



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



10. 25. 1999



Aerial View from South



10. 25. 1999



Aerial View from North



10. 25. 1999



Aerial View from North



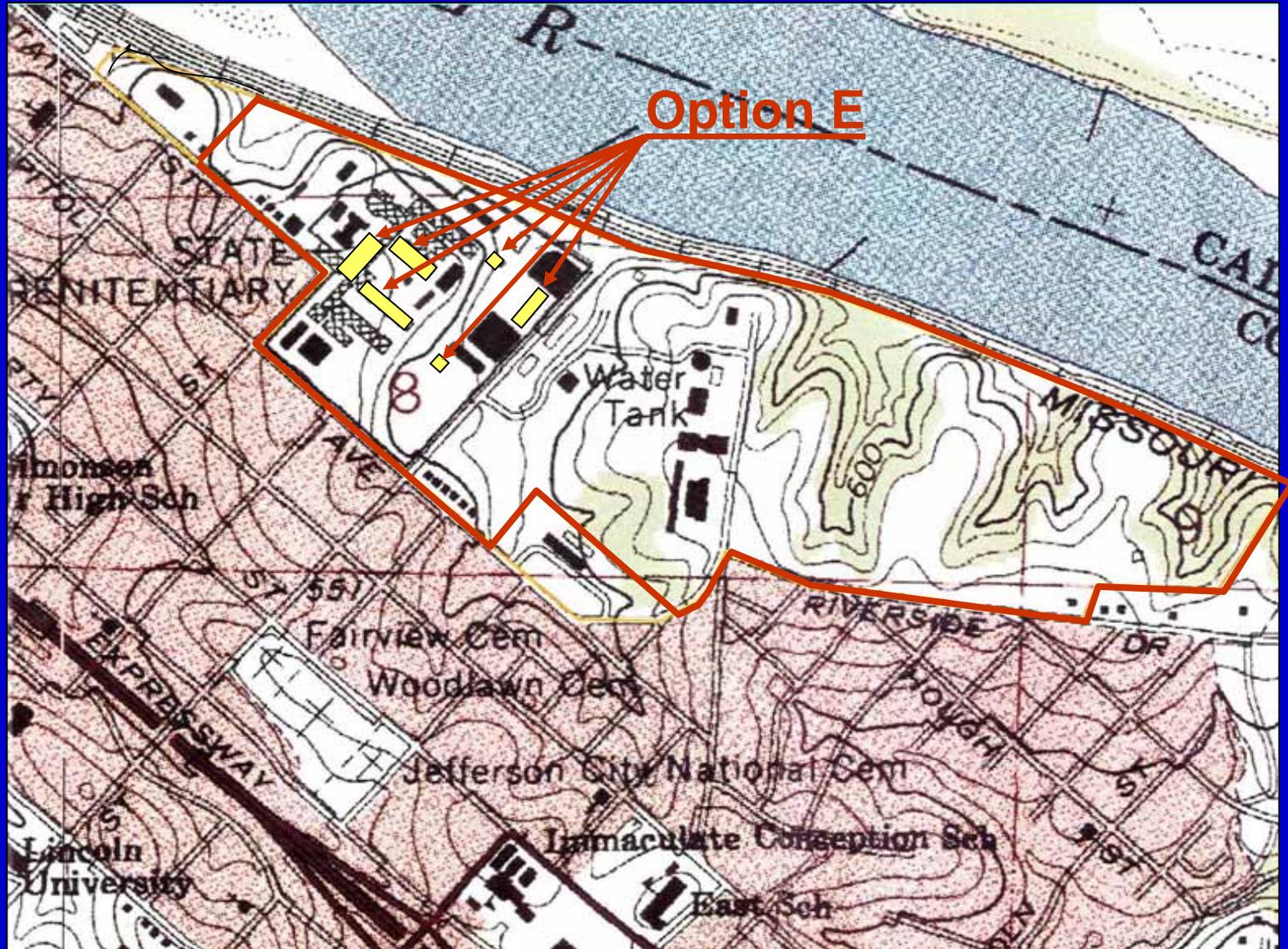


Evaluation Method

- **Part A - Historic