

July 23, 2003

*MSP Redevelopment Project*

# *The MSP Redevelopment Commission*

## *Executive Advisory Committee*

### **MSP Redevelopment Project**

*Jefferson City, Missouri*



# Framework Plan

## The Master Plan

### MSP Redevelopment Project



Framework Plan

*MSP Redevelopment Project*

# *The Master Plan*



PARSONS HBA in association with  
Development Strategies . Trivers Associates . TSi Engineering . William Tao & Associates . George Dickie Associates

# *The Master Plan*

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## *Public Forums Held to Review Proposed Master Plan*

- *February 11, 2003*
- *February 19, 2003*

*The Master Plan Program Statement*

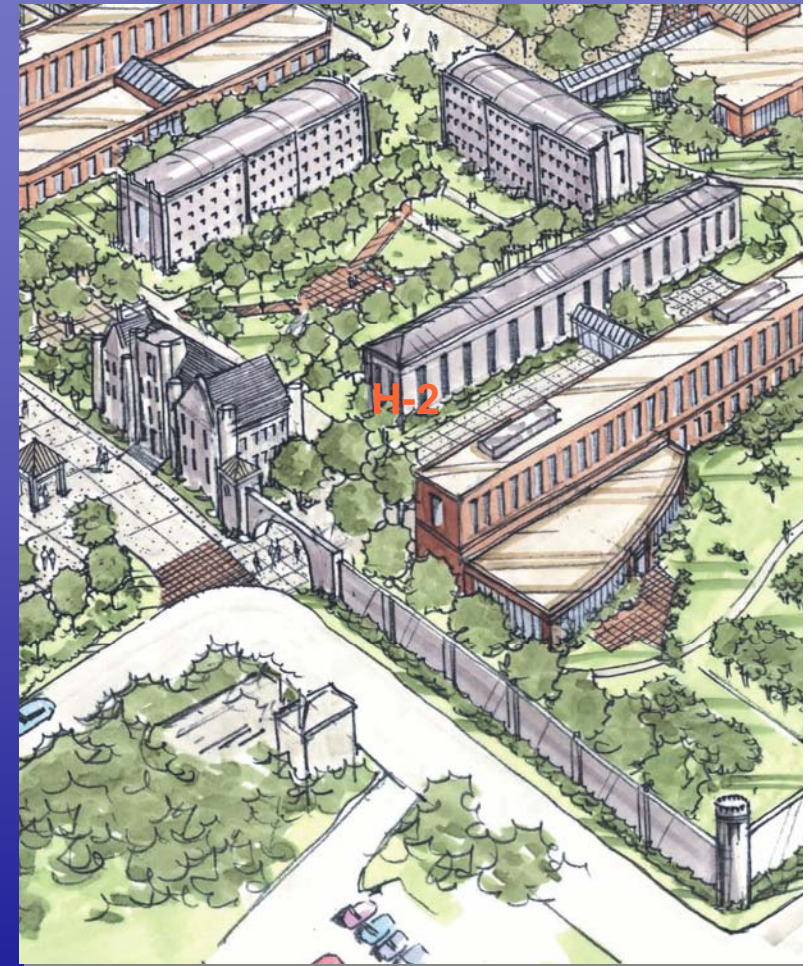
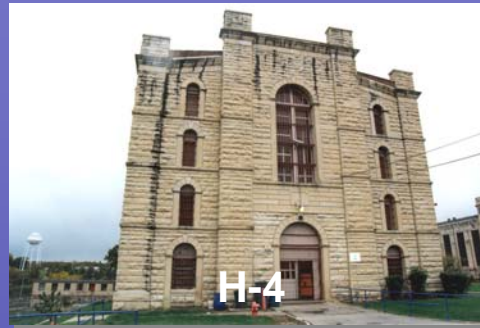
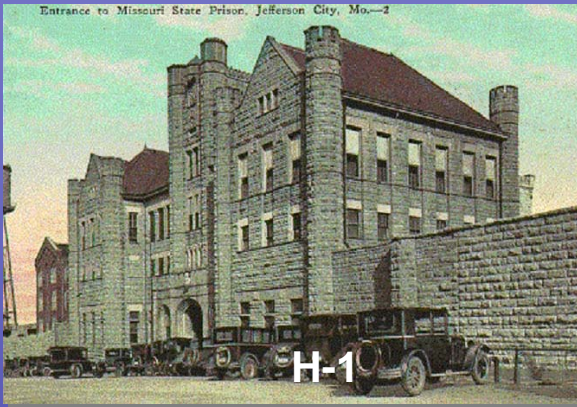
# Program Statement Summary

<u>Master Plan District</u>	<u>Proposed/Reuse Area</u>	<u>Master Plan Parking</u>	
• <b>MSP Historic Area</b>	310,048 GFA	600 Structured Spaces	P-2
• <b>Public Service Campus</b>	225,000 GFA	485 Structured Spaces	P-1
• <b>Public Assembly Campus</b>	605,500 GFA	650 Structured Spaces 100 Structured Spaces 300 Structured Spaces 250 Surface Spaces	P-2 P-3 P-3 P-4
• <b>Office Campus</b>	1,000,000 GFA	850 Structured Spaces 600 Structured Spaces	P-5 P-7
• <b>Natural Resources Area</b>	NA	15 Surface Spaces	P-6
<b>Total Master Plan</b>	<b>2,140,548 GFA</b>	<b>3,850 Spaces</b>	

