

Appendix A – Task Force Documents

SECTIONS

- 1) JCCC Redevelopment, dated July 30, 1999
- 2) JCCC Redevelopment, dated October 22, 1999
- 3) Process for developing a Master Plan for Redevelopment of the Existing Jefferson City Correctional Center, October & November 1999
- 4) Evaluation of Values, Concepts and Priorities, dated December 22, 1999
- 5) Evaluation of Values, Concepts and Priorities Survey Instrument, dated January 5, 2000
- 6) Summary Review, Evaluation of Concepts, Values and Priorities, dated February 23, 2000

Appendix A – Task Force Documents

SECTION 1

JCCC Redevelopment, dated July 30, 1999

State of Missouri
Office of Administration

JCCC Redevelopment

Jefferson City Correctional Center

Jefferson City, Missouri

July 30, 1999

State of Missouri
Office of Administration

JCCC Redevelopment

Jefferson City Correctional Center
Jefferson City, Missouri

Management Task List July 30, 1999

1 FORM REDEVELOPMENT TASK FORCE

- A. Organize Task Force
 - a. Prepare **Executive Order** to create Task Force
 - b. Prepare list of **Proposed Participants**
 - c. Prepare **Invitation Letter**
 - d. Develop **Roster of Interested Parties / Agencies / Organizations**
 - e.
- B. Organize First Two Meetings of the Task Force
 - a. Prepare **Agendas**
 - b. Coordinate **Time / Place** for Meetings
 - c. Publish **Meeting Notices**
 - d. Provide technical assistance to **Task Force**
- C. Arrange **Site Tour** For Involved Task Force Members
- D. Prepare Basic **Redevelopment Schedule**
- E. Define **Time Constraints** for Redevelopment
- F. Assemble Information about "Similar" Successful & Unsuccessful **Redevelopment Projects**
- G. Review "Similar" Redevelopment Projects and Prepare **Summary Report of "Similar" Projects** for Task Force (Include Project Site Visits as Appropriate)
- H. Develop **Web Site** for Redevelopment Project

2. EXPLORE TASK FORCE CONCEPTS

- A. Assist in the Identification of **Vision / Mission / Values of the Task Force**
- B. Assist in the Definition of **Goals / Concepts for Redevelopment**
- C. Assist in the Identification of **Planning Strategies**
- I. Review and Revise **Redevelopment Schedule**

3. DEVELOP INFORMATION FOR CHARETTE

- A. Define State Owned Land & Buildings Involved in **Redevelopment Project**
- B. Define Adjacent **Land Ownership & Use**
- C. Organize **Site Data** (Survey, Legal Description, Traffic, Utilities, Environmental Studies, Soils Reports, etc.)
- D. Organize **Historical Data**
- E. Prepare **Information Package for Charette**

4. INITIATE DESIGN CHARETTE

- A. Assist Missouri A.I.A with **Design Charette**

5. DEVELOP MASTER PLAN FOR REDEVELOPMENT

- A. Report **Results of Charette** to Task Force
- B. Provide technical assistance to the Task Force in the review and development of **Master Planning Concepts**
- C. Draft Report of **Task Force Recommendations**
- D. Assist in Presentation of **Task Force Recommendations for Redevelopment**
- E. Develop **Master Plan for Redevelopment** based on Task Force Recommendations
- F. Develop List Of **Potential Developers /Contractors**

6. DEVELOP BUDGET FOR REDEVELOPMENT

- A. Develop **Budget for Redevelopment** based on Master Plan
- B. Revise **Redevelopment Schedule** based on Master Plan

7. OBTAIN LEGISLATIVE APPROVAL

- A. Provide information regarding **Redevelopment Plan** as required
- B. Review and respond to questions and evaluate **Alternatives to Plan** as proposed.

8. DEVELOP DETAILED PLAN / DESIGN PHASE 1

A. Develop RFP Documents for Phase 1 Redevelopment

Non-JCCC Site & Facilities

1. Haz-Mat Remediation
2. Vacant Land
3. DOC – Training Academy
4. OA - Surplus Property
5. DNR - Vehicle Parking
6. DESE - Kenneth H. Kirchner State School

9. DEVELOP DETAILED PLAN / DESIGN PHASE 2

A. Develop RFP Documents for Phase 2 Redevelopment

JCCC Site & Facilities

1. Haz-Mat Remediation
2. Inside of JCCC Perimeter Walls
3. Outside of JCCC Perimeter Walls

10. BID / AWARD REDEVELOPMENT - PHASE 1

- A. Issue **RFP Documents** to Developers / Contractors
- B. Hold **Pre-Proposal Conference** to review RFP Documents and answer questions
- C. Receive and Evaluate **Proposals for Redevelopment**
- D. Make Recommendation for Award of **Redevelopment Agreement / Contract**
- E. Prepare and Issue **Redevelopment Agreement / Contract**

11. BID / AWARD REDEVELOPMENT - PHASE 2

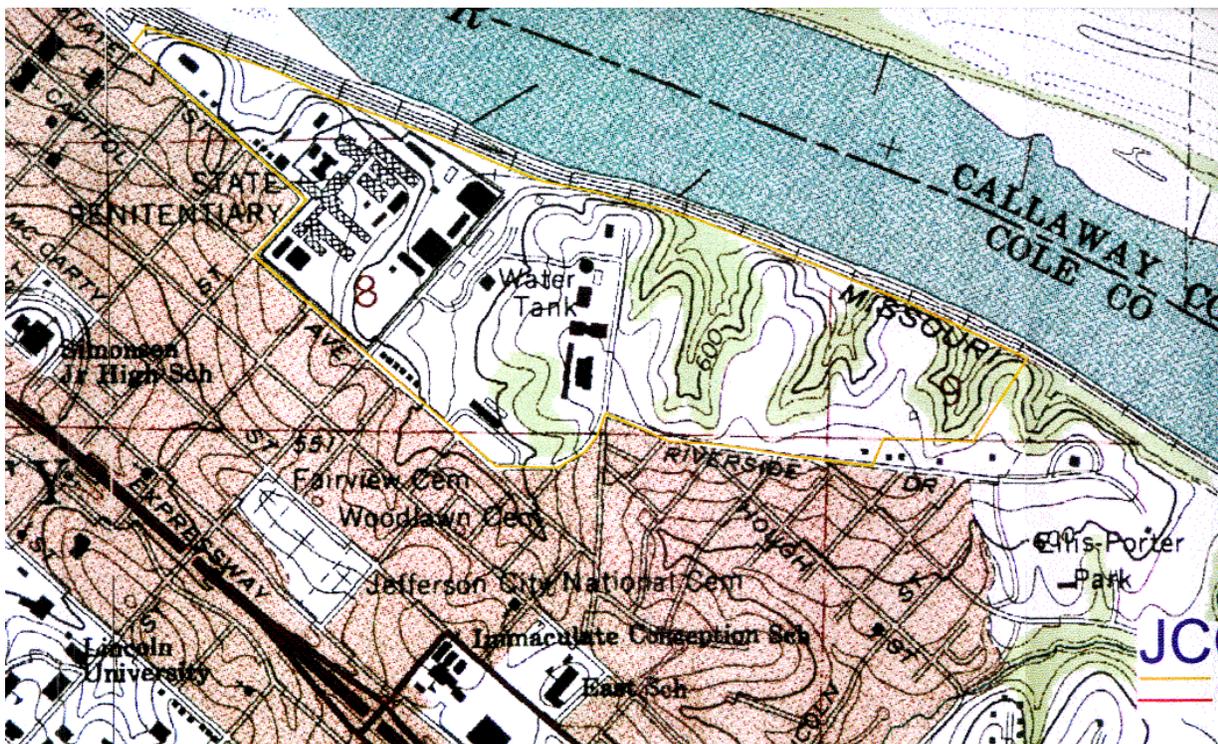
- A. Issue **RFP Documents** to Developers / Contractors
- B. Hold **Pre-Proposal Conference** to review RFP Documents and answer questions
- C. Receive and Evaluate **Proposals for Redevelopment**
- D. Make Recommendation for Award of **Redevelopment Agreement / Contract**
- E. Prepare and Issue **Redevelopment Agreement / Contract**

