

# *Task Force Workshop #1*

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## **Masterplan for Redevelopment Jefferson City Correctional Center Jefferson City, Missouri**



# *Agenda*

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- **Introductions**
- **Parsons HBA Project Team**
- **Design Approach**
- **Design Schedule Plan**
- **Conversation with the Task Force**
- **Questions and Answers**

# *Parsons HBA Team Overview*

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- **Parsons HBA**
- **Development Strategies, Inc.**
- **George Dickie**
- **Trivers Associates**
- **William Tao Associates**
- **TSI Engineering**

## Introductions

# *Key Personnel*

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<i>Team Member</i>	<i>Role</i>	<i>Firm</i>
Barry Hogue	Principal In Charge	Parsons HBA
Dan Bockert	Project Manager	Parsons HBA
Bob Lewis	Feasibility	Development Strategies Inc.
George Dickie	Urban Design	George Dickie
Jeff Morrisey	Architecture	Trivers Associates
Noel Fehr	Landscape Arch.	Parsons HBA
Bruce Levitt	M/E/P Systems	William Tao Associates
Sylvester Douglas	Environmental	TSI Engineering

# *Parsons HBA Team Experience*

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- Feasibility
- Community Planning
- Urban Context
- Historic Architecture / Preservation
- Mixed Use
- Understanding Redevelopment
- Public / Private Partnerships
- Infrastructure / Facilities
- Environmental

Parsons HBA Team Experience

# *Feasibility*

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- **Market Based Development Opportunities**
- **Economics: Balancing Revenue & Cost**
- **Public Impacts: Multiplier Effects & Government Support**



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# *Community Planning*

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- Feasibility Planning
- Market & Tourism Analysis
- Community Planning



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# *Urban Context*

- Neighborhood Scale
- District Scale
- Community Scale



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# *Historic Architecture*

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- Building Analysis
- Historic Preservation
- Adaptive Reuse



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# *Mixed Use*

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- **Compatible Uses**
- **Neighborhood Context**
- **Market Demand**



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## *Understanding Redevelopment*

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- Rehab vs New Construction
- Underlying Demand
- Physical vs Fiscal Feasibility



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## *Public / Private Partnerships*

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- Private Resources
- “GAP”
- Identifying Public Resources



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## *Infrastructure / Facilities*

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- **Feasibility**
- **Alternatives**
- **Appropriate Systems**
- **Maintenance and Operating Costs**



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Parsons HBA Team Experience

## *Environmental*

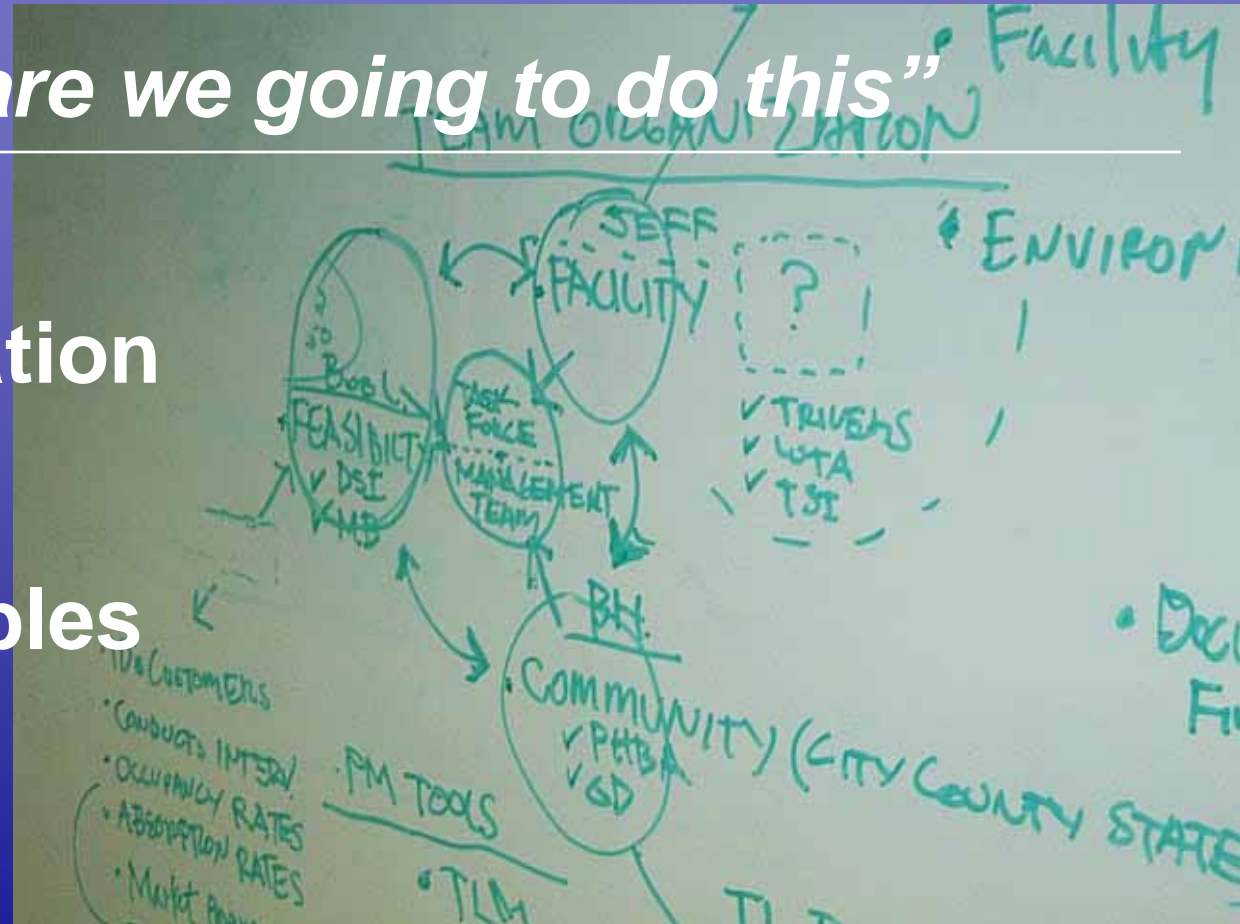
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- **Environmental Site Assessments**  
...Phase I and Phase II
- **Subsurface Evaluation** ...UST's, Groundwater, Soils
- **Hazardous Material Associated with Demolition/Renovation**....Asbestos, Lead, Heavy Metals, PCB's