Framework Plan

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*The Master Plan* MSP Historic Area



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# The Master Plan *Public Service Campus*



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# The Master Plan *Public Service Campus (Alternate Plan Option)*

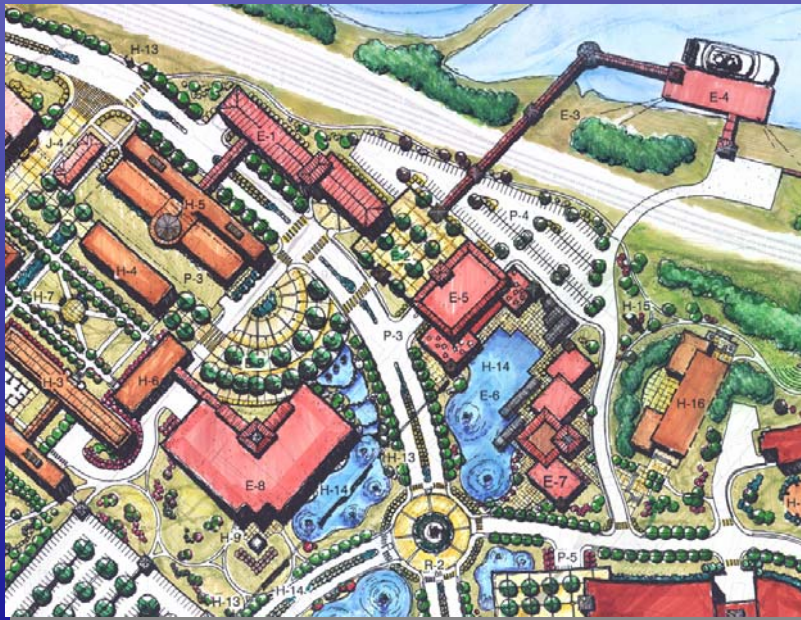




Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Public Assembly Campus

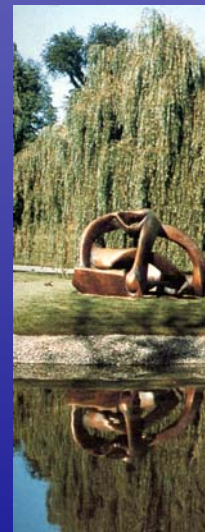
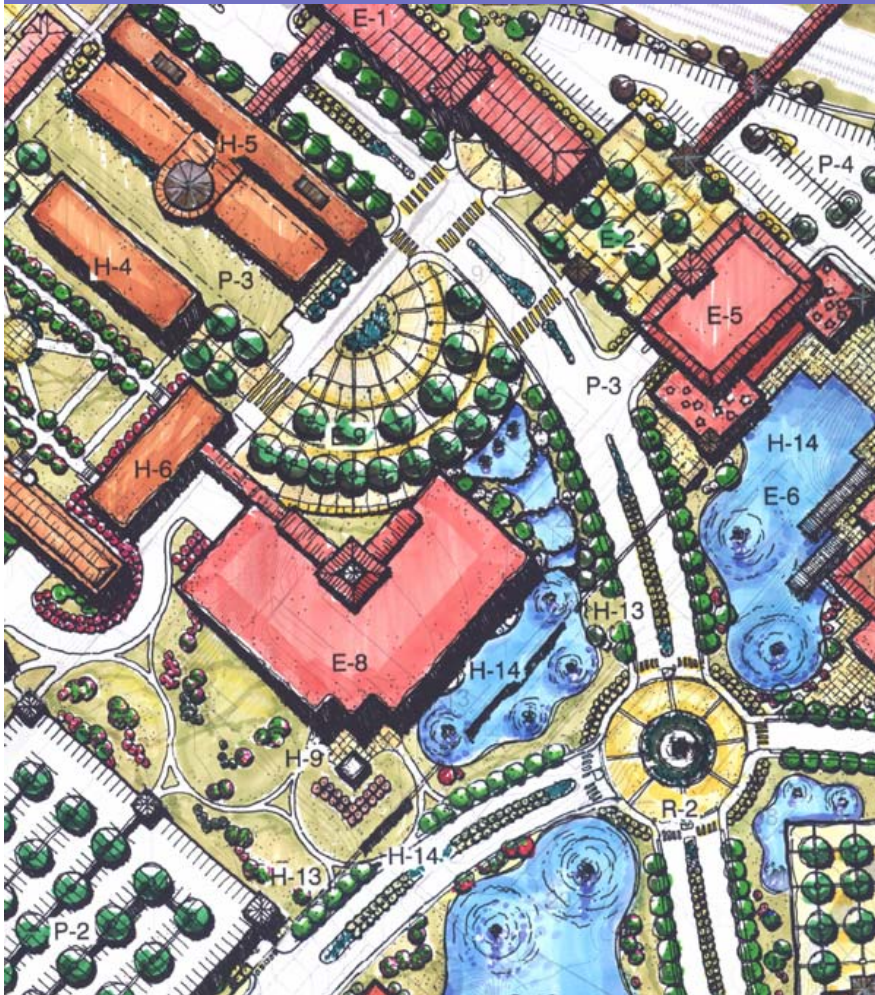


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# *The Master Plan* Public Assembly Campus



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# The Master Plan Office Campus



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# The Master Plan Office Campus



The exterior profile of the green office building helps capture and reflect light into the building significantly reducing the need for interior lighting.



