



The Master Plan

M S P

The Master Plan

Introduction

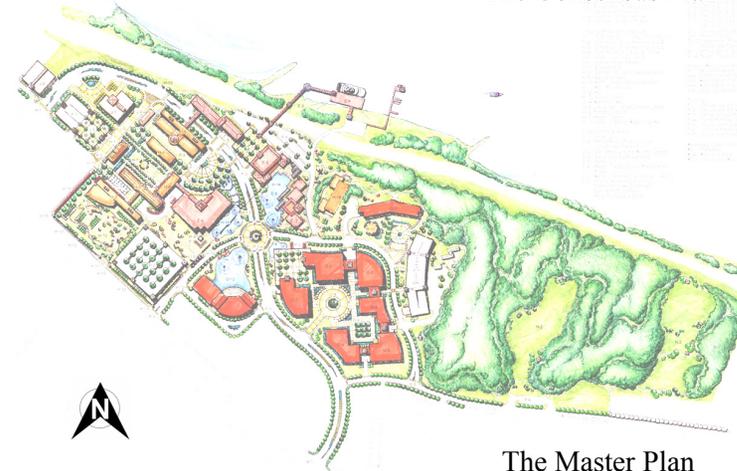
The Master Plan presented herein is the culmination of the creative design synthesis of data analysis, program development and site planning that has resulted in a distinct vision for the MSP Redevelopment Project. Founded on the functional relationships achieved in the Process Definition Plan and confirmed throughout the planning process, The Master 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) prepared in March 2001 is the basis and beginning point of The Master Plan. Since the final Process Definition Plan was presented to the public on November 6, 2000, the Master Plan has emerged, illustrating a great amount of detail, while maintaining the principles previously established by the Process Definition Plan. In addition, formulation of The 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 to move 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



The Consensus Plan



The Master Plan

The Master Plan

Introduction *(continued)*

workshop to review planning concepts and refine the details contained in The 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 Project. During the interview process, one community leader summed up the project by saying “someday this will be a cool place to go!”

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.

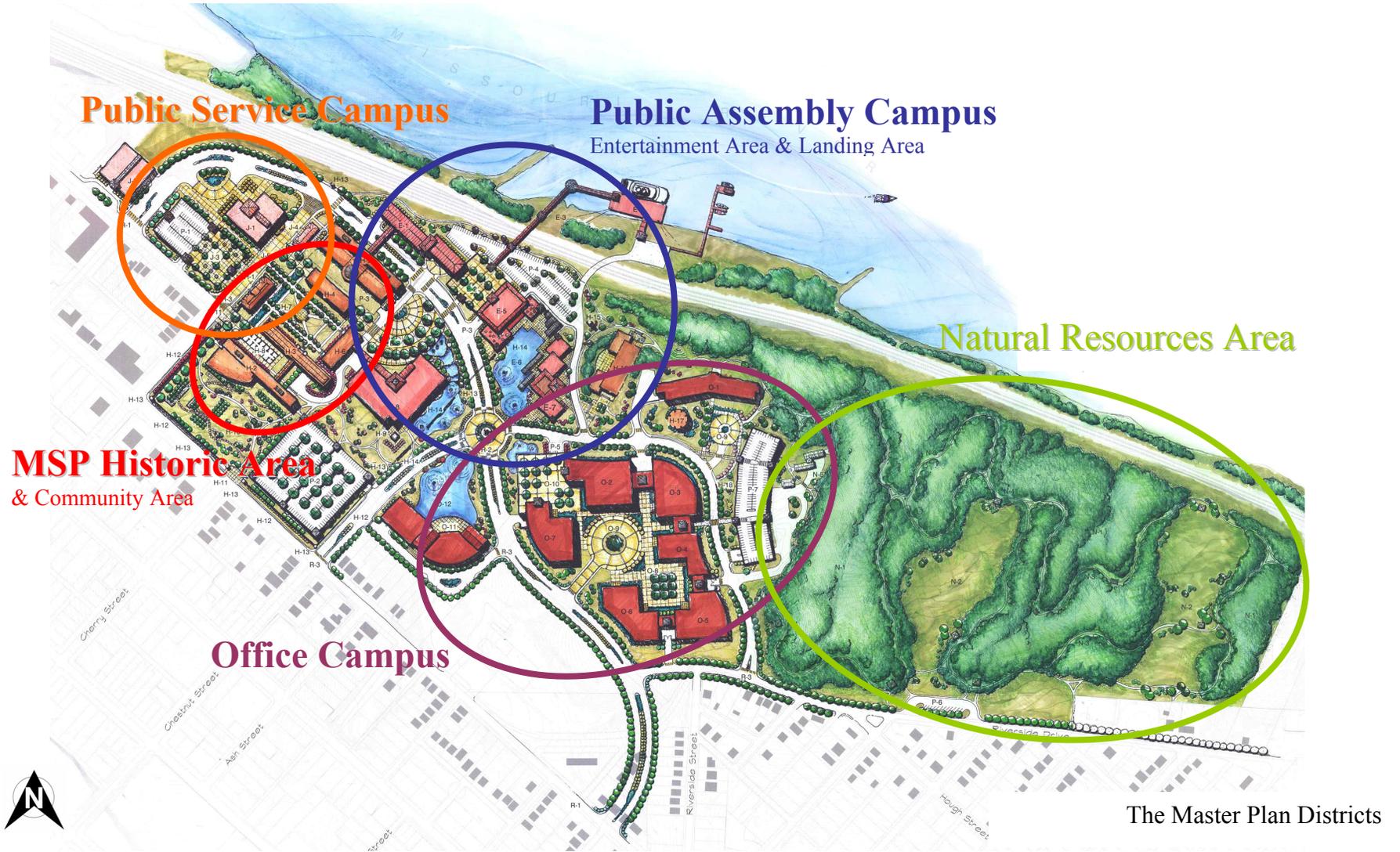
The Consensus Plan land use categories are now Master Plan Districts:

- Historic Area is now the MSP Historic Area
- Judicial Center Area is now the Public Service Campus
- Community Area is now A part of the MSP Historic Area
- Office Area is now the Office Campus
- Entertainment Area is now the Public Assembly Campus
- Landing Area is now a part of the Public Assembly Campus
- Natural Resources Area is now the Natural Resources Area

The Master Plan Program Statement is the narrative interpretation of the Process Definition Plan, founded on market analysis, user potential, community needs and an understanding of the MSP site and architectural resources. Not all the ideas suggested have made it into The Master Plan, but the ideas put into The Master Plan will.... “assert itself with ever growing insistency.” (Daniel Burnham – 1907).

The Master Plan

The Program Statement



The Master Plan

The Program Statement Summary

<u>Master Plan District</u>	<u>Proposed/Reuse Area</u>	<u>Master Plan Parking</u>	
❖ Public Service Campus	225,000 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	2,105,548 GFA	3,850 Spaces	

The Master Plan

MSP Historic Area Program Statement

Administration Building	26,300 GFA
Housing Unit #1 (26,300 sf)	
Historic Site, Museum/Interpretative	
MSP Commission Offices	
Redevelopment Office	
Support Retail / Commercial	
Tourist Information Center	
Film Site or Studio	
Educational	
Office Building	72,000 GFA
Housing Unit #2 (72,000 sf)	
Corrections Offices	
Office Building	48,000 GFA
At Housing Unit #2 – New	
Building Addition (48,000 sf)	
Corrections Offices	
Centennial Cells	
Historic Display	None
Office Building	
Housing Unit #3 (75,600 sf)	
State Offices	15,600 GFA
Record Storage	30,000 GFA
Prison Museum (40%)	30,000 GFA

The Master Plan

MSP Historic Area Program Statement (continued)

MSP Museum

Housing Unit #4 (43,000 sf) 43,000 GFA

Conference Center

Historic Dining Hall Basement (11,100 sf)
 Power Plant (Basement) 11,100 GFA
 Dining Rooms & Kitchen 11,100 GFA
 Conference Center 11,100 GFA
 Conference Center 11,100 GFA

The Wall

None
 The Perimeter Wall
 Guard Tower Reconstruction
 The Old Wall
 Pedestrian Openings
 Vehicular Openings

The Gas Chamber (748 sf) 748 GFA

Community Area

None
 MSP Interpretative Garden
 Pedestrian Linkages
 Open Space
 Urban Plaza (interpretative plaza)
 Office Space (see Housing Unit #2 Bldg Addition)

Total MSP Historic Area 310,048 GFA 600 Structured Spaces P-2

The Master Plan

Public Service Campus Program Statement

Justice/Office Center	150,000 GFA		
Court Rooms			
Offices			
Holding Space			
Public Service Office Building	50,000 GFA		
Private Office Space			
Support Retail/Commercial			
Art Gallery			
Science Center			
Justice/Office Center Annex	25,000 GFA		
Administrative Offices			
Library			
Museum			
Other	None		
Streetscape			
Pedestrian Entry Plaza			
Pedestrian Linkages			
Transportation Linkages			
Access to Adrian’s Island			
Total Public Service Campus	225,000 GFA	485 Structured Spaces	P-1

The Master Plan

Public Assembly Campus Program Statement

Hotel 1	Housing Unit #5 (102,500 sf) Hotel (250 Rooms)	102,500 GFA
Hotel 1 Conference Center	Housing Unit #5 Building Addition (50,000 sf) Meeting Rooms	50,000 GFA
Hotel 2	(144,000 sf) Hotel (275 Rooms)	144,000 GFA
Hotel 3	(100,000 sf) Hotel (275 Rooms)	100,000 GFA
Public Assembly Facility	Auditorium (25,000 sf) Exhibition (70,000 sf) Multi-Purpose Space (25,000 sf) Support (5,000 sf)	125,000 GFA
The Landing	Support Tourism Retail Shops Winery & Restaurants & Brewery Excursion / Riverboat Landing Observation Deck / Tower (Pedestrian Only) Amtrak Station Pedestrian Linkages & Access to Adrian’s Island	60,000 GFA

The Master Plan

Public Assembly Campus Program Statement (continued)

