



Jail Feasibility Study Request for Proposals (RFP)

This study will assess the current state of the county's entire correctional system to include juvenile services and shall account for future needs and projected growth.

**Island County Facilities Management
21 February 2024**

Problem:

The Island County Jail is a 58-bed 24,650 sq ft facility built in 1972 and is currently facing several major challenges, including:

- Overcrowding**
- Inadequate Space**
- Age and Deterioration**
- Compliance Issues**

Problem:

The Juvenile Detention facility is a 21-bed 15,383 sq ft facility built in 2006 and is located directly adjacent to the County Jail. This facility has several additional requirements, including :

- The need for improved housing
- 360-degree control room
- Common areas for skill building and recreation.
- Dedicated meeting space for family reunification/visitation
- Juvenile Court services incorporating modern in-person *and* virtual technological capabilities.

Request

Island County Facilities Management requests Board of County Commissioners approval to advertise a Request for Proposal (RFP) for a Jail Feasibility Study encompassing the entire Island County correctional system.

Proposal Goal

Consultants are asked to develop and evaluate recommendations for either a new jail facility or the renovation/modernization of existing facilities. The goal is to identify the most effective and efficient solution to meet long-term community needs, considering design, construction, and operating factors.

Jail Planning Process

Main Activities:

- **Needs Assessment – 4 to 6 months**
- **Feasibility Study – 4 to 6 months**
- **Programming / Site Selection – 4 to 6 months**

Jail Planning Process

Step 1: Needs Assessment

- “What do we need – and when?”
- Who needs to be in jail – and for how long?
- How many beds?
- What type? Level of security? Style of facility?
- Alternatives to incarceration and other jail population factors
- Baseline projections: Population, crime rates, arrests, bookings, length of stay...

Jail Planning Process

Step 2: Feasibility Study

- Preliminary estimate of space needs
- Evaluate existing facilities
- Explore facility options
 - Renovate/reuse existing?
 - Add to existing?
 - Build part or all new?
- Estimate costs – construction & operations
- Funding options – how to pay for construction & operations
- Determine feasibility/select best option

Jail Planning Process

Step 3A: Programming

Operational Requirement Topics:

- Mission statement/goals & objectives – what are we trying to achieve?
- Standards – state & national – and “best practices”
- Users – inmates by type and gender; staff (detention, administration, support), visitors, volunteers, etc.
- Activities
- Programs & services
- Movement
- Security policies
- Psychological & socio-cultural issues & needs

Jail Planning Process

Step 3A: Programming (Facility Requirements)

- Design goals (including architectural character)
- Spaces – size & number of each
- Relationships – diagrams
- Security – building envelope, hardware, systems (monitoring, controls, communications, etc.)
- Other technologies (IT, AV; video visiting and court proceedings, etc.)
- Materials – durable, cleanable, repairable, etc.
- Environment – HVAC, acoustics, light, etc.
- Furnishings & equipment
- Site requirements (setbacks, fences & walls; parking, open space, landscaping, lighting, etc.)

Jail Planning Process

Step 3B: Site Selection

- Site area needed – including for growth
 - Buildings
 - Outdoor use areas/recreation
 - Parking
 - Circulation (prisoner transport; law enforcement; deliveries; emergency vehicles)
 - Landscaping/buffers
- Location
 - Appropriate neighboring uses
 - Security issues/views in and out

Jail Planning Process

Step 3B: Site Selection (continued)

- Access
 - Law enforcement for booking
 - Visitors & service providers
 - Public transportation (including inmates at release)
 - Inmates to/from court (if not co-located) and medical
- Technical requirements
 - Zoning/allowable use
 - Topography & soils (bearing capacity; drainage)
 - Utilities
 - Exposure & orientation
 - Ecology

Jail Planning Process

Step 3B: Site Selection (continued)

- Environmental Impact Studies
- Acquisition Issues
 - Cost
 - Ownership
 - Availability
 - Time to acquire

Benefits

- **Improve programming and rehabilitation:** Adequate space can facilitate effective rehabilitation and diversion programs.
- **Compliance with standards:** The study will ensure all future buildings meet applicable national and state standards.
- **Identify security vulnerabilities:** The study will assess the physical layout and infrastructure to identify potential security vulnerabilities.
- **Data-driven planning:** The study will provide data and analysis to inform future planning regarding expansion, renovation, programming, and staffing.