# Design Approach

“...how are we going to do this”

- Organization
- Process
- Deliverables



# Organization

- **Task Force**

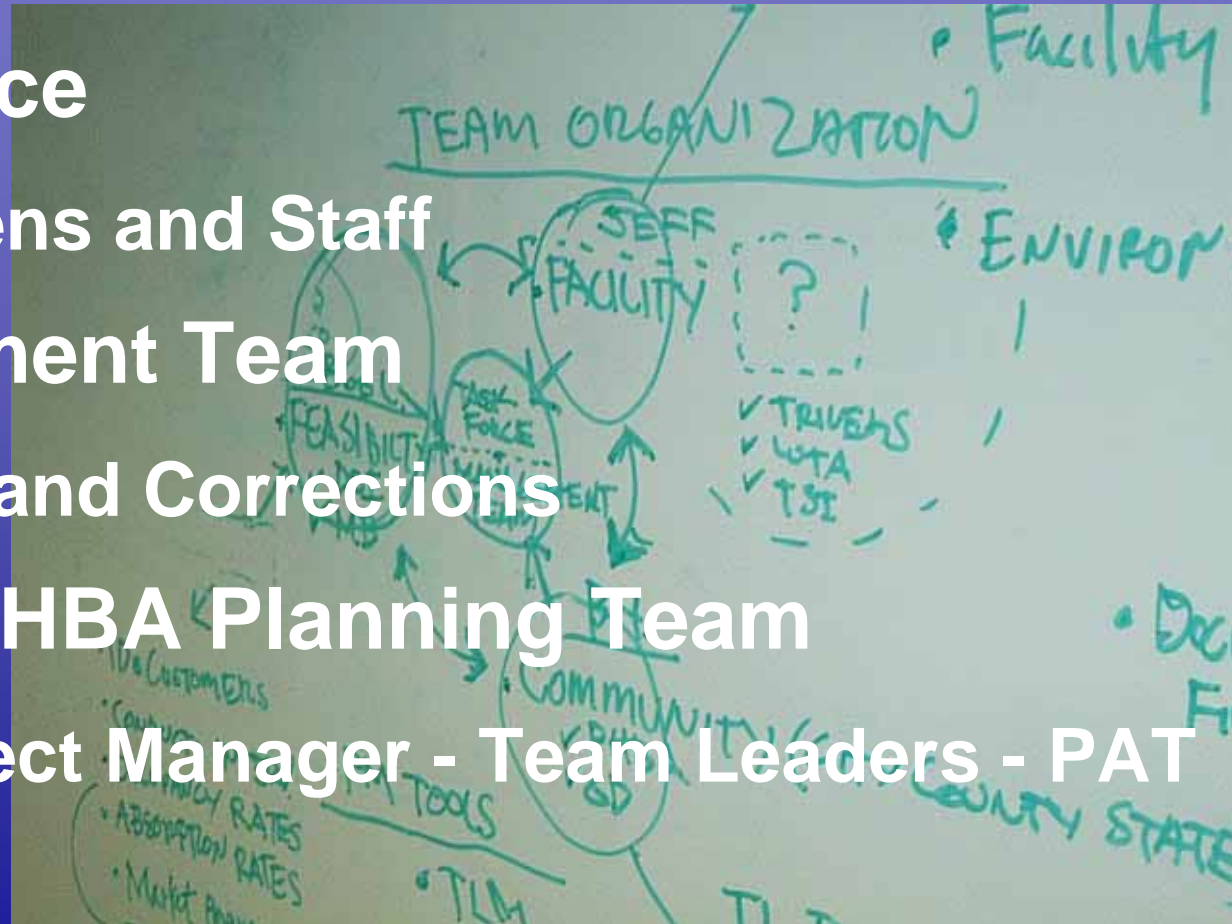
Citizens and Staff

- **Management Team**

D&C and Corrections

- **Parsons HBA Planning Team**

Project Manager - Team Leaders - PAT





Design Approach

# *The Process*

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- Preamble
- Process Definition Plan
- Framework Plan



# *The Preamble*

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- **JCCC Redevelopment** ...July 30, 1999
- **Evaluation of Values, Concepts and Priorities** ....December 22, 1999
- **JCCC Charrette** ....April 7, 2000
- **Consultant Selection** .....July 12, 2000

