



Missouri State Penitentiary Redevelopment

History of MSP Redevelopment

The following report summarizes the efforts to redevelop the Missouri State Penitentiary Site from 1998 to the present.

1998

- \$9 million appropriation to begin the design to replace the Jefferson City Correctional Center (JCCC) in Cole County.

1999

- Broad based Task Force concept presented to leadership of State, County and City.
- Task Force formed to determine the best future use for the MSP site.

2000

- Master Planning with consultant and Task Force.
- Design of Lewis and Clark State office building begun.

2002

- Construction of Lewis & Clark Building begun.

2004

- August Memorandum of Understanding for caretaking operations between the Office of Administration/Division of Facilities Management and the Department of Corrections for FY05 is agreed to MOU.
- September 15, 2004, JCCC moves to new Home in Eastern Cole County.
- Decommissioning of MSP begins.
- Construction of Missouri Public Health Lab began.

2005

- Master Planning completed with approval of Master Plan for Development Standards & Development Standards / Design Guidelines by Redevelopment Commission
- Lewis & Clark Building occupied.
- Planning for Federal Courthouse begun by GSA.
- Central East Side Neighborhood Plan for adjacent neighborhood areas completed.
- MSP Master plan approved as Preliminary Zoning Plan by City.

History of MSP Redevelopment (con't)

2006

- **GSA selects MSP site as site for Federal Courthouse.**
- **Site preparation and clearing undertaken for site of Federal Courthouse.**
- **Missouri Public Health Lab occupied.**

2008

- **Construction of Federal Courthouse begun.**

2010

- **Lafayette Street and utilities extended to serve Federal Courthouse.**

2012

- **Federal Courthouse completed.**

2013

- **CDBG Phase A (Upper Yard) Demolition / Environmental Remediation complete.**
- **“Use Agreement” executed between the State and the CVB, allowing tours to be conducted. Term of the agreement is 15 years and expires 10/31/28.**

2014

- **Exterior Building Repairs and Interior Clean-up /Environmental Remediation completed—(Housing Units 1, 3, 4 and Gas Chamber).**

2015

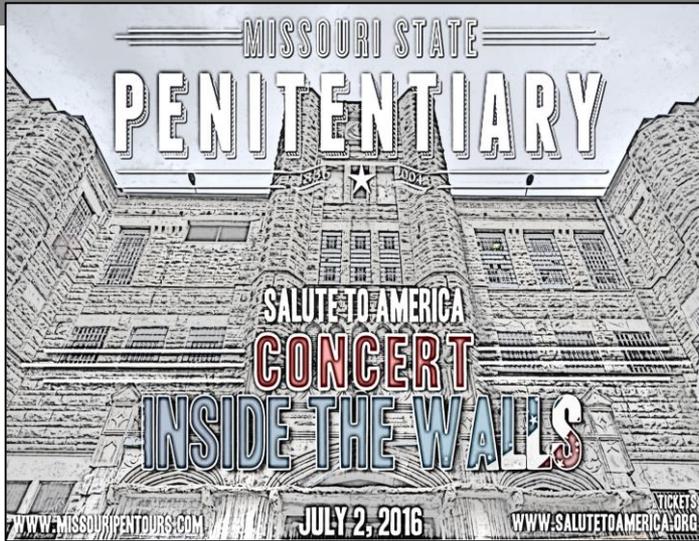
- **CDBG Phase B (Lower Yard) demolition / Environmental Remediation complete.**

2016

- **First “Behind the Walls” concert event occurred in July in the “Historic Area” of MSP. This was a collaboration between the State, City, County, CVB and the Salute to American teams.**

Concerts /Entertainment Venue

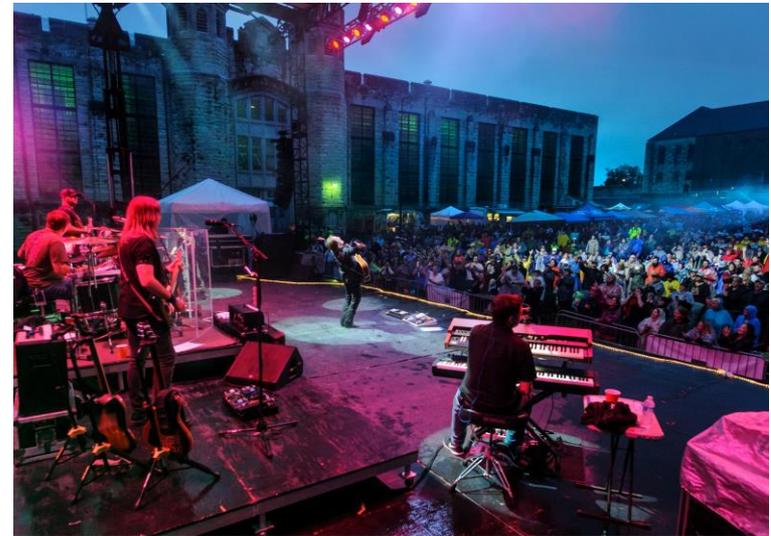
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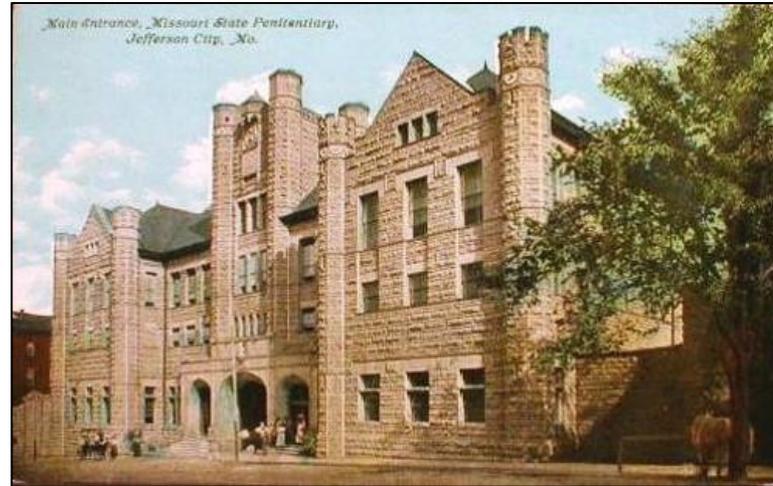
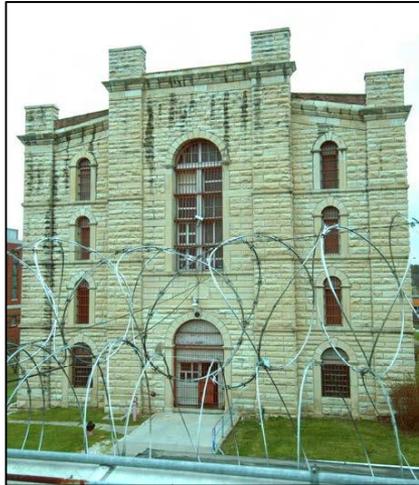


First “Behind the Walls” concert event

Featuring Travis Tritt

occurred in July in the “Historic Area” of MSP. This was a collaboration between the State, City, County, CVB and the Salute to American teams.





- MSP Tours have grown exponentially from 3k in 2009 to 33k in 2016
- Eastern State Penitentiary in Pennsylvania (a similar venue) had 350,795 visitors in 2015 with an annual growth of 15-20%.
- Alcatraz draws 1.3 million visitors a year (Missouri State Penitentiary is 100 years older than Alcatraz)
- Our current tour demand proves that the general public is interested in visiting this historical site in Jefferson City and Missouri.

TOURS – Actual State Tourism Effect

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MSP Visitors

- 2009 – 3,000
- 2010 – 11,700
- 2011 – 17,203
- 2012 – 19,121
- 2013 – 15,208 (closed Oct-Nov 2013)
- 2014 – 22,188
- 2015 – 25,927
- 2016 – 32,811



MSP Museum Visitors

- 2013 - 752
- 2014 - 1,784
- 2015 - 2,038
- 2016 - 6,827

2016 MSP Tour Season Summary

Visitors from 45 states and 43 countries

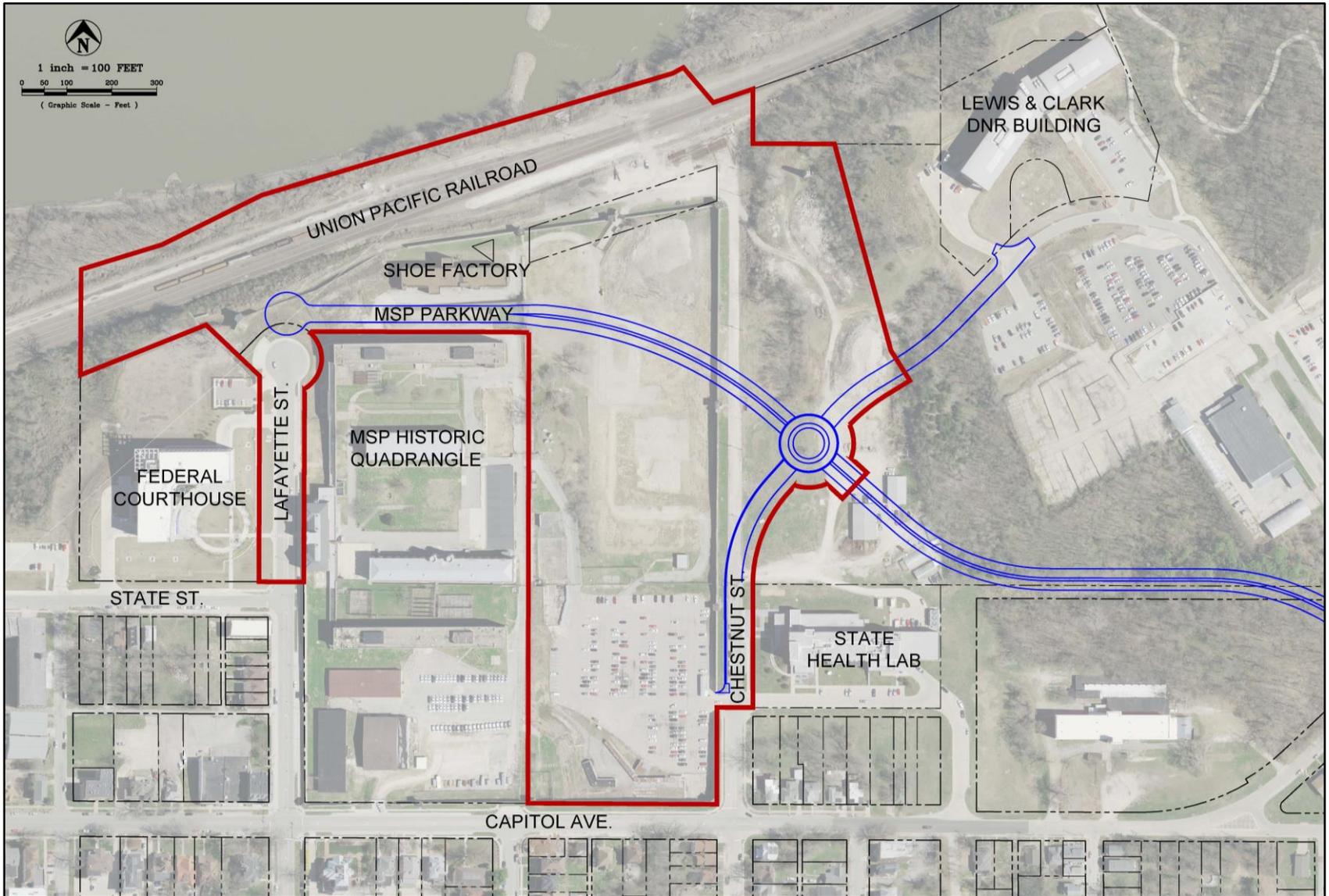
- 32,811 individual tour visitors.
- 20% are “Overnight Visitors”
 - (6,563 x \$247.00 = \$1,621,061 - Economic Attendee expenditures)
- 80% are “Day Trippers”
 - (26,248 x \$55.00 = \$1,443,640 - Economic Attendee Expenditure)

Total = \$3,064,701

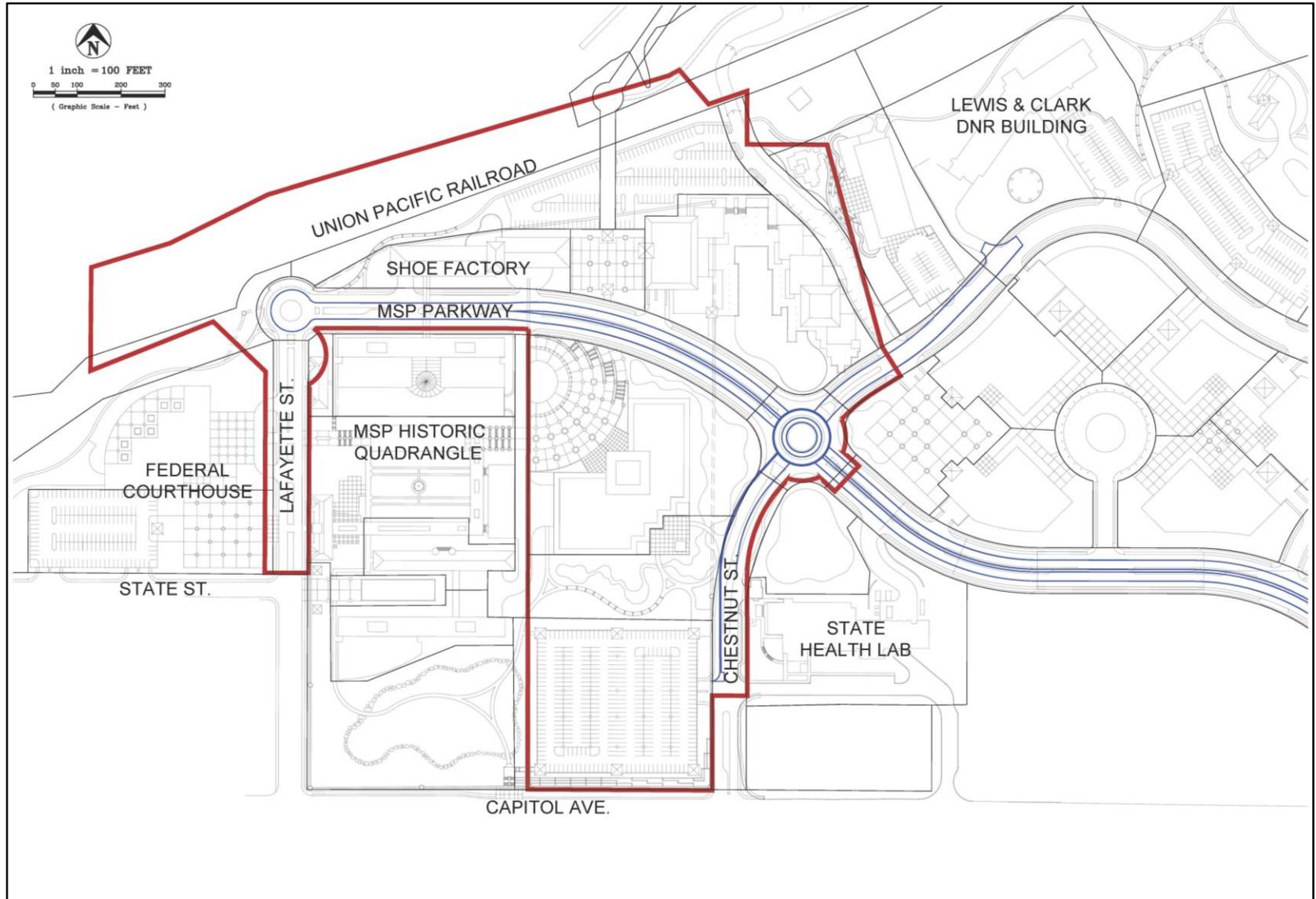
MSP Surrounding Area - Developments

- **Christopher S. Bond Federal Courthouse – Complete 2012**
- **Lafayette Street Interchange – Completed in 2016**
- **Capitol Avenue Redevelopment – Currently Underway**
- **Capitol Avenue Street Improvements – Design Phase**
- **CVB Headquarters in Marmaduke House - 2016**
- **Avenue HQ Entertainment Venue – Completed in 2015**
- **Capitol Avenue Lofts - Proposed**

Area of Proposed Transfer - Arial Photo



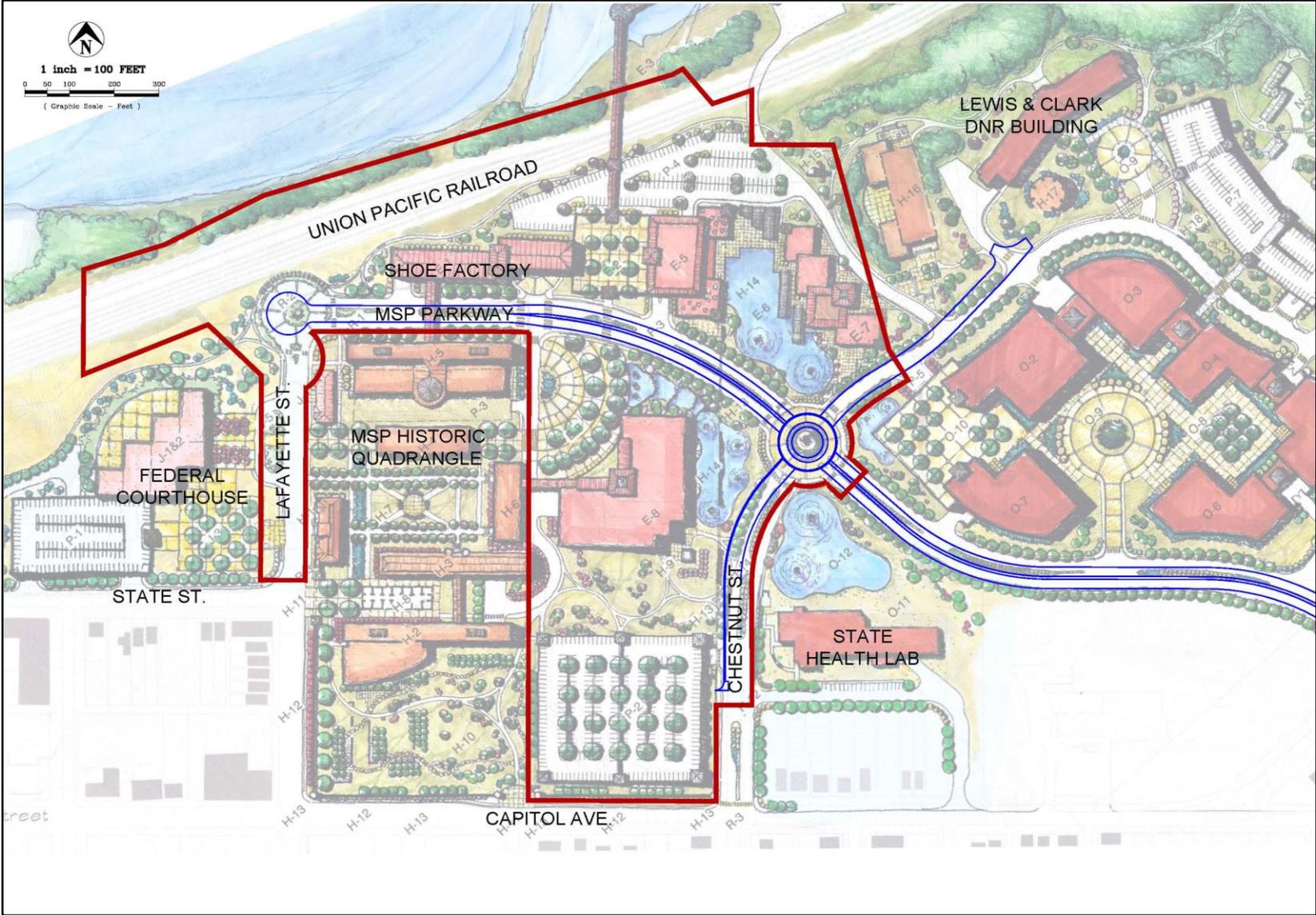
Area of Proposed Transfer



Total MSP Site Area - 128 Acres

- **SB 486 Conveyance Area - 31.8 Acres Total**
 - **Lafayette Street ROW - 1.5 Acres**
 - **Proposed Parkway/Chestnut Street ROW – 4.4 Acres**
 - **Railroad ROW - 6.2 Acres**
- **Remaining Development Area – 19.7 Acres**

Area of Proposed Transfer – Master Plan



- **Hotels**
- **Entertainment Venues**
- **Dining**
- **Retail**
- **Housing/Lofts/Apartments**
- **Office**