

City Council Work Session

June 1, 2021



olsson the **olsson** studio

Canyon Research Southwest, Inc.
Knowledge Based Real Estate Consulting Services

 **HABITAT**
ARCHITECTS

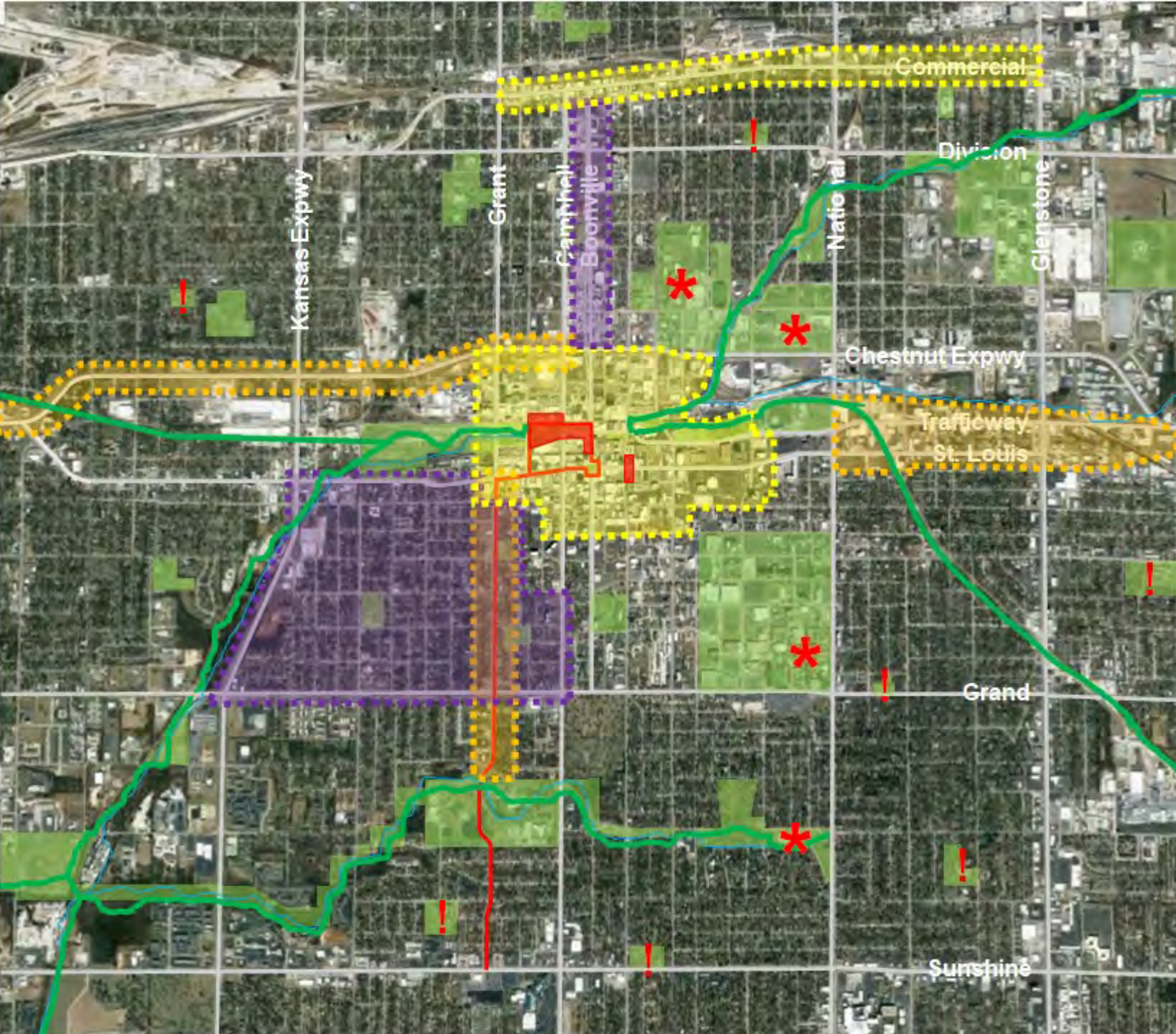
WWE
WRIGHT WATER ENGINEERS, INC.

What is the Project?

- Redevelopment of two blocks in downtown Springfield
- One piece of the big picture in downtown, but also critical in the larger community water quality improvement and flood reduction plan in Jordan Valley
- Focused on:
 - Community gathering place
 - Flood control and water quality improvement
- Planning and design process that has focused heavily on stakeholder and public engagement

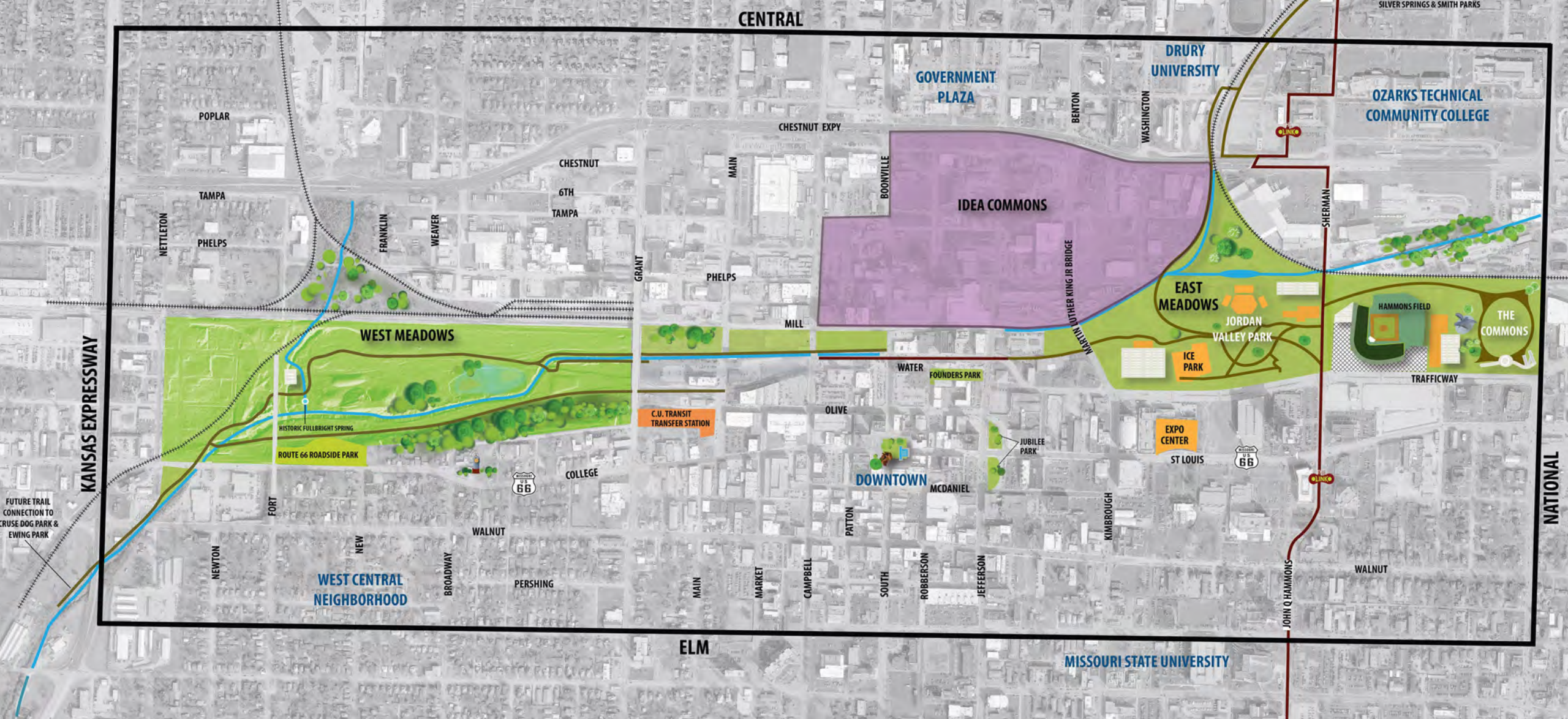
What is the Project?

