

## 2.0 Design Guide Analysis Criteria

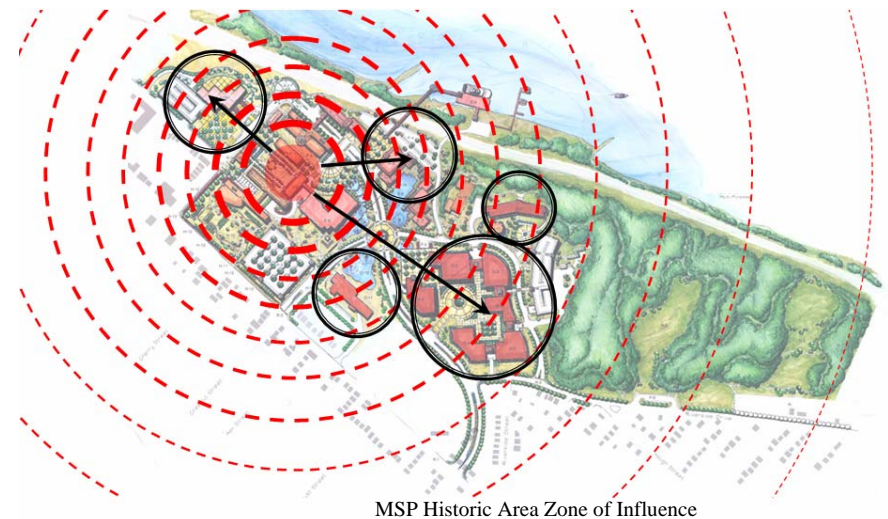
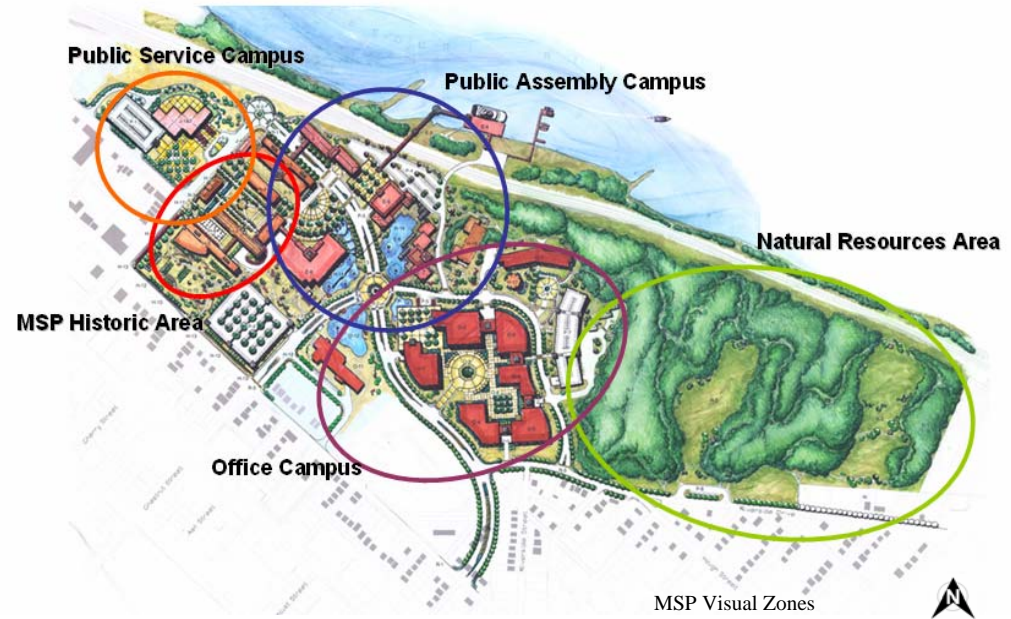
### Introduction

The MSP Redevelopment Master Plan identifies several areas or ‘Visual Zones’, which are unique in respect to their historic significance, land use types and geographic location. The zones include; Public Service Campus, MSP Historic Area, Public Assembly Campus, Office Campus and the Natural Resources Area. Each visual zone will be developed so that it will have its own distinct architectural character, which will be an integral part of the overall visual assets of the MSP Redevelopment District.