The Process

# *Process Definition Plan*

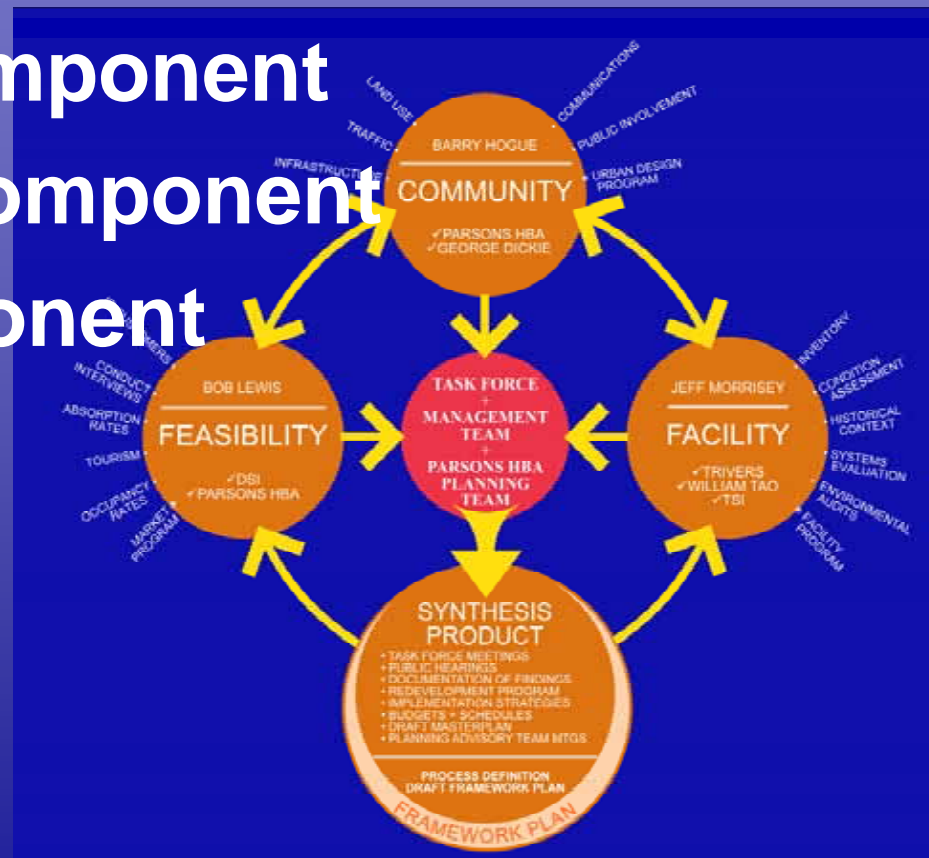
- Identify Redevelopment Authority
- Identify the Planning Process
- Graphic Delineation of a “Consensus Plan”



## The Process

# Framework Plan

- Feasibility Component
- Community Component
- Facility Component



The Process

# *Framework Plan*

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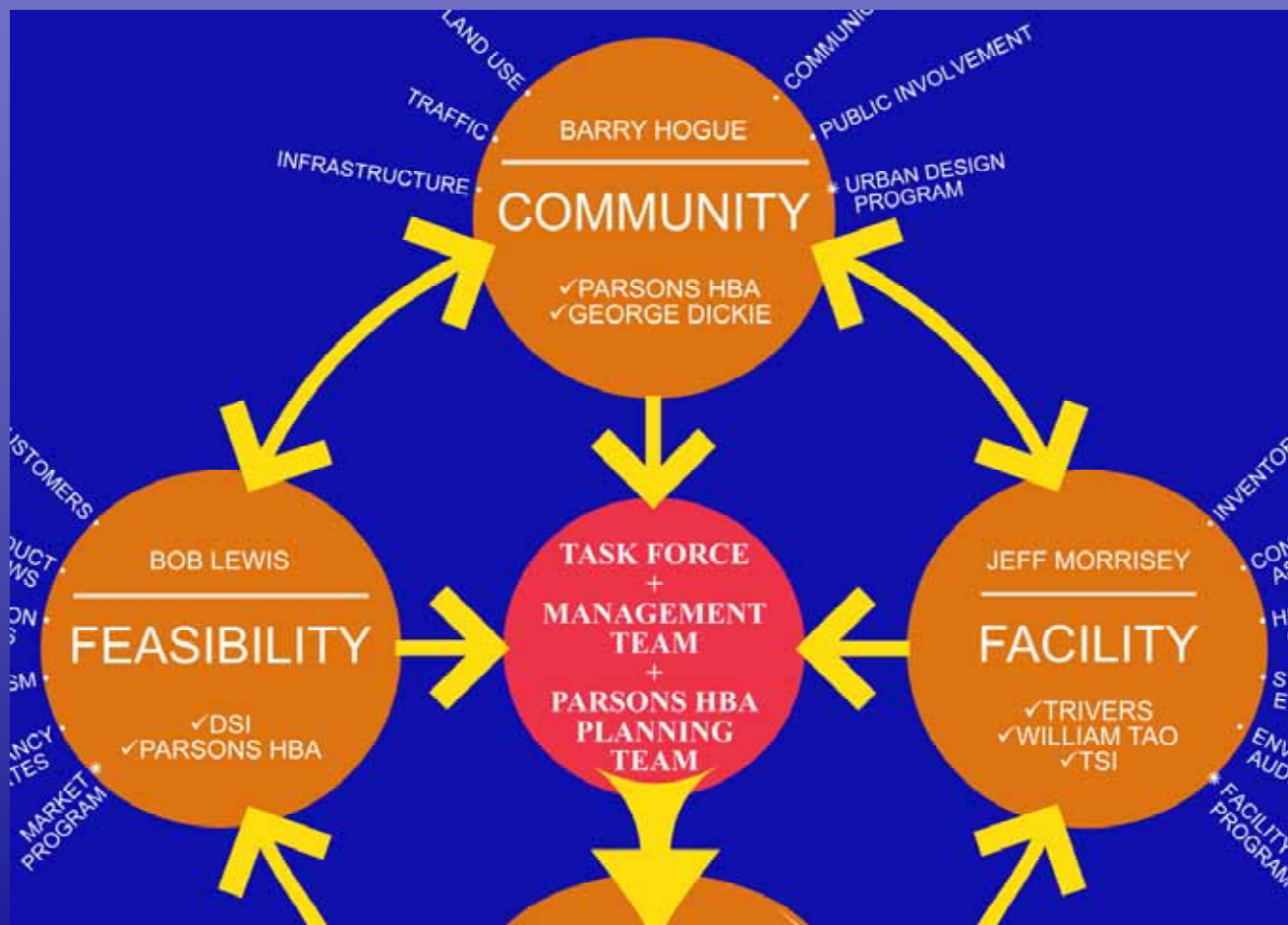