- Master Plan finished by early summer 2021... then design development
- Design will include:
 - Significant modifications to existing floodplain and floodway along Jordan Creek
 - Daylighting of certain portion of Jordan Creek
 - Initial Amenity Development
- Planning phase also studied Founders Park and 404 North Jefferson Avenue

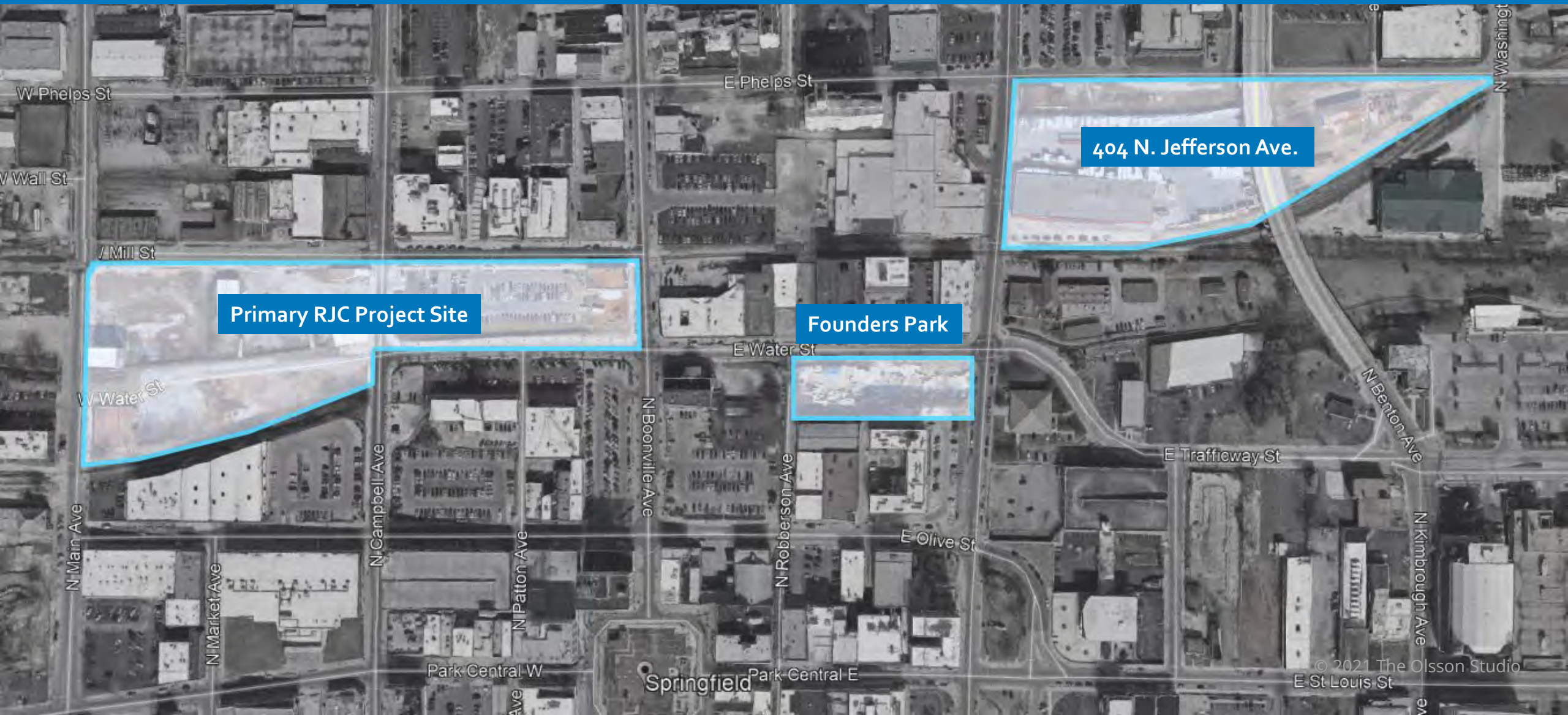


Community Context

Overall Site Context



Project Sites



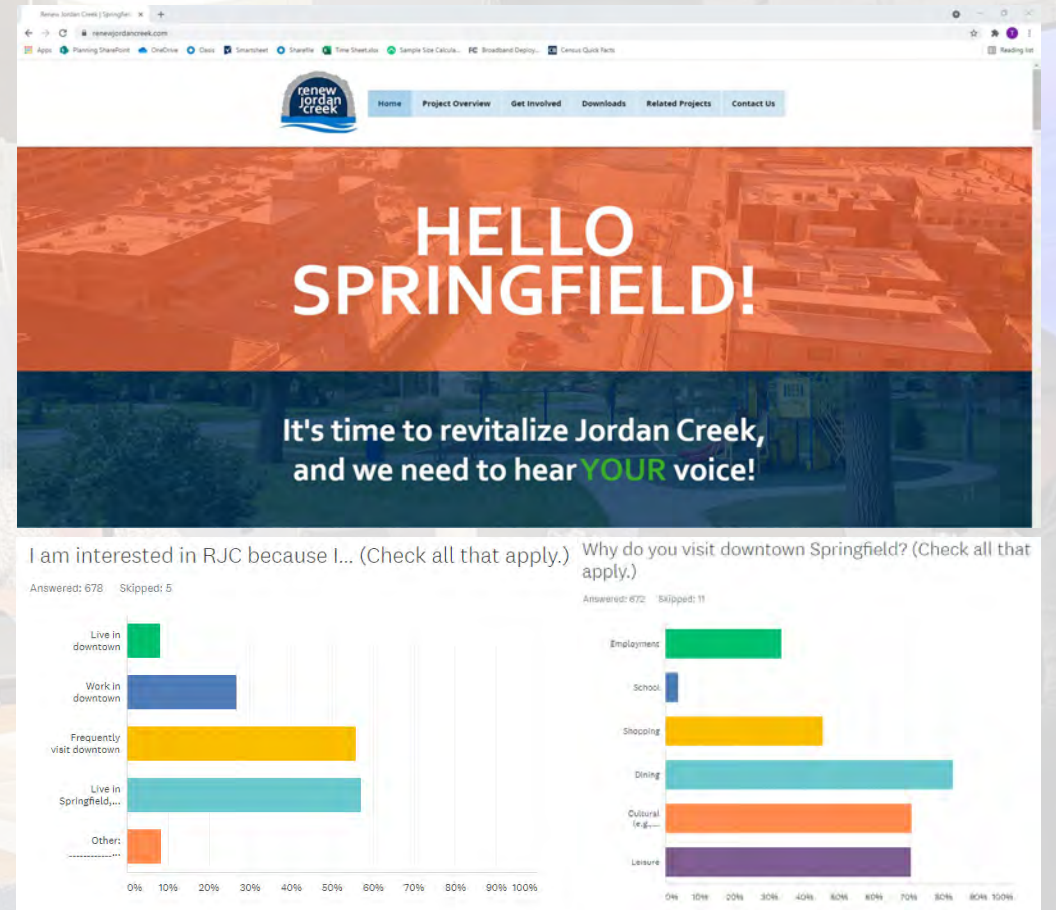
Primary RJC Project Site

404 N. Jefferson Ave.

Founders Park

So Far...