### Methodology

Each visual zone within the MSP Redevelopment District has some degree of influence on the development of adjacent visual zones. This chapter describes how each of the visual zones were identified and how the interrelationship of visual zones influences was determined.

The MSP Historic Area contains the majority of the buildings, which will remain, be restored or renovated as part of the MSP Redevelopment. The character of the existing buildings to remain within the MSP Historic Area shall become ‘theme generators’ for other ‘visual zones’ within the MSP Redevelopment District. The extent of influence will depend on the ‘visual zones’ land use types and proximity to the Historic Area. The greater distance the ‘visual zone’ is from the Historic Area the lesser the



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design influence the Historic Area will have on the ‘visual zone’. Therefore the MSP Historic Area will have a greater influence on the Public Service Campus and Public Assembly Campus ‘visual zones’ than on the Office Campus and Natural Resources Area ‘visual zones’ based on relative proximity and land use.

### Visual Zones

Visual Zones are delineated by the visual characteristics of an area, defined as the ‘look and feel’ of an area together with the dominant features that help to define its image.

Visual themes create a perception of unification within the visual zone.

Design consistency creates visual themes and provides a ‘sense of place’. This design guide outlines how development and redevelopment within each of these visual zones should occur so that each zone will be unique with respect to its architectural character, materials, furnishings and landscape development. The following five design components, described in chapters 3 through 7, provide development guidelines and standards for each of the identified visual zones.

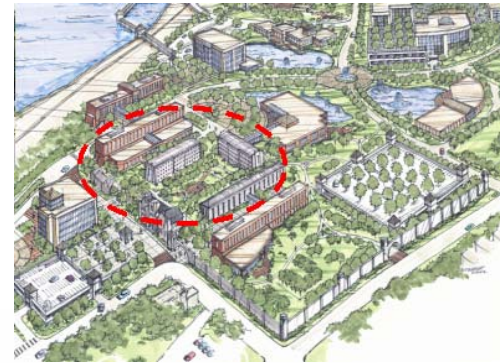
- Chapter 3.0 Site Planning Design Standards
- Chapter 4.0 Building Design Standards
- Chapter 5.0 Circulation Design Standards
- Chapter 6.0 Landscape Design Standards
- Chapter 7.0 Site Element Design Standards

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**MSP Historic Area:** As stated above, the MSP Historic Area is the primary visual zone and ‘theme generator’ within the MSP Redevelopment District, and will be the primary influencing factor for all other visual zones within the District. Proposed facilities within the MSP Historic Area include office space, conference center, MSP museum, hotel, structured parking and plaza development.

Theme generators within the MSP Historic Area:

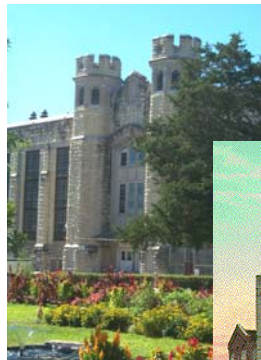
- Gas Chamber
- Prison Wall
- Housing Unit 1
- Housing Unit 2
- Housing Unit 3
- Housing Unit 4
- Housing Unit 5



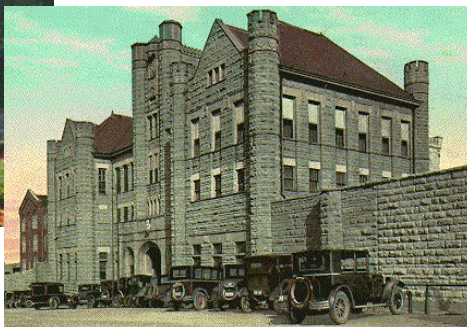
MSP Historic Area Zone of Influence



MSP Historic Area



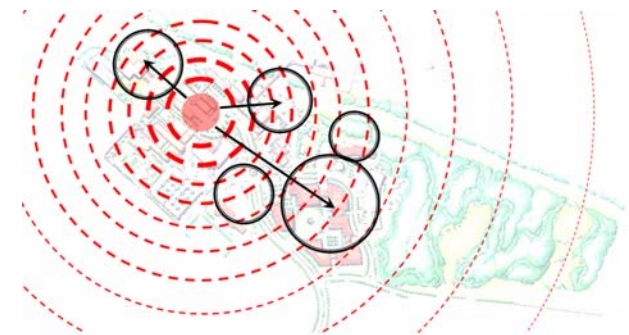
Housing Unit 3



Housing Unit 1



Housing Unit 4



MSP Historic Area Zone of Influence



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**Public Service Campus:** The Public Service Campus is located immediately northwest of the MSP Historic Area and will consist primarily of public service office space, structured parking and plaza and courtyard development.

