



Louis Berger

Correctional Facility Siting- Status

Presented to:
Prison Relocation
Commission

February 27, 2015



MGT 
OF AMERICA, INC.

AGENDA

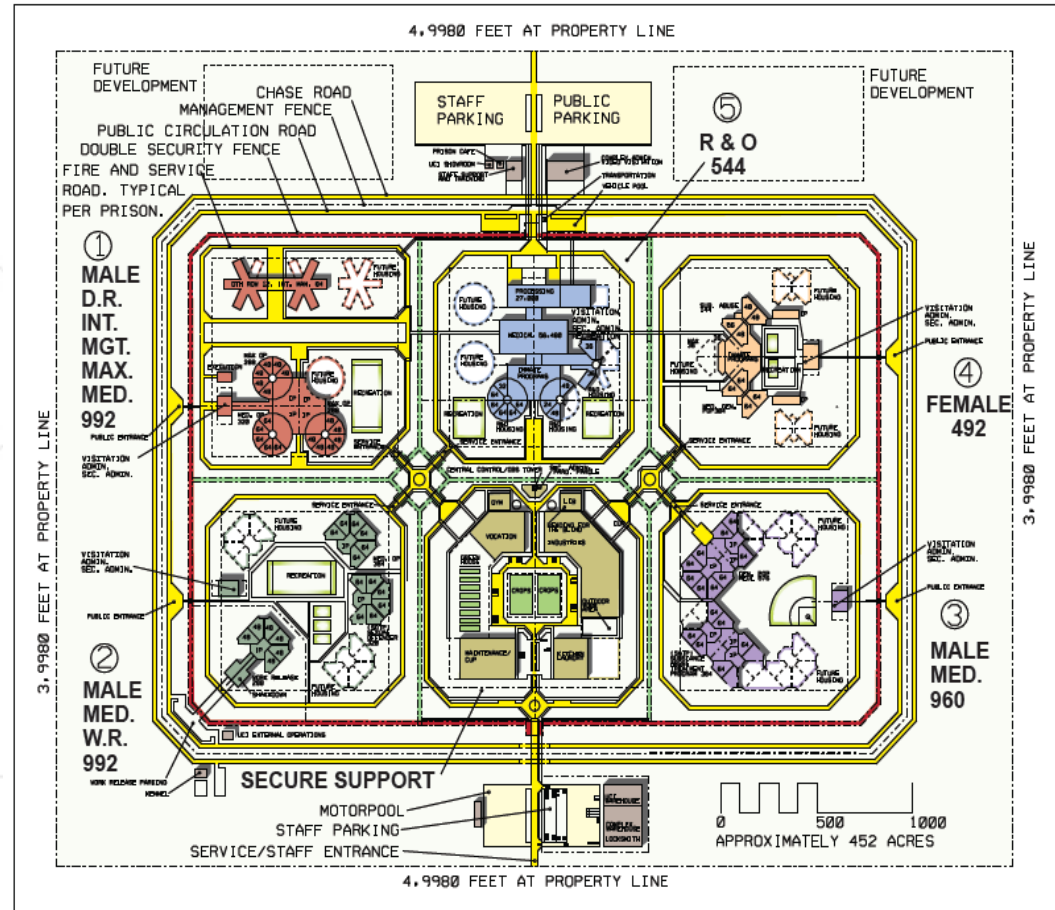
Correctional Facility Siting

- Review Project Requirements
- Site Identification 2014 - 2015
- Results
- Recommendations
- Next Steps