Value of the Property**

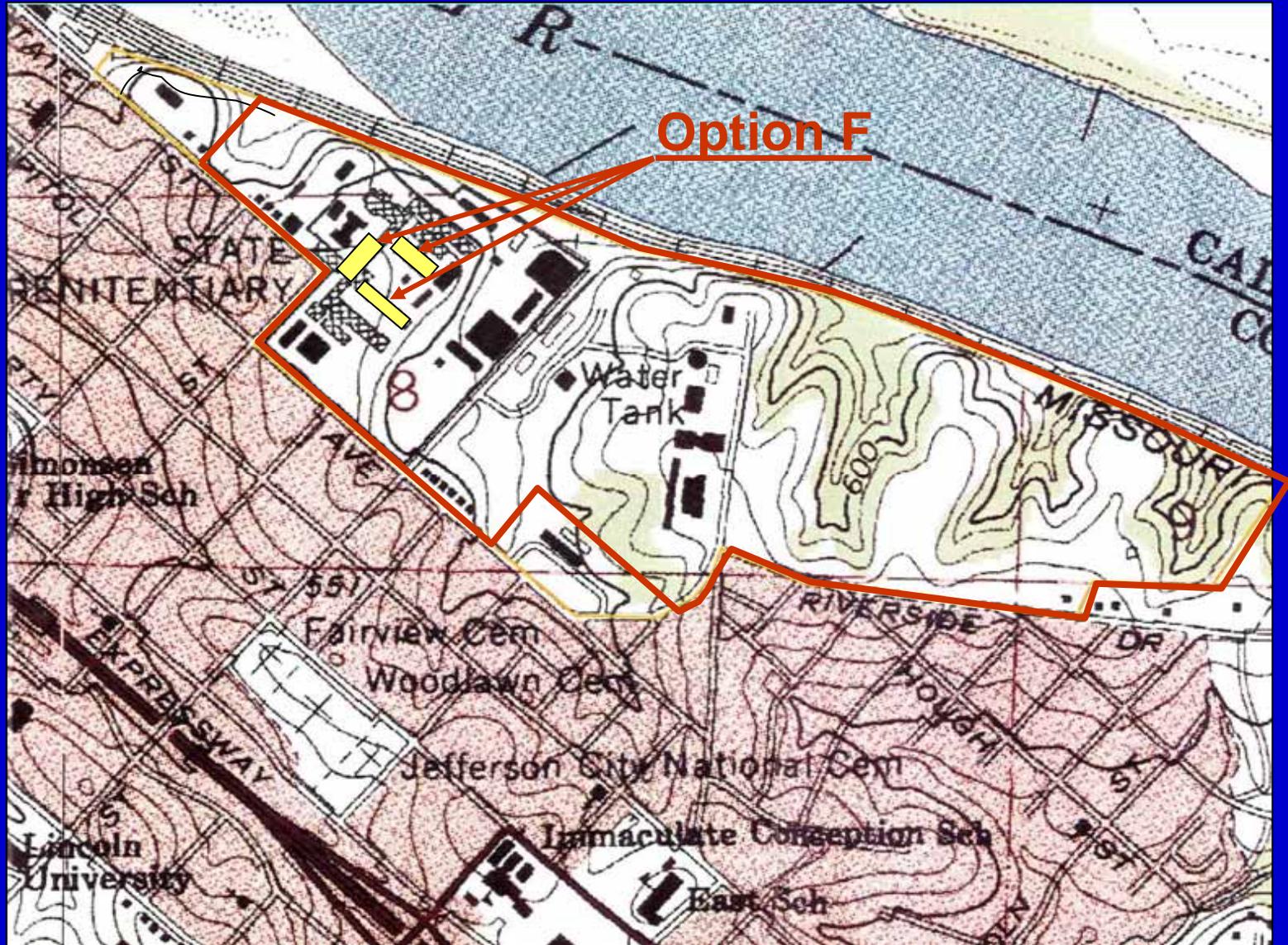


Site Plan of Property



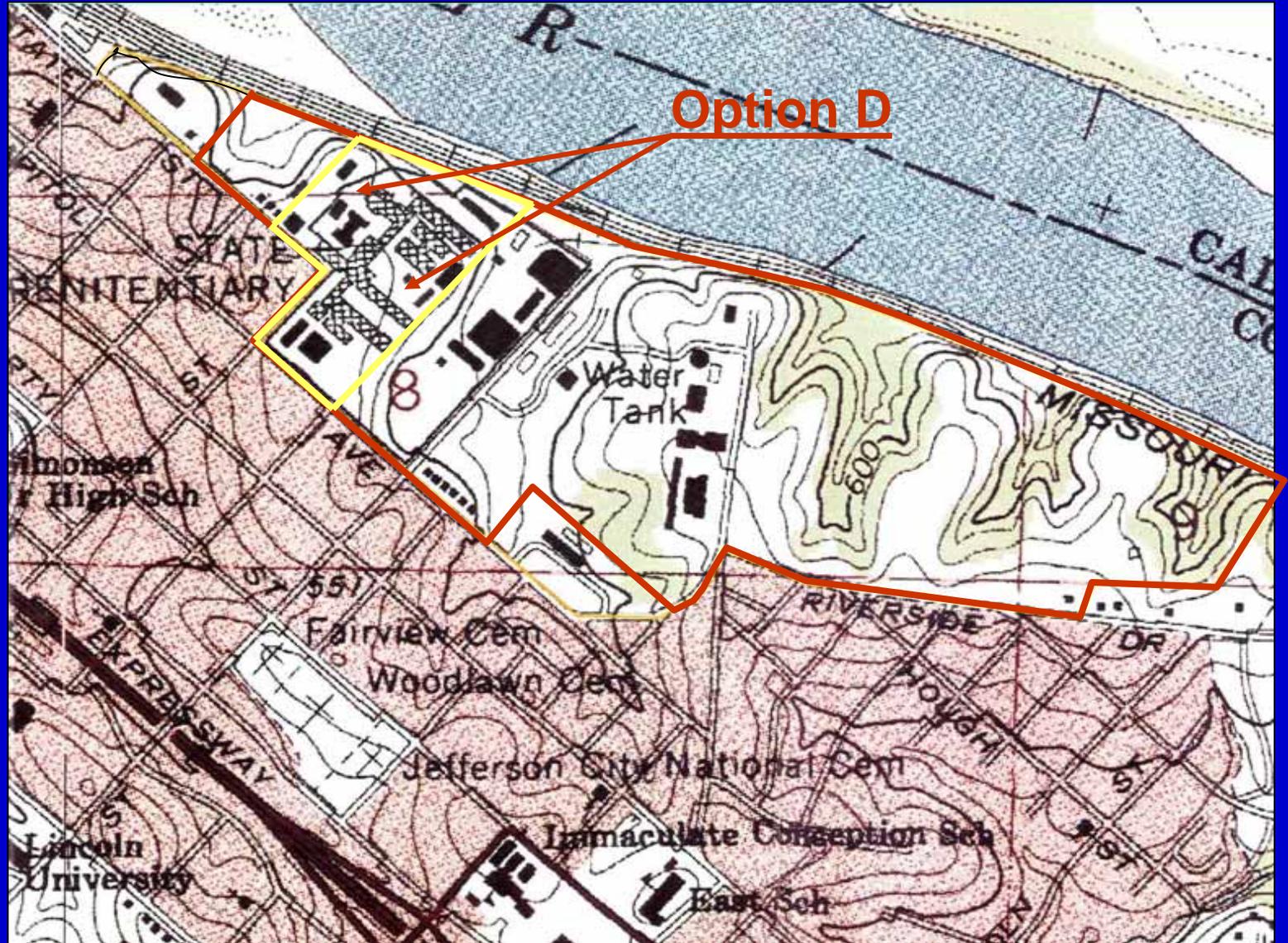