- Analyzed site opportunities and challenges
- Created a project brand and logo
- Developed and maintain a project website (www.renewjordancreek.com)
- Established Stakeholder Committee (SC)
- Performed public outreach
- Prepared Economic and Market Analysis
- Conducted public survey
- Hosted a two-day virtual visioning workshop
- Hosted a three-week virtual design charrette
- Hosted a one-week virtual public open house



Public Engagement Stats

Public Survey

- January 12 - February 7
- 683 responses

Visioning Workshop

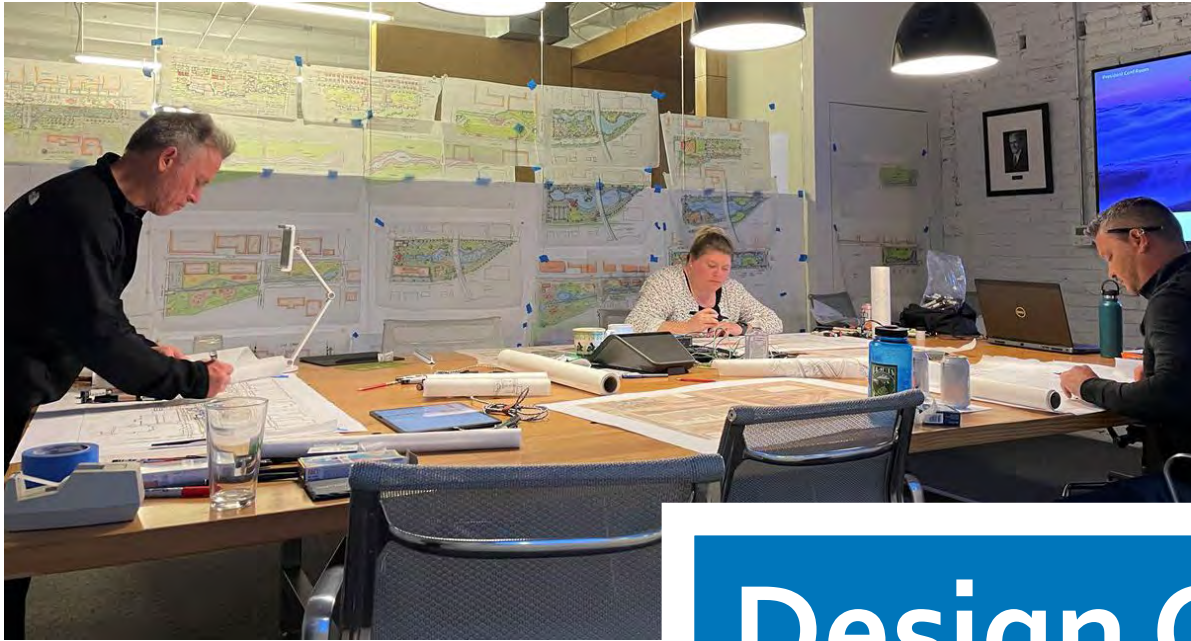
- 46 participants
- Over 1,000 Konveio comments

Design Charrette

- Held over 3 weeks
- 8 live stakeholder committee sessions
- Charrette hub website updated immediately
- 473 Konveio comments

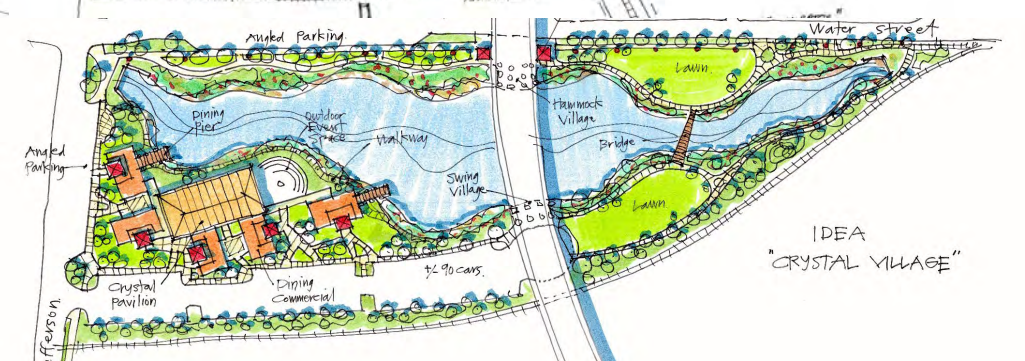
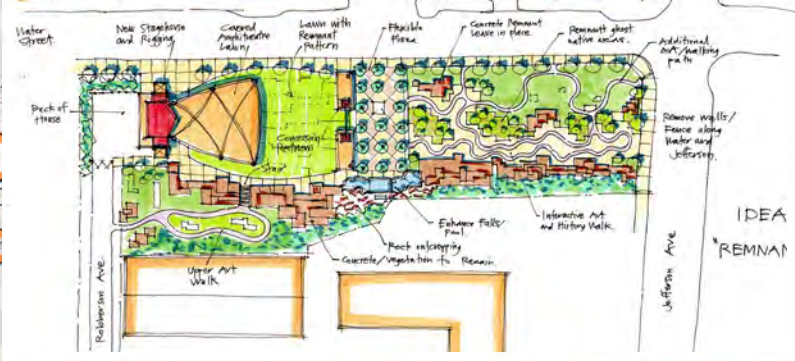
Public Open House #1

- April 5 - 11
- 125 Konveio comments
- 92 participants

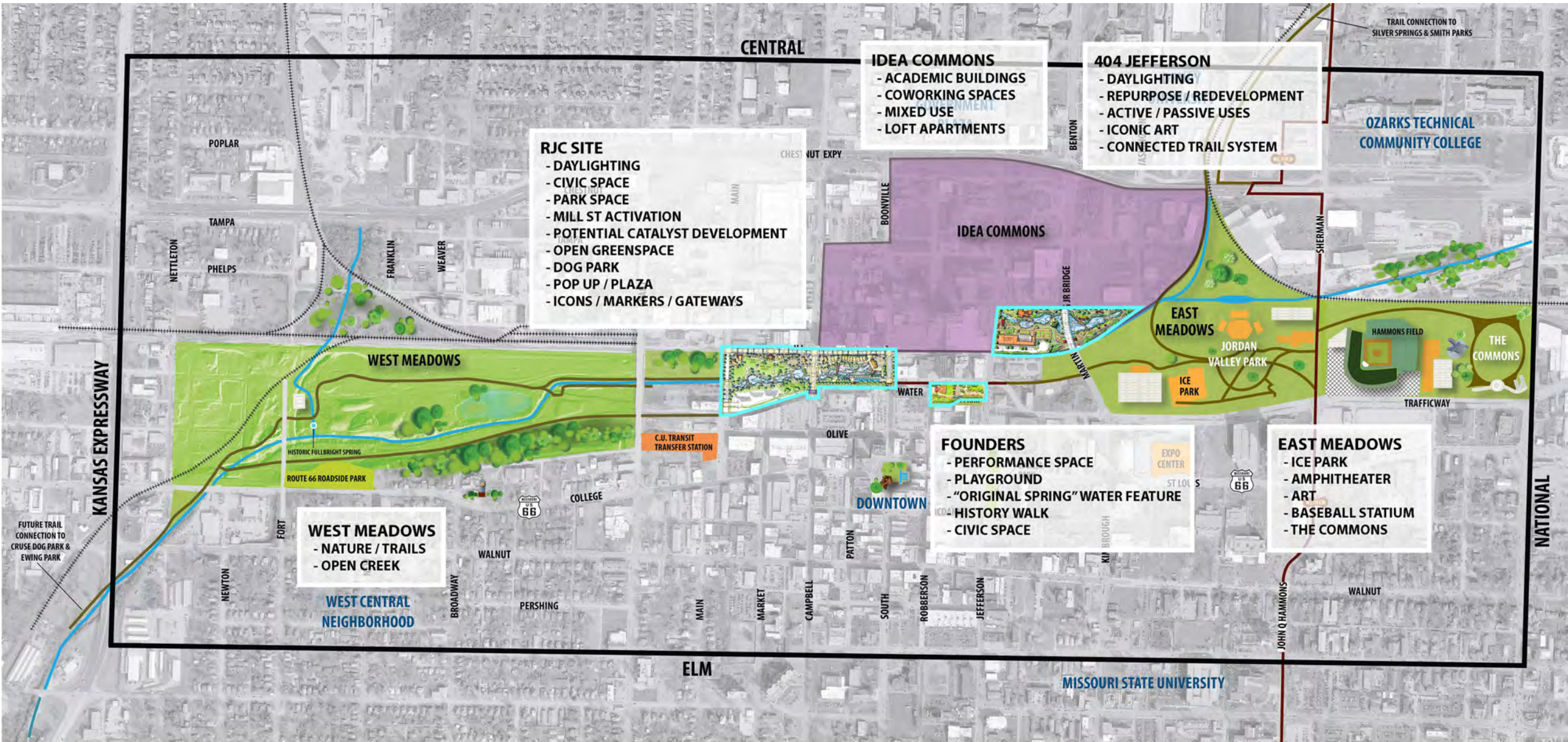


Design Charrette





String of Pearls



CENTRAL

IDEA COMMONS

- ACADEMIC BUILDINGS
- COWORKING SPACES
- MIXED USE
- LOFT APARTMENTS

404 JEFFERSON

- DAYLIGHTING
- REPURPOSE / REDEVELOPMENT
- ACTIVE / PASSIVE USES
- ICONIC ART
- CONNECTED TRAIL SYSTEM

OZARKS TECHNICAL COMMUNITY COLLEGE

RJC SITE

- DAYLIGHTING
- CIVIC SPACE
- PARK SPACE
- MILL ST ACTIVATION
- POTENTIAL CATALYST DEVELOPMENT
- OPEN GREENSPACE
- DOG PARK
- POP UP / PLAZA
- ICONS / MARKERS / GATEWAYS

