

July 23, 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

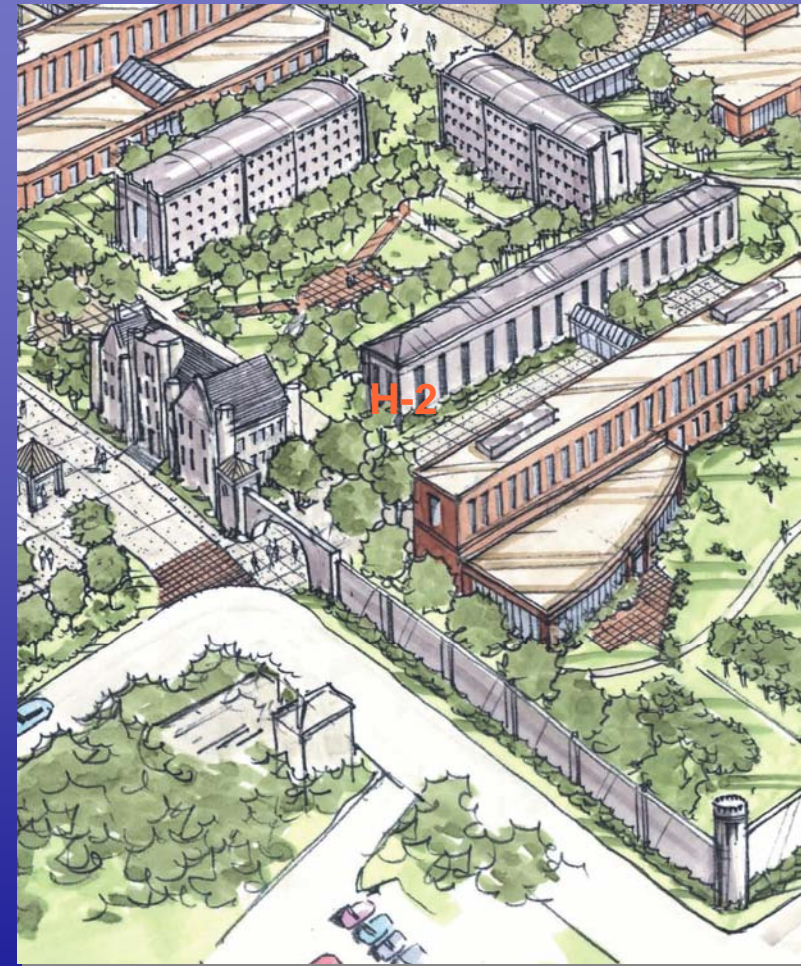
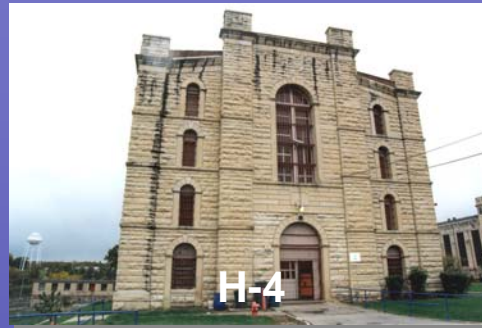
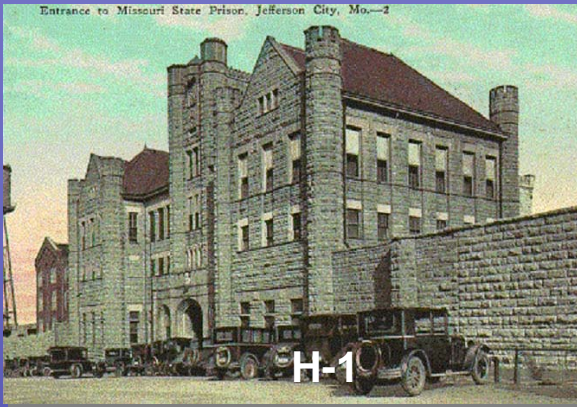
Program Statement Summary

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

Framework Plan

MSP Redevelopment Project

The Master Plan MSP Historic Area



The Master Plan *Public Service Campus*



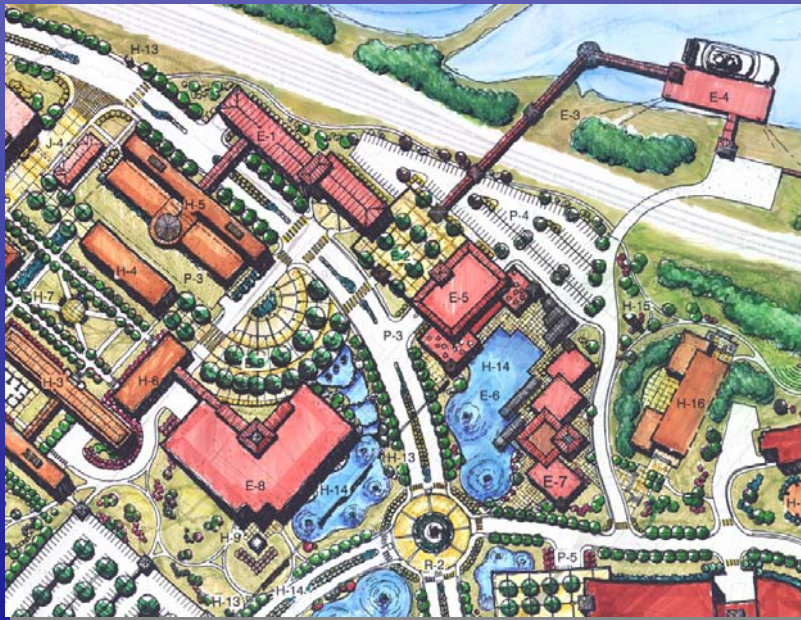
The Master Plan *Public Service Campus (Alternate Plan Option)*



Framework Plan

MSP Redevelopment Project

The Master Plan Public Assembly Campus

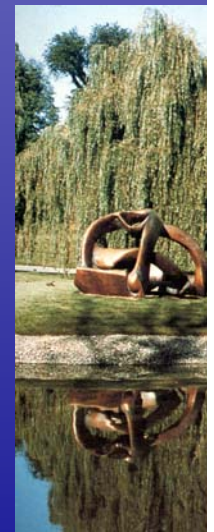
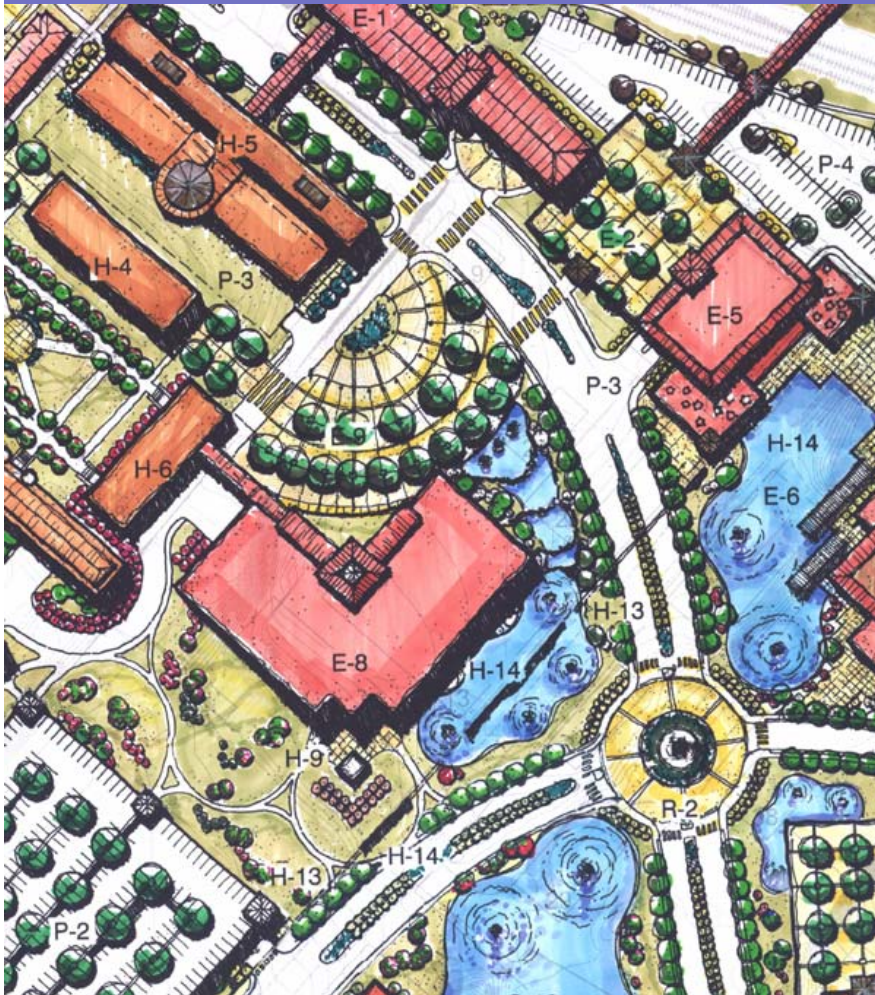


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Framework Plan

MSP Redevelopment Project

The Master Plan Public Assembly Campus



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The Master Plan Office Campus

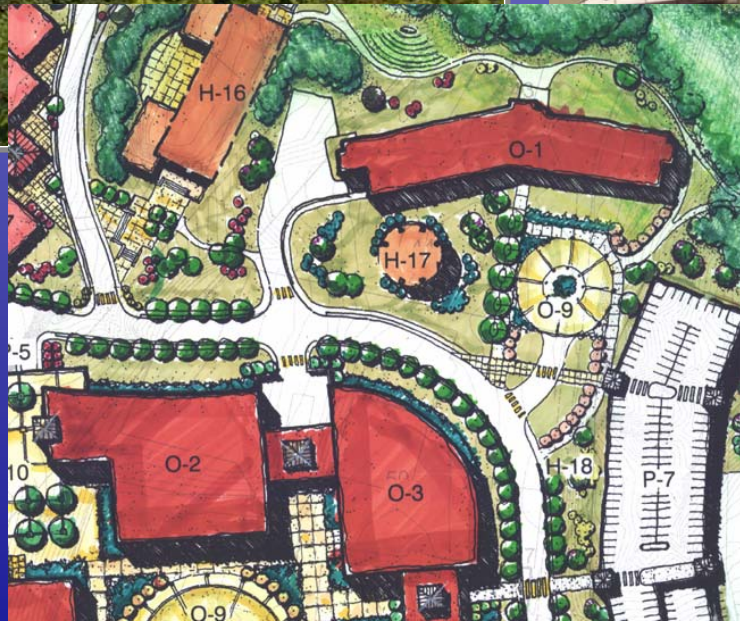


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The Master Plan Office Campus



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

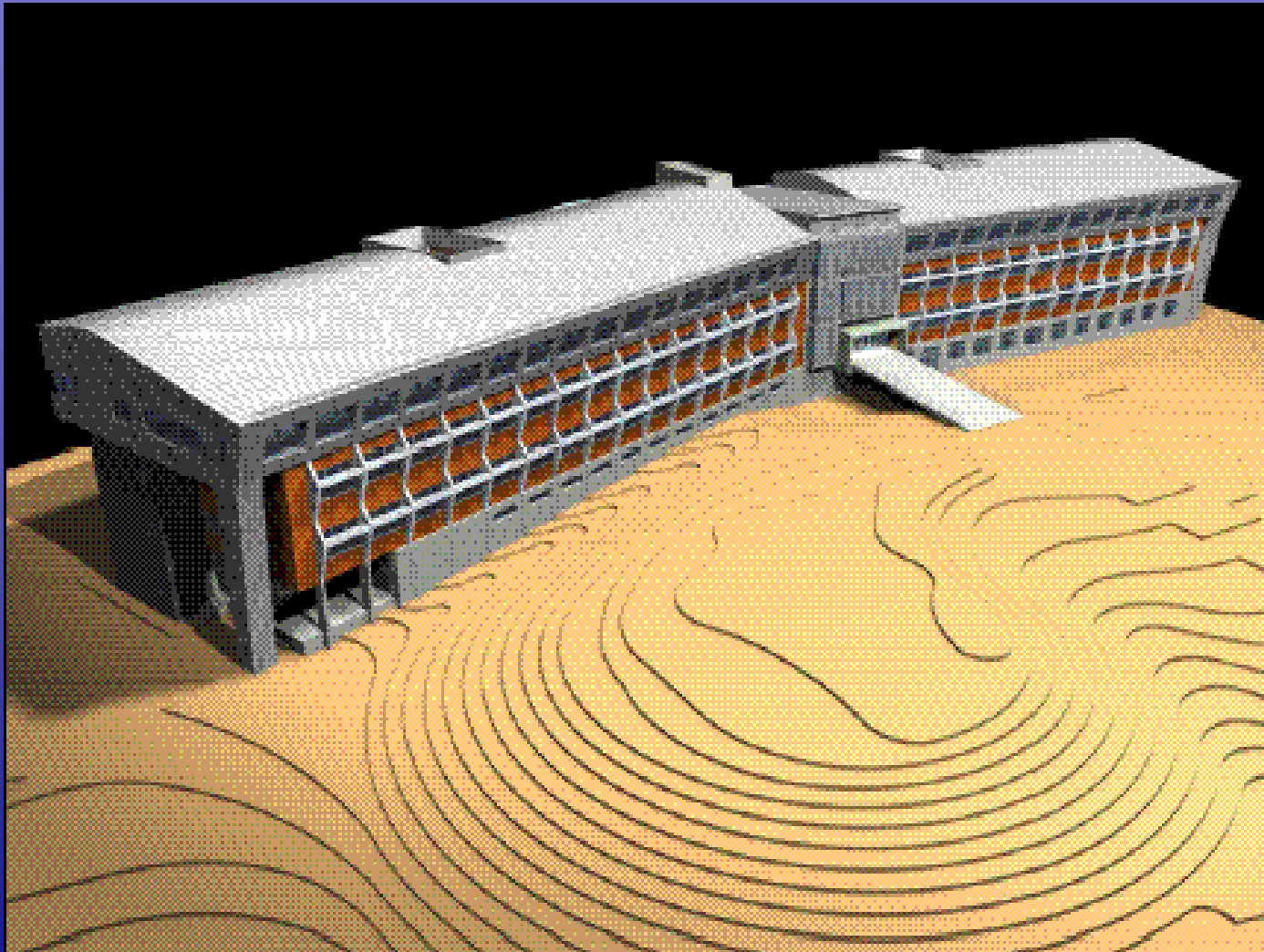
SITE PLAN

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

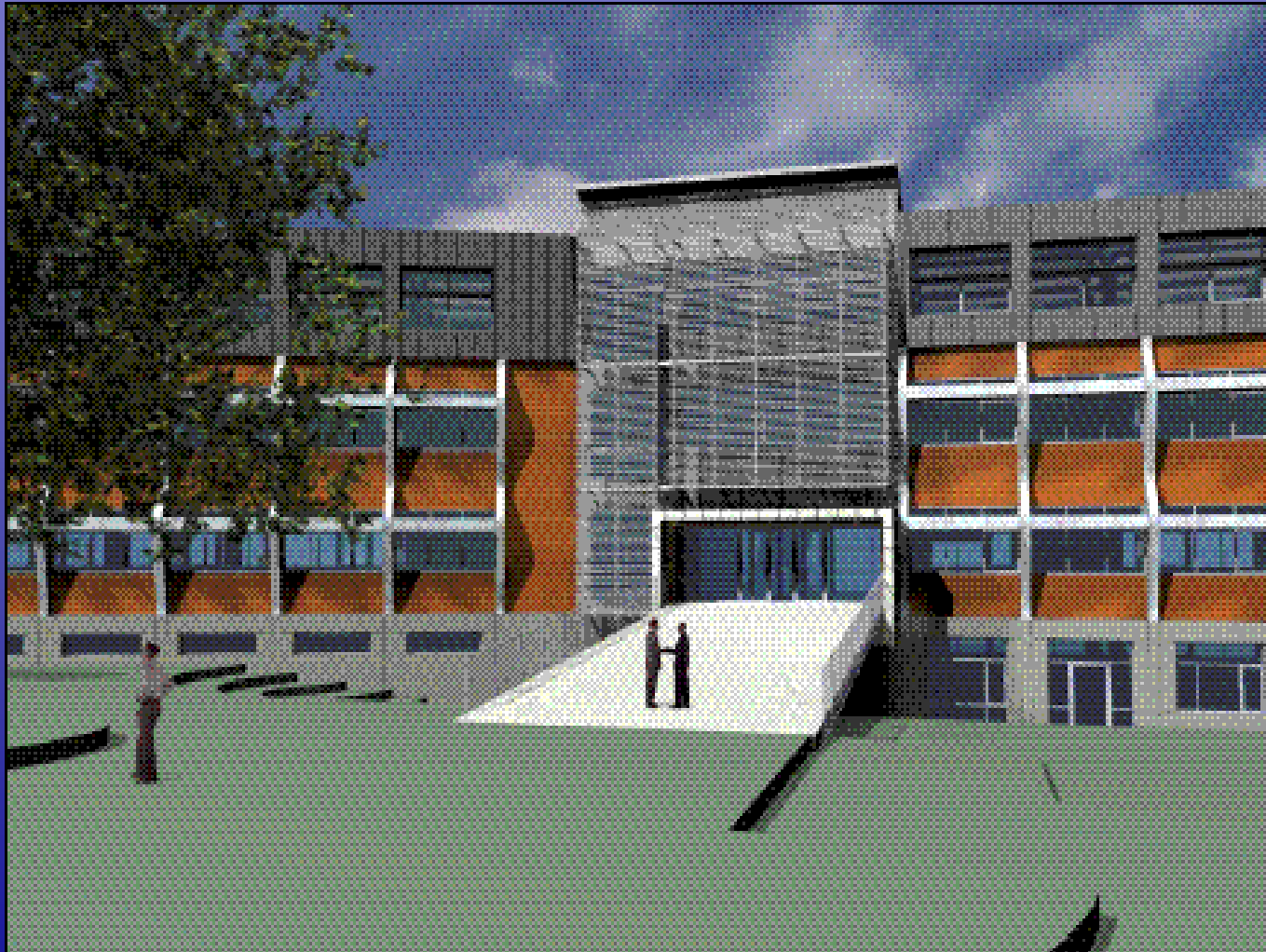
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100 West Main Street, Suite 100, Kansas City, MO 64105-5010 (816) 452-1000 www.bubb.com project 1: 2000 0000 0000

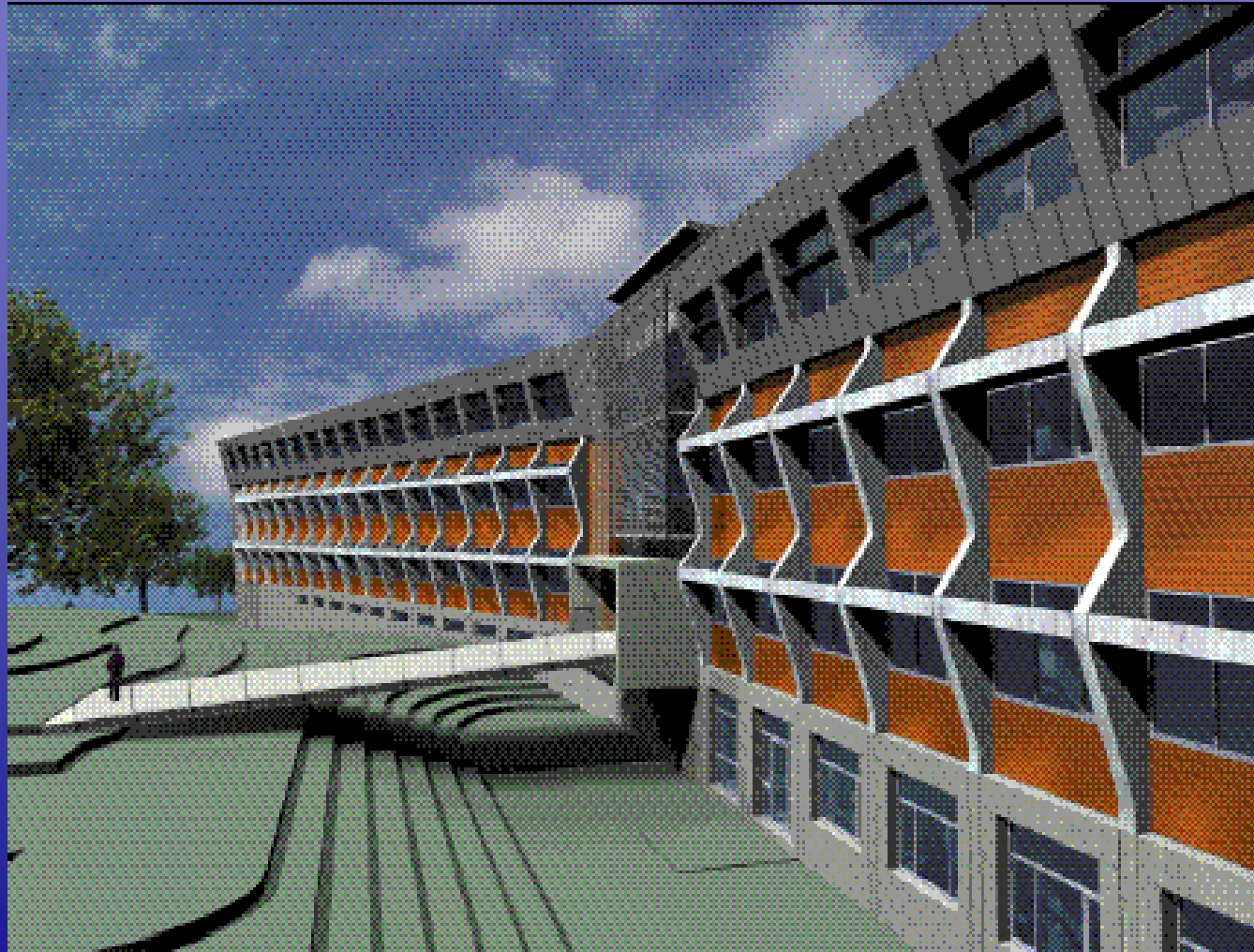
DNR Green Building



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

September 18, 2003

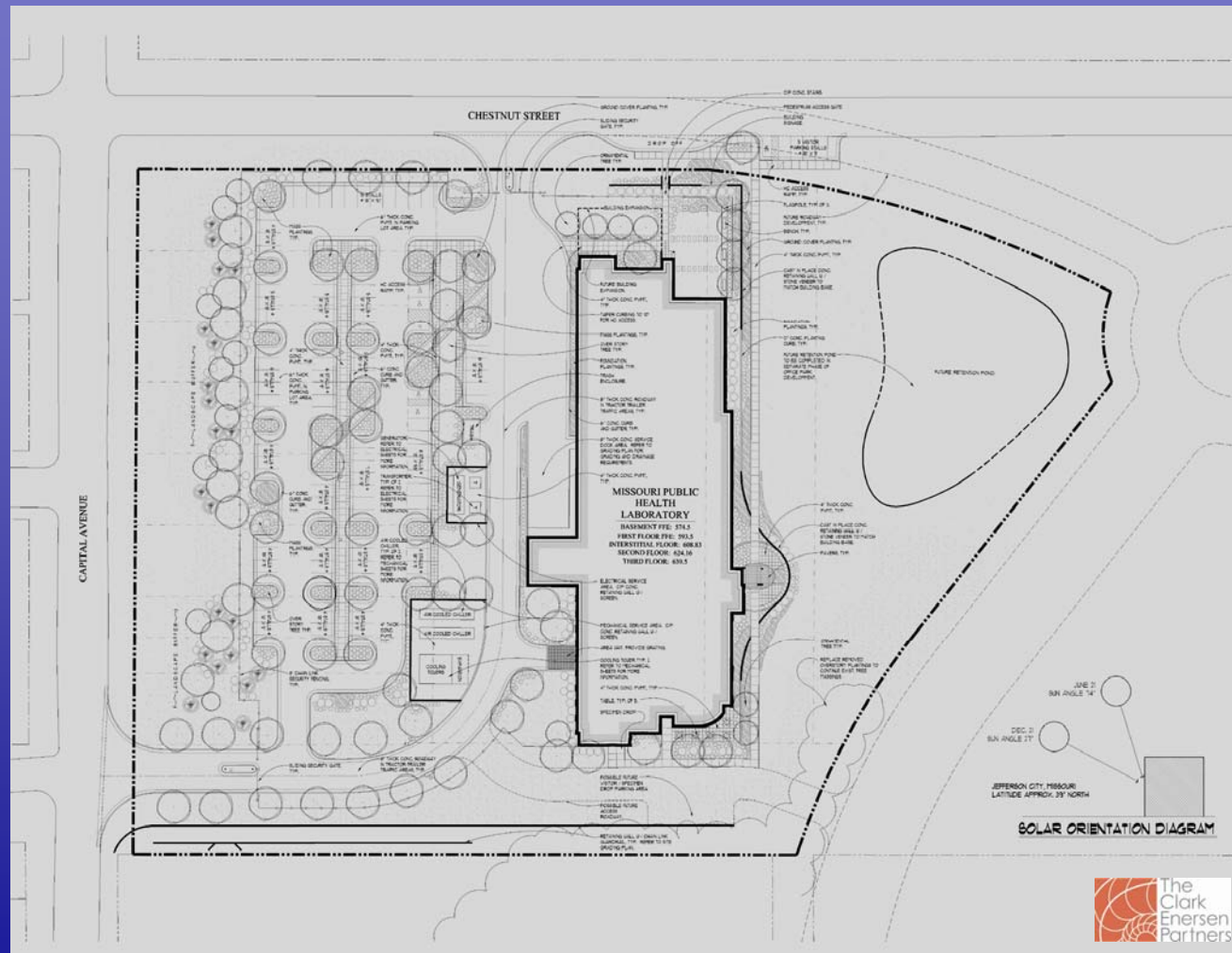
MSP Redevelopment Project

DNR Green Building

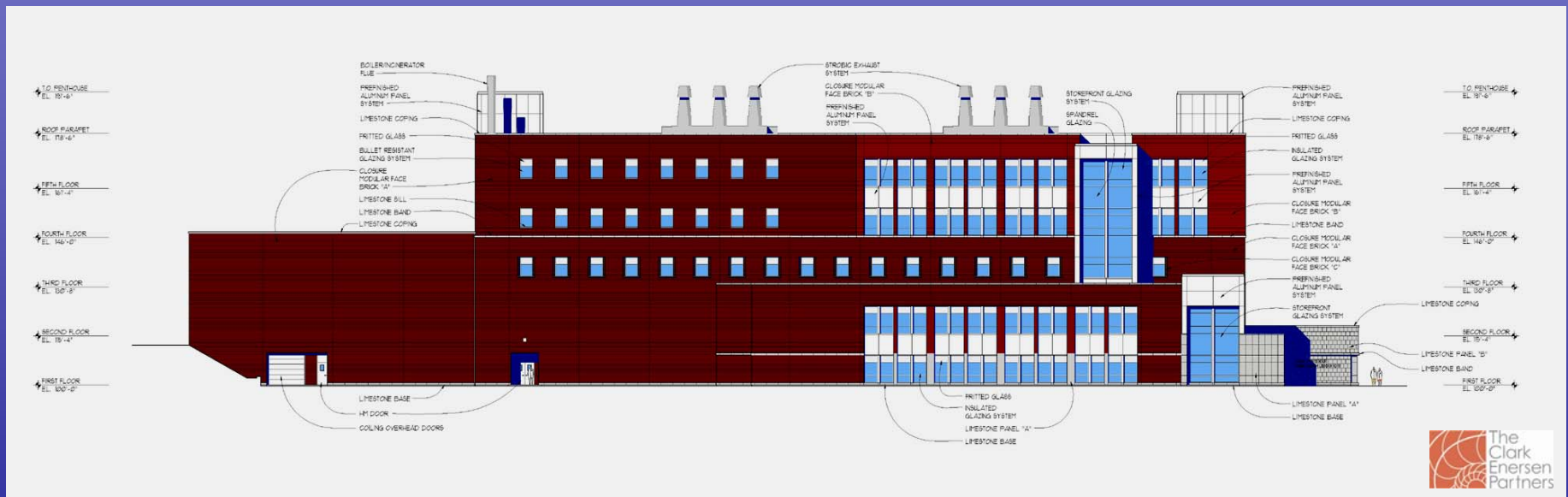


The State of Missouri . Division of Design & Construction

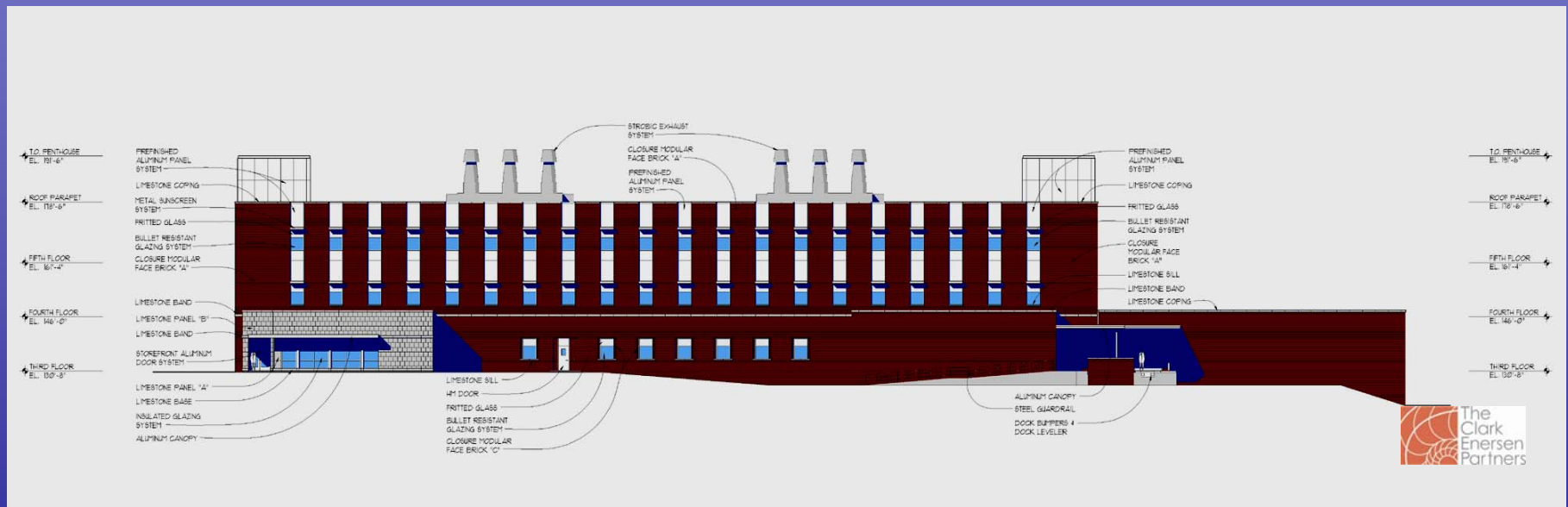
Missouri State Health Lab Building



Missouri State Health Lab Building



Missouri State Health Lab Building



The Master Plan



The Next Steps

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

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

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

The Next Steps

The Next Steps

Implementation



Decommissioning of MSP Facility - Summer 2004

DOC Move to JCCC

MVE Move to JCCC & Other Locations

MSP Redevelopment Commission Actions

Mothball Buildings to be Retained

Disconnect Other Buildings from Utilities

General Maintenance

Boiler Plant Operation & Utility Services

Grounds keeping

Security

The Next Steps

The Next Steps

Implementation Planning



Summer 2004

Construction Projects Underway

- DNR Green Building (Completion Fall 2004)
- Health Lab (Completion Mid 2005)
- Utility Infrastructure Projects
- Environmental Abatement Projects

Agencies Occupying Parts of MSP Property

- OA Surplus Property
- DNR Greenhouse & Grounds keeping
- MVE Storage / Warehousing

Questions & Answers

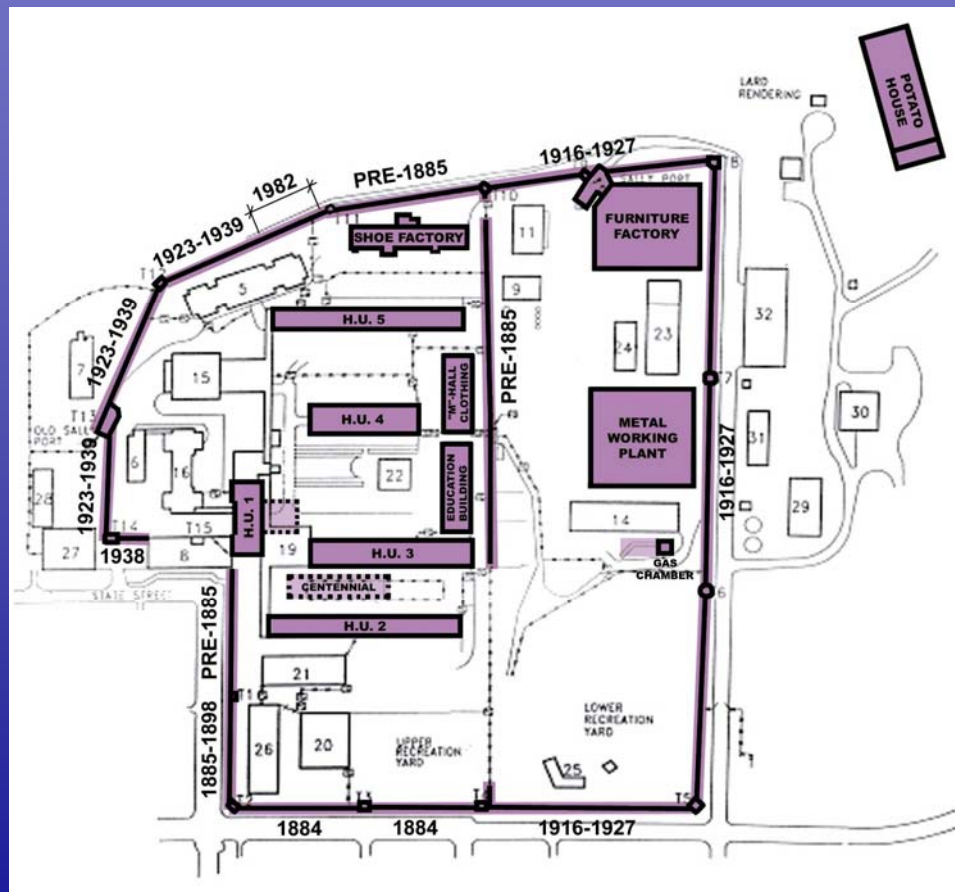


Questions & Answers



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