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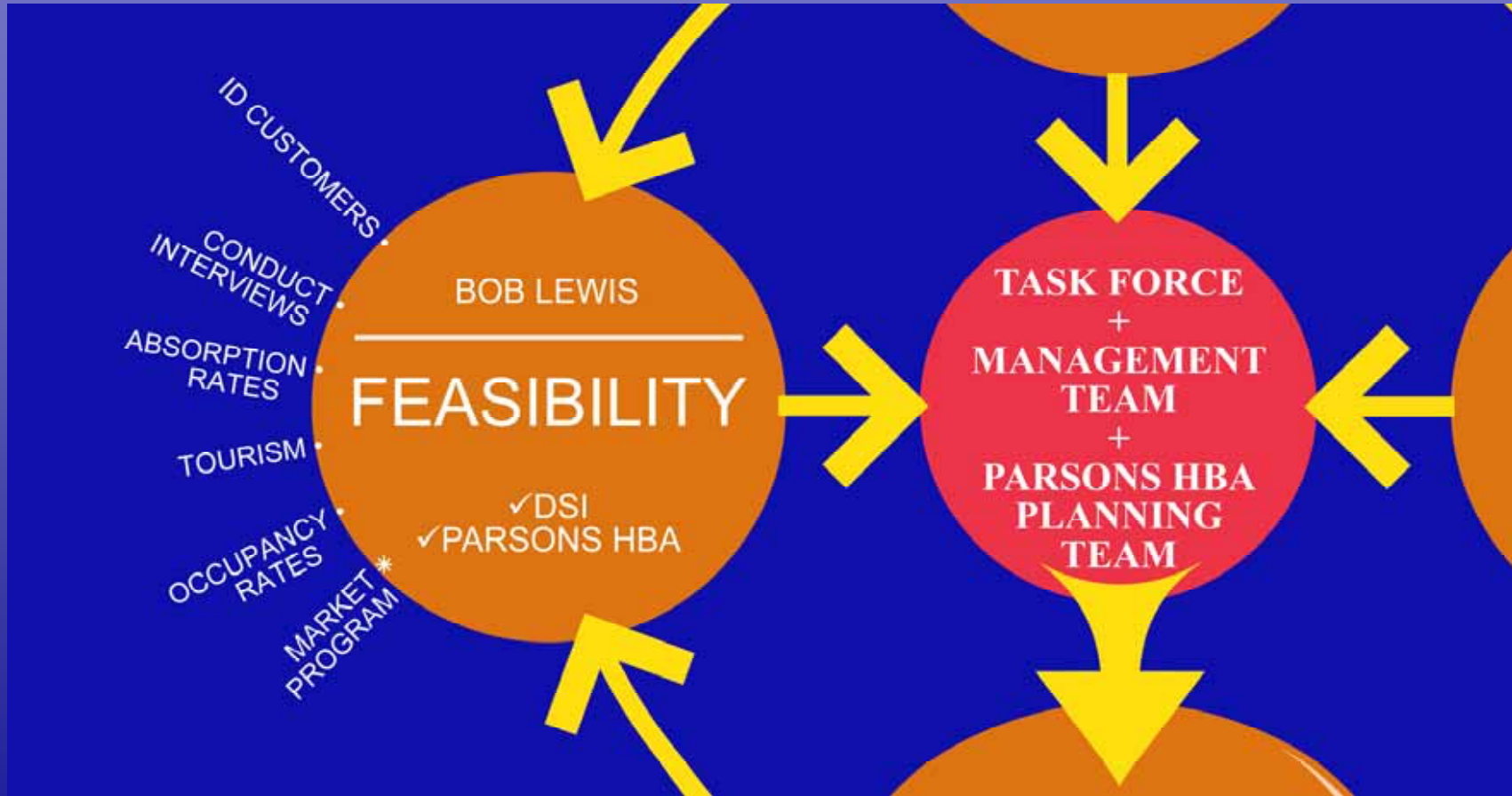
## The Process

