

The first Public Open House was open virtually from April 5 through April 11. Six initial ideas for the RJC project site were presented to the public for feedback. Over 100 comments were left throughout the week and have been recorded below:

Idea One

Idea One / Space Usage

Compliment:

- I like how this plan opens the flow of the creek and provides good areas for, water, people storm water management and greenspace. It looks very useful and balanced.
- This is my favorite idea of the six. It incorporates more opportunities for private development and mixed use. It also uses the water more prominently and we know water is a magnet to draw people to an area.

Concern:

- Will any below-grade parking be below the water table or require the regular pumping of the parking area and the maintenance of pumps?
- I think deciding to store water below road level is not the best idea. We have issues already with run-off of surface waters into standing water carrying road salt, oil, and trash. If the water is below the road, and only flows out when there's a surge, I think that runs a high risk of contamination. This would either mean we then have to hire people to clean the water, or it would not be used for its intended purpose of recreation.

Suggestion:

- I love the idea of a bridge here! I wonder if the sides of the bridge could be vibrant and colorful to match some of the wall art in the Idea Commons area. Maybe with aspects of the creek's history?
- Prefer West side option. Unclear why we would want less green space or water for the area to create a nice atmosphere.
- I like the concept of a marsh area, but I would rather see it west of Campbell Avenue. I would rather see a running stream (brook) east of Campbell Avenue.

Idea One / Plan View

Compliment:

- Best idea
- I really like the Big Scoop idea and doing something drastically new... RIVER WALK would be awesome and the idea of being down in a little valley next to a clear, running stream is very nice. ALSO: the Arch! How extremely cool it is that there is an arch underneath Campbell, and to be able to unearth it and turn it into part of the river walk...very cool!
- The Idea One/Plan View...wow, that's amazing!
- I like how you are sunk down below street level on the island i think that it would create an enclave where you feel isolated from the urban surroundings, and can connect with the natural water way.
- This idea appears to offer a balance of mixed use that includes living space, natural space and commercial space. I'd like living in this area!
- I can picture the water facing sides of those buildings having restaurants with outdoor patios offering beautiful views.
- I like the undulating movement of water across the site, I feel like even in a worst case scenario where it doesn't get developed/funded enough for those buildings on the west side those areas could be sports courts, lawns and gardens and it would still be great.
- Out of all six of these initial designs, "Initial Idea One" is by far the best. It presents the best balance of storm water management, beautification, options for use, funding opportunities with private/public partnership, and likely lower maintenance costs,
- Using the Campbell arch is important. We need to preserve as much character for the space as possible.



Idea One, Cont.

Concern:

- The “margin” area of the east side looks too crowded to me.
- I like the stairs and elevation change but this area looks busy for the sake of being busy
- Would there be native plants intended for this design? That’s one of the most important aspects for me, is the ability to have greenspace that is not only beneficial for humans but also bringing space back for native insects and plants.
- Will all plantings be native plantings?
- Will any housing in any of these plans be affordable housing?
- Where would the loft residents park in this idea? In order for it to be competitive with other Downtown options, it should be on-site or as close as possible, well-lit and secure
- I appreciate the integration of so many uses (commercial, residential, leisure, natural elements). However, I would much rather see neighboring sites utilized for larger development opportunities as opposed to forcing them into the footprint of this site. The mixed use buildings really start to crowd the site and begin to minimize the public use and benefit of this project
- I like the idea of office, retail mixed use, but not sure housing is a good fit for this vision.
- Will the multifamily housing be for any/all economic groups, or will it be targeted to low-income or upscale groups?
- I think that this is a great concept, but would like some additional information to support the early outline of daylighting historic Jordan Creek. Founders Park is a potential beneficiary of this project, although I haven’t heard any reports about Founders Park becoming a community asset.
- Does this become a Springfield Greene County Parks property? If so what part have they taken in planning?
- Why isn’t the waterway connected to the east?
- What about the link to the existing park area east of the ballpark?
- What are the plans for the existing property to the east of Boonville?
- Early on this was described as a daylighting of historic Jordan Creek throughout downtown Springfield. Is that still the plan?

- Why is this referred to as historic Jordan Creek when it was originally Wilson’s Creek?
- Will any of these activities limit the continued use of commercial rail service?
- How much is the cost per acre of this development when considering all of the cost related to the project?
- Who will maintain this area?

Suggestion:

- I love this plan but would like to incorporate some of the boardwalks found in one of the later plans. All of the retail options could help try and bring retail back into the downtown success story. Overall great options, with the exception of the last one! Thanks for these and for sharing!
- I would rather see this area used only for public uses with a minimum of commercial uses that directly support the public space. The heavier commercial and mixed use development should occur north of Mill Street.
- Idea One is more visually pleasing and offers a broader usage. I do like the idea of mixing some picnic areas as mentioned from Option Two to provide spaces for families and friends to enjoy sitting spaces not owned by a private entity.
- Scheme 1 is the most appealing with the combination of development to help fund this and the park areas. Prefer keeping the arch underpass from the historic standpoint. I like not having culverts.
- I love all the water but hate the development if plans 3 and one were combined it would be a big hit
- I love the opportunities for mixed use in this concept. In order for this to be authentic to SGF and not have things that could be in any city or development, we should try to personalize it with ties to Springfield and the Ozarks wherever possible.



Idea One, Cont.

- One of the surrounding structures should house a rowboat and paddle wheel boat rental much like what's done in New York City's Central Park.
- Tulsa's Gathering Place would be another example to take note from that has done that successfully also.
- I love this first plan. The water way and green space is bigger than the second plan. Also, the second plan has parking, and this takes away from the green space and I bet our Missouri State, Art and Design students here at Brick City, will take up those spaces!
- The Greenways Master Plan includes the Jordan Creek Greenways through or adjacent to this site. The Walk/Bike Trail is a part of a system connecting Strafford to downtown Springfield to Republic. A 12-16-foot wide walk bike path is needed paralleling the creek from Jefferson Avenue to West Meadows Trail. It should be at the edge of the site and be able to pass under Campbell Avenue and Main Avenue. It could have 1,000 bicyclists, 2,000 runners, and 4,000 walkers on week-end days not directly related to the activities on site.
- Guess i now prefer the East option. I want fewer buildings and more usable space for the public.



Idea Two

Idea Two / Space Usage

Concern:

- What happens to the creek east of Boonville Av in idea 2?
- This idea doesn't focus as much on water and has limited opportunities for new infill development. The straightforward design would be cheaper to construct, but wouldn't be as inspirational for patrons, residents and employees.
- This plan is blah. Doesn't present any wow factor whatsoever. Poor use of the space.

Suggestion:

- this plan maximizes the site but I don't think that's what this site needs but I like the organization of the layout in plan, not in practice
- I like the idea of below grade parking and how the creek is still confined into a stream, not a huge basin, overall this seems pretty contemporary not great but not bad either.

Idea Two / Plan View

Compliment:

- I am a big fan of the maximized options of space in this plan, especially an area where people could center around for performances or concerts while there is space to play nearby. I also like how the water goes under Campbell more like a bridge and is more visible throughout.
- I like the idea of having an outdoor civic space that could be utilized as a sort of amphitheater-esque space. Similar to Jordan Valley Park, but this location would be much more fitting for actual outdoor concerts and performances.
- I like the idea of picnic spaces

Concern:

- The food truck idea is great but these large parking lots undermine the feel of visiting downtown. I think keeping parking to a minimum is the best idea
- I like the simplicity of this plan as it seems like it would be most realist cost wise and all but the big swath of parking lot juxposing the natural green feels wrong and dated, lacking in environmental care.

Suggestion:

- It would be really beneficial if we could make the area a space to relax. Get the creek to the point where it flows enough to where you can actually hear it a little bit. Maybe add a small fountain somewhere.
- I like the addition of designated greenspace for native plants, but agree with other commenters that there should be more buffer space between the park and road.
- I like the developments on the west side but I feel that they need a more substantial landscape buffer, because it looks like there's too much hardscapes and not enough greenspace or permeable surfaces, its a good layout but it needs more landscaping and environmental considerations than what is shown on the plan. An IDEA is you could take over some of water street with plantings/hardscape to continue the bike/ped trail across the whole site.
- How about making this area a "nature play" area, rather than using structured play equipment? See <https://365cincinnati.com/cincinnati-nature-center-nature-playscape/> or <https://www.ramseycounty.us/residents/parks-recreation/tamarack-nature-center/play-outdoors/discovery-hollow-play-area> for examples.
- What does "EX" stand for?
 - Existing buildings



Idea Three

Idea Three / Space Usage

Compliment:

- This is the best idea! I appreciate that it keeps the water as a focal point without potentially leading to stagnation or contamination from roadways (as in the “big scoop” ideas).
- this plan is very natural looking and I like the incorporation of the bridge
- I like this one the best!

Concern:

- On the west side of idea 3, why is there a pinch point where the continuous water flow is cut off? Why not provide a continuous channel?
- If restrooms are to be built in the west side of idea 3, will they be secure enough that vandalism can be minimized and safety be maintained? Great addition to the parkspace if it can be done, but otherwise just one more ongoing expense.

Suggestion:

- The designs with the most water showing are appealing

Idea Three / Plan View

Compliment:

- I love the addition of the butterfly garden and prairie areas. This really matches my ideas for what this area should look like - a natural oasis that can be enjoyed by people in the city!
- I like the use of the boardwalks in the plan. It really plays up the water, and still keeps the space for pedestrian access. Also, the dog-friendly aspect is a huge win in my book. My pup is with me at all times, so a safe space for her is always welcome.
- I like this plan best because JV creek still looks like a creek. Not some artificial ponds

Concern:

- Concept 3 most closely matches my expectation of how the space should be used. I like the commercial space east of Campbell against Mill Street overlooking the creek. I appreciate that a trail head is mentioned, but in none of the concepts is a place for the Jordan Creek Greenway shown or described. A walk/bike path will extend through this area from northeast Springfield to southwest Springfield. A 12-16-foot path is needed between Main Avenue and

Washington Avenue along Water Street, through the development area, along Mill Street, or along Phelps Street. Please address.

- I appreciate the angled parking and how the civic shapes mirror each other like a gate or monument on Campbell but I Hate how lopsided the plan is, on the East you have dining, plazas and development, and on the West you have play spaces prairie and parking. I dont think development fits on this plan. to me this idea puts nature and outdoor fun at the forefront, but then you have this lone development/dining building taking up land that could be green recreational area.
- I like the natural feel of this plan as well as how the need for parking to replace what is being lost in the area is addressed but still feels separate from the greenspace.
- Idea Three presents way too many bridges. These is not a good use of the funding and will only increase the maintenance costs.
- This idea has some fun and creative outdoor spaces. However, it looks more like a children's playground and it integrates little new infill development and mixed use.
- I really like a bigger body of water below the amphitheater. How many people could be seated? Would the theater have options to be covered?
- I don't prefer the dog park idea. I don't like being around dogs, they make me uncomfortable. I would prefer the space to be inviting to all people who want to visit.
- Will the dog play area be marked as a dog area? If so, will it be fenced? I know most parks require your dogs to be on a leash - would that apply to this area?



Idea Three, Cont.

Suggestion:

- love the greenspace but dont like how water st is cut off and I feel like it is an almost idealized set up could further incorporate nature (native plants and storm water management) so there is less expensive upkeep needed for lawn care.
- I like the use of multiple bridges - will the old bridge be restored? I think that would be an awesome feature.
- I really like the variety of activities and uses shown on this version. Seems to be very engaging of a diverse range of users. The dog play area would be great, but I would like to see it larger and enclosed. There are a lot of dog owners downtown that would make use of that space daily.
- I like the development of natural space, given the ability for "pop-ups" is I think an added bonus, developing an interpretive "Ozark native plantings" is a great use of space as well, I know that Springfield has quite a bit of green space but I believe that more will not hurt, out of the six I am drawn more to number three and four for that reason... the one thing I would try and add would be a covered amphitheater that could support live performances and open as covered seating when not in use... nice job by all and thank you for sharing this "open house" -Paul
- Please keep surface parking on this project to a minimum. The below level parking of the First Idea is much more preferable and a better maximization of the space.



Idea Four

Idea Four / Space Usage

Compliment:

- I'm not entirely sure what all this means but I like the idea of adventure play, flexible sports, meadows/natives, shelter/restrooms, art.

Concern:

- With idea 4, on both east and west sides, why isn't there a continuous flow of water?

Suggestion:

- I don't like water st being diverted but I like all the margin space its like a nice pool deck you can run around the pond like a nice city park of some sort
- I don't much care for the non-contiguous flow of water. It should be more like the "Initial Idea One", so it more of a usable feature. People could rent row boats and paddleboats with fees going to the park to offset maintenance costs.

Idea Four / Plan View

Compliment:

- I like the concept behind the "middle meander" and having the amount of water building from Boonville to Campbell to West Meadows.
- This plan addresses the parking need well like 3 without impacting the design.

Concern:

- I do like the appearance of 'ponds' and the minimized margin areas but you have to do something with them, and I do not like how this plan Doesn't Build on them. the plan is good but there is no buildings or amenities, seriously the flex lawn has 2 additional lawns, that's so much space with no purpose, and wasted space here is pitiful like what is that thing doing at Boonville @ Mill St, do you need more than one way to turn the corner. then on the other end @ main st the plaza is bigger than the building, Why... I guess you could at least put some planters on the corner. my other concern is that if the urban plaza is the get together spot (like he said in the video) then we should develop around that. In my mind I want to mirror the top portion east of Campbell back onto the west so it would go, main st | coffee/rr | garden | development | flex lawn | development | plaza | Campbell | civic | develop | lawn |

develop | plaza | boon. that pattern would unify the two sides and would allow the area to grow and fill in with more people and activities.

Suggestion:

- I like all the creative outdoor spaces. However, this has limited space for new infill development. We should look to integrate more opportunities for office and mixed use.
- The use of stone and natural-looking resources/structures is fantastic - however, I do not like that the water is chopped up more in this design. The smooth flow is really exciting. While parking is important, I would like this space to be used more for green space and activity rather than more places to put cars.
- This is the second best option. I agree with other commenters that continuous water flow is more ideal. For the dog play area (and all areas) it's important that you offer waste-pick up bags and trash cans. This is something the dog park does very well, and I've never seen an issue with people not picking up waste.
- Coffee needs to be here! And the flex lawn and prairies are great in each design.
- The angled parking on the exterior in this version would be nice to have. In fact, I would prefer to see all parking moved to the exterior (maybe more angled parking along Main?) and zero parking within the footprint of site. In general, there is plenty of parking available within walking distance, so I would prefer to see as much space as possible dedicated to pedestrians instead of cars.
- I like the alley of trees created by water street and love how nature is taking over this plan but the lone parking lot by the dog park seems big and the corner plazas and accent spaces are weird greenspaces don't need an introduction we have nature for that
- Same questions as previous section about dog area. Also, how will you ensure that people are picking up after their dogs if you encourage dogs in the area? Will you have someone picking up on a regular basis?



Idea Five

Idea Five / Space Usage

Compliment:

- I like this because you can clearly tell its a natural waterway but it could also be a man made basin, it kills both birds at once and that is such in a great creative solution.
- The idea of more area for storm water is a good one.

Concern:

- In idea 5, are the margin areas on both the east and west sides just one big mudhole full of weeds, or what? Will those areas need maintenance to remove trash, cut weeds, keep kids out, etc.?

Suggestion:

- This one seems to offer the most water which I like. Can shelters/bathrooms be added? Walking paths?
- we could close of water street like in the other plans to give the margin 'island' feel more like a peninsula and encourage more diverse movement and flow around it

Idea Five / Plan View

Compliment:

- The amount of water, opportunities for infill development and creative greenspace make this idea attractive.
- I like options 1 and 5 the most. I think parks should have the flexibility to host events, provide green space, and be visually pleasing. The 5 design has similar elements to JVP and would create a cohesive/consistent look for the continuation of natural elements in the even more urban center north of the square. Really exciting!
- This Idea and "Initial Idea One" effectively use the water as a more focal and usable element. I like that. I also like the property being bordered with some mixed use and multifamily condos/apartments. They provide a good buffer between the park features and the road. Plus, the proximity of such uses creates a real synergy.
- I like this one the best because it uses the creek, no matter where you are on the site you are near the water. and it has everything youd want in an urban oasis there are a lot of trees , long winding pathways and things and for people to do and see like art and shade canopies.
- This is my favorite - use of native plants, more room for water, trails, mixed use, art installations all hit points that I feel match downtown.

Concern:

- Four, like One, is too dense and too active against the creek
- Similar to Idea 1, where will the residents park for the multi-family development and mixed use development? Some secure parking on site or nearby would be needed.
- Love the meadow Idea and all of the water, hate the development on the west and the video boards and light banners on the east (light pollution) And the island seems way big with a feature that doesn't give a lot of variable use value.
- Love the water and open green spaces - some multi-family / mixed-use is great, but this design appears to have fewer outdoor options. As this amenity will be used by many people, I like the idea of fewer big buildings and to enhance more outdoor space. As our city grows, that will allow more people to gather.
 - I agree. I love the idea of mixed used/residential buildings near and adjacent to the area, but would prefer to keep them north of Mill St and focus this redevelopment more on open spaces.
- Again, don't thing housing is a fit for the project.
- I like this one as well, but it looks a little to "human" made.

Suggestion:

- I like the idea of increasing housing near these structures, however I don't think they should be added into the park itself. Keeping them across the street from the new area is ideal.
- I like everything about this except for the amount of large structures on the West side. I would like to see a bit more space dedicated to the native meadows trail instead of developments. Similar to a previous comment, there is plenty of opportunity for large developments on neighboring sites.
- IDEA that this idea was merged with 3 to create a picture perfect nature way it would be awesome
- There has been discussions of Mill street being closed to through traffic, and changed to one lane for shuttle, etc. Would have liked designs to take more advantage of development on site and across street to emphasize more pedestrian connections.
- Native species should be specified for ALL plantings, not just in a designated area.
 - Agree! This is our chance to really emphasize the beauty and usefulness of native Ozark plants, without having to worry about maintaining natives in one area and non-native (potentially invasives) in another.

Idea Six

Idea Six / Space Usage

Concern:

- In idea 6, does the stream area on the east just form a large elongated retention pond? Will that be enough space to handle storm water? And what happens to the west side?
- Far too restrained for what has been discussed and promoted over the past two decades. We need something much more inspirational to build on the work of the IDEA Commons and connect the East Meadows of Jordan Valley Park with West Meadows.
- this is nothing but a glorified bio-swale but I like all of the trees.
- this is the easiest and cheapest 'redevelopment' but i hope the final plane isn't cost engineered to only give us this

Suggestion:

- No. I like water on both sides of Campbell.

Idea Six / Plan View

Concern:

- realistically it is not horrible, while this is the discount, budget model, it is not Bad, It has adequate greenspace, shelters, and parking, all wrapped up in a nice efficient package. the only bad thing is the landscaping isn't as dense all the way around as it is on Campbell I think if this is it we need to amp the foliage up to 11 to provide visitors a big dose of nature.
- Honestly if we are going to go this route the we need to commit to the natural native aspect, the whole west side needs to be natural like its own nature preserve scrub development off entirely. Seriously commit to using environmentally friendly materials, sustainable plantings, perhaps even aim for a SITES Certified project. we need to future proof it for generations, consider it as a trendy eco friendly option for the future.
- Initial Idea Six is a half hearted idea that is waste of everyone's time and effort. It screams lack of funding to do anything that will benefit the community. If something like initial ideas One and Five are not feasible, then wait until it is. Better to do things right the first time.
- As other commenters have said - this idea is too minimalistic. While it might be the most achievable in terms

of budget it doesn't do enough now to protect the space, provide nature and outdoor use to people, and allow water a place to go. I think we can and should do more! Any of the other 5 ideas are better.

- Daylighting needs to be incorporated into both blocks.

Suggestion:

- Easily my least favorite of all of the options. Let's do something that we can be proud of, not just something that people go, "eh... it's ok."
- This version looks like a typical Springfield project that we've seen the past 30 years. Very conservative, minimal, simple, and doesn't push the envelope of creativity, ingenuity, or expression. Great in terms of achievability and budget, but I would much prefer any of the previous options. So many great ideas and design solutions in versions 1-5!
- I agree with the first comment - the fluidity of the other 5 designs in using both spaces is far more exciting and helps create a place - crossing Campbell will pull interest further West and really use the investment to the fullest. Thank you for all 6 designs!
- I like the ideas better that use both areas rather than just one

