

May 28, 2003

*MSP Redevelopment Project*

# *The MSP Redevelopment Commission*

## **MSP Redevelopment Project**

*Jefferson City, Missouri*



# The Master Plan



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 Program Statement*

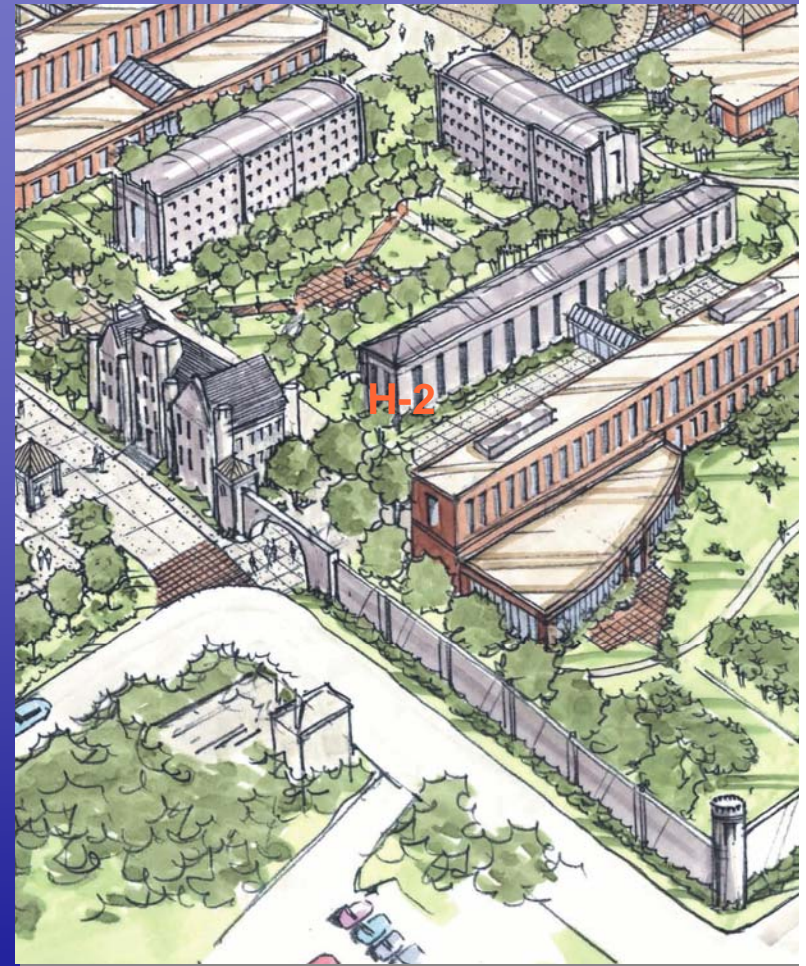
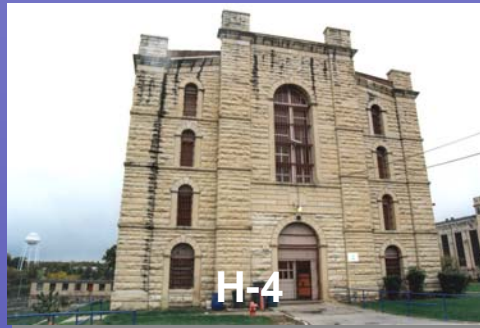
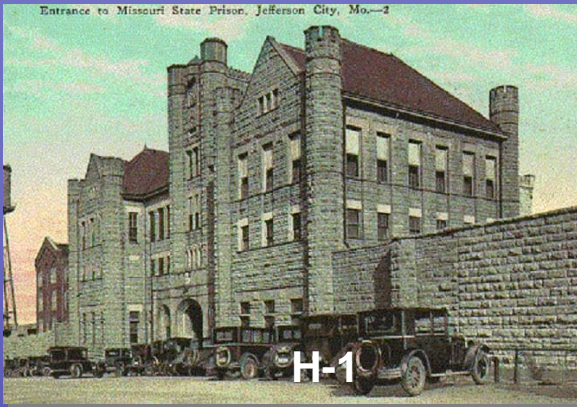
# Program Statement Summary