12. INITIATE REDEVELOPMENT - PHASE 1

- A. Prepare and Issue **Notice to Proceed with Redevelopment.**

13. INITIATE REDEVELOPMENT - PHASE 2

- A. Prepare and Issue **Notice to Proceed with Redevelopment.**



Appendix A – Task Force Documents

SECTION 2

JCCC Redevelopment, dated October 22, 1999

State of Missouri
Office of Administration

JCCC Redevelopment

Jefferson City Correctional Center

Jefferson City, Missouri

October 22, 1999

State of Missouri
Office of Administration

JCCC Redevelopment

Jefferson City Correctional Center
Jefferson City, Missouri

JCCC REDEVELOPMENT TASK FORCE

OVERSIGHT COMMITTEE

Dick Hanson

Office of Administration

Dr. Dora Schiro

Department of Corrections

Joe Driskill

Department of Economic Development

Steve Mahfood

Department of Natural Resources

Senator Larry Rohrbach

Representative Bill Gratz

Representative Carl Vogel

Tom Rackers

City of Jefferson

Bob Jones

Cole County

Don Shinkle

Jefferson City Area Chamber of Commerce

Support Staff

Randy Allen, Director

Division of Design and Construction

Charlie Brzuchalski, Project Manager

Division of Design and Construction

TASK FORCE

John Boehm, Co-Chairman, Office of Administration

Katherine Connor, OA Division of Budget & Planning

Mark Allen, OA Division of Facilities Management

Jim Grothoff, Dept. of Corrections

Paul Caspari, Dept. of Corrections

Dave Dormire, Dept. of Corrections

Mark Schreiber, Dept. of Corrections

Jane Beetem, Dept. of Natural Resources

Brian Fawks, Dept. of Natural Resources

Earl Pabst, Dept. of Natural Resources

Booker Rucker, Dept. of Natural Resources

Marty Romitti, Dept. of Economic Development

Jim Riley, Joint Committee on Capitol Improvements

Rich Mays, Co-Chairman, City Administrator, City of Jefferson

John Landwehr, City Councilman, City of Jefferson

Carol Blaney, City Councilwoman, City of Jefferson

Charles Jackson, City Councilman, City of Jefferson

Mike Forck, Cole County Commissioner

Chris Yarnell, Cole County Public Works

John Hemeyer, Sheriff, Cole County

John Sheehan, Member Jefferson City Chamber of Commerce (Williams-Keepers)

Betty Jo DeLong, Member Jefferson City Chamber of Commerce (City Resident)

Jeanie Moore, Member Jefferson City Chamber of Commerce (Modern Litho Print)

Mark Towner, Member Jefferson City Chamber of Commerce (Towner Electronics)

**JCCC Redevelopment
Management Task List
10/22/99
Page 4**

Keith Fuller, Member Jefferson City Chamber of Commerce (Lincoln University)

Appendix A – Task Force Documents

SECTION 3

Process for developing a Master Plan for Redevelopment of the Existing Jefferson City Correctional Center, October & November 1999

Process for Developing a Master Plan for Redevelopment of the Existing Jefferson City Correctional Center Site

October 22, 1999

Purpose of Redevelopment Process

- New JCCC Facility to be Constructed
- Existing Facility No Longer Needed as Correctional Center
- Planning of Redevelopment Essential

State of Missouri Goals

- Support Broad Involvement and Participation in Redevelopment Planning
- Seek the Highest and Best Use of the Site
- Address Redevelopment costs and Value of Property
- Prepare a Consensus Plan for Redevelopment to Provide Greatest Benefit to All

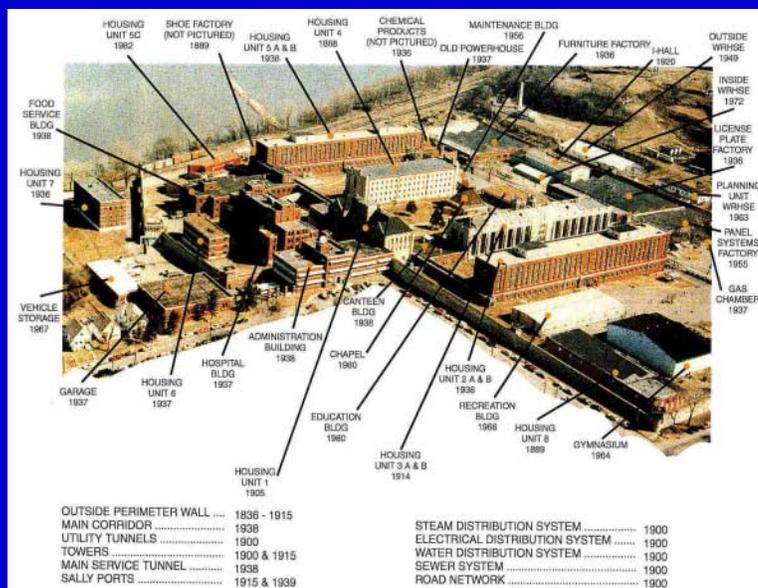
Overview of Planning Process

- History of Facility
- Scope of Redevelopment
- Timeline
- Structure of Committee
- Mission
- Proposed Uses

History

- Established in 1833
- First Inmates in 1836
- Utilized as Maximum Security Correctional Facility Since 1836
- Housing Unit 4 Occupied in 1868
- Housing Unit 8 Constructed in 1889
- Housing Unit 3 Constructed in 1914

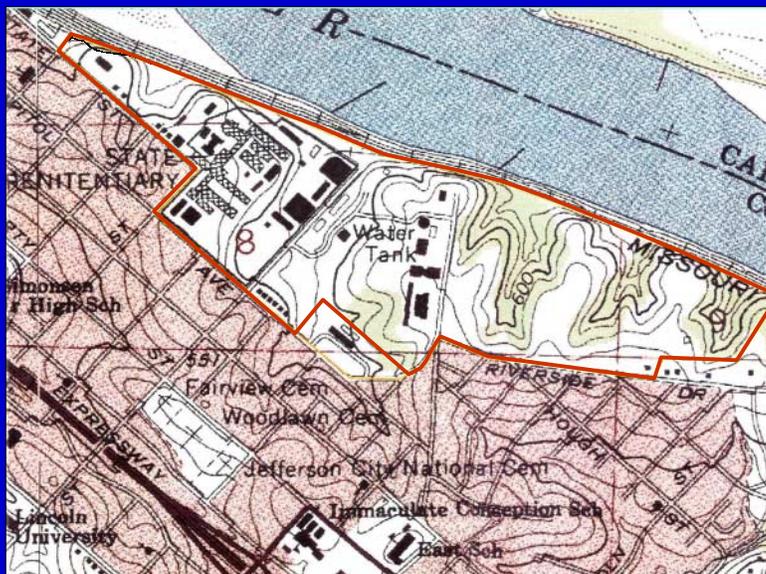
Building Description



Aerial View from East



Site Plan of Property



Timeline of Activities

- Form Redevelopment Task Force
 - ✓ August - September 1999
- Explore Task Force Concepts
 - ✓ September - December 1999
- Develop Input for Design Charette
 - ✓ January - February 2000
- Design Charette
 - ✓ March 2000
- Develop Masterplan for Redevelopment
 - ✓ April - August 2000

Timeline of Activities (con't)

- Develop Budget and Report to Governor
 - ✓ August - November 2000
- Executive Approval of Plan
 - ✓ December 2000
- Present Plan for Legislative Approval
 - ✓ January - May 2001
- Implement Phase I of Plan
 - ✓ July 2001

Committee Organization

Oversight Committee

Task Force

Resources

Committee Organization

Oversight Committee

The OVERSIGHT COMMITTEE shall Advise, Guide, Review, and Approve the recommendations of the Task Force in the preparation of a Master Plan for the Redevelopment of the existing JCCC Site that will be in the best interest of the citizens of the State of Missouri.

Oversight Committee

Oversight Committee

State of Missouri	General Assembly	Community
Office of Administration Dick Hanson	Senator Larry Rohrbach	City of Jefferson Tom Rackers
Department of Corrections Dora Schiro	Representative Bill Gratz	Cole County Bob Jones
Department of Economic Development Joe Driskill	Representative Carl Vogel	Jefferson City Area Chamber of Commerce Don Shinkle
Department of Natural Resources Steve Mahfood		

Committee Organization

Task Force

The TASK FORCE shall identify possible uses and develop planning concepts for the redevelopment of the existing facilities and adjacent property. Those ideas and concepts shall be refined and graphically delineated through a Design Charette and unified within a Master Plan for the Redevelopment of the Jefferson City correctional Center.

Task Force

Task Force

State of Missouri	Community
John Boehm, Co-Chairman Katherine Connor Arvid West Jim Grothoff Paul Caspari Dave Dormire Mark Schreiber Jane Beetem Earl Pabst Booker Rucker Marty Romitti Jim Riley	Rich Mays, Co-Chairman John Landwehr Carol Blaney Charles Jackson Mike Forck Chris Yarnell John Hemeyer John Sheehan Betty Jo DeLong Jeanie Moore Mark Towner Keith Fuller

Committee Organization

Resources

RESOURCES can be Agencies, Organizations or Individuals with an interest in any aspect of the planning process. They will participate by providing research, presentations, discussions and observations to the TASK FORCE.