Project Requirements

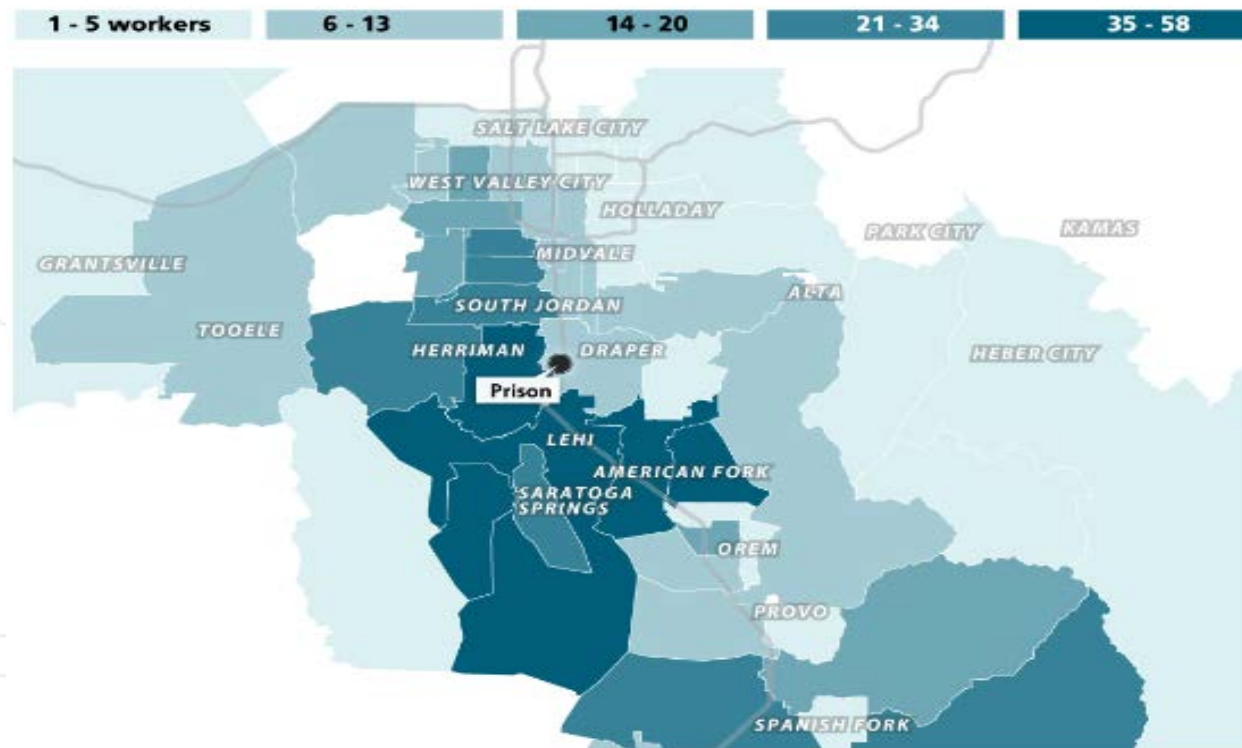
Project Requirements

- 4,000 beds (est.)
- Male/female inmates
- Conceptual footprint: 452 acres



Project Requirements

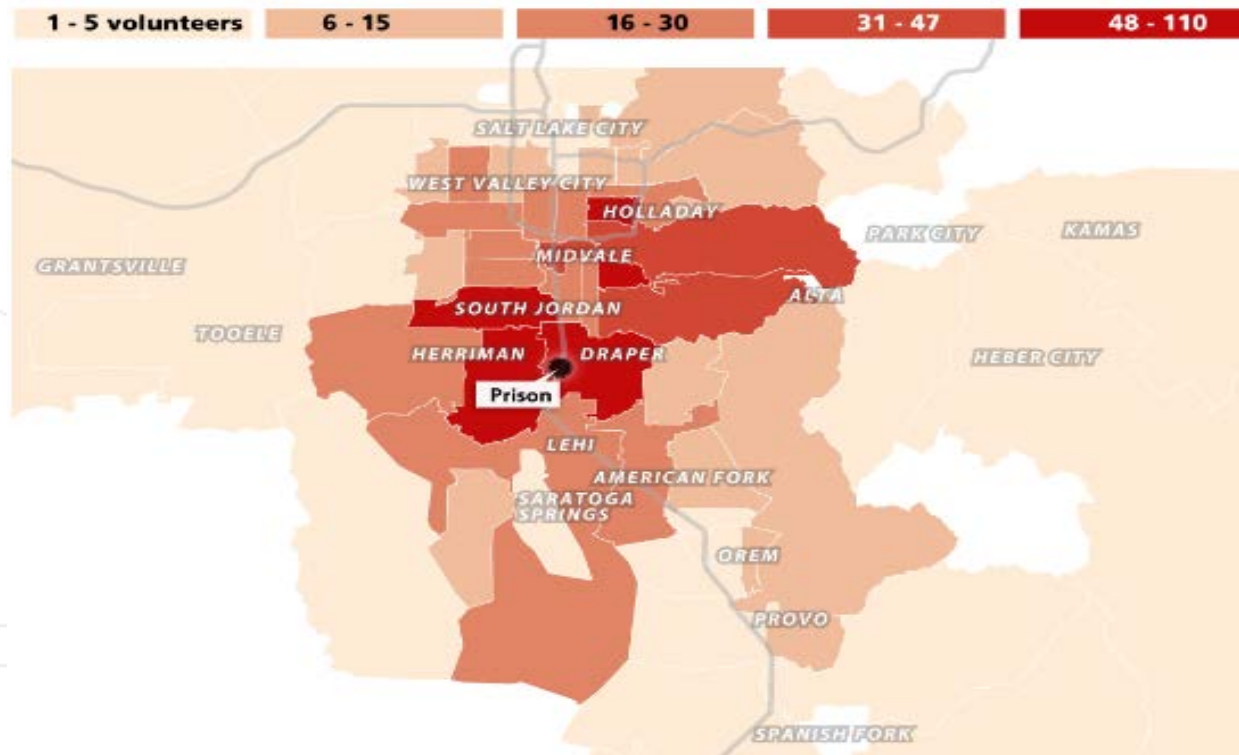
- Proximity to **workforce**, volunteers, visitors, medical/legal services



