



# Executive Summary



M S P

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### Introduction

#### *Background & History*

The Jefferson City Correctional Center (JCCC) is located in the central east end of Jefferson City, within the city limits. The site is bounded on the north by the Missouri River and the Union Pacific Railroad; on the east by a privately owned parcel of land and Riverside Park; on the south by Riverside Drive, Capitol Avenue, Lafayette St. and East State St; and on the west by a parcel of land owned by the Jefferson City Housing Authority.

The Missouri State Penitentiary (later named Jefferson City Correctional Center) was the first prison built west of the Mississippi River. It was authorized in 1832 and approved by the General Assembly in 1833. By the time the first prisoner arrived in 1836, it covered a four-acre tract on the eastern edge of Jefferson City. Today, the entire site of the Jefferson City Correctional Center covers approximately 142 acres (47 acres within the perimeter walls) of river bluff land, seven blocks east of the State Capitol. Some of the area outside the walls is undeveloped wooded ridges and valleys along the Missouri River. The character of the adjoining neighborhoods range



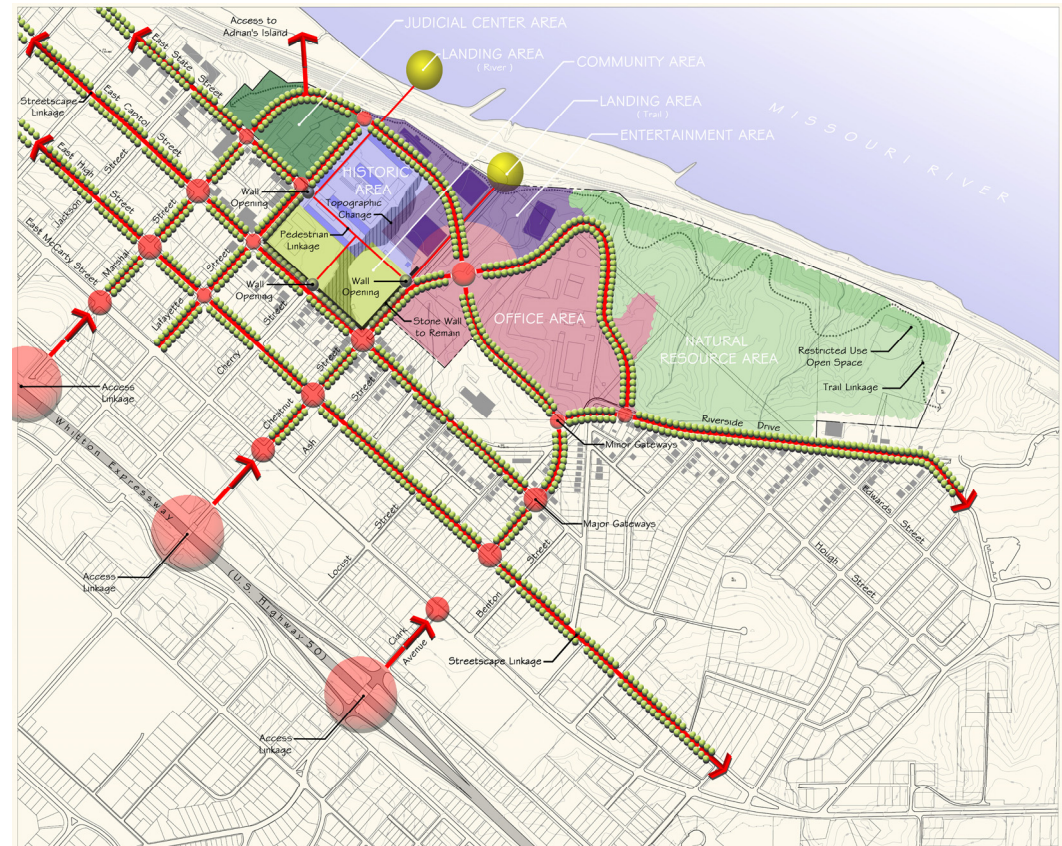
View of JCCC Looking to the Northeast

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from the well-maintained historic renovation of the “Marmaduke House,” the former warden’s house at Capitol and Lafayette, to a number of aging, poorly maintained houses found within the area. The area is included in a district classified as “distressed.”

Currently (2003) a new Missouri State Corrections Facility is under construction. When the new facility is complete, the current operations of the Jefferson City Correctional Center will be moved to the new facility. The decommissioning and subsequent redevelopment of the Jefferson City Correctional Center site provides both a unique challenge and a rare opportunity. It is not often that such a large site so close to the center of a state capital becomes available. The range of redevelopment options offered for the site is wide and quite varied. The site also includes a widely diverse array of existing land uses and facilities.

In July of 1999, the State of Missouri, through the Division of Design & Construction, developed a task list to address the upcoming decommissioning of the Jefferson City Correctional Center (JCCC). By the end of 1999, a newly formed Task Force had started the preparation of an evaluation of its concepts, values and priorities. After successfully conducting a statewide design charrette for the JCCC in April 2000, the State of Missouri began the initial planning effort, titled the **Process Definition Plan** or Consensus Plan.



The Consensus Plan

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The plan was started in late August 2000 and completed in 100 days with general consensus from the Oversight Committee, Task Force and citizens that participated in the public input sessions. The Process Definition Plan was presented to a joint meeting of the Oversight Committee and Task Force at a public forum on November 16, 2000.

### The Framework Plan

The Framework Plan (master plan) presented herein is the culmination of the creative design synthesis of data analysis, program development and site planning that has resulted in a distinct vision for the MSP Redevelopment Project (renamed from “the Jefferson City Correctional Center - JCCC”). Founded on the functional relationships achieved in the Process Definition Plan and confirmed throughout the planning process, the Framework Plan illustrates decisions that will guide the ultimate redevelopment of the Missouri State Penitentiary (MSP) for years to come.

