

---

# **JAIL FACILITY SITE EVALUATION AND SELECTION**

Prepared for:

The National Institute of Corrections  
Jails Division  
Mr. Michael O'Toole, Chief

Prepared by:

Kenneth Ricci  
Architect  
130 West 30th Street  
New York, NY 10001

---

---

One of our jail projects for a suburban New York County has been in search of a site for over 6 years. The original site proposed was next to the County land fill. 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 the recession hit and the project seemed too expensive to the Executive.

The next site was in the largest and oldest city in the county, in an urban renewal area on a site that included an historic Armory. The jail would have had to have been completely re-designed. This site was supposed to have generated enough urban votes to re-elect the County Executive. It didn't work. She lost the election. The new County Executive designated a search committee which has now settled on two sites, remote from the Courthouse, without sewer or water.

We continue to study the two sites.

---

---

## 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 which are found in no other public facility with the exception of land fill projects.

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

Modern technology has made it possible for new jails to be good neighbors. Unlike the public's perception of a stark dungeon surrounded by razor-ribbed fences and armed guard towers, the modern jail is a sealed building whose outer facade, while being entirely secure, can be shaped to look like an office building or 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 then 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 that you will be building a multi-story structure to accommodate the desired capacity.

If you're adding on to your existing jail and you 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, then there are 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 nowadays. 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 re-cycled 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, electrical, 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 of 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 in the Facility Planning Process

The site on which you build your jail will have a profound effect on jail operation, design and cost, so it's wise to begin the selection process as early as possible. This will give you ample time to consider a variety of alternate 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 ample 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, traffic, property values, among others) and analyze the effect on construction cost and operational costs and to deal with the reaction of voters, media and elected officials.

In some states the site selection process is formalized in Environmental Quality Review (SEQRA) legislation which calls for an Environmental Impact Statement (EIS) or Environmental Impact Review (EIR). 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 de-rail the project and the careers of elected officials as well. Having a legislated process, like the SEQRA process, actually assists site selection because it mandates a formal process of data collection, analysis and public input within a statutory framework with a stipulated time frame. At its best the SEQRA process is meant to promote decision - making using an open process. The process described on the following page 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. The process consists of five steps:

- 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 these five steps can be accomplished by an organized owner and a dedicated consultant in a period of 60-90 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 formal process of site selection anyway in order to forestall opponents' charges that you have 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 every site under the same microscope of public scrutiny

The site selection process should be guided by a Site Selection Committee. The committee should consist of people from the design team, public and government. A site selection committee with a members from all sides of the project will help reduce the chances of the site(s) selected meeting opposition down the road because most parties who would be concerned in the siting of the jail 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
- Jail Administrator
- Director of Planning
- Private Citizens - representing local homeowners and businesses
- Architect
- Public Works Administrator
- Construction Manager (if chosen)

---

*STEP 1*

DEVELOP  
SITE  
EVALUATION  
CRITERIA

- MEETINGS
- USER INTERVIEWS
- TYPICAL CRITERIA ISSUES

*STEP 2*

IDENTIFY  
POTENTIAL  
SITES

- CLIENT USUALLY PROVIDES POTENTIAL SITES

PRELIMINARY  
EVALUATION

*STEP 3*

- VISIT SITES
- COLLECT DATA
- EVALUATE SITES BASED ON CRITERIA

SELECT  
SITE

*STEP 4*

- MEETING WITH CLIENT
- RESULTS OF PRILIMINARY EVALUATION

DETAILED  
SITE  
ANALYSIS

*STEP 5*

- STUDY SITE ISSUES
- DEVELOP BUILDING DESIGN OPTIONS

**SITE SELECTION PROCESS**

---

### **STEP 1. Develop Site Evaluation Criteria**

Exhibit D is a list of 15 suggested evaluation criteria and a detailed discussion of their content. You may want to consider holding public meetings to ask for public comment on these criteria and solicit additional evaluation criteria. The value of such a public meeting is twofold: it serves as a lightningrod to attract criticism and expressions of fear by the public; it 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) phenomena invariably comes into play when siting a new jail, even if it's an addition to the existing jail that's been there forever. The knee jerk reaction by frightened officials to put the jail on the cheapest piece of property, far away from civilization, has got to 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 we were done, we had to build a two mile road, run a sewer line to the nearest town three miles away, and invest in an upgrade to their sewage treatment plant and incur a two-year delay while the US 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 dollars.

### **STEP 2: Identify Potential Sites**

Make 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 parcels.



### **The Site Has to Fit More than a Jail**

When you are searching for a piece of property 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:

- **Building footprint including expansion**  
Use your architectural master space program to determine the building footprint and don't forget to include footprint needed for future expansion
- **Building Plan irregularities**  
Your final building plan will not be a simple rectangle. Due to requirements of circulation, daylight, accommodation of natural features, the final plan will have irregularities of shape. Add twenty-five percent to your program areas.
- **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 & 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.
- **P a r k i n g**  
Parking needs to be provided for the jail's staff and visitors. Enough parking to accommodate two full staff shifts should be provided because during shift changes, both the old and new shifts will need a place to park.
- **Service Yards**  
Service yards provide areas for incoming supplies and 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 means of creating a visual buffer between your perimeter fence and your property line.
  - **Fire Access Lanes**  
Be sure to check with your local Fire Department having jurisdiction over the jail. Find out their requirements for access lanes around the jail needed for fire-fighting equipment.
  - **Natural Features**  
It’s difficult and expensive to build on a steep slopes and wetlands. Discount these areas from your calculations of available land when analyzing the area of a piece of property. Check with your state Department of Environmental Protection and the US Army Corps of Engineers about what constitutes a “wetland” nowadays. The definitions are different for state and federal, as are the rules for filling wetlands.

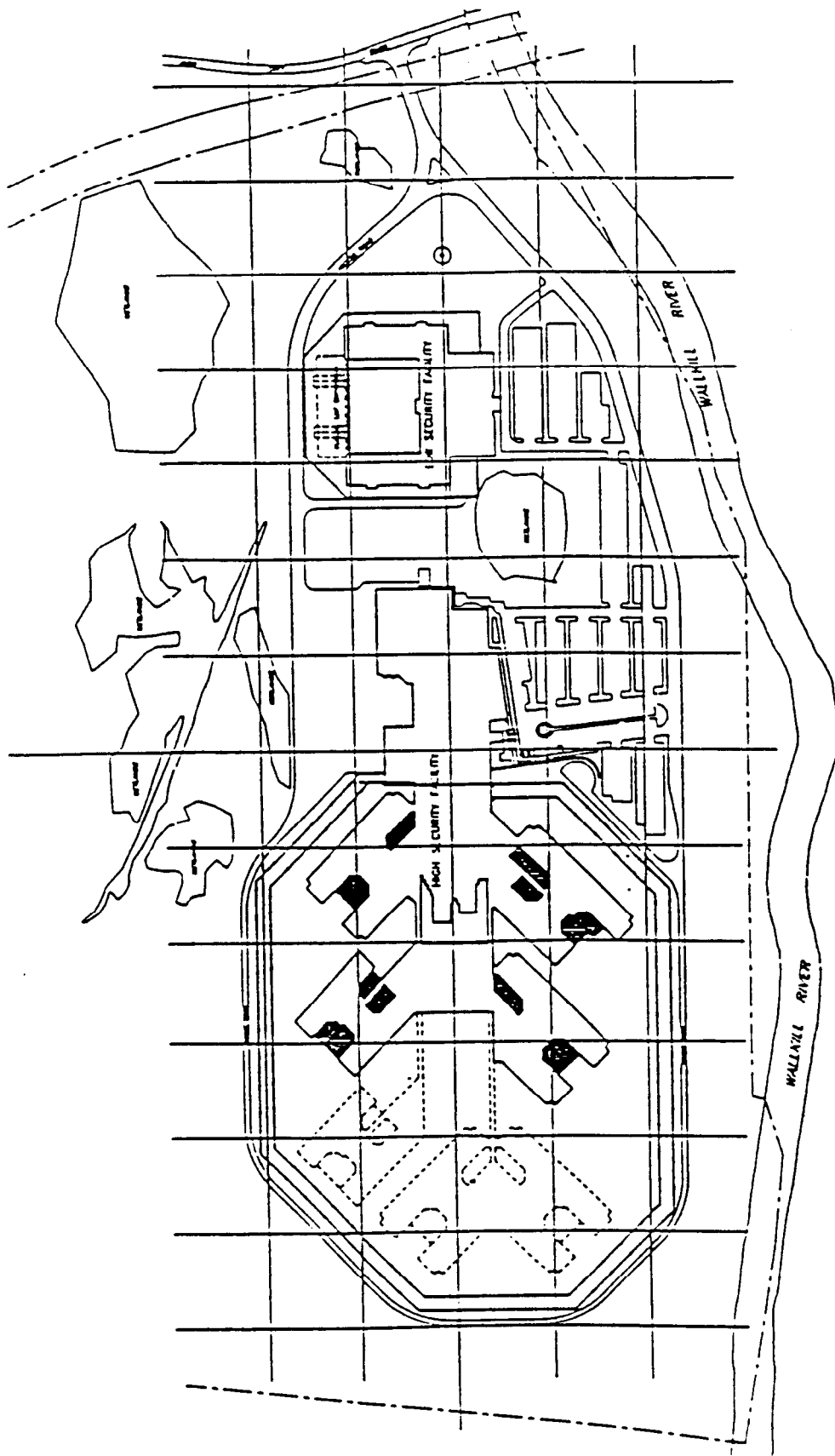
---

*Two Examples of Site Selection*

**Exhibit A: Rural Site**

Exhibit A illustrates the extreme example of a one-story jail facility requiring an over-sized piece of property. The jail includes two buildings: a high-security facility with 616 cells in Phase One, expandable to 824 beds in Phase Two, and a low-security facility with 256 beds in Phase One, expandable to 324 beds in Phase Two. The total building area of Phase One is approximately 300,000 s.f. or 6.7 acres. The site required to accommodate parking, expansion, building shapes (which were designed to avoid the many wetlands); sloping terrain and buffer is 78 acres. The site is 2744 feet from front to rear and 1266 feet wide.

The Orange County Correctional Facility, used as this exhibit, was designed by Jacobs-Wyper-Ricci.



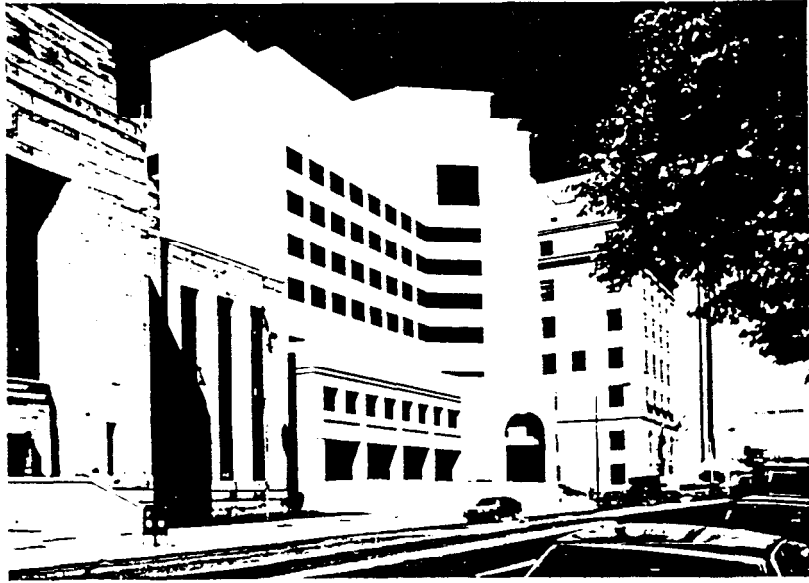
---

## **Exhibit B: Urban Site**

In Buffalo N.Y., the Erie County Holding Center was expanded to add 220 beds (Podular Direct Supervision) to the old 300 cell linear jail. Over 100,000 square feet of new construction was fit onto a site with 15,000 s.f. 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, then 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.

The old and the new building together 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. 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.

The Erie County Holding Center was designed by Cannon Design, Inc. In association with The Ehrenkrantz Group, P.C.



**ERIE COUNTY HOLDING CENTER**

BUFFALO, NEW YORK

---

## 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 don't have to see buildings surrounded by ugly fencing and razor ribbon under the glare of intense lighting. Too often the public's negative reaction to jail construction is fueled by an outdated mental vision of what a jail will look like. Remember to take the time and effort to develop an accurate image, through drawings and models or pictures of completed jails elsewhere, of the modern jail.

The public also fears that jail construction or expansion will depress property values and raise local crime rates. Several studies have been conducted to determine the effect of jails on local communities. The studies look 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.

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, 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 correctional facilities.

Some previously completed studies that deal with the impacts 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 were slightly higher than homes further away.
- Community Residences Information Services Program, "There Goes the Neighborhood..." March 1986; a summary of forty studies focusing on group homes for the disabled, dependant and neglected children and ex-offenders. The study determined that a facility will have different positive or negative impacts

---

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 Racine 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, after interviewing local real estate brokers, it was learned that an already existing decrease in popularity in that portion of the city may have been the cause.
- U.S. Department of Corrections Issues in Siting Correctional Facilities; This study is an adaptation of a study completed by the Florida Atlantic University, Florida International University (FAU-FIU) 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.

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

If you want to add on to your existing jail there may not be enough land alongside to put the entire facility on one level, therefore you'll have to go to a multi-story configuration.

If you decide to build your new jail out of town, but your courthouse is downtown, it means you'll spend additional operating funds transporting prisoners to and from court.



---

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. But each decision has a different impact on jail operations.

Be sure to take into account:

- Building footprint
- Access & traffic
- Internal organization based on footprint (e.g. inmate movement, recreation, service)
- Connection to courthouse

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

“Gatekeepers” are people or agencies beside the Owner who have power to control the approval of your project. For example, if you have to get zoning approval, that makes the zoning board officials “gatekeepers”. It’s fair to say that the fewer gatekeepers your project has, the fewer obstacles you will have to a speedy approval.

The following is a sampling of gatekeepers and suggestions on how to avoid them legitimately.

- **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.
- **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 doesn’t have sewer lines in the street in front of your property chances are you’re going to have to apply to the sewer district for your hook-up. Carefully check hook-up charges and usage fees. Don’t assume that the sewer district will automatically give you access. First of all, they’ll require that you make a deal not only for your current beds but for

---

your ultimate capacity. Second, jails produce waste water at roughly 2 to 2 1/2 times the average household per cell. Third, sewer districts have to meet strict state standards. Be sure your district will be compliant if it accepts the flow from your jail.

- **Local Parking Authority**  
If you're going to expand downtown, be sure you've got a solution for parking. There are towns and cities who have independent Parking & Traffic Authorities from whom approval may be required.
- **Historic Preservation & Cultural Archeology**  
Just because your site is in a rural area, don't think it may not have historic significance. Depending on terrain and other factors, your site could be a Native American burial or camp ground. Avoid surprises during construction. Hire an expert or call your state Historic Preservation Office for advice early in the site evaluation process.

If you're contemplating demolition of old buildings, check to see if they are eligible for designation as historic. Also, test old buildings for the presence of asbestos and other contaminants. Mitigation or removal can be tricky and costly.

- **State Department of Environmental Protection**  
Some states require an Environmental Impact Statement 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 simply to insure that a process of analysis and public disclosure is followed. Check with the County attorney or planner. Your state Department of Environment Protection is going to be concerned about wetlands and asbestos.
- **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 the Corps or a knowledgeable engineer or planner very early in the process.

---

### ***STEP 3: Conduct Preliminary Evaluation***

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

All the data should be assembled and organized as shown in Exhibit C. Once you’ve done this you’re ready to evaluate the site against the criteria developed in Step 2. (See Exhibit D).

### ***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 criteria 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 public and the 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 suggests that further consideration is warranted.

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

Once a site is “selected”, Step 5 is intended as 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’ll need an architect and a site engineer to prepare alternative building and road layouts to test whether the property can be developed in line with the operational and budget requirements (these should have been developed in earlier steps of the facility development process).

You may decide to study not one but 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 the cost increases as a result of special conditions (poor soil, sewer treatment) and operations (prisoner transport).

# **SAMPLE KEY DATA DISPLAY**

---

**Exhibit C**

ISSUES	SITES	Bishop Burke <b>A</b>	Highway Complex <b>B</b>	Lexington School <b>C</b>	The Barry Farm <b>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		Center for Retarded Adults	Gravel Storage (Adj. to Hwy. Garage & County Office)	Handcapped 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 & 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 Brng. Capacity</li> </ul>	<ul style="list-style-type: none"> <li>• Poor Drainage</li> <li>• Poor Soil Baring Capacity</li> </ul>	<ul style="list-style-type: none"> <li>• Poor Drainage</li> <li>• Fair/Poor Soil Brng. Capacity</li> </ul>	<ul style="list-style-type: none"> <li>• Poor Drainage</li> <li>• Poor Soil Baring Capacity</li> </ul>
SLOPE CONDITIONS FOR NEW DEVELOPMENT		Not Applicable	Moderately Steep	Western Part Very Steep	
AVAILABILITY OF PUBLIC WATER & PUBLIC 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 CENTERS 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		<ul style="list-style-type: none"> <li>• Displacement of Lexington Program</li> <li>• Adaptive Reuse of Existing High School</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces Land Available for Highway Department Use</li> <li>• Sewage Must be Pumped up From Site</li> <li>• Tight Site Constraints</li> </ul>	<ul style="list-style-type: none"> <li>• Urban Setting</li> <li>• Negative Psychological Connotation of Building Jail Next to Lexington School</li> </ul>	<ul style="list-style-type: none"> <li>• Site May Require Annexation into City of Johnstown</li> <li>• Site Located Next to Existing County Facility</li> </ul>

## Key Site Data

# **SAMPLE SITE EVALUATION FORM**

---

**Exhibit D**

<b>SITE CRITERIA</b>	<b>Site A</b>	<b>Site B</b>	<b>Site C</b>	<b>Site D</b>
<p>1. LOCATION</p> <ul style="list-style-type: none"> <li>• Site is located within 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> <p>2. SITE SIZE</p> <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 at-grade parking for cars</li> <li>• Large enough to accommodate a buffer zone around the facility</li> <li>• Provides room for expansion</li> </ul> <p>3. LAND OWNERSHIP</p> <ul style="list-style-type: none"> <li>• Property is owned by county</li> <li>• Property is immediately available for development</li> </ul>				



SITE CRITERIA	Site A	Site B	Site C	Site D
<p>4. CAPABILITY TO SATISFY CORRECTIONAL DESIGN CRITERIA</p> <ul style="list-style-type: none"> <li>• Site provides secure access</li> <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>				
<p>5. COMPATABILITY WITH EXISTING ZONING ORDINANCES</p> <ul style="list-style-type: none"> <li>• Site development as a jail is in conformance with present zoning</li> </ul>				
<p>6. ACCESSIBILITY TO COUNTY COURTS</p> <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 through-out the county</li> </ul>				
<p>7. ACCESSIBILITY TO ARTERIES</p> <ul style="list-style-type: none"> <li>• Accessibility to <u>Route</u></li> </ul>				

<b>SITE CRITERIA</b>	Site <b>A</b>	Site <b>B</b>	Site <b>C</b>	Site <b>D</b>
<p>8. DIRECT ACCESSIBILITY TO EXISTING WATER AND SEWER LINES</p>				
<p>9. ACCESSIBILITY TO MEDICAL FACILITIES</p>				
<p>10. CAPABILITY FOR FUTURE EXPANSION AND FLEXIBLE BUILDING CONFIGURATIONS</p>				
<p>11. MINIMAL ADVERSE ENVIRONMENTAL IMPACT OF DEVELOPING SITE FOR NEW JAIL</p>				

- City water sewer lines are on site
- Annexation of property is not required to extend water and sewer to site

- Site is less than 10 minutes driving time to nearest hospital

- Site allows for facility expansion to meet future demand
- Site allows for flexible building configurations resulting in lower construction and operations costs

- Minimal impact on existing land/air/water conditions
- No development in or near wet lands, flood plains, fragile landscapes, or historic/archaeological sites
- Minimal noise impact on neighboring land uses
- Minimal impact of construction process on adjacent land uses
- Minimal impact on existing transportation/traffic infrastructure

<b>SITE CRITERIA</b>	<b>Site A</b>	<b>Site B</b>	<b>Site C</b>	<b>Site D</b>
<p data-bbox="116 244 389 389">2. POSITIVE SOIL, DRAINAGE AND TERRAIN CONDITIONS</p> <ul data-bbox="675 244 1224 435" style="list-style-type: none"> <li data-bbox="675 244 1224 276">• Site has good soil-bearing capacity</li> <li data-bbox="675 323 1224 355">• Site has good drainage and runoff</li> <li data-bbox="675 403 1224 435">• Site has gently sloping terrain</li> </ul> <p data-bbox="116 560 389 667">3. NORMAL SITE DEVELOPMENT COSTS</p> <ul data-bbox="675 560 1214 823" style="list-style-type: none"> <li data-bbox="675 560 1214 707">• Site does not require special techniques, unusual foundation supports or additional drainage systems</li> <li data-bbox="675 754 1214 823">• Site does not require special extension of water and sewer lines</li> </ul> <p data-bbox="116 948 437 1054">4. MINIMAL SPECIAL DEVELOPMENT ISSUES</p> <ul data-bbox="675 948 1259 1334" style="list-style-type: none"> <li data-bbox="675 948 1259 1016">• No relocation or demolition problems caused by developing site</li> <li data-bbox="675 1064 1214 1171">• if applicable, existing on-site structures can be easily converted to jail use</li> <li data-bbox="675 1219 1178 1334">• No negative social impact on neighboring land use caused by developing site for a jail</li> </ul>				

<b>SITE CRITERIA</b>	<b>Site A</b>	<b>Site B</b>	<b>Site C</b>	<b>Site D</b>
<p>15. CAPABILITY TO DEVELOP HIGH ENERGY EFFICIENCY CONDITIONS</p> <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>				