<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

MSP Redevelopment Project

*The Master Plan* MSP Historic Area



Framework Plan

MSP Redevelopment Project

# The Master Plan *Public Service Campus*



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

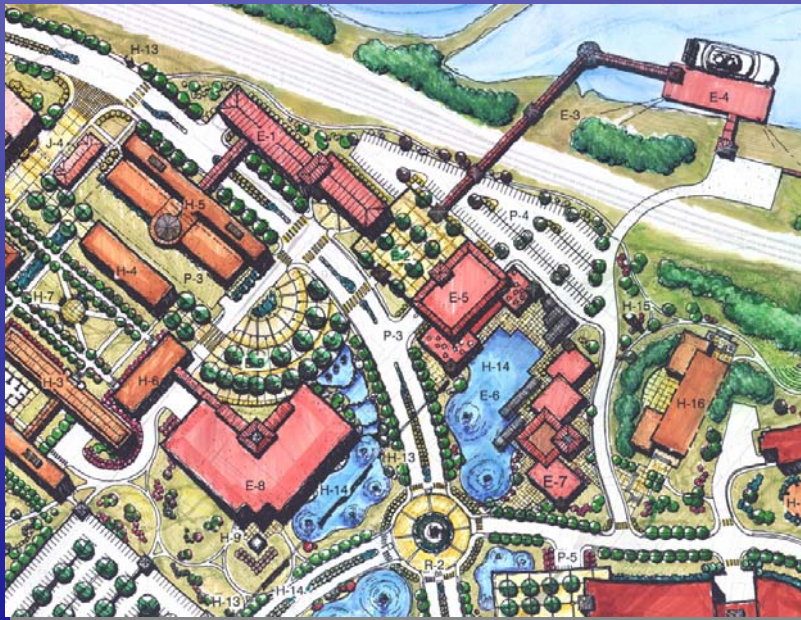
# The Master Plan *Public Service Campus (Alternate Plan Option)*



Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Public Assembly Campus



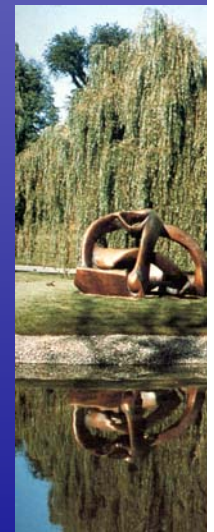
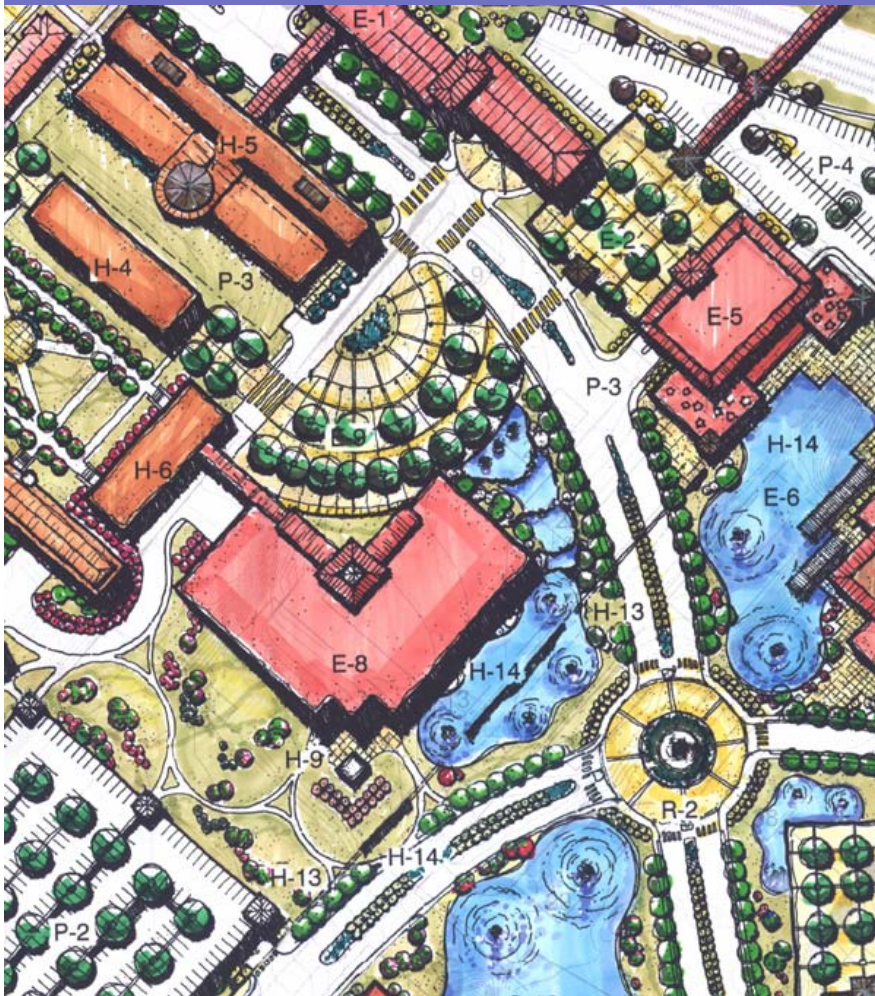
PARSONS HBA in association with  
Development Strategies . Trivers Associates . TSi Engineering . William Tao & Associates . George Dickie Associates