Source: Utah DOC and Salt Lake Tribune, Feb. 15, 2015.

Project Requirements

- Proximity to workforce, **volunteers**, visitors, medical/legal services



Source: Utah DOC and Salt Lake Tribune, Feb. 15, 2015.

Project Requirements

- Approximately 500 acres of land
- Reliable water supply of approximately 500,000-600,000 gpd
- Wastewater treatment for approximately 450,000-550,000 gpd
- Primary electric power transmission (6-8 MW)
- Natural gas and telecommunications systems
- Direct/nearby access to State, U.S. and/or Interstate highways



Project Requirements

- Minimize environmental impacts
- Access to community services
- Avoid land use conflicts, natural and man-made hazards, others
- Avoid sites that are unreasonably difficult or costly to develop
- Avoid conflicts with state economic development projects
- Consider path of future population and development



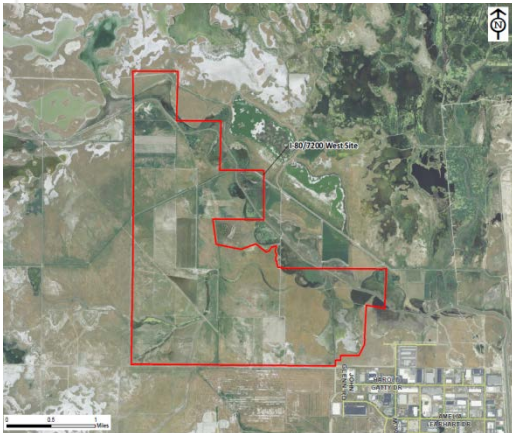
Site Identification 2014 - 2015

Site Identification (Round 1)

July - December 2014: 26 Sites Identified

December 22, 2014: Site options narrowed to 3

- I-80 / 7200 West – Salt Lake County
- Lake Mountains West – Utah County
- SR 112 / Depot Boundary Road – Tooele County



Site Identification (Round 1)

Due diligence/evaluations underway

- Boundary and topographic surveys
- Wetland delineations
- Utility studies
- Cost estimates
- Permits research
- Property appraisals
- Geotechnical investigations
- Concept development plans
- Other activities