WEST MEADOWS

- WEST MEADOWS**
- NATURE / TRAILS
 - OPEN CREEK

WEST CENTRAL NEIGHBORHOOD

IDEA COMMONS

EAST MEADOWS

EAST MEADOWS

- ICE PARK
- AMPHITHEATER
- ART
- BASEBALL STADIUM
- THE COMMONS

FOUNDERS

- PERFORMANCE SPACE
- PLAYGROUND
- "ORIGINAL SPRING" WATER FEATURE
- HISTORY WALK
- CIVIC SPACE

DOWNTOWN

MISSOURI STATE UNIVERSITY

KANSAS EXPRESSWAY

NATIONAL

ELM

TRAIL CONNECTION TO SILVER SPRINGS & SMITH PARKS

FUTURE TRAIL CONNECTION TO CRUSE DOG PARK & EWING PARK

POPLAR

TAMPA

PHELPS

NETTLETON

FRANKLIN

WENNER

CENTRAL

CHESTNUT EXPY

BOONVILLE

BENTON

JR BRIDGE

SHERMAN

HAMMONS FIELD

THE COMMONS

TRAFFICWAY

HISTORIC FULLBRIGHT SPRING

ROUTE 66 ROADSIDE PARK

C.U. TRANSIT TRANSFER STATION

OLIVE

EXPO CENTER

ST LOUIS

NEWTON

FORT

WALNUT

PERSHING

MAIN

MARKET

CAMPBELL

SOUTH

ROBBERSON

JEFFERSON

JOHN Q HAMMONS

WALNUT



PHELPS ST

MILL ST

WATER ST

BOONVILLE

ROBBERSON

JEFFERSON

TRAFFICWAY ST

KIMBROUGH



CONNECTION TO WEST MEADOWS

CONNECTION TO EAST MEADOWS

MAIN ST

CAMPBELL



Primary RJC Site

What We Heard – Primary RJC Site

USES / ACTIVITIES

- Scheduled events
- Markets
- Riverwalk
- Live music
- Family friendly events
- Move nights
- Outdoor yoga, dining
- Flexible retail spaces
- Food trucks
- Passive environmental interaction
- “Downtown’s back deck”

INFRASTRUCTURE

- Flood control / water quality improvements
- Interaction with water
- Nodes of water
- Native plantings
- Maintenance conscious hardscapes/softscapes
- ADA accessibility
- Mitigate water issues

CONNECTIVITY

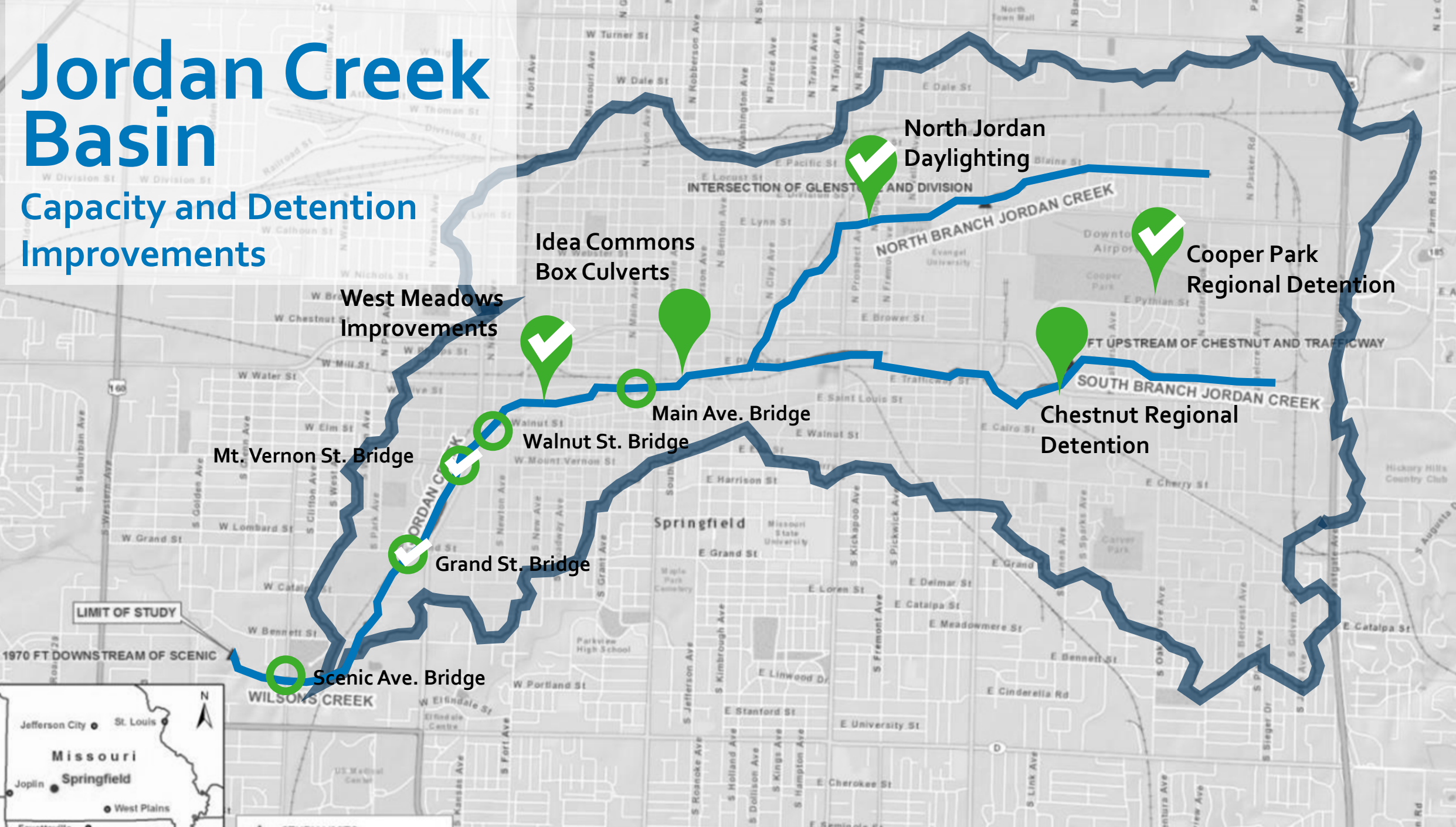
- Connection to developments
- Gateways and identification markers
- Flexible, accessible, and safe
- Pedestrian and bicycle focused walks and trails
- Streetscape improvements at perimeter of Project Area
- Jordan Creek Greenway

ELEMENTS

- Iconic feature
- Interactive water
- Open / flexible lawn
- Public art
- Historical markers
- Flexible retail
- Recreation opportunities
- Moveable and adaptable furniture
- Shade
- Technology
- Amenities for dogs
- Maintenance effort and cost

Jordan Creek Basin

Capacity and Detention Improvements



Stormwater

- Partial project purpose
 - Flood control
 - Water quality
- Initial step
- What does success mean?
 - Flood Control
 - Water Quality
 - Water as an Amenity



