IDEA COMMONS PLAN
ADOPTED BY CITY COUNCIL ON OCTOBER 4, 2010

INTRODUCTION
IDEA COMMONS is identified in the Jordan Valley and Jordan Valley Park Concept Plan and Design Guidelines as a priority sub-district within Jordan Valley, which, as programmed and planned, will result in increased economic development, research and educational opportunities, and provide a critical link between the University and the Jordan Valley Innovation Center. Through the City of Springfield and the Missouri State University, a portion of Springfield’s Central City is being redeveloped to create a new type of urban research park that will be blended by a variety of land uses and supported by various University programs with the Roy Blunt Jordan Valley Innovation Center as its focal point. The purpose of this plan is to establish a new direction for future planning and development in support of IDEA COMMONS.

GOALS
CREATE A VIBRANT MIXED-USE COMMUNITY THAT IS A MODEL FOR INNOVATIVE AND SUSTAINABLE DEVELOPMENT; COMPLEMENTS MISSOURI STATE UNIVERSITY'S INITIATIVE TO EXPAND OPPORTUNITIES FOR BUSINESS DEVELOPMENT AND CO-OPERATIONALIZATION AND SUPPORTS THE VISION FOR JORDAN VALLEY

OBJECTIVES
- Reduce or eliminate economic barriers to encourage private investment and redevelopment of the district.
  - Continue programs to clean up environmental contamination in the district.
  - Provide public economic development incentives to maintain appropriate private investment in the IDEA COMMONS.
- Encourage construction of a mixed-use community with active streets, transportation choice and economic vitality.
  - Explore the possibility of adopting a North-South Corridor overlay zoning district for IDEA COMMONS.
  - Encourage construction of at least 100 new residential units in IDEA COMMONS that will accommodate residents from a wide range of economic levels, household sizes, and age groups.
  - Improve interconnections on Chestnut Expressway to provide for pedestrian and bicycle safety.
- Upgrade Innovative Street Design Standards and apply those standards to streets in and adjoining IDEA COMMONS.
  - Encourage the preservation and adaptive reuse of historic buildings in a manner that preserves historic materials and character-defining features.
- Work with affected property owners, BNSF Railways, the Federal Railroad Administration, and other agencies to implement the recommendations of the 2006 Railroad Reconfiguration and Grade Separation Study.
  - Allow for the use of innovative on-site storm water management strategies and best practices, such as green roofs, cisterns, permeable pavers, and rain barrels.
  - Develop regional solutions for storm water detention.
- Encourage high-performance building design.
  - Provide incentives for developments built to LEED and other high-performance building standards.

OBJECTIVES
- Create an identity for IDEA COMMONS.
  - Incorporate gateway features into public improvements at major entrances into the district.
  - Develop standards to encourage complementary, high-quality construction in IDEA COMMONS.
- Upgrade public infrastructure to provide complete streets, adequate water and sewer service, storm water facilities, and public open space and other amenities.
  - Develop a plan for infrastructure improvements that is coordinated with all service providers and private development projects.
  - Encourage innovative public/private storm water management strategies that facilitate private land development in IDEA COMMONS.
    - Work with the IDEA COMMONS Business Improvement District to complete the Jordan Creek Watershed Feasibility Study and secure funding to implement the study recommendations.
  - Allow for the use of innovative storm water management strategies and best practices, such as green roofs, cisterns, permeable pavers, and rain barrels.
  - Develop regional solutions for storm water detention.
  - Encourage high-performance building design.
    - Provide incentives for developments built to LEED and other high-performance building standards.

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MISCELLANEOUS
MISSOURI STATE UNIVERSITY
CENTER CITY
GREENWAY TRAIL WILL PROVIDE PEDESTRIAN CONNECTION TO DRURY UNIVERSITY AND OZARKS TECHNICAL COMMUNITY COLLEGE.

PROPERTY TO GREENWAY TRAIL.
JORDAN VALLEY PARK, AND OTHER AMENITIES PROVIDE REDEVELOPMENT OPPORTUNITIES FOR HIGH-DENSITY RESIDENTIAL AND SUPPORTING LAND USES.

FUTURE LAND USES
GENERAL MIXED-USE
RESEARCH & DEVELOPMENT, ADVANCED MANUFACTURING, EDUCATION

- University Facilities
- Gateway Feature
- Local Historic Site
- Jordan Creek Daylighted Section
- Improved Pedestrian & Bicycle Crossing
- IDEACOMMONS BOUNDARY
- FEMA Floodplain Boundary
- Existing Development
- Railroad Track
- Jordan Creek Daylighted Section
- Jordan Creek Underground

Legend
- University Facilities
- Gateway Feature
- Local Historic Site
- Jordan Creek Daylighted Section
- Improved Pedestrian & Bicycle Crossing
- IDEACOMMONS BOUNDARY
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- Railroad Track
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