# The Master Plan *Natural Resources Area*



# *DNR Green Building Site*



# DNR Green Building



MISSOURI DNR GREEN OFFICE BUILDING

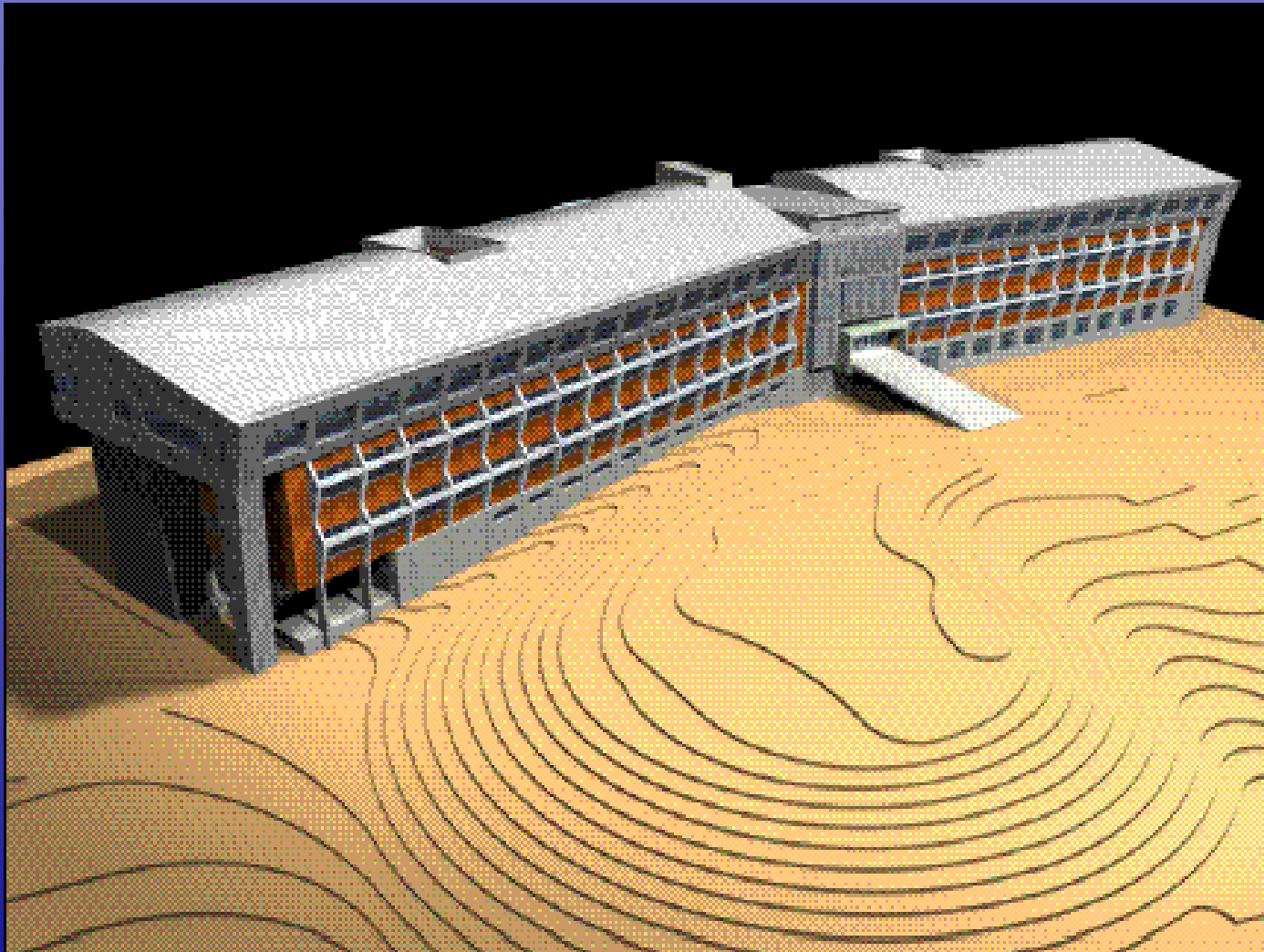
SITE PLAN

April 2000 (BUBB) Project No. 99075 (D/C 00005-01)

