



## AGENDA

### JUSTICE CENTER PROJECT EXECUTIVE STEERING COMMITTEE MEETING

THURSDAY, NOVEMBER 12, 2020

9:00 A.M.

### Determination of the Path Forward for Providing Safe and Humane Jail Facilities For Cuyahoga County

Due to the COVID-19 pandemic, this meeting is being conducted remotely, in accordance with HB 197. Interested parties may access the meeting via livestream by using the following link:  
<http://council.cuyahogacounty.us/en-US/Streaming-Video-CMB.aspx>

Public Comment for this meeting may be submitted in writing via email to the following address either prior to or during the meeting: [steven.zannoni@aboutpmc.com](mailto:steven.zannoni@aboutpmc.com)

Comments relating to a particular Determination must be submitted no later than 7:30 a.m. on Thursday, November 12 to be read in advance of the Steering Committee's deliberation. Comments may also be submitted after that deadline or during the meeting and will be read during the Additional Public Comment segment. Any comment must (1) be labeled to indicate the proposed Determination to which it applies (or if it is intended as an Additional Public Comment), (2) state the name of the commenter, and (3) be limited to 200 words.

### Meeting Purpose

*“ . . . to consider and adopt a series of determinations related to moving forward with new Jail and Continuing Planning for Courthouse to provide safe, humane and standards compliant jail capacity for Cuyahoga County including actions to limit future capacity needs . . . ”*

1. Call to Order
2. Roll Call
3. Housekeeping and Protocol
4. Purpose of Meeting; Review of Agenda

**Determination 1:** *The Steering Committee determines that it is impractical to renovate or expand existing Jail I or Jail II, and that future jail planning should be limited to consideration of a new jail on a site outside of the Downtown Cleveland core with an initial rated capacity to be determined, but not to exceed 1,600 beds, with flexibility for either reduction in initial size or future expansion to a maximum rated capacity of 2,400 beds.*

**Determination 2:** *The Steering Committee determines that the preferred remaining options for consideration are for a new jail on a separate site outside of the Downtown Cleveland core and new courthouse within the Downtown Cleveland core (labeled as Option 3C) or a new jail on a separate site and renovation/expansion of the courthouse on the current site (labeled as Option 2A). The Steering Committee determines that further consideration shall not be given to a new combined jail/courthouse facility. (Labeled as Options 3A and 3B).*

**Determination 3:** *The Steering Committee determines that the proposed Siting Criteria for the new jail, as agreed to at the Steering Committee Meeting of November 12, 2020, is appropriate and that the County should proceed to identify and provide a comparative evaluation of potential sites.*

**Determination 4:** *The Steering Committee determines that the County should proceed with planning for the new stand-alone jail, including, but not limited to, the following steps:*

1. *Initiate the Site exploration/selection process.*
2. *Prepare and issue the RFQ for the jail Criteria Architect.*
3. *Commence work on creation of a capital financing plan and structuring of required agreements with appropriate stakeholders.*

*Concurrently, the Steering Committee shall continue and conclude initial planning for the courthouse to allow an informed decision regarding the most appropriate approach for meeting the current and future needs of the courts and related agencies.*

## **5. Reason for Acting Now – Cost of Further Delay**

## **6. Update on Diversion Initiative**

## **7. Update on Construction/Implementation of Interim Central Booking**

## **8. Discussion of Population Management Initiatives and Potential Impact on Capacity for Planning**

## **9. Review and Comparative Evaluation of Jail Options**

*Note: The Steering Committee previously adopted, for further evaluation, Options 2a (9-3), 3b (8-4) and 3c (12-0) – all based on a new low-rise jail outside of the downtown Cleveland core. Subsequently, Option 1b (1-11) was added for comparative analysis – Reuse of Jail II + expansion on adjacent site.*

### **a. Discussion of Potential Reuse of Existing Facilities as a Baseline for Comparison:**

- 1) Reuse of Jails I and II
- 2) Reuse of Jail II + New Remote Facility
- 3) Reuse if Population is Reduced to an ADP  $\leq$  Offenders

- b. Summary Review of Jail Program
- c. Option 2a, 3b, 3c (Jail Component Only): New campus Jail on a site outside of the downtown Cleveland core
- d. Option 1b (Jail Component Only): New facility to replace Jail 1 adjacent Justice Center + reuse of Jail II
- e. Review and Comparative Evaluation of Jail Options – Subjective and objective criteria
- f. Review and Discussion of Site Criteria Related to Options 2a, 3b and 3c should the Steering Committee determine that the best course of action is a new jail on a new site

## **10. Determination 11.12.1. – A New Jail on a New Site**

The Steering Committee determines that it is impractical to renovate or expand existing Jail I or Jail II, and that future jail planning should be limited to consideration of a new jail on a site outside of the Downtown Cleveland core with an initial rated capacity to be determined, but not to exceed 1,600 beds, with flexibility for either reduction in initial size or future expansion to a maximum rated capacity of 2,400 beds.

- a. Public Comment
- b. Discussion
- c. Motion by Steering Committee
- d. Further Discussion (if required)
- e. Vote

## **11. Determination 11.12.2 – Courthouse Options Limited to New Site in Downtown Cleveland Core 3(c) or Expansion and Renovation of the Existing Justice Center (2A)**

The Steering Committee determines that the preferred remaining options for consideration are for a new jail on a separate site outside of the Downtown Cleveland core and new courthouse within the Downtown Cleveland core (labeled as Option 3C) or a new jail on a separate site and renovation/expansion of the courthouse on the current site (labeled as Option 2A). The Steering Committee determines that further consideration shall not be given to a new combined jail/courthouse facility. (Labeled as Options 3A and 3B).

- a. Public Comment
- b. Discussion
- c. Motion by Steering Committee
- d. Further Discussion (if required)
- e. Vote

## **12. Determination 11.12.3 – Approval of General Site Evaluation Criteria for New Jail Site**

The Steering Committee determines that the proposed Siting Criteria for the new jail, as agreed to at the Steering Committee Meeting of November 12, 2020, is appropriate and that the County should proceed to identify and provide a comparative evaluation of potential sites. (Site Selection Scoresheet attached).

- a. Public Comment
- b. Discussion
- c. Motion by Steering Committee
- d. Further Discussion (if required)
- e. Vote

## **13. Determination 11.12.4 – Initiate Planning Activities for Development of a New Jail and Complete Master Planning for Justice Center**

The Steering Committee determines that the County should proceed with planning for the new stand-alone jail, including, but not limited to, the following steps:

1. Initiate the Site exploration/selection process.
2. Prepare and issue the RFQ for the jail Criteria Architect.
3. Commence work on creation of a capital financing plan and structuring of required agreements with appropriate stakeholders.

Concurrently, the Steering Committee shall continue and conclude initial planning for the courthouse to allow an informed decision regarding the most appropriate approach for meeting the current and future needs of the courts and related agencies.

- a. Public Comment
- b. Discussion
- c. Motion by Steering Committee
- d. Further Discussion (if required)
- e. Vote

## **14. Additional Public Comment**

## **15. Next Steps/Next Meeting**

## **16. Adjournment**

**EXHIBIT "A"**  
**CUYAHOGA COUNTY JAIL**  
**SITING SELECTION SCORESHEET**

Selection Criteria	Site A	Site B	Site C
<i>Locational Impacts:</i>			
<p><b>Access to Public Transit</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> – Public transit currently available within 2 blocks of the site, 7 days a week</li> <li>• <b>Yellow</b> – Public transit available in vicinity of site and RTA commits to extending to site, 7 days a week</li> <li>• <b>Red</b> – Public Transit not readily available or no commitment to provide</li> </ul>			
<p><b>Highway Access – Law Enforcement, Attorneys, Volunteers, Families &amp; Visitors</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - The site is located within 2 miles of an expressway exit with good arterial street access</li> <li>• <b>Yellow</b> – The site is located within 4 miles of an expressway exit with good arterial Street access</li> <li>• <b>Red</b> – The site is located more than 4 miles of an expressway exit, or has poor arterial street access</li> </ul>			
<p><b>Parking/Access Attorneys &amp; Visitors</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> – Site will accommodate on-site parking for attorneys, volunteers, visitors &amp; families</li> <li>• <b>Yellow</b> – Parking is not available on site but readily available at reasonable rates adjacent to the site</li> <li>• <b>Red</b> – Limited public parking available</li> </ul>			
<p><b>Proximity to the Courts</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - The site is located within an 8-mile or a 15-minute drive to the Cuyahoga Justice Center or CBD</li> <li>• <b>Yellow</b> – The site is located within a 12-mile or a 30-minute drive to the Cuyahoga Justice Center or CBD</li> <li>• <b>Red</b> – The site is located more than a 12-mile or a 30-minute drive to the Cuyahoga Justice Center or CBD</li> </ul>			
<p><b>Proximity to Emergency Services</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> – Fire &amp; ambulance services available within 10 minutes of site; driving time to nearest hospital is 15 minutes or less</li> <li>• <b>Yellow</b> – Fire &amp; ambulance services available within 15 minutes of site; driving time to nearest hospital is 20 minutes or less</li> <li>• <b>Red</b> – Fire &amp; ambulance services are not available within 15 minutes of site; driving time to nearest hospital is greater than 20 minutes</li> </ul>			

Selection Criteria	Site A	Site B	Site C
<i>Site Acquisition/Development:</i>			
<p><b>Size &amp; Configuration</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - Site is large enough to accommodate initial capacity of 1,600 beds with future horizontal expansion to 2,400 beds on a single level + staff, attorney &amp; visitor parking on-grade with adequate buffers to community; site configuration allows for efficient operational planning of facility</li> <li>• <b>Yellow</b> - Site is large enough to accommodate initial capacity of 1,600 beds with future horizontal expansion to 2,400 beds with no more than two levels of housing; + staff, attorney &amp; visitor parking on-grade with adequate buffers to community; site configuration allows for efficient operational planning of facility</li> <li>• <b>Red</b> – Site requires multi-level construction and/or shell space for expansion; staff, attorney &amp; visitor parking remote from site within 1 block or requires parking garage or site does not allow adequate buffers, or configuration impacts ability for efficient facility operational planning/adjacencies</li> </ul>			
<p><b>Acquisition Cost (Low, Medium, High)</b></p> <ul style="list-style-type: none"> <li>• Estimated cost of site acquisition based on assessed values &amp; availability</li> <li>• Relocation costs for current site occupants if applicable or required</li> <li>• Additional Site Development costs, e.g. parking garage for staff etc.</li> </ul>			
<p><b>Ease of Acquisition</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - Publicly owned, limited private acquisition required</li> <li>• <b>Yellow</b> – Primarily privately owned, owners willing to negotiate, limited potential for eminent domain</li> <li>• <b>Red</b> – Primarily privately owned, owners unwilling to sell, potentially difficult to manage acquisition process with significant potential eminent domain will be required</li> </ul>			
<p><b>Community Context Buffers</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - The site has buffer areas on all sides which support sight and sound separation from adjacent residential land uses or requires limited buffers due to adjacent land uses</li> <li>• <b>Yellow</b> - The site has buffer areas on at least two sides which support sight and sound separation from adjacent land uses or requires limited buffers due to adjacent land uses</li> <li>• <b>Red</b> – The site does not have sufficient buffer areas especially related to adjacent residential land uses</li> </ul>			
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - The site has existing industrial grade level availability of all utility services (water, power, sewer, natural gas) or the potential for connecting to central hot/chilled water distribution</li> <li>• <b>Yellow</b> - The site has existing availability of all utility services (water, power, sewer, natural gas), but some off-site upgrading required (less than ½ mile of utility lines)</li> <li>• <b>Red</b> – Site utility availability is limited, requiring extensive off-site development</li> </ul>			

Selection Criteria	Site A	Site B	Site C
<p><b>Soil, Drainage, Hazardous Materials &amp; Terrain Conditions</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - The site has adequate load bearing capacity, drainage, run-off, and topography for development and no known Hazardous Materials requiring mitigation</li> <li>• <b>Yellow</b> - The site will require special techniques, foundation work, or additional drainage systems to support development or mitigation</li> <li>• <b>Red</b> – The site requires deep pile foundations and/or extensive work for drainage, run-off, and topography to support development or requires significant mitigation</li> </ul>			
<p><b>Environmental &amp; Historic Preservation</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - No portion of the site is impacted by floodplains, wetlands, fragile landscapes, or historical/archeological sites</li> <li>• <b>Yellow</b> - A portion of the site which may require remediation or must remain undeveloped and buffered due to presence of floodplains, wetlands, fragile landscapes, or historical/archeological sites; mitigation measures if required are deemed reasonable including required approvals</li> <li>• <b>Red</b> – Development of the site directly impacts floodplains, wetlands, fragile landscapes, or historical/archeological sites and significantly restricts development; mitigation if required is extensive and may require significant time for approvals</li> </ul>			
<p><b>Impediments to Development</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> - There are no known impediments to development – zoning, community opposition, environmental concerns</li> <li>• <b>Yellow</b> – Some actions will be required to support development – rezoning ameliorating community concerns</li> <li>• <b>Red</b> – Significant impediments exist to development related to zoning, historical preservation, environmental issues or community concerns</li> </ul>			
<p><b>Developmental Impact</b></p> <ul style="list-style-type: none"> <li>• <b>Green</b> – Siting is compatible with adjacent uses, develops underutilized parcels and would have positive impact on surrounding community supporting small business development, residential development and employment</li> <li>• <b>Yellow</b> – Siting is generally compatible and would have some positive and some negative impacts on the surrounding community</li> <li>• <b>Red</b> – Siting would have negative impact on community and property values</li> </ul>			