Resources

Resources	
State of Missouri	Community
<p>Office of Administration Design & Construction Budget and Planning Facilities Management Purchasing and Materials Management</p> <p>Department of Natural Resources Parks and Historic Preservation Energy Environmental Quality</p> <p>Department of Economic Development Grants Business Development TI Financing Brownfields Tourism Hawthorne Foundation</p> <p>Corps of Engineers MoDOT Department of Conservation Department of Elementary and Secondary Education</p>	<p>City of Jefferson Planning and Code Enforcement Public Works Police Fire Housing Authority Parks and Recreation Historic Preservation Commission</p> <p>Cole County Public Works</p> <p>Jefferson City Area Chamber of Commerce Partnerships 2000/ Committee of 50 Convention & Visitors Bureau Economic Development</p> <p>Eastside Business Assoc. Capital Mainstreet Inc. Central Eastside Neighborhood Assn. (CESNA) Jefferson City Public Schools</p>

Task Force Mission

Task Force Mission
<p>Identify possible uses and develop planning concepts for the redevelopment of the existing facilities and adjacent property.</p> <p>Evaluate and prioritize proposed uses for the existing facilities and adjacent property.</p> <p>Refine and graphically delineate those ideas and concepts through a Design Charette</p> <p>Guide the preparation of a Master Plan for the Redevelopment of the Jefferson City Correctional Center.</p>

Proposed Uses

Proposed Uses

County Jail conversion of Super-Max Facility
Federal Courthouse
State office Building Sites
State Warehouse Facilities
Access point to Adrian's Island
Office for JC Chamber
MSP Museum
Tourist Information Center
Film Site and / or Studio
Riverfront Park
AmTrak Station
Civil War Historic Sites

Process for Developing a Master Plan for Redevelopment of the Existing Jefferson City Correctional Center Site

November 22, 1999

Purpose of Redevelopment Process

- New JCCC Facility to be Constructed
- Existing Facility No Longer Needed as Correctional Center
- Planning of Redevelopment Essential

State of Missouri Goals

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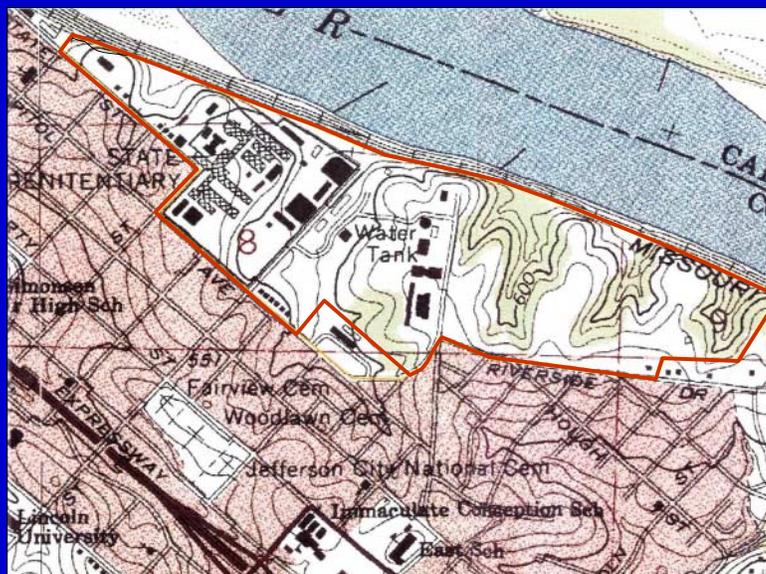
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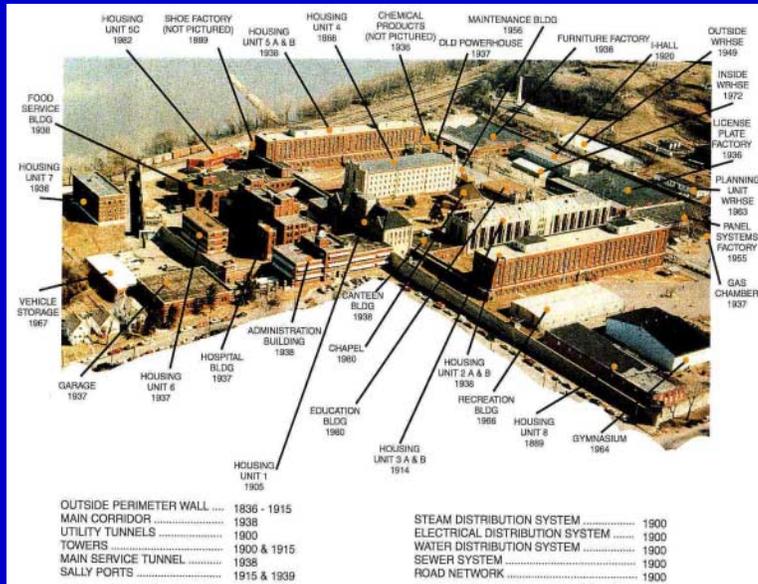
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Site Plan of Property



Building Description



Aerial View from East



Aerial View from Northwest



Aerial View from South



Aerial View from North



Aerial View from North



Aerial View from Southwest



Aerial View from South



Aerial View from East



Housing Unit 4 - Built 1868



Housing Unit 4 - Built 1868



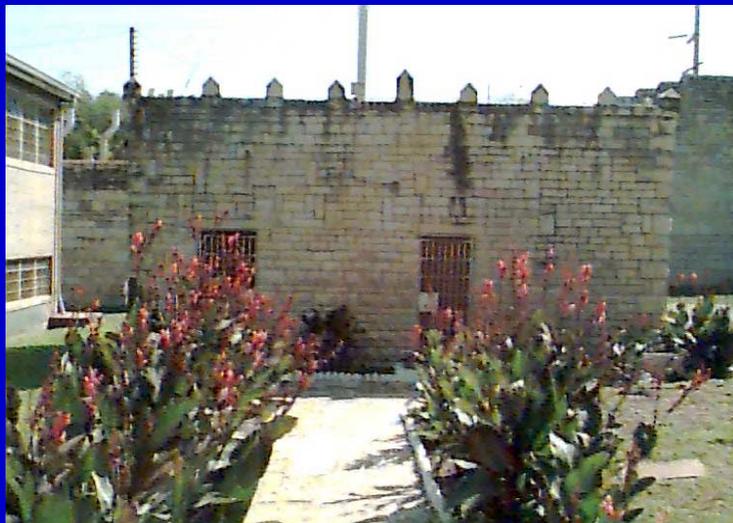
Housing Unit 3 - Built 1914



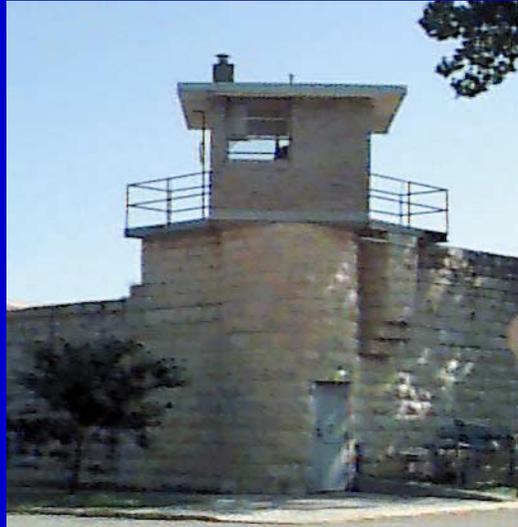
Housing Unit 1 - Built 1905



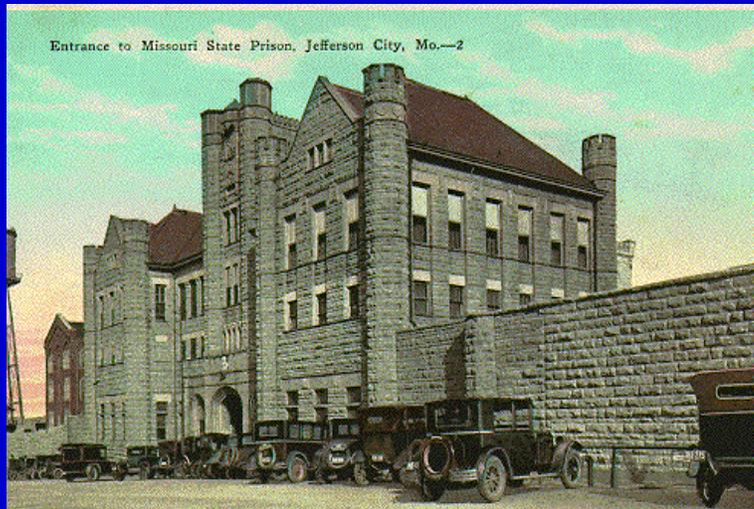
Gas Chamber - Built 1937



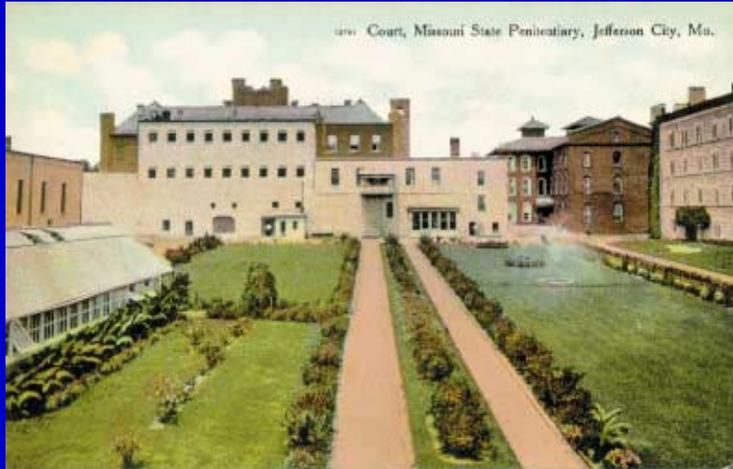
Guard Tower



Housing Unit 1 - Built 1905



Court View from East - c. 1910



Court View from West - c. 1910



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- Guide the preparation of a Master Plan for the Redevelopment of the Jefferson City Correctional Center.