The Public Service Campus, being directly adjacent to the MSP Historic Area, will be highly influenced by the architectural styles and character associated with the existing historic area.

Theme generators from the MSP Historical Area:

- Roof lines
- Building massing, form, scale and proportions
- Doors and window fenestrations
- Formality
- Materials
- Color and texture
- Compliment vs contrast



MSP Historic Area Influence on the Public Service Campus

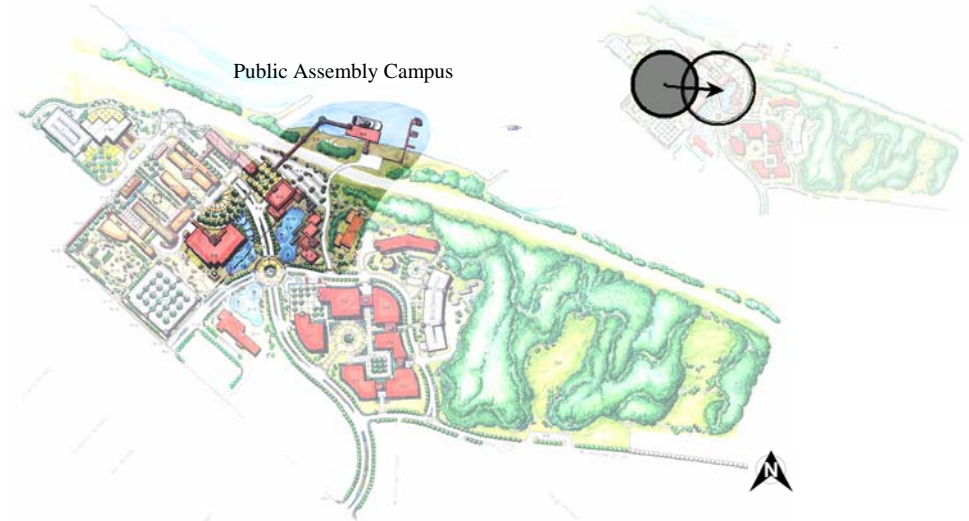


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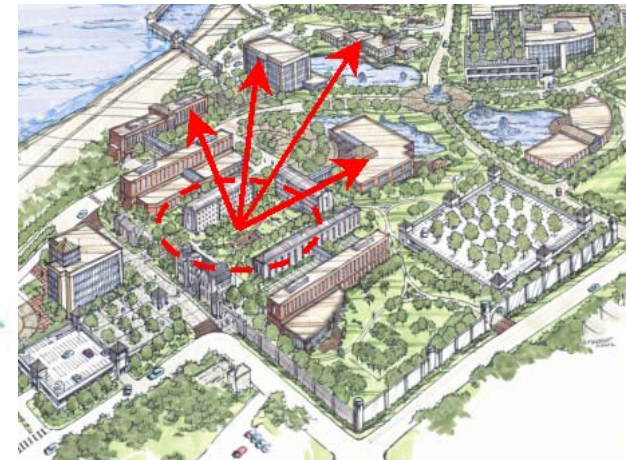
**Public Assembly Campus:** The Public Assembly Campus is located immediately northeast of the MSP Historic Area and will consist of a public assembly facility, hotels, retail / commercial development, structured parking, pedestrian plazas and water features, an elevated link to the rivers edge and an excursion boat landing. The Public Assembly Campus, being directly adjacent to the MSP Historic Area will be highly influenced by the architectural styles and character associated with the existing historic area.