Benefits

- **Identify space utilization issues:** The study will analyze and identify underutilized or wasted areas.
- **Optimize staffing:** The study will help optimize staffing levels, potentially leading to cost savings.
- **Reduce overcrowding:** The study will assess inmate populations and identify potential overcrowding issues.
- **Community engagement:** The study can be used to engage the community in discussions about the future of the jail and solutions for identified issues.

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Questions?



Shoreline Master Program Periodic Update

Updates to Shoreline Regulations

Shoreline Master Plan

- ❖ The Board provided a list of follow up items to address prior to local approval of the Shoreline Master Program (SMP)
- ❖ Staff will provide further information and seek direction on these items before local approval of the SMP
- ❖ 2028 is the next scheduled update for the Shoreline Master Program, other code changes may follow the Climate Resilience Element from the Comprehensive Plan Update.

Reasonable Use from Island County Code

- ❖ **Reasonable use** is a standard by which projects that encroach upon critical areas, or upon otherwise constrained lots, can be evaluated based upon properties in similar circumstances
- ❖ The reasonable use standard is applied to Shoreline Variance permits and other variances
- ❖ The definition is incorporated by reference into the SMP along with other Critical Areas definitions from 17.02B.060, and currently is not also located in the SMP

Pre-application Conference Requirement

- ❖ Pre-application conferences are proposed to be required for shoreline development requiring the following permits:
- ❖ **Substantial Development Permits**
- ❖ **Shoreline Conditional Use Permits**
- ❖ **Shoreline Variances**

Unique property review vs. One-size-fits-all review

- ❖ Each shoreline property is unique and has a unique set of circumstances
- ❖ Convergence of factors, such as elevation, topography, soils, neighboring properties, geological processes, flood zones, lot size and depth, cultural resources
- ❖ These factors can change permit types, required reports, and even how staff reviews a proposed project

SMP Mapping Updates

- ❖ Lagoons with associated wetlands and Shoreline Residential Historic Beach Community (SRHBC) mapping updated.
- ❖ During this update, staff identified all parcels that met the HBC qualifications.

SMP Mapping Updates

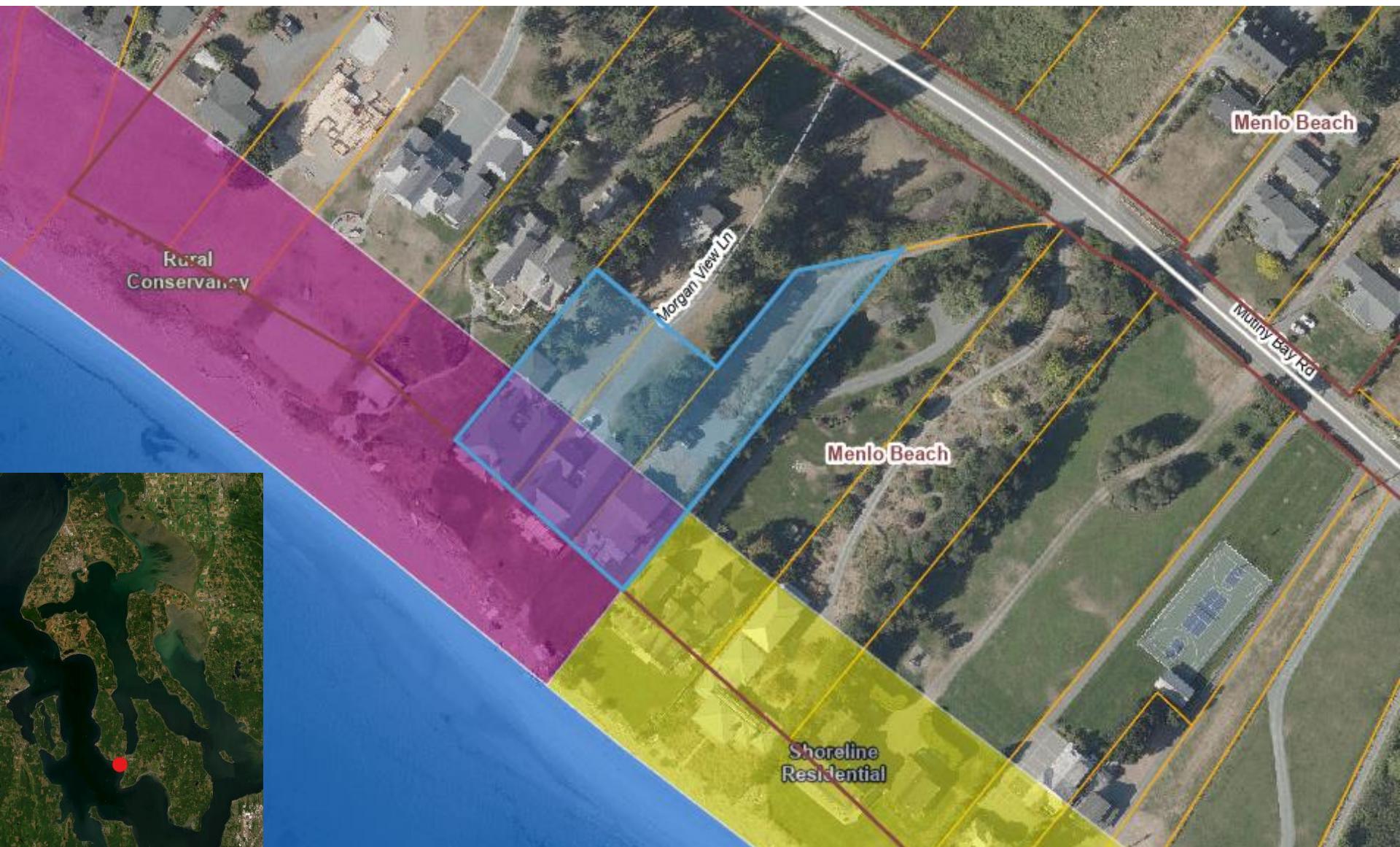
SRHBC qualifications (all must be met to qualify):