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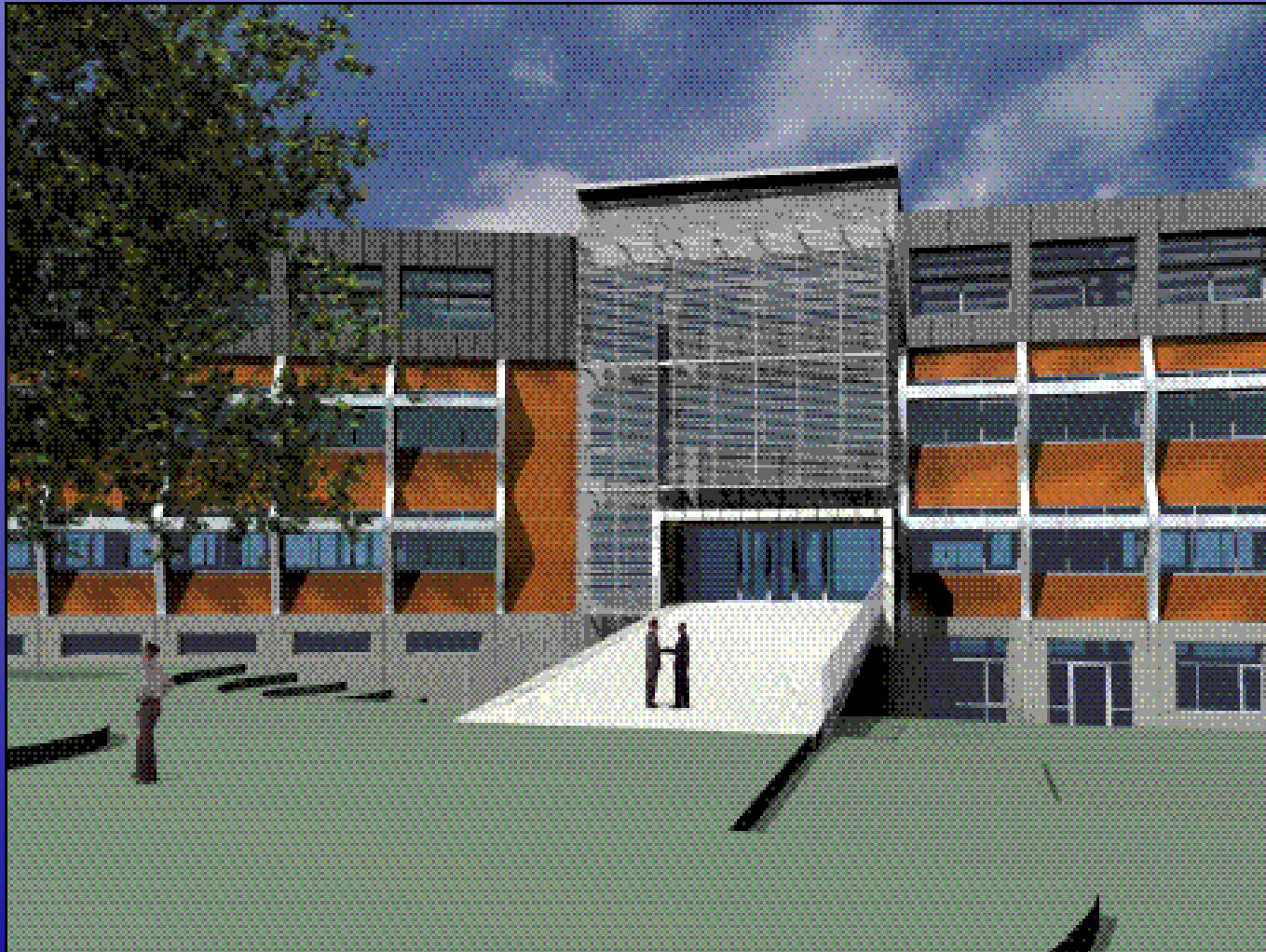
100 West 10th Street, Suite 100, Kansas City, MO 64105-5010 (816) 234-1000 www.bubb.com project 1 0000 0000 0000