# Framework Plan



The Process

# Framework Plan ....Feasibility



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The Process

# Framework Plan ....Community



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The Process

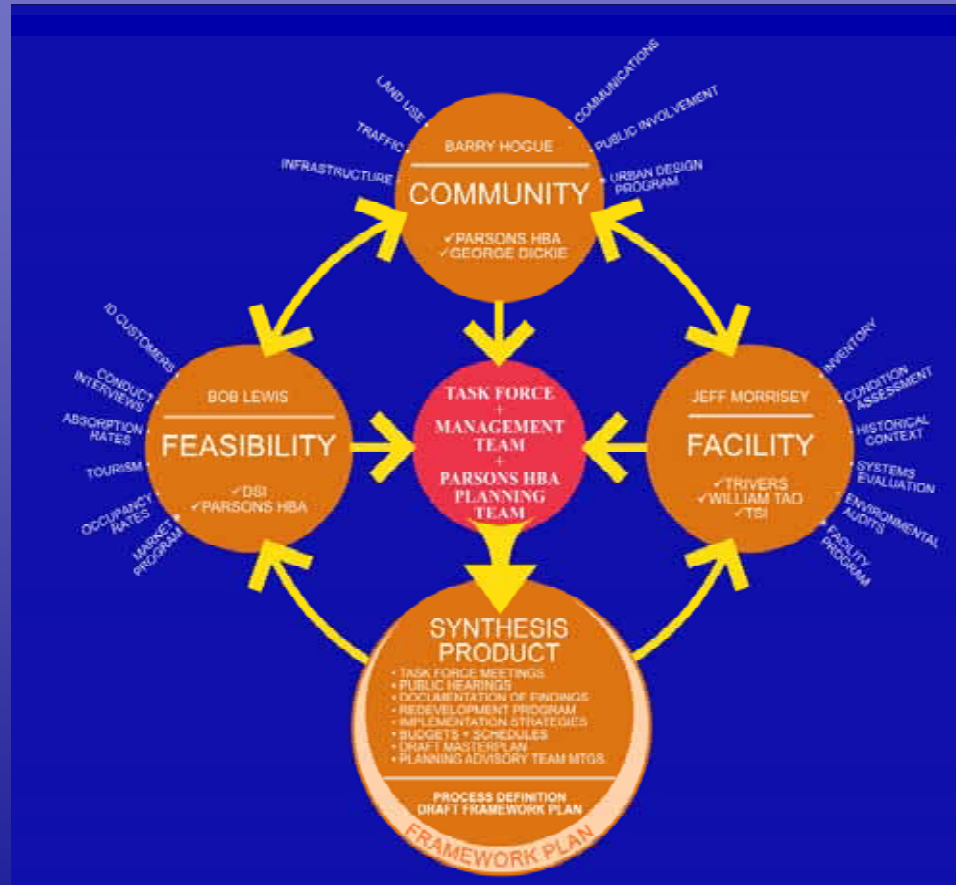
# Framework Plan ....Facility



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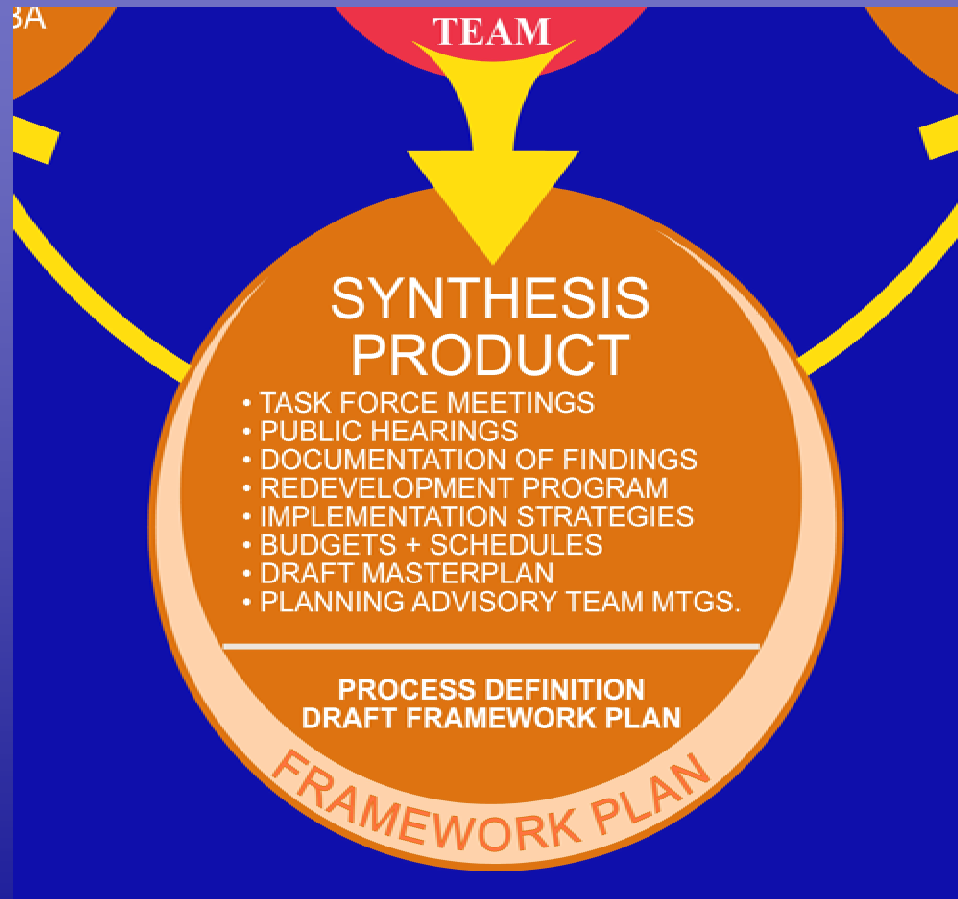
## The Process

# Framework Plan



Design Approach

# *Deliverables*



The Process

# *Process Definition Plan* ...The First 100 Days

- Identify Redevelopment Authority
- Identify the Planning Process
- Graphic Delineation of a  
“Consensus Plan”