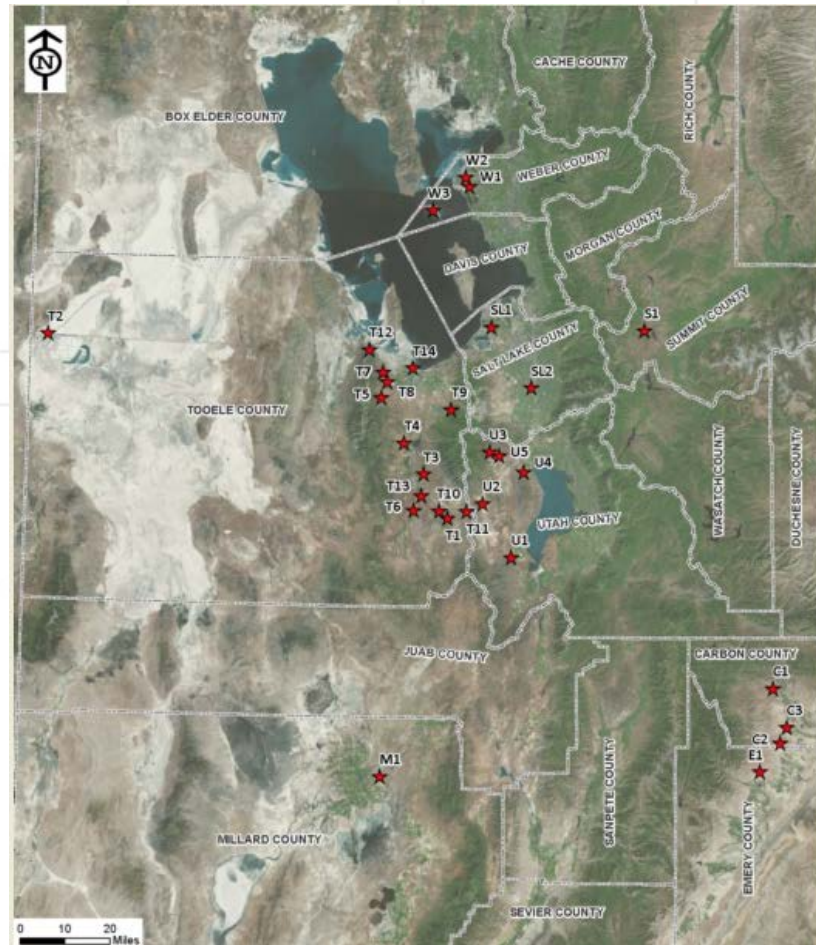
Site Identification (Round 2)

PRC commitment to identifying more favorable/acceptable alternatives

• Carbon County	3 new sites
• Emery County	1 new site
• Millard County	1 new site
• Salt Lake County	2 new sites, 1 site (Round 1)
• Summit County	1 new site
• Tooele County	11 new sites, 3 sites (Round 1)
• Utah County	3 new sites, 3 sites (Round 1)
• Weber County	3 new sites
Total:	32 Sites

Site Identification (Round 2)

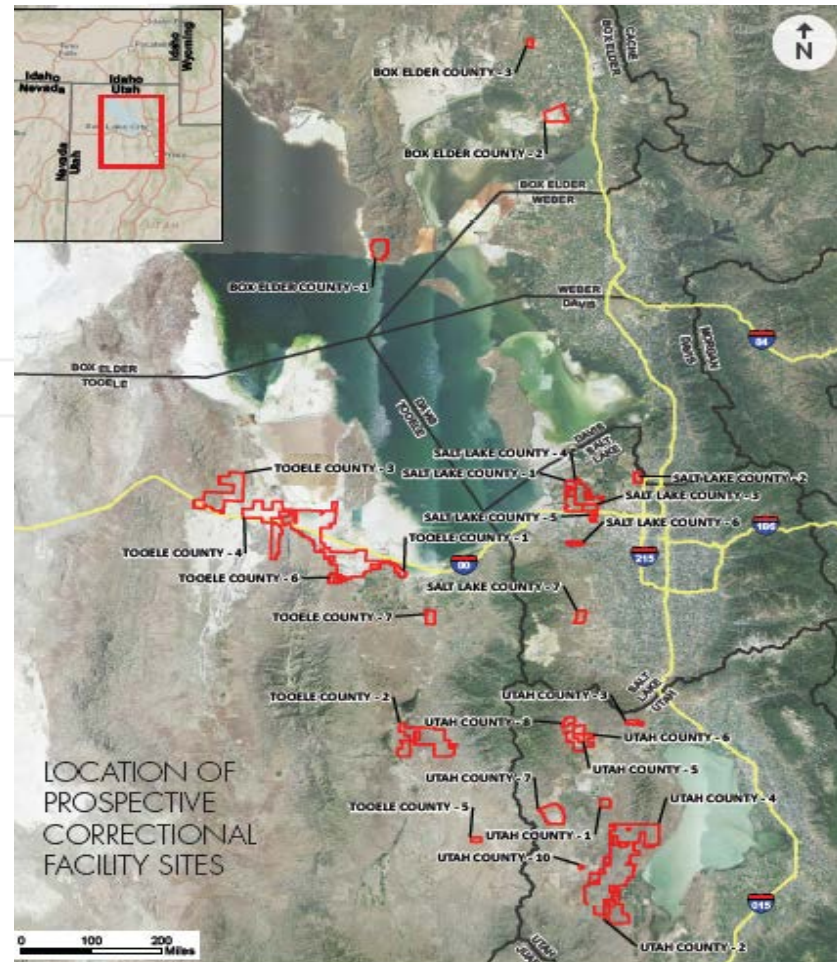
- Carbon County
- Emery County
- Millard County
- Salt Lake County
- Summit County
- Tooele County
- Utah County
- Weber County