Framework Plan

*MSP Redevelopment Project*

# *The Master Plan* Public Assembly Campus



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

Framework Plan

MSP Redevelopment Project

# The Master Plan Office Campus



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

# 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*



May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*



The State of Missouri . Division of Design & Construction

May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*



MISSOURI DNR GREEN OFFICE BUILDING

SITE PLAN

April 2002 (BUBB) Project No. 09005 D/C 00026-01

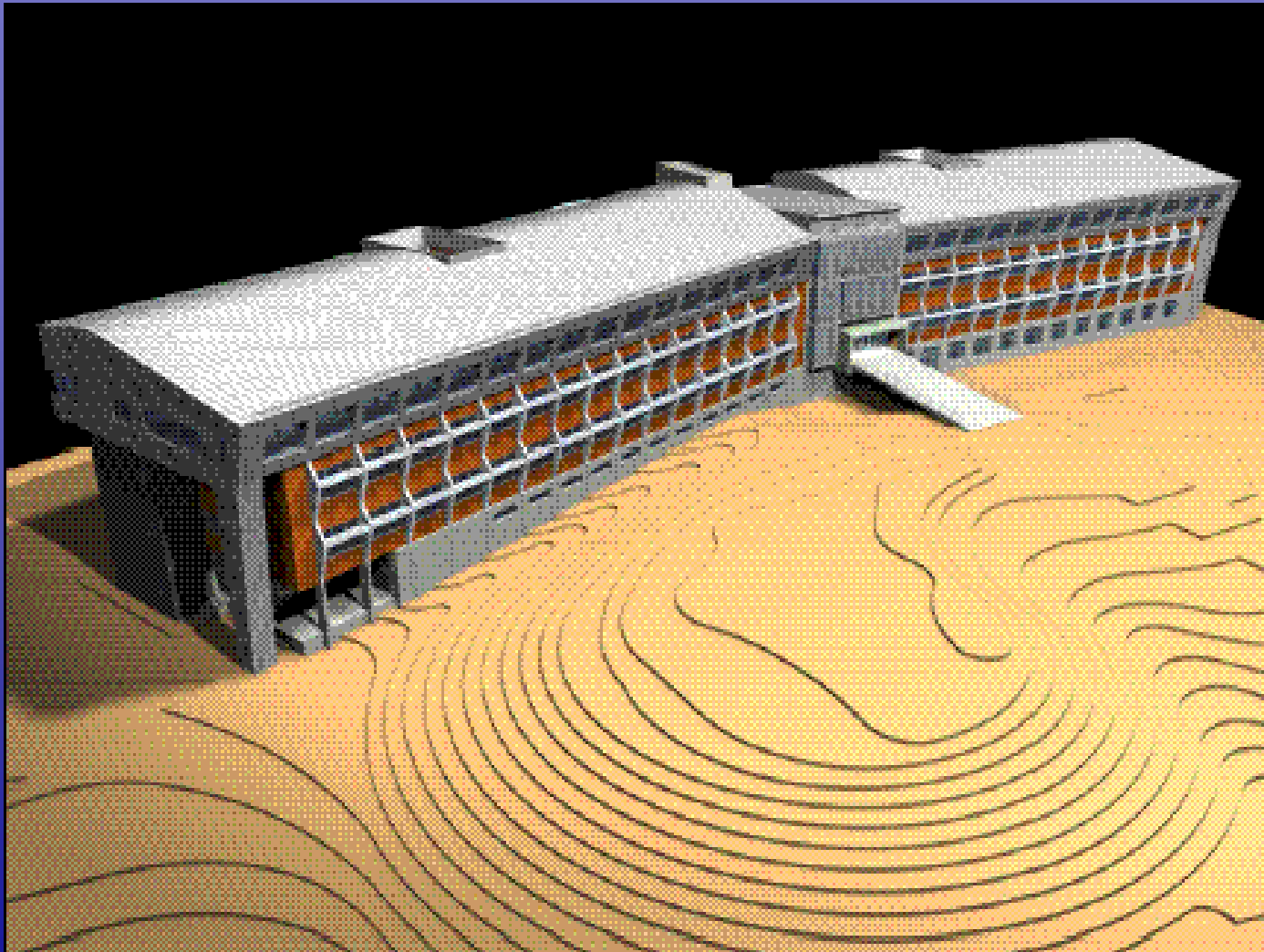
© 2002 BUBB CONSULTANTS, INC. All rights reserved. No part of this publication may be reproduced without the prior written permission of BUBB CONSULTANTS, INC.

100 West 10th Street, Suite 100, Kansas City, MO 64105-5010 (816) 241-1000 www.bubb.com project 1 000 0000 0000

May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*

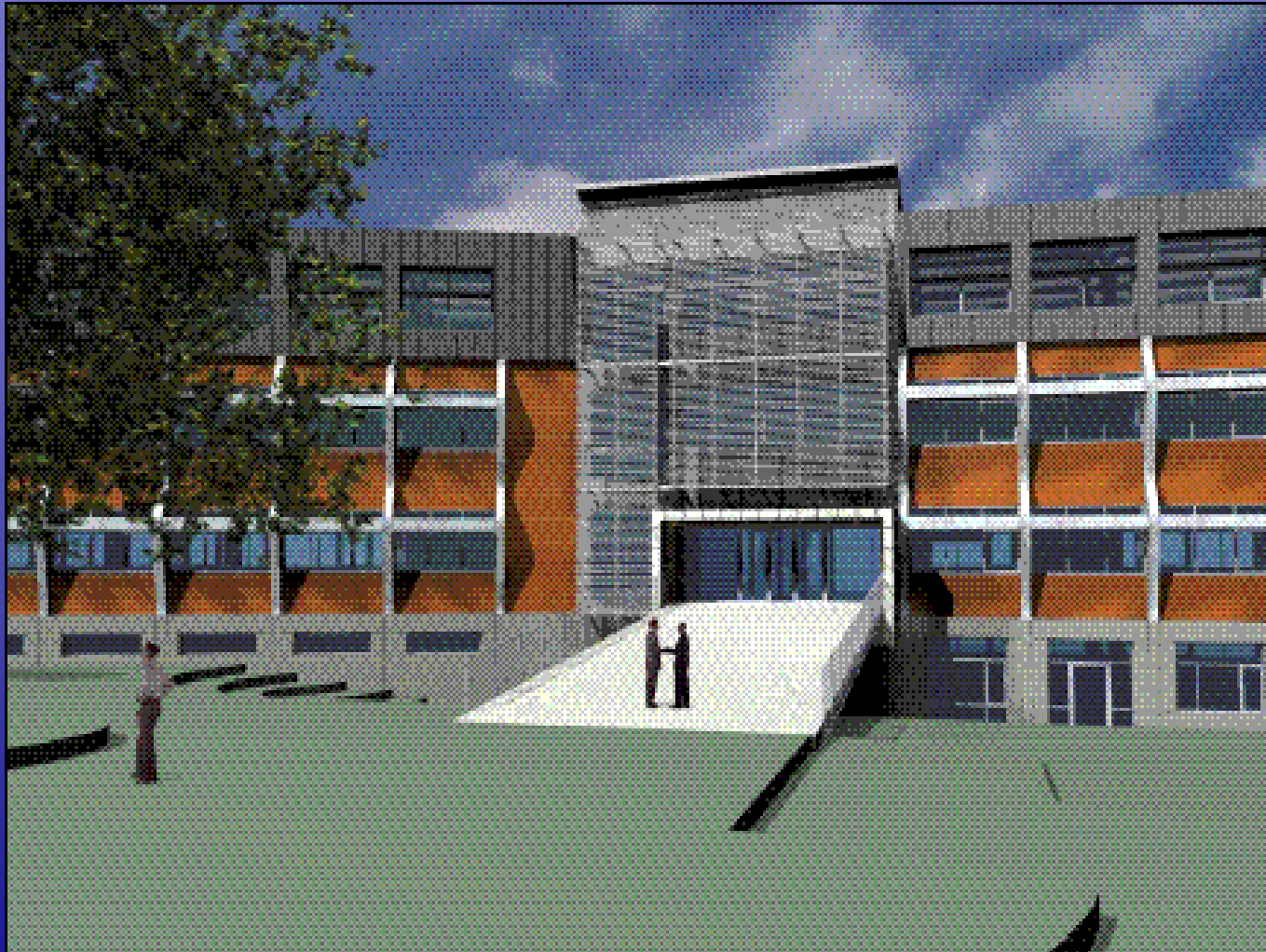


The State of Missouri . Division of Design & Construction

May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*



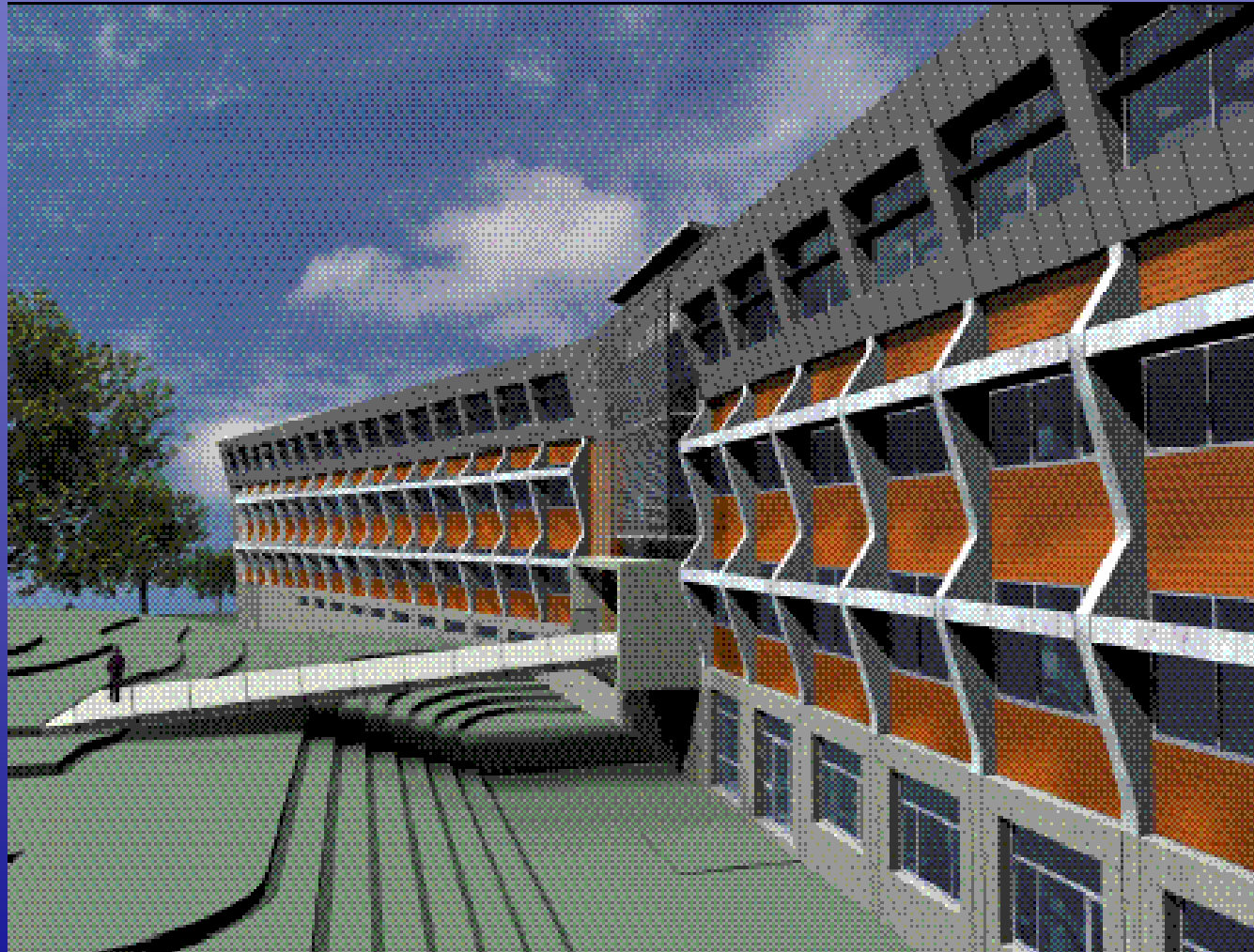
The State of Missouri . Division of Design & Construction



May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*

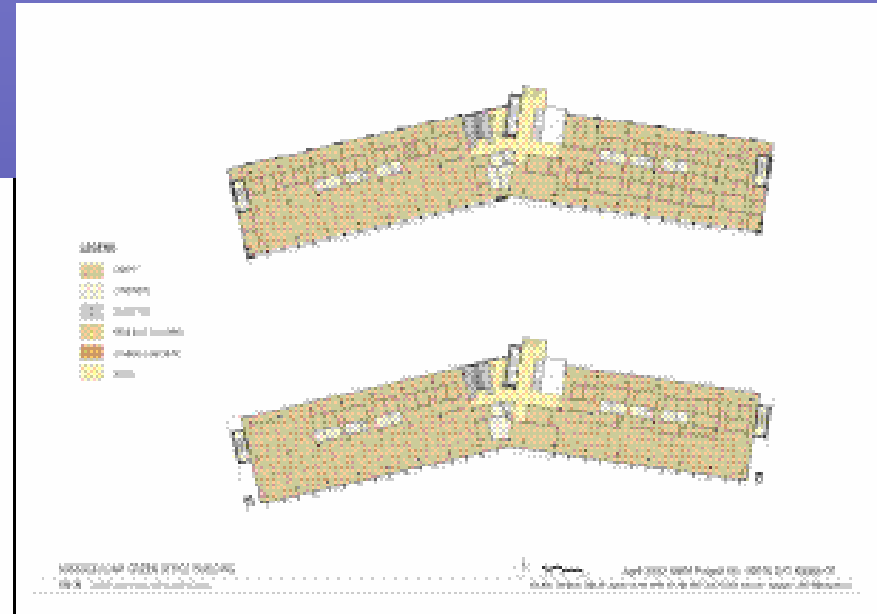
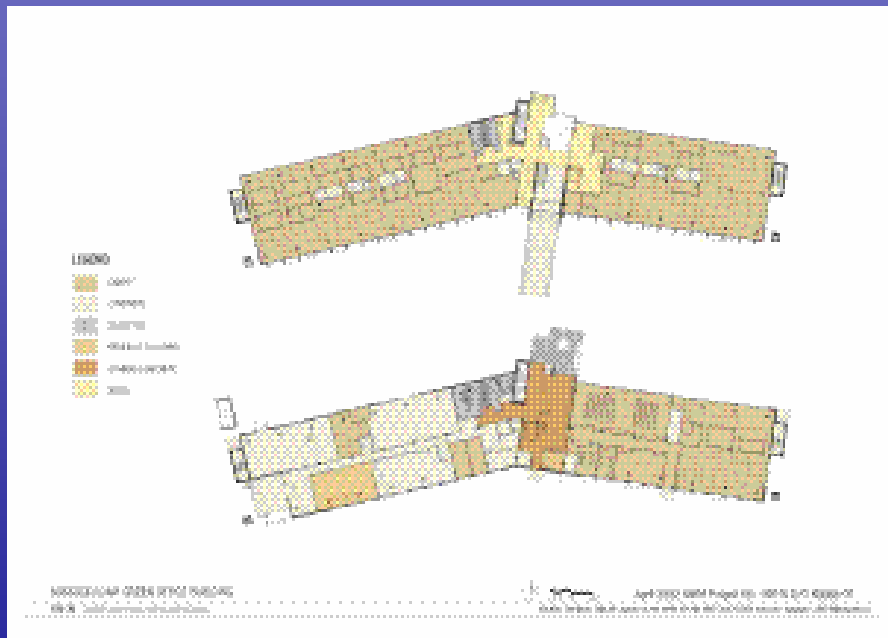


The State of Missouri . Division of Design & Construction

May 28, 2003

MSP Redevelopment Project

# DNR Green Building



May 28, 2003

*MSP Redevelopment Project*

# *DNR Green Building*

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

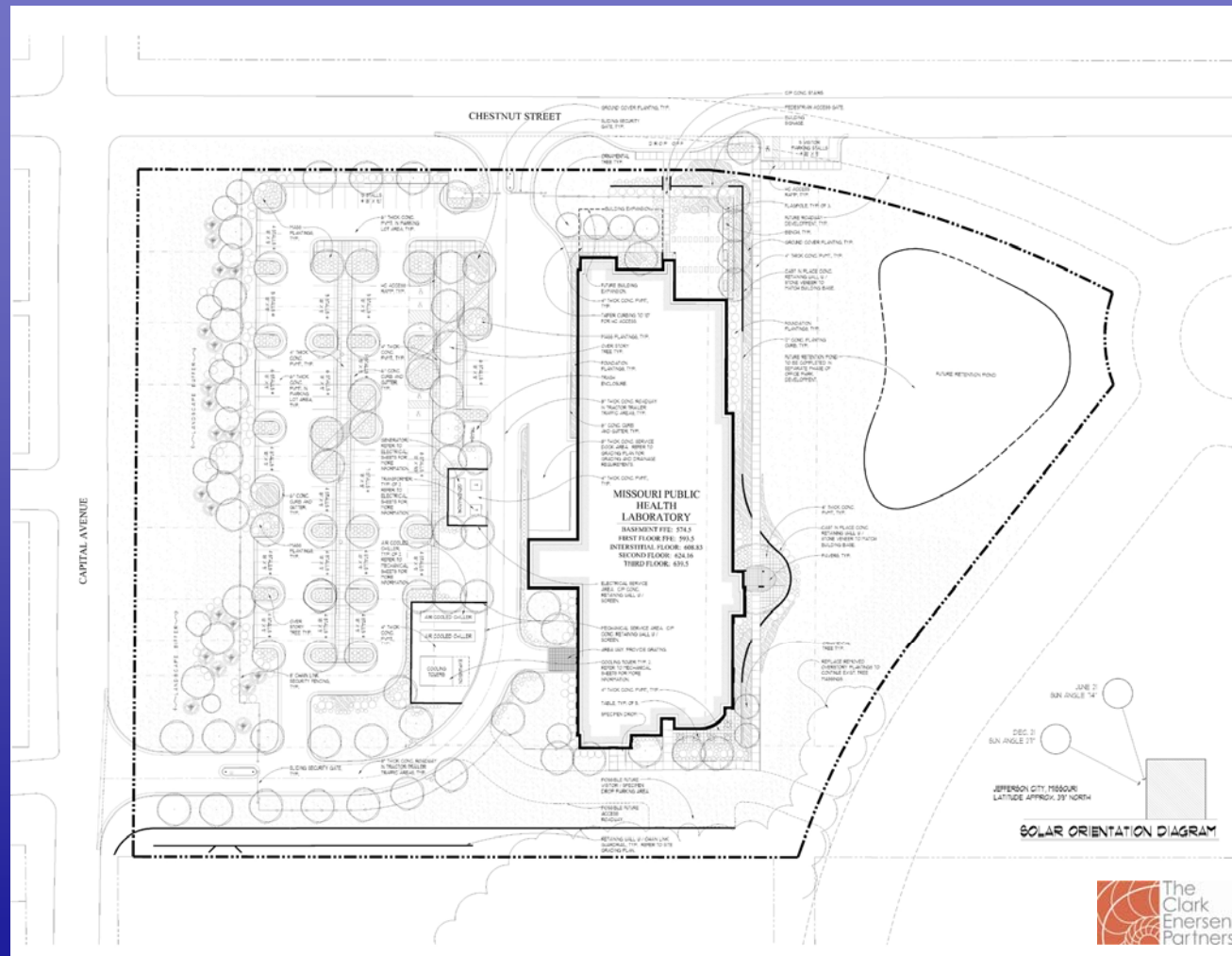


The State of Missouri . Division of Design & Construction

May 28, 2003

MSP Redevelopment Project

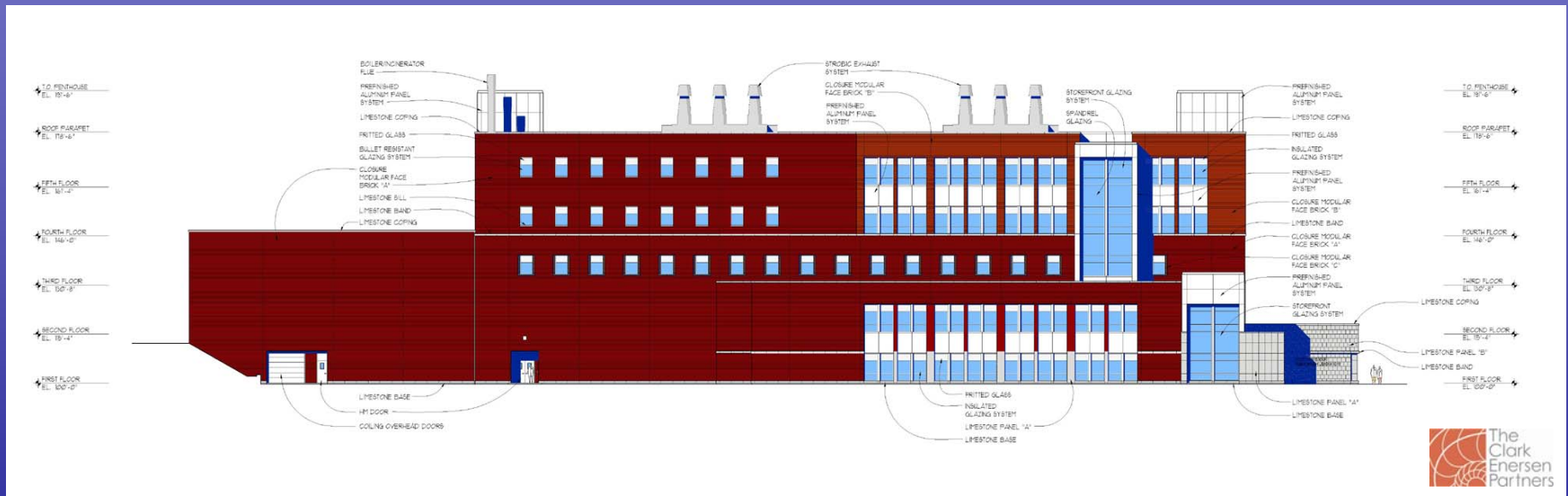
# Missouri State Health Lab Building



May 28, 2003

MSP Redevelopment Project

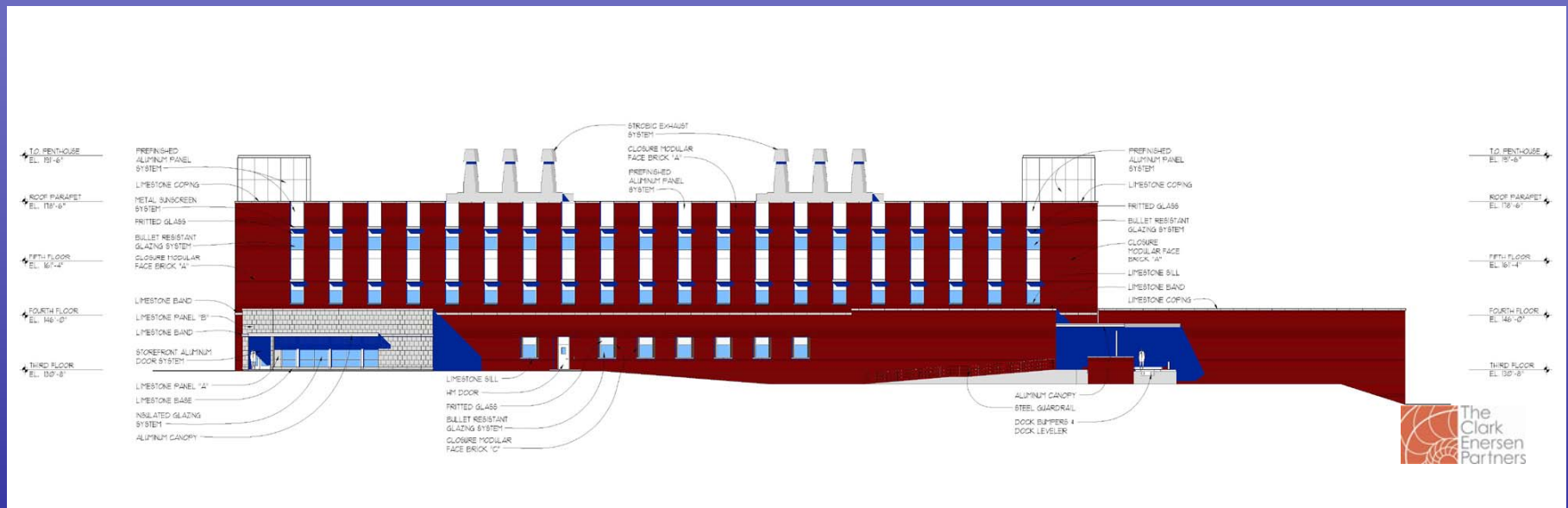
# Missouri State Health Lab Building



May 28, 2003

MSP Redevelopment Project

# Missouri State Health Lab Building



# *The Next Steps*

## The Next Steps

### Planning + Design



#### Archeological Investigations (I & II)

- DNR Site
- Lab Site
- Remaining Site

#### Phase II Archeological Investigations

- Remaining Site

#### Natural Resource Analysis

- Flora & Fauna
- Threatened & Endangered

#### Historic Designations

- Section 106 - Districts, Buildings & The Wall

#### Environmental Investigation (I & II)

- Remaining Site

# *The Next Steps*

## The Next Steps

### Planning + Design



#### **Decommission Existing Facility**

Demolition Phasing Plan (timeline / strategies)

Site & Building Demolition Plan

Demolition Material Recycle

Wall Stabilization

#### **New & Existing Infrastructure**

New & Existing Infrastructure Implementation Plan

Historic District Heating/Cooling

#### **Site Improvements**

On-site Road Plan

Parking Plan

Grading Plan

Landscape Plan



# *The Next Steps*

## 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
- Decision Timeline

### Financial Guidelines & Planning

- Project Feasibility
- Development Fees
- Development Incentives
- Funding
- Revenue Generation

### Surplus Property Relocation

- Relocation Program
- Site Selection

Framework Plan

*MSP Redevelopment Project*

# *Questions & Answers*

---



Framework Plan

*MSP Redevelopment Project*

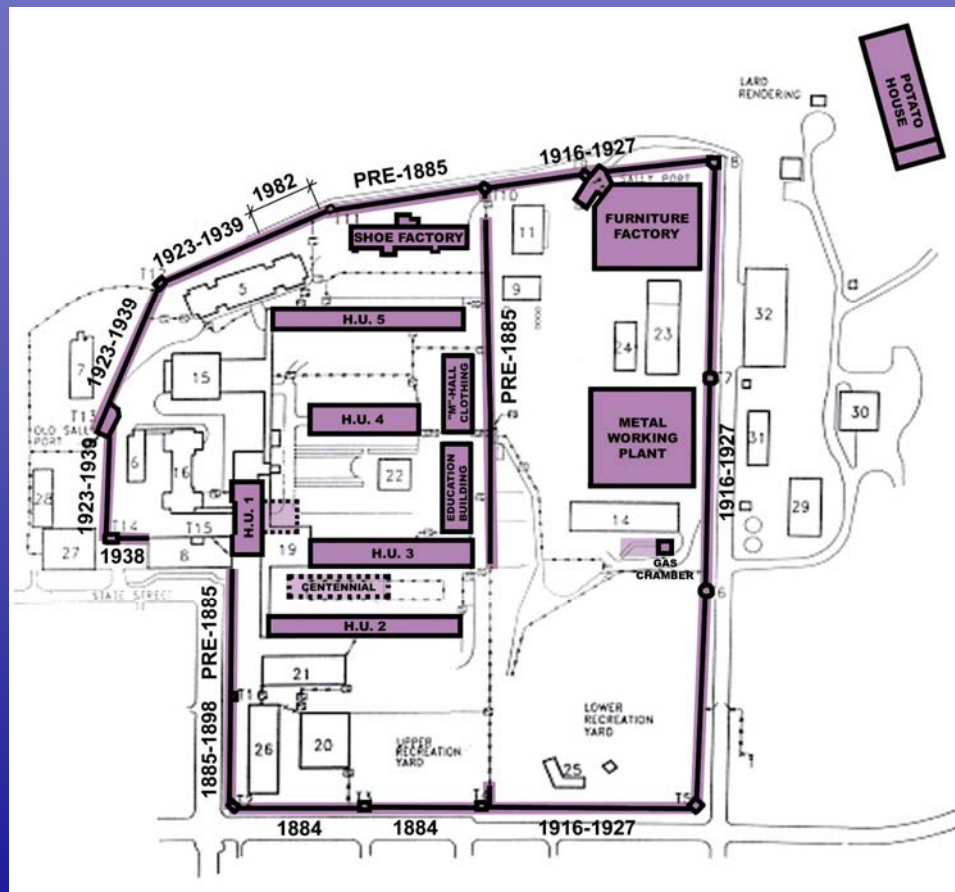
# *Questions & Answers*

---



# 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