Proposed Uses

Proposed Uses

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Federal Courthouse
State office Building Sites
State Warehouse Facilities
Access point to Adrian's Island
Office for JC Chamber
MSP Museum
Tourist Information Center
Film Site and / or Studio
Riverfront Park
AmTrak Station
Civil War Historic Sites
Performing Arts Center

Task Force Presentation November 22, 1999

The above, "Process for Developing a Master Plan for
Redevelopment of the Existing Jefferson City Correctional
Center Site," was presented to the Task Force on November
22nd, 1999.

Appendix A – Task Force Documents

SECTION 4

Evaluation of Values, Concepts and Priorities, dated December 22, 1999

Evaluation of Concepts, Values and Priorities

JCCC Redevelopment Task Force

Jefferson City Correctional Center
Jefferson City, Missouri

December 22, 1999

Evaluation Method

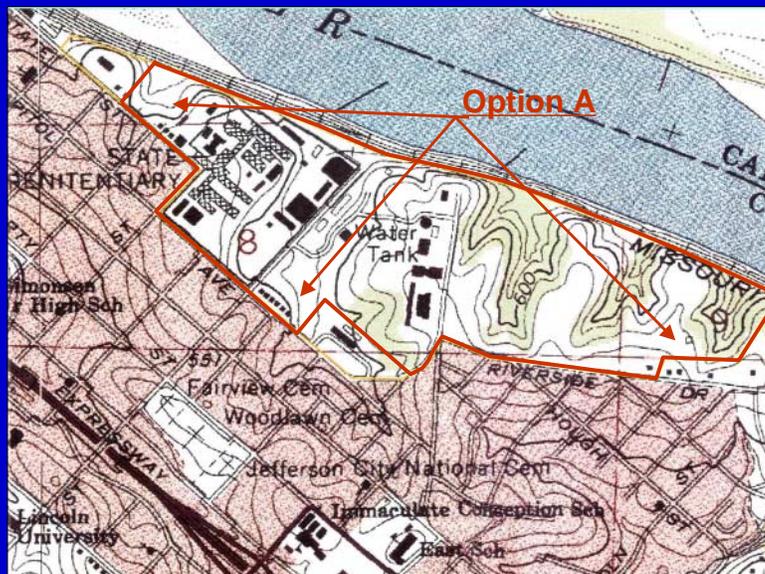
Questionnaire

- Part A - Historic Value of the Property
- Part B - Historic Value of the Buildings
- Part C - Planning Values
- Part D - Potential Uses