Reconsider Original Inventory (Round 1)

- Box Elder County 3 sites
- Salt Lake County 7 sites
- Tooele County 7 sites
- Utah County 9 sites

Total: 26 Sites



Results

Results

Round 2 Sites

- 65 – 130 miles from Draper 9
- Less than 500 buildable acres 7
- Steeply sloping topography 8
- Poorly configured 8
- Limited utility access 21
- Limited road access 11
- Potential land use conflicts 8
- Environmental limitations 6
- Former landfill and island locations 2

Almost all Round 2 sites inferior to three highly ranked sites

Results

Growing recognition that:

- Utah has unique opportunity to greatly improve its corrections system with reforms being proposed
- Development of leading-edge prison is fundamental to preparing inmates for successful re-entry into society
- New prison will benefit inmates, families, prison employees, volunteers, and state as a whole
- Siting process benefits by greater communication and collaboration among PRC and state/local officials

Recommendations

Additional Sites Worthy of Consideration

I-80 / 7200 West Expansion (Round 1 Site)

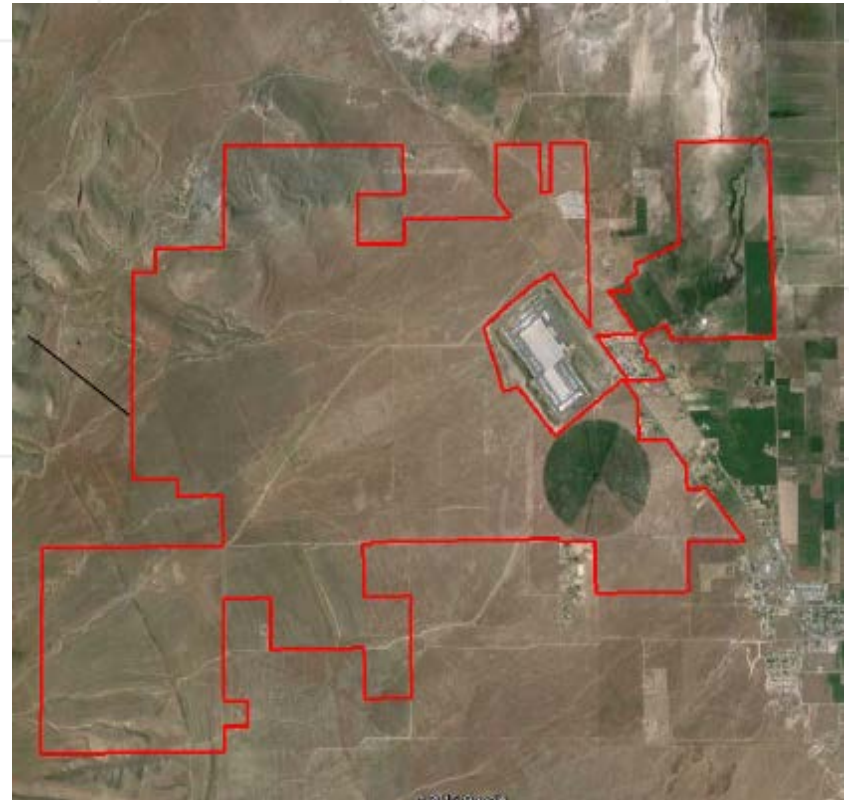
- 4,000+/- acres (total)
- Multiple cooperating owners
- Access via I-80/7200 West
- Level topography
- Utilities (to be determined)
- Wetlands/other (to be determined)
- Satisfies many siting criteria



Additional Sites Worthy of Consideration

SR 138 Industrial Park (Round 2 Site)

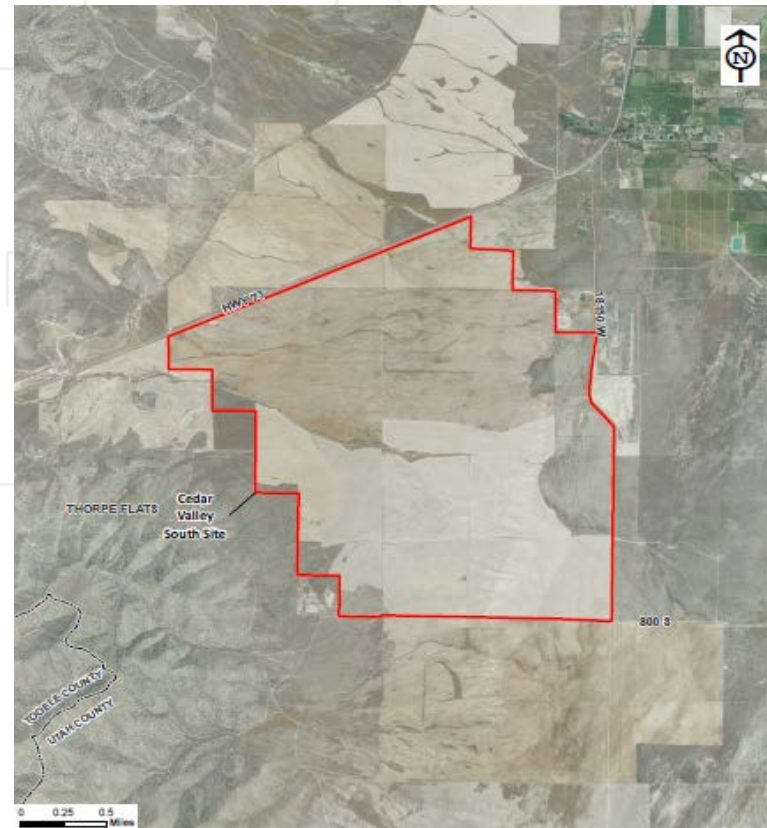
- 4,200+/- acres
- Single, cooperating owner
- Access via SR 138/I-80
- Slight to moderate slope
- Utilities (to be determined)
- Few environmental issues
- Satisfies many siting criteria



Additional Sites Worthy of Consideration

Cedar Valley South (Round 1 Site)

- 2,700+/- acres
- Single, cooperating owner
- Access via SR 73
- Slight slope
- Utilities (to be determined)
- Few environmental issues
- Satisfies many siting criteria



Next Steps

Next Steps

I-80 / 7200 West, Lake Mountains West, SR 112/ Depot Boundary Road sites:

- Complete on-going due diligence/evaluations
 - Boundary/topographic surveys and wetland delineations
 - Geotechnical investigations
 - Concept development plans
 - Permit research
 - Land appraisals
- Identify least costly utility solutions
- Establish terms and conditions for property sale with owners
- Support dialogue with potential host communities

Next Steps

I-80 / 7200 West (Expanded) site:

- Inform local, county and state representatives of expanded site
- Expand due diligence/evaluations to included expanded area
 - Boundary/topographic surveys
 - Geotechnical investigations
 - Wetland delineations/other environmental surveys
 - Best utility solutions, costs, implementation schedule
 - Concept development plans
 - Determine adjoining/nearby land uses (current and planned)
 - Coordination with environmental agencies, NGO's, etc.
 - Permits and approvals
 - Property appraisal and option agreement

Next Steps

Cedar Valley South site:

- Inform local, county and state representatives of new site
- Undertake due diligence/evaluations
 - Boundary/topographic surveys
 - Geotechnical investigations
 - Wetland delineations/other environmental surveys
 - Best utility solutions, costs, implementation schedule
 - Concept development plans
 - Determine adjoining/nearby land uses (current and planned)
 - Coordination with Utah National Guard, others
 - Permits and approvals
 - Property appraisal and option agreement

Next Steps

SR 138 Industrial Park site:

- Inform local, county and state representatives of new site
- Undertake due diligence/evaluations
 - Boundary/topographic surveys
 - Geotechnical investigations
 - Wetland delineations/other environmental surveys
 - Best utility solutions, costs, implementation schedule
 - Concept development plans
 - Determine adjoining/nearby land uses (current and planned)
 - Permits and approvals
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Thank you



Louis Berger