### Basis of the Master Plan

The Process Definition Plan (Consensus Plan) is the basis and beginning point of the Master Plan, a plan which has emerged illustrating a great amount of detail, while maintaining previously established planning principles. In addition, formulation of the

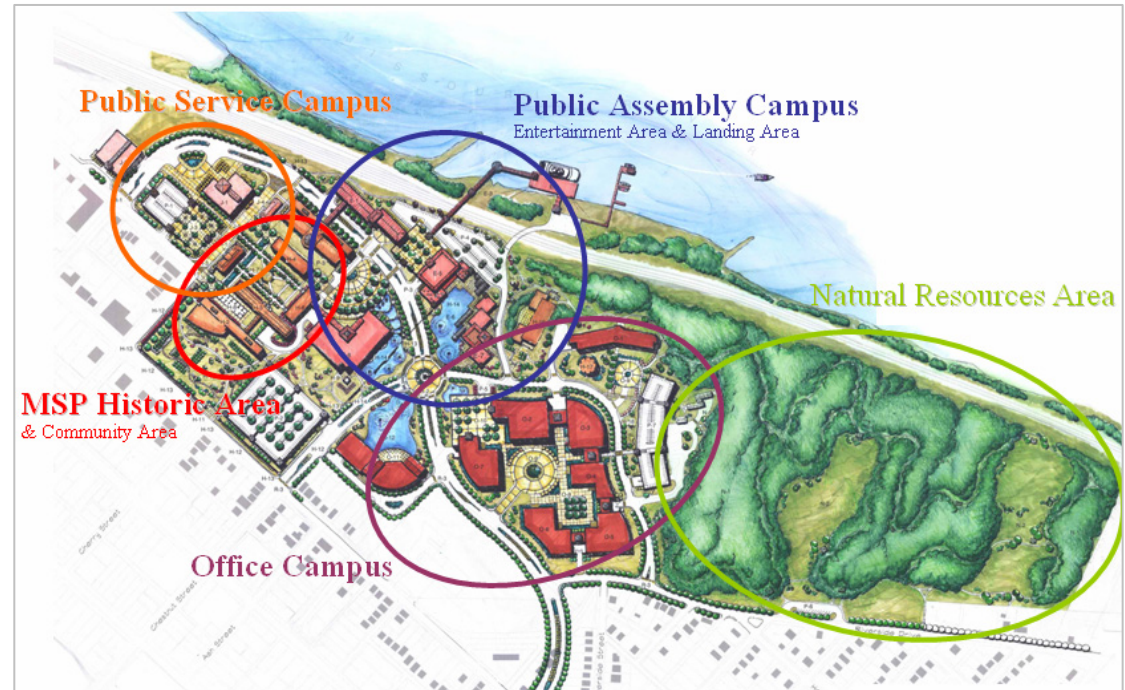


The Master Plan

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Master Plan has been based on extensive data collection, interviews with community leaders, workshops with the Planning Advisory Committee and real-time development opportunities (i.e. DNR Green Building). The formulation of the MSP Redevelopment Commission has greatly increased the reality factor of the project and has also maintained the Project’s momentum, guaranteeing the planning and development process will continue, moving the Master Plan recommendations forward to fruition. The Master Plan has been presented to: the Task Force that participated in the Process Definition Plan; two separate sessions of the MSP Redevelopment Commission; and two separate public forums. The Planning Advisory Committee also conducted a workshop to review planning concepts and refine the details contained in this Master Plan.

While each presentation has generated much discussion and revealed new aspects of the master plan to ponder, the plan presented herein has been generally understood, accepted and embraced as a vision for the future of The MSP Redevelopment Project. During the interview process, one community leader summed up the project by saying “someday this will be a cool place to go!”



The Master Plan Districts

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### The Program Statement

The Consensus Plan established seven primary land use areas that identified the redevelopment potential within the context of the historical, cultural and functional aspects of the existing MSP site. These elements have formed the basis of the program statement, evolving from seven land use classifications to five Master Plan districts. The terminology has been refined, the project vision sharpened and the level of conceptual detail has begun to illustrate the physical components of the plan.

<u>Master Plan District</u>	<u>Proposed/Reuse Area</u>	<u>Master Plan Parking</u>	
❖ Public Service Campus	225,000 Gross Floor Area (GFA)	485 Structured Spaces	P-1
❖ MSP Historic Area	310,048 GFA	600 Structured Spaces	P-2
❖ Public Assembly Campus	605,500 GFA	650 Structured Spaces	P-2
		100 Structured Spaces	P-3
		300 Structured Spaces	P-3
		250 Surface Spaces	P-4
❖ Office Campus	1,000,000 GFA	850 Structured Spaces	P-5
		600 Structured Spaces	P-7
❖ Natural Resources Area NA		15 Surface Spaces	P-6
Total	<b>2,105,548 GFA</b>	<b>3,850 Space</b>	

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The elements of the Framework Plan presented herein have been discussed, pondered, refined, even implemented from the first planning efforts of 1999 to the completion of this report. The Framework Plan has been generally endorsed by all who have reviewed its content and vision. It is a plan prepared on the basis of consensus and a rigorous planning process. The MSP Redevelopment Commission should, with all confidence, immediately move forward with implementing the recommendations contained herein. All who have participated in this planning process are reminded of the philosophy that linked each step of preparing this plan:

*“Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty.” Daniel H. Burnham - 1907*

**Daniel Hudson Burnham** (September 4, 1846 - June 1, 1912) was an American architect and urban planner. He was the Director of Works for the World's Columbian Exposition and designed several famous buildings, including the Flatiron Building in New York City and Union Station in Washington D.C.