# *Design Schedule Plan*

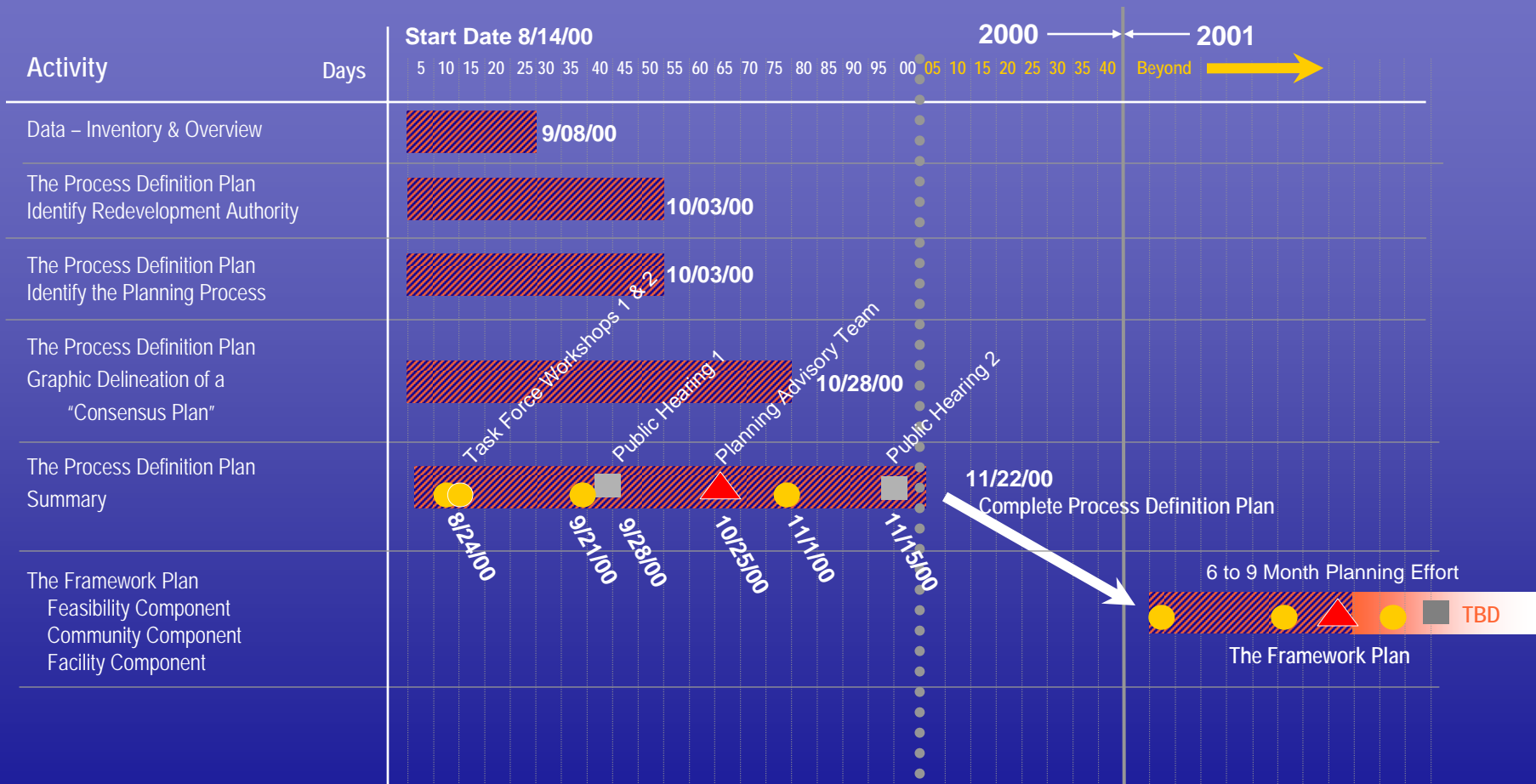
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- **The First 100 Days**
- **Activities**
- **Beyond**



# Design Schedule Plan

## *The First 100 Days*



Discussions with the Task Force

# *Questions and Answers*

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## *Quality and Relationship of Similar Projects*

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- **Feasibility Projects**
- **Community Planning Projects**
- **Urban Design Projects**
- **Revitalization Projects**

Quality and Relationship of Similar Projects

# *Feasibility Projects* ...Bob Lewis

## **BIOMEDICAL TECHNOPOLIS**

- **Urban Revitalization**
- **Numerous Sites & Uses**
- **St. Louis Strengths: Biotech & Medicine**



Quality and Relationship of Similar Projects

# *Feasibility Projects* ...Bob Lewis

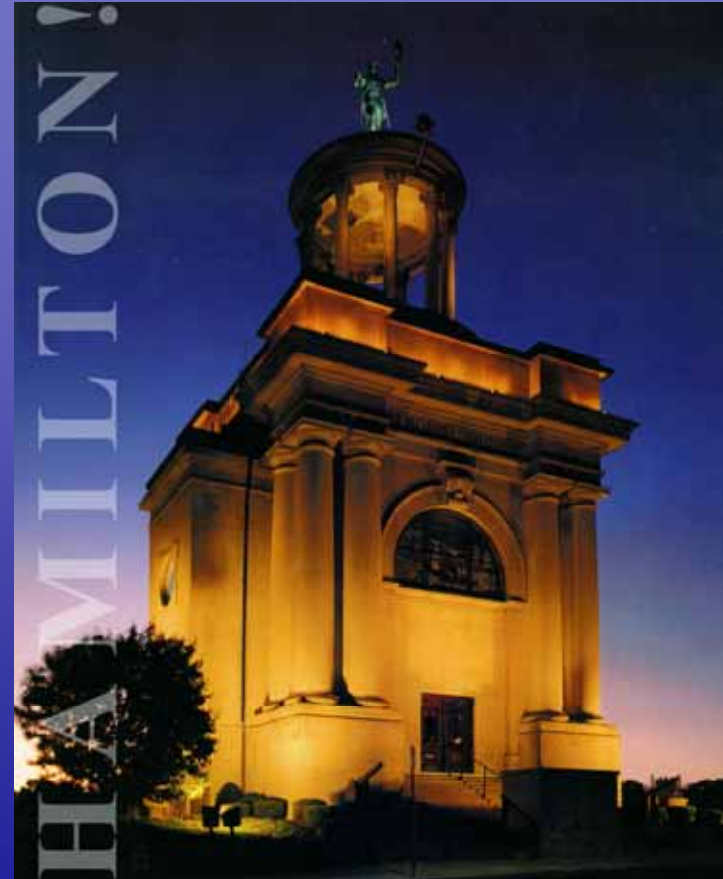
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## ***AMERICA'S MUSIC CENTER***

- **Urban Riverfront Redevelopment**
- **Mix of Cultural Facilities**
- **Complex Financing & Management**

