

Facilities Work Session

Stakeholder Advisory Committee Group Discussion
September 29, 2022

Agenda

- 11:20 am* *Zoom link opens*
- 11:30 am** **Call to order, Welcome** – Barry Buchanan, Council Member and SAC Chair
- 11:35 am** **Review Meeting Objectives and Agenda** – Holly O’Neil, Crossroads Consulting, Facilitator
- 11:45 am** **Overview of 3 Prospective Jail Sites** – Tyler Schroeder, Whatcom Cty. Deputy Executive
- 12:10 pm** **Discussion - Pros & Cons of Sites, based on criteria identified so far**
- 12:40 pm** **Summarize Areas of Agreement & Disagreement for presenting to the SAC on Oct. 13th**
- 12:55 pm** **Next Steps**
- 1:00 pm** **Meeting Adjourns**

Meeting Objective:

- To evaluate three potential sites for the new jail facility and develop a recommendation, if possible, for presenting to the SAC in October

Evaluating the sites based on criteria identified so far...

Capacity:

- A large enough site to build a horizontal facility that would be big enough to handle future growth of inmate population and incorporate services
- Adjacent space that could be used/purchased for future expansion, if needed

Location:

- Proximity to criminal legal system resources (e.g., courthouse, police/sheriff, public defenders)
- Proximity to Work Center
- Proximity to crisis services (e.g., Crisis Stabilization Center, hospital, fire station, EMS)
- Proximity to community behavioral health services and public transit
- Distance from schools and high-density residential areas
- Compatibility with neighboring uses and aesthetic impact on community character

Overview of 3 Existing Sites

- Civic Center
- Irongate
- Ferndale - Labounty

Civic Center



Irongate



Ferndale - Labounty



39.73 Acres

Facility Square Footage

Based on
Correctional
Facility Wish List

Total Sq. Ft. (acres)	157,180 Sq. Ft. (3.6 acres)
Housing Pod (inc. Med, Rec, Class, Visit, etc.)	93,500 (9,350 sq. ft./pod X 10)
Medical	12,000
Booking	6,867
Kitchen Area	4,451
Facilities/Laundry	5,400
Sheriff's Office Area/Lockers	10,227
Circulation/Chase	24,735

DLR Report 2013

Public Safety Facility Only

Total Sq. Ft. (acres)	163,636 (3.75 acres)
Housing	103,913
Medical	8,069
Booking	10,679
Kitchen/Laundry/ Commissary	15,358
Transport	1,031
Jail Programs – Rehab/Education	5,435
Jail Admin	18,644

Overall Site Plan

Total Sq. Ft. (acres)	490,082 (11.23 Acres) *
Public Safety	150,948
Buildings 1-3	45,233
Warehouse	14,540
Public Parking	24,000
Staff Parking	60,000
County Parking	16,000
Covered vehicle storage	3,000
Recycling & Composting	10,000
Site Circulation (Access, Fire, Etc.)	163,361

*add 3 acres for stormwater treatment (14.23 acres)

Questions?

Evaluating the sites based on criteria identified so far...

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Location:

- Proximity to criminal legal system resources (e.g., courthouse, police/sheriff, public defenders)
- Proximity to Work Center
- Proximity to crisis services (e.g., Crisis Stabilization Center, hospital, fire station, EMS)
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Site Comparisons

Comparison of three Prospective Facility Sites on Desired Characteristics

Capacity: A large enough site to build a horizontal facility that would be big enough to handle future growth of inmate population and incorporate services (e.g., BH treatment, meeting/visiting space, medical/dental, outdoor recreation space, staff spaces for offices & meeting rooms, operational spaces - laundry, kitchen, dining...)