Potato House (24,000 sf)	24,000 GFA		
Commercial / Retail			
Farmers Market			
Interpretative Center			
Trail Head			
Greenway Trail Connection			
Other	None		
Streetscape			
Public Plaza			
Pedestrian Linkages			
Transportation Linkages			
Access to Adrian’s Island			
Total Public Assembly Campus	605,500 GFA	650 Structured Spaces	P-2
		100 Structured Spaces	P-3
		300 Structured Spaces	P-3
		<u>250 Structured Spaces</u>	P-4
		1,300 Spaces Total	

The Master Plan

Office Campus Program Statement

<p>State Government Office</p> <ul style="list-style-type: none"> General Office Space (550,000 sf) DNR Green Building (120,000 sf) Health Lab (80,000 sf) Support Commercial / Retail Service Area Shuttle Access 	<p>750,000 GFA</p>		
<p>Private Business Office</p> <ul style="list-style-type: none"> General Office Space Support Commercial / Retail Service Area Shuttle Access 	<p>250,000 GFA</p>		
<p>Other</p> <ul style="list-style-type: none"> Streetscape Public Plaza Pedestrian Linkages Transportation Linkages 	<p>None</p>		
<p>Total – Office Campus</p>	<p>1,000,000 GF</p>	<p>850 Structured Spaces</p> <p><u>600 Structured Spaces</u></p> <p>1,450 Spaces</p>	<p>P-5</p> <p>P-7</p>

The Master Plan

Natural Resource Area Program Statement

Riverfront Park	None		
Active and Passive Recreation			
Picnic Areas			
Public Land Open Space			
Greenway Trail Connection			
Botanical Gardens			
Amphitheater			
Build & Ground Maintenance			
Reserve Land For Future			
Total – Natural Resource Area	0 GF	15 Surface Spaces	P-6

The Master Plan

The Master Plan Overview

The Master Plan for The MSP Redevelopment Project is a further refinement of the Consensus Plan, illustrating a greater level of detail than previously presented. The Master Plan will change over time as development opportunities arise with more detailed programmatic statements, detailed designs and more extensive site investigations. While the graphic illustration of the Master Plan will likely change, the design principles on which it is based should be vigorously defended and preserved.

The following descriptions include:

- Circulation and Parking
- Pedestrian Circulation and Linkages
- MSP Historic Area
- Public Service Campus
- Public Assembly Campus
- Office Campus
- Natural Resources Area



Proposed Master Plan Looking East

The Master Plan

The Master Plan Overview (continued)



Legend

PUBLIC SERVICE CAMPUS	OFFICE CAMPUS
J-1 Justice / Office Center	O-1 Office Building
J-2 Public Service Office Building	O-2 Office Building
J-3 Pedestrian Plaza above Structured Parking	O-3 Office Building
J-4 Justice / Office Center Annex	O-4 Office Building
J-5 Pedestrian/Auto Plaza	O-5 Office Building
	O-6 Office Building
	O-7 Office Building
	O-8 Courtyard/Plaza
	O-9 Motor Court
	O-10 Pedestrian Plaza above Structured Parking
	O-11 Office Building
	O-12 Water Feature
MSP HISTORIC AREA	NATURAL RESOURCES AREA
H-1 MSP Office Building (Housing Unit 1)	N-1 Wooded Area
H-2 Office Building (Housing Unit 2)	N-2 Open Prairie/Meadow
H-3 Office Building (Housing Unit 3)	N-3 Recreation Trail
H-4 MSP Museum (Housing Unit 4)	N-4 Recreation Pavilion
H-5 Hotel 1 (Housing Unit 5)	N-5 Grounds Maintenance
H-6 Conference Center	
H-7 Quadrangle	
H-8 Centennial Cells Excavation	
H-9 Gas Chamber	
H-10 MSP Interpretative Garden	
H-11 Wall Penetration	
H-12 Wall	
H-13 Sward Tower	
H-14 Rampart Wall	
H-15 Slaughter House Smoke Stack	
H-16 Potato House	
H-17 Water Tower	
H-18 Historic Stone Retaining Wall	
PUBLIC ASSEMBLY CAMPUS	PARKING
E-1 Hotel 2	P-1 Structured Parking
E-2 Pedestrian Plaza above Structured Parking	P-2 Structured Parking
E-3 Elevated Link to Rivers' Edge	P-3 Balcon Grade Parking
E-4 Excursion Boat Landing	P-4 Surface Parking
E-5 Hotel 3	P-5 Structured Parking
E-6 Water Feature and Pedestrian Plaza	P-6 Surface Parking
E-7 Retail/Commercial at the Landing	P-7 Structured Parking
E-8 Auditorium Exhibition Multi-Purpose	
	ROADWAY CLASSIFICATION
	R-1 Parkway
	R-2 Round-about
	R-3 Secondary Roadway

The Master Plan

The Master Plan

The Master Plan Overview (continued)



Proposed Master Plan Looking West

The Master Plan

Circulation and Parking

The roadway system depicted in The Master Plan is a combination of new roadways within the MSP site and utilization of the existing street network. The MSP Parkway (yellow) extends in an east-west direction from East State Street at Marshall Street, through the prison site, east to East Capitol Street near Dawson Street. The Chestnut Street Parkway (purple) will connect into the MSP Parkway as will the Office Campus Loop Road (red), which will also connect The MSP Parkway to Riverside Drive.

In order to provide the appropriate level of “curb appeal” to the MSP Redevelopment Project, the parkways and roadways must provide direct and attractive access to the various components of The Master Plan. The parkways and roadways should contain a center planter island, left turn lanes, bicycle lanes, pedestrian sidewalks, street lighting and banners, and be wide enough to accommodate infrastructure such as water, gas, storm and sanitary sewer, underground electrical, etc. The existing streetscape surrounding the project area should be enhanced. Street trees, lighting, sidewalks, signage and other similar elements should be incorporated into the street system surrounding the project area.



Typical Parkway

The Master Plan

Circulation and Parking *(continued)*

The MSP Parkway as well as The Chestnut Street Parkway connector will serve as entrance gateways to the redevelopment project. Signage, plantings and gateway features should be incorporated into the intersections at East State Street, East Capitol Street and Riverside Drive.

The new roadways will converge east of the prison wall at Chestnut Street. Rather than a four way lighted intersection, The Master Plan proposes a round-a-bout at the intersection of the MSP Parkway, the Chestnut Street Parkway and the Office Campus Loop Road. The round-a-bout will efficiently distribute traffic, provide for traffic calming and create an opportunity for aesthetic enhancements such as decorative paving, lighting, signage, art work, water features, monuments, etc.



Typical Roadway



Round-A-Bout



Entrance Feature

The Master Plan

Circulation and Parking (continued)

The Master Plan provides for 3,850 parking spaces within the MSP site. The parking is distributed throughout the MSP site as shown below, the numbers in the circle represent parking spaces. Because of the density of the proposed development, the physical topographic site features and a desire to preserve open space, The Master Plan recommends the majority of parking to be structured spaces. The structured spaces should be low profile, blend into the site and inviting to visitors. Surface Parking should avoid large expanses of asphalt and should incorporate site amenities such as signage, plantings, lighting, banners and pedestrian walkways. On the diagram below all parking is structured spaces except for the 250 and 15 space indicators.



Structured Parking



Surface Parking

The Master Plan

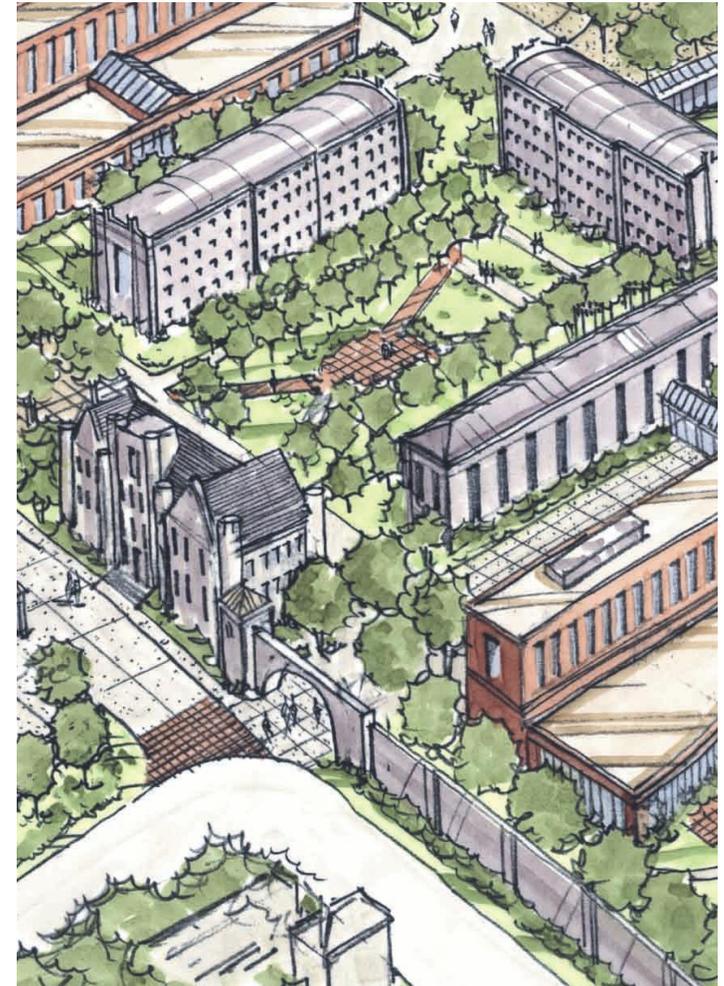
Pedestrian Circulation and Linkages

The Master Plan provides pedestrian access between the various districts within the MSP project area as well as to land uses surrounding the MSP site. The campus planning principle which has guided the development of The Master Plan places great emphasis on consolidated perimeter parking, direct service/emergency access and extensive pedestrian connections. Vehicular movements and vehicular/pedestrian conflicts should be minimized with “shuttle bus” connections to the Capitol Complex, downtown, and other business/entertainment/education venues.

Connections to the neighborhood will be reinforced with “wagon gate” openings in the existing wall that remains, located at Cherry Street and at the intersection of East State Street and Lafayette Street. In addition there will be open pedestrian access where the wall will be removed at the extension of Lafayette Street to the MSP Parkway and along the western side of the Chestnut Street Parkway.