# *DNR Green Building*

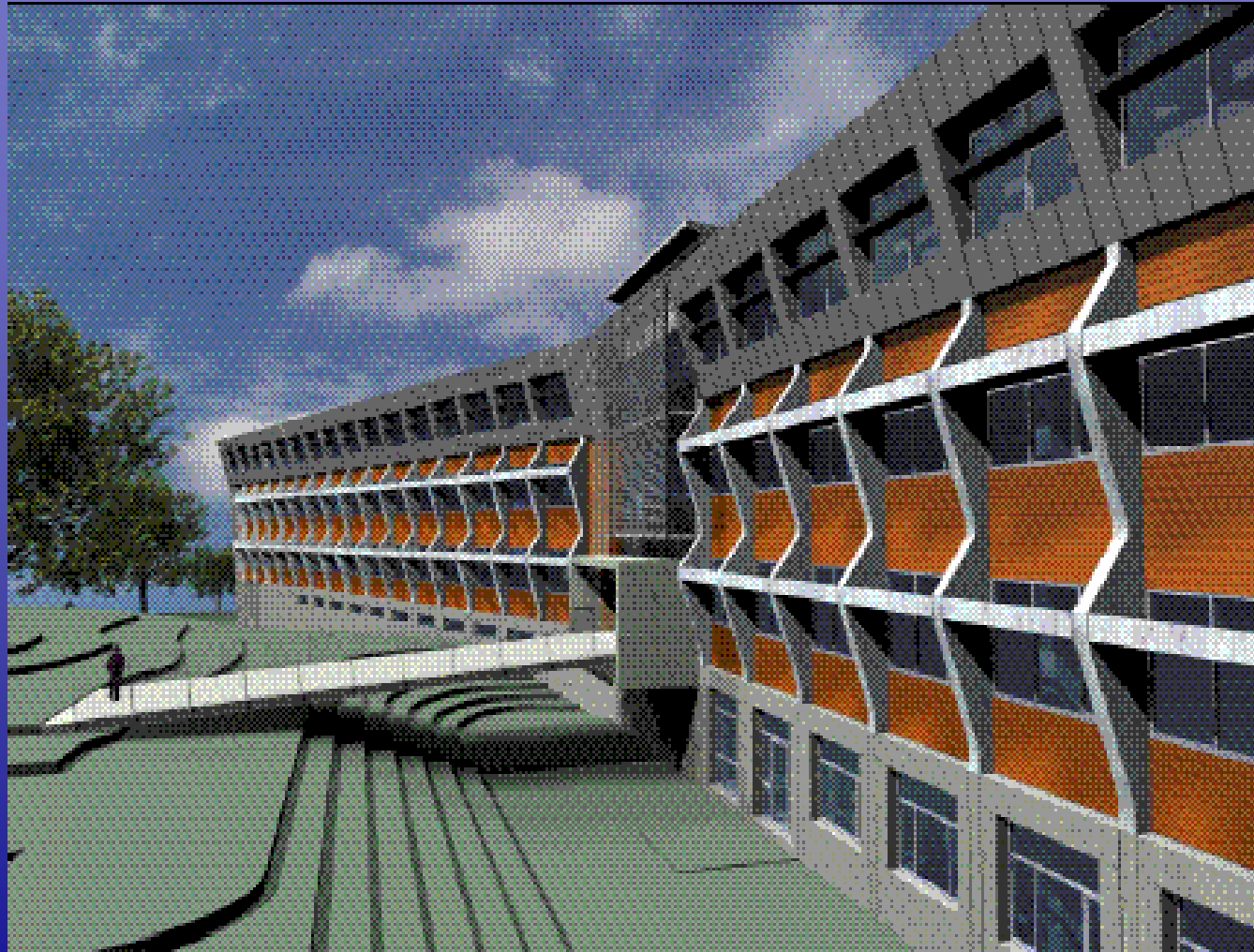




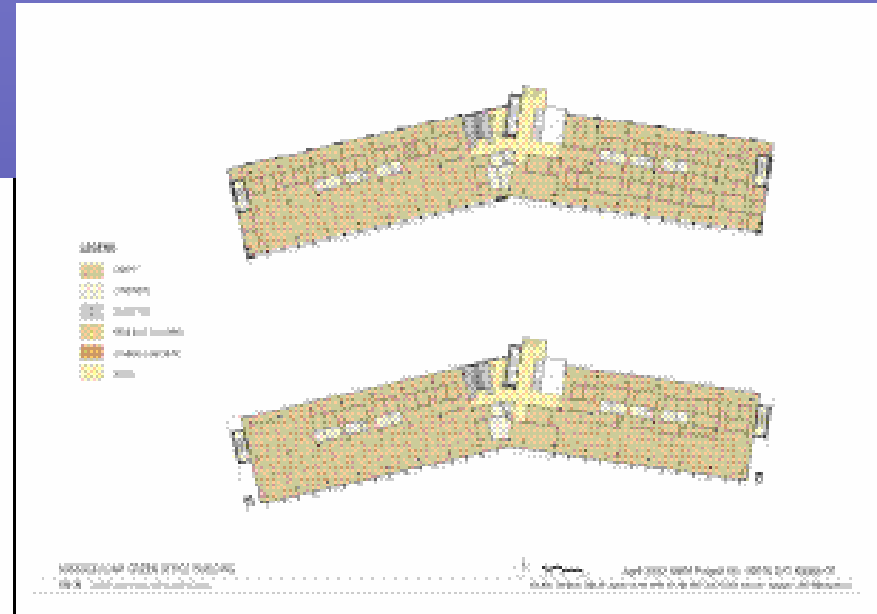
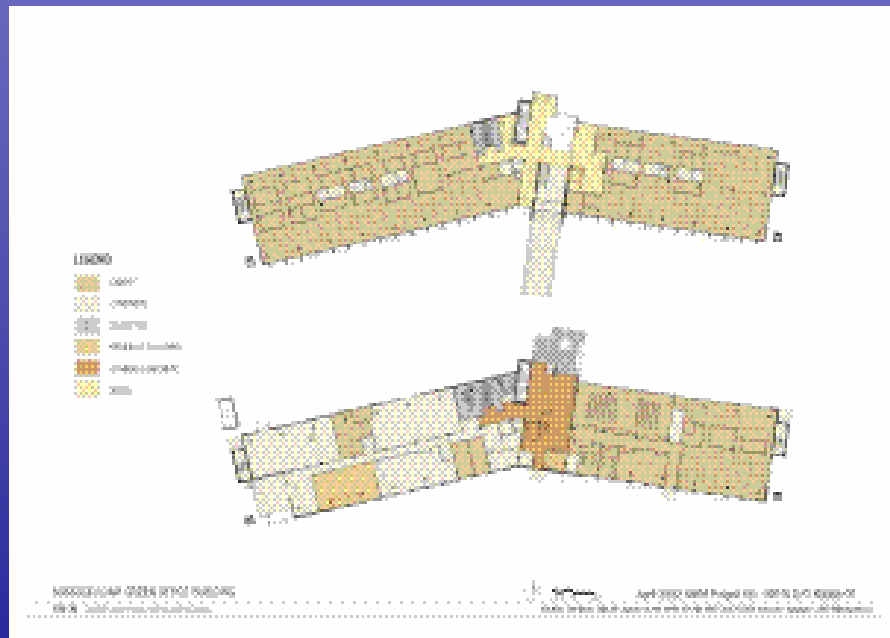
# *DNR Green Building*