Theme generators from the MSP Historical Area:

- Roof lines
- Building massing, form, scale and proportions
- Doors and window fenestrations
- Compliment vs contrast
- Informality vs formality
- Materials
- Color and texture



MSP Historic Area Influence on the Public Assembly Campus





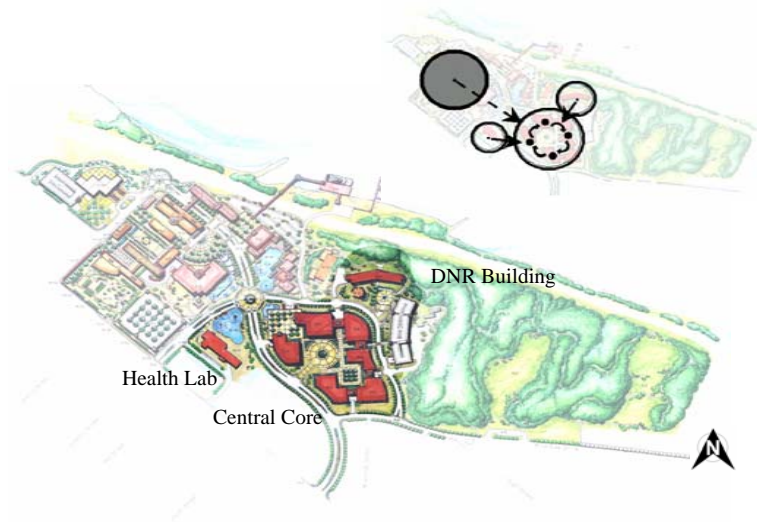
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**Office Campus:** The Office Campus is located southeast of the MSP Historic Area and will consist of mixed-use office space, structured parking, water features, plazas and courtyards. The DNR Building and the State Health Lab have recently been completed within the Office Campus ‘visual zone’. The DNR building is located on the northern edge of the campus overlooking the Missouri River and the Health Lab is located on the southeastern edge adjacent to East Capitol Street.

The Office Campus is somewhat removed geographically from the MSP Historical Area, therefore will not be as strongly influenced by the historic district as the Public Service and Public Assembly Campus. The structural character of the DNR building and the Health Lab will share architectural influences with the MSP Historic Area in the architectural theme development of the central core area of the Office Campus ‘visual zone’. The central core area of the Office Campus is configured as an integral clustered development; therefore, all buildings within the core shall be closely aligned with regards to structural character. As the core develops the previously development facilities within the core will have the strongest influence on the structural character of the new development to ensure a compatible visually unified core development.

Theme generators from the Historical Area and the DNR & Health Lab:

- Building massing, form, scale and proportions
- Doors and window fenestrations
- Informality vs formality
- Materials
- Color and texture



Zone of Influence From MSP Historic Area and From The DNR Building and the Health Lab



DNR Green Building

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**Natural Resources Area:** The Natural Resources Area occupies the eastern half of the MSP Redevelopment District. Its primary function is preserved woodlands and ‘open space’, however it does contain recreation trails, picnic pavilions and other recreational amenities.

Based on the remote geographic location and its unique land uses and distinctive character, the Natural Resources Area will have an architectural treatment unique to itself. The use of brick, limestone and other materials found in adjacent ‘visual zones’ will provide subtle visual ties creating a sense of total site unification and cohesion throughout the MSP Redevelopment District.

Theme generators:

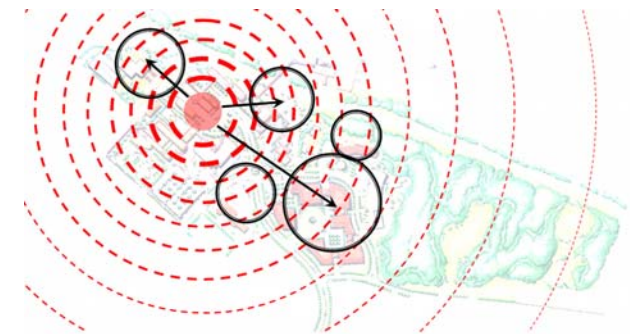
- Naturalized woodlands
- Open prairie
- Trails
- Wildlife
- Views and vistas



Jogging Trail



Picnic Area



MSP Historic Area Zone of Influence