- 30-foot average building setback from the Ordinary High Water Mark;
- Plats that were finalized prior to the 1972 Washington State Shoreline Management Act (SMA), or parcels that were originally developed prior to the 1972 SMA;
- Groups consisting at a minimum of five contiguous parcels; and
- Areas that are currently mapped as Shoreline Residential.

Historic Beach Community Comment



Rural Conservancy to Shoreline Residential Proposal



Shoreline Environmental Designation

Determination 001/19



2017 and 2019 Shoreline Environmental Designations (SED) Determinations

- ❖ In 2017 and 2019, Planning made four SED determinations:
- ❖ Beverly Beach, Race Road, Surfcrest Drive, Soundview Drive
- ❖ Ecology has notified Island County that the only time to update SEDs found on our mapping is during a SMP update
- ❖ Comment received from Skagit River System Cooperative that Surfcrest SED change from Natural to Rural Conservancy is inconsistent with the SMP and Resolution C-55-22, Island County's Climate Resolution

Existing vs. New Bulkheads

- ❖ 17.05A.110.A.3.f – Replacement of existing shoreline stabilization shall be regulated as new stabilization
- ❖ This line of code was removed, allowing staff review projects as either existing or new/expanded as appropriate
- ❖ If any of the following apply, a shoreline stabilization structure will still be treated as new: replacement is not the common method of repair, replacement no comparable to the original, replacement causes substantial adverse effects to environment

Flood Hazard Reduction vs. SMP

- ❖ 14.02A – Flood Damage Prevention Ordinance – This section of code regulates all development within flood hazard areas in Island County, including areas within the shoreline
- ❖ 17.05A.090.N – Flood Hazard Reduction – Additional requirements for flood development within the shoreline

Should versus Shall

17.05A.090.N.12 states:

All new development proposals must select the least impactful area for development. Where feasible, development **shall or should** be located outside of the Special Flood Hazard Area

- Shall would place burden to determine feasibility on applicant, and could cause some applicants to build further from the shore than their neighbors
- Should would potentially allow for more encroachment into Special Flood Hazard Areas (which could lead to flooding complaints in the future)

Does the SMP establish a Lead Agency?

- ❖ Any proposed development within 200 feet of the ordinary high water mark require review
- ❖ While there are many agencies and permits required at local, state, and federal levels necessary for some shoreline developments, the Island County SMP does not establish a lead agency
- ❖ Applicants, or their agents, are expected to obtain, and provide to the planning department, other agency permits

Natural vs. Artificial Shoreline

- ❖ Island County has many natural and artificial shorelines
- ❖ Only Canal Communities are specifically differentiated in code
- ❖ As previously mentioned, each site is unique, and an artificial shore may have different regulations

Marine Resource Committee White Paper



The Marine Resource Committee's White Paper provides many thoughtful suggestions to inform future updates to the Comprehensive Plan and the SMP, as well as other regulations

Public Comments

- ❖ Planning staff received 35 public comments from 17 unique commenters
- ❖ Comments were thorough and thoughtful
- ❖ Some comments proposed stricter regulations, some more lenient regulations

Next Steps

- Notice and hold new Public Hearing
 - OR -
- Approve at Regular Session
- Once approved locally, send to Department of Ecology for final review