# *DNR Green Building*



# DNR Green Building



May 27, 2003

*MSP Redevelopment Project*

# *DNR Green Building*

Green Building Tue May 27 9:56:19 AM 2003



The State of Missouri . Division of Design & Construction

July 22, 2003

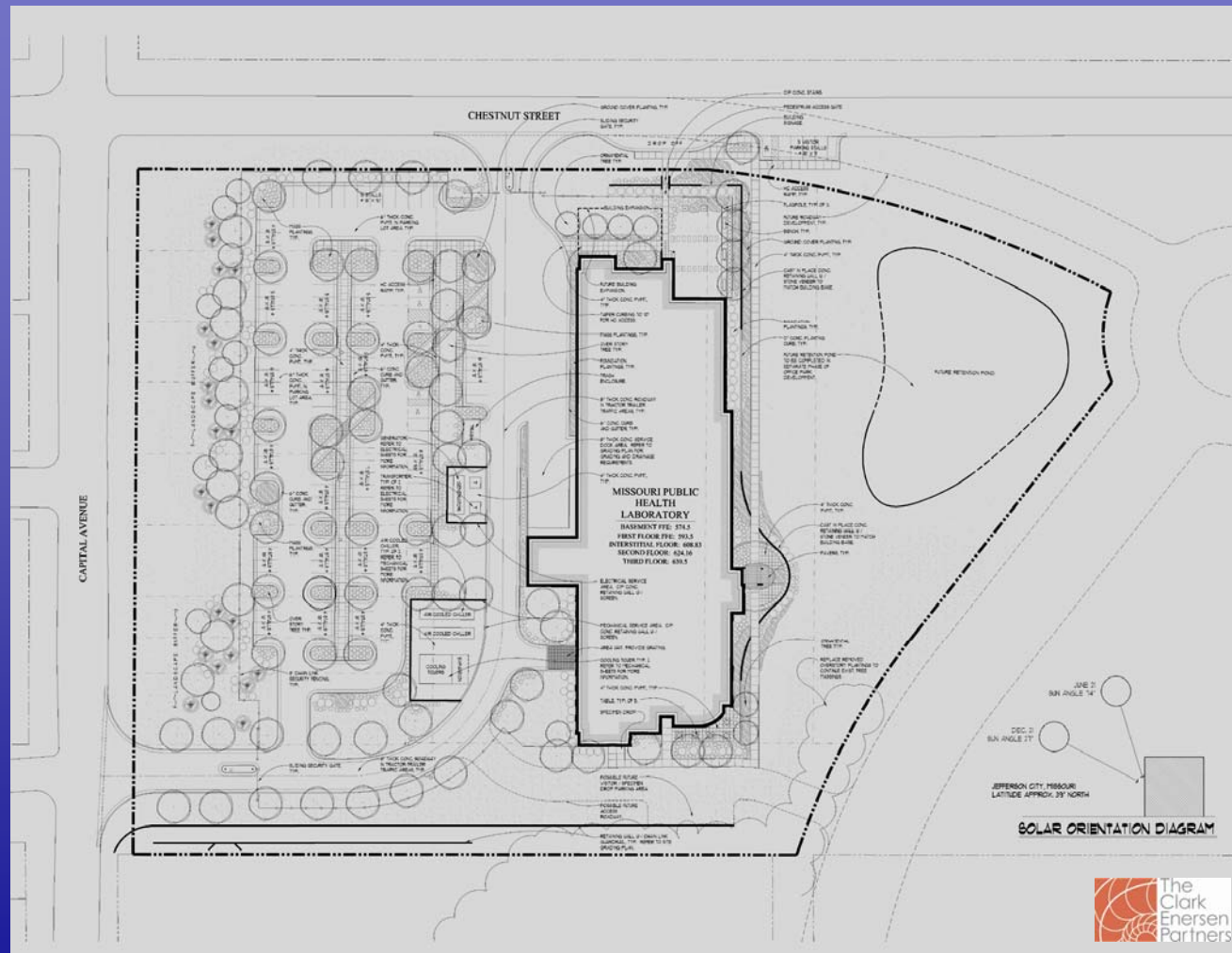
*MSP Redevelopment Project*

# *DNR Green Building*

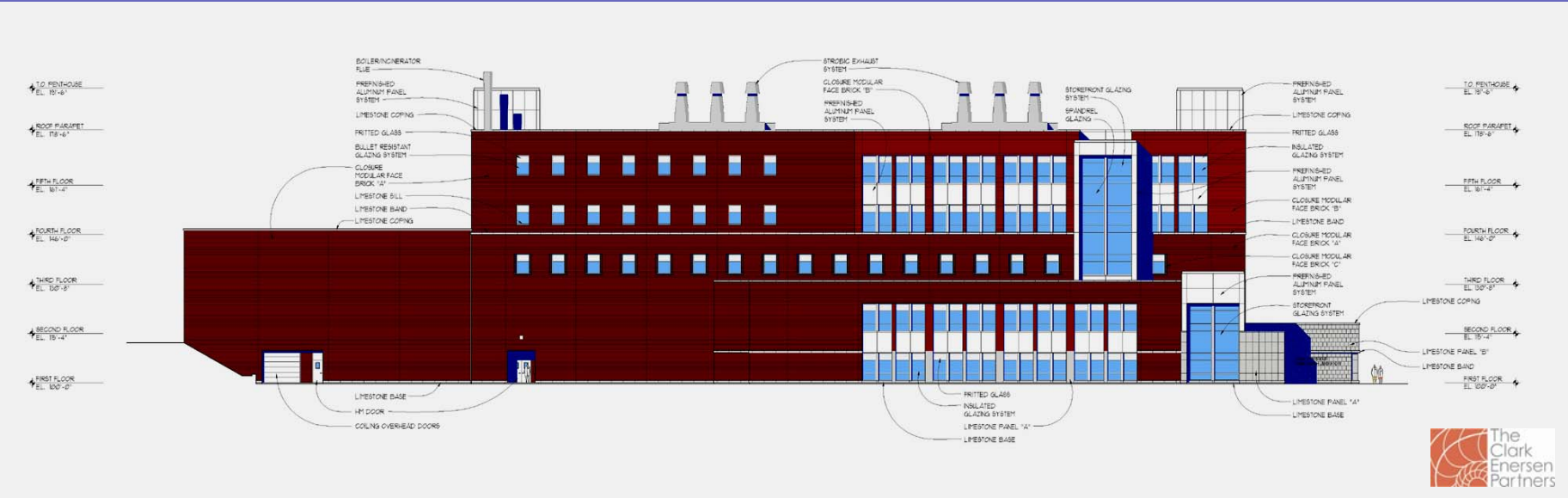


The State of Missouri . Division of Design & Construction

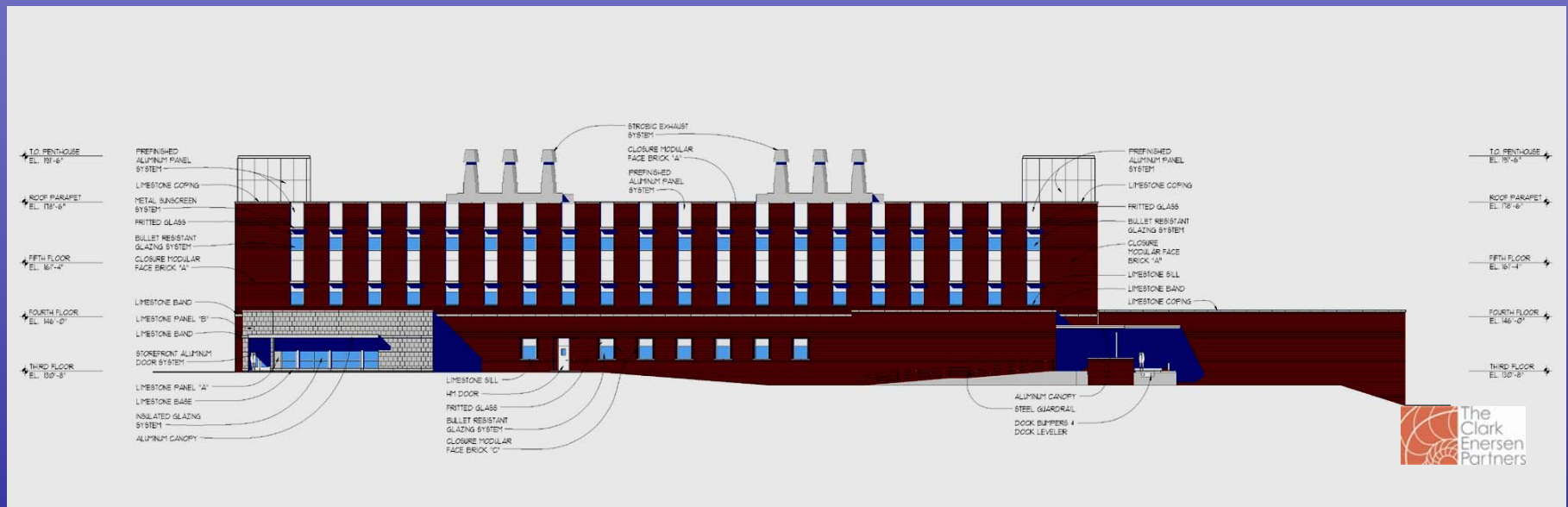
# Missouri State Health Lab Building



# Missouri State Health Lab Building



# Missouri State Health Lab Building





# *The Master Plan*



# *The Next Steps*

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## The Next Steps

### Planning + Design



#### Archeological Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

#### Natural Resource Analysis

- Flora & Fauna
- Threatened & Endangered Species