Quality and Relationship of Similar Projects

# *Community Planning Projects* ...Barry Hogue

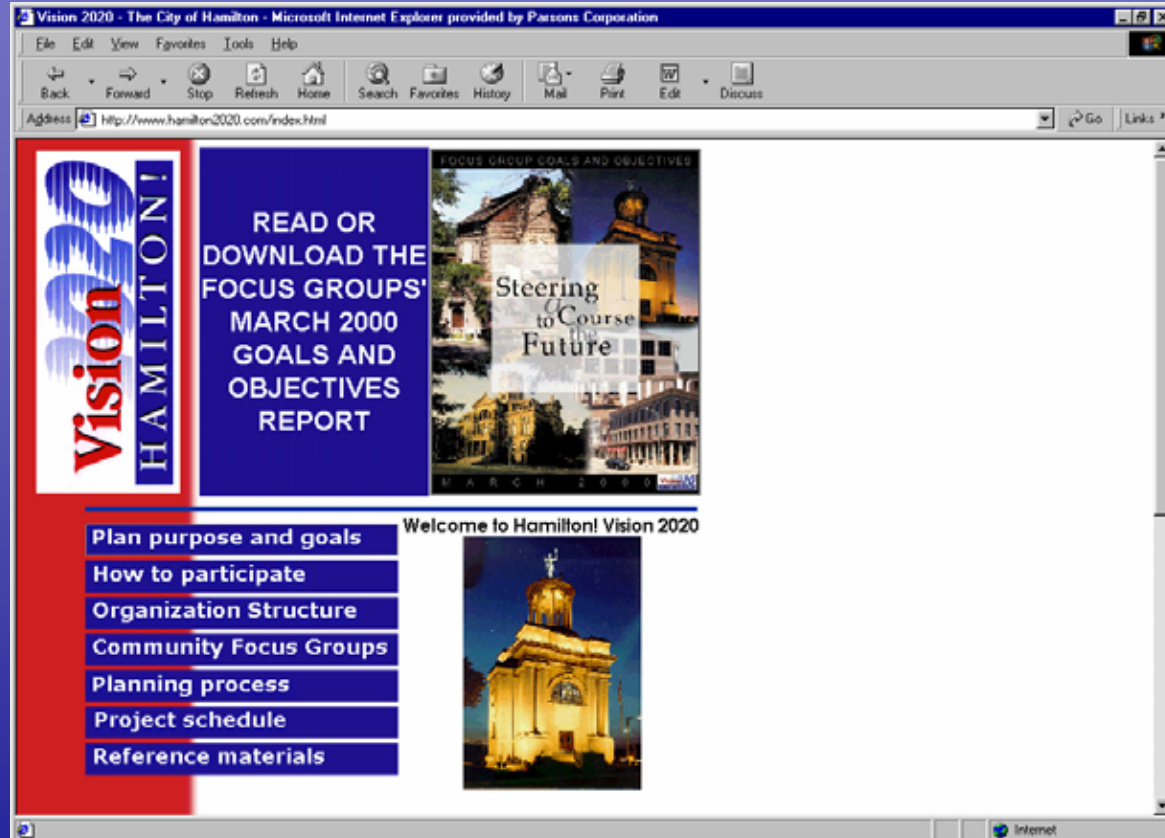


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Quality and Relationship of Similar Projects

# Community Planning Projects ...Barry Hogue

## Hamilton



<http://www.hamilton2020.com/index.html>

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Quality and Relationship of Similar Projects

# *Community Planning Projects* ...Barry Hogue



**St. Charles**



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Quality and Relationship of Similar Projects

