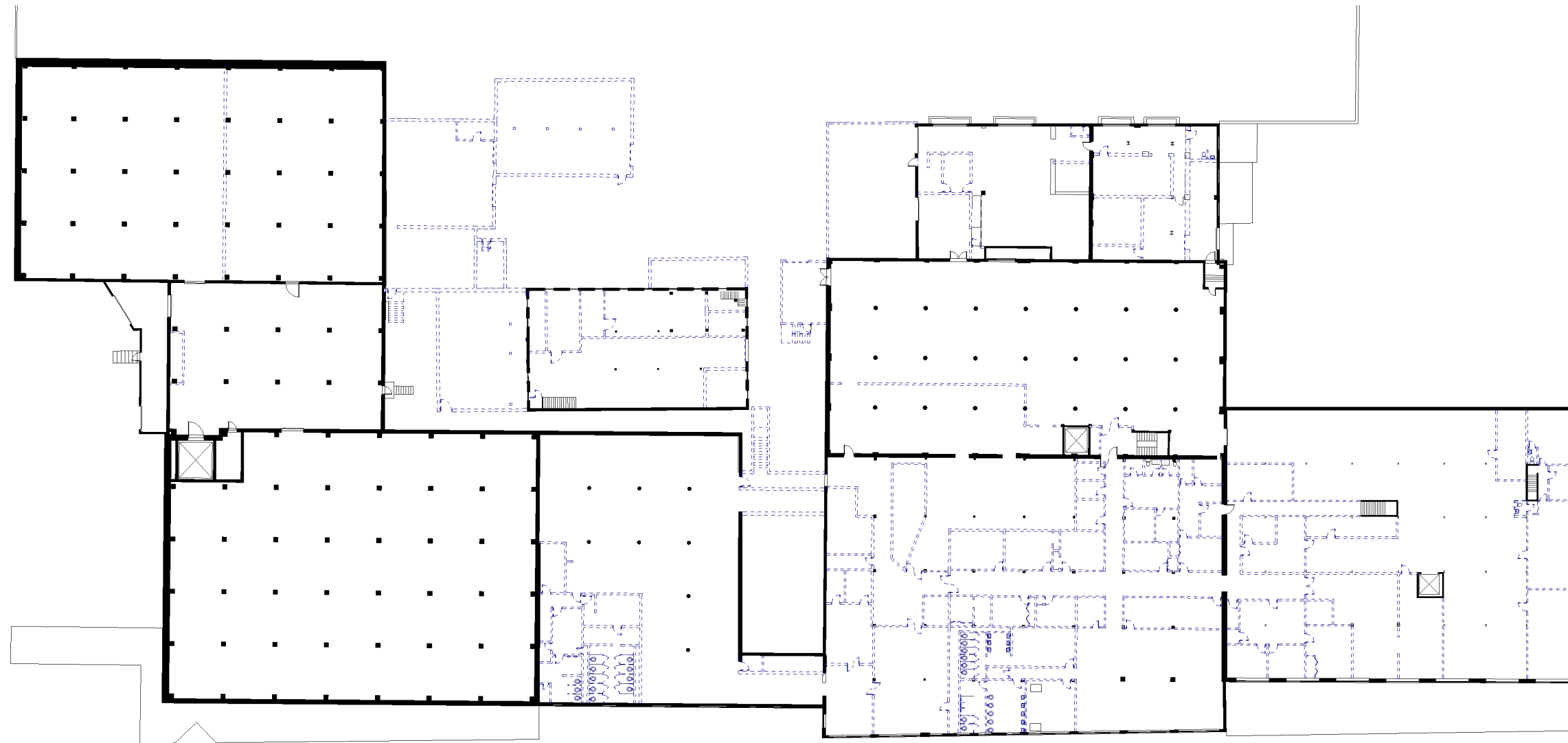
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Existing Intermediate Level Plan  
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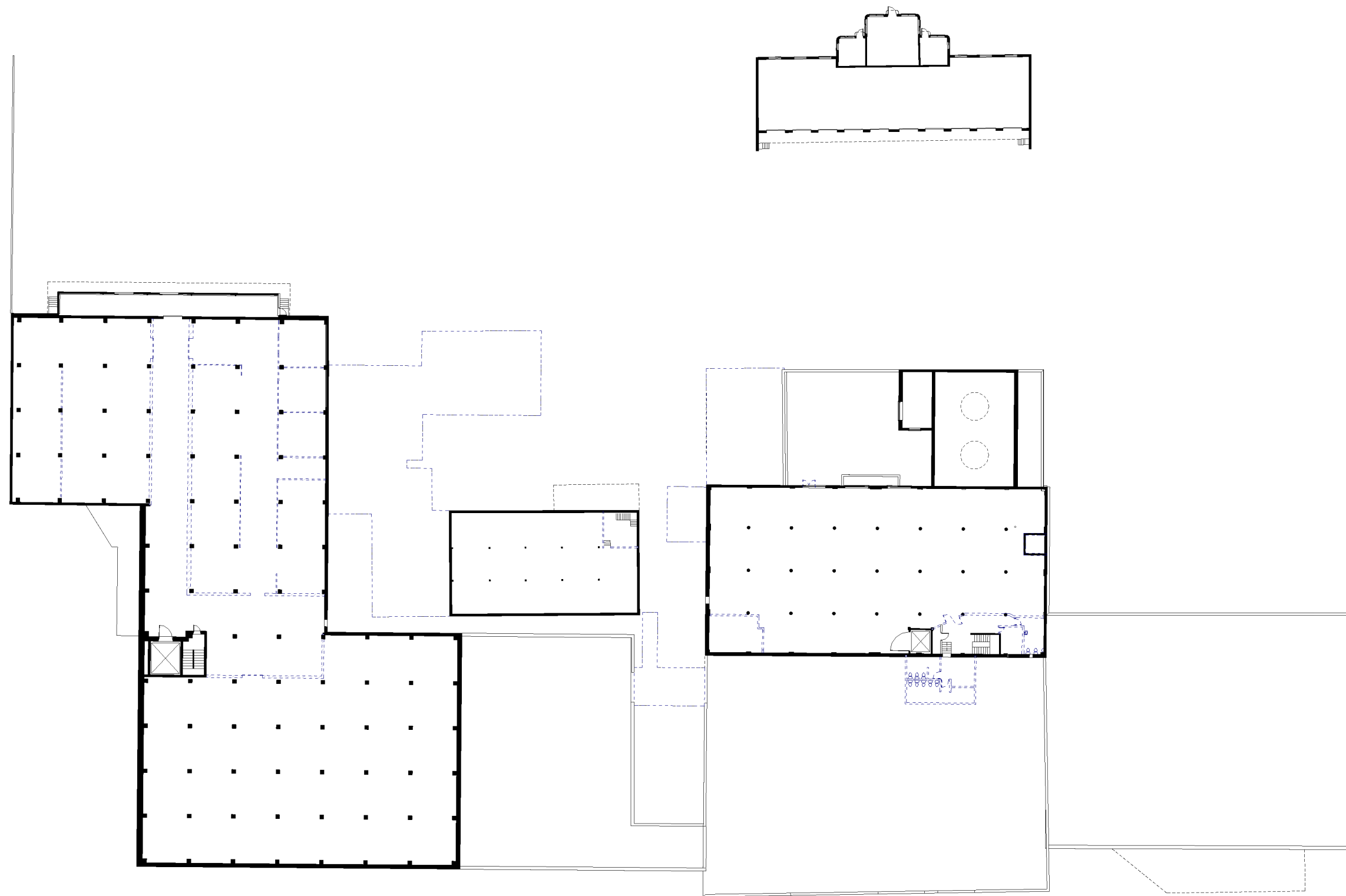
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Existing Upper Level Plan

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**Parking Count**

Structured Parking	186	Spaces
Northwest lot	102	Spaces
East interior lot	28	Spaces
West lot	11	Spaces