#### Historic Designations

- Section 106 - Districts, Buildings & The Wall

#### Environmental Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

# *The Next Steps*

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## The Next Steps

### Planning + Design



#### **Decommission Plan for Existing Facility**

- De-mobilize Existing Infrastructure
- Demolition Phasing Plan (timeline / strategies)
- Site & Building Demolition Plan

- Demolition Materials Recycling
- Wall Stabilization
- Caretaker Status (Maintenance & Security)

#### **Infrastructure Redevelopment Plan**

- Develop Infrastructure Plan
- Infrastructure Implementation Plan
- Historic District Heating/Cooling

#### **Site Improvements Plan**

- On-site Road Plan
- Parking Plan
- Grading Plan
- Landscape Plan

# *The Next Steps*

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## The Next Steps

### Planning + Design



### Implementation Strategies & Planning

- Site & Architectural Design Guidelines
- Delivery Systems Guidelines
  - Design / Build
  - Lease Purchase
  - Conventional
- Phasing Plan
- Facility Interim Use
- Public Access

### Financial Guidelines & Planning

- Project Feasibility
- Development Fees
- Development Incentives
- Funding Sources & Strategies
- Revenue Generation Strategies

# *Questions & Answers*

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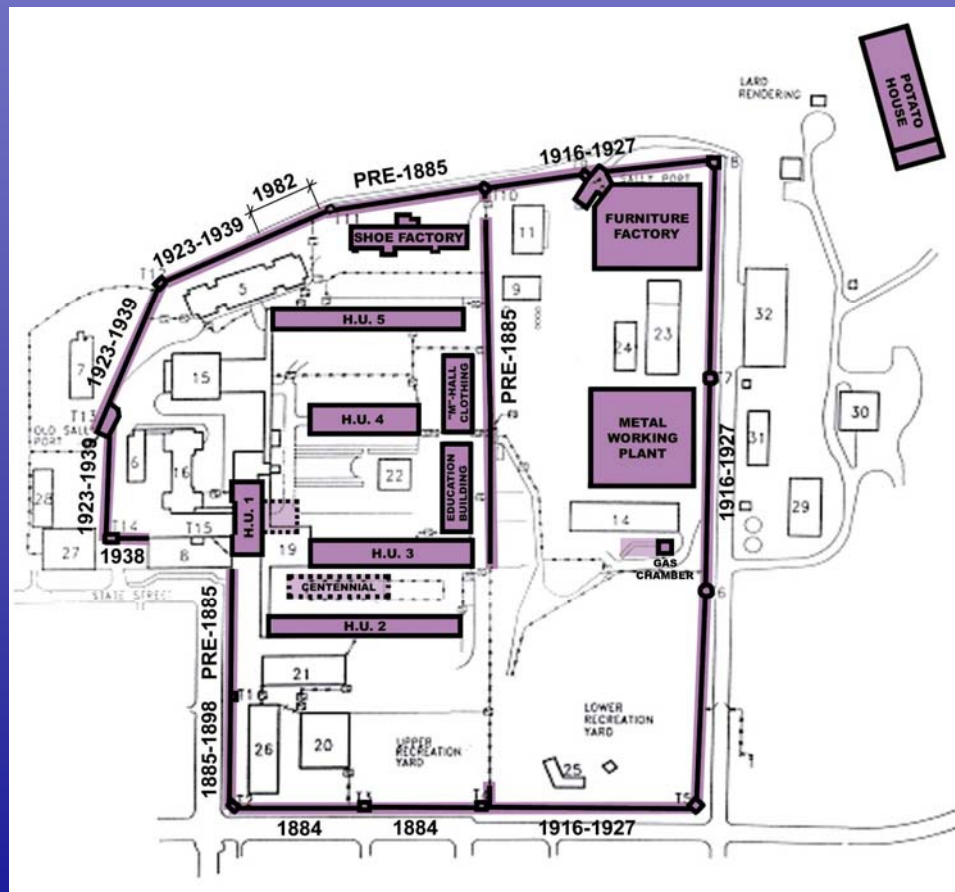
# *Questions & Answers*

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# Architectural Elements

## Buildings Analyzed



- Housing Unit 1
- Housing Unit 2
- Housing Unit 3
- Housing Unit 4
- Housing Unit 5
- Shoe Factory
- Furniture Factory
- Metal Working Plant
- Centennial Cells
- Gas Chamber
- Potato House
- Education Building & Maintenance Building
- Stone Walls