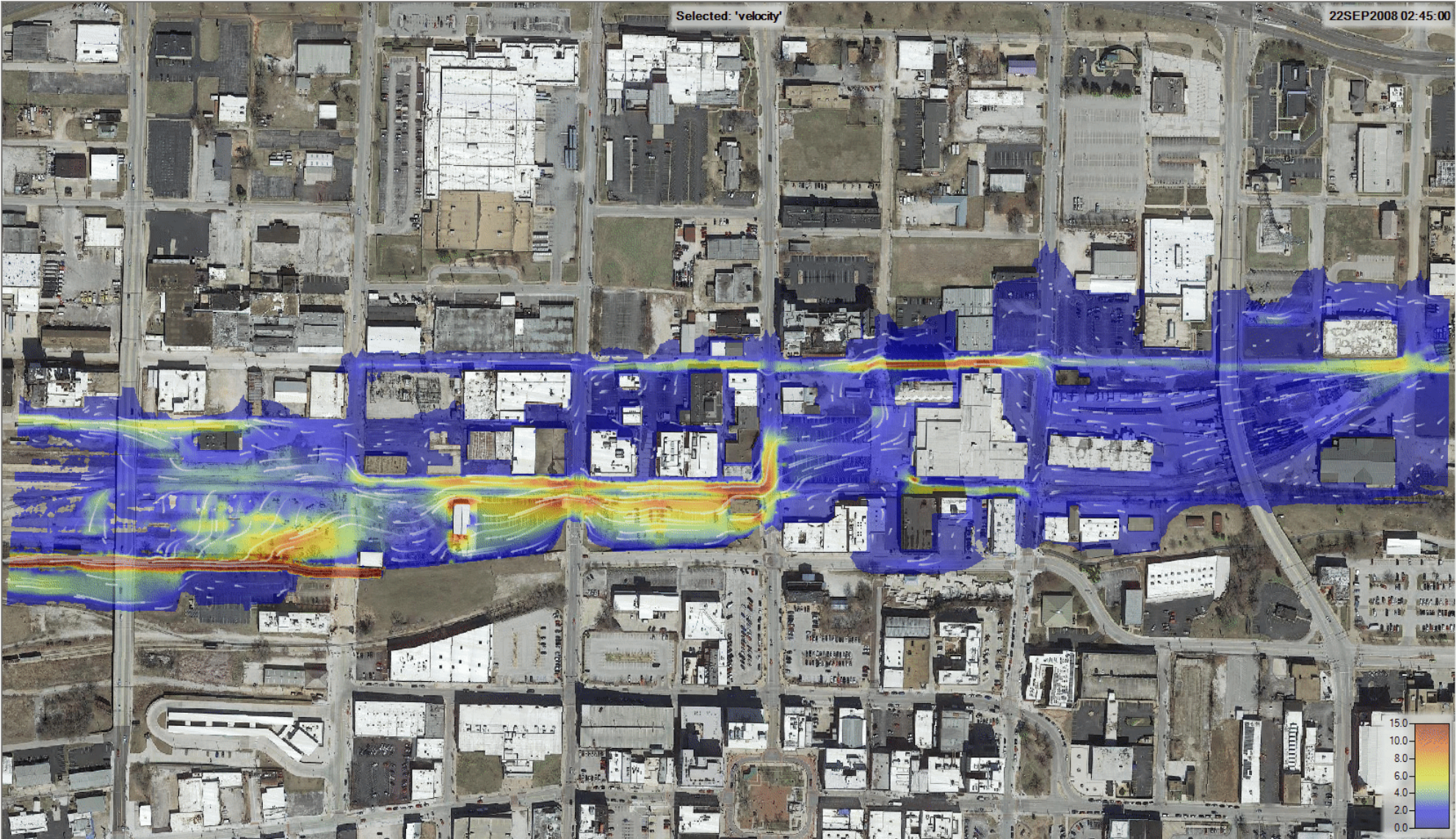
Flood Condition (1-2 Year)



Flood Condition (1-2 Year)



Flood Condition (Existing 100 Year)



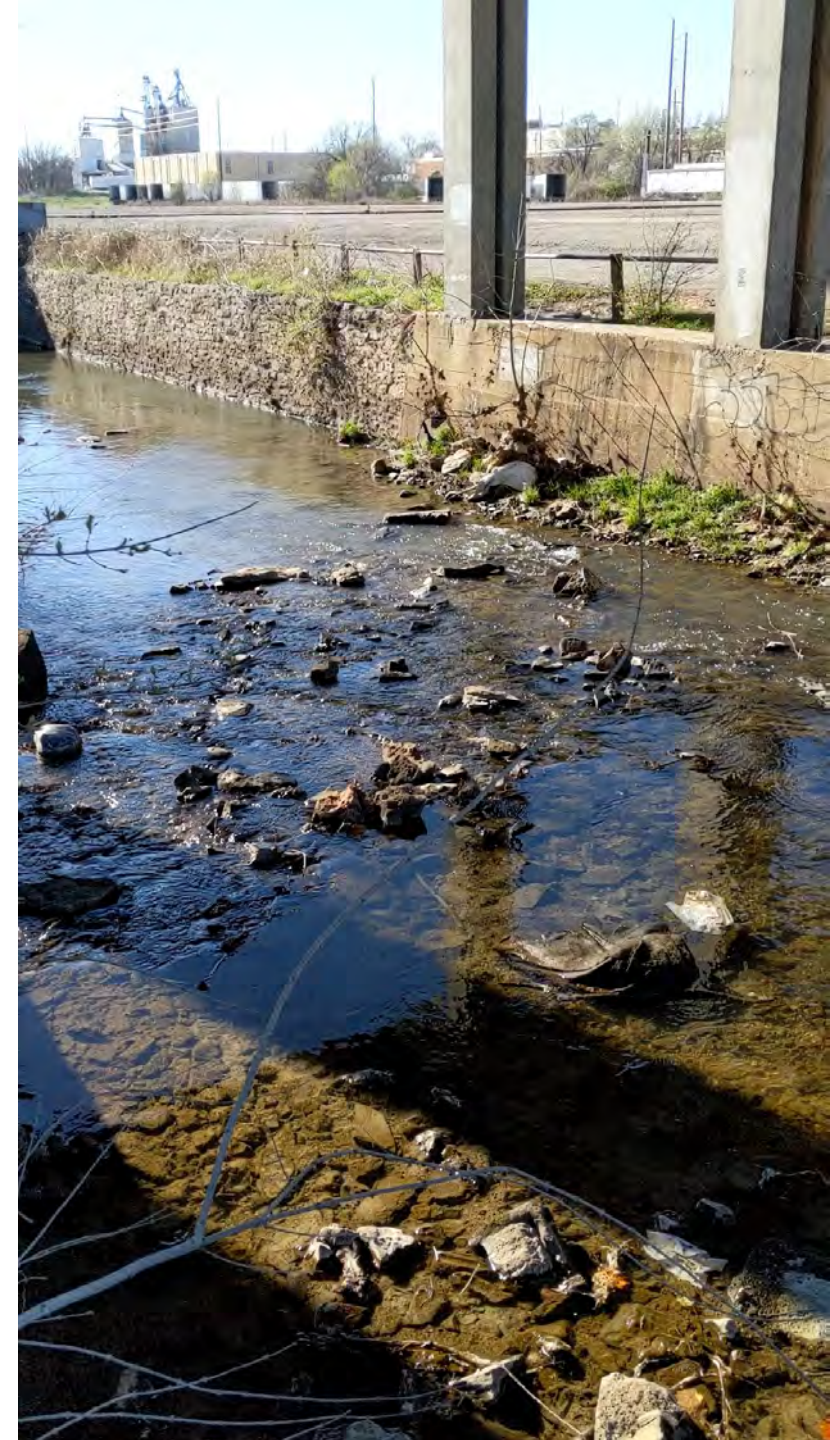
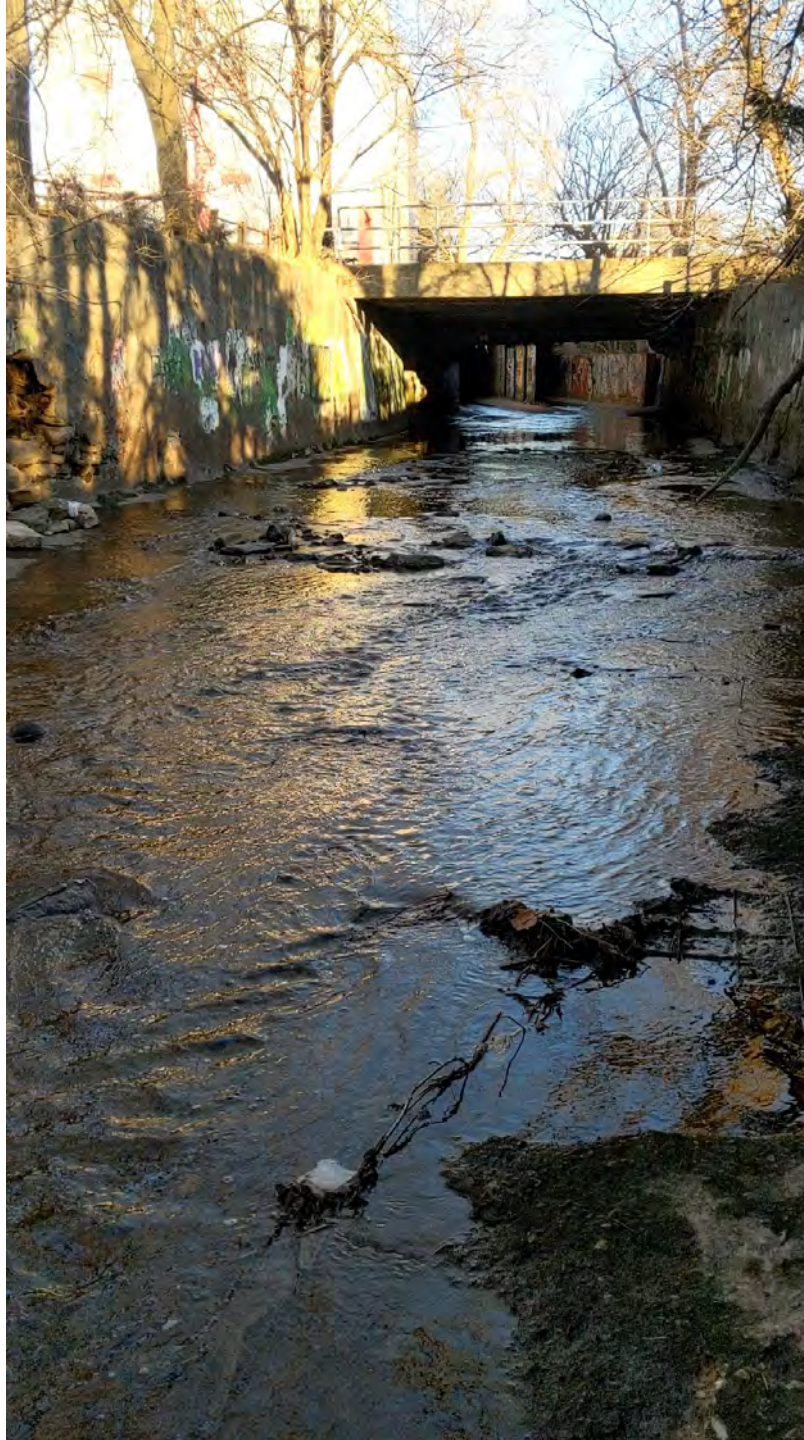
Jordan Creek – Normal Condition