Site Plan of Property



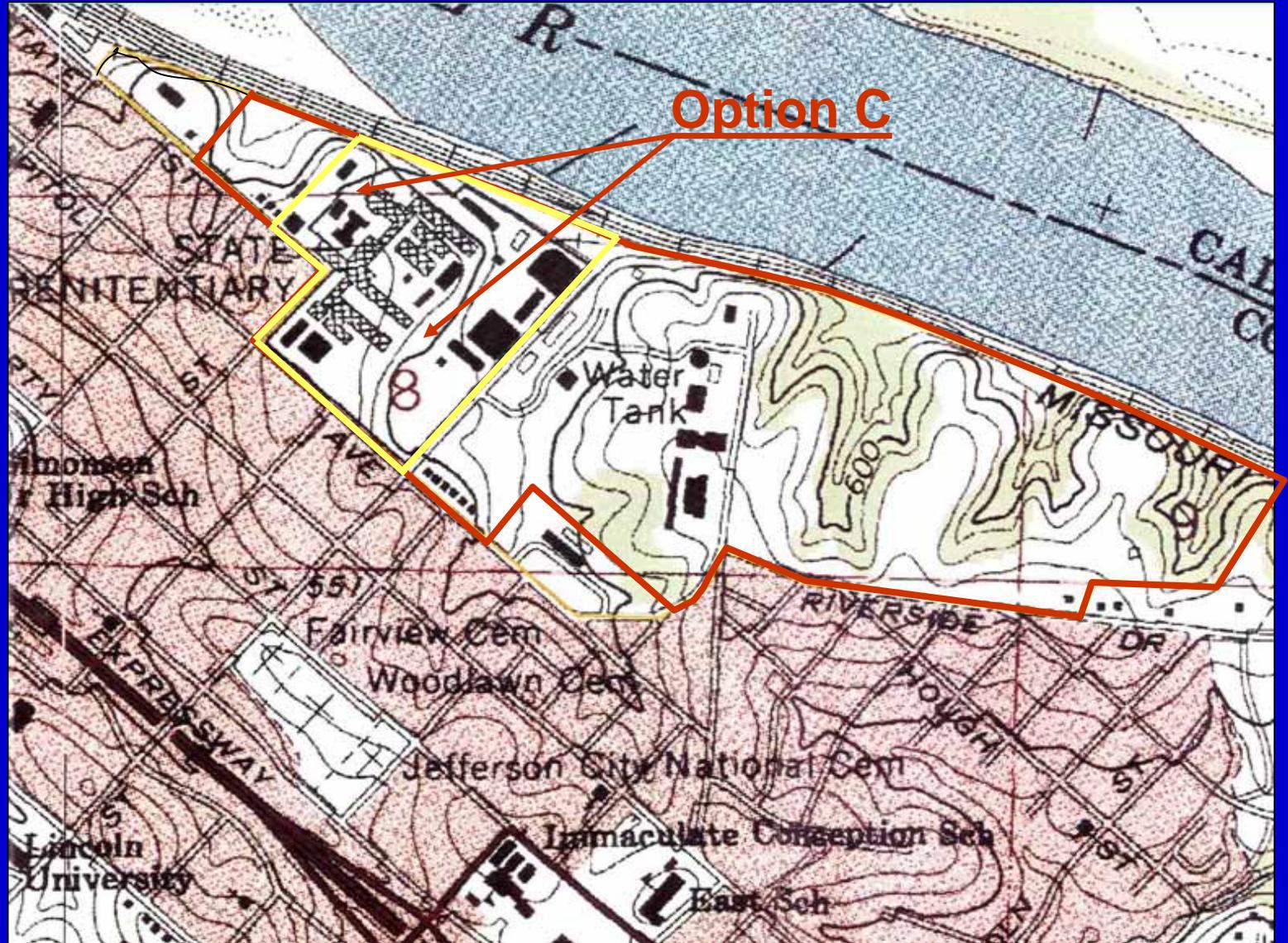


Site Plan of Property



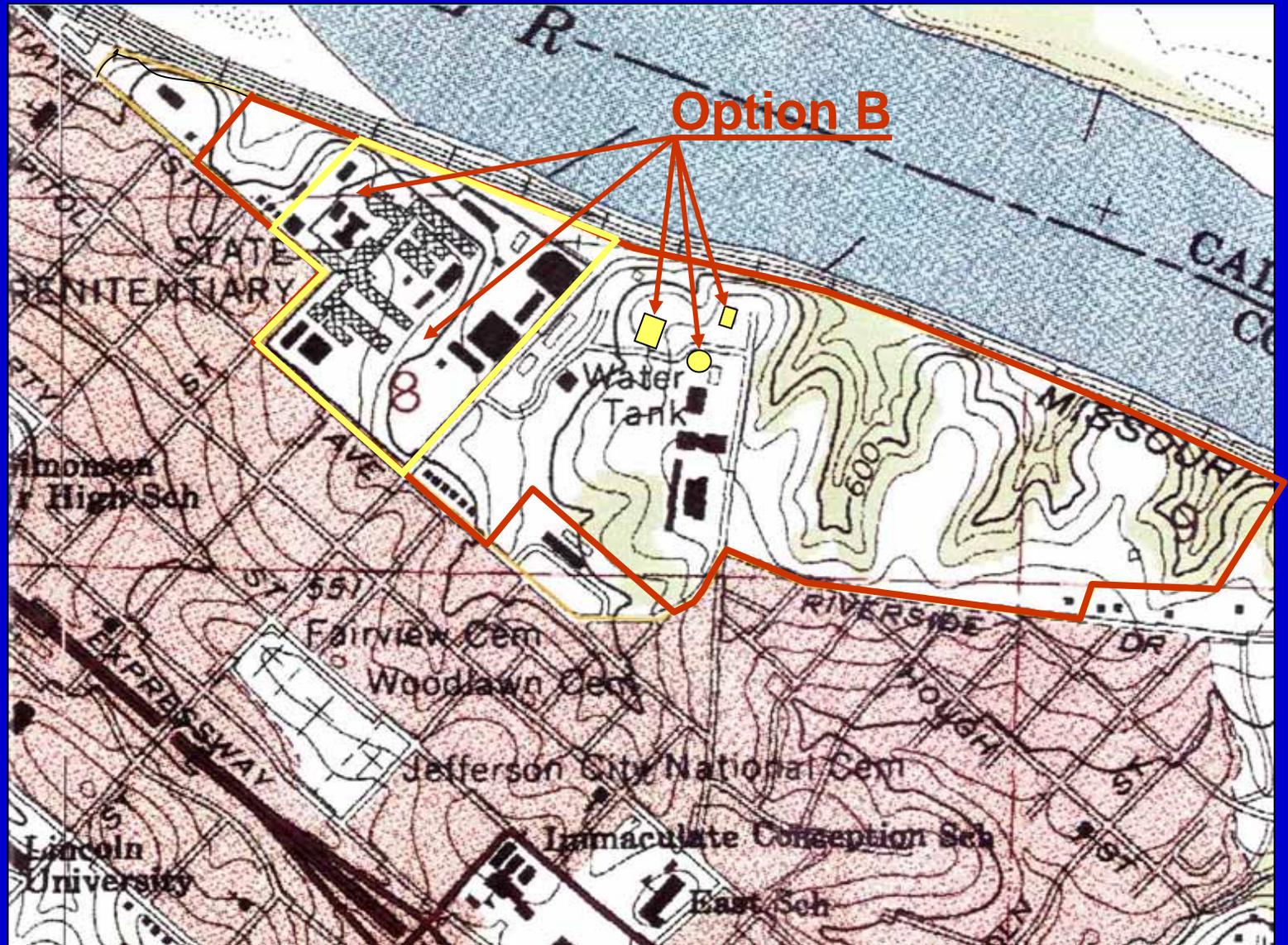


