



**HISTORIC SOUTHSIDE | OLD MUNICHBURG
DISTRICT & NEIGHBORHOOD PLAN**

ADVISORY COMMITTEE MEETING #5

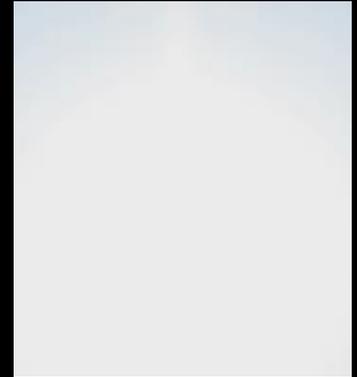
AGENDA

Introduction & Project Objective

Draft Plan Recommendations

Implementation Strategies & Draft Phasing Plan

Discussion



PROJECT OBJECTIVE

To develop a **long-term Vision and Plan** for the Historic Southside / Old Munichburg Neighborhood

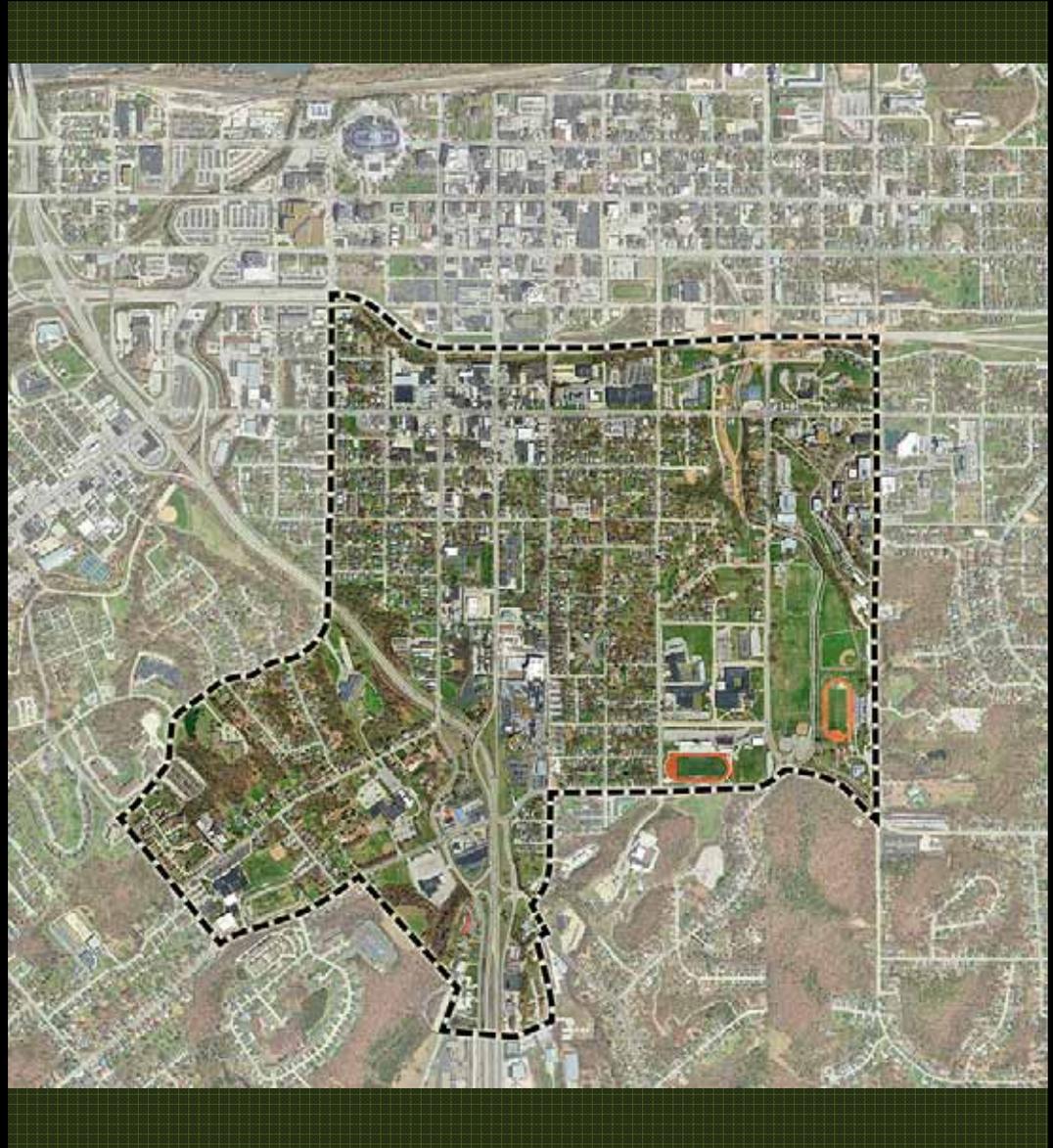
This plan will help ensure that future neighborhood development is effectively catalyzed by CRMC's and other institutional involvement and participation

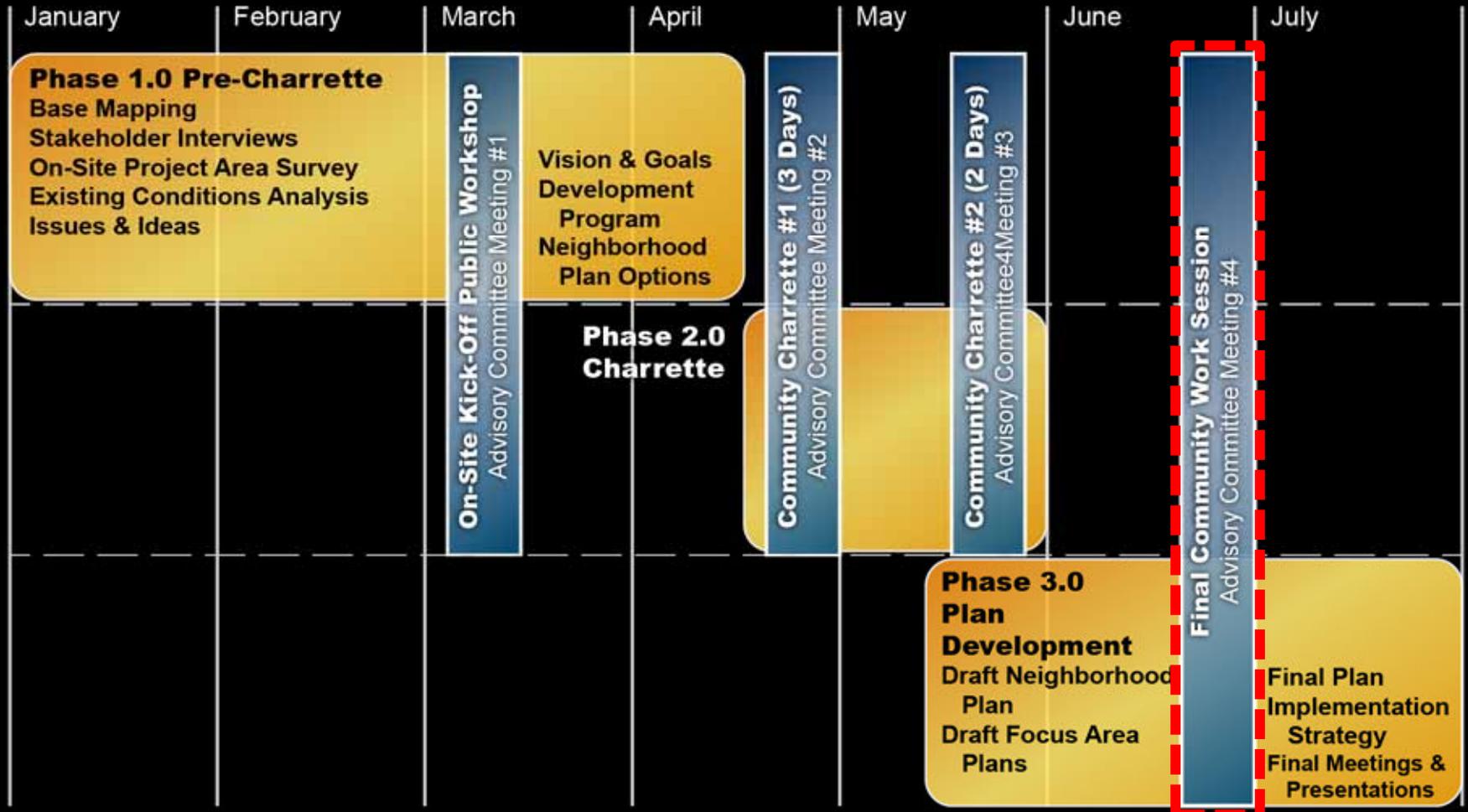
The final plan developed from this planning process is intended to be submitted to the City of Jefferson City for adoption as a official City planning document

STUDY AREA

Planning Boundary

- U.S. 50 / Whitton Expressway to the north;
- Stadium Boulevard / U.S. 54 interchange to the south;
- Lafayette Street & Chestnut Street to the east; and
- Broadway / Mytle Avenue to the west.







ON-SITE PLANNING
CHARRETTE

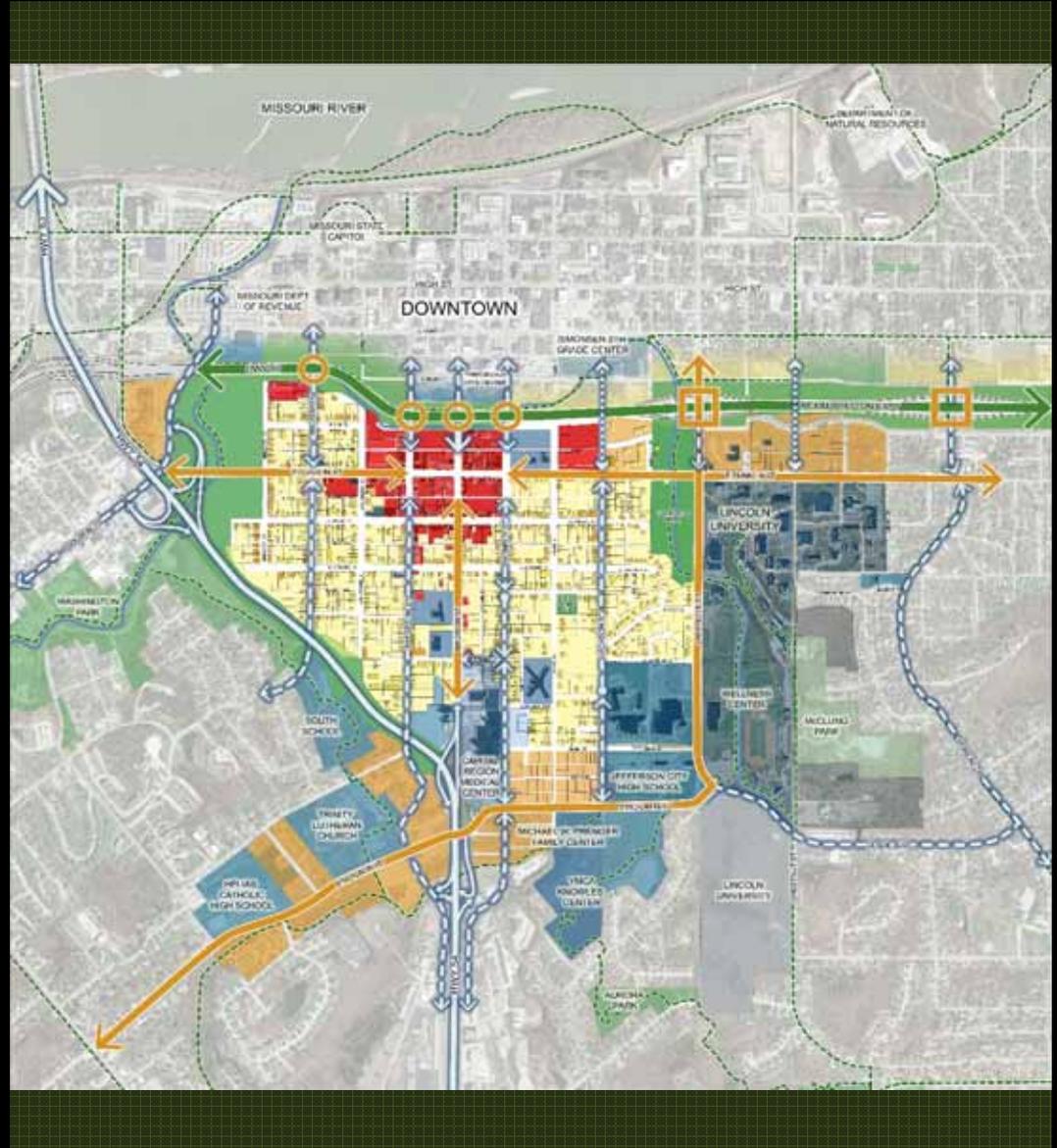
Preferred Plan Option

DISTRICT & NEIGHBORHOOD PLAN

PLAN OPTIONS

PREFERRED OPTION

1. Build a neighborhood center around the Dunklin/Old Munichburg business district
2. Create an interconnected system of parks and trails
3. Revitalize neighborhood housing
4. Improve circulation and create an identity for the neighborhood with new gateway entrances
5. Establish a community organization to guide implementation



DISTRICT & NEIGHBORHOOD PLAN



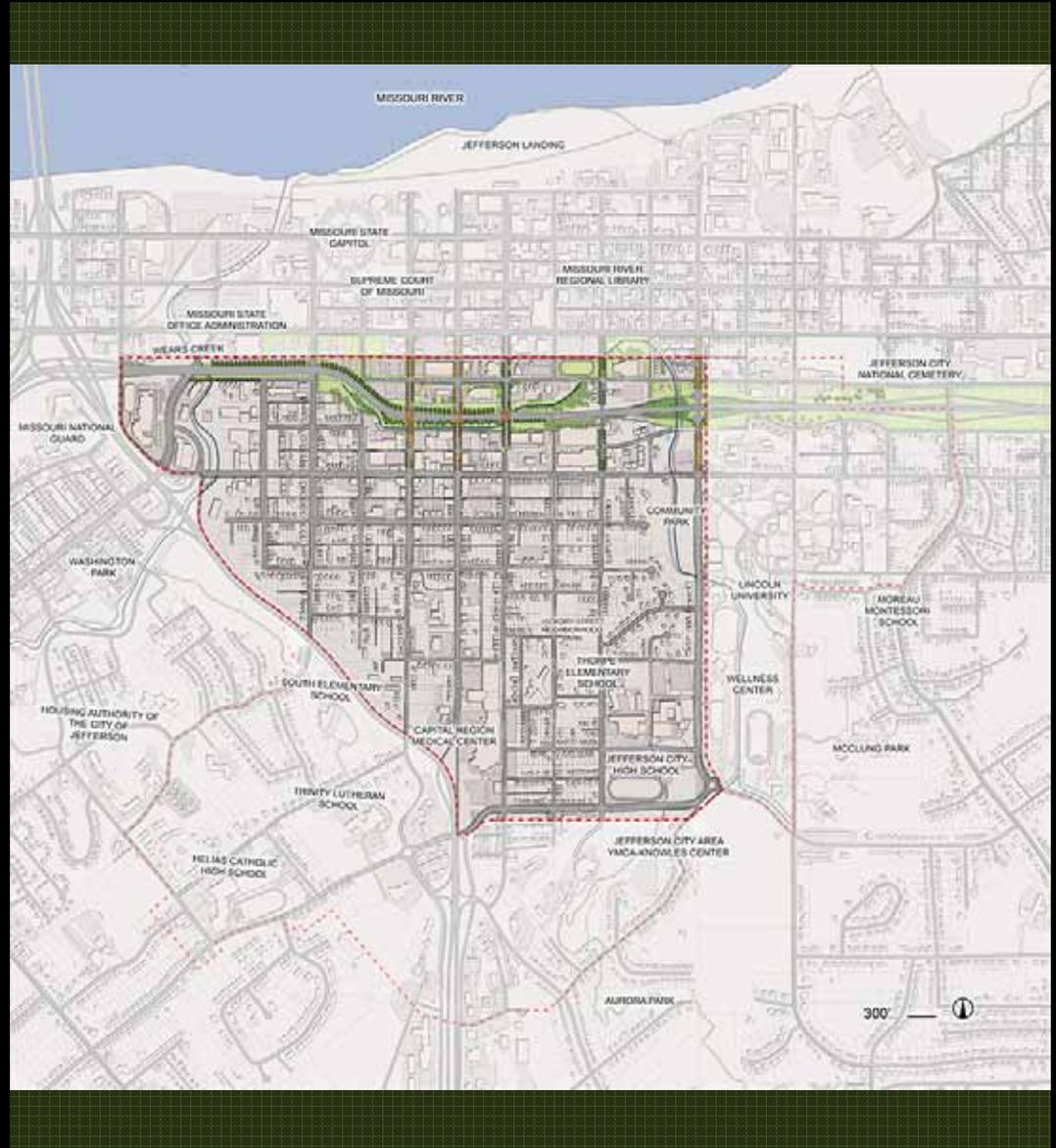
DRAFT
NEIGHBORHOOD PLAN

Neighborhood Vision

Celebrating its rich history; physical and cultural character; unique natural features; and proximity to the Downtown Capital District, Lincoln University, and other strong institutions, **incrementally revitalize the neighborhood** to create a healthy, vibrant, and diverse community **positioned for long-term success** and sustainability.

NEIGHBORHOOD PLAN
DRAFT PLAN

1. **Develop the US-50 corridor as an urban boulevard** and front door from downtown and establish new gateway entrances to the neighborhood.



DISTRICT & NEIGHBORHOOD PLAN

THEMES

URBAN BOULEVARD + Green Infrastructure

reconnecting residents and
students to the creek,
downtown, open space, and to
institutions, and schools



Madison Street & US HWY 50



Madison Street & US HWY 50



Madison Street & US HWY 50



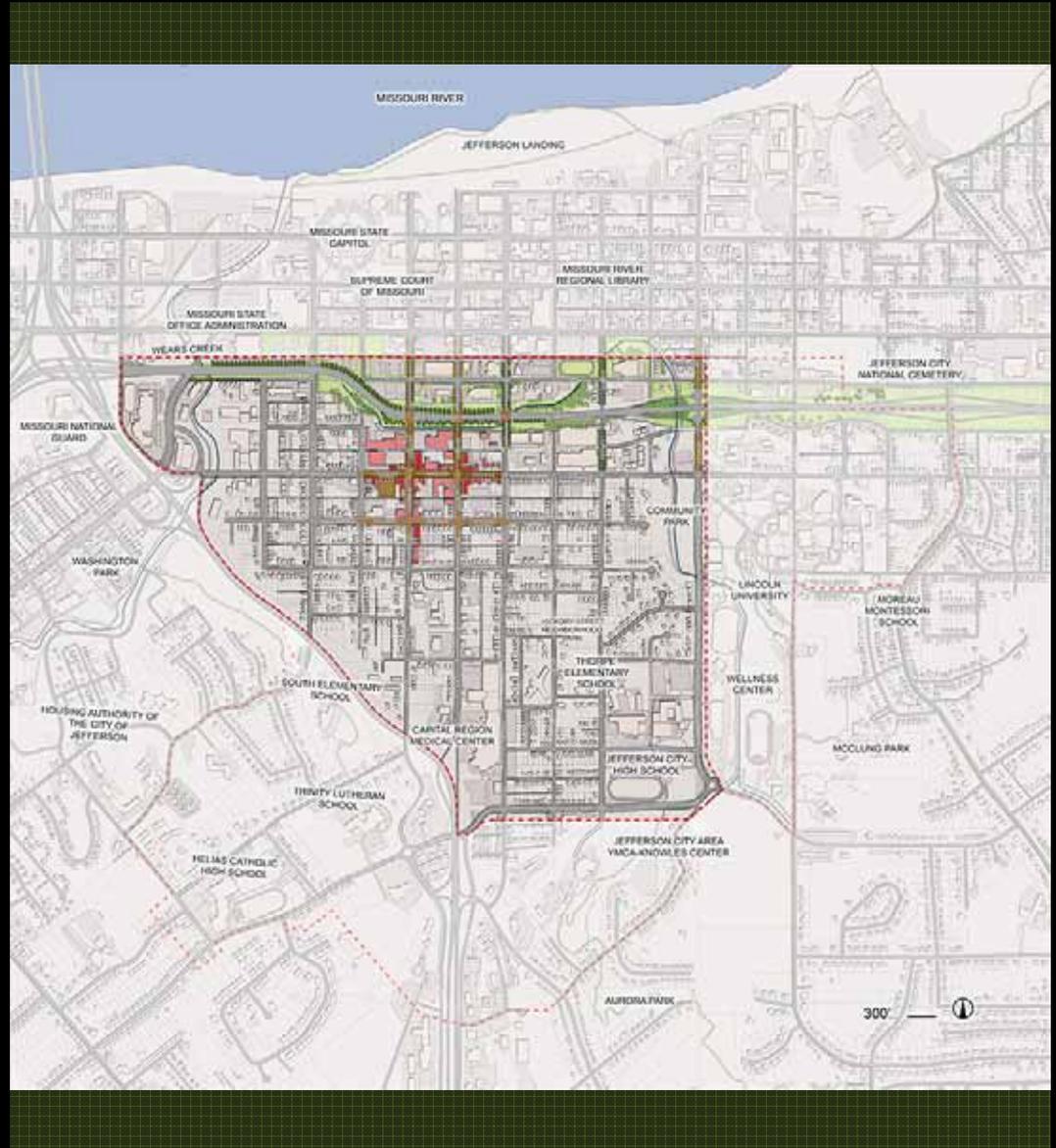
Madison Street & US HWY 50



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN

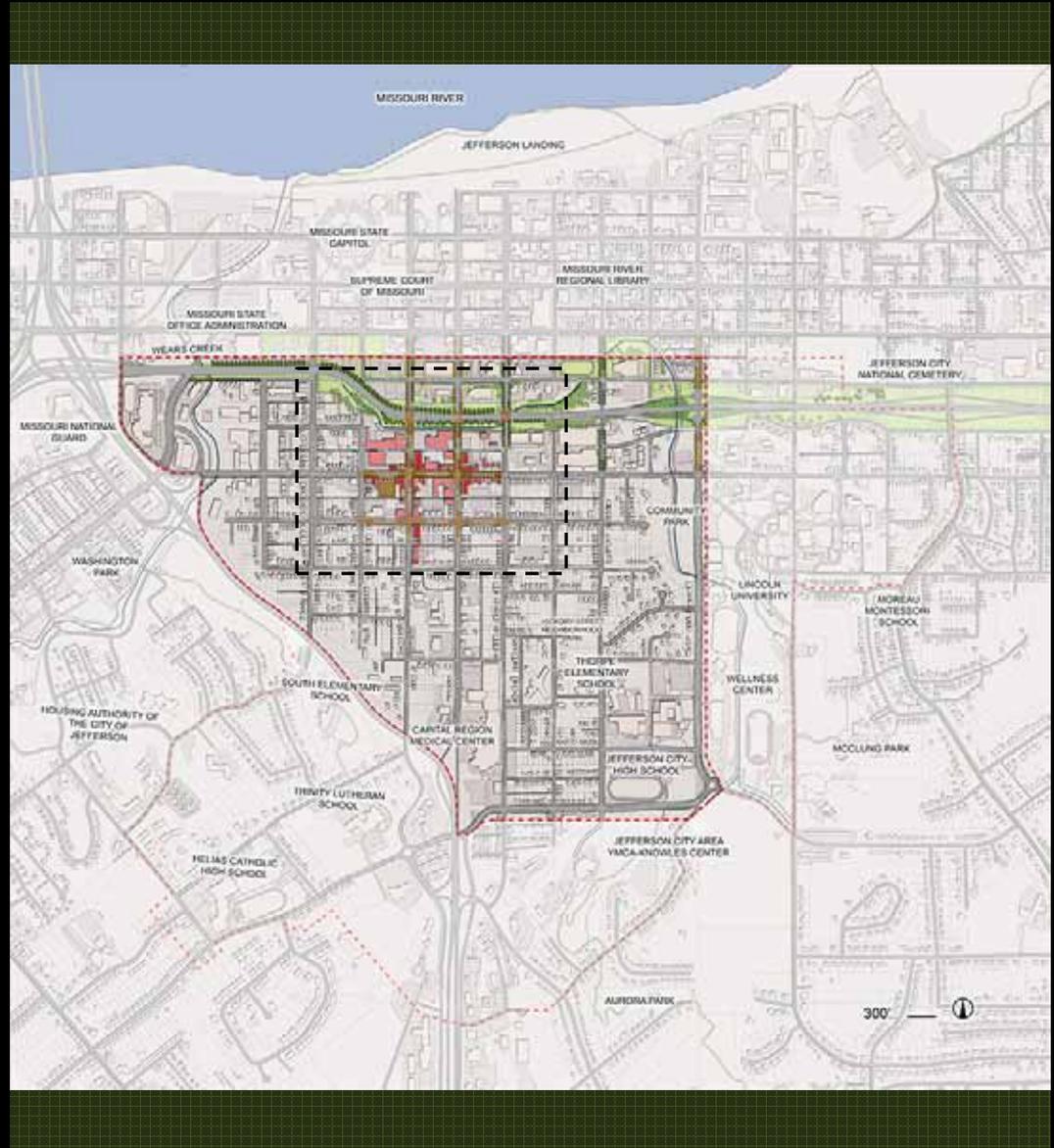
1. Develop the US-50 corridor as an urban boulevard and front door from downtown and establish new gateway entrances to the neighborhood.
2. Build the heart of the community around a revitalized, vibrant, mixed-use Dunklin Street/Old Munichburg Business District.



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN

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DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN

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HISTORY

Old Munichburg



PROPOSAL

Dunklin in Old Munichburg
as central Gathering Space



DUNKLIN STREET



DUNKLIN STREET



DISTRICT & NEIGHBORHOOD PLAN

DUNKLIN STREET



DISTRICT & NEIGHBORHOOD PLAN

DUNKLIN STREET



THEMES

Building set-backs, alleys and parking lots as Gathering Spaces

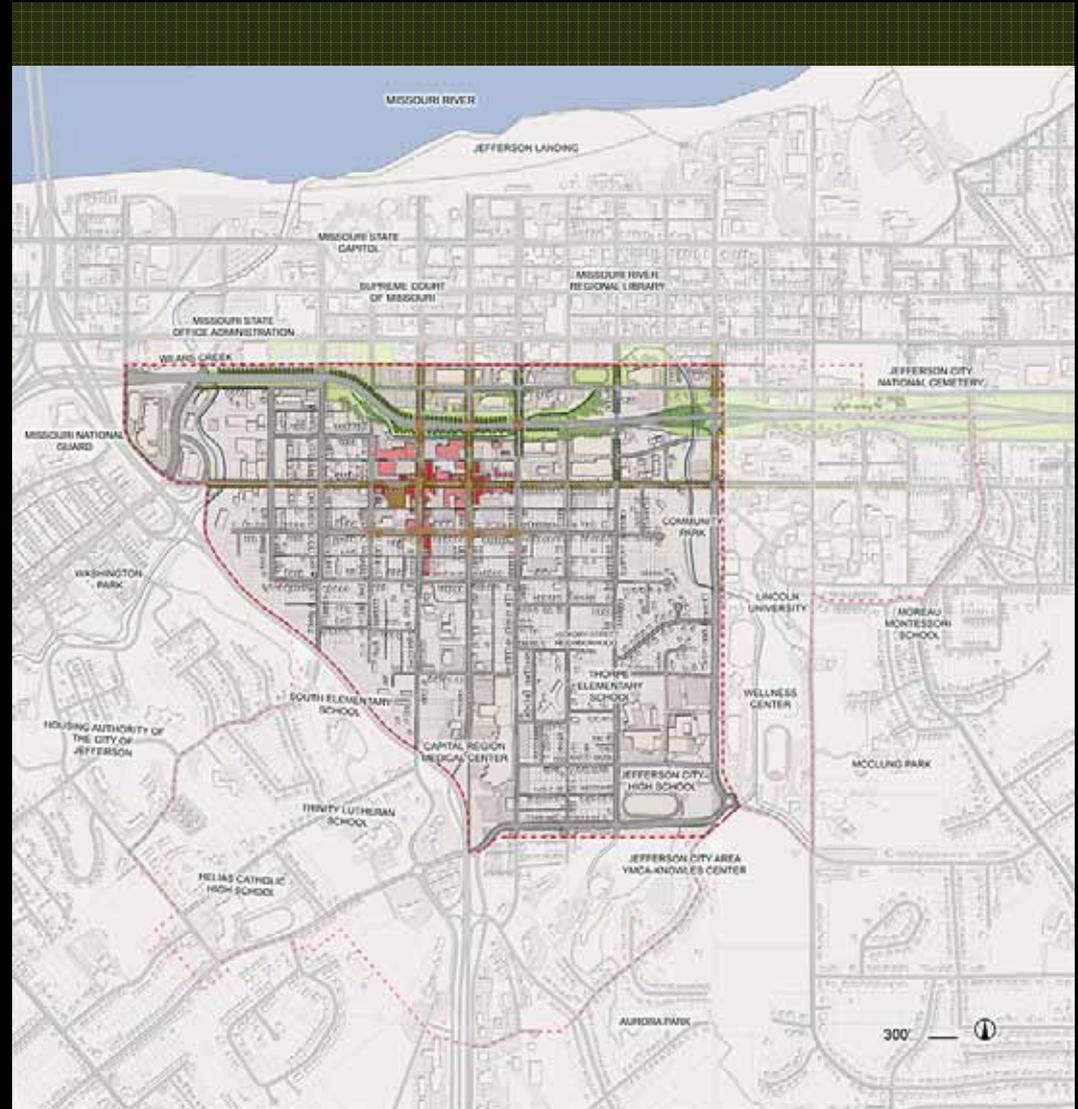


LIGHTING + FACADES:



NEIGHBORHOOD PLAN DRAFT PLAN

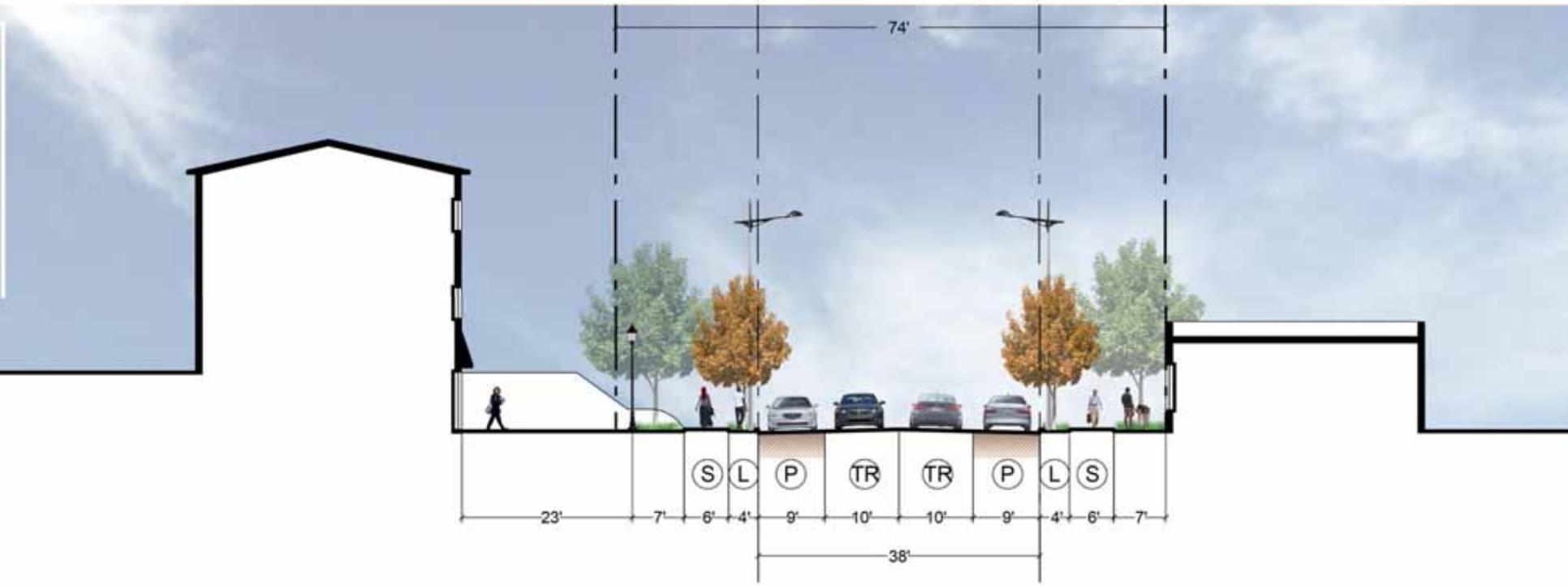
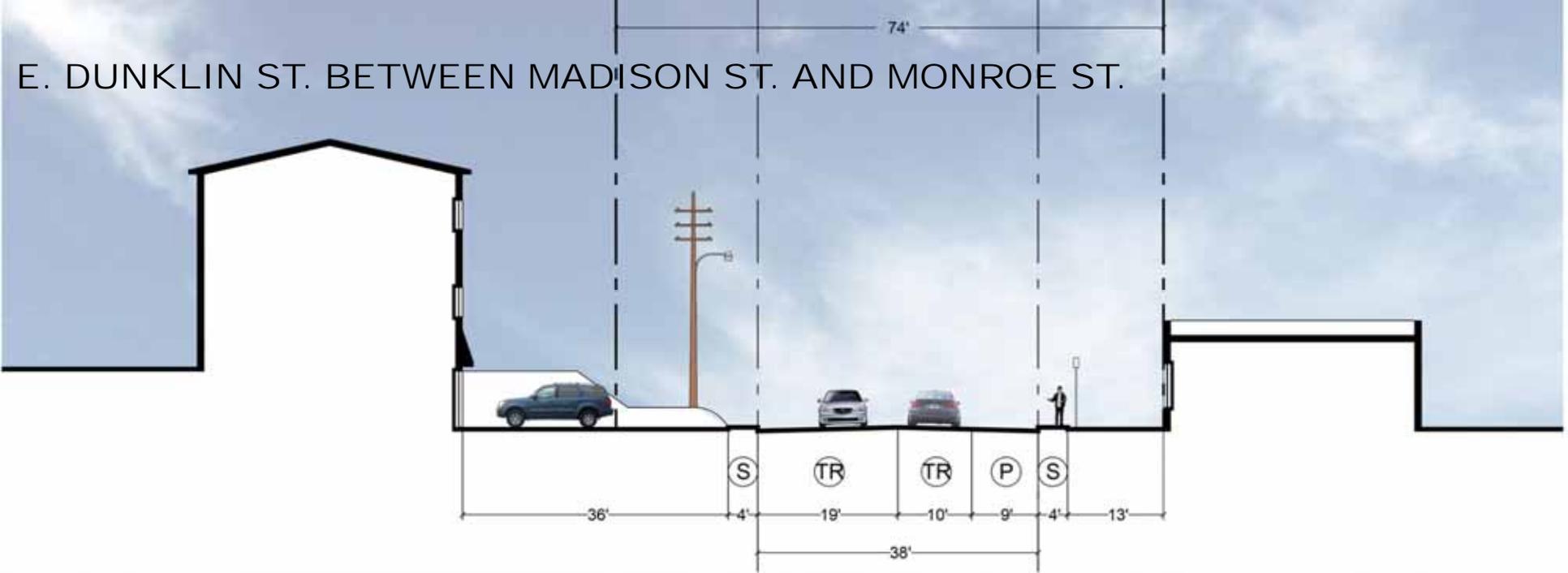
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2. **Build the heart of the community** around a revitalized, vibrant, mixed-use Dunklin Street/Old Munichburg Business District.
3. **Develop a distinctive community identity on Dunklin Street** with festivals; the celebration of history; cultural resources; and street improvements to enhance walkability, bikeability, and connections to Lincoln University, US-54, and Missouri Boulevard.





Dunklin Street looking East from Madison. 1912

E. DUNKLIN ST. BETWEEN MADISON ST. AND MONROE ST.



DISTRICT & NEIGHBORHOOD PLAN

HISTORY EVENTS/PROGRAMMING



MID-MO OLD CAR CLUB
Jefferson City, MO



46th Annual Mid-Mo Old Car Club Round-Up and Show

HISTORY EVENTS/PROGRAMMING

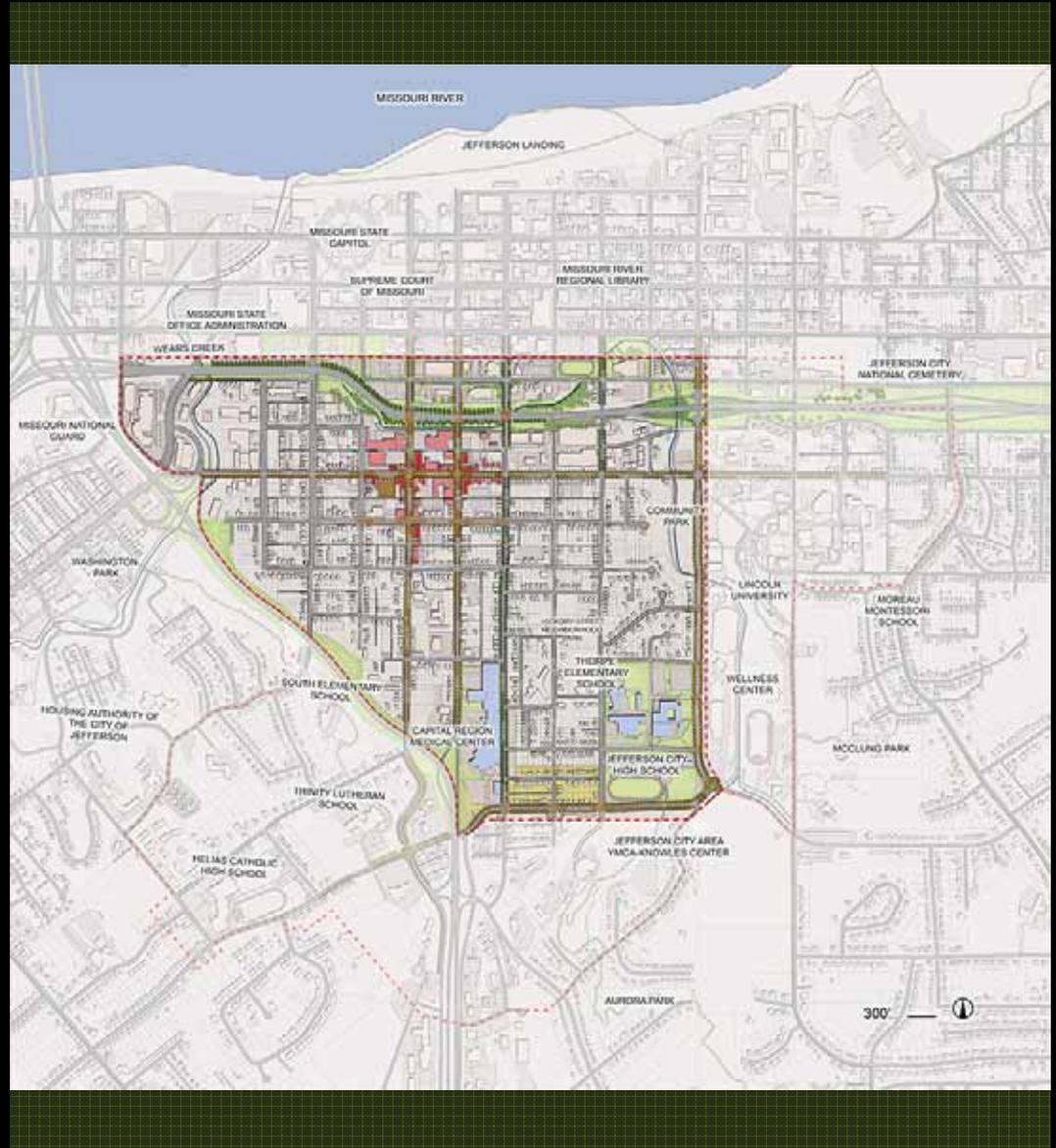


HISTORY
EVENTS/PROGRAMMING



**NEIGHBORHOOD PLAN
DRAFT PLAN**

4. Improve the streetscape, image, and character of Jefferson, Madison, and Monroe Streets between Capital Region Medical Center and the Dunklin Business District and revitalize Lafayette Street and Stadium Boulevard as healthy corridors with walkability, bikeability, and public space.



EAST DUNKLIN STREET





EAST DUNKLIN STREET



THEMES

STREET AMENITIES & SIGNAGE TYPOLOGIES

- REGULATORY
- WAYFINDING
- INTERPRETIVE



DISTRICT & NEIGHBORHOOD PLAN

THEMES

STREETS as historic trails and armatures for placemaking

Utilizing the history of Dunklin's brick tree-lined streets and Lincoln University



HISTORY

THE SOUTHSIDE: Lincoln University

At the close of the Civil War, soldiers and officers of the 62nd United States Colored Infantry, took steps to establish an educational institution in Jefferson City, Missouri, which they named Lincoln Institute. On September 17, 1866, the school opened its doors to the first class in an old frame building in Jefferson City. Under the Morrill Act of 1890, Missouri designated the school as a land-grant university, emphasizing agriculture, mechanics and teaching. By 1921, the college had expanded to offer graduate programs and was officially designated a university by the state of Missouri. It changed its name to "Lincoln University of Missouri." In 1954, it opened its doors to applicants of all races. It provides both undergraduate and graduate courses.



DISTRICT & NEIGHBORHOOD PLAN

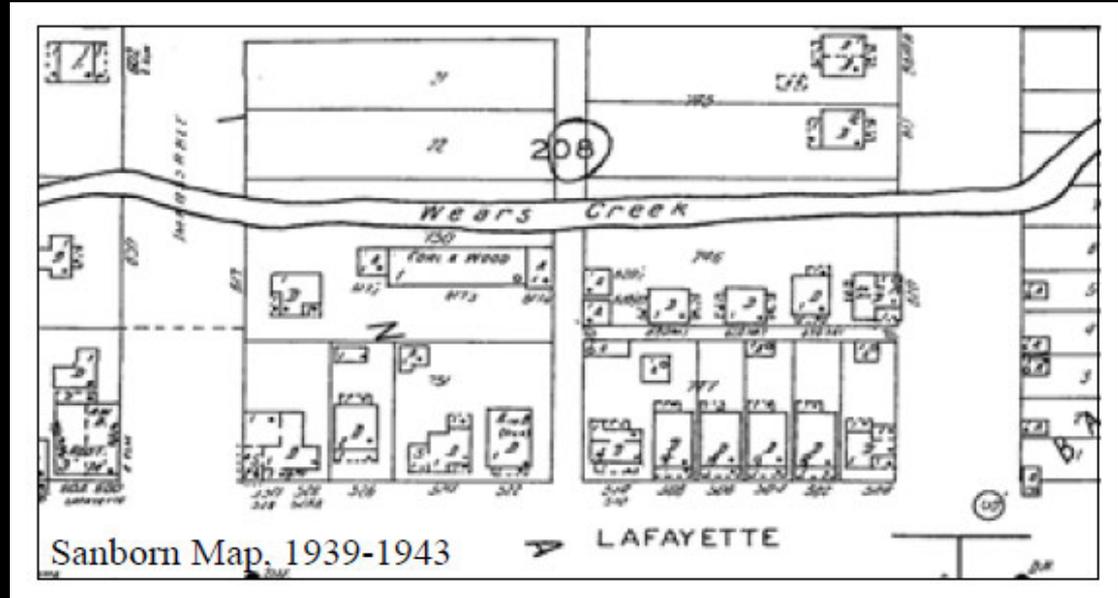
HISTORY

THE SOUTHSIDE: THE FOOT Of Lafayette & Elm Street Business District:

Until the 1960's

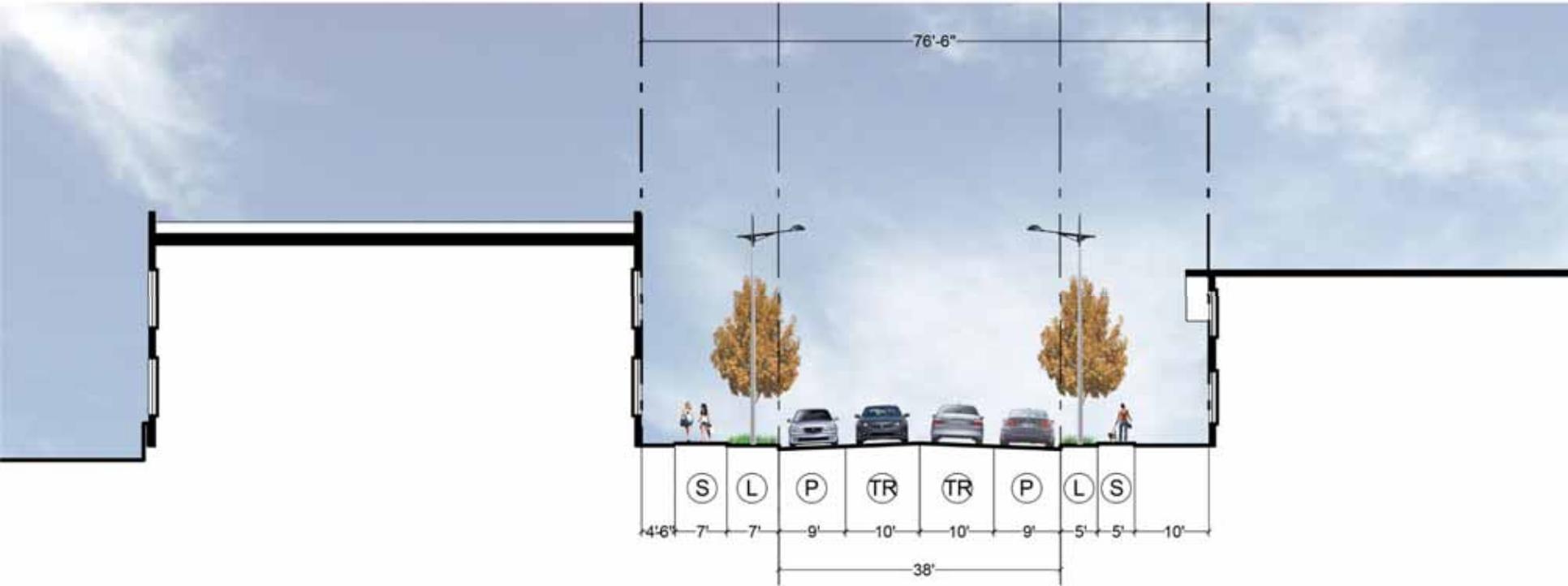
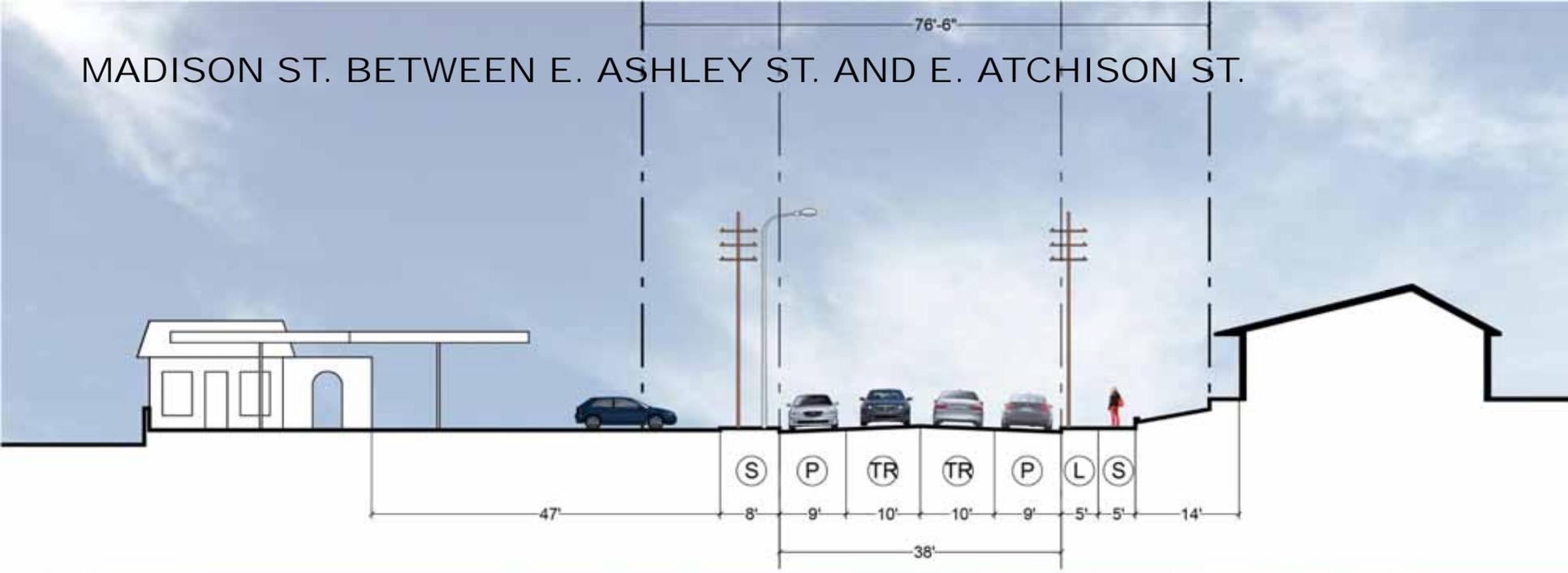
- Book T Washington Hotel
- The Greasy Spoon
- The Green Onion
- Turner's Gas Station
- Grocery Store
- Johnson's Barber Shop
- Logan's Shoe Repair
- Cab Company
- Moving Company
- Topp's Restaurant
- & Restaurants & Businesses

It was a lesson in life: prison on one side, the University on the other and all the in-between was at The Foot.

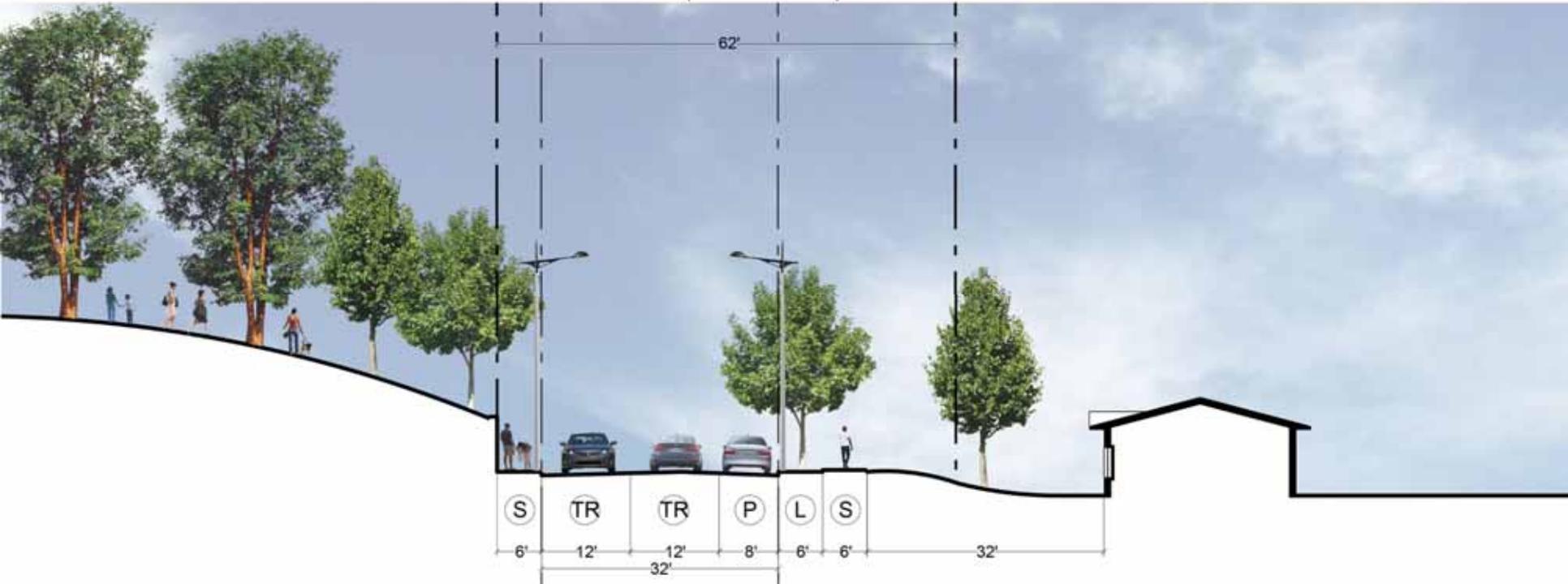
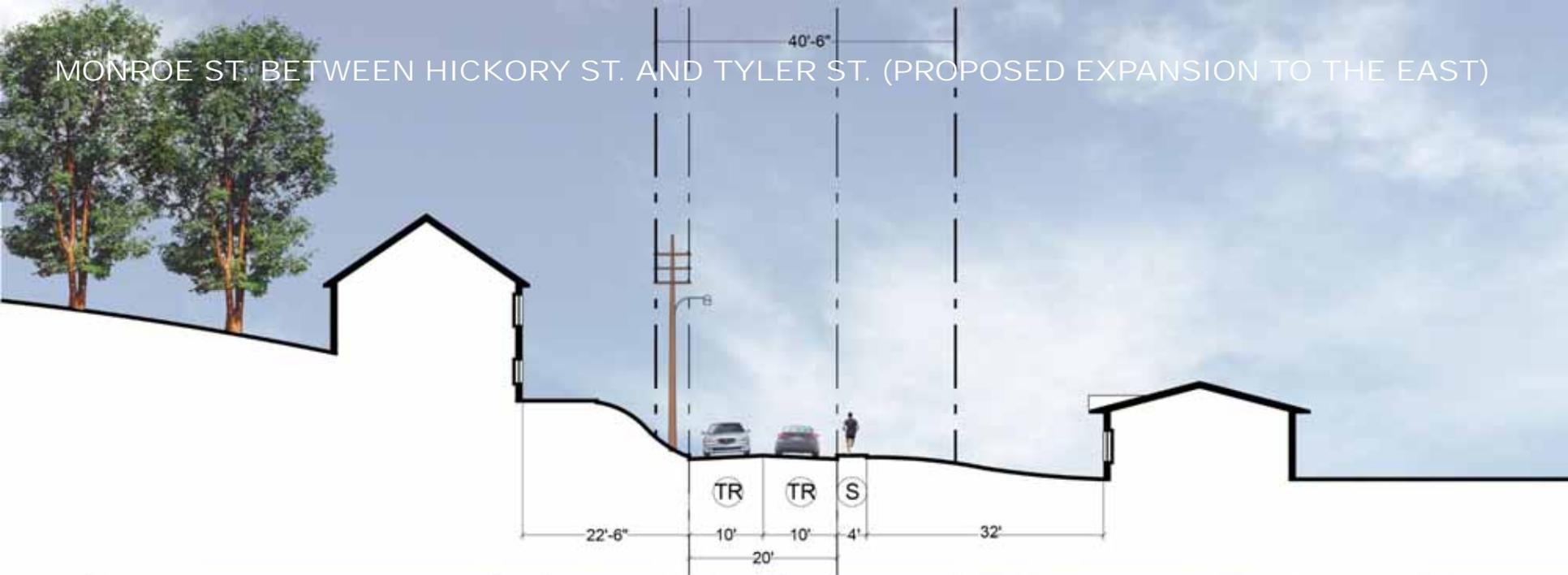


1950s Lafayette Street

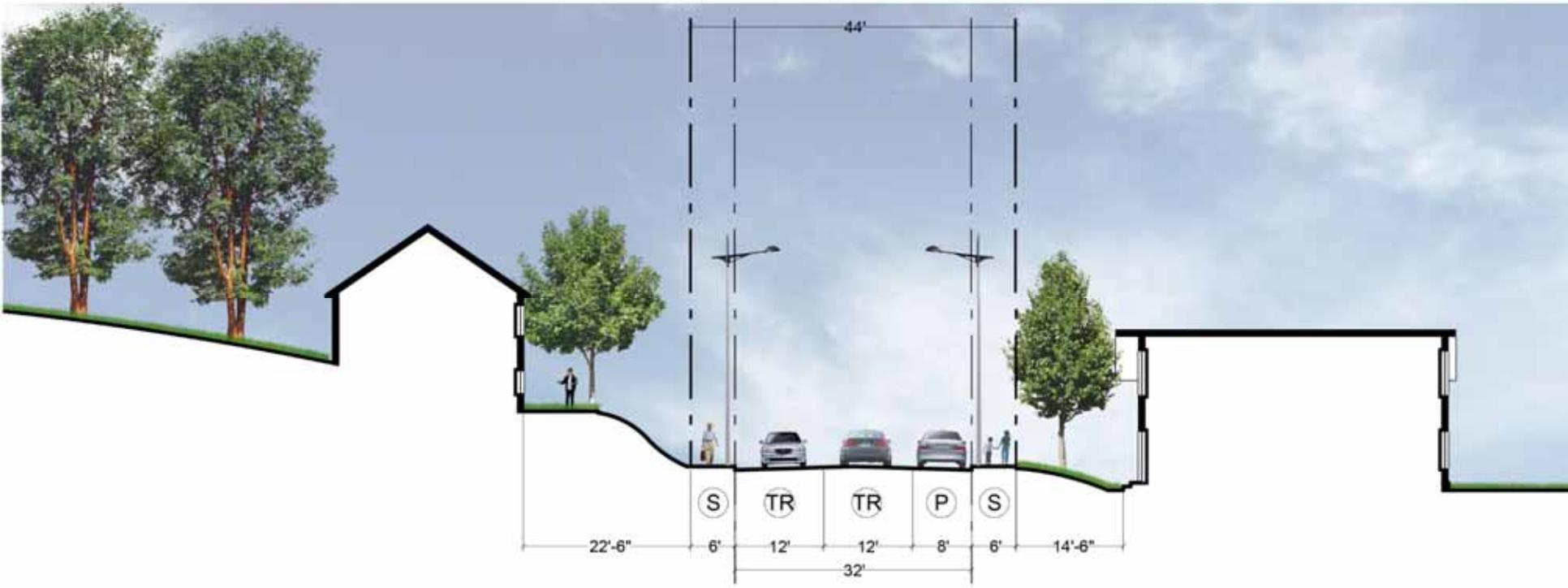
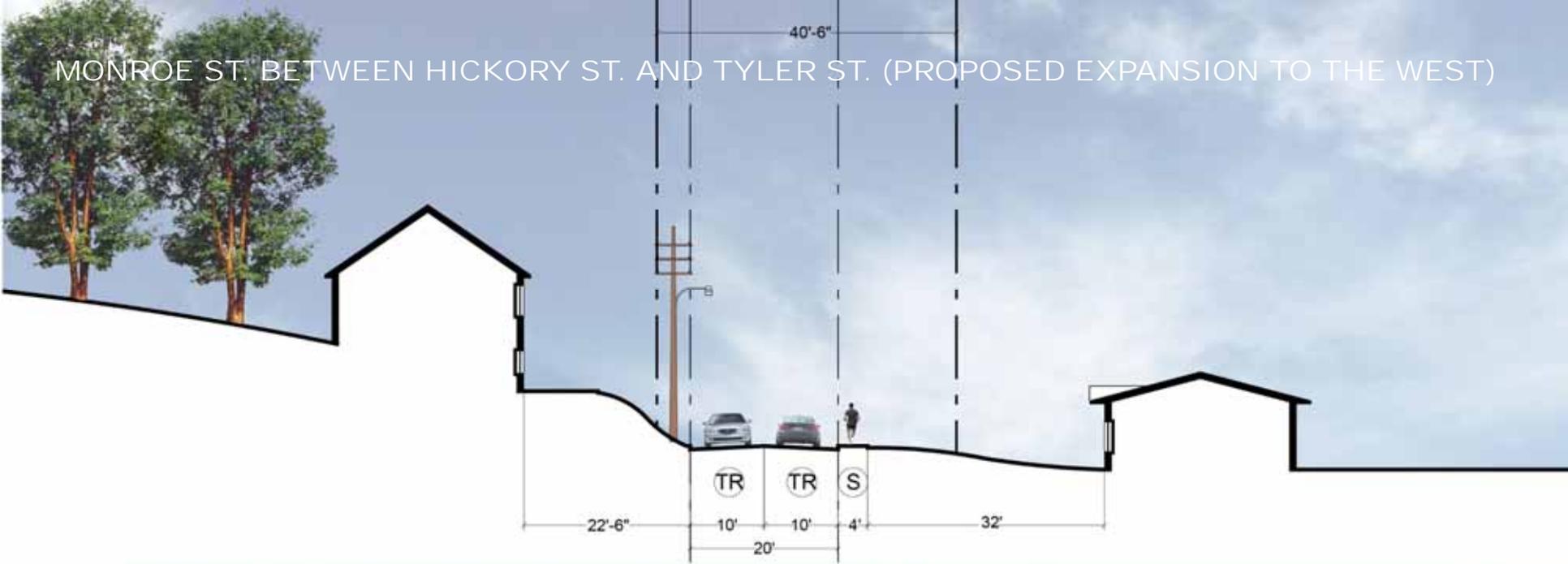
MADISON ST. BETWEEN E. ASHLEY ST. AND E. ATCHISON ST.



MONROE ST. BETWEEN HICKORY ST. AND TYLER ST. (PROPOSED EXPANSION TO THE EAST)

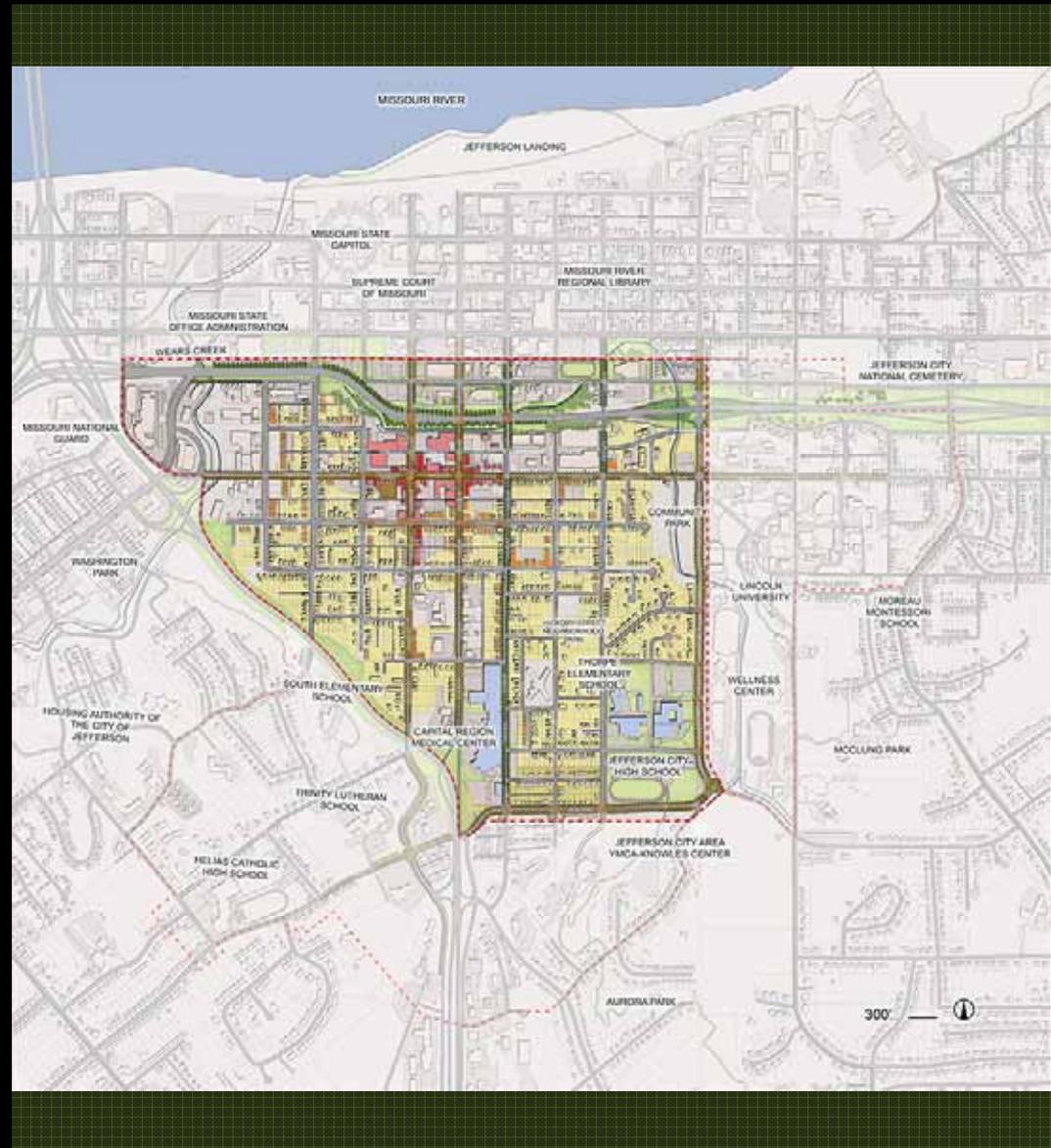


MONROE ST. BETWEEN HICKORY ST. AND TYLER ST. (PROPOSED EXPANSION TO THE WEST)



NEIGHBORHOOD PLAN DRAFT PLAN

4. Improve the streetscape, image, and character of Jefferson, Madison, and Monroe Streets between Capital Region Medical Center and the Dunklin Business District and revitalize Lafayette Street and Stadium Boulevard as healthy corridors with walkability, bikeability, and public space.
5. Expand housing choices by increasing the diversity of types and affordability while retaining and improving existing homes and developing new ones.



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN

6. Create an expanded, interconnected park & greenway system by removing development from flood plains over time to create additional park space, and deal with local storm water and flooding.



LAFAYETTE STREET



LAFAYETTE STREET



LAFAYETTE STREET



NEIGHBORHOOD PLAN DRAFT PLAN

6. Create an expanded, interconnected park & greenway system by removing development from flood plains over time to create additional park space, and deal with local storm water and flooding.
7. Establish a clear identity and professionally managed Community Development Corporation (CDC) for the Southside | Old Munichburg neighborhood to implement the revitalization plan with ongoing community engagement, discussion, and input to develop long-term and sustainable community empowerment and leadership.



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN

8. Develop a great streets program for the existing neighborhood to provide quality sidewalks, street lighting, landscaping, green infrastructure, underground utilities, and parking.



THEMES

STREET as
ART, TRAILS, &
GREEN
INFRASTRUCTURE



NEIGHBORHOOD PLAN DRAFT PLAN

8. Develop a great streets program for the existing neighborhood to provide quality sidewalks, street lighting, landscaping, green infrastructure, underground utilities, and parking.
9. Improve actual and perceived safety through increased policing, neighborhood watch, proper street lighting, and physical improvements.



NEIGHBORHOOD PLAN DRAFT PLAN

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DRAFT
NEIGHBORHOOD PLAN

Long-Term Potential

DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN – LONG-TERM OPTIONS

- **Develop a community park along Wears Creek**
- **Support Lincoln University’s growth**
- **Improve Stadium Boulevard and the US-54 interchange**



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN – LONG-TERM OPTIONS

Develop a community park along Wears Creek as an extension of Washington Park with expanded active recreation facilities for the neighborhood.





MISSOURI FLOOD (1993)

Route 54 Jefferson City



downtown Jefferson City

DISTRICT & NEIGHBORHOOD PLAN

THEMES

FLOOD PLAIN as parks and greenways

reconnecting residents and students to the creek, downtown, open space, and to institutions, and schools



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN DRAFT PLAN – LONG-TERM OPTIONS

Develop a community park along Wears Creek as an extension of Washington Park with expanded active recreation facilities for the neighborhood.

Support Lincoln University's growth by redeveloping new affordable/market rate housing, student housing, and mixed-use development.



NEIGHBORHOOD PLAN DRAFT PLAN – LONG-TERM OPTIONS

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NEIGHBORHOOD PLAN DRAFT PLAN – LONG-TERM OPTIONS

Develop a community park along Wears Creek as an extension of Washington Park with expanded active recreation facilities for the neighborhood.

Support Lincoln University's growth by redeveloping new affordable/market rate housing, student housing, and mixed-use development.

Improve Stadium Boulevard and the US-54 interchange to provide a second “front door” to the neighborhood and support the creation of an educational, health, and community service district.





PRIORITIES & PHASING
Implementation Strategy

DISTRICT & NEIGHBORHOOD PLAN

ONGOING SUCCESSES...



DISTRICT & NEIGHBORHOOD PLAN

ONGOING SUCCESSES...



ONGOING SUCCESSES...



ONGOING SUCCESSES...

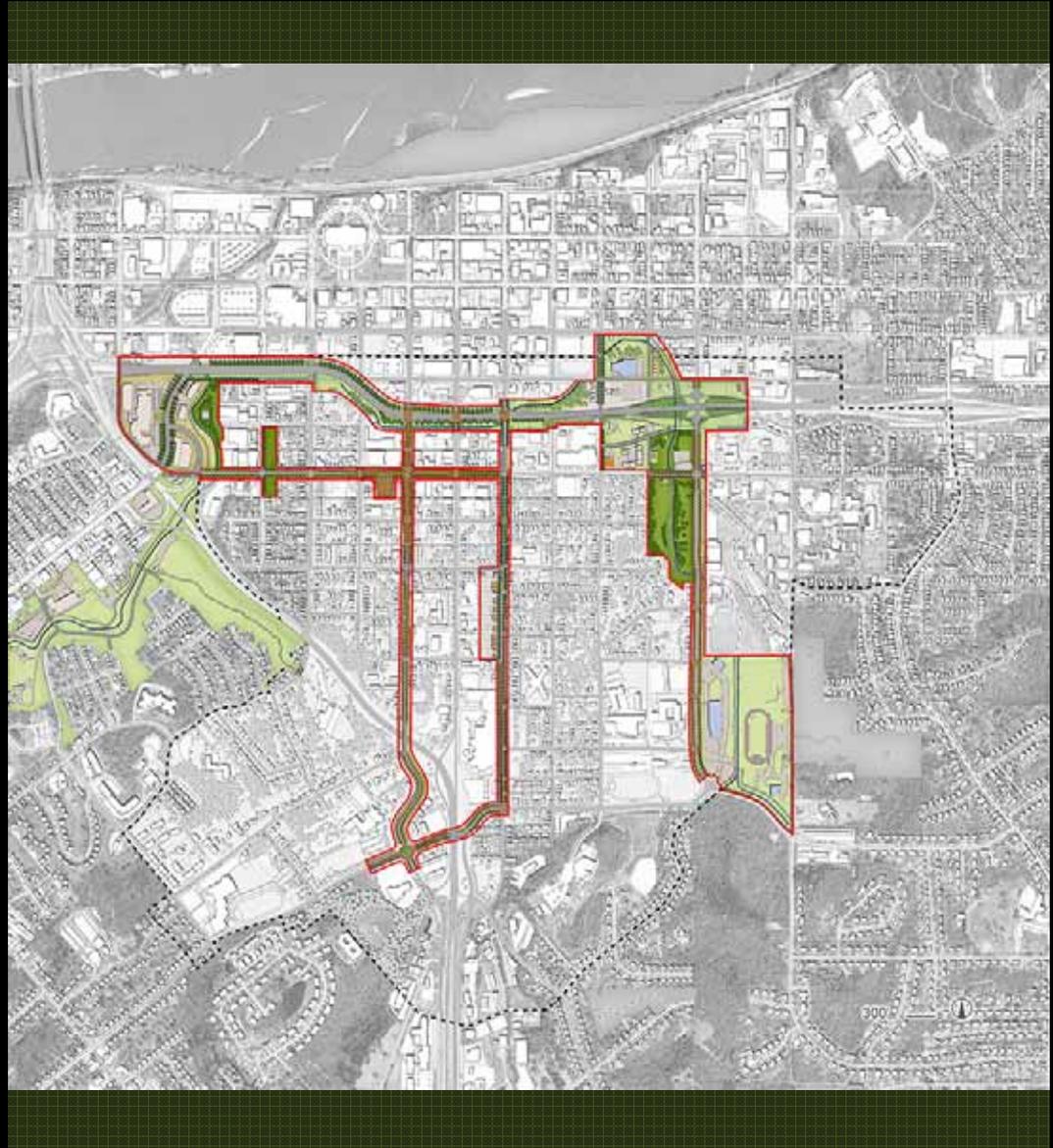


IMPLEMENTATION

PHASE ONE (Short-Term; Ongoing - 7 Years)

Projects

- US-50 corridor urban boulevard improvements and beautification
- Neighborhood gateways
- Community Park expansion
- Roundabout at Stadium Boulevard & Jefferson Street
- Wears Creek Park & Jefferson City Greenway Trail expansion
- Dunklin Street improvements and public plaza, core business district
- Monroe Street expansion and 2-way traffic
- Lincoln University Wellness Center

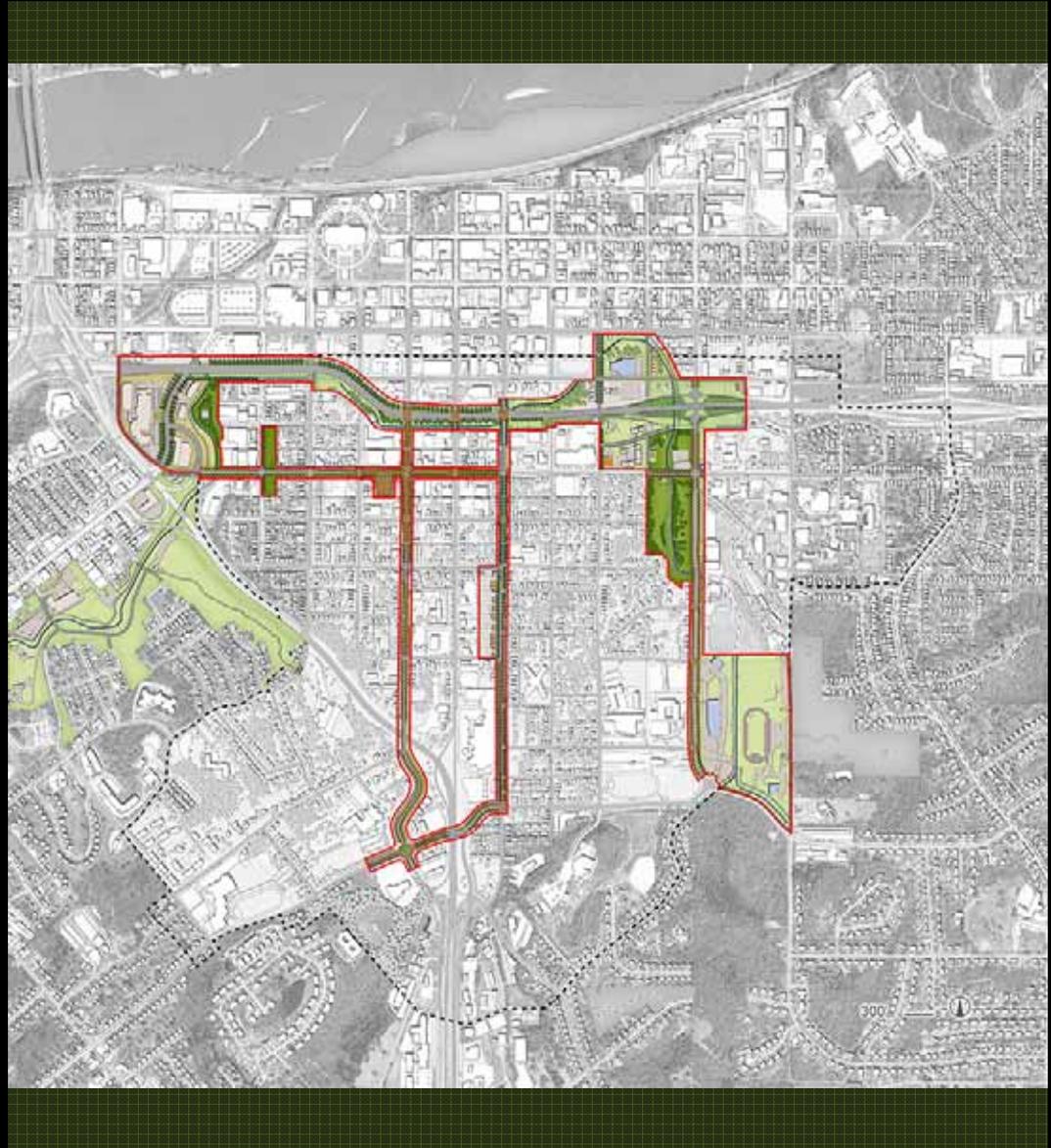


IMPLEMENTATION

PHASE ONE (Short-Term; Ongoing – 7 Years)

Projects Programs

- Establish a Community Development Corporation (CDC)
- Establish public-private partnerships to develop a neighborhood health corridor
- Complete zoning district revisions and architectural design guidelines overlays

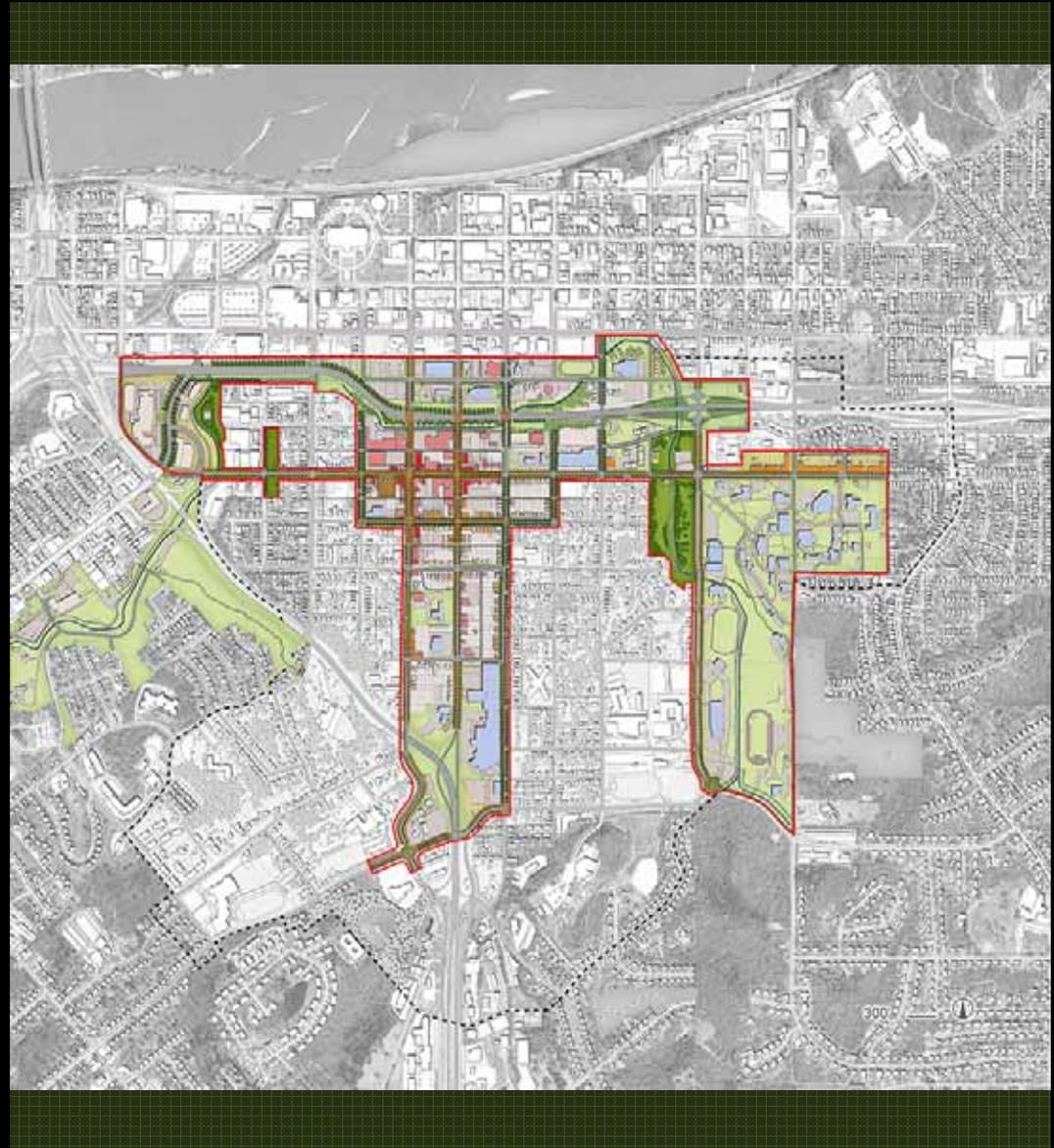


IMPLEMENTATION

PHASE TWO (Medium-Term; 5 – 15 Years)

Projects

- Dunklin Street / Old Munichburg core business district infill and revitalization
- Expanded Dunklin Street streetscape improvements
- Lincoln University mixed-use development
- Jefferson Street and Madison Street streetscape and revitalization
- Incremental housing improvement and infill

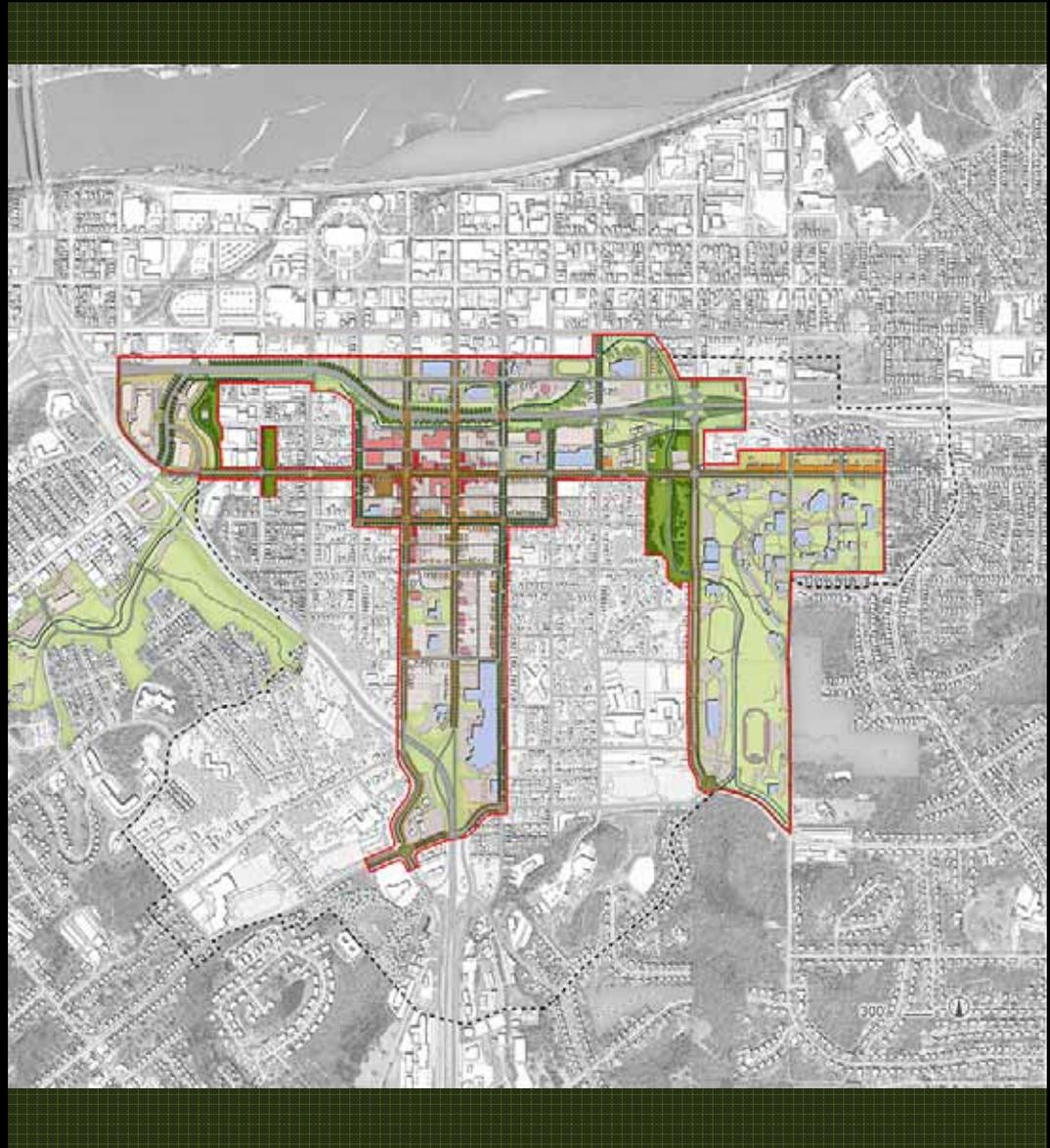


IMPLEMENTATION

PHASE TWO (Medium-Term; 5 – 15 Years)

Projects Programs

- Expand and target housing repair and revitalization incentives
- Facilitate vacant lot and derelict housing redevelopment
- Implement a street-tree planting and replacement program
- Implement a street lighting improvement program
- Implement a street, sidewalk, and infrastructure repair program

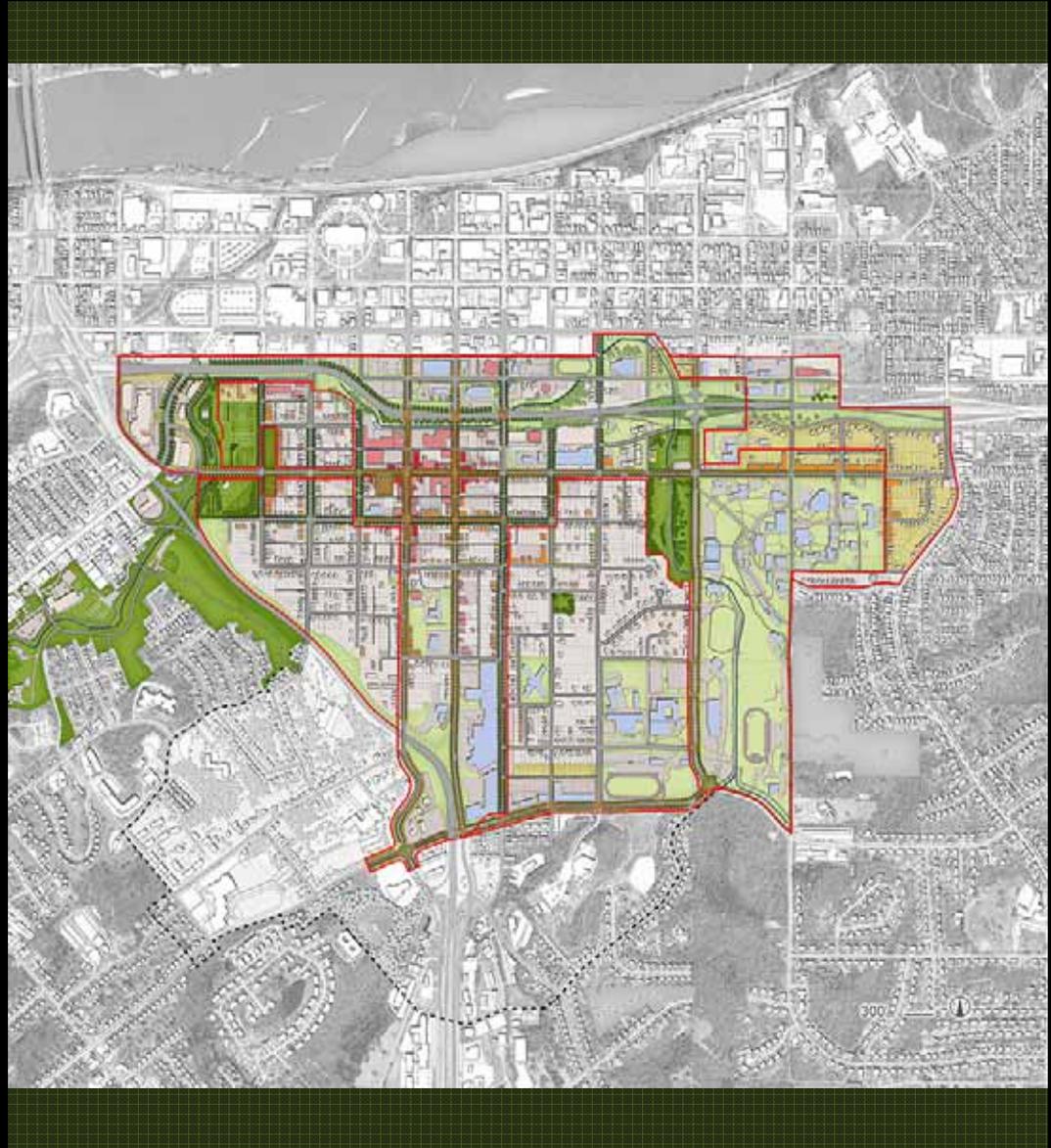


IMPLEMENTATION

PHASE THREE (Long-Term; 10 - 20 Years)

Projects

- Expanded Wears Creek Park and recreation facilities
- Mixed-income, mixed-use redevelopment along Elm Street and Clark Avenue
- Stadium Boulevard expansion, realignment, and streetscape improvements
- Stadium Boulevard corridor redevelopment
- Realignment and south extension of Madison Street
- Incremental housing improvement and infill

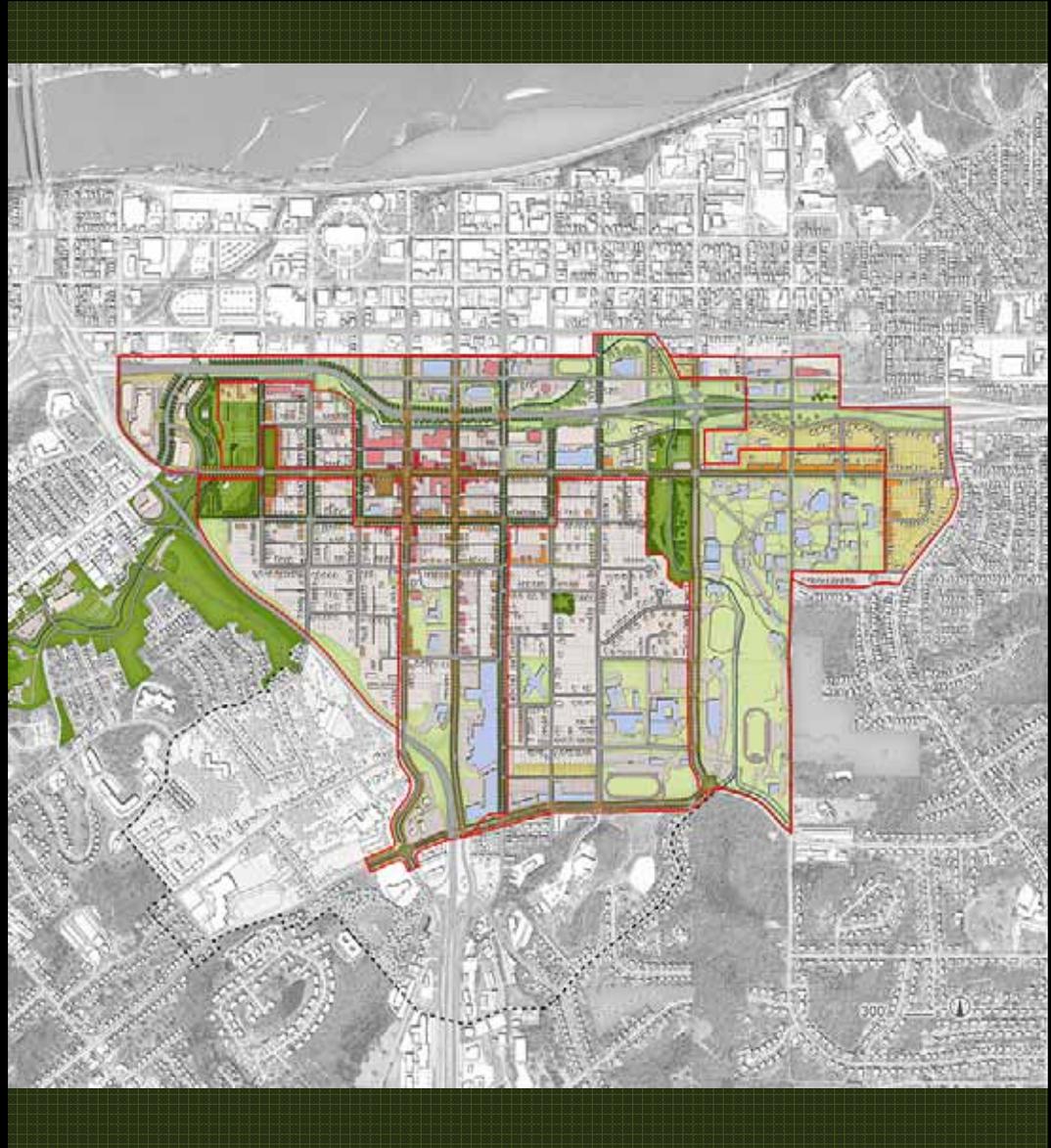


IMPLEMENTATION

PHASE THREE (Long-Term; 10 – 20 Years)

Projects Programs

- Continue vacant lot and derelict housing redevelopment
- Continue a street-tree planting and replacement program
- Continue a street lighting improvement program
- Continue a street, sidewalk, and infrastructure repair program



IMPLEMENTATION

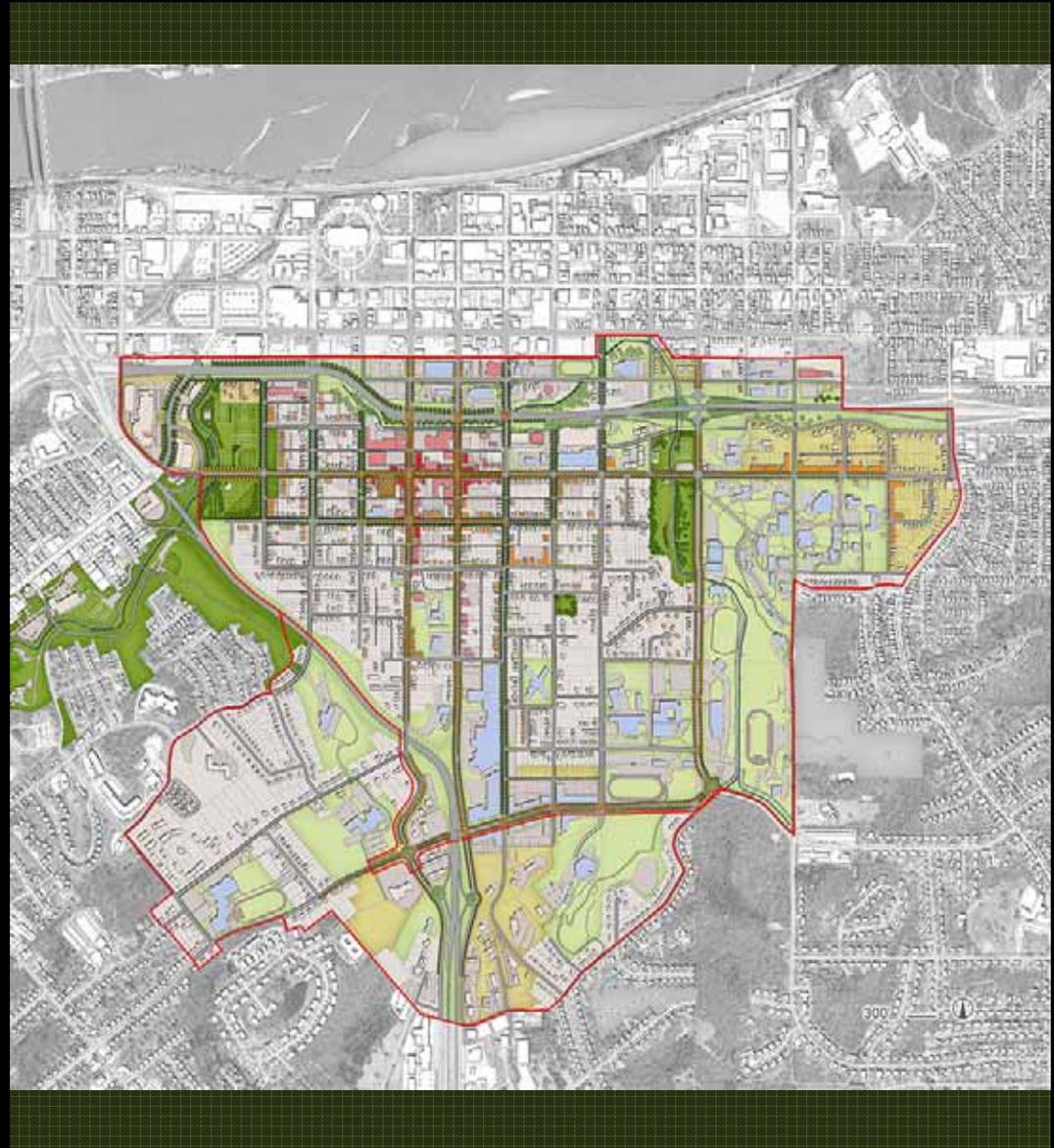
PHASE FOUR (20+ Years)

Projects

- Reconfiguration and improvement of the Stadium Boulevard and US-54 interchange
- Jefferson Street and Christy Drive corridor redevelopment

Programs

- Continue vacant lot and derelict housing redevelopment
- Continue a street-tree planting and replacement program
- Continue a street lighting improvement program
- Continue a street, sidewalk, and infrastructure repair program





PUBLIC WORKSHOP #3

Preliminary Feedback

June 28, 2016

DISTRICT & NEIGHBORHOOD PLAN

HISTORIC SOUTHSIDE | OLD MUNICHBURG DISTRICT & NEIGHBORHOOD DRAFT PLAN

JEFFERSON CITY, MISSOURI

VISION

"Celebrating its rich history; physical and cultural character; unique natural features; and proximity to the Downtown Capital District, Lincoln University, and other strong institutions, incrementally revitalize the neighborhood to create a healthy, vibrant, and diverse community positioned for long-term success and sustainability."

NEIGHBORHOOD DEVELOPMENT PRINCIPLES

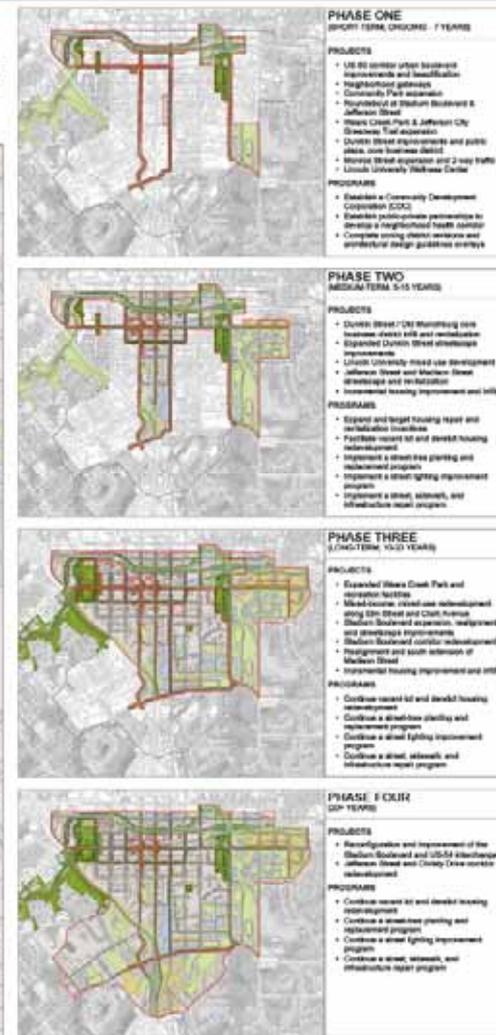
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LONG-TERM OPTIONS

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Support Lincoln University's growth by redeveloping new affordable/market rate housing, student housing, and mixed-use development.

Improve Stadium Boulevard and the US-64 interchange to provide a second "front door" to the neighborhood and support the creation of an educational, health, and community service district.



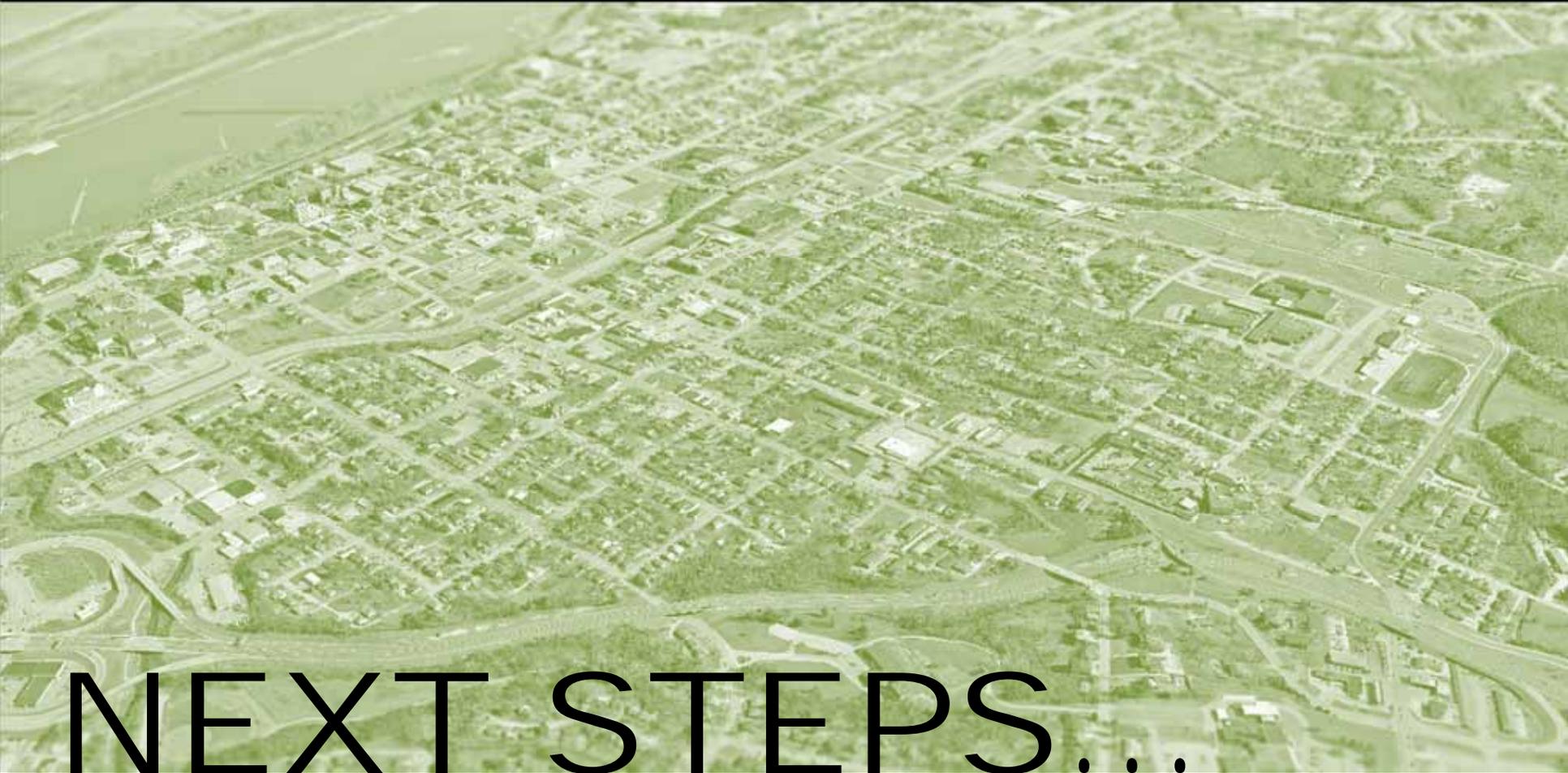
WORK SESSION TASKS...

1. Review the Vision and Principles... *tell us what we got right and what we didn't!*
2. Look at the Draft Plan neighborhood improvements... *tell us what you think and draw your ideas!*
3. Review the Phasing Priorities... *do they match your priorities?*

Pick someone to be the scribe for your table to tell the room what your table said!

PUBLIC MEETING #3 SUMMARY FEEDBACK – June 28, 2016

- ✓ Like the proposal for an expanded greenway and park system
- ✓ Like the idea of a CDC for the neighborhood
- ✓ Need early successes to ensure community support
- ✓ Improvements to actual and perceived safety should be addressed in Phase 1
- ✓ Housing improvement and infill initiatives should begin in Phase 1
- ✓ Need to address the noise pollution
- ✓ Little funding to repair/rehab existing housing
- ✓ What are project funding options?
- ✓ Code enforcement is a major issue; rethink the way the code currently addresses utility upgrades (i.e. electric & plumbing)
- ✓ Explore the possibility of using school playgrounds and fields as additional community recreation space
- ✓ Proximity to Downtown isn't important
- ✓ Emphasize the importance of all institutions, not just Lincoln University
- ✓ Use architectural guidelines to preserve historic housing
- ✓ Streetscape improvements for all neighborhood streets
- ✓ Clean up Wears Creek in Phase 1



NEXT STEPS...