Wall Street lot	35	Spaces
Tampa Street lot	86	Spaces
<u>On-street parallel</u>	<u>20</u>	<u>Spaces</u>
<b>Total</b>	<b>469</b>	<b>Spaces</b>

Proposed Site Plan  
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Master Plan Aerial View Looking NW  
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Master Plan Aerial View Looking NE  
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Master Plan Aerial View Looking SW  
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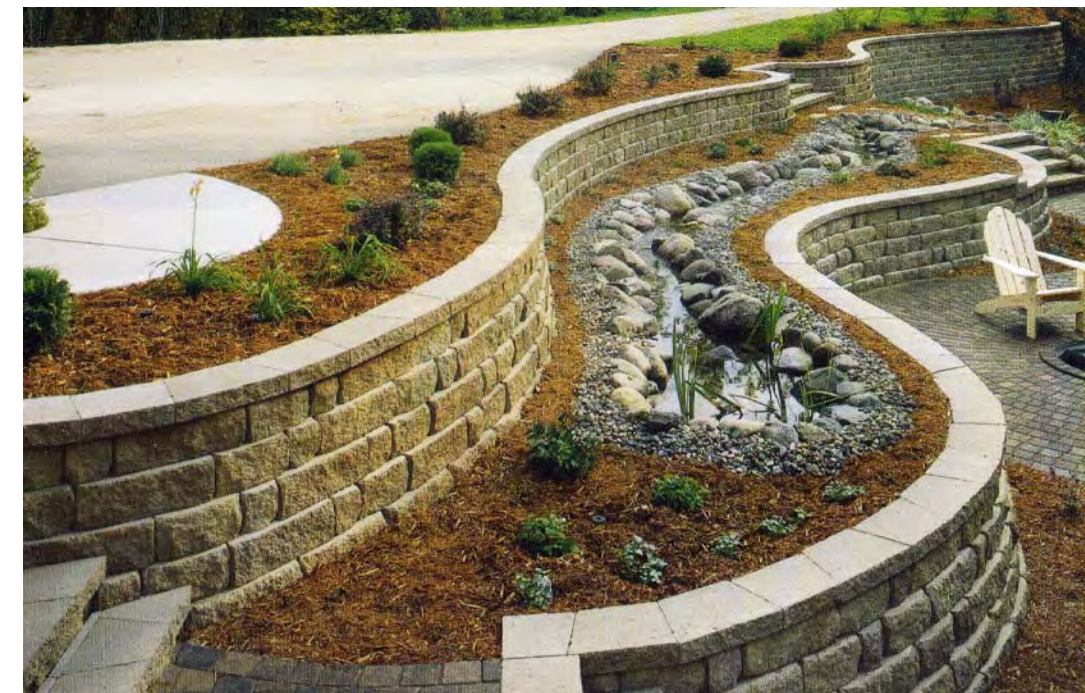


Concept Imagery - Alley  
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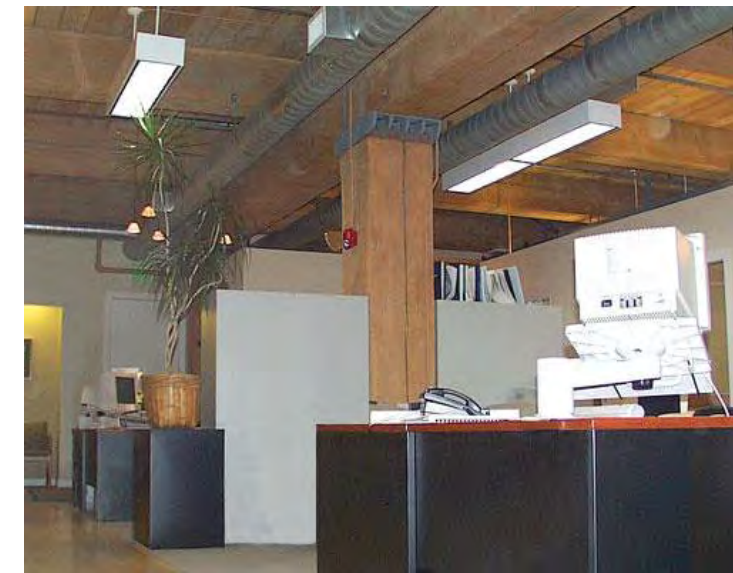
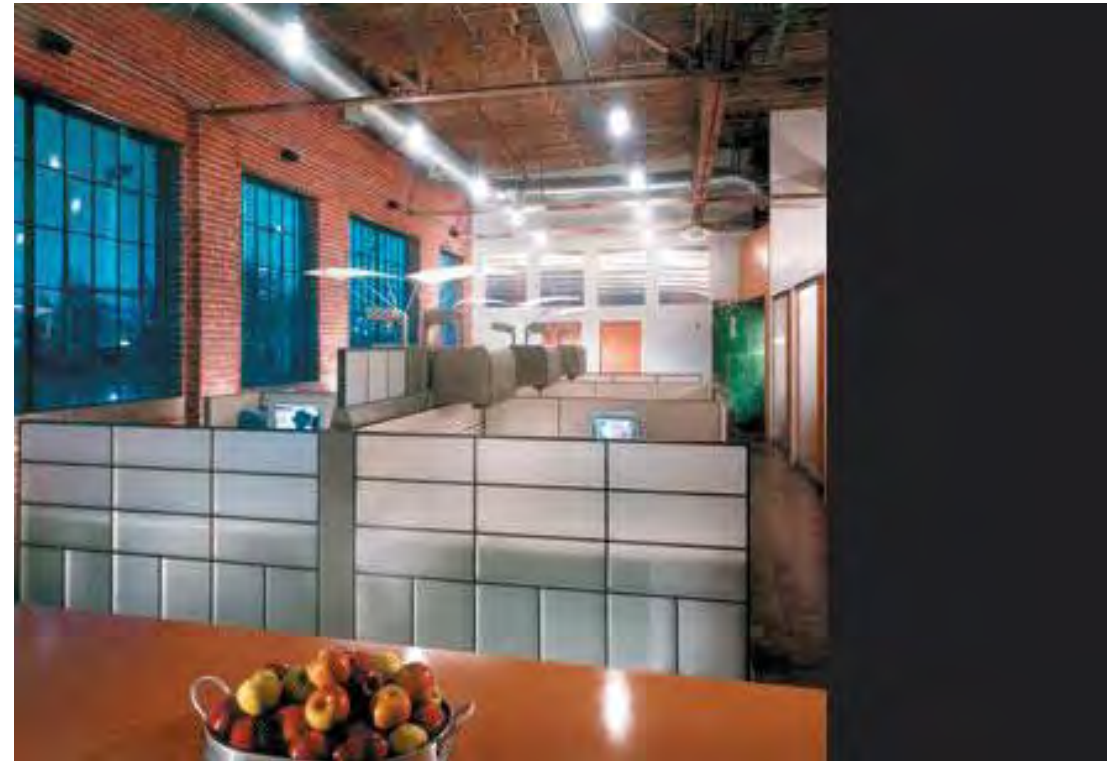
Concept Imagery - Terrace  
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Concept Imagery - Office Interiors  
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Concept Imagery - Streetscapes  
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