Site Plan of Property



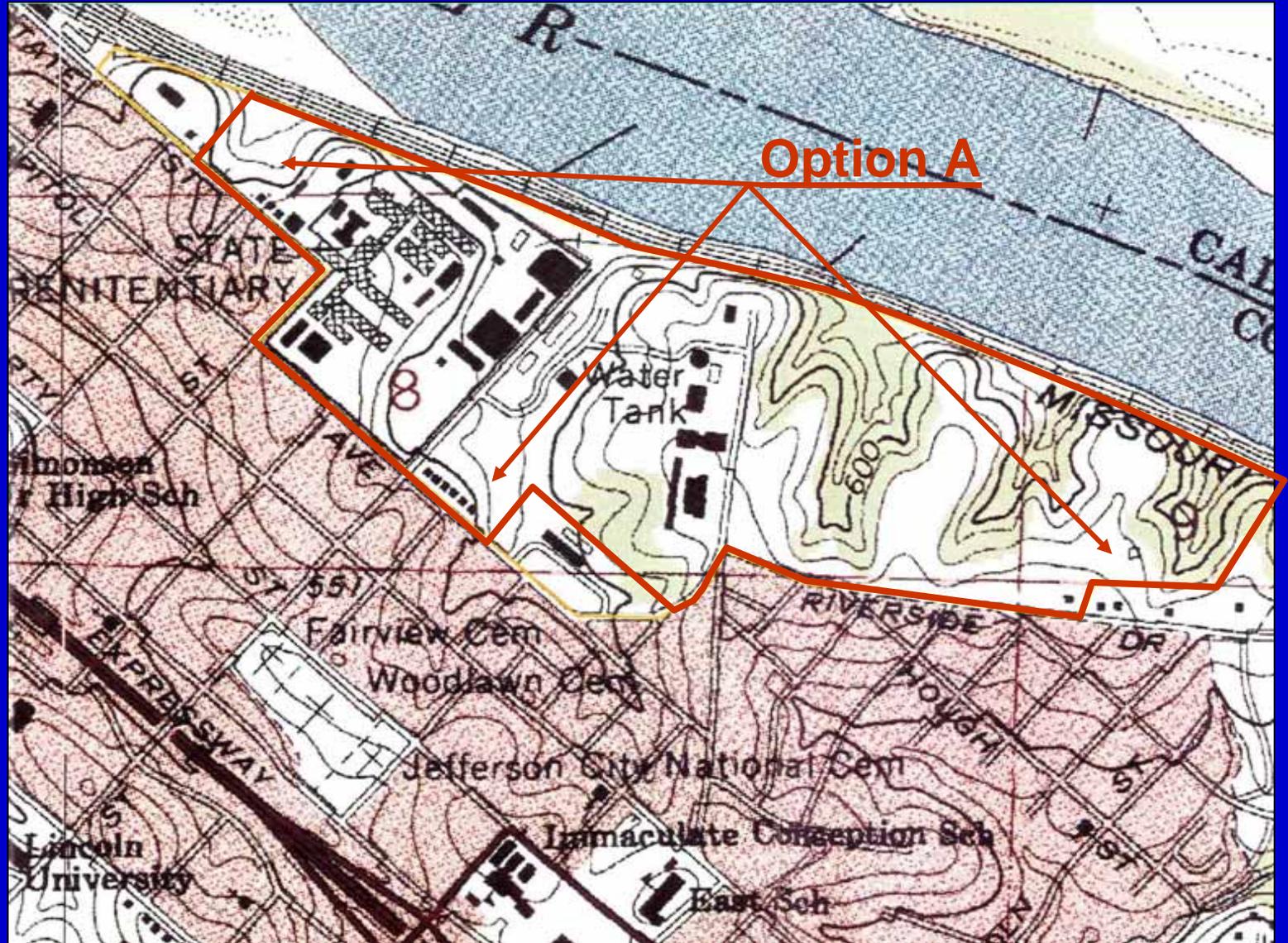


Site Plan of Property



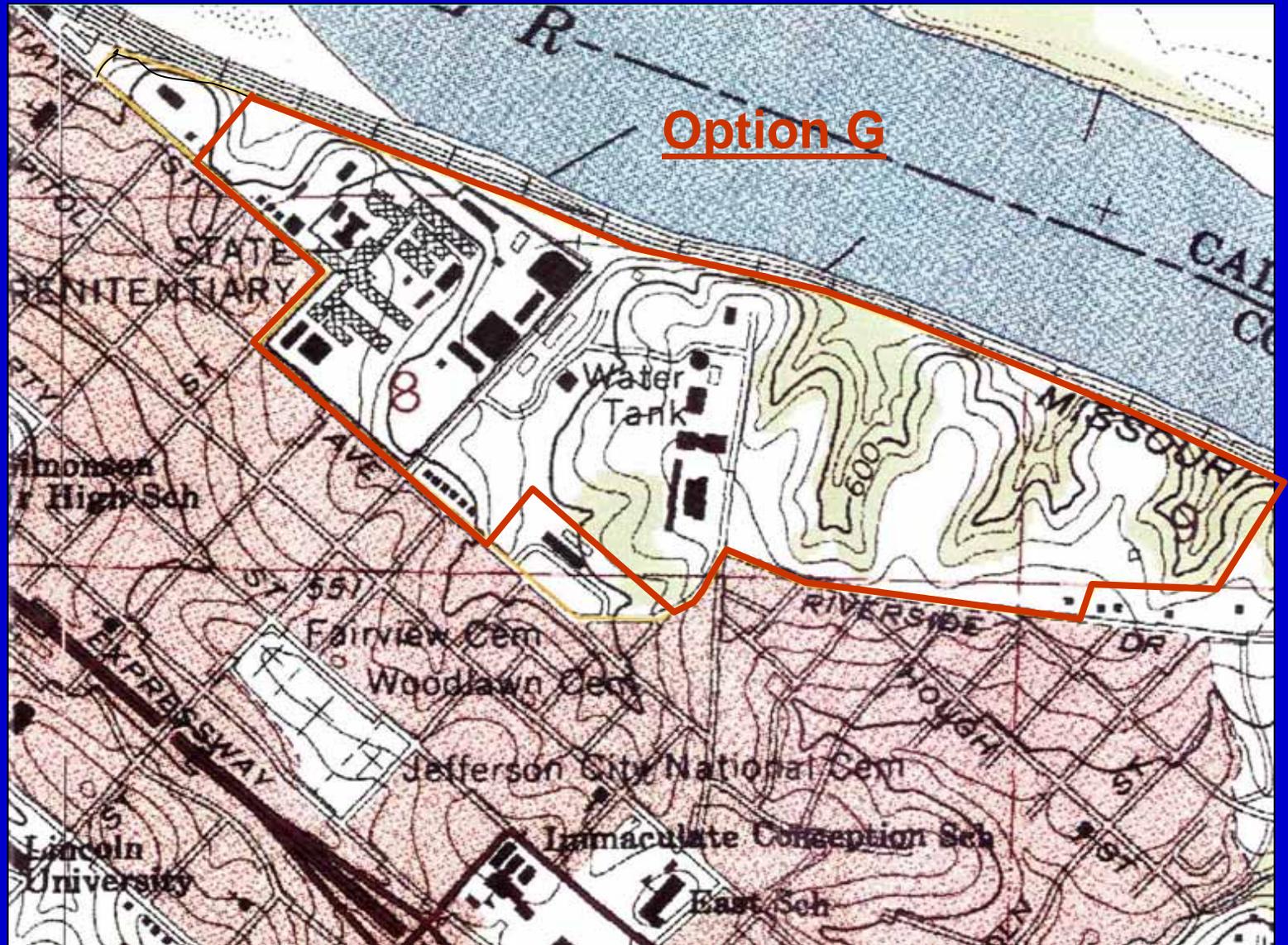


Site Plan of Property





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			139
	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