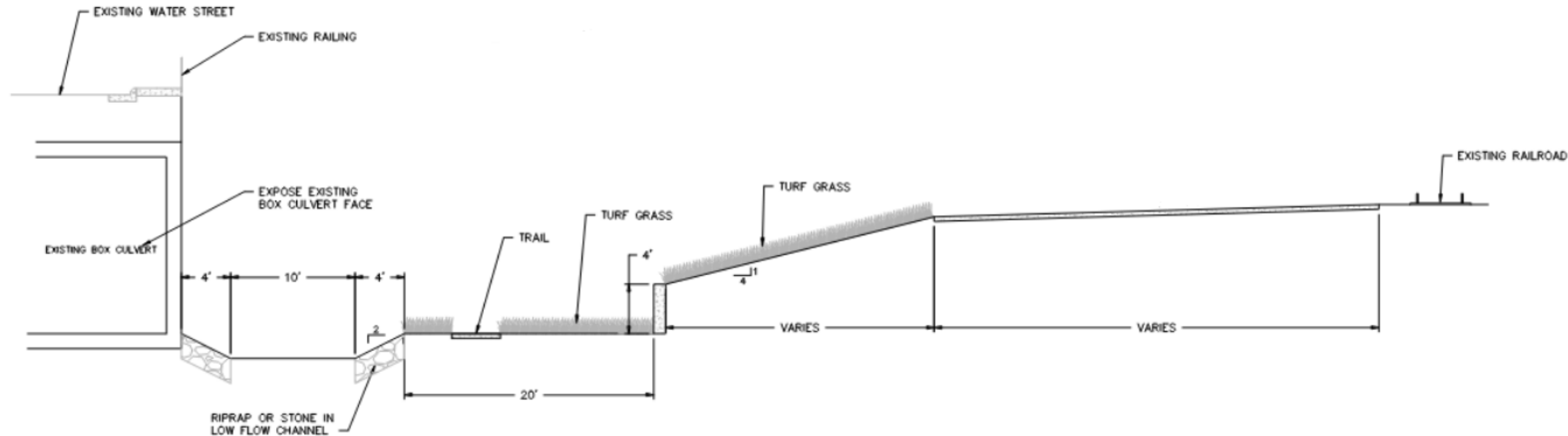
Jordan Creek

After a Typical Rain



Conceptual Hydraulics

- Existing Box Culvert Capacity = 2200 cfs
- Combined System Capacity = 3,600 cfs (approximately 25-year)



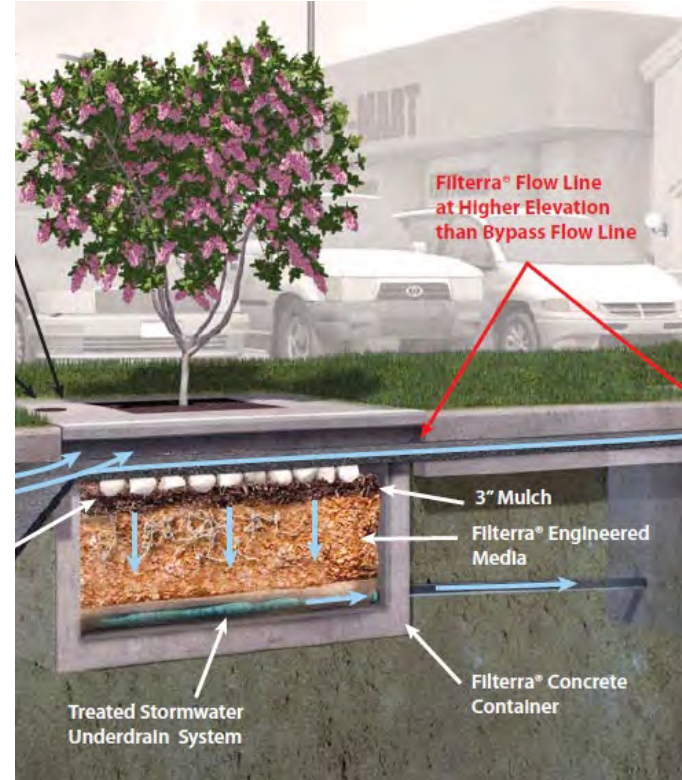
Existing Water Quality

- Downstream segments littered with trash
- PAH and other contaminants in soil sediment
- Lack of Habitat



Water Quality - Balancing Competing Goals

- Maintenance costs versus maintained look
- Riparian benefits vs stream access and urban feel
- Above ground BMPs versus optimizing space for other features



The Concept Plan



Entry Points

- 1 Gateway
- 2 Historical Marker

Elements and Programming

- 1 Stream Crossing
- 2 Riparian Plantings
- 3 Pop-ups Plaza
- 4 Park Shelter
- 5 Park Open Space
- 6 Future Development Catalyst Site
- 7 Plaza
- 8 Campbell Arch / New Arch
- 9 Food Truck Plaza
- 10 Overlook Bridge
- 11 Overlook Porch
- 12 Street Trees and Paving
- 13 Event Plaza
- 14 Commercial Space
- 15 Vertical Falls
- 16 Water Street Arcade
- 17 Dog Park