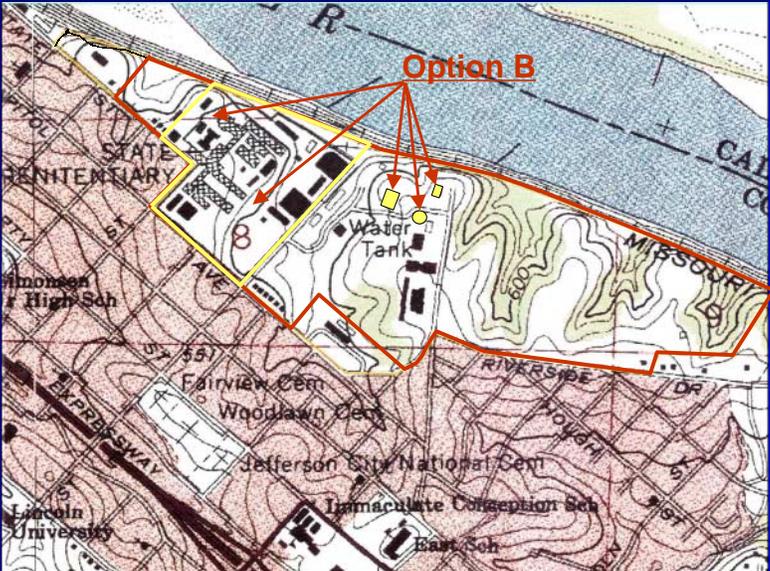
Evaluation Method

- Part A - Historic Value of the Property

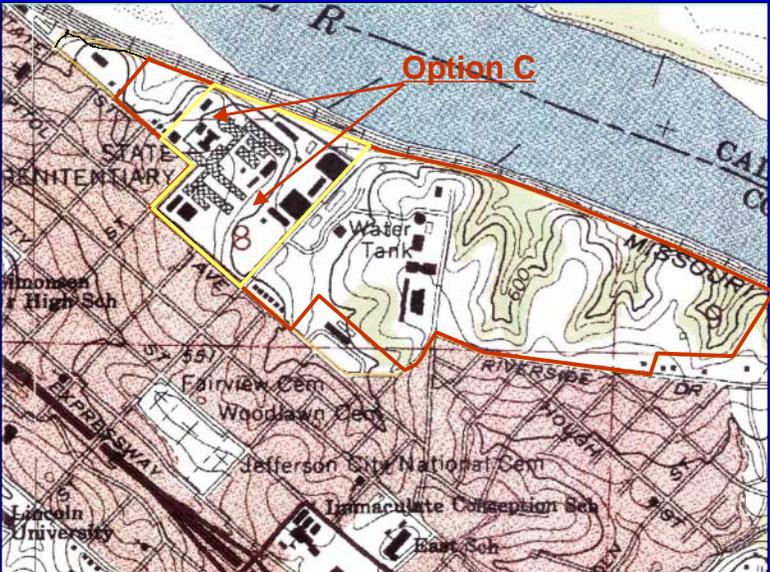
Site Plan of Property



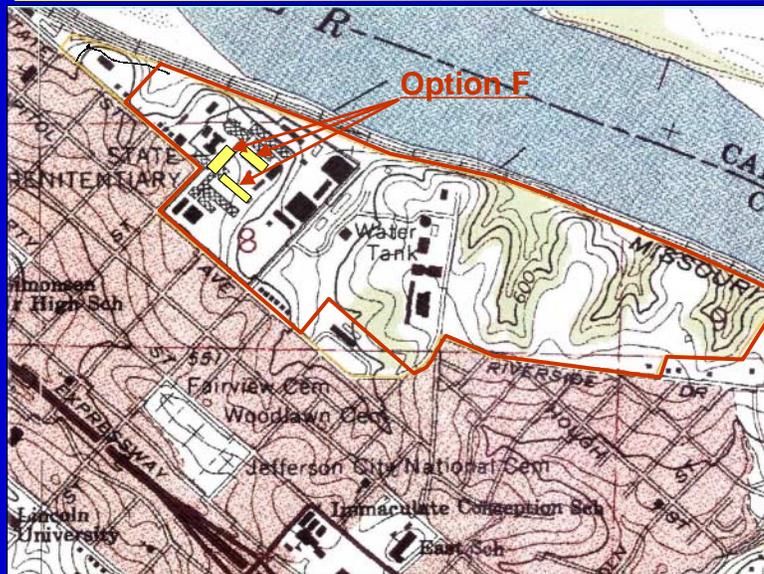
Site Plan of Property



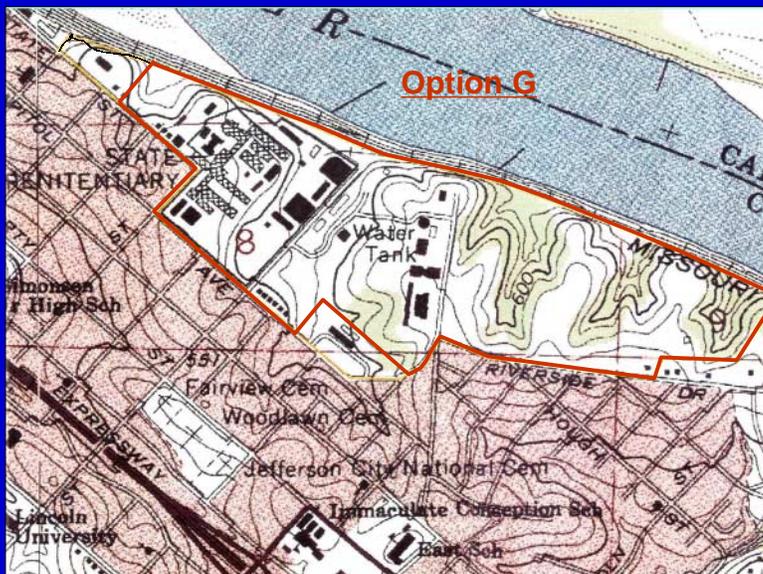
Site Plan of Property



Site Plan of Property



Site Plan of Property



Aerial View from Northwest



Aerial View from South



Aerial View from North



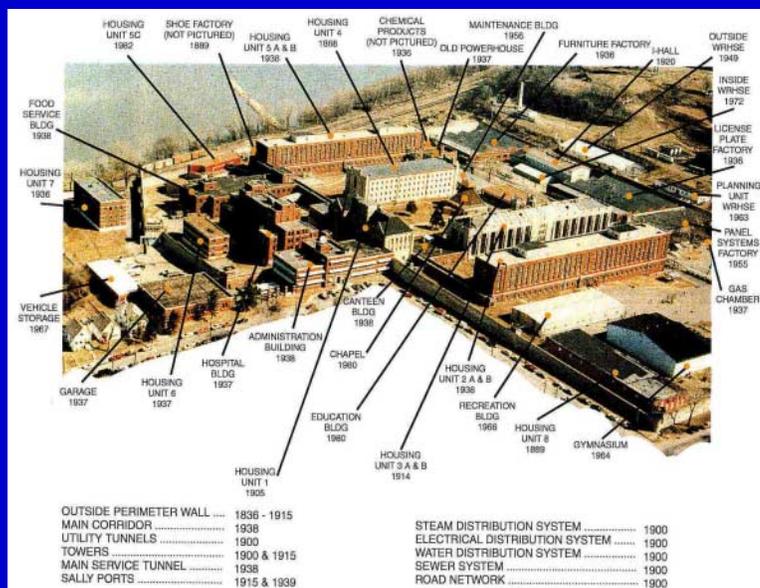
Aerial View from North



Evaluation Method

■ Part B - Historic Value of the Buildings

Building Description



Housing Unit 1 - Built 1905



Housing Unit 1 - Built 1905



Housing Unit 3 - Built 1914



Housing Unit 4 - Built 1868



Housing Unit 4 - Built 1868



Gas Chamber - Built 1937



Housing Unit 5 C - Built 1982



Chapel - Built 1980



Education Building - Built 1980



Power Plant



Housing Unit 2A & 2B - Built 1938



Housing Unit 5A & 5B - Built 1938



Housing Unit 6 - Built 1937



Housing Unit 7 - Built 1936



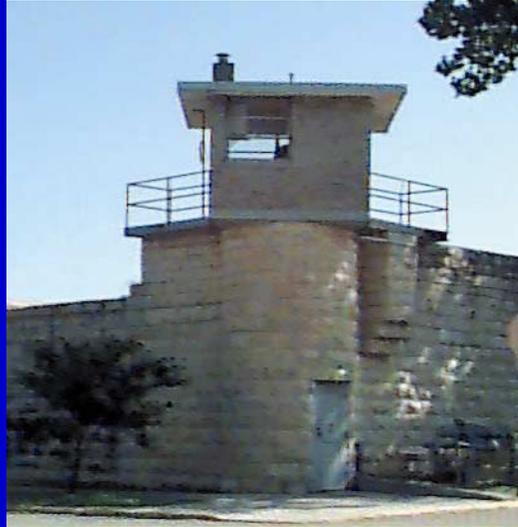
Housing Unit 8 - Built 1889



I - Hall - Built 1920



Guard Tower



Appendix A – Task Force Documents

SECTION 5

Evaluation of Values, Concepts and Priorities Survey Instrument, dated January 5, 2000

Evaluation of Values, Concepts and Priorities

JCCC Redevelopment Task Force

Jefferson City Correctional Center
Jefferson City, Missouri

January 5, 2000

PART A - HISTORIC VALUE OF THE PROPERTY

Assess the extent to which the **Property** should be kept and / or preserved
(Geographically Defined - See Part A Photos)

Rank the options listed in order of your preference from 1 to 7

- A. **All of the 142 Acre JCCC Site and Buildings**

- B. **Everything inside the Walls and a few other buildings**
This includes the Upper and Lower Yard areas and other buildings such as
the potato house, training academy bldg., water tower & slaughter house.

- C. **Everything inside the Walls**
This includes everything in the Upper and Lower Yard areas
west of Chestnut Street.

- D. **A portion of the site inside the Walls**
This includes all of the Upper Yard area

- E. **Selected buildings inside the Walls**
This includes a limited group of Upper Yard buildings, such as A Hall, Old Admin.
Bldg., and / or Housing Unit 3) and some other buildings (such as the gas
chamber, I-Hall or Power House).

- F. **A limited Group of Buildings**
This includes a limited group of Upper Yard buildings such as A Hall, Old Admin.
Bldg. or H.U. 3.

- G. **None of the 142 Acre JCCC Site or Buildings**

PART B – HISTORIC VALUE OF THE BUILDINGS

Identify the individual **Buildings** that should be kept and / or preserved
(Building Identification - See Part B Photos)

Rank the buildings in order of your preference to be kept and / or preserved
(Rank from 1 to as far as you are able to identify individual rank)

All of the Buildings of JCCC

None of the Buildings of JCCC

Upper Yard Buildings

Housing Unit – 4 (1868) (A Hall)

Chapel (1980)

Housing Unit – 5 A & B (1938)

Canteen & Main Corridor (1938)

Shoe Factory (1889)

Education Bldg, (1980)

Housing Unit - 5C (Super Max)
(1982)

Housing Unit -3 A & B (1914)

Food Service Bldg. (1938)

Housing unit – 2 A & B (1938)

Housing Unit – 7 (1936)

Recreation Building (1966)

Vehicle Storage Shed (Bus Garage)
(1967)

Housing Unit – 8 (Clothing Factory)
(1889)

Garage (1937)

Gymnasium (1964)

Housing Unit – 6 (1937)

Maintenance Bldg. (1956)

Hospital (1937)

Sally Port (1939)

Administration Bldg. (1938)

“Centennial Cell Building” (c.1880)

Housing Unit - 1 (1905)
(Old Admin. Bldg.)

The Wall & Guard Towers
(1836-1939)

PART B – HISTORIC VALUE OF THE BUILDINGS (Continued)

Lower Yard Buildings

- | | |
|--|--|
| <input type="checkbox"/> Gas Chamber (1937) | <input type="checkbox"/> Furniture Factory (1936) |
| <input type="checkbox"/> Office / Panel Systems Factory (1956) | <input type="checkbox"/> Old Power House (1937) |
| <input type="checkbox"/> License Plate Factory (1936) | <input type="checkbox"/> Chemical Products Factory (1936) |
| <input type="checkbox"/> Inside Warehouse (1972) | <input type="checkbox"/> The Wall & Guard Towers (1836-1939) |
| <input type="checkbox"/> I-Hall (1927) | <input type="checkbox"/> Mural on Wall at Ballfield |

Other JCCC Buildings

- | | |
|---|---|
| <input type="checkbox"/> Planning Unit Warehouse (1963) | <input type="checkbox"/> Training Center (Old Academy) (1937) |
| <input type="checkbox"/> Outside Warehouse (1949) | <input type="checkbox"/> Water Tower (1938) |
| <input type="checkbox"/> New Power House (1987) | <input type="checkbox"/> The Wall (1836 – 1915) |
| <input type="checkbox"/> Slaughter House (1950) | <input type="checkbox"/> Truck Gate (Old Train Gate) (1915) |
| <input type="checkbox"/> Diesel Plant (1936) | |
| <input type="checkbox"/> Potato House (1940) | |

Surplus Property Buildings

- | | |
|---|---|
| <input type="checkbox"/> Office and Main Warehouse (1969) | <input type="checkbox"/> Garage (1974) |
| <input type="checkbox"/> Storage Quonset (1965) | <input type="checkbox"/> Open Shed (1974) |
| <input type="checkbox"/> Paint Shop (1973) | <input type="checkbox"/> Closed Shed (1979) |

PART C – PLANNING VALUES

Assess the importance of each of the **Values** as stated in the following sentences

Circle one of the following for each statement (value) listed

- Very important to me **5**
- Somewhat important **4**
- Of average importance **3**
- Somewhat unimportant **2**
- Not important at all **1**

The extent to which each particular land use will.....(*insert statement below*)..... is:

Generate tax revenue for local and state government (Economic Impact)	5	4	3	2	1
Preserve significant historical items, buildings or uses (Historic Preservation)	5	4	3	2	1
Generate sufficient revenues to support the associated costs of administration and maintenance (Cost Effectiveness)	5	4	3	2	1
Appeal to the various and diverse segments of the public (Maximum Diversity)	5	4	3	2	1
Be accepted by the community (Community Acceptance)	5	4	3	2	1
Allow adaptation to other land uses in the future (Long term Flexibility)	5	4	3	2	1
Promote people from outside Jefferson City to visit the site (Tourism)	5	4	3	2	1
Encourage people from Jefferson City to visit the site (Local Usability)	5	4	3	2	1
Be compatible with the immediately surrounding area (Compatibility)	5	4	3	2	1
Promote active leisure time pursuits (Recreation)	5	4	3	2	1
Allow views of the Missouri River (Vistas)	5	4	3	2	1
NOT result in an expense to local and/or state government (Cost to Taxpayer)	5	4	3	2	1
Results in natural green space (Open Space)	5	4	3	2	1

PART D – POTENTIAL USES

Assess the benefit of the individual **Uses** that have been proposed

Circle the number that best describes your perception of the following Uses

	Excellent Benefit	4	Average Benefit	3	2	Marginal Benefit	1
Federal Courthouse	5	4	3	2	1		
State Office Buildings	5	4	3	2	1		
State Warehouse Facilities	5	4	3	2	1		
Office Building Campus	5	4	3	2	1		
Office for Jefferson City Chamber of Commerce	5	4	3	2	1		
Missouri State Penitentiary Museum	5	4	3	2	1		
Other Museums	5	4	3	2	1		
Tourist Information Center	5	4	3	2	1		
Film Site and / or Studio	5	4	3	2	1		
Access point to Adrian's Island	5	4	3	2	1		
Riverfront Park	5	4	3	2	1		
Amtrak Station	5	4	3	2	1		
Historic Sites	5	4	3	2	1		
Natural Green Space	5	4	3	2	1		
Park (Picnic Areas, Trails, Bike Paths etc.)	5	4	3	2	1		
Outdoor recreation complex	5	4	3	2	1		
Public Land – Open Space	5	4	3	2	1		
Reserve Land for Future	5	4	3	2	1		
Green Ways Trail Connection	5	4	3	2	1		

Evaluation of Concepts, Values and Priorities
JCCC Redevelopment Task Force
January 5, 2000

PART D – POTENTIAL USES (Continued)

	Excellent Benefit	4	Average Benefit	3	Marginal Benefit	2	1
Camping Site (RV)	5	4	3	2	1		
Jail Conversion of Super-Max Facility	5	4	3	2	1		
Performing Arts Center	5	4	3	2	1		
Convention Center	5	4	3	2	1		
Exhibition Hall	5	4	3	2	1		
Homeless Shelter	5	4	3	2	1		
Youth Hostel	5	4	3	2	1		
Bed & Breakfast	5	4	3	2	1		
River boat Landing Site	5	4	3	2	1		
Single Family Homes	5	4	3	2	1		
Duplex / Townhomes / Condominiums	5	4	3	2	1		
Affordable Housing	5	4	3	2	1		
Private office Space	5	4	3	2	1		
Retail Shops	5	4	3	2	1		
Hotel	5	4	3	2	1		
Light Industrial	5	4	3	2	1		
Convenience Stores	5	4	3	2	1		
Winery	5	4	3	2	1		
Boat Slips	5	4	3	2	1		
2 nd Public High School	5	4	3	2	1		
Other(s) _____	5	4	3	2	1		
_____	5	4	3	2	1		

Appendix A – Task Force Documents

SECTION 6

Summary Review, Evaluation of Concepts, Values and Priorities, dated
February 23, 2000

Summary Review

Evaluation of Concepts, Values and Priorities

JCCC Redevelopment Task Force

Jefferson City Correctional Center
Jefferson City, Missouri

February 23, 2000

Evaluation Method

Questionnaire

- Part A - Historic Value of the Property
- Part B - Historic Value of the Buildings
- Part C - Planning Values
- Part D - Potential Uses