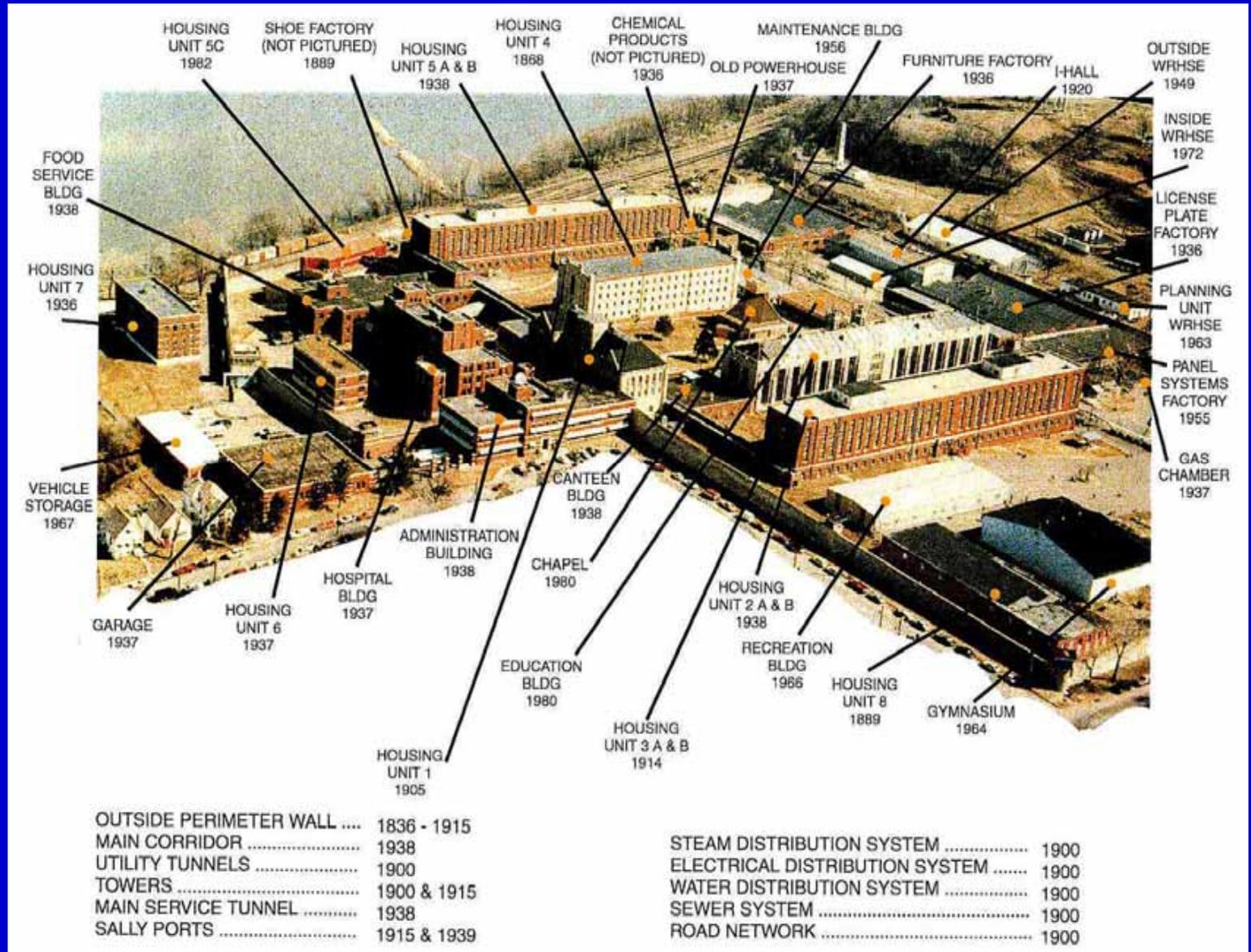


Evaluation Method

- **Part B - Historic Value of the Buildings**



Building Description





Housing Unit 4 - Built 1868





Housing Unit 4 - Built 1868





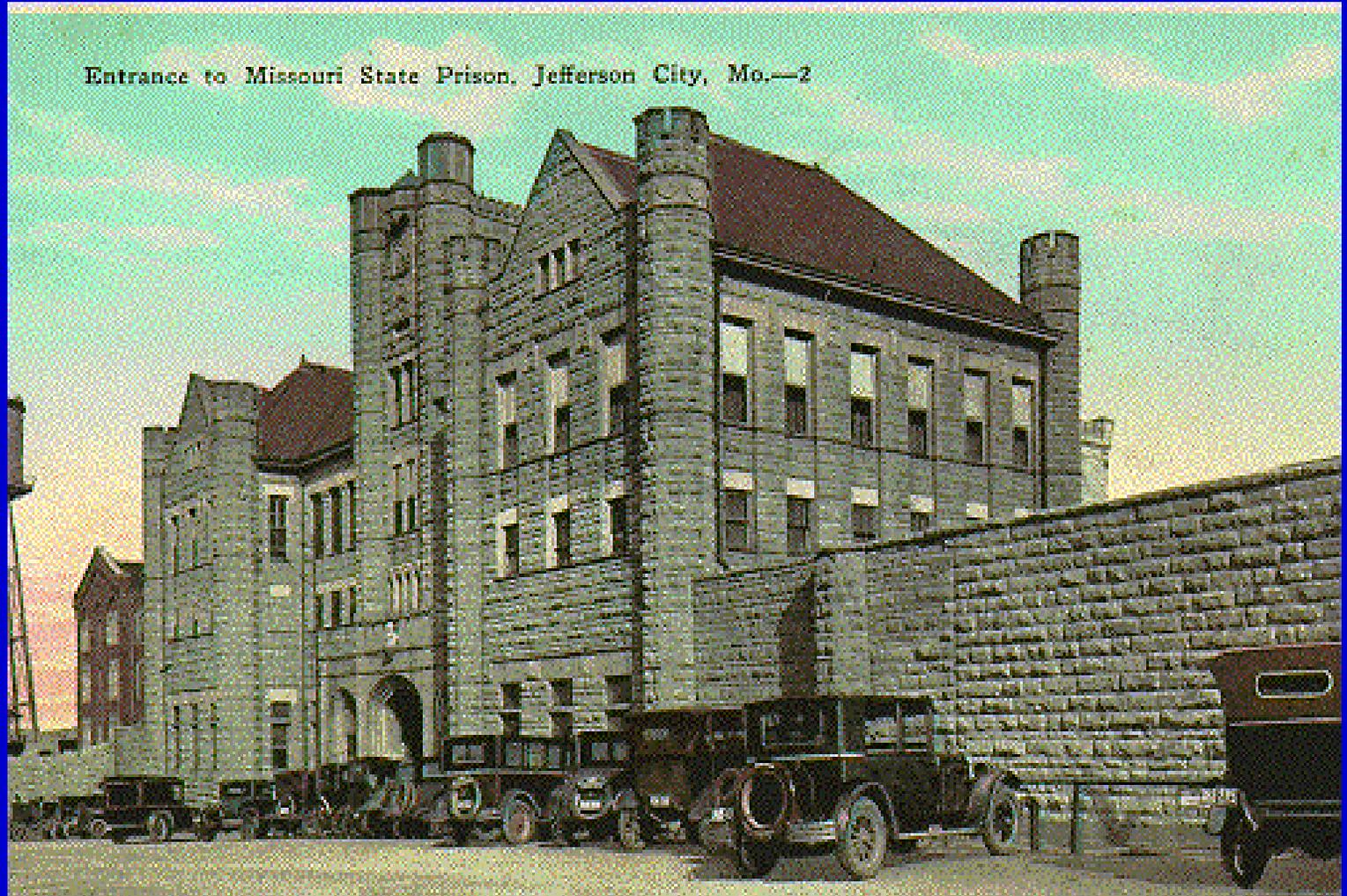
Housing Unit 1 - Built 1905





Housing Unit 1 - Built 1905

Entrance to Missouri State Prison, Jefferson City, Mo.—2





Housing Unit 3 - Built 1914





Guard Towers & The Wall





Gas Chamber - Built 1937





Centennial Cells



I - Hall





Shoe Factory





Potato House





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



Housing Unit 5 C



Chapel





Education Building





Housing Unit 2A & 2B





Housing Unit 5A & 5B





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

		Percieved Benefit (No. of Votes)					Point Scores
		5	4	3	2	1	
Proposed uses	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.)							
		Percieved Benefit (No. of Votes)					Point Scores
		5	4	3	2	1	
		Proposed Uses	Green Ways Trail Connection	8	4	5	
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 Scores
		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