

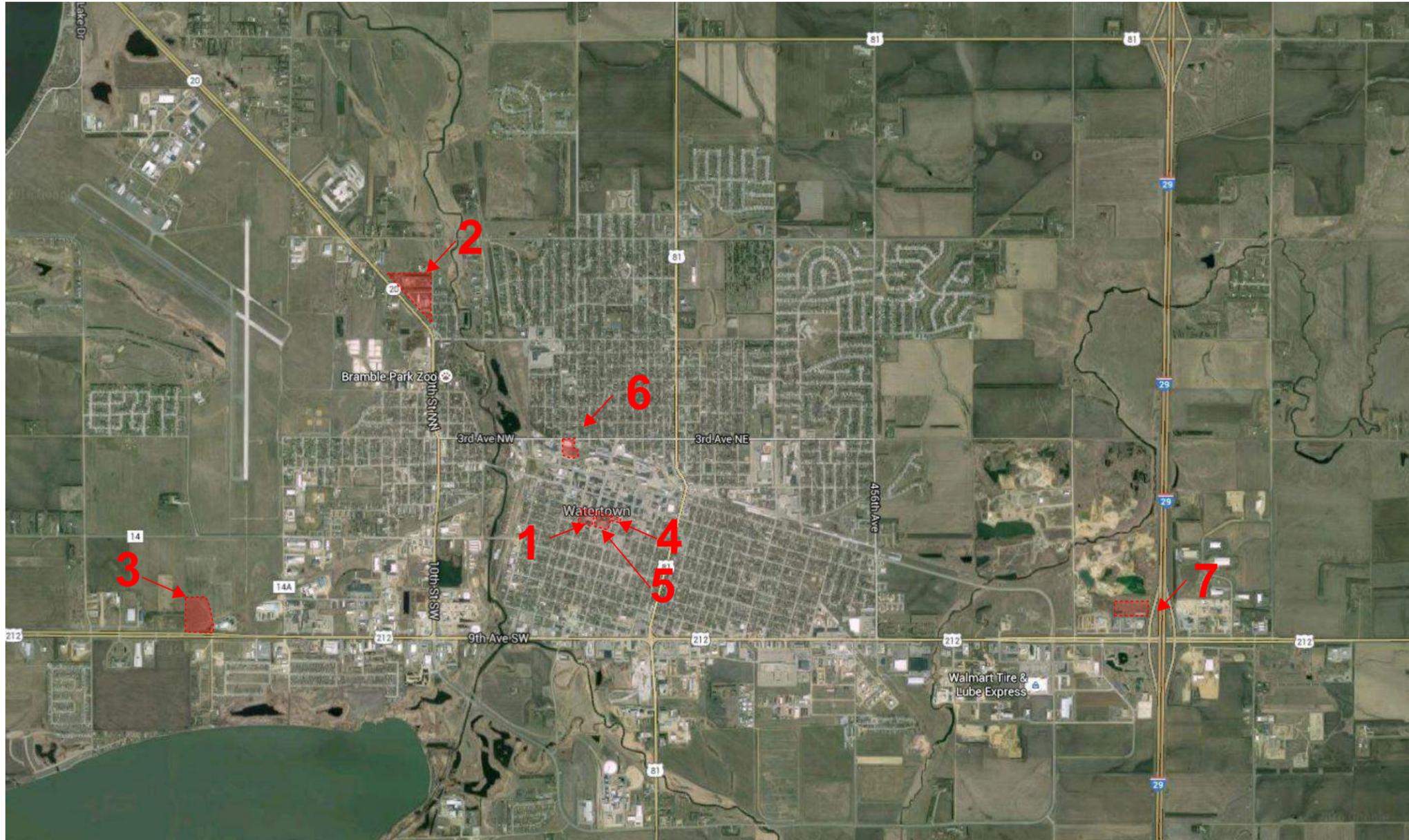


Codington County Justice Facilities Study

Revisions per Workshop N° 3 - 06/21/2016

06/23/2016

POSSIBLE SITES FOR EVALUATION



1. CITY AUDITORIUM BLOCK
2. COUNTY HIGHWAY DEPARTMENT
3. WEST 212
4. COURTHOUSE & MIDLAND BUILDING
5. COURTHOUSE

RULED OUT PER CCJAC REVIEW

6. NORTH OF FIRE DEPT.
7. NEW VENTURE INC.

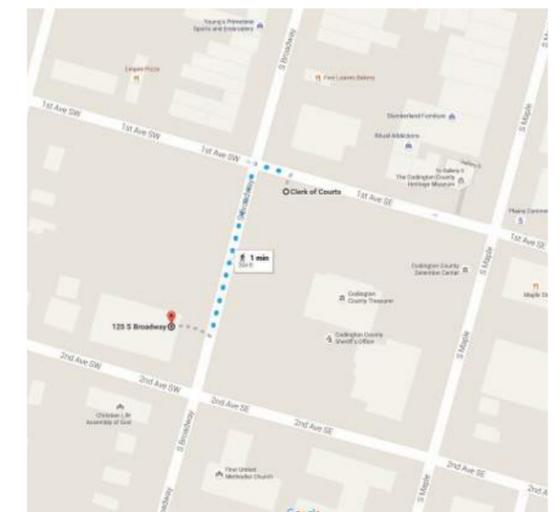
**Note sites re-number since
May 2016
Meeting**





SITE No. 1
CITY AUDITORIUM BLOCK:

- EXISTING:**
- SIZE OF SITE: 122,683 SF
 - ZONING CLASSIFICATION: CI
 - FRONT SETBACK: 0 FT
 - REAR SETBACK: 0 FT
 - SIDE SETBACK: 0 FT (30 FT ADJ. TO R)
 - BUILDING HEIGHT LIMIT: 50 FT
 - PARKING REQUIREMENTS: EXEMPT, PER CITY ORDINANCE
 - DISTANCE TO EXISTING COURTHOUSE: 350 FT
 - COUNTY OWNED: NO



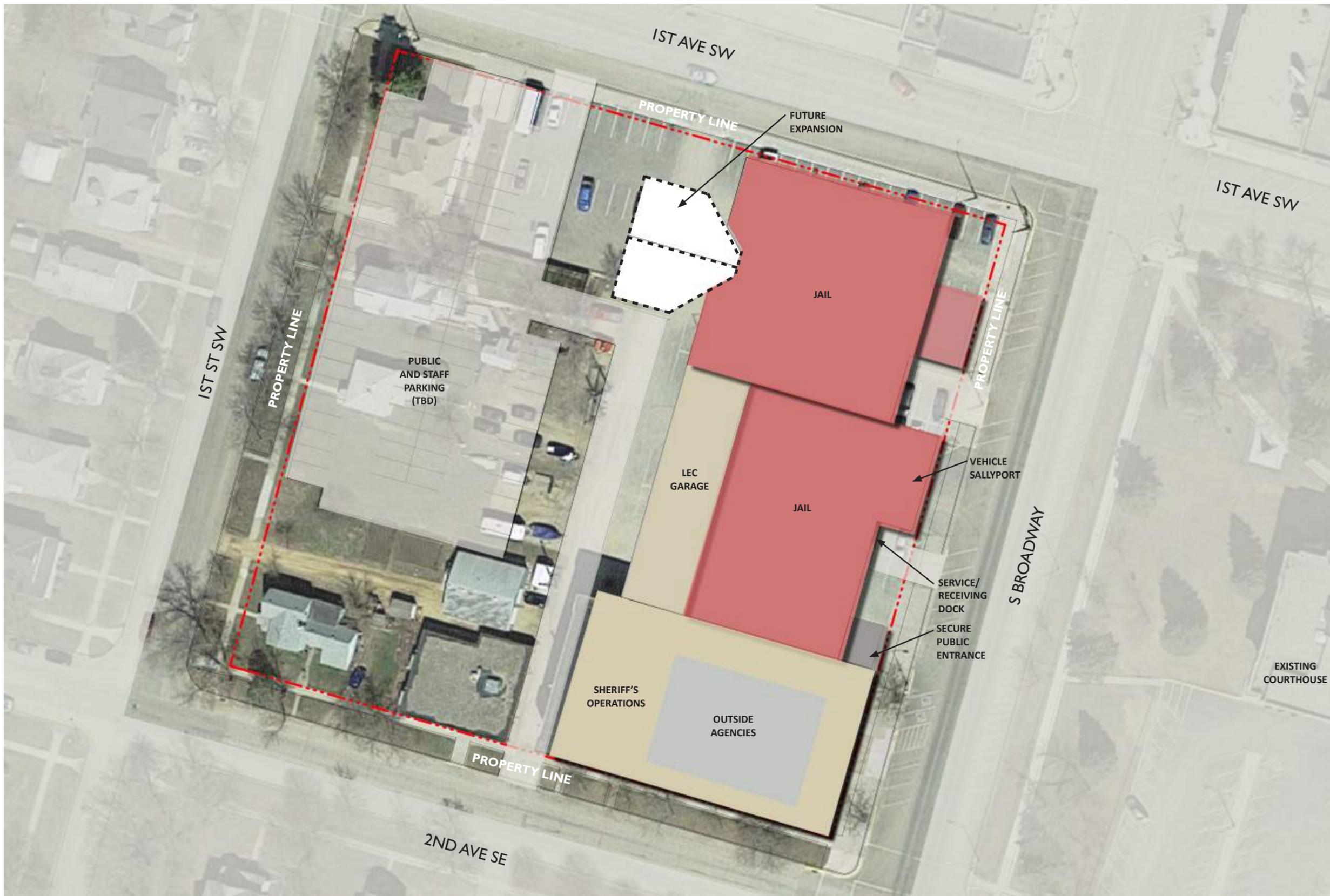
Codington County Justice Facilities Study

Workshop No 3

06/21/2016 Project #: 2117.01



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SITE No. 1
CITY AUDITORIUM
BLOCK:

CONCEPT:

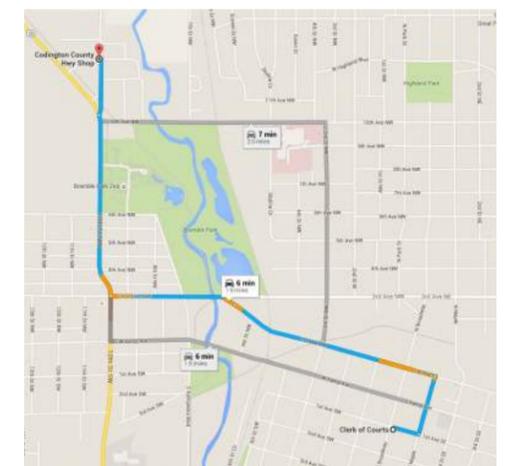
- NEW JAIL (33,312 SF)
- NEW SHERIFF'S OPERATIONS (4,498 SF NEW PLUS 14,000 SF REMODELING)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- COURTS (SIZE TBD)
- SPACE FOR FUTURE EXPANSION
- REMODELING AND PRESERVATION OF EXISTING AUDITORIUM BUILDING
- MINIMIZES IMPACT TO PRIVATE PROPERTIES ON WEST SIDE OF BLOCK
- PARKING REQUIRED: NONE
- PARKING PROVIDED: (TBD)





SITE No. 2
COUNTY HIGHWAY
DEPARTMENT:

- EXISTING:**
- SIZE OF SITE: 752,636 SF
 - ZONING CLASSIFICATION: II
 - FRONT SETBACK: 40 FT
 - REAR SETBACK: 30 FT
 - SIDE SETBACK: 20 FT
 - BUILDING HEIGHT LIMIT: 40 FT
 - PARKING REQUIREMENTS:
 I SPACE PER 250 SF (OFFICE)
 - DISTANCE TO EXISTING
 COURTHOUSE: 1.9 MILES
 - COUNTY OWNED: YES



Codington County Justice Facilities Study

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SITE No. 2
COUNTY HIGHWAY
DEPARTMENT:

CONCEPT:

- NEW JAIL (33,312 SF)
- NEW SHERRIFF'S OPERATIONS (18,498 SF)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- COURTS (SIZE TBD)
- SPACE FOR FUTURE EXPANSION
- MAINTAIN EXISTING PUBLIC WORKS IF POSSIBLE

- PARKING REQUIRED (188 TOTAL):
 153 PUBLIC AND STAFF SPACES BASED ON BUILDING AREA, NOT INCLUDING JAIL AND GARAGE
 - 15 SPACES ALLOCATED FOR JAIL STAFF
 - 20 SPACES ALLOCATED FOR WORK RELEASE

- PARKING PROVIDED (189 TOTAL):
 - 100 PUBLIC
 - 69 STAFF
 - 15 FOR JAIL STAFF
 - 34 FOR COURT STAFF
 - 20 FOR SHERIFF OPERATIONS (NOT INCLUDING GARAGE)
 - 20 WORK RELEASE

Codington County Justice Facilities Study

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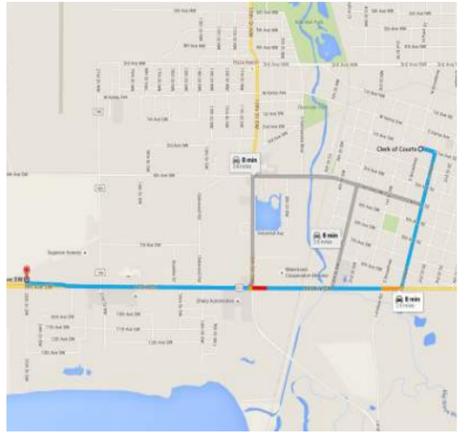


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**SITE No. 3
WEST 212:**

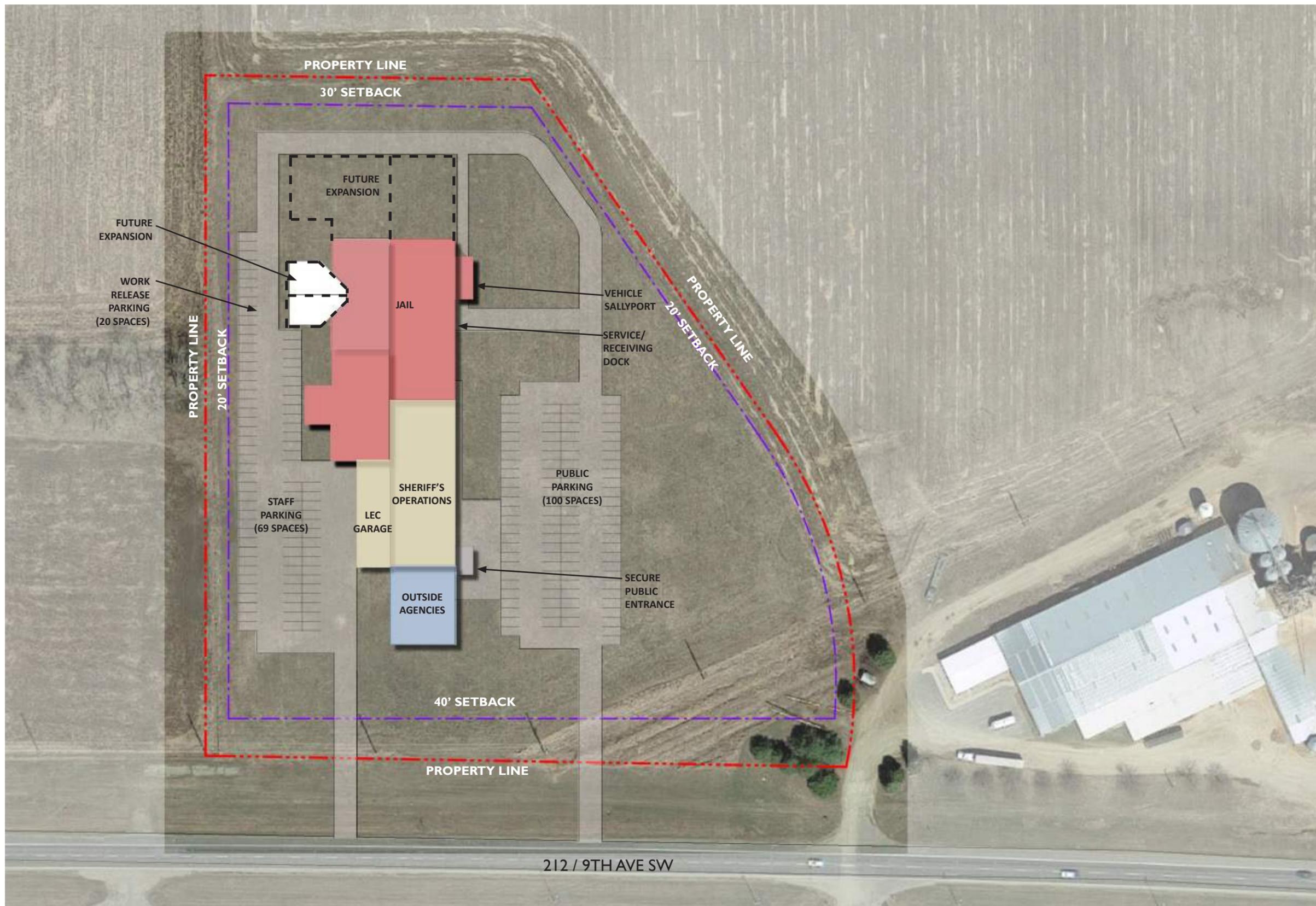
- EXISTING:**
- SIZE OF SITE: 415,752 SF
 - ZONING CLASSIFICATION: AG / II
 - FRONT SETBACK: 40 FT
 - REAR SETBACK: 30 FT
 - SIDE SETBACK: 20 FT
 - BUILDING HEIGHT LIMIT: 40 FT
 - PARKING REQUIREMENTS: 1 SPACE PER 250 SF (OFFICE)
 - DISTANCE TO EXISTING COURTHOUSE: 2.6 MILES
 - COUNTY OWNED: YES



Codington County Justice Facilities Study

Workshop No 3
06/21/2016 Project #: 2117.01





**SITE No. 3
WEST 212:**

CONCEPT:

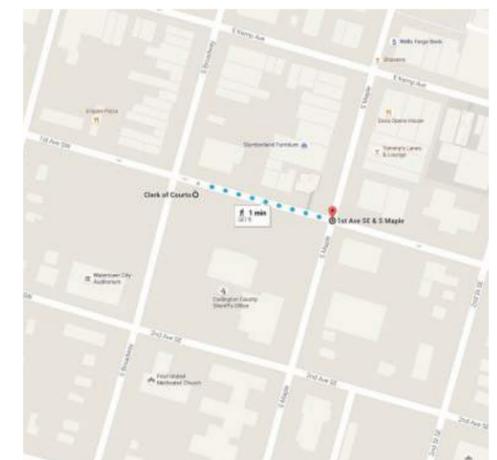
- NEW JAIL (33,312 SF)
- NEW SHERIFF'S OPERATIONS (18,498 SF)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- COURTS (SIZE TBD)
- SPACE FOR FUTURE EXPANSION
- NO EXISTING BUILDINGS TO DEMOLISH
- PARKING REQUIRED (188 TOTAL):
 - 153 PUBLIC AND STAFF SPACES BASED ON BUILDING AREA, NOT INCLUDING JAIL AND GARAGE
 - 15 SPACES ALLOCATED FOR JAIL STAFF
 - 20 SPACES ALLOCATED FOR WORK RELEASE
- PARKING PROVIDED (189 TOTAL):
 - 100 PUBLIC
 - 69 STAFF
 - 15 FOR JAIL STAFF
 - 34 FOR COURT STAFF
 - 20 FOR SHERIFF OPERATIONS (NOT INCLUDING GARAGE)
 - 20 WORK RELEASE





**SITE No. 4
COURTHOUSE &
MIDLAND BUILDING:**

- EXISTING:**
- SIZE OF SITE: 124,505 SF
 - ZONING CLASSIFICATION: CI
 - FRONT SETBACK: 0 FT
 - REAR SETBACK: 0 FT
 - SIDE SETBACK: 0 FT (30 FT ADJ. TO R)
 - BUILDING HEIGHT LIMIT: 50 FT
 - PARKING REQUIREMENTS: EXEMPT, PER CITY ORDINANCE
 - DISTANCE TO EXISTING COURTHOUSE: 0 FT
 - COUNTY OWNED: COURTHOUSE - YES
MIDLAND BUILDING - NO



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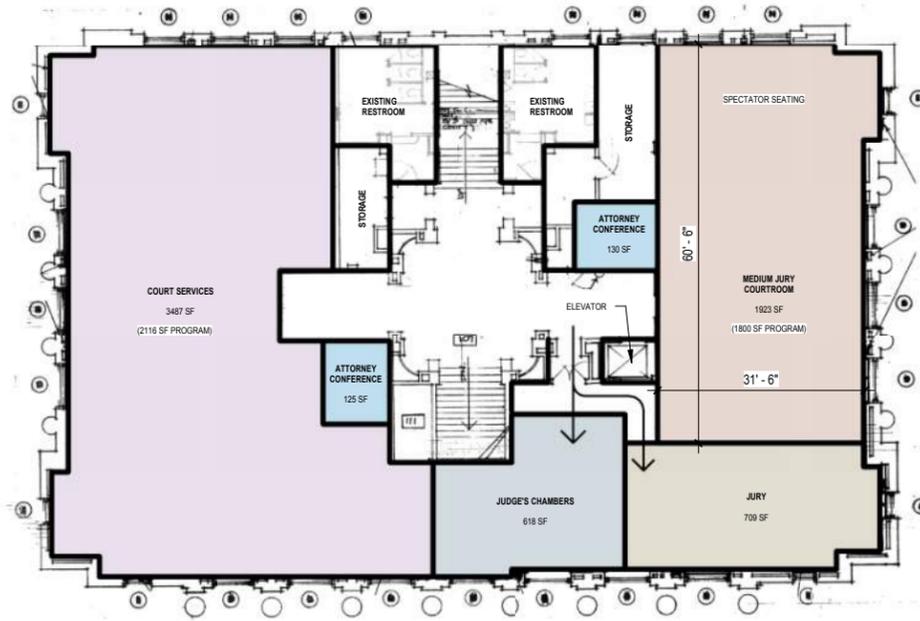
**SITE No. 4
COURTHOUSE &
MIDLAND BUILDING:**

- CONCEPT:**
- COUNTY GOVERNMENT FUNCTIONS RELOCATE TO MIDLAND BUILDING (25,000 SF REMODELING)
 - NEW JAIL (33,312 SF)
 - NEW SHERIFF'S OPERATIONS (18,498 SF)
 - NEW LEC GARAGE (4,224 SF)
 - OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
 - COURTS (29,638 SF NEW AND REMODELING)
 - NO SPACE FOR FUTURE EXPANSION
 - JAIL IS STACKED ON MULTIPLE LEVELS, WHICH IMPACTS OPERATIONAL EFFICIENCY
 - PARKING REQUIRED: NONE