Internally, pedestrians will have safe access throughout the site with designated pedestrian crossings and internal walkways and corridors, free of vehicular conflicts. The Natural Resource Area will contain an extensive “nature trail” system that will serve the working population, the neighborhood and the entire community. The Natural Resource Area trail system will provide the opportunity to connect Ellis Porter Riverside Park ,through the MSP site to the Capitol Complex via a combination of trails and urban sidewalks.

Bicycle connections and access through the existing and proposed streets system will be critical in maximizing the potential of reducing vehicular movements, saving energy and creating an environment commensurate with the “smart growth” principles that have guided the master plan development.



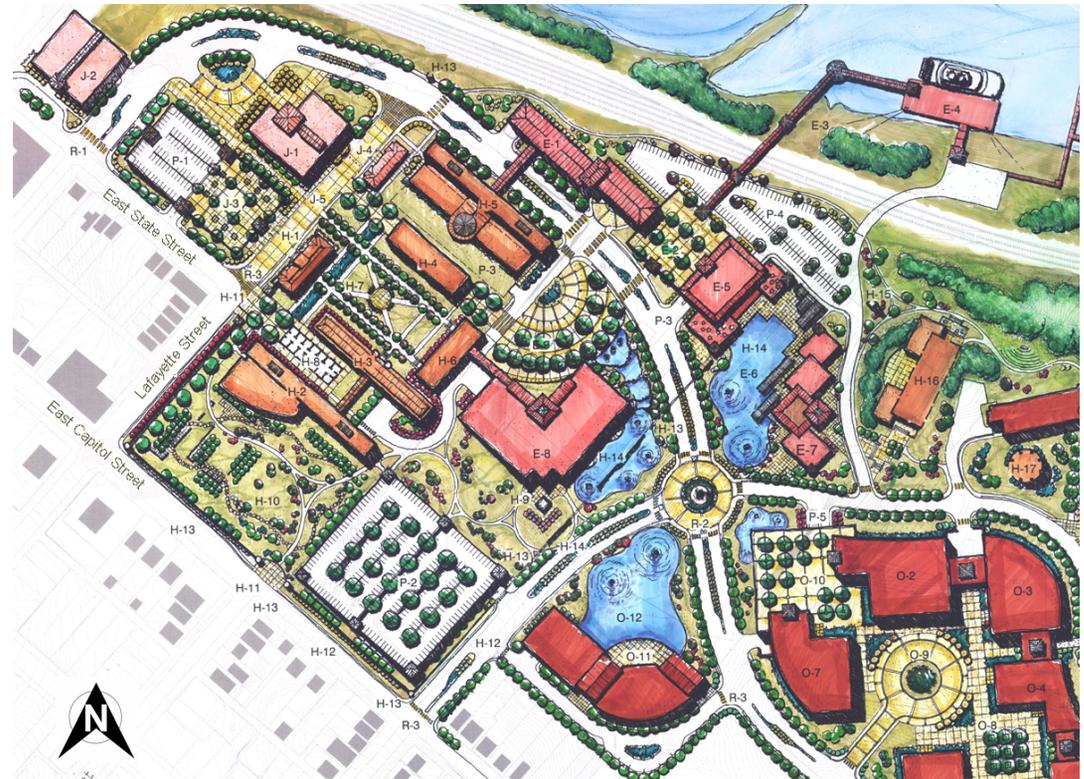
Wagon Gate at Lafayette Street

The Master Plan

MSP Historic Area

The MSP Historic Area is generally located on the upper yard, inside the existing prison wall. The Master plan calls for extension of Lafayette Street (after the existing Administration Building is razed) to the MSP Parkway. This area contains the core group of historic buildings that have been incorporated into the master plan for adaptive reuse, preservation or restoration. The MSP Historic Area is intended to represent a time spectrum of prison environments, creation of theme opportunities for interpretation and the reconstruction of buildings lost or “covered up” by newer construction over time. Housing Unit #5 (H-5) is discussed in the Public Assembly Campus chapter.

The MSP Historic Area is focused around several outdoor pedestrian spaces; a pedestrian quadrangle (H-7) formed by Housing Units 4, 3 and 1; and an interpretative garden (H-10) between Housing Unit 2 and the Wall. These community park spaces will serve the working population within this district and provide access and green space to the adjoining neighborhood. Visitors to the points of interest such as the Prison Museum (H-4) located in Housing Unit 4 will use these outdoor spaces for resting, enjoying the views, contemplative space and enjoying the spatial quality formed by the historic buildings.



The Master Plan

MSP Historic Area *(continued)*

Several remote site features have been included in the MSP Historic Area, even though not immediately adjacent to the core redevelopment area, they are closely aligned to the history of the prison operations. The Gas Chamber (H-9), Slaughter House Smokestack (H-15), Potato House (H-16), Water Tower (H-17) and Historic Stone Retaining Wall (H-18) are important historical features of the site that will provide important interpretative opportunities as visitors explore the site.

The Gas Chamber (H-9) is located on the lower yard at its original site, remote from the former housing units. The Master Plan retained this location to convey the separation and isolation inmates must have felt toward the chamber. This location will also promote visitors to move out into the site and explore other features such as the Potato House. Each of the remote features will encourage visitors to explore the site and discover the uniqueness of the project area.

Parking for the MSP Historic Area will be primarily from the proposed parking structure P-2 located “behind the wall” at the intersection of East Capitol and the Chestnut Street Parkway.

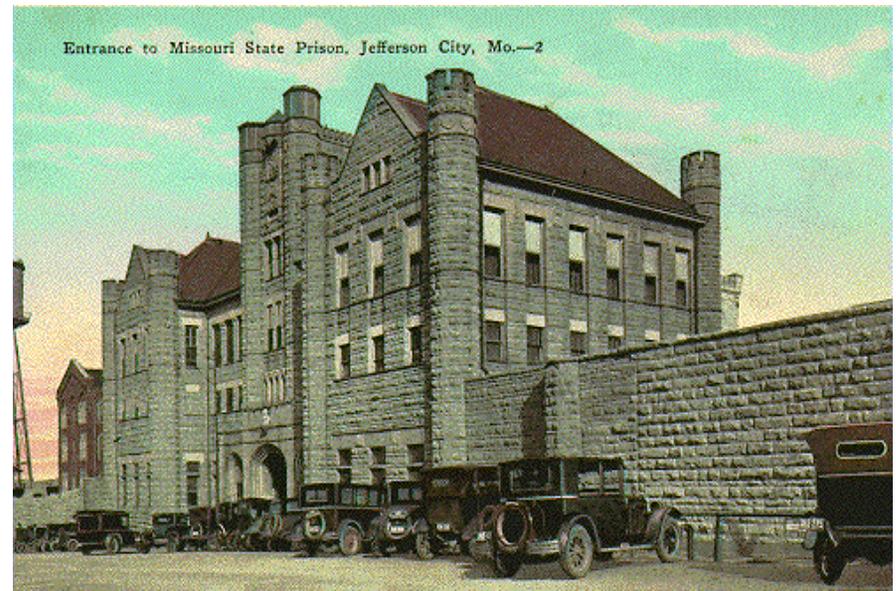


The Master Plan

MSP Historic Area *(continued)*

The MSP Office Building (H-1) contains 26,300 GFA and is also known as Housing Unit #1. A portion of this building is encased by the existing Administrative Building. After the existing Administration Building is removed and Lafayette Street is extended to the MSP Parkway, the MSP Office Building will regain its' status as one of the site's main architectural features, serving as the architectural gateway to the redevelopment. Anticipated uses for the MSP Office Building include:

- Historic Site, Museum/Interpretative
- MSP Commission Offices
- Redevelopment Office
- Support Retail / Commercial
- Tourist Information Center
- Film Site or Studio
- Educational

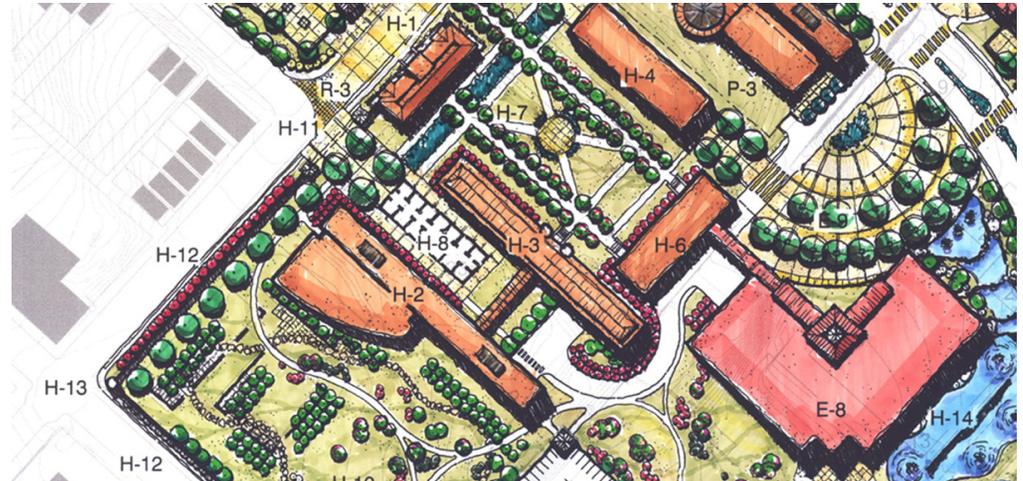


The Master Plan

MSP Historic Area *(continued)*

Office Building (H-2) is known as Housing Unit #2 and contains 72,000 GFA. The master Plan calls for the existing building to receive a 48,000GFA **Office Building** addition. Currently the office space is slated for the State of Missouri, Department of Corrections for administrative functions. The addition would be a low rise structure that would contrast and complement the existing “bookend” Housing Unit #2. Other features associated with the renovation of this project include a second story pedestrian link to Housing Unit #3 (H-3) and development of the MSP Interpretative Garden (H-10) immediately adjacent to Housing Unit #2. The Interpretative Garden could be the beginning point of interpretative walks throughout the site, could explain past prison events (i.e. 1954 prison riots) and provide a transition green space between the redevelopment project and the adjoining neighborhood.

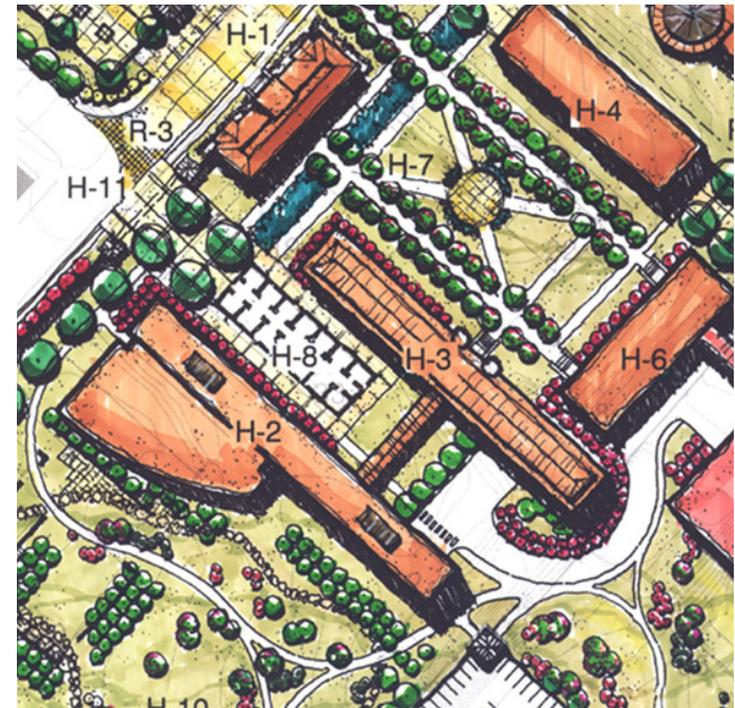
The Centennial Cells (H-8) are located beneath and covered by an asphalt hardstand between Housing Unit #2 and Housing Unit #3. After the surprise discovery of these cells in the early 1980s, they were “resealed” for preservation and future excavation. The interpretative potential for excavation and display of these historic cells is in the demonstration of both the incarceration story as well as the archeological dig process and findings.



The Master Plan

MSP Historic Area (continued)

The Office Building (H-3), Housing Unit #3 contains 75,600 GFA and will contain 3 primary functions. First, the existing structure will house 15,600GFA of State office space. Approximately 30,000 GFA will be allocated to records storage, while the remaining 30,000 GFA will be preserved as cell blocks for interpretative purposes. The office space will connect to Office Building (H-2) via the second story sky walk and will support the interpretative museums' administrative needs. The history of the building is rich in content, the 1954 riots started and ended in this housing unit and the interior stairwell and gun walk are historic features and should be preserved. The existing structure offers good delivery access and compatible use for record storage.

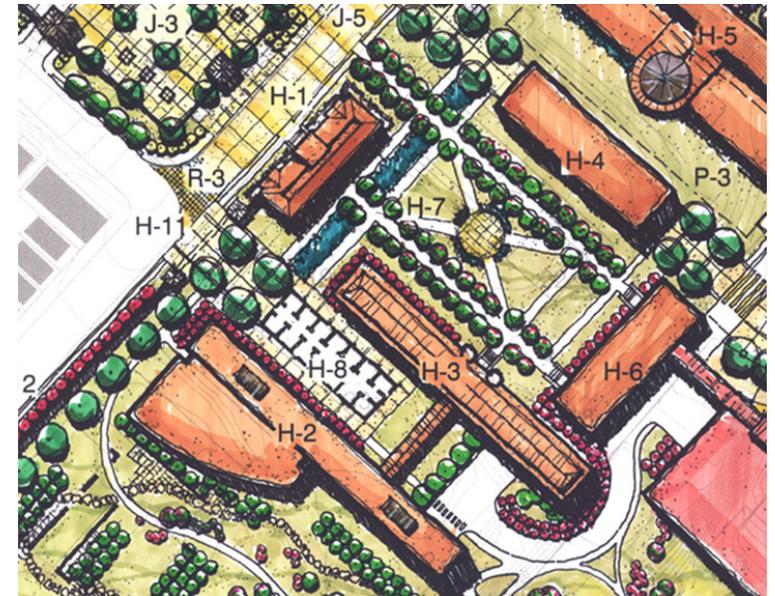


The Master Plan

MSP Historic Area *(continued)*

The MSP Museum (H-4) is the oldest building (1868) within the MSP site. Also known as Housing Unit # 4, the 43,000 GFA historic structure has been a continued favorite of committees, taskforce members and citizens who have participated in the redevelopment planning process. The preservation/ reuse of Housing Unit #4 will consist of a prison museum theme. The multiple level interior cellblock floors may offer the opportunity to interpret a “prison life” era on each floor level, starting with 1868 on the first floor up to decommissioning on the top floor level.

The outdoor space between H-3 and H-4 forms two sides of a pedestrian quadrangle that will conveying the spatial quality created by the buildings at the prison site, and experienced by so many inmates. A place where a prisoner could go to reflect or scheme, depending on his plan to do good or evil on society. A place where post prison visitors will feel the scale of the “yard”; imagine what it must have been like in the heat of summer or cold of winter and at the same time wonder how the architecture detailing was accomplished. The quadrangle will be formed through the reconstruction of the proposed Conference Center (H-6).



The Master Plan

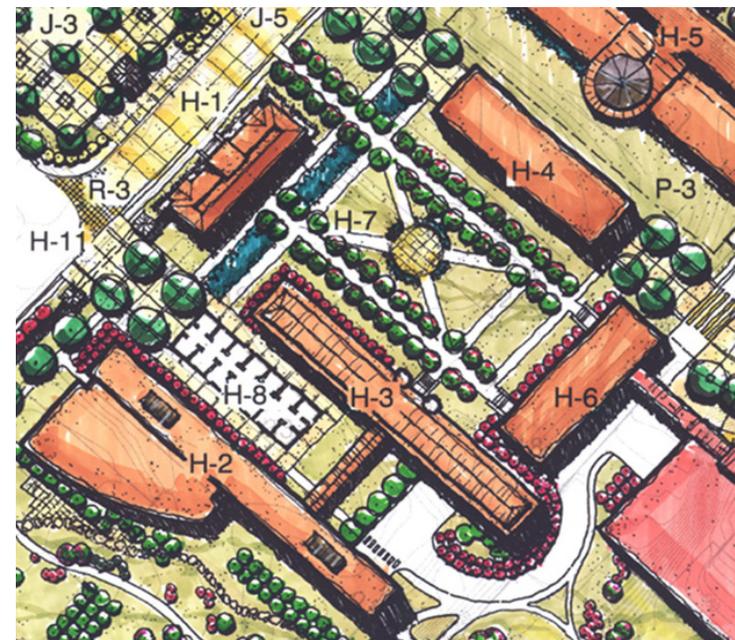
MSP Historic Area *(continued)*

The Conference Center (H-6) will be located on the historic foundation of the former Dining Hall. Currently the historic foundation and basement are capped with a “contemporary” structure that is known as the Education Building. The existing structure is not compatible with the historic architecture surrounding the quadrangle and will be replaced (keeping the historic foundation and basement) with a new structure that will replete the character of the original Dining Hall. The proposed 4 story structure (including basement) will total 44,400 GFA and serve as the MSP Historic Area’s Conference Center. The basement of the conference center(11,100 GFA) will house the power plant for the MSP Historic Area. The first floor will contain the kitchen and food service facilities that will serve the day workers, tourists, conference attendees and the general public. The top two floors (22,200 GFA) will serve as the conference space. As a stand alone conference center the facility will service not only the MSP Historic Area but the surrounding master plan districts as well.

The Wall (H-12) contains contains a variety of construction dates, materials and existing conditions. The master plan incorporates a majority of the existing stone wall with minor modifications. From the renovated MSP Office Building (H-1) the wall will be extended and reattached to the existing wall when the existing administration building is removed. A “wagon gate” (H-11) will be added to allow direct public access to the MSP Historic Area and the guard towers will be reconstructed to their original “castle” motif. The wall will be rebuilt along East Capitol Street and visible piping, conduit or other non-appropriate appurtenances will be removed from the face of the wall. The wall will remain in place along East Capitol Street, an additional wall penetration (H-11) will be



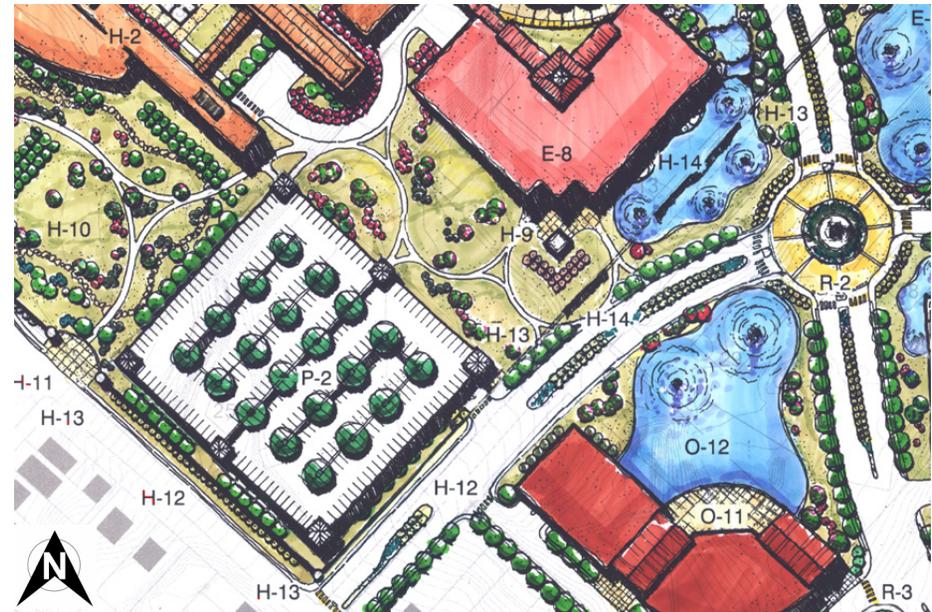
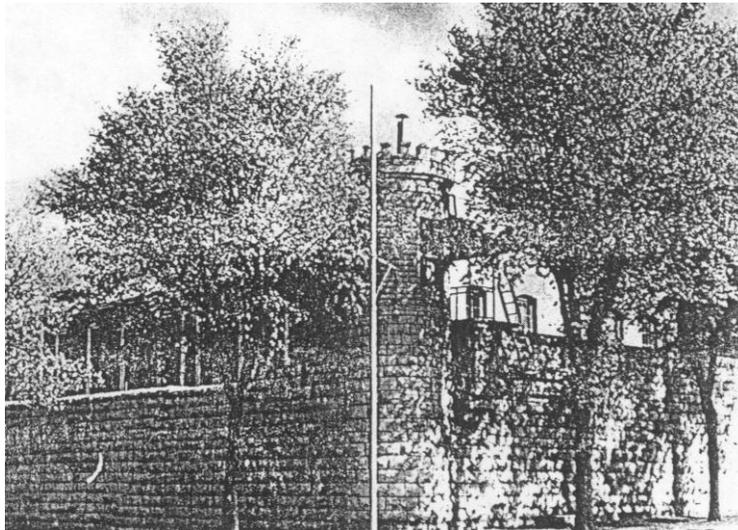
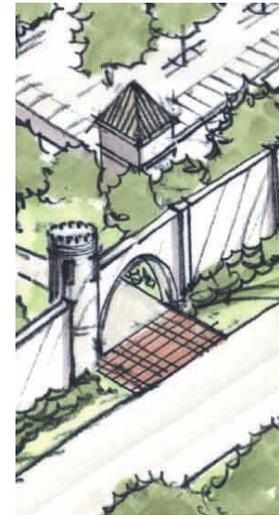
Original Stone Dining Hall



The Master Plan

MSP Historic Area (continued)

added near Cherry Street, allowing direct access to the MSP Historic Area. The wall will continue along East Capitol Street to the Chestnut Street Parkway, there turning northward, visually screening the parking structure (P-2) on the other side of the wall. The wall will contain pedestrian and vehicular openings for access to the parking structure. At the northeast corner of the proposed parking structure (P-2), the stone wall will begin to quickly diminish in height down to a field stone remnant wall (H-14) with pedestrian access openings. The wall will continue in this fashion in



The Master Plan

MSP Historic Area *(continued)*

front of the Gas Chamber, continuing northward into a water feature pond, the wall height at one foot height above the water elevation.

At the northern edge of the pond the wall becomes a symbolic stone line in the lawn and paved areas.

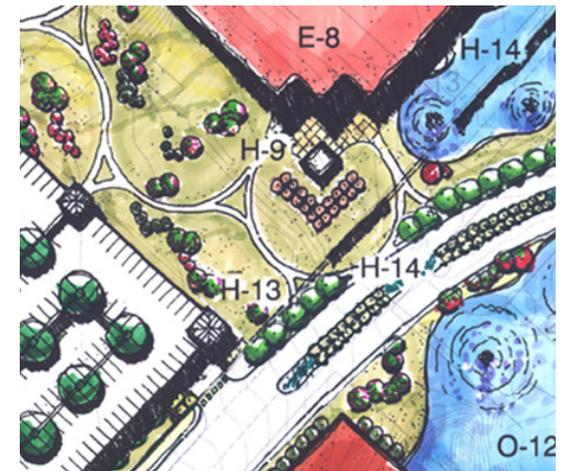
The remnants of the stone wall terminate on the north side of the MSP Parkway in an architectural rendition of a guard tower. Several other guard towers along the riverside of the project area should be considered for retention, for visitor access, theme development and for display of the evolution of architectural tower styles.

The Gas Chamber (H-9) is located on the lower yard in its original location, providing an excellent stopping point on the historic walking tour of the site. As the site is opened to the public and visible from the Chestnut Street Parkway, the gas chamber is destined to become a local landmark.

Summary

The MSP Historic Area will contain something for everyone. From office space to adaptive reuse of historic buildings; from visitors touring a one-of-a-kind museum to green space for the neighborhood. The district will be a dynamic mix of commerce, tourist attraction, education and cultural understanding that will ensure the long term success of the MSP Redevelopment Project.

The total MSP Historic Area will contain 310,048 GFA and will be served primarily by parking structure P-2 offering approximately 600 spaces.



The Master Plan

Public Service Campus

The Public Service Campus is located along East State Street from Jackson Street on the west to Lafayette Street on the east to the railroad tracks on the north. The extension of Lafayette Street to the MSP Parkway will define the distinct difference between this district and the adjoining architectural character and density of the MSP Historic Area. In addition, Lafayette Street will be pedestrian friendly with good access between The Public Service Campus and the MSP Historic Area. The Public Service Campus will serve as the front door to the MSP Redevelopment Project, making this district very important in establishing a worker/visitor environment that will convey quality, culture and capitalize on the proximity to adjoining features such as the Capitol Complex, downtown and the views to the Missouri River.

The **Justice/Office Center (J-1)** contains approximately 150,000 GFA within a four to five story building. The Justice/Office Center includes potential for holding space, offices and court rooms. This location will accommodate below structure parking, sally port, passenger drop-off and excellent



The Master Plan

Public Service Campus (continued)

vehicular access. The site location is in close proximity to the Capitol Complex with a commanding view of the Missouri River and supported by several other features contained in the Public Service Campus. A “time line walk” between the Justice/Office Center (J-1) and the MSP Museum (H-4) is approximately 200 feet and spans a time frame of 135 years. With this portion of the existing wall removed there will be open access and sightline connection between the Justice/Office Center and the MSP Museum.

The **Justice/Office Center Annex (J-4)** will provide 25,000 GFA support for the Justice/Office Center including administrative offices and records storage. This location also offers an excellent opportunity for related community activities such as a branch library, community meeting space or specialized museum with focus on the interrelationship between the judicial system and MSP as a prison.

The **Public Service Office Building (J-2)** will contain approximately 50,000 GFA. The proposed facility is located at the intersection of East State Street and the entrance to the MSP Parkway, clearly making this a highly visible site



The Master Plan

Public Service Campus *(continued)*

with good vehicular access and pedestrian access to the surrounding neighborhood and other MSP features. Potential uses for the Public Service Office Building include private office space, best suited to support legal/judicial activities of the district. A support retail/commercial function within this facility would serve off-hour needs of the district while providing little competition to other retail/commercial business. The street front nature of this facility can also serve niche markets such as gallery space for art collections and sales; education/ science center novelty; natural resource display, sales or tours.

The Pedestrian Plaza is located at the intersection of East Capitol and Lafayette Street adjacent to and above the structured parking (P-1) that serves parking needs for this district. The Pedestrian Plaza will provide a multitude of activities for the Public Service Campus as well as the total redevelopment project. The plaza will first set the standard to provide quality outdoor space for the day-to-day work force, visitors, tourist and to the ongoing revitalization of the surrounding neighborhood. The plaza will accommodate public gatherings such as commemoration, sun lunching and neighborhood/cultural/ patriotic celebrations. The plaza can also serve as a tourist staging area where buses could drop visitors, instructions delivered, tours disperse to points of interest and likewise to gather visitors at the end of the day.



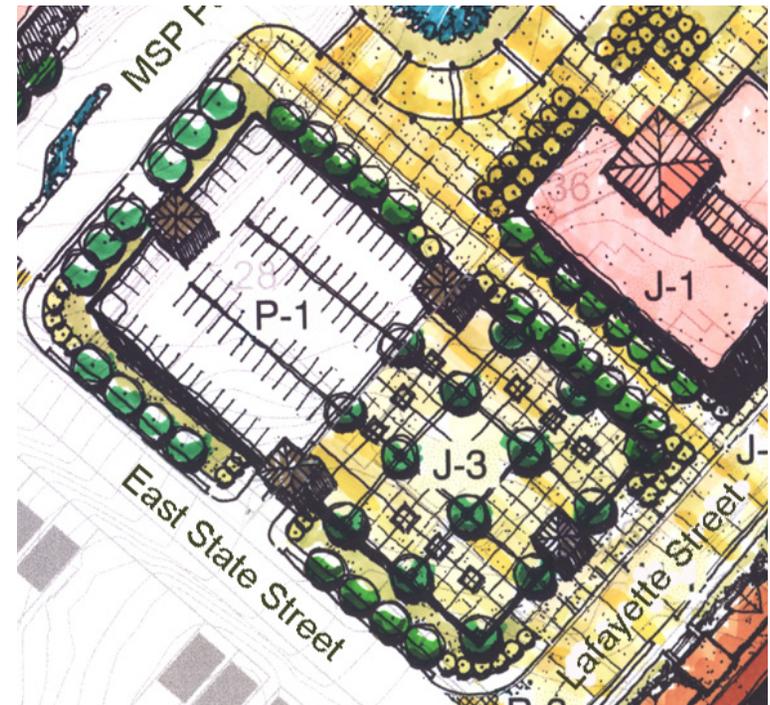
The Master Plan

Public Service Campus (continued)

The **Structured Parking (P-1)** is intended to be low profile to facilitate the transition between the Public Service Campus and the surrounding land uses. It is expected that the plaza, streetscape treatment and plantings will also help to blend the structured parking into the neighborhood. The structure of the parking area will provide the cap for the pedestrian plaza increasing the efficiency of the available land in proximity to the other planned features.

Summary

The **Public Service Campus** will provide 225,000 GFA and 485 structured parking spaces in a full-service business and judicial setting with outstanding site attributes and in close proximity to where the decisions are made.



The Master Plan

Public Assembly Campus

□ The Public Assembly Campus is centrally located within the built environment of the MSP Redevelopment Project, transitioning between inside and outside “the wall” character of the site. Opportunities will exist to incorporate historic structures such as Housing Unit #5 (H-5) together with contemporary design solutions, contrasting and complementing one another. The district will provide the lodging, entertainment and assembly opportunities for the project area, community and region.

Significant site features will be incorporated into the design solutions within the district. The elevation transition from the upper yard to the lower yard will provide opportunities for architectural features to link the elevation differences via multi-story structures. Incorporating remnants of the original (pre-1885) prison wall separating the upper and lower yards, will provide potential design lines, linkages and interpretative opportunities as the design of various features are accomplished. The existing wall along Chestnut will fall in height from East Capitol to a remnant (H-14) wall through a water feature then crossing the MSP Parkway as a symbolic line in the pavement. This district will provide visual and pedestrian access to the Missouri River by way of the pedestrian plaza (E-2) and the elevated link to the rivers’ edge (E-3).

The Public Assembly Campus will be oriented to serving regional guests that come to visit and work in the central location that Jefferson City offers. This same uniqueness will provide “close in” lodging, conferencing, gathering and entertainment venues to the workforce and citizens of Cole County, all within a campus setting, steeped in historic values and one of a kind features.



The Master Plan

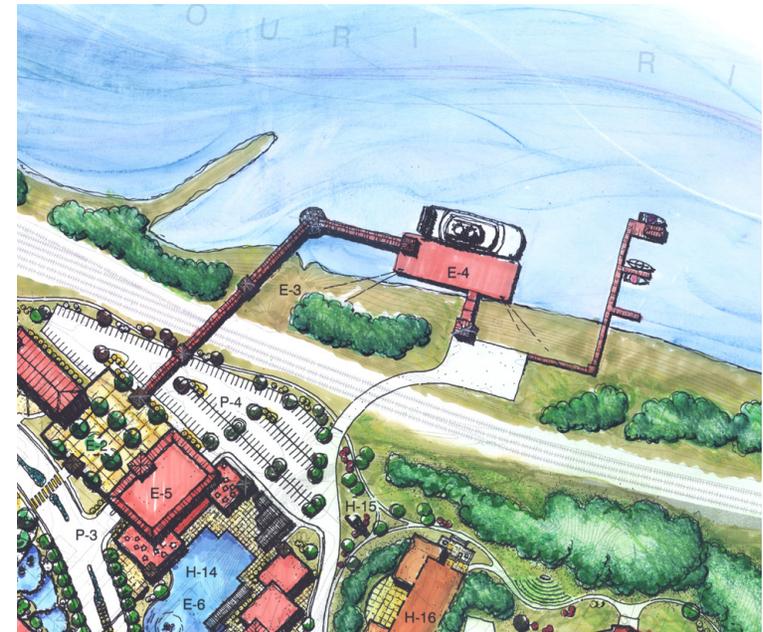
Public Assembly Campus (continued)

Hotel 1 (H-5) is located in Housing Unit #5 and contains 102,500 GFA. It is estimated that approximately 250 hotel rooms could be accommodated within the existing structure. On the south side of Hotel 1, the master plan includes a proposed expansion of the existing structure to include meeting rooms, guest services and recreation services associated with the proposed hotel. The addition would be a low rise, low profile structure suitably compatible with the historic character of Housing Unit #5. The 50,000 GFA addition would also contain 100 structured parking spaces located below the addition.

Hotel 2 (E-1) is located immediately north of Hotel 1, across the MSP Parkway. Hotel 2 contains 144,000 GFA and is connected to Hotel 1 by a second story pedestrian skywalk. Hotel 2 was programmed to provide 275 hotel rooms in a multiple-story structure. The character of Hotel 2 may eventually contain some architectural elements/structure of the existing Shoe Factory that occupies the Hotel 2 site today. Hotel 2 will contain direct access off of the MSP Parkway and will provide a guest drop-off and motor court at the front door. The site of the hotel will provide great views to the river and back to the Capitol Complex to the west.

The third hotel site in the Public Assembly Campus is located immediately east of Hotel 2. **Hotel 3 (E-5)**, will be a medium rise, 100,000 GFA hotel with 275 rooms. The hotel will share structured parking located below each hotel.

Hotel 3 and Hotel 2 also share a common **Pedestrian Plaza (E-2)** that offers outdoor space for gatherings, social events and provides pedestrian access to the riverfront and the **Excursion Boat Landing (E-4)**. The Excursion Boat Landing, is envisioned as a mooring barge with pedestrian access via

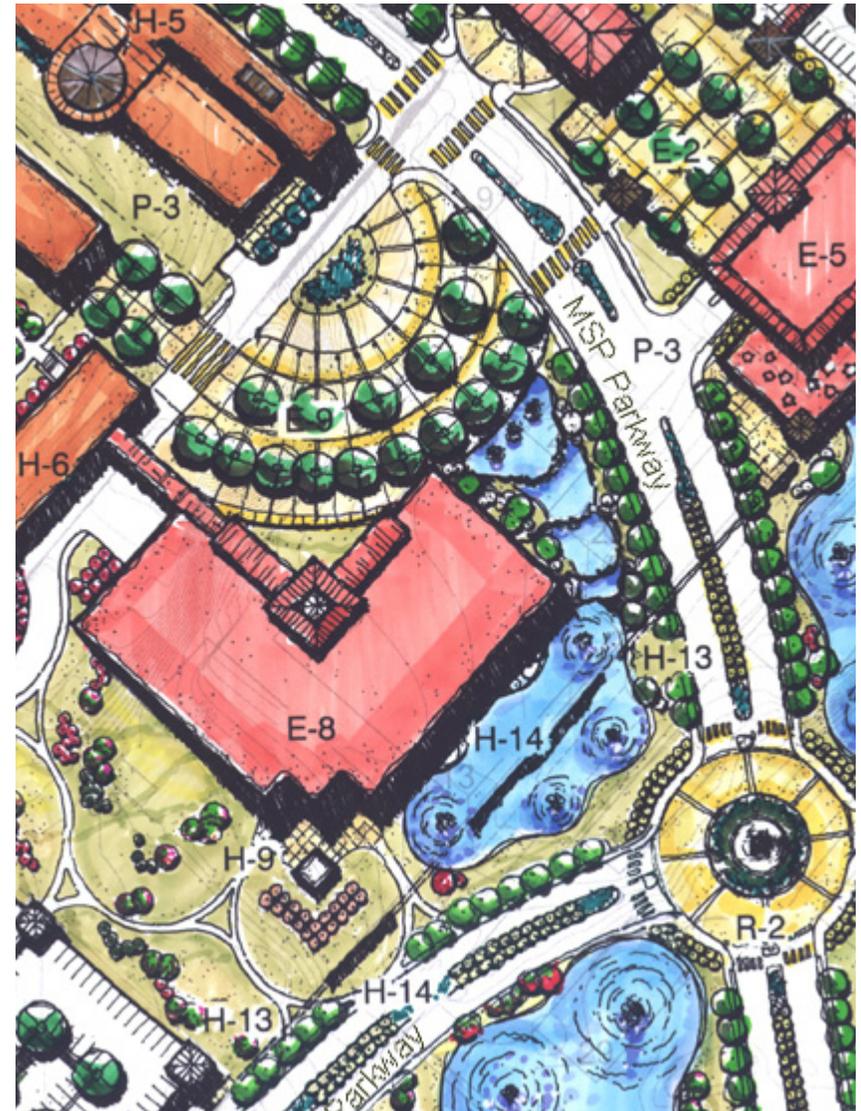


The Master Plan

Public Assembly Campus (continued)

elevated walkway (E-3), ramped gangplank and floating dock for excursion boats to board and unload passengers in a safe and convenient location. There is also a small transient marina located at the landing for boaters to land in the proximity of the redevelopment project. The Excursion Boat Landing site will also be served by ground access with an at-grade crossing of the railroad tracks from the redevelopment. The at-grade crossing will not be a public crossing.

Public Assembly Facility (E-8) is the feature attraction of the Public Assembly Campus, which could emerge as the commerce and cultural center of Mid-Missouri. The convention center setting contains 125,000 GFA on two floors, connecting the upper and lower yards. The facility will contain a 25,000 GFA Auditorium for performing arts. There will be two 35,000 GFA Exhibition Centers, providing a

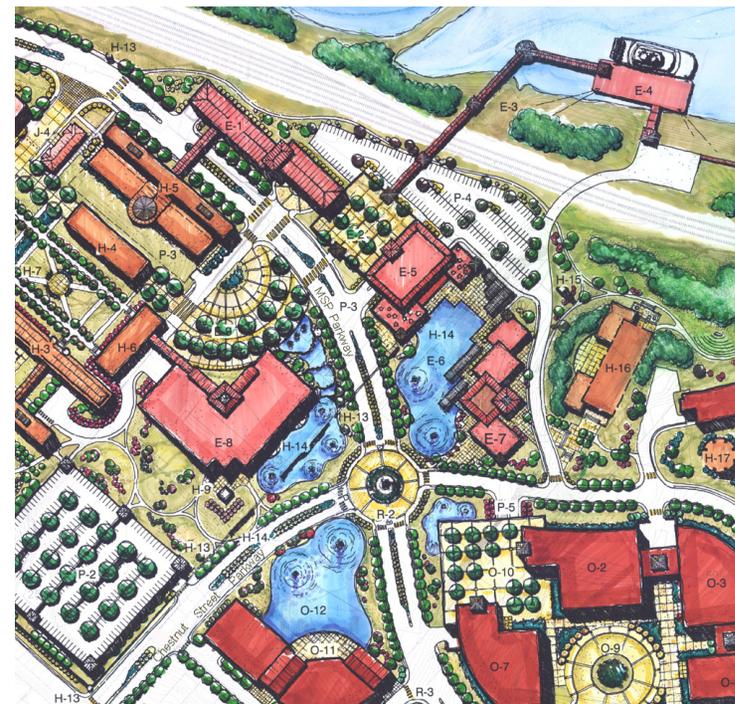


The Master Plan

Public Assembly Campus (continued)

maximum of 70,000 GFA for a single convention event. The Public Assembly Facility will also contain 25,000 GFA allocated to Multi-Purpose Space for community events or convention activities. Support services within the facility account of 5,000 GFA.

The Public Assembly Facility is located literally and figuratively in the center of the project's redevelopment opportunities. The facility has direct access off the MSP Parkway to a large motor court/pedestrian drop/urban plaza that defines the front door to the facility. The entry plaza on the upper level will collect the walking visitors from the hotel complex and provides an outdoor staging area for queuing facility access. The pedestrian plaza will contain seating areas, artwork display areas, civic displays and water features. The change in elevation may provide an opportunity to develop a cascading waterfall along the north and east side of the facility. The water feature would calm at the lower



The Master Plan

Public Assembly Campus (continued)

pool providing visual relief between the round-a-bout and the facility. As the central feature of this district, the Public Assembly Facility will set the standard for civic development on this highly visible site.

The Landing (E-7) is located on the north side of the MSP Parkway immediately east of the Hotel 3 (E-5) complex. The area will contain 60,000 GFA in a series of small buildings clustered around the Water Feature and Pedestrian Plaza (E-6). The area will be served by the P-4 surface parking area and will be interconnected with the walkway system that extends to the other districts within the project. Potential uses within The Landing include support Retail Shops for tourist, Winery, Restaurants and Brewery. The landing will serve the working population within the redevelopment project, will serve as a gathering/resting space for visitors and will serve the public as a potential evening entertainment district.

Immediately adjacent to The Landing are two site features that support the district's activities. The **Potato House (H-16)** and the **Slaughter House Smoke Stake (H-15)**. The Potato House is a unique, earth-covered structure containing 24,000 GFA. As a former farm food product storage facility, the Potato House will attract visitors and should be considered as a farmers market, greenhouse, café/food/drink service and trail head. The Smoke Stack site will become a resting spot along the trail system, offering the potential as an



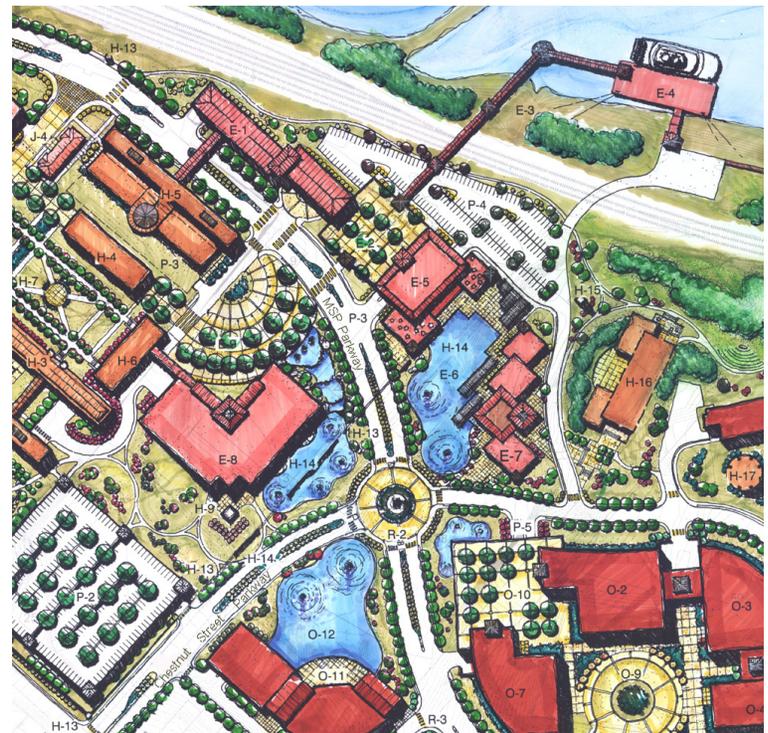
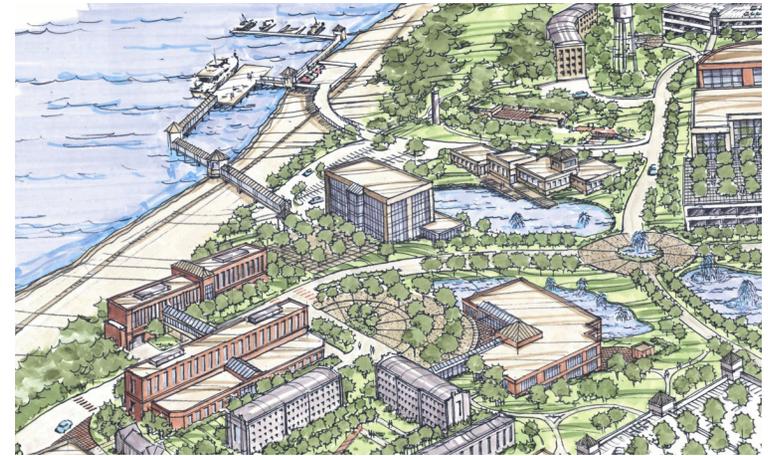
The Master Plan

Public Assembly Campus (continued)

interpretative site and will become a visual icon for the district.

Summary

The **Public Assembly Campus** will provide 605,500 GFA catering to the commerce, cultural and entertainment needs of the region. The district will provide numerous opportunities for rest, comfort and entertainment to the working population as well as the visitors to the project. There will be 1,300 parking spaces to support the multitude of events and activities that will be possible in the district.



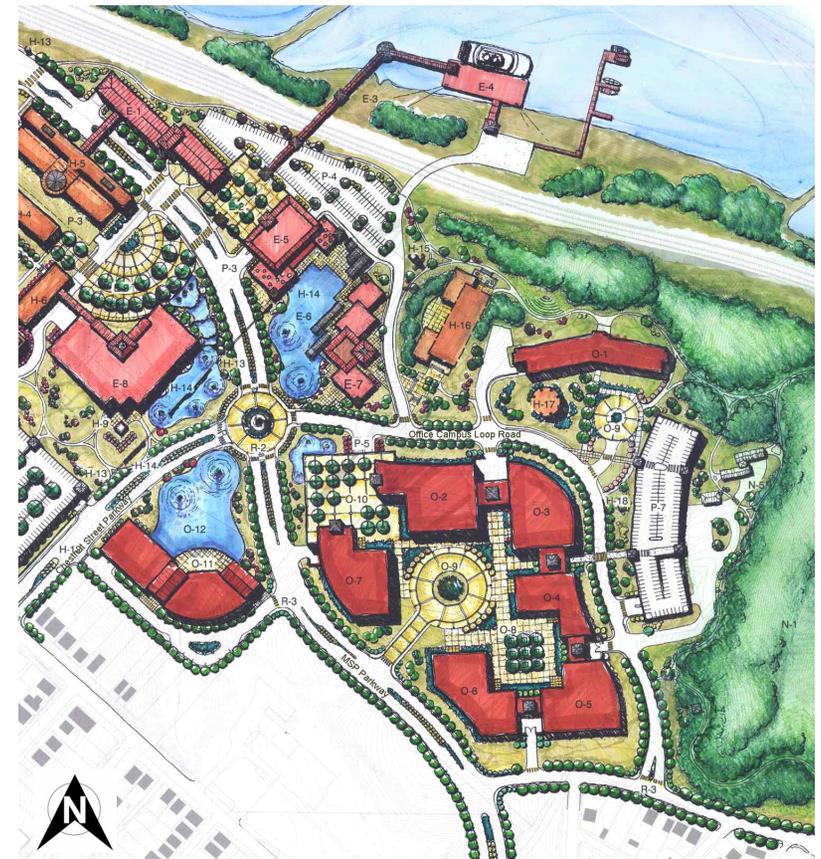
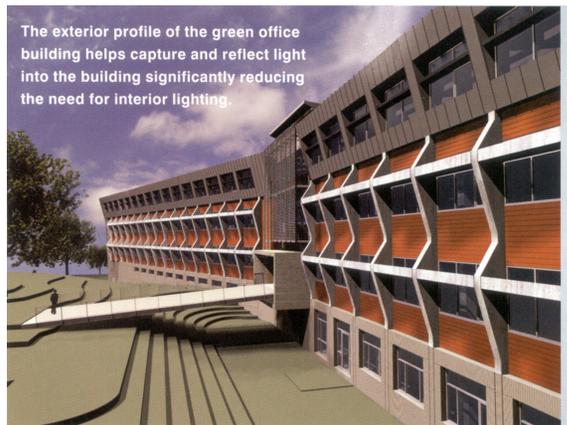
The Master Plan

Office Campus

The Office Campus is located east of The Chestnut Street Parkway to the eastern slope of Minor’s Hill, site of the DNR Green Building. The Office Campus is easily accessible from the proposed Chestnut Street Parkway, The MSP Parkway and The Office Campus Loop Road. The district is served by parking areas P-6 and P-7 providing 1,450 structured spaces. The Office Campus is expected to be a combination of State Government Office space and Private sector office space.

The State of Missouri, following Governor Holden’s executive order promoting “smart growth”, has already began the redevelopment process within the Office Campus. **Office Building (O-1)** is the DNR Green Building that is approximately 120,000 GFA and is located atop Minor’s Hill, overlooking the Missouri River. The Green Building has set a high standard for distinctive architecture, that standard will be expected with other office building developments. The second **State Office Building (O-11)** to be relocated to

the MSP Redevelopment Project is the State Health Lab. This facility will be located East of The Chestnut Street Parkway, one block north of East Capitol Street. The State Health Lab is approximately 80,000 GFA and is at the upper



The Master Plan

Office Campus (continued)

end of the water feature ponds that flow through the project area.

The remaining 550,000 GFA of state **Office Building** and 250,000 GFA of private **Office Building (O-2 thru O-7)**, is programmed to be located in the center of the Office Campus within the Office Campus Loop Road and the MSP Parkway. While the building footprints appear to be finalized, the master plan represents the space requirements and not the building configurations. In the Master Plan Scenario, the office buildings have been divided into five separate buildings with multiple building heights. The primary concepts contained in the master plan that should be followed are:

- Multiple smaller buildings rather than one large building the size of the Truman Building
- Consider high density development with open space conserved and pedestrian plazas established throughout the building clusters
- Provide a central Motor Court (O-9) to accommodate mass transit and reduce driving and parking needs
- The building complex should have pedestrian links to all adjacent areas



The Master Plan

Office Campus *(continued)*

- There should be a consistent theme of architectural design and consistent use of building materials throughout the office complex
- Site amenities such as streetscape improvements, signage, entry features, water features, ponds, seasonal plantings must be a part of each building program, coordinated with other improvements
- Low profile structured parking should be utilized in lieu of surface parking to conserve open space and sprawl

If the Redevelopment Project is to succeed there must be high architectural and site development standards established to create the kind of aesthetic environment demanded by employers to attract the best employees, customers and visitors.



The Master Plan

Office Campus (continued)

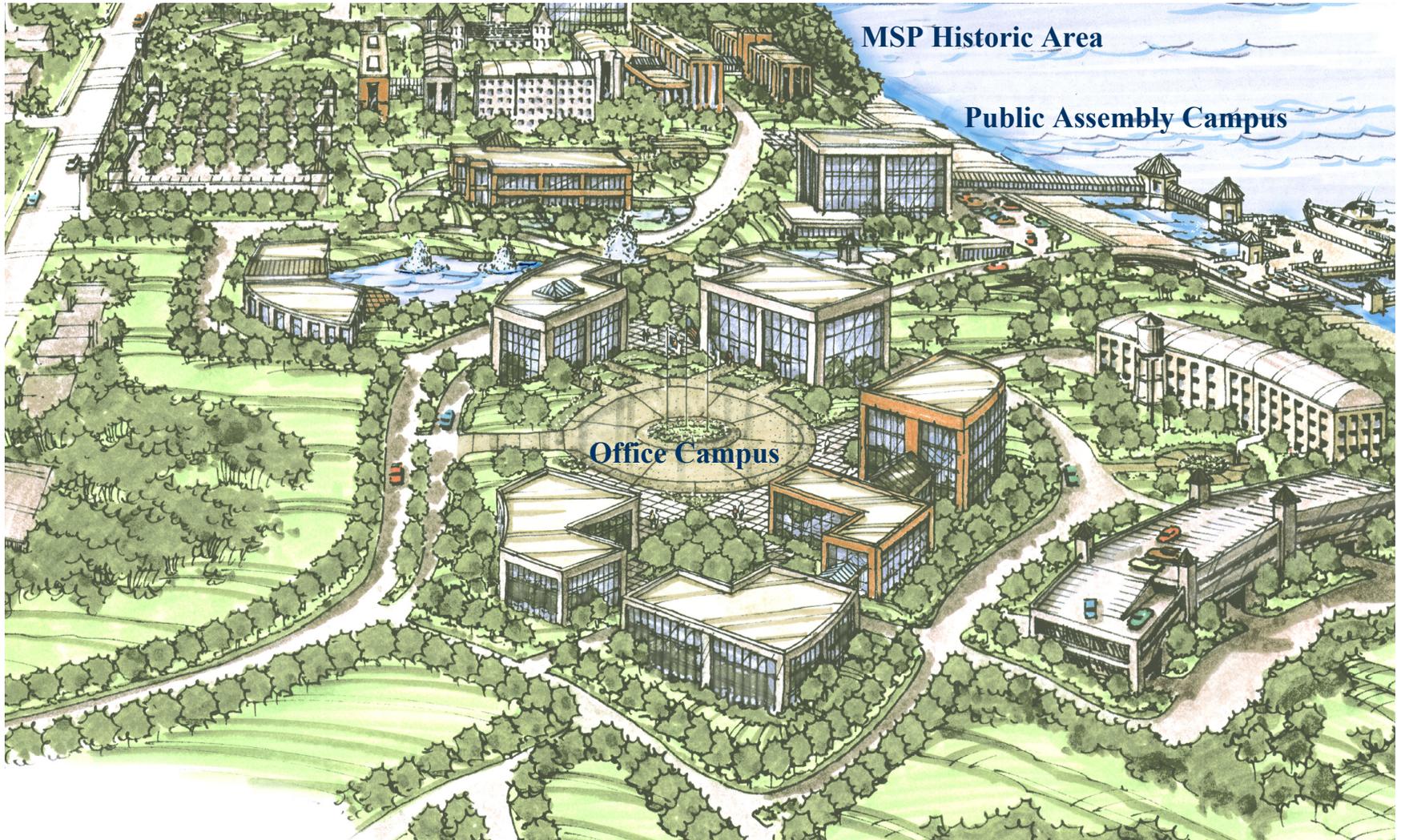
Summary

The Office Campus plan provides 1,000,000 GFA in a setting that is easily accessible, within walking distance of food, lodging, conference, cultural and entertainment venues. With continued leadership and support from State Government and the Commission’s commitment to provide quality facility development, the MSP Redevelopment Project offers a potential work environment second to none.

The Office Campus is served by parking area P-5 containing 850 spaces and P-7 containing 600 structured parking spaces.



The Master Plan



Proposed Master Plan Looking West

The Master Plan

Natural Resource Area

From the beginning of the planning process that began in 1999, the majority of participants generally concurred that the eastern half of the MSP Property should be preserved in its current condition and used as a natural area. The master plan reflects that general principle as important to the long term success of the redevelopment project. Preservation of this open space will support “smart growth” through:

- The provision of green space in close proximity to a large working population
- The preservation of urban wildlife habitat
- Creating denser development on appropriate sites and avoiding sprawl onto sites with unique natural resources
- The preservation of views and vistas
- Retaining unique landscapes for all to enjoy

The **Natural Resources Area** is located immediately east of the Office Campus and consists of approximately 50 acres of typical Missouri oak-hickory forest with man cleared and shaped ridge tops (former prison farmland), steep wooded side slopes, steep narrow drainage ravines with shallow rock and highly erodible soils.



The Master Plan

Natural Resource Area *(continued)*

The **Wooded Areas (N-1)**, will provide enormous benefits to the workers and visitors to the MSP site as well as the wildlife that currently inhabit the area. Passive recreation in the form of walking/hiking, bird watching, sightseeing, picnicking will all be enhanced through preservation and resource management of the existing wooded areas of the site.

The **Open Prairie (N-2)** grasslands of the Natural Resources Area are the most vulnerable to development pressure. These open spaces are highly desirable development sites that are, and will be under constant pressure to “be developed”. These sites possess outstanding spatial attributes and afford some of the most spectacular views of the Missouri River Valley in the region. The open prairie should be preserved and used for the benefit of the total citizenry and wildlife habitat. The prairie /open space offer opportunities for open field research, natural science education and resource management demonstration.

Recreation Trails (N-3) have been incorporated into the plan to provide walkers, hikers and bikers (on selected trails) a variety of natural experiences and access to the natural features of the site without excessive impact to the resource. The walks will be



The Master Plan

Natural Resource Area *(continued)*

made of natural materials, suitable for handicapped accessibility and bicycle access on selected routes. The sharing of trails with equestrian use is generally deemed acceptable, while the use of motorized vehicles (such as ATV's) anywhere on site should not be allowed.

Throughout the site along the trail system there are several **Recreation Pavilions (N-4)** that will provide walkers/hikers shelter during inclement weather, rest stops, shade and picnicking opportunities.

The **Grounds Maintenance (N-5)** complex is located on the east side and adjacent to the bottom floor of the Office Campus parking area (P-7) that borders the Natural Resources Area. The Grounds Maintenance area will serve the Capitol Complex maintenance operations that occur on the MSP site currently. This location has good access, is out of public view and compatible with the surrounding land use. The P-7 structure can provide



The Master Plan

Natural Resource Area (continued)

secured storage and office space required by the grounds maintenance operations.

A majority of the visitors to the Natural Resources Area will originate from other districts within the project area such as the Office Campus, and thus the other districts will be connected via trails and walks to the Natural Resources Area. A small parking lot (P-6) will provide 15 surface parking spaces located off Riverside Drive.

Summary

The Natural Resources Area will contribute to the success of the MSP Redevelopment Project by preserving open space, protecting our natural resources and improving the quality of life for the citizens of Missouri. Workers will have a place to go at lunch, visitors can view the river corridor from the bluff tops and school kids can learn about Missouri's flora and fauna. The Natural Resource Area must be buffered from development pressures and protected for the greater good of current and future generations.



The Master Plan



PREPARED BY:
 Parsons HBA
 400 Tower 1000 North 3rd Street, Suite 300
 Jefferson City, Missouri 64501
 IN ASSOCIATION WITH:
 Development Strategies, Inc.
 Trivers Associates, Inc.
 TSi Engineering, Inc.
 William Tao & Associates, Inc.
 George Dickie Associates

STATE OF MISSOURI
 OFFICE OF ADMINISTRATION
 DIVISION OF DESIGN AND CONSTRUCTION
 REBECCA ALLEN, DIRECTOR
 JEFFERSON CITY, MISSOURI 64501

MASTER PLAN
 MSP REDEVELOPMENT PROJECT
 JEFFERSON CITY, MISSOURI
 PROJECT NUMBER: C-00011
 PREPARED FOR: MISSOURI STATE

SHEET:
M-1

The Master Plan

The Next Steps

The planning, design and development process for the MSP Redevelopment Project started in July of 1999 with the formulation of a high level Task Force assigned to think through and begin the redevelopment process. Since that time hundreds of citizen, agency and consultant man-hours have been focused on achieving various redevelopment tasks. Major accomplishments thus far, include:

- Task Force & Oversight Committee appointed
- Public input received and public awareness increased
- Completion of The Process Definition Plan and approval of the Consensus Plan
- The new JCCC is under construction (off-site) and on schedule for 2005 opening
- Planning, design and construction of the DNR Green Building (first new building of the redevelopment)
- The MSP Commission is authorized, appointed and functioning
- The Executive Advisory Committee has been appointed by the MSP Commission
- Public input received on the Framework Plan
- Planning and design underway for the new State Health Laboratory
- The Framework Plan completed



The Master Plan

The Next Steps *(continued)*

- The Master Plan receives a planning & design award from the St. Louis Chapter of ASLA
- Utility companies contacted and developing long range planning strategies
- On-going environmental, archeological, site feasibility studies for potential development sites
- Preparation of the redevelopment Design Guidelines started
- Infrastructure planning and design started
- Decommissioning planning started

The detailed list of accomplishments is much longer than the summary list above. The development process has passed the test of changing administrations at the local, county and state level. Past, current and future political and community leaders continue to participate in the planning and redevelopment process.

Future Activities

Following is a list of activities that will be accomplished in the short term future in order for the redevelopment process to move forward. The items have not been prioritized, defined or scheduled.

- **Phase I Archeological Investigations**
 - DNR Site
 - Lab Site

- Remaining Site
- **Phase II Archeological Investigations**
 - Remaining Site
- **Phase II Environmental Investigation**
 - Remaining Site
- **Existing Facility Protection/Disposition**
 - 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



The Master Plan

The Next Steps *(continued)*

- **Site Improvements**
 - On-site Road Plan
 - Parking Plan
 - Grading Plan
 - Landscape Plan
- **Natural Resource Analysis**
 - Flora & Fauna
 - Threatened & Endangered
- **Historic Designations**
 - Section 106 - Districts, Buildings & The Wall
- **Surplus Property Relocation**
 - Relocation Program
 - Site Selection
- **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

These activities will be coordinated with other planning and design events scheduled to take place in the project area. The City, Housing Authority, Cole County, State and Federal government agencies all have ongoing projects in or immediately adjacent to the MSP Redevelopment Project. Efforts will continue to be made to share information, vision and resources to best serve the citizens of Missouri.

