



# JAIL SITE



# EVALUATION & SELECTION

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# Foreword

One of our jail projects for a suburban New York City county was in search of a site for over eight years. The original site proposed was next to the county landfill. When a new county executive was elected, she asked us to study an alternate site. The new site required an additional \$8 million for earth moving, road improvement, and a new sewer line. The county legislature approved the new site and encouraged the executive to go ahead. But then a recession hit and the project seemed too expensive to the executive so she stopped it after the working drawings were done.

The next site was in the largest and oldest city in the county, in an urban renewal area on a site that included a historic armory, toxic waste from an old gas station, asbestos from demolished apartment buildings and no room for on-site parking. The jail would have had to be completely redesigned. This site was supposed to have generated enough urban votes to reelect the county executive. It didn't work. She lost the election.

The new county executive designated a search committee that looked at eighteen fresh sites and finally settled on a site—remote from the courthouse, without sewer or water. The new site required an additional \$3 million to run sewer and water lines to a town that was willing to accept the new loads. Both the new jail and the water lines required an environmental impact statement and public hearing. A lawsuit by the owner of one of the sites not chosen held up construction until it was dismissed.

The next county executive decided that he could save a million dollars if he reversed our approved site plan, so he went ahead. Now the back of the jail faces the main road and all traffic passes in full view of the inmates in their cells.

The new jail opened in 2001, twelve years after we were originally hired.

Site selection is one of the most important decisions you will make in the design of your new jail because the site you select will affect the operations, the cost and the appearance of your new facility. The way to avoid the debacle described above is to follow a logical planning method. One successful method is described below. This method allows for public, political, and professional participation in the important decisions about site selection of your new jail.

Ken Ricci, FAIA  
*Architect & Planner*

# Introduction

Selecting a site for your new jail will probably be one of the most difficult tasks in the planning and design of your new facility. Site selection usually involves a volatile mix of public controversy and technical and financial considerations that are found with few other public construction projects.

The purpose of this paper is to define the criteria that have successfully been used by jurisdictions to identify, evaluate, and select jail sites. In addition to understanding and applying these criteria, successful site selection relies to a large degree on devising a process to dispel the fears that have developed in the public's mind about having a jail as a neighbor.

Modern technology makes it possible for new jails to be good neighbors. Unlike the public's perception of a stark dungeon surrounded by razor-ribbon fences and guard towers, the modern jail is a sealed building whose outer façade forms the secure perimeter, which can be shaped to look like a library, a school, or a museum.

Historically most jails were built next to the courthouse to allow the easy transfer of prisoners back and forth to court. That proximity is still desirable today. If your existing jail is next to the courthouse, you face the challenge of having to add on to the existing jail in order to expand capacity and upgrade security and operations. If land is available adjacent to your downtown jail, chances are you will be building a multi-story structure to accommodate the desired capacity.

If you are adding on to your existing jail and are going to keep your old jail operational, then your planning goal should be to have the old jail and the new jail operate as one integrated facility, not two separate facilities.

On the other hand, if you are going to build out-of-town, there is a whole different set of considerations that will affect the cost and function of your jail, and you still may not avoid the controversy that jails seem to promote. In this scenario, for example, you will have to decide what to do with the old jail. Will it be demolished or will it be recycled to serve as an in-town holding center for prisoners on their way to court each day? The old downtown jail is often remodeled for other municipal uses such as local government offices. Often out-of-town sites lack the basic utility services such as sewer and water, electric, telephone, cable, etc., and may not have adequate road access for the number, size, and weight of vehicles. Obtaining sewer line hook-ups to a local sewer district can be expensive and time-consuming. The alternative to creating your own sewer treatment plant can be equally expensive and lengthy.

Jails are not popular. Jails are complex to design and expensive to build. Nevertheless, county government has an obligation to the public to build jails. This paper discusses the issues associated with finding a site for the new jail and lays out a process for site selection that addresses public fears and the demands of security, economy, and functionality.

## **Start Site Selection Early**

The site on which you build your jail will have a profound effect on jail operations, design, and cost, so it is wise to begin the selection process as early as possible. This will give you ample time to consider a variety of alternative sites, test public opinion, analyze the cost of building and operations and arrive at a decision in a public process. Starting early will provide the political and technical decision-making process enough time to develop in a way that has a good chance of finding a consensus solution. Starting early enables you to collect data (for example, on foundation conditions, wetlands, sewer treatment, ownership, zoning, historic value, traffic, property values); analyze the effect on construction costs and operational costs; and deal with the reaction of voters, media, and elected officials.

In some states, the site selection process is formalized in the State Environmental Quality Review Act (SEQRA), which calls for an Environmental Impact Statement or Environmental Impact Review. Opponents of the jail project—whose opposition may be based on any number of factors—can use the site selection process to confuse, delay, and derail the project and the careers of elected officials as well. Having a legislated process, like the SEQRA, actually assists site selection because it mandates a formal process of data collection, analysis, and public input within a statutory framework with a stipulated timeframe. At its best, the SEQRA process is meant to promote decision-making using an open process. The process described in this paper is based on this model.

# The Site Selection Process

The five steps of the site selection process are shown in the chart on the following page. They include—

- Step 1: Develop Site Evaluation Criteria**
- Step 2: Identify Potential Sites**
- Step 3: Conduct Preliminary Evaluation**
- Step 4: Select the Recommended Site**
- Step 5: Conduct Detailed Site Analysis**

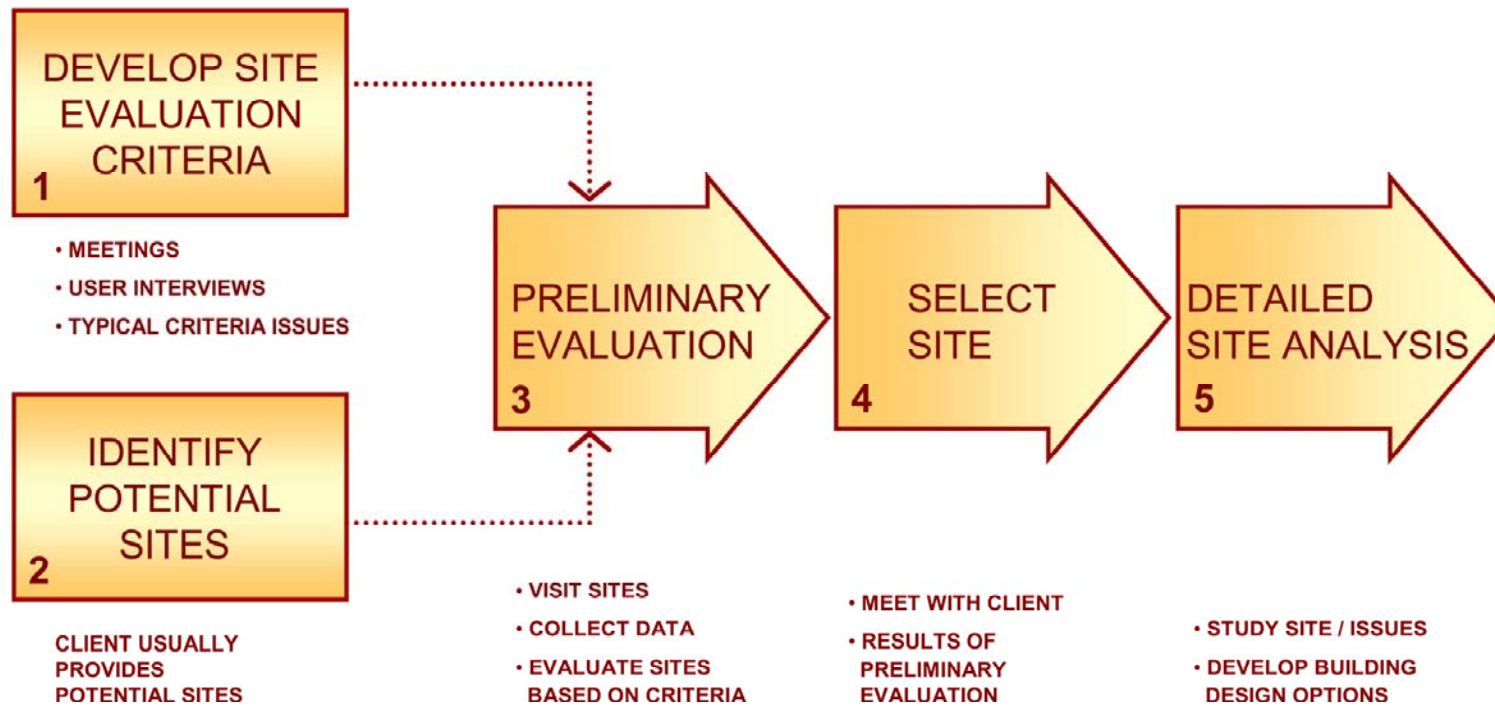
In an ideal world, an organized owner and a dedicated consultant can accomplish these five steps in a period of 60 to 90 days. But because site selection is so sensitive it is important to allow time for public input and review in addition to the political decision making process.

Even if you think you are sure of where the new jail is going to be located, take the added precaution to go through a public process of site selection to forestall opponents' charges that you failed to give proper consideration to this site or that site, or to this issue or that issue. The process described allows you to put each site under the same microscope of public scrutiny.

A Site Selection Committee should guide the site selection process. The committee should consist of people from the jail, the design team, the public, and other government officials. A Site Selection Committee with a members representing all views on the project will help reduce the chances of the site(s) selected meeting opposition down the road because most concerned parties would be a part of the site selection process and understand why a particular site was chosen.

A typical Site Selection Committee would consist of—

- Several County Commissioners
- Sheriff, Director of Corrections, and/or Jail Administrator
- County Director of Planning
- Private Citizens representing local homeowners and businesses
- Architect
- County Public Works Administrator
- Construction Manager (if chosen)



## Site Selection Process



## **Step 1: Develop Site Evaluation Criteria**

*Appendix A* provides fifteen suggested site evaluation criteria and a discussion of their content. You may want to consider holding public meetings to ask for comment on these criteria and solicit additional evaluation criteria. The value of such a public meeting is twofold: it serves as a lightning rod to attract criticism and expressions of fear by the public and also gives you the opportunity to explain publicly the detailed considerations that go into site evaluation. Security, public protection, jail operation, access, traffic, and related topics are presented in a manner designed to inform the public and the media about the safeguards you intend to incorporate in your jail design and about the complexities and costs of jail operations, especially transportation to and from court from remote sites.

The NIMBY (Not In My Back Yard) phenomenon invariably comes into play when siting a new jail, whether it's on a new out-of-town site or an addition to the existing jail that has been there "forever." The knee-jerk reaction by frightened officials to put the jail on the cheapest piece of property, far away from civilization, must be given the strict scrutiny of cost analysis.

The legislature of a small New England state, as the price of their support for a new maximum-security facility, and without consulting their technical advisors, mandated that the facility be built on a particular piece of state-owned land. The property was literally on a remote mountain. By the time the project was done, the state had to build a 2 mile road, run a sewer line to the nearest town 3 miles away, invest in an upgrade to the town's sewage treatment plant and incur a 2-year delay while the U.S. Army Corps of Engineers investigated the impact of construction on a rare toad found in a watery gravel pit at the top of the mountain. The additional cost to the project totaled \$3 million.

## **Step 2: Identify Potential Sites**

Issue a public call for all interested parties to come forward with their sites. Make an inventory of county-owned sites. Check with state and federal agencies for surplus properties. Even if you believe that you have a site that works, it is prudent to make a list of other potential sites and evaluate them on a preliminary basis in order to forestall opponents to the project from accusing you of "railroading" the project or playing favorites with landowners.

### **Key Criteria: The Site Has to Fit More Than a Jail**

When searching for a site for the new jail site, bear in mind that the size of the property has to accommodate more than just the footprint of the new jail. While there is no rule of thumb, here are the factors you need to consider when calculating the size of a parcel of property.

- **Building Footprint Including Expansion**  
Use your architectural master space program to determine the building footprint, and include footprint(s) needed for possible future expansion.
- **Building Plan Irregularities**  
Your final building plan will not be a simple rectangle. Due to requirements of circulation, daylight, and accommodation of natural features, the final plan will have irregularities in shape. Add 25 % to your program gross square footage areas as a rough guide to the proposed jail's footprint.
- **Recreation Yards**  
Modern jail design places most recreation yards on the ground adjacent to the general population housing units. Be sure to include these footprints in your calculations.
- **Perimeter and Access Roads**  
If your jail will have a perimeter fence line, include the area required in the double fence zone as well as the perimeter patrol road. Also add roads giving access to the site from public roads.
- **Parking**  
Parking needs to be provided for jail staff and visitors. Enough parking to accommodate two full staff shifts should be provided because of staff overlap during shift changes. Also provide adequate space for future parking.
- **Service Yards**  
Service yards provide areas for incoming deliveries as well as areas for waste disposal recycling.
- **Buffer Zones**  
The amount of "buffer" zone around your facility is discretionary. You may want to provide a visual barrier of trees and greenery or some other visual buffer between your perimeter fence and your property line.
- **Fire Access Lanes**  
Be sure to check with the local Fire Department with jurisdiction over the jail site. Find out the requirements for access lanes to the jail for firefighting equipment.
- **Natural Features**  
It is difficult and expensive to build on steep slopes and wetlands. Discount these areas from your calculations of available land when analyzing a piece of property. Check with your state Department of Environmental Protection and the U.S. Army Corps of Engineers about what currently constitutes a "wetland." The definitions are different for state and federal, as are the rules for filling wetlands.

- **Storm-Water Retention Pond**

Most localities now require a separate pond for retention of storm water with a mechanism for separating out particulates and controlled release of storm water into the public storm system. Your civil engineer will be able to assist with preliminary calculations.

## Two Examples of Site Selection

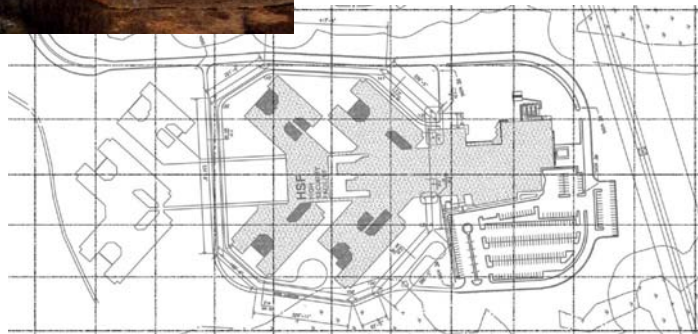
### A Rural Site Selection

In Goshen, NY, the Orange County Correctional Facility required an unusually oversized



piece of property. (See *Exhibit 1.*) The one story jail facility includes a high security facility with 616 cells in Phase I, expandable to 824 beds in Phase II. The total building area of Phase I

is approximately 300,000 square feet or 6.7 acres. The site required accommodating roadways, parking, expansion, building shapes, sloping terrain, storm-water retention pond and a buffer in 66 acres. The site is approximately 2,000 feet from front to rear and approximately 1,000 feet wide.



**Exhibit 1: Orange County Correctional Facility, Goshen, NY**  
*Jacobs • Wyper • Ricci • Joint Venture Architects*

### An Urban Site

In Buffalo, NY, the Erie County Holding Center was expanded to add 220 beds in a podular, direct supervision floor plan to the old 300-cell linear jail. (See *Exhibit 2.*) Over 100,000 square feet of new construction was fit onto a site with 15,000 square feet. The resulting design was a 13-story building with a recreation yard on the roof. Through the creative use of phased construction, the existing jail was kept in operation while portions of it were demolished to clear the site for new construction. When the new building was completed, portions of the old jail were vacated and renovated. The new building contains inmate intake and processing, visiting, administration, programs, and the new main public entrance. The kitchen in the old jail was renovated and upgraded and life safety improvements were made in the old linear cell areas.



**Exhibit 2: Erie County Holding Center, Buffalo, NY**  
*Cannon Design, Inc., in association with The Ehrenkrantz Group, P.C.*

The old and the new parts of the building were designed to operate as “one jail.” In this way Erie County was able to continue the life of the old linear jail, improve central support and operations, gain new cell space in the new high rise, and keep the jail near the courthouse. The site was located in the downtown historic zone and therefore needed special approval from the Delaware Avenue Historic District Commission. The exterior was designed using modern technology to fit into

the urban fabric and still be secure. No fences were used. The building design gained approval on the first submission.

## Modern Jails Make Good Neighbors

Modern technology allows new jails to be totally sealed buildings, where the outer walls of the building act as the security perimeter. This means that neighbors do not have to see buildings surrounded by fencing and razor ribbon under the glare of intense lighting. The public’s negative reaction to jail construction is fueled by outdated visions of what a jail will look like. Spend the time and effort to develop an accurate image of your modern new jail, using drawings, models or photos of completed modern jails elsewhere.

The public also fears that jail construction or expansion will depress property values and raise local crime rates. Several studies have been conducted that looked at property values, crime rates, and local economies of communities in the vicinity of correctional facilities to determine what impacts, positive or negative, the facility had in the area.



**Exhibit 3: Lexington/Fayette Urban County Government New Detention Facility, Lexington, KY**  
*CMW, Architect of Record • DMJM, Design Architect*

In most cases the studies showed that new jails, if properly designed, do not have adverse impacts on local property values or any other aspect of the community. In a few instances



**Exhibit 4a: Dutchess County Jail Facility, Poughkeepsie, NY**

*Ricci Greene Associates, Design Architect  
Gruzen Samton, PC Architect of Record*

inside shouting to visitors on the street in front. The design of the new facility and the retrofit of the old jail created a sealed building that effectively solved their problem. The new site relocated parking for sheriff vehicles from street-side to behind the new jail addition, thereby solving another neighborhood complaint about the noise officers made at shift change. The exterior design of the new addition eliminates any correctional features and presents itself as a normal neighborhood building.

property values decreased in the vicinity of a new correctional facility, but this was thought to be due to an already existing trend in real estate values in that area or some other non-facility factor. Some studies reported that crime rates dropped in areas surrounding new facilities.

In Poughkeepsie, NY, the addition to the Dutchess County Jail located the new jail addition across the street from private homes. (*See Exhibit 4.*) Meetings with neighbors revealed that their biggest concern with the existing jail was noise created by inmates



**Exhibit 4b: Aerial View of Dutchess County Jail Facility, Poughkeepsie, NY**

### **Some completed studies that deal with the effects of correctional facilities on the surrounding community are:**

- Craig E. Stanley, University of Wisconsin, *The Impact of Prison Proximity on Property Values in Green Bay and Waupin, Wisconsin*, November 1978. Determined that prisons studied did not have any adverse effects on property values and, in some cases, the value of homes closer to the prisons was slightly higher than homes farther away.
- Community Residences Information Services Program, *“There Goes the Neighborhood...”* March 1986. A summary of forty studies focusing on group homes for the disabled, dependent, and neglected children and ex-offenders. The study determined that a facility would have different positive or negative effects depending on the makeup of the neighborhood. The editor concluded that, in general, the studies indicate that fears that the presence of a group home in a neighborhood will cause property values to decline, crime rates to increase, and quality of life to deteriorate are not justified. This study relates to the siting of correctional facilities because many of the same concerns are expressed when siting group homes and correctional facilities.

- *Comparative Analysis of Property Values in the Vicinity of New Correctional Facilities at the Oshkosh Correctional Institution and its Relationship to the Proposed Ravine Correctional Institution*, January 1988. This study reported that in Oshkosh, Wisconsin, property in the vicinity of a recently opened prison had a slightly lower rate of increase in value. However, interviews with local real estate brokers revealed that an already existing decrease in popularity of that portion of the city might have been the cause.
- National Institute of Corrections, *Issues in Siting Correctional Facilities*. An adaptation of a study completed by the Florida Atlantic University, Florida International University Government Center for Environmental and Urban Problems entitled *Impact of Correctional Facilities on Land Values and Public Safety*. The study determined that land values, public safety and quality of life were not adversely affected by the presence of correctional facilities.
- Senate Office of Research, California, *Cities with Prisons. Do They Have Higher or Lower Crime Rates?* August 1985. Data presented in this study suggested that the presence of a prison did not depress property values or increase the crime rate in the surrounding community.
- Environmental Impact Study, Orange County (NY) Correctional Facility, Ricci Greene Associates 1996 (unpublished). A professional appraisal showed that property values across the street and one or two blocks away from the existing jail were similar to properties elsewhere in the village of Goshen. The value of homes on the block immediately adjacent to and overlooking the jail with full view of the existing jail yards and service areas were about 10% lower than comparable homes across the street.

## **The Site You Select Will Affect Your Operations**

If you want to add on to your existing jail and there is not enough land alongside to put the entire facility on one level, you will have to use a multi-story configuration.

If you decide to build your new jail out-of-town, but your courthouse is downtown, you will spend additional operating funds transporting prisoners to and from court. You also will need to create some type of holding facilities in the old courthouse to accommodate male and female inmates waiting to appear in court, plus some space for attorney visitation and maybe correctional officers' break room.

Neither of these scenarios is wrong or right. You will have to decide the location of your new jail based on a variety of factors. Each decision will have a different impact on jail operations.

## Operations will be affected by:

- **Building Footprint**

A limited site means a smaller footprint and probably a multi-story building. While there seems to be a preference for one-story jails on the part of sheriffs and staff, bear in mind that there are a lot of multi-story jails that operate quite successfully.

- **Access Points**

Access points include the public entrance, staff entrance, service entrance, and inmate transport entrance. On a downtown site you may have multiple access points on the same street. For an out-of-town site, it is always a good idea to have at least two vehicle entry points in the event of an emergency.

- **Internal Organization Based on the Footprint**

Inmate movement, recreation, service and programs will be organized differently depending on the height of your new jail. In a multi-story jail one way to minimize inmate use of elevators is to locate services and programs on the same level as housing units.

- **Connection/Proximity to Courthouse**

Inmate movement from jail to courthouse is most secure and most efficient when inmates can walk through a secure connection. In Naples, FL, we designed a bridge that connects the jail to the courthouse on the same campus. (*See Exhibit 5.*) Notice that the jail has no fence. If your new jail is out-of-town or a block away from the courthouse, you will still have to transport to and from the jail and provide space for inmate holding in the courthouse.



**Exhibit 5: Collier County Jail, Naples, FL**  
*Ehrenkrantz/H. J. Ross • Joint Venture Architects*

## Identify the “Gatekeepers” and Develop Strategies to Deal with Them

“Gatekeepers” are people or agencies, aside from county commissioners, that have the power to control approval of your project. For example, if you have to get zoning approval, the zoning board officials are “gatekeepers.” It is fair to say that the fewer gatekeepers your project has, the fewer obstacles you will have to a speedy approval.

**Here is a sampling of gatekeepers and suggestions on how to work effectively with them.**

- **Zoning Officials**

Try to keep your project on properties that permit jail uses “as-of-right,” that is, where a variance or special permit is not required. While it is true that the county is a superior unit of government and therefore does not have to comply with local zoning ordinances, it is also true that most county commissioners would rather be a “good neighbor” and respect local zoning if at all possible. As a courtesy listen to local zoning officials with respect and accommodate their requests where feasible.

- **Land Owners**

Using county-owned land avoids the pitfalls and delays associated with negotiated sale or eminent domain (condemnation), except where the county land is unsuitable or its use imposes additional costs.

- **Sewer District**

If your property does not have sewer lines in the street out front, you will probably have to apply to the sewer district for hook-up. Carefully check hook-up charges and usage fees. Do not assume that the sewer district will automatically give you access. First, be sure that you make a deal not only to accommodate the projected number of beds in the new jail, but also for your future capacity. Second, each jail cell produces wastewater at roughly 2 to 2-1/2 times the average household. Third, sewer districts have to meet strict state standards. Be sure your district will be in compliance if it accepts the flow from your jail. If their plant has to be upgraded to accept your flow, be clear about who will pay for the improvements.

- **Local Parking Authority**

If you are going to expand downtown, be sure you have a solution for parking. Some towns and cities have independent Parking and Traffic Authorities from which approval may be required.

- **Historic Preservation and Cultural Archaeology**

Just because your site is in a rural area, does not mean it has no historic significance. Depending on terrain and other factors, your site could be a Native American burial or campground. Avoid surprises during construction by doing



your homework. Hire an expert or call your state Historic Preservation Office for advice early in the site evaluation process.

If you are contemplating demolition of old buildings, check with state officials to see if they are eligible for designation as significant or historic. Also, test old buildings for the presence of asbestos and other hazardous materials. Mitigation or removal can be tricky and costly.

- **State Department of Environmental Protection**  
Some states require an Environmental Impact Statement (EIS) when undertaking a major new project or addition. Check your state law and how it applies to your project. The purpose of the EIS is not to prohibit development, but to insure that a process of analysis and public disclosure is followed. Check with the county attorney or planner about your state's procedures. Be sure to check for Hazardous Materials (HazMats) on any site under consideration. Hire a professional environmental engineer to perform the necessary analysis, which typically is a Phase I analysis done from existing records and, if required, a Phase II analysis, which is based on field testing or request that the seller perform a professional analysis and provide you with the results.
- **U.S. Army Corps of Engineers**  
The federal government uses a definition of wetlands that often differs from that used by many states. If you are planning to fill or encroach on wetlands, the U.S. Army Corps of Engineers may have jurisdiction. Be sure to consult a knowledgeable engineer or planner very early in the process.

### **Step 3: Conduct Preliminary Evaluation**

In this step, your team visits each site and conducts a “walk-through,” gathering data on conditions. Data is also collected from available sources, such as tax maps, property records, etc. You may have to generate additional information: a topographical survey; a boundary survey and legal description; borings to determine sub-surface conditions; ground water tests, etc.

All the data should be assembled and organized as shown in *Appendix B*. Once this is done, the site can be evaluated against the criteria developed in Step 2. (*See Appendix A*).

### **Step 4: Select Recommended Site**

The evaluation process is not scientific. It is an orderly way to display information, makes it easy to understand, and allows you to compare the assets and liabilities of each property. The relative importance of each criterion comes from the values of your community, not from a computer or a textbook. If you choose to conduct the evaluation process in public, it provides a format that the public and media can easily comprehend.

The criteria in this example are expressed in such a way that a positive answer is expressed as a “*Yes.*” The property with the highest number of “yes” responses warrants further consideration.

## **Step 5: Conduct Detailed Site Master Plan**

Once a site is “selected,” you must conduct a detailed test to see if the site can accommodate the projected jail and its requirements. In order to do a detailed master plan, you will need an architect and civil engineer to prepare alternative building and road layouts to test whether the property can be developed consistent with the operational and budget requirements developed in earlier steps of the process.

You may decide to study two sites at the level of master plan layouts in order to more fully understand the potential of each site and to document for the public record the pro’s and con’s of more than one site. This step is critical. It puts the sites to the test of reality by having the architect document the physical layout and measure the results in terms that jail staff and county commissioners and officials can understand. It also provides a display of construction cost premiums that a site may have as a result of special conditions like poor soils, or the need for new sewer treatment or premiums that a site may have as a result of new operational requirements such as prisoner transport.

## **Conclusion**

The decisions made in the earliest part of a project have the most profound effect on design and operations. Site selection is among the most important of these decisions because it can be a contentious political issue and because the site you select will affect the operations and the cost of your new jail both now and in the future. The time, effort, and dollars spent on site evaluation and selection will pay large dividends for a long time. Site selection can be done successfully in a public forum with the active participation of elected officials, professional engineers, and architects, voters, and members of other public bodies. Conducting site evaluation and selection in a public process is the best way to achieve a workable consensus within a reasonable timeframe.

# APPENDIX A



## APPENDIX A: Sample Site Evaluation Form

| Site Criteria  |   | Site A | Site B | Site C | Site D |
|--|---|--------|--------|--------|--------|
| <b>1. Location</b>   | <ul style="list-style-type: none"> <li>• Site is located within a county seat</li> <li>• Can house the sheriff's Civil Office as mandated by county law (must be housed in the county seat)</li> </ul>  |        |        |        |        |
| <b>2. Site Size</b>  | <ul style="list-style-type: none"> <li>• Large enough to accommodate a facility, Sheriff's offices, and Office of Civil Defense</li> <li>• Large enough to accommodate a one-story facility with at-grade recreation yards</li> <li>• Large enough to accommodate a buffer zone around the facility</li> <li>• Provides room for expansion</li> </ul>   |        |        |        |        |
| <b>3. Site Ownership</b>                                     | <ul style="list-style-type: none"> <li>• Property is owned by the county</li> <li>• Property is immediately available for development</li> </ul>  |        |        |        |        |
| <b>4. Capability to satisfy correctional design criteria</b> | <ul style="list-style-type: none"> <li>• Site provides unobstructed surveillance capabilities</li> <li>• Site permits opportunity to adequately provide for safety of public</li> <li>• Site conditions permit the design of a facility that adheres to modern accepted jail practices and standards</li> <li>• Site permits sight and sound separation from neighboring land uses</li> </ul> |        |        |        |        |
| <b>5. Compatibility with existing zone ordinances</b>        | <ul style="list-style-type: none"> <li>• Site development as a jail is in conformance with present zoning</li> </ul>  |        |        |        |        |

| <b>Site Criteria</b>  |  | <b>Site A</b> | <b>Site B</b> | <b>Site C</b> | <b>Site D</b> |
|---|--|---------------|---------------|---------------|---------------|
| <b>6. Accessibility to county courts</b>  | <ul style="list-style-type: none"> <li>• Site is less than 10 minutes driving time to criminal courts</li> <li>• Site is readily accessible to justice and city courts throughout the county</li> </ul>  |               |               |               |               |
| <b>7. Accessibility to arteries</b>   | <ul style="list-style-type: none"> <li>• Accessibility to Route _____</li> </ul>   |               |               |               |               |
| <b>8. Direct accessibility to existing water and sewer lines</b>                | <ul style="list-style-type: none"> <li>• City water and sewer lines are on-site</li> <li>• Annexation of property is not required to extend water and sewer to site</li> </ul>   |               |               |               |               |
| <b>9. Accessibility to medical facilities</b>                                   | <ul style="list-style-type: none"> <li>• Site is less than 10 minutes driving time to nearest hospital</li> </ul>  |               |               |               |               |
| <b>10. Capability for future expansion and flexible building configurations</b> | <ul style="list-style-type: none"> <li>• Site allows for facility expansion to meet future demand</li> <li>• Site allows for flexible building configurations resulting in lower construction and operations costs</li> </ul>  |               |               |               |               |
| <b>11. Minimal adverse environmental impact of developing site for new jail</b> | <ul style="list-style-type: none"> <li>• Minimal impact on existing land/air/water conditions</li> <li>• No development in or near wetlands, flood plains, fragile landscapes, or historic/archeological sites</li> <li>• Minimal noise impact on neighboring land uses</li> <li>• Minimal impact of construction process on adjacent land uses</li> <li>• Minimal impact on existing transportation/traffic infrastructure</li> </ul> |               |               |               |               |

| <b>Site Criteria</b>   |  | <b>Site A</b> | <b>Site B</b> | <b>Site C</b> | <b>Site D</b> |
|--|--|---------------|---------------|---------------|---------------|
| <b>12. Positive soil, drainage, and terrain conditions</b>         | <ul style="list-style-type: none"> <li>• Site has good soil-bearing capacity</li> <li>• Site has good drainage and runoff</li> <li>• Site has gently sloping terrain</li> </ul>  |               |               |               |               |
| <b>13. Normal site development costs</b>                           | <ul style="list-style-type: none"> <li>• Site does not require special techniques, unusual foundation supports, or additional drainage systems</li> <li>• Site does not require special extension of water and sewer lines</li> </ul>  |               |               |               |               |
| <b>14. Minimal special development issues</b>                      | <ul style="list-style-type: none"> <li>• No relocation or demolition problems caused by developing site</li> <li>• If applicable, existing on-site structures can be easily converted to jail use</li> <li>• No negative social impact on neighboring land use caused by developing site for a jail</li> </ul> |               |               |               |               |
| <b>15. Capability to develop high energy efficiency conditions</b> | <ul style="list-style-type: none"> <li>• Site has potential for utilizing its southern exposure for energy-efficient systems</li> <li>• If applicable, site is located to enable possible hookup with nearby existing energy-efficient heating/cooling systems</li> </ul>                                      |               |               |               |               |



## **APPENDIX B**

## APPENDIX B: Sample Key Data Display

| <b>Issues/Sites</b>                                 | <b>Bishop Burke<br/>A</b>  | <b>Highway Complex<br/>B</b>   | <b>Lexington School<br/>C</b>   | <b>The Barry Farm<br/>D</b>  |
|---|--|--|---|--|
| Location  | City of Gloversville   | City of Johnstown  | City of Johnstown   | Town of Johnstown  |
| Ownership   | Catholic Diocese of Albany   | Fulton County  | Fulton County   | Private  |
| Size (Buildable Acreage)                            | 25 Acres (approx)  | 7.5 Acres  | 20 Acres (approx)   | 20 Acres   |
| Current Use   | Community-Based Residence for Special-Needs Adults   | Gravel Storage (adjacent to Highway Garage & County Office)  | Handicapped Training Program  | Open Fields  |
| Purchase Cost of Land                               | \$500,000  | None   | None  | \$98,500   |
| Zoning District                                     | R-1 Residential  | Arterial Industrial  | Industrial and Commercial   | R-A Residential and Agricultural   |
| Requires Zoning Variance                            | Yes  | No   | No  | Yes  |
| Soil Conditions for New Development (i.e. Drainage) | <ul style="list-style-type: none"> <li>• Poor drainage</li> <li>• Poor soil boring capacity</li> </ul> | <ul style="list-style-type: none"> <li>• Poor drainage</li> <li>• Poor soil boring capacity</li> </ul> | <ul style="list-style-type: none"> <li>• Poor drainage</li> <li>• Fair/poor soil boring capacity</li> </ul> | <ul style="list-style-type: none"> <li>• Poor drainage</li> <li>• Poor soil boring capacity</li> </ul> |
| Slope Conditions for New Development                | N/A  | Moderately steep   | Western part very steep   | _____  |



| <b>Issues/Sites</b>   | <b>Bishop Burke<br/>A</b>  | <b>Highway Complex<br/>B</b>   | <b>Lexington School<br/>C</b>   | <b>The Barry Farm<br/>D</b>   |
|---|--|--|---|---|
| Availability of Public Water and Sewer Systems                  | Water and sewer on-site  | Water and sewer on-site  | Water and sewer   | Water and sewer accessible  |
| Distance to County Court  | 6 Miles  | 1.5 Miles  | 1.7 Miles   | 1.9 Miles   |
| Can Accommodate Proposed Building Program                       | Yes  | Yes  | Yes   | Yes   |
| Regional Highway Access Available (i.e., Distance to Route 30A) | 0 Feet   | 3,000 Feet   | 3,000 Feet  | 4,000 Feet  |
| Proximity to Hospital Facilities                                | Next door  | 2.0 and 5 Miles  | 2.2 Miles   | 2.4 and 5 Miles   |
| Distance from Population Center of Fulton County                | 0  | 0  | 0   | 0   |
| Requires Environmental Assessment Form Prior to Implementation  | Yes  | Yes  | Yes   | Yes   |
| Future Expansion Capabilities                                   | 20 years or more   | Up to 20 years   | 20 years or more  | 20 years or more  |
| Special Considerations  | Displacement of Lexington After-School Program<br><br>Adaptive reuse of existing high school | Reduces land available for Hwy. Dept. use<br><br>Sewer must be pumped up from site<br><br>Tight site constraints | Urban setting<br><br>Negative psychological connotation of building jail next to Lexington School | Site may require annexation into City of Johnstown<br><br>Site located next to existing county facility |