

Missouri River Correctional Center Land Use and Planning Study

Youth Correctional
Center
10 Miles from NDSP

Tuesday March 4, 2014 6:00pm

**Brynhild Haugland Conference Room
North Dakota State Capitol
600 East Boulevard Avenue
Bismarck, ND**

Missouri River
Correctional Center
8 Miles from NDSP

North Dakota
State Penitentiary

Welcome!

Thank you for attending.

We hope you find the presentation informative, and we look forward to hearing your thoughts.

State of North Dakota

North Dakota DOCR
Missouri River Correctional Center

BWBR

Team Leadership and Project Management,
Architecture, Secure Environments Planning

John Strachota, Principal in Charge
Mark Ludgatis, Project Manager

JLG Architects

Partnering Architect,
Landscape Architecture,
Cost Estimating

Jeffrey Hysjulien,
Partnering Architect
Craig Ruhland,
Landscape Architect

Swenson, Hagen & Co.

Civil Engineering,
Surveying, Land
Use Planning, Hydrology

Lon Romsaas, Swenson Hagen
Team Leader, Civil Engineer
Dave Patience, Land Planner
Tim Langerud, Land Surveyor
Jason Petryszyn, Hydrologist

Prairie Engineering

Mechanical, Electrical,
and Security Engineering
Facilities Assessment

Jeremy Butman, Prairie
Engineering Team Leader
Randy Axvig,
Mechanical Engineer
Curtis Johnson, Security
Electronics Engineer

BWBR along with JLG, Swenson Hagen & Company, and Prairie Engineering were commissioned by the State of North Dakota (specifically the Department of Corrections and Rehabilitation and the Office of Management and Budget), through a selection process, to do a land use and planning study for the Missouri River Correctional Center as part of Senate Bill 2015.

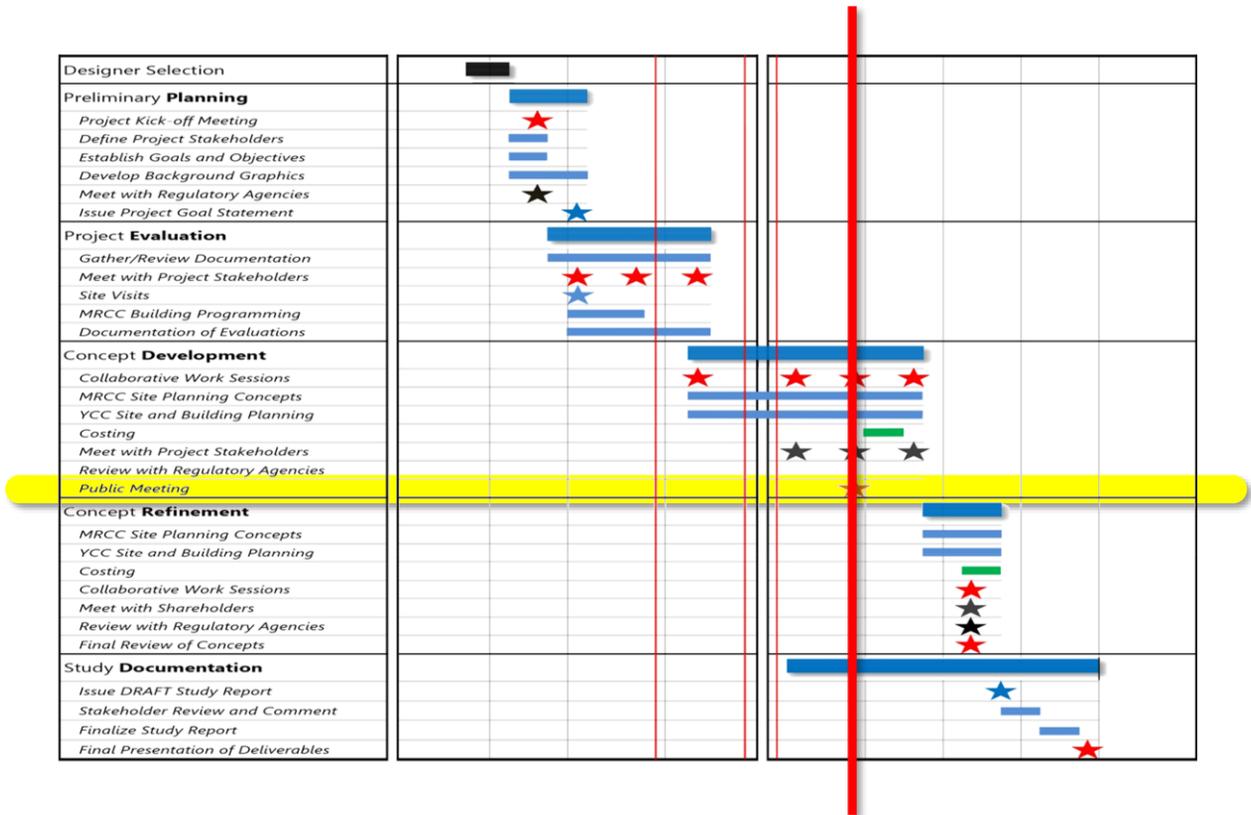
ND Senate Bill 2015

SECTION 4. DEPARTMENT OF CORRECTIONS AND REHABILITATION - REPORT TO LEGISLATIVE MANAGEMENT. Section 1 of this Act includes the sum of \$200,000, or so much of the sum as may be necessary, that the department of corrections and rehabilitation, in conjunction with the office of management and budget, shall use to develop options for the feasibility and desirability of relocating the Missouri River correctional center and for a land use study, for the biennium beginning July 1, 2013, and ending June 30, 2015. The department may use up to \$50,000 to contract for a land use study of the Missouri River correctional center site. The study must review options to develop all or a portion of the current site into a day park, and options to continue agriculture activities on the current site. The study may not include options to develop the land for residential, commercial, or industrial purposes. The department may use up to \$150,000 for the development of options for relocating the Missouri River correctional center including the determination of facilities, services, and activities that may be shared by the Missouri River correctional center and the youth correctional center; to develop a plan to move the Missouri River correctional center to a site adjacent to the youth correctional center; and to provide cost estimates for construction necessary to relocate the Missouri River correctional center during the 2015-17 biennium, pending approval and funding by the sixty-fourth legislative assembly. During the 2013-14 interim, the office of management and budget shall provide a report to the budget section regarding options for the possible relocation of the Missouri River correctional center and results of the study. The department shall present its plan to move the Missouri River correctional center to a site adjacent to the youth correctional center to the legislative management by July 1, 2014.

The Senate Bill calls for 2 things...

- 1 – a study to develop options for the feasibility and desirability of relocating the Missouri River Correctional Center to a site adjacent to the Youth Correctional Center in Mandan
- 2 - a land use study to review options to develop all or a portion of the current MRCC site into a public day park.

Study Process



We began the study in the 4th quarter of last year by meeting with the Department of Corrections and Rehabilitation. We toured both the MRCC and YCC facilities, and met with members of their staff, to gather information on how each one currently operates. We then held a planning workshop to start developing concepts for each site, and began to test each of the ideas. We've come a long way in the process already, but there's still a lot to be done... which brings us here tonight.

Here to Hear

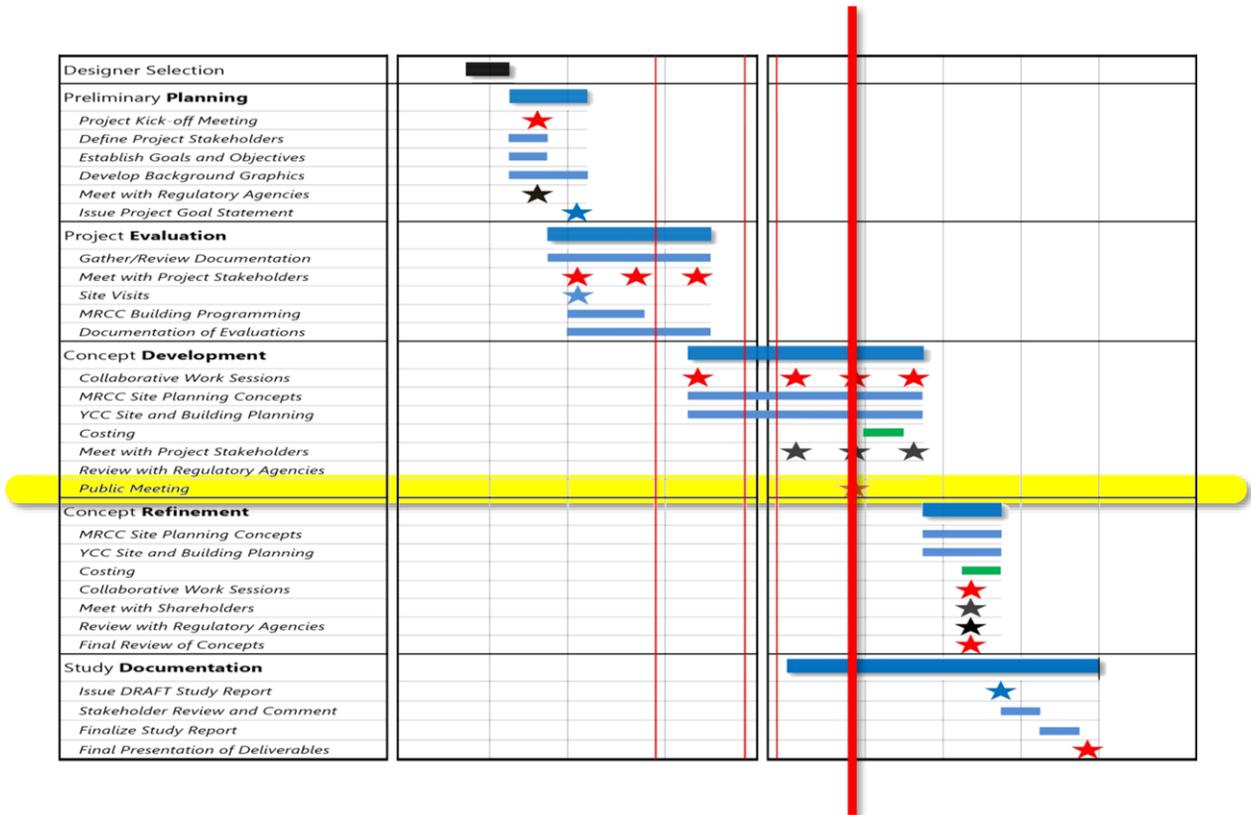


We are here tonight so we can hear from you.

At the end of the presentation, we'd like to hear your thoughts...

- 1 – on the feasibility and desirability of relocating the MRCC to a site adjacent to the YCC and
- 2 – the possibility of developing all or a portion of the current MRCC site into a public day park.

Study Process

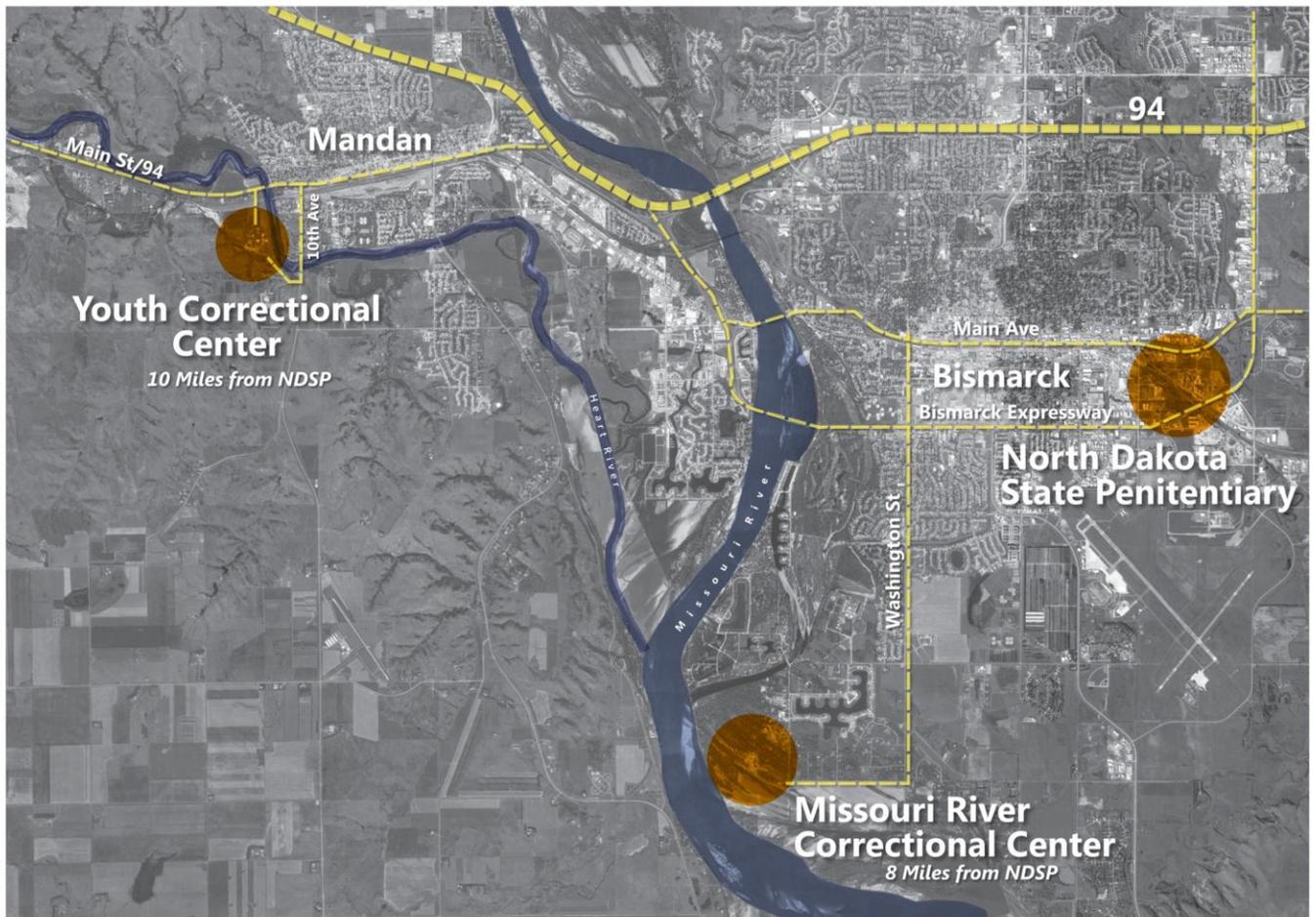


With the help of your comments, we'll continue to test and refine the concepts you'll see tonight, and will ultimately create a final report back to the North Dakota Department of Corrections and Rehabilitation and the Office of Management and Budget. Together, they will present the report to the North Dakota Legislative Assembly for their consideration.

Agenda

- MRCC / YCC Background
- Planning Concepts
 - MRCC Relocation Study
 - MRCC Land Use Study
- Public Opinion

To begin, we'd like to give some background information about both the MRCC & YCC sites. Then we'll walk you through the concepts for each site. And finally, we'll open the floor for your comments.



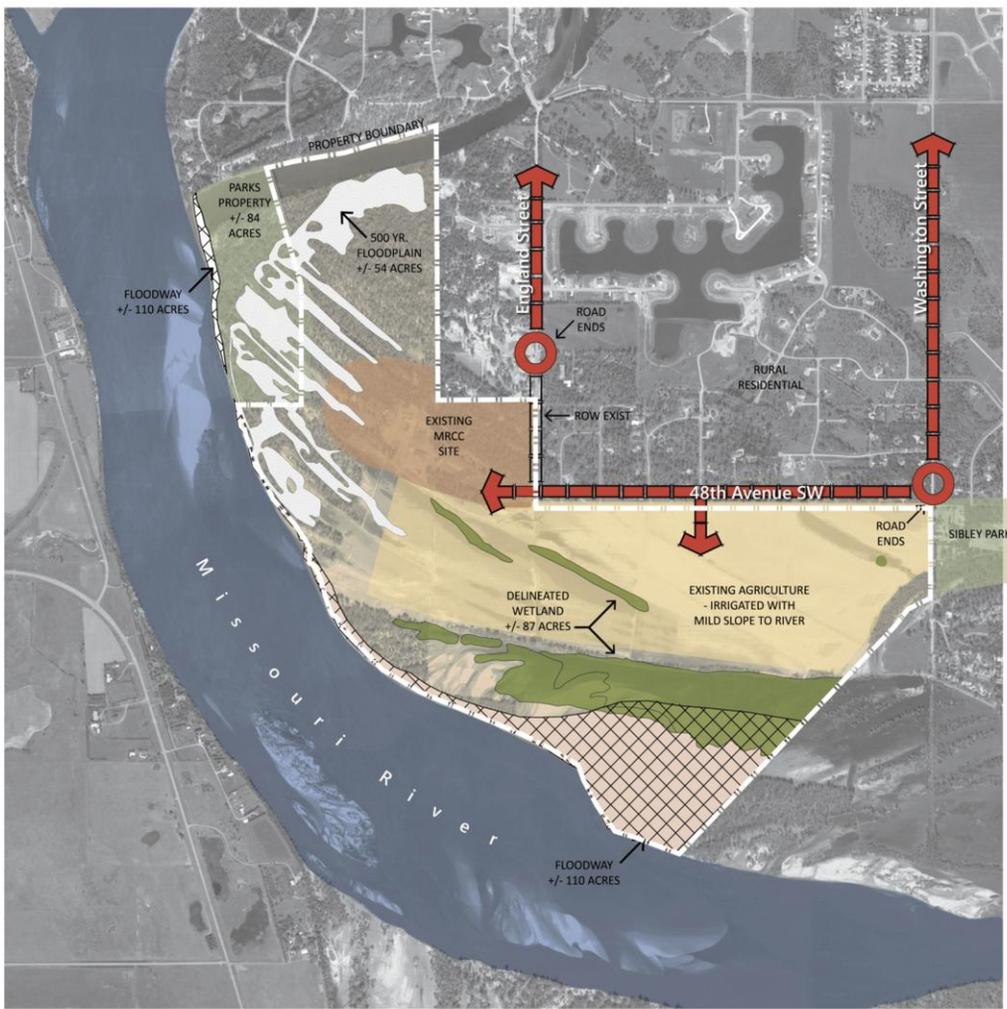
Currently in the Bismarck/Mandan area, the Department of Corrections and Rehabilitation maintains 3 sites. The North Dakota State Penitentiary located just off Bismarck Expressway on the east side of Bismarck. The Missouri River Correctional Center located south of Bismarck along the Missouri River. And the Youth Correctional Center on the west side of Mandan.

The purpose of the study is really three-fold...

- 1 – Could we consolidate and get down to only 2 sites, saving on operational costs?
- 2 – Should MRCC be moved since the site has flooded twice in the last few years?
- 3 – Would the MRCC site be better suited as a public day park?



The Missouri River Correctional Center is located south of Bismarck on approximately 900 acres of land along the Missouri River. The MRCC sits right in the center of the site, with access from South Washington Street off 48th Avenue Southwest.

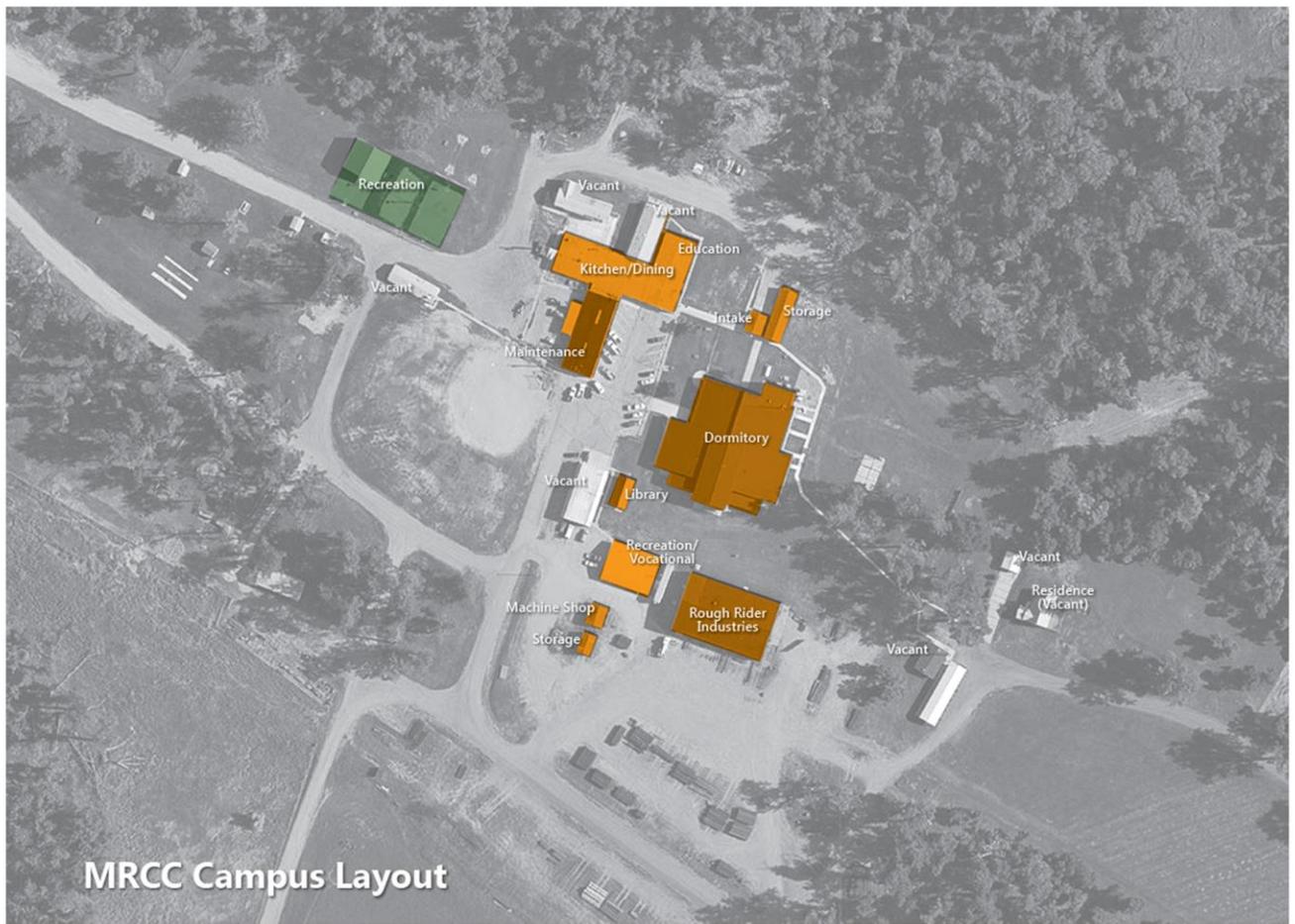


Outside of the property boundary, to the North is Rural Residential, to the West is a small unutilized park property, to the South is the Missouri River, and to the East is more Rural Residential and Sibley Park. While the site is not technically within the flood plain, it has been prone to flooding in the recent past. A levee along 48th Avenue will assure access to the site should flooding be an issue in the future.



Within the site, to the North and West is heavy wooded land, pastures for raising sheep, a garden to grow produce, and space to allow for sandbagging. To the South is agricultural land that is currently rented out to a local farmer.

The sheep also help to maintain the noxious weeds on the site, which can be very difficult to control.



The mission of the Missouri River Correctional Center is to provide a safe and healthy environment for minimum-security residents to apply themselves to the task of rehabilitation.

The compound area consists of approximately 100 acres of land. At the heart of the compound is a 12 dorm, 151 bed correctional housing unit surrounded by a number of buildings that help support the MRCC’s Mission... kitchen/dining hall, education/chapel, maintenance, library, vocation, recreation, and Rough Rider Industries. Inmates spend a majority of their time in the dormitory building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. While there is no fence around the property, the MRCC provides a safe and healthy environment by maintaining proper custody, work, education, and treatment programs, encouraging residents to make the needed change to be law abiding citizens and productive members of society.



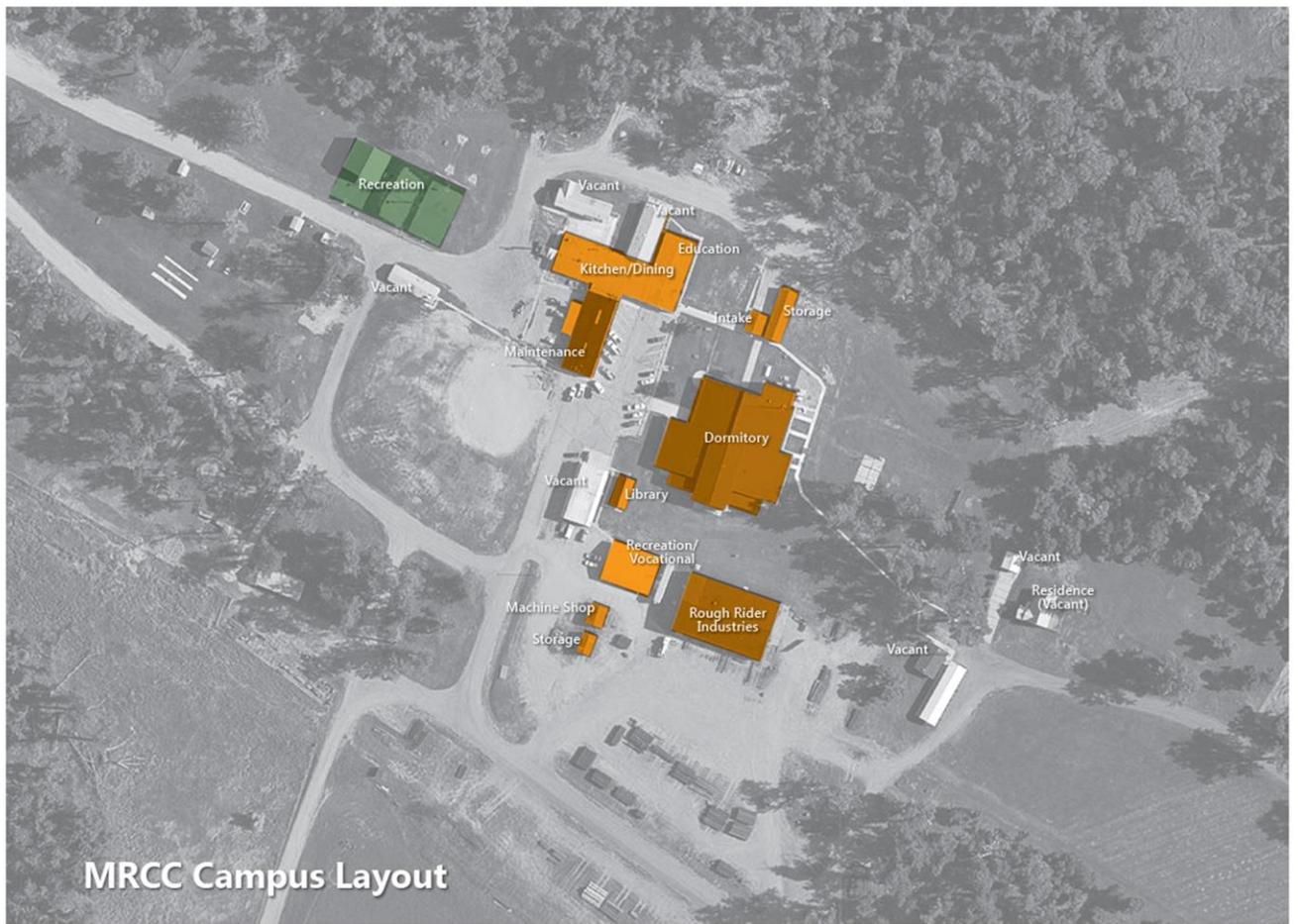
The following images are to help show the character of the campus.

As you enter the campus off 48th Avenue, there's both a sign and a gate warning you that you're entering a correctional facility.



You can see there's a lot of open space and large mature trees surrounding the site.

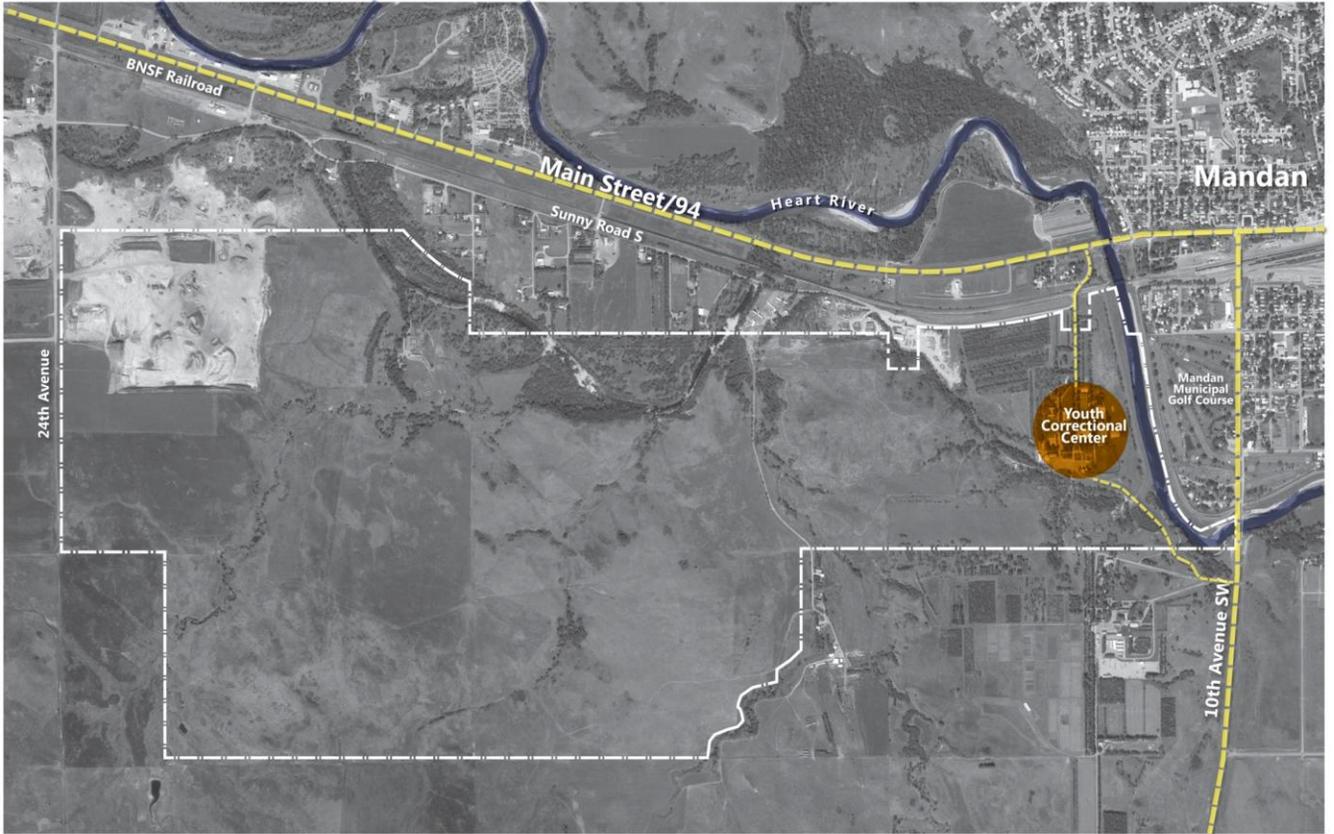
The buildings themselves are mainly metal buildings that are showing their age, with the exception of the housing unit which has an EIFS skin.



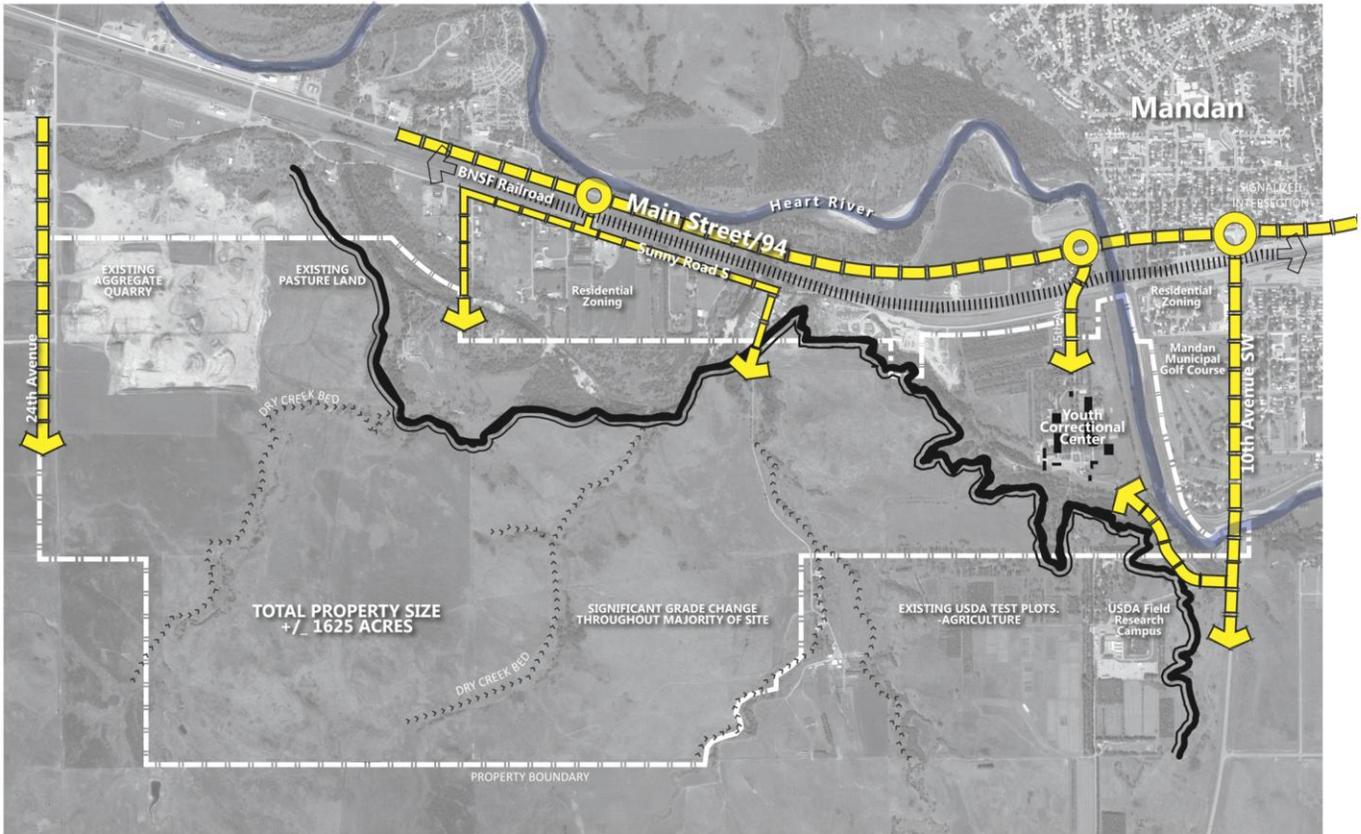
The existing site helps support the mission of the MRCC by allowing its residents to use the grounds not only for recreation, but also for vocation. Rough Rider Industries employs inmates in their on-site welding shop as well as a sandbagging operation. Inmates are also able to work clearing the woods, grow produce in the garden, and tend to the sheep in the pasture land.



The Youth Correctional Center is located west of Mandan along the Heart River.

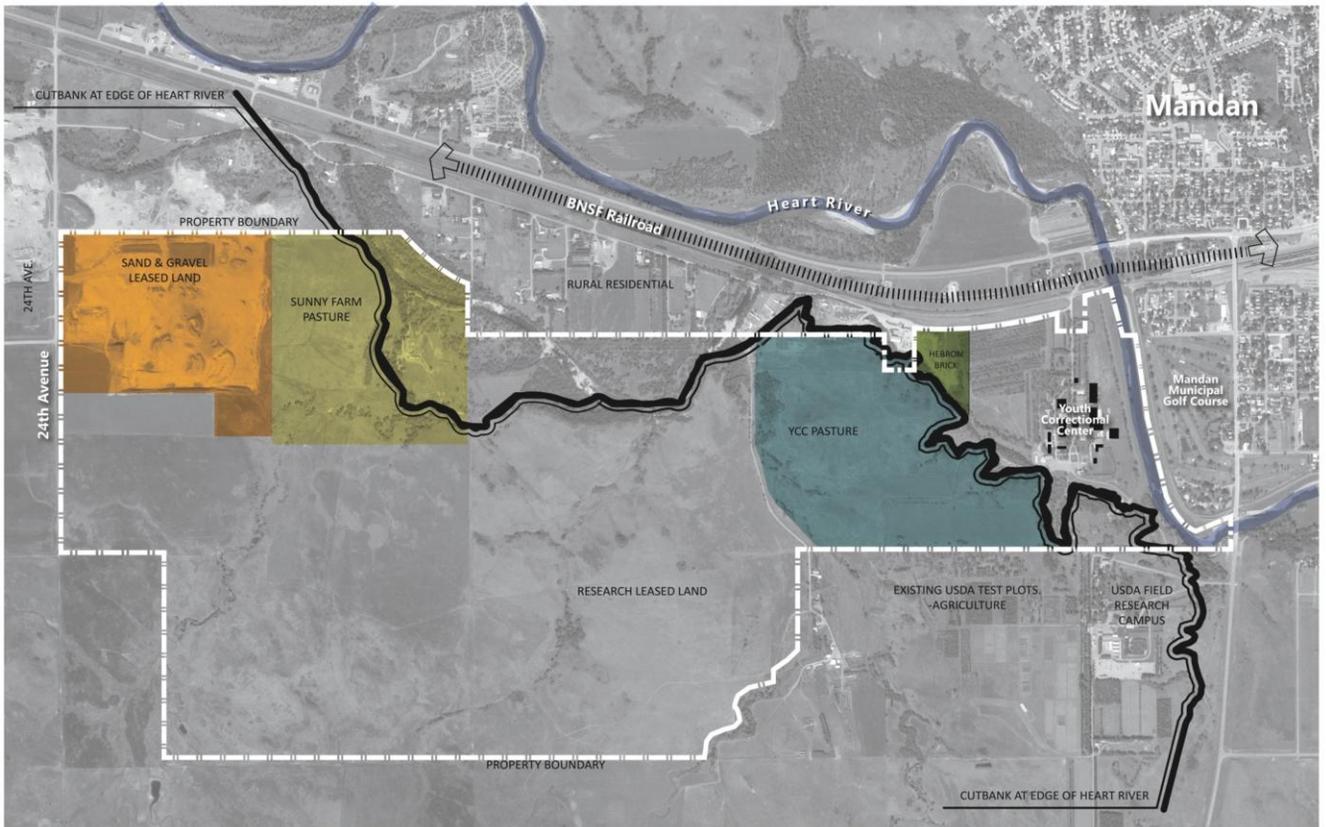


It sits on a portion of 1600 acres of state owned land.

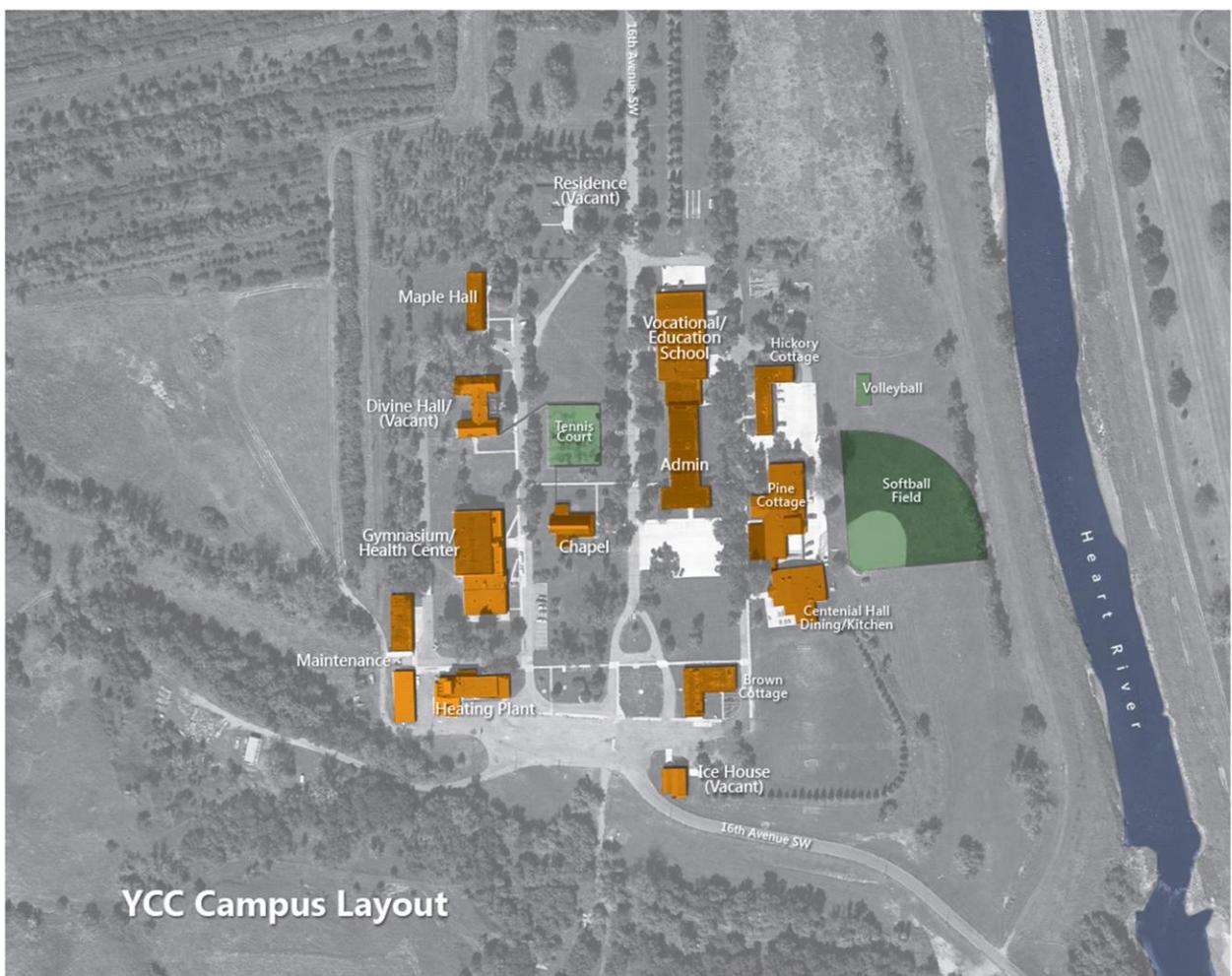


A ridge line divides the 1600 acres, with the YCC sitting on the lower plateau on the east.

Access to the YCC is from the north via Main Street and 15th Avenue Southwest, and from the south via 10th Avenue Northwest and 15th Avenue Southwest. Outside of the property boundary, to the North is some Residential, to the West is open prairie, to the South is the USDA Field Research Campus and Test Plots, and to the East is the Heart River. The site has not been known to flood, even though FEMA has yet to determine whether the YCC is in the flood plain or not.



Within the YCC portion of the site, to the north is heavy wooded land. To the west is a portion of land that's leased to Hebron Brick. To the south is the ridge line. And to the east is open space up to the dike along the Heart River. The remainder of the site consists of research land, pasture, and a sand and gravel pit.



The mission of the Youth Correctional Center is to provide professional, team-oriented juvenile correctional services to troubled adolescents within a safe and secure environment.

The campus sits on approximately 225 acres and is set up much like a college campus. The YCC has the ability to house 90 juveniles, both male and female, in 4 residential cottages... Brown, Pine and Hickory Cottages are the male dormitories, and Maple Cottage is the female dormitory. The school is at the center of campus surrounded by a number of other buildings that help support the YCC's Mission...Centennial Hall (kitchen/dining), Chapel, Gymnasium, Heating Plant/Maintenance. Students spend a majority of their time in the school building and are either escorted to and from the other buildings on-site, or are under surveillance while on the grounds. Once again, there is no fence around the property, reinforcing the rehabilitation mission of the facility.



The following images are to help show the character of the campus.

As you enter the campus from either the north or the south, there's a sign warning you that you're entering a correctional facility.

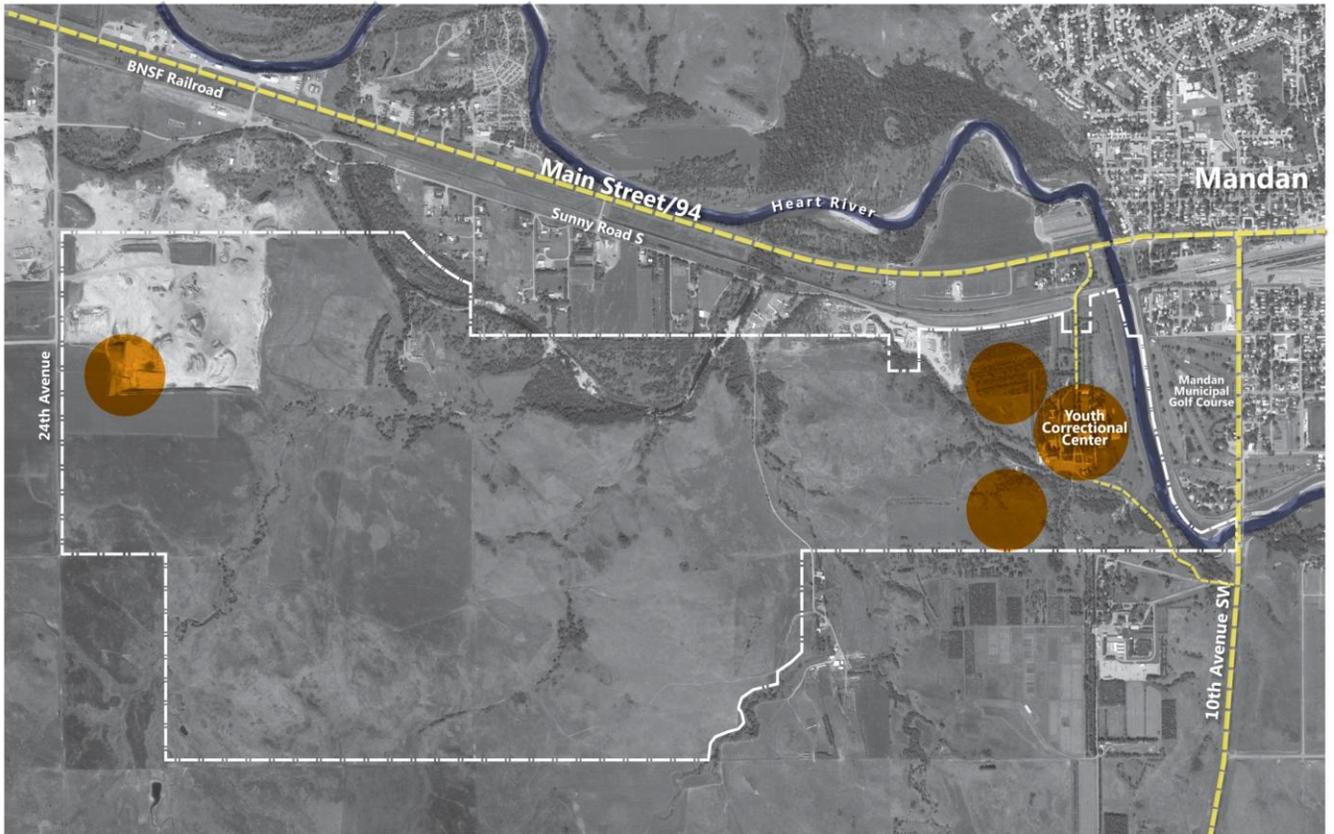


You can easily see the resemblance to any collage campus... the sequence of entry, separate use of buildings...

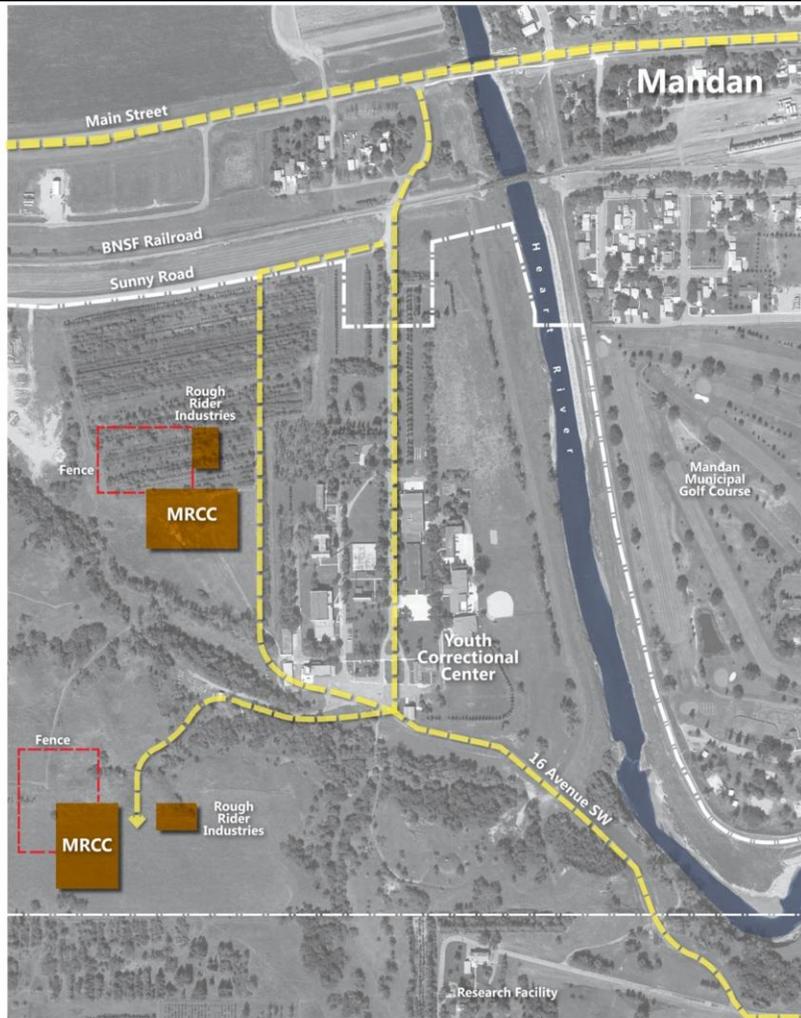
A hierarchy of roads and pathways, open green space... the grounds are heavily wooded and well maintained.



Now that we've given you some background about each of the facilities, we'd like to discuss the first portion of the bill, which addresses the feasibility and desirability of relocating the Missouri River Correctional Center to a site adjacent to the Youth Correctional Center.



As was mentioned earlier, the state owns about 1600 acres of land around the YCC. We looked at 3 different locations to put the MRCC... directly adjacent to the YCC on the lower plateau, adjacent to the YCC but up on the bluff, and then we looked at the entire rest of the property and found a flat spot near the gravel pit.



We focused on the two sites adjacent to the YCC. For the purposes of the study, we assumed a MRCC facility of approximately 75,000SF (currently they have about 55,000 and are using about 40,000SF), along with the Rough Rider Industries metal shop. We're also showing the potential of a fence.

The lower plateau site offers the ability to have a second entry point. The access road would also act as a buffer between the new MRCC and the YCC.

The upper bluff site does only allow 1 entry point, which may cause some concern given the slope of the drive up the ridge.

The biggest issue we need to address is the complete site and sound separation between adult offenders and youth offenders. When we looked at the possibility of sharing any facilities, the site/sound separation requirement makes it very difficult. There may be some efficiencies in the sharing of staff (maintenance, medical), but not the sharing of spaces. Even the physical plant doesn't make sense to share based on the amount of SF required, and the physical distance between the two to maintain the site/sound separation.

When we look at the feasibility and desirability as requested by the Senate Bill...

- both sites are certainly feasible (there is enough land to fit the program)...
- however, the desirability is open for debate, which is why we need your feedback.



Finally, we'll discuss the second portion of the bill, which is the land use study to review options to develop all or a portion of the current MRCC site into a public day park.



Concept "A"

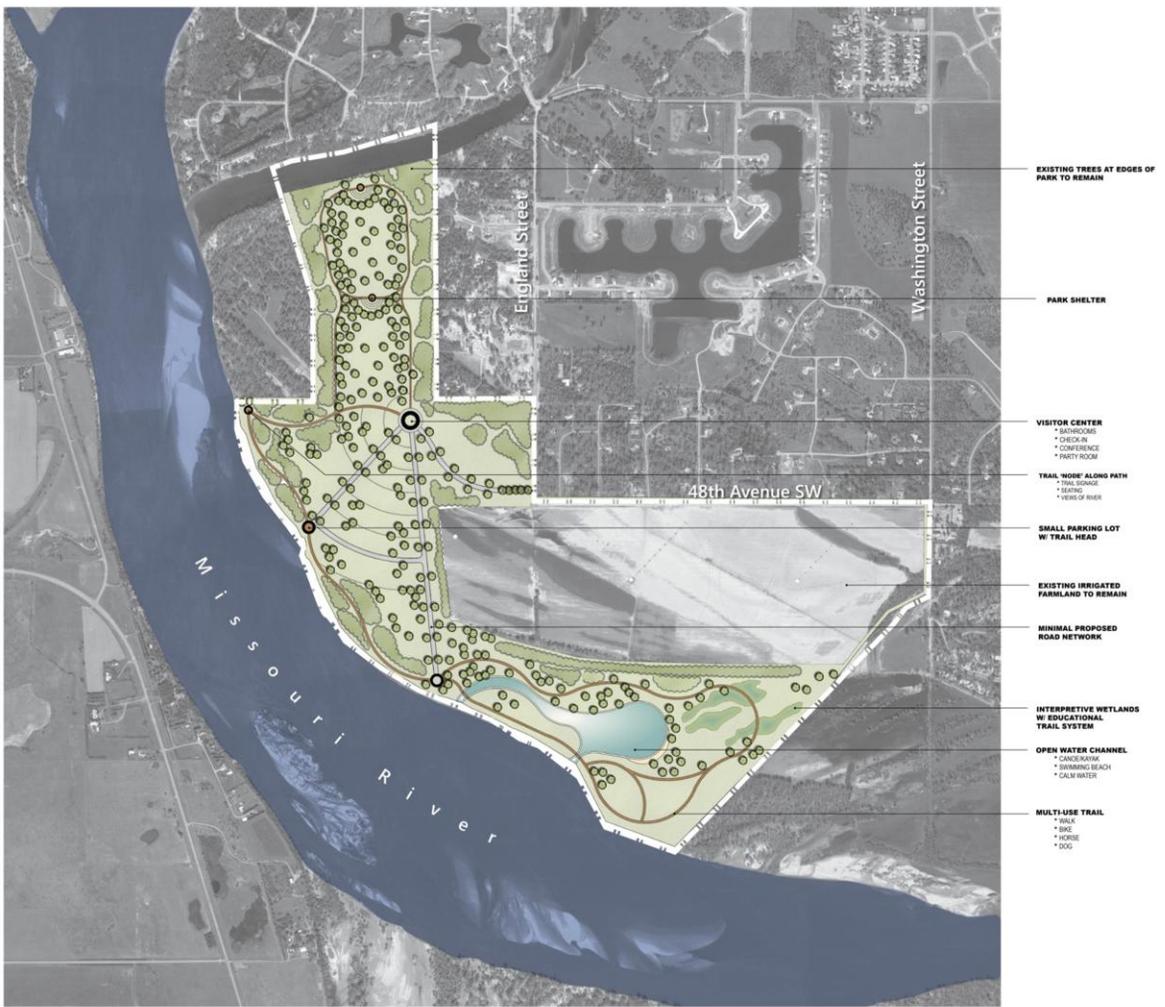
The first park design concept assumes the MRCC is re-located to the existing YCC Site near Mandan, ND. This park layout used a large portion of the state owned land, yet retains about 300 acres of existing cropland. The remaining public land (+/- 600 acres) would be converted to a large, regional day use park. The primary park building would be placed where the existing MRCC campus is located. The existing road network to the MRCC would be used as the entry into the park. Further studies would need to take place to see if the existing MRCC buildings could offer adaptive reuse opportunities for the park.

The primary park building could contain a small parking lot which would allow visitors to understand the nature and extents of the day use park. This park building could also include an office, a meeting room, restroom facilities with showers, and a warming house.

From the primary park building a simple, paved road network would take visitors out to the south west and south portion of the park. From the paved roadways a hierarchy network of trails would lead visitors out into the park. The trails system would be both paved and compacted aggregate and would accommodate a variety of uses. The paved trails would be approximately 10' wide and would allow a variety of activities such as walking, running, biking, roller blading and possibly cross county skiing in the winter seasons. The single-track trails, which would only be 12-24" wide could offer visitors a more intimate trail experience while minimizing the impact to the existing vegetation and landscape. The single-track trails could be used for hiking, Mt. biking, horseback riding and would be arranged in a "stacked loop" system. The stacked loop would allow a physical progression to the trail network, thereby adding mileage and increasing physical endurance with each loop.

To capitalize on the natural floodway on the south portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity.

The cropland would remain in production and provide cash rent back to the State of North Dakota. The (3) existing center pivot irrigation systems would remain intact.



Concept "B"

The second park concept also would assume the MRCC is to be relocated to the existing YCC site near Mandan, ND. Park concept "B" shares many of the similar park layout ideas as Park Concept "A", except this concept does not utilize the existing (+/- 80 acres) land which the state park currently owns located directly adjacent to the existing MRCC site.



Concept "C"

The third park concept keeps the MRCC on the existing site. In this layout, nearly all the existing agricultural land (+/- 300 acres) would remain in production. The agricultural land would serve (2) purposes in this layout; First, the land would be cash rented back to the State of North Dakota. Second, the existing agricultural land would serve as a physical bufferyard between the MRCC and the day use park.

The park would be created on the southern (+/- 200 acres) section of the existing property. This area of the site was significantly impacted during the flood of 2010 and as a result would need considerable improvements including removing sand, revegetation and clean up. Like concept A and B, this park would have a park building, but this building would be located at the SE corner of the property. The building would be placed here to meet people before they get into the park area and would be constructed outside the floodway.

To capitalize on the natural floodway on this portion of the site, a recreational waterway would be created. The waterway would offer a calm backwater condition ideal for canoeing, kayaking and a beachfront. The remaining floodway would be utilized as interpretive wetlands, offering educational signage highlighting the wetlands as a natural amenity.

Thank You for your Comments!

Youth Correctional Center

10 Miles from NDSP

A summary of tonight's presentation will be posted on the DOCR website at www.nd.gov/docr

Written comments about the study will be accepted until Tuesday, March 18th and should be addressed to:

BWBR

RE: MRCC Land Use and Planning Study

380 St. Peter Street, Suite 600

St. Paul, MN 55102

mrcstudy@bwbr.com

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That concludes the presentation portion of tonight's meeting. Everyone will receive a comment card to fill out, so whether you chose to voice your opinion in front of the crowd, or leave your comments on the card, we welcome your thoughts.

Do you feel it's feasible and desirable to relocate the MRCC to a site adjacent to the YCC?
What are your thoughts on developing all or a portion of the current MRCC site into a public day park?

Written statements will be accepted until Tuesday, March 18th via the address on the screen, so if you know anyone that couldn't make it tonight, please share that information with them.

Thank you again for coming and providing your feedback.