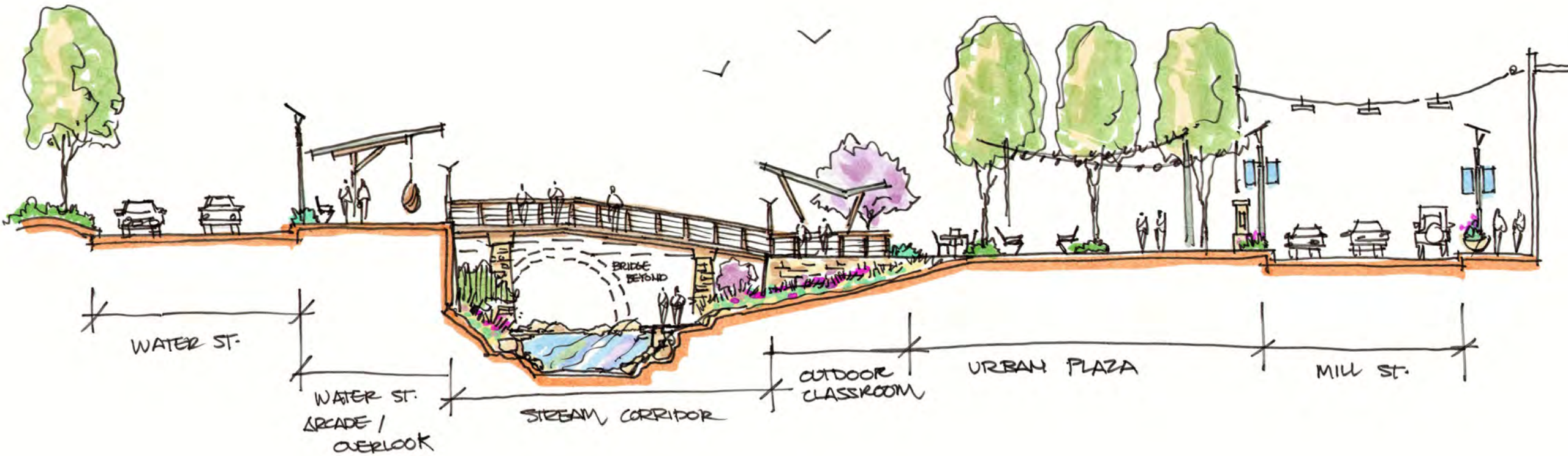


DAYLIGHTING
SAW MILL RIVER

WELCOMERS WELCOME YOU TO
GREAT LARKIN PLAZA



Primary RJC Site – Section













Founders Park



Entry Points

- 1 Jordan Valley Greenway Trailhead
- 2 Back of House Entrance
- 3 Main Entry / Promenade
- 4 History Walk Entrance

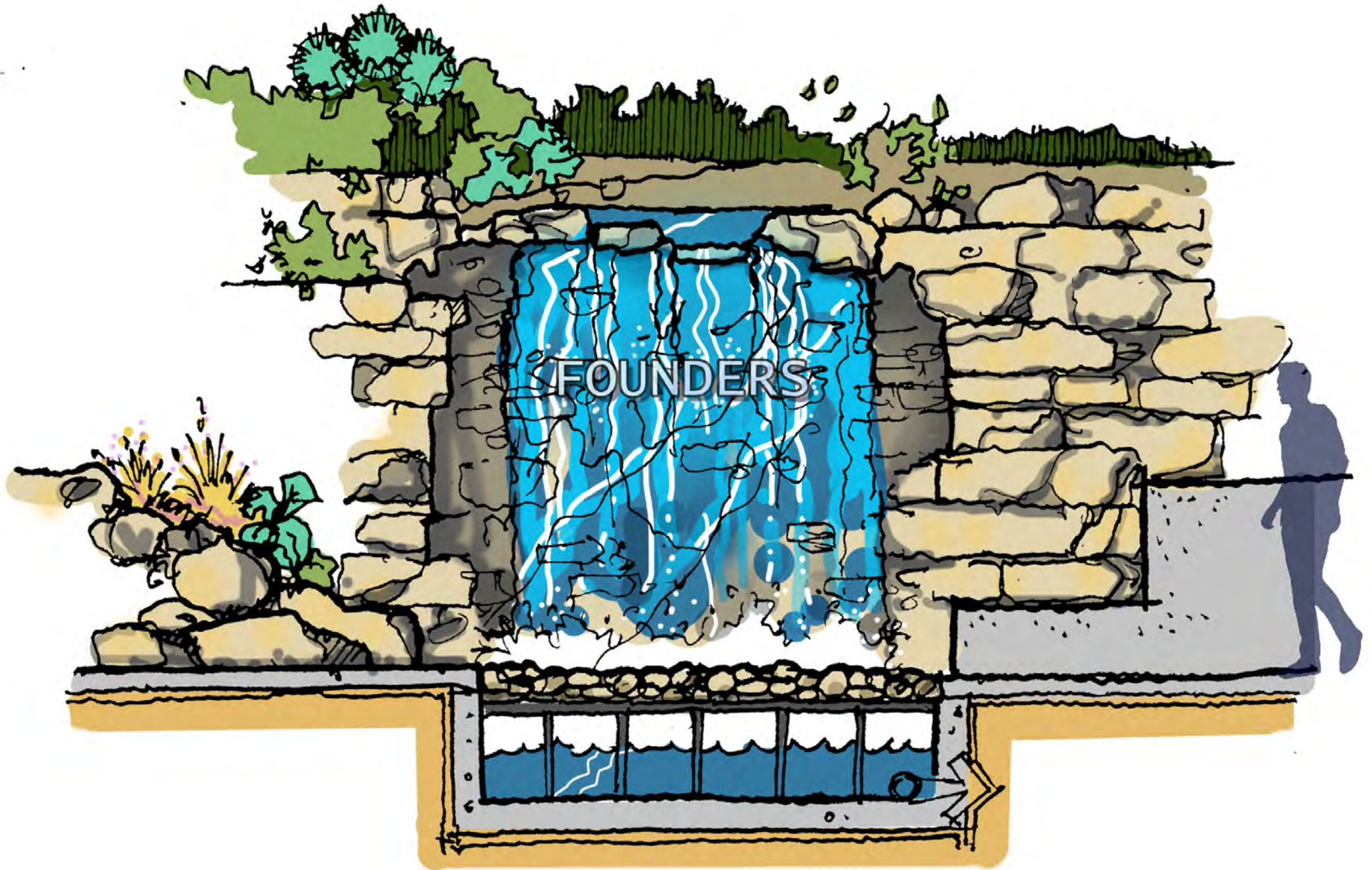
Elements and Programming

- 1 Covered Amphitheater
- 2 Amphitheater Flat Lawn
- 3 Stagehouse and Rigging
- 4 Concrete to Remain
- 5 Vegetation to Remain
- 6 Native Plantings
- 7 Mural Walk
- 8 Concessions and Restrooms
- 9 Pondless Water Feature
- 10 Civic Plaza
- 11 Esplanade
- 12 Adventure Play Area
- 13 Flex Lawn
- 14 History Walk