Site	Civic Center	Irongate	Ferndale
Pros		<ul style="list-style-type: none"> • Consolidated property 10+ Acres, including Triage • Existing Jail Work Center (JWC) designed to be reconfigured • Additional adjacent properties could be solicited (4-5 acres) • Symmetry of uses in new “Campus” 	<ul style="list-style-type: none"> • Largest parcel under consideration- 39+ Acres with • 16+ acres of developable, unencumbered, non-regulated area (w/ wetland mitigation) • Solely County Owned Property
Cons	<ul style="list-style-type: none"> • 1.3 Acres vacant/underutilized parcels • Requires vertical construction since footprint of horizontal facility is 3.5 acres or larger • Desired parcel is 12-15 acres per DLR report 	<ul style="list-style-type: none"> • Likely requires in ground stormwater to meet overall desired parcel size (12-15 acres per DLR report) • Don’t own/control all of the property • Requires Conditional Use Permit (CUP) or Zoning Modification 	<ul style="list-style-type: none"> • No known cons for this category
Cost Considerations	<ul style="list-style-type: none"> • Finite land under County control in Civic Center Core • Most Expensive Alternative and land values • Must recreate existing parking in an area of extremely expensive real estate, current estimated cost per stall for parking garage is \$30,000 • Unknown Civic Center Entitlement process with COB 	<ul style="list-style-type: none"> • Must acquire additional property not under County ownership • Adjacent properties developed, must demo and re-permit • Requires entitlement with City of Bellingham (cost of time) • Full engineering, architectural work is needed 	<ul style="list-style-type: none"> • Least expensive property to develop based on vacant land • Entitled (CUP Valid until 4/15/2025) • Utility extensions required (however, improvements defined)

Capacity: Adjacent space that could be used/purchased for future expansion, if needed

Site	Civic Center	Irongate	Ferndale
Pros		<ul style="list-style-type: none"> • Consolidated property 10+ Acres, net of Triage • Primarily County-owned property • Symmetry of uses in new “Campus” • Potential acquisitions of neighboring property (Public and/or Private ownership) 	<ul style="list-style-type: none"> • Existing site meets all site needs defined in DLR report. With revised design alternative, this site would have ample expansion space.
Cons	<ul style="list-style-type: none"> • 1.3 Acres vacant/underutilized parcels (Does not meet site criteria as discussed above) • Primary parking for courthouse. • County inventory of properties limited downtown • Limited adjacent available space (courthouse, existing jail) 	<ul style="list-style-type: none"> • Developed area to north, would be expensive to acquire. • Some area to south could become available to County, however, very limited, sloped, and not really adjacent 	<ul style="list-style-type: none"> • Large portion of site is encumbered by environmental constraints, however net area meets DLR site requirements.
Cost Considerations	<ul style="list-style-type: none"> • Adjacent parcels very expensive due to proximity to Civic Center • Additional Space must be acquired for parking • Not entitled 	<ul style="list-style-type: none"> • County owns a majority of property under consideration • Additional land acquisition is likely required (4-5 acres) • Not entitled 	<ul style="list-style-type: none"> • Not believed additional land is necessary for this scenario

Location: Proximity to criminal legal system resources (e.g., courthouse, police/sheriff, public defenders)

Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • Proximity to courthouse is ideal • Ease/Cost-effective visitation by County Public Defenders • Cost-effective transport to court 	<ul style="list-style-type: none"> • Currently works for JWC operations Alternative Jail for some appearances • Alternate courtroom built in JWC for COVID, could do same if allowed by judges 	<ul style="list-style-type: none"> • Is not close to judicial system, alternate courtroom scenario may work for some appearances
Cons	None	<ul style="list-style-type: none"> • Transportation necessary if in-person appearances required 	<ul style="list-style-type: none"> • Transportation necessary if in-person appearances required
Cost Considerations	None, except offsetting cost for replacing parking	<ul style="list-style-type: none"> • Transportation costs medium • Operational costs medium 	<ul style="list-style-type: none"> • Transportation costs high • Operational costs high