Aerial View from Northwest



Aerial View from South



Aerial View from North



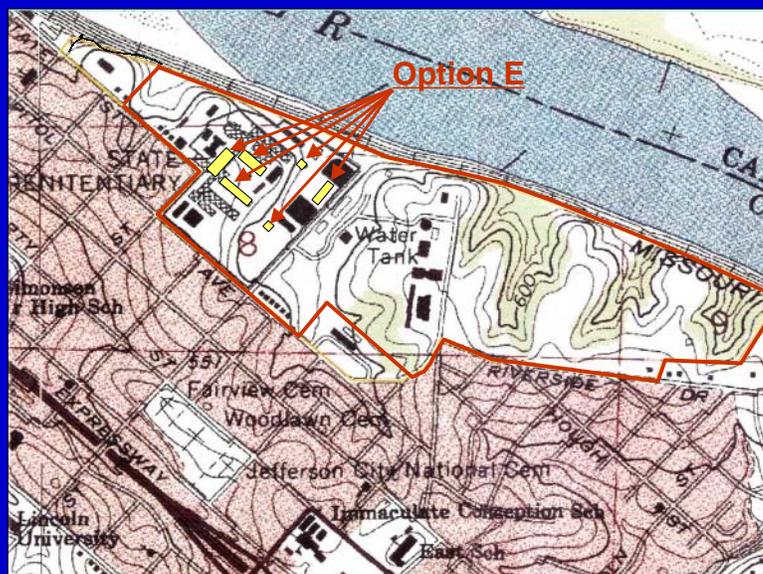
Aerial View from North



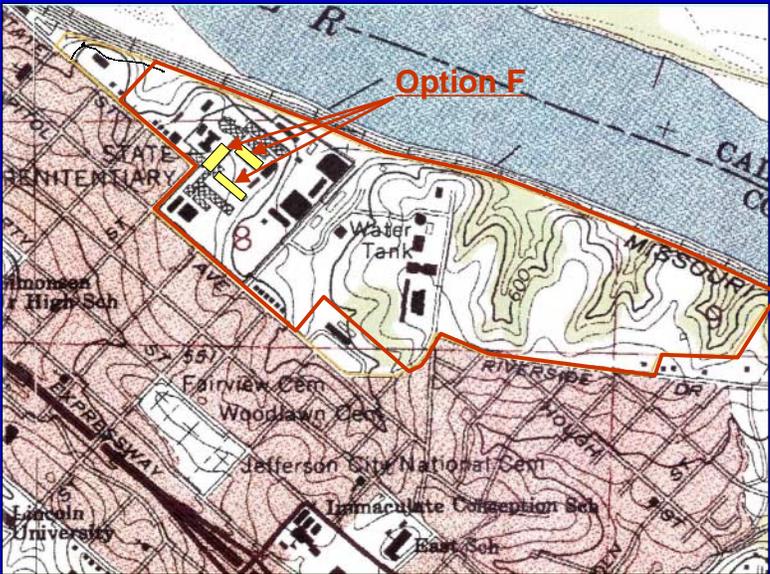
Evaluation Method

- Part A - Historic Value of the Property

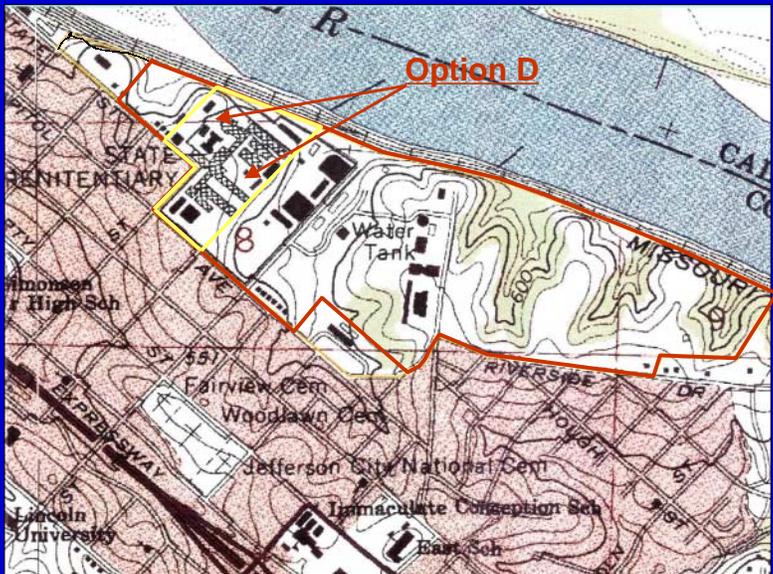
Site Plan of Property



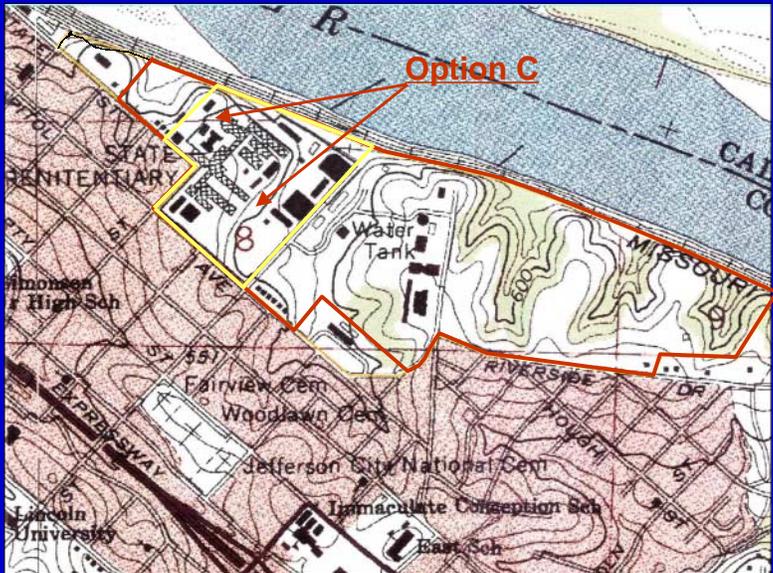
Site Plan of Property



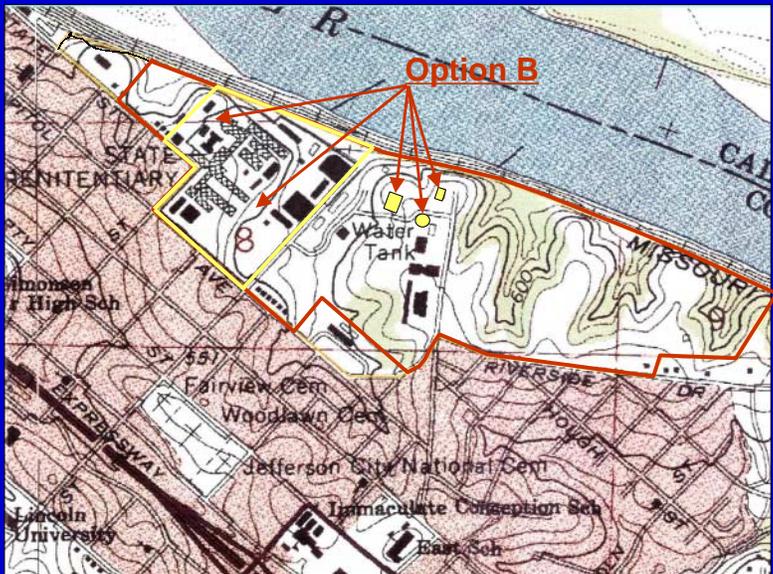
Site Plan of Property



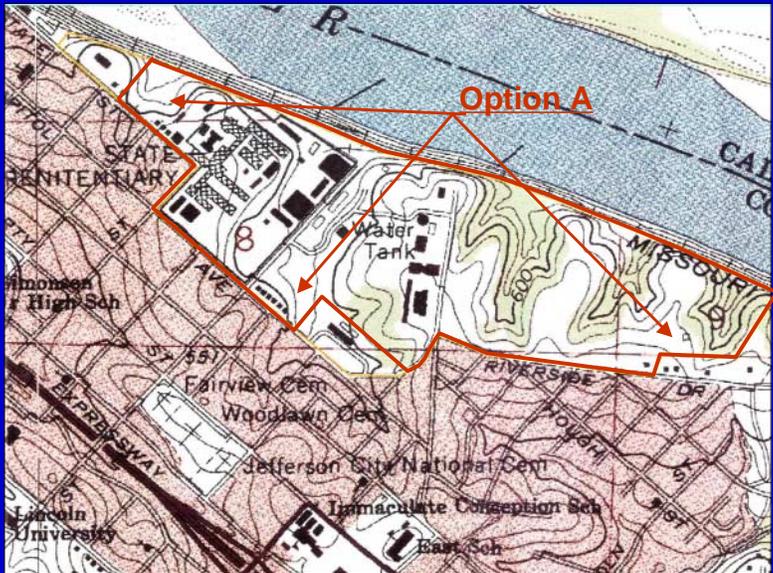
Site Plan of Property



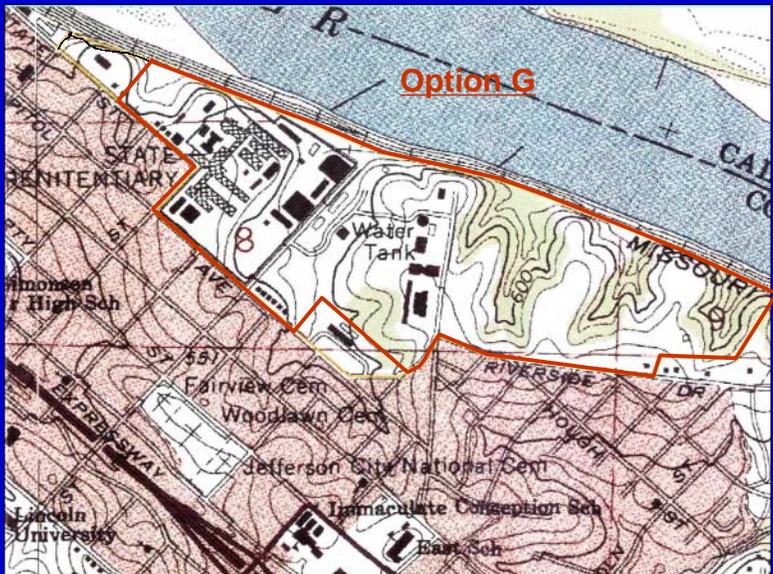
Site Plan of Property



Site Plan of Property



Site Plan of Property



Part A - Historic Value of the Property

Ranking of Options

- E - Selected Buildings Inside the Walls
- F - A Limited Group of Buildings
- D - A portion of the Site Inside the Walls
- C - Everything Inside the Walls
- B - Everything Inside the Walls and a Few Other Buildings
- A - ALL of the 142 Acre Site and Buildings
- G - NONE of the 142 Acre Site and Buildings

Part A - Rankings

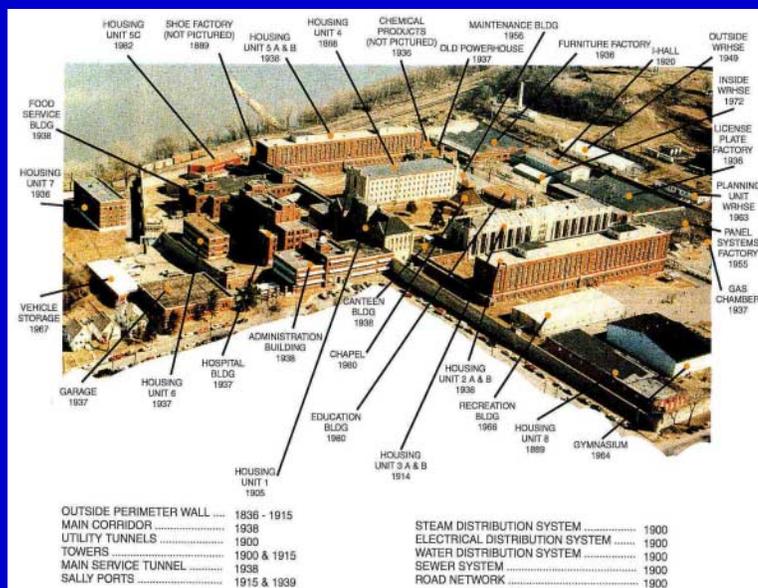
PART A - HISTORIC VALUE OF THE PROPERTY

		Preference Rankings (No. of Votes)							Point Scores
		1	2	3	4	5	6	7	
		OPTIONS	E - Selected Buildings Inside the Walls	10	7	2	2	3	
	F - A Limited Group of Buildings	8	8	2		2	4		128
	D - A Portion of the Site Inside the Walls		2	16	5	1			115
	C - Everything Inside the Walls	3	2	2	10	6	1		103
	B - Everything Inside the Walls and a Few Other Buildings	2	3		3	12	4		88
	A - All of the 142 Acre Site and Buildings	1		1	1	1	10	10	49
	G - None of the 142 Acre Site and Buildings	1		1	2		5	15	45

Evaluation Method

■ Part B - Historic Value of the Buildings

Building Description



Housing Unit 4 - Built 1868



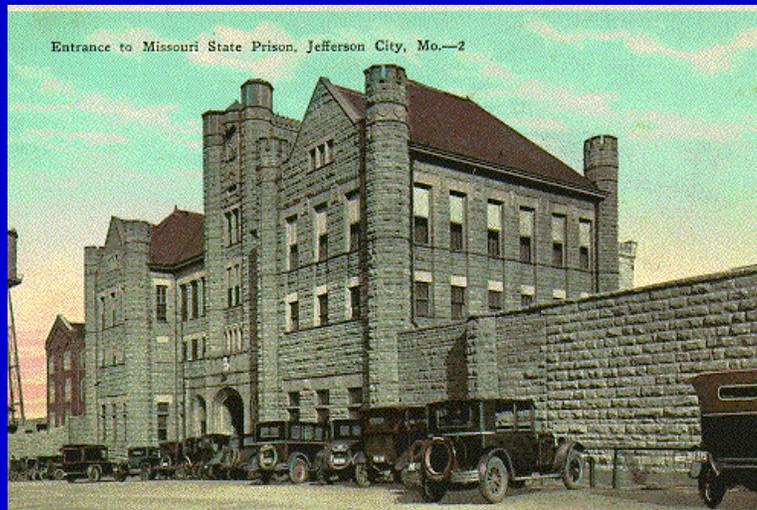
Housing Unit 4 - Built 1868



Housing Unit 1 - Built 1905



Housing Unit 1 - Built 1905



Housing Unit 3 - Built 1914



Guard Towers & The Wall



Gas Chamber - Built 1937



Centennial Cells - c. 1850



I – Hall – Built 1920



Shoe Factory – Built 1889



Potato House – Built 1940



Part B - Historic Value of the Buildings

The Top 10 Buildings with Historical Value

- Housing Unit 4
- Housing Unit 1
- Housing Unit 3A & 3B
- The Wall & Towers (Upper Yard)
- Gas Chamber
- Centennial Cells
- I-Hall
- The Wall & Towers (Lower Yard)
- Shoe Factory
- Potato House

Part B - Rankings

Building Name	Preference Rankings (No. of Votes)																			Number of Votes	Point Score
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
Housing Unit 4	18	2	1	2																23	1140
Housing Unit 5	3	16	5	1	2	1	1													23	1100
Housing Unit 3 A & B	3	12	4	1	1	1	1													23	1078
The Wall & Towers (Upper Yard)	3	2	6	6	2	2	1	1												23	1028
Gas Chamber	1	3	1	2	4	5	2	1	1											20	818
Communal Cells	2	1	2	3	2	3	1	1	1											17	746
Unit	1	1	1	1	1	1	1	1	1											13	528
The Wall & Towers (Lower Yard)	1	1	1	1	1	1	1	1	1											12	518
Shoe Factory	1	1	2	1	1	2	1	1	1	1										13	617
Potato House																				13	487
Administration Building																				13	485
The Wall	1	1	1	1	1	1	1	1	1	1										13	473
Housing Unit 2 A & B	1	1	1	1	1	1	1	1	1	1										11	440
Housing Unit 5 C - Super Max	2	1	1	1	1	1	1	1	1	1										11	362
Mural on Wall at BallField	1	1	1	1	1	1	1	1	1	1										10	351
Housing Unit 5 A & B																				8	331
Bus Depot																				8	301
License Plate Factory																				8	292
Housing Unit 8	1	1	1	1	1	1	1	1	1	1										8	281
Food Service																				8	239
Housing Unit 6																				7	217
Recreation Building																				7	184
Garage																				4	168
Training Academy																				4	168
Housing Unit 7																				4	164
Parish's Factory																				3	152
Water Tower																				4	150
Diesel Plant																				4	150
Old Power house																				3	152

Housing Unit 5 C – Built 1982



Chapel – Built 1980



Education Building – Built 1980



Housing Unit 2A & 2B – Built 1938



Housing Unit 5A & 5B – Built 1938



Evaluation Method

■ Part C - Planning Values

Part C - Planning Values

Rankings of Planning Values

- Cost Effectiveness
- Historic Preservation
- Community Acceptance
- Local Usability
- Compatibility
- Vistas
- Tourism
- Maximum Diversity
- Recreation
- Economic Impact
- Long Term Flexibility
- Open Space
- Cost to Taxpayer

Part C - Rankings

PART C - PLANNING VALUES								
		Importance of Values (No. of Votes)					Point Scores	Rank
		5	4	3	2	1		
Planning Values	Cost Effectiveness	19	5	4	1		129	1
	Historic Preservation	18	4	2			112	2
	Community Acceptance	15	9				111	3
	Local Usability	12	11	1			107	4
	Compatability	15	5	2	2		105	5
	Vistas	15	5	2	2		105	5
	Tourism	13	7	4			105	7
	Maximum Diversity	12	8	4			104	8
	Recreation	8	8	7	1		95	9
	Economic Impact	7	9	7	1		94	10
	Long Term Flexibility	10	5	6	2	1	93	11
	Open Space	8	7	6	2		90	12
	Cost to Taxpayer	6	4	8	4	2	79	13

Evaluation Method

■ Part D - Potential Uses

Part D - Potential Uses

Ranking in Order of Perceived Benefit

- Riverfront Park
- MSP Museum
- Historic Sites
- Access to Adrian's Island
- Retail Shops
- Park (Picnic Areas, Trails, etc.)
- Performing Arts Center
- Natural Green Space
- Riverboat Landing Site
- Other Museums
- Federal Courthouse
- Tourist Information Center
- Hotel
- Public Land - Open Spaces

Part D - Potential Uses

Ranking in Order of Perceived Benefit

- Private Office Space
- State Government Office Space
- Green Ways Trail Connection
- Outdoor Recreation Complex
- Film Site or Studio
- AmTrak Station
- Exhibition Hall
- Bed & Breakfast
- Office Building Campus
- Convention Center
- Reserve Land for Future
- Office for JC Chamber
- Jail Conversion of Super-Max
- Winery

Part D - Potential Uses

Ranking in Order of Perceived Benefit

- Boat Slips
- State Warehouse Facilities
- 2nd Public High School
- Youth Hostel
- Duplex / Townhomes / Condominiums
- Light Industrial
- Convenience Stores
- Affordable Housing
- Homeless Center
- Single Family Homes
- Camping Sites for RV's

Part D - Potential Uses

Potential Uses Proposed by Write-In to the Survey

- Science Center (River Theme)
- Entertainment District
- Training Facility (Fire, Law Enforcement, EMT)
- Restaurants
- Farmers Market
- Multiplex Movie Theaters

Part D - Rankings

PART D - POTENTIAL USES							Point Score
	Proposed Uses	Perceived Benefit (No. of Votes)					
		5	4	3	2	1	
	Riverfront Park	17	6	1			112
	MSP Museum	17	6		1		111
	Historic Sites	17	5	1		1	109
	Access to Adrian's Island	12	5	5	3		101
	Retail Shops	8	11	3	2		97
	Park (Picnic Areas, Trails, etc.)	9	9	5		1	97
	Performing Arts Center	7	10	6	1		95
	Natural Green Space	10	6	6	1	1	95
	Riverboat Landing Site	9	8	4	2	1	94
	Other Museums	9	6	6	3		93
	Federal Courthouse	8	9	3	3	1	92
	Tourist Information Center	10	6	3	3	2	91
	Hotel	9	5	4	3	3	86
	Public Land - Open Space	8	5	5	4	2	85
	Private Office Space	9	4	5	3	3	85
	State office Buildings	7	7	4	2	4	83

Part D - Rankings

PART D - POTENTIAL USES (cont.)							Point Score
	Proposed Uses	Perceived Benefit (No. of Votes)					
		5	4	3	2	1	
	Green Ways Trail Connection	8	4	5	5	2	83
	Outdoor Recreation Complex	2	10	7	4	1	80
	Film Site and / or Studio	6	6	6	3	2	80
	AmTrak Station	6	5	3	8	4	79
	Exhibition Hall	2	10	6	4	2	78
	Bed & Breakfast	2	7	10	4	1	77
	Office Building Campus	4	5	8	3	4	74
	Convention Center	5	5	5	4	5	73
	Reserve Land for Future	2	5	10	4	3	71
	Office for JC Chamber	3	5	7	4	4	68
	Jail Conversion of Super-Max	6	2	5	3	8	67
	Winery	4	5	5	2	6	65
	Boat Slips		8	5	5	6	63
	State Warehouse Facilities	3	4	5	2	10	60
	2nd Public High School	4	4	2	3	11	59
	Youth Hostel	3	2	5	4	10	56

Part D - Rankings

PART D - POTENTIAL USES (cont.)							
		Percieved Benefit (No. of Votes)					Point Score
		5	4	3	2	1	
		Proposed Uses	Duplex / Townhomes / Condos	2	3	5	
Light Industrial	2		3	4	4	11	53
Convenience Stores			1	7	6	10	47
Affordable Housing			2	5	6	11	46
Homeless Center	1		1	2	4	16	39
Single Family Homes	1		1	4	5	13	35
Camping Site (RV)				3	5	16	35
Write-Ins:							
Science Center (River Theme)	1						5
Entertainment District	1						5
Train. Facil. (Fire, Law Enf., EMT)	1						5
Restaurants			1				4
Farmers Market				1			3
Multiplex Movie Theaters				1			3