National Audio Company, Inc.
←

Water St





404 North Jefferson Avenue

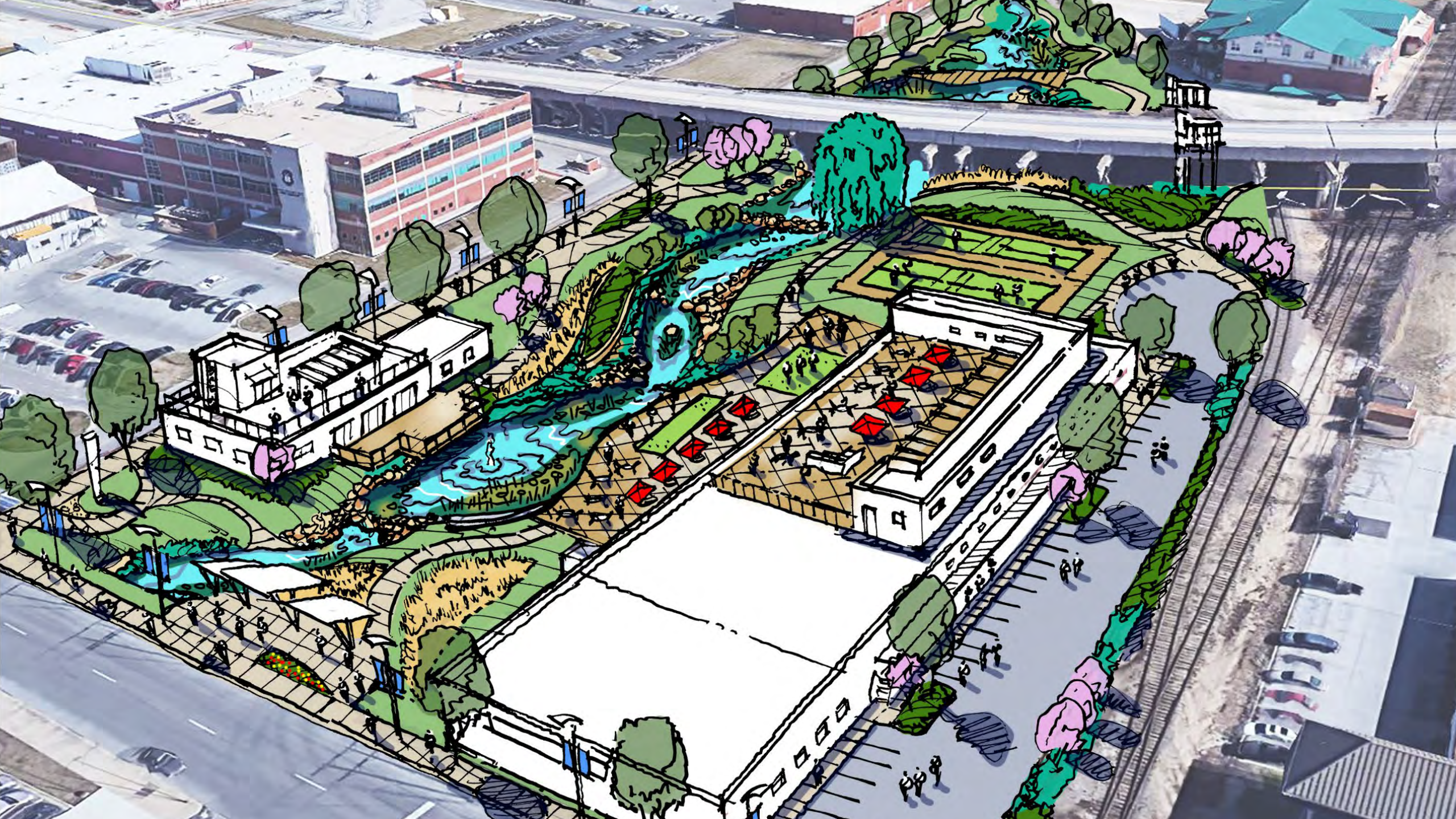


Entry Points

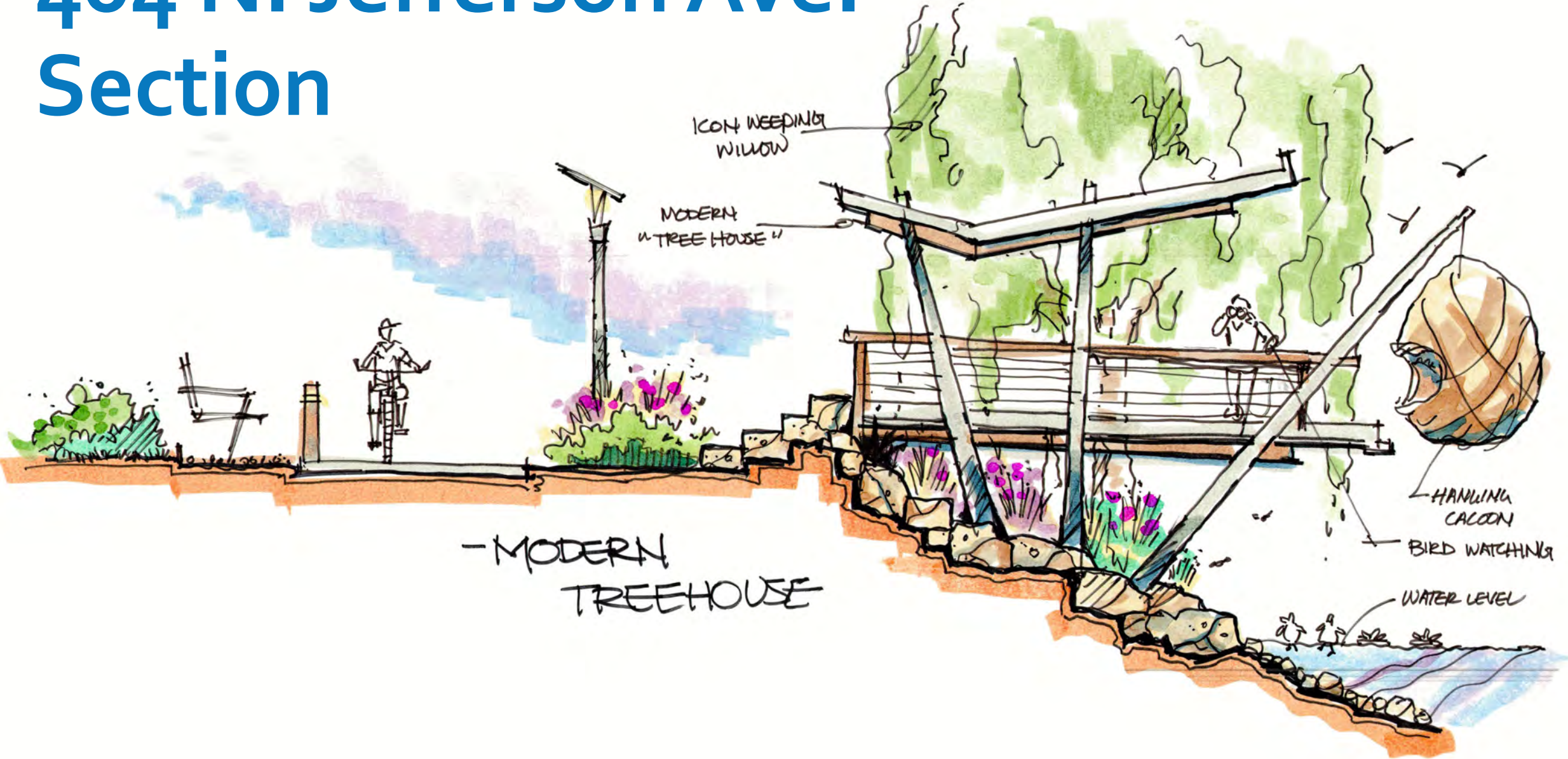
- 1 Entry Signage
- 2 New Box Culvert
- 3 Existing Box Culvert
- 4 Parking
- 5 Stair Access to Bridge
- 6 Jordan Valley Greenway Connection

Elements and Programming

- 1 Park Pavilion
- 2 Brewery or Restaurant Space
- 3 Overwater Deck
- 4 Flex Commercial Spaces
- 5 Recreation / Entertainment Space
- 6 Yard Games
- 7 Pickleball Courts
- 8 Tree House
- 9 Esplanade
- 10 Net Seating Overlook
- 11 Park Shelters
- 12 Bridge
- 13 Stepping Stone Crossing
- 14 Discovery Walk



404 N. Jefferson Ave. Section



Next Steps

- Coordination with city
- Draft revisions
- Additional public engagement:
 - Virtual Public Open House – June 7-13 at *renewjordancreek.com*
 - Virtual Public Information Session – 6-7 p.m., Wednesday, June 9
Tune in at renewjordancreek.com or via the City's Facebook Live
- Additional refinement
- Onto design...



THANK YOU!
Questions?