Location: Proximity to Work Center			
Site	Civic Center	Irongate	Ferndale
Pros	Not far	Adjacent/on-site	Not close
Cons	Additional staff required to transport to JWC	None	Additional staff required to transport to JWC
Costs	Ongoing staff/labor operational costs	NA	Ongoing staff/labor operational costs

Location: Proximity to crisis services (e.g., Crisis Stabilization Center, hospital, fire station, EMS)			
Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • Not far from Hospital • Station 1 Bellingham Fire Dept. very close 	<ul style="list-style-type: none"> • Adjacent/on-site with Crisis Stabilization • Bellingham Fire Dept. serves area • Not far from Hospital 	<ul style="list-style-type: none"> • Not adjacent to Crisis Stabilization or Hospital • Ferndale Fire Dept. serves area
Cons	<ul style="list-style-type: none"> • Not adjacent to Crisis Stabilization Center or Hospital 	<ul style="list-style-type: none"> • Minimal transport needed from Hospital 	<ul style="list-style-type: none"> • Not adjacent to services (Crisis Stabilization or Hospital)
Costs	<ul style="list-style-type: none"> • Ongoing staff/labor operational costs to transport 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • Ongoing staff/labor operational costs to transport

Location: Proximity to community behavioral health services			
Site	City Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • Close to services, but not on-site 	<ul style="list-style-type: none"> • On-site with Crisis Stabilization Center • Close to other behavioral health services 	<ul style="list-style-type: none"> • Not adjacent to these services
Cons	<ul style="list-style-type: none"> • Minimal transport needed 	<ul style="list-style-type: none"> • Minimal transport needed 	<ul style="list-style-type: none"> • Not adjacent to these services
Costs			

Location: Proximity to public transit			
Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • Well served 	<ul style="list-style-type: none"> • Main line WTA service on Bakerview Rd. and Hannegan Rd. 	<ul style="list-style-type: none"> • Not adjacent to WTA services
Cons	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Short walking distance 	<ul style="list-style-type: none"> • Not served
Costs	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • WTA may provide service in future if constructed

Location: Distance from schools			
Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • No known schools 	<ul style="list-style-type: none"> • No known schools
Cons	<ul style="list-style-type: none"> • Whatcom Middle School and Bellingham High School is approx. 1/3 mile • Comp Plan states “at least 1/4 mile from school” 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA
Costs			

Location: Distance from high-density residential area			
Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> • Lots of High-Density Housing in Downtown 	<ul style="list-style-type: none"> • Industrial Area 	<ul style="list-style-type: none"> • Industrial area
Cons	<ul style="list-style-type: none"> • High-Density Housing is a City of Bellingham goal in downtown core 	<ul style="list-style-type: none"> • Low-Density Residential in general area (north of Bakerview, west on Bakerview, and along James St.) 	<ul style="list-style-type: none"> • NA
Costs	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA 	<ul style="list-style-type: none"> • NA

Location: Compatibility with neighboring uses

Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> Existing Jail in Civic Center Civic Center zoning recognizes “public uses” 	<ul style="list-style-type: none"> Industrial zoning and uses 	<ul style="list-style-type: none"> Industrial zoning and uses
Cons	<ul style="list-style-type: none"> May not be compatible/best fit with cultural and arts uses in downtown core 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA
Costs	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

Location: Aesthetic impact on community character

Site	Civic Center	Irongate	Ferndale
Pros	<ul style="list-style-type: none"> Existing Jail in Civic Center 	<ul style="list-style-type: none"> Consistent with Industrial uses in neighborhood. 	<ul style="list-style-type: none"> Consistent with Industrial uses in neighborhood.
Cons	<ul style="list-style-type: none"> Cultural and Arts uses conflict with Jail uses 	<ul style="list-style-type: none"> Fits neighborhood 	<ul style="list-style-type: none"> Fits neighborhood
Costs	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> NA

What are the take-aways?

- Given our discussion, what site(s) seem to be the best options?
- Can we rule out any of the site options?
- What additional information is needed to make a recommendation to the SAC?

Thank you!