# *Community Planning Projects* ...Barry Hogue

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**Jefferson City**

Quality and Relationship of Similar Projects

# *Urban Design Projects* ...George Dickie



**Jefferson City**



Quality and Relationship of Similar Projects

# *Urban Design Projects* ...George Dickie



- **Kat Dock**



Quality and Relationship of Similar Projects

# *Urban Design Projects* ...George Dickie

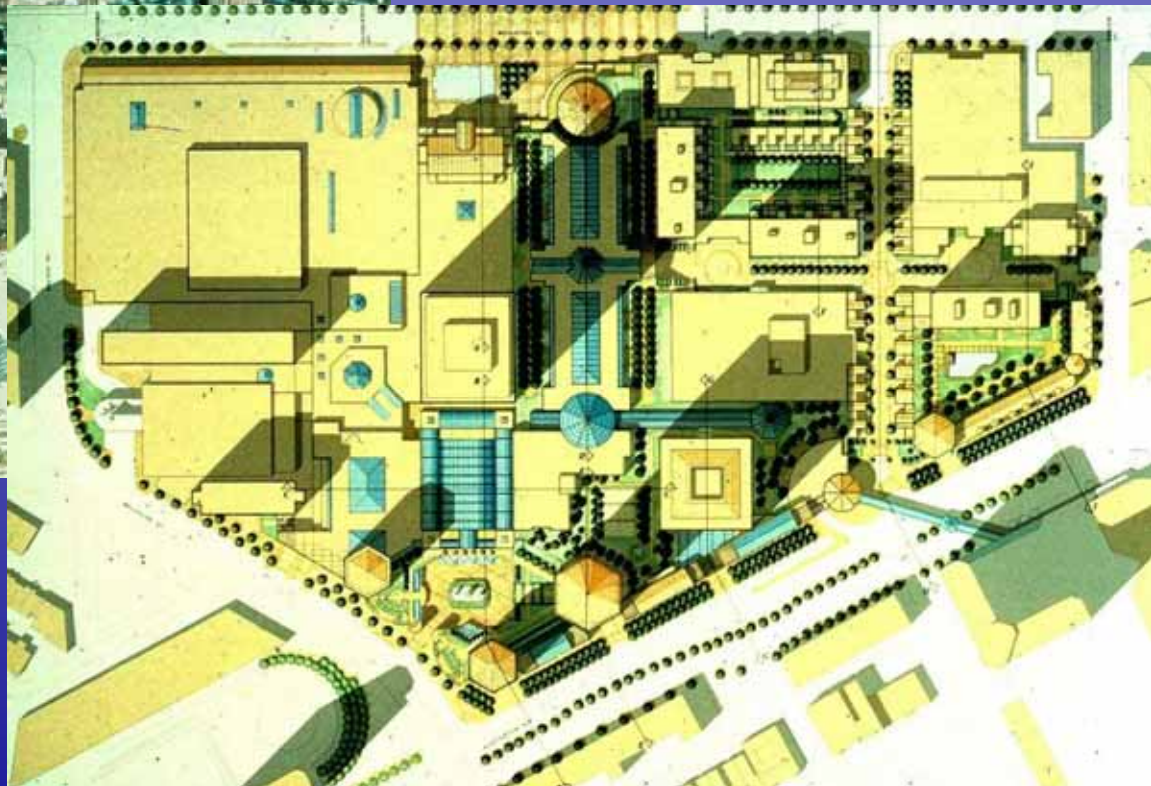


- **Kat Dock**

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Quality and Relationship of Similar Projects

# *Urban Design Projects* ...George Dickie



**Prudential**

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Quality and Relationship of Similar Projects

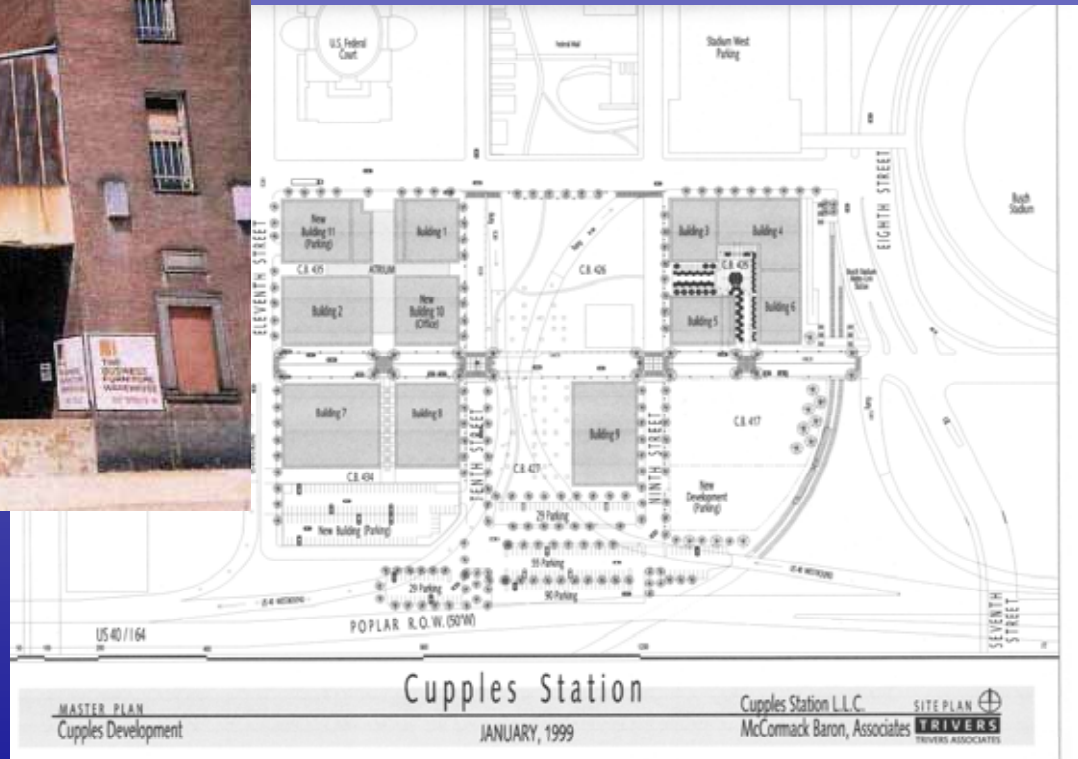
# *Urban Design Projects* ...George Dickie



**Prudential**

Quality and Relationship of Similar Projects

# Revitalization ...Jeff Morrissey & Mike Goeke



## Cupples Station

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Quality and Relationship of Similar Projects

# *Revitalization* ...Jeff Morrisey & Mike Goeke



**Cupples Station**

Quality and Relationship of Similar Projects

# *Revitalization* ...Jeff Morrisey & Mike Goeke



**Cupples Station**

Quality and Relationship of Similar Projects

# *Revitalization* ...Jeff Morrisey & Mike Goeke



**Tobacco Row**

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Quality and Relationship of Similar Projects

# *Revitalization* ...Jeff Morrisey & Mike Goeke

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**Tobacco Row**

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Quality and Relationship of Similar Projects

# *Revitalization* ...Jeff Morrisey & Mike Goeke



**Tobacco Row**

# *Problem Resolution Procedure*

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- **Communication**
- **Identification of Key Issues & players**
- **Regular Exchanges**
- **Frequent Contact**
- **Feed-back**
- **Develop & Maintain Consensus**



# Firms Relationship

- Familiarity
- Specialists
- Synergistic

	Parsons HBA	Development Strategies	George Dickie	Trivers	McCormack Baron	William Tao	Tech Services
Parsons HBA		●	●*	●	●*	●	●
Development Strategies			●	●	●		
George Dickie					●*		
Trivers						●	●
McCormack Baron							
William Tao							●
Tech Services							

\* Worked together as individuals



Firms Relationship

# *Why Parsons HBA ?*

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- **Market Driven Approach**
- **Key Personnel**
- **The Right Mix**
- **Broad Expertise**
- **Local Experience**
- **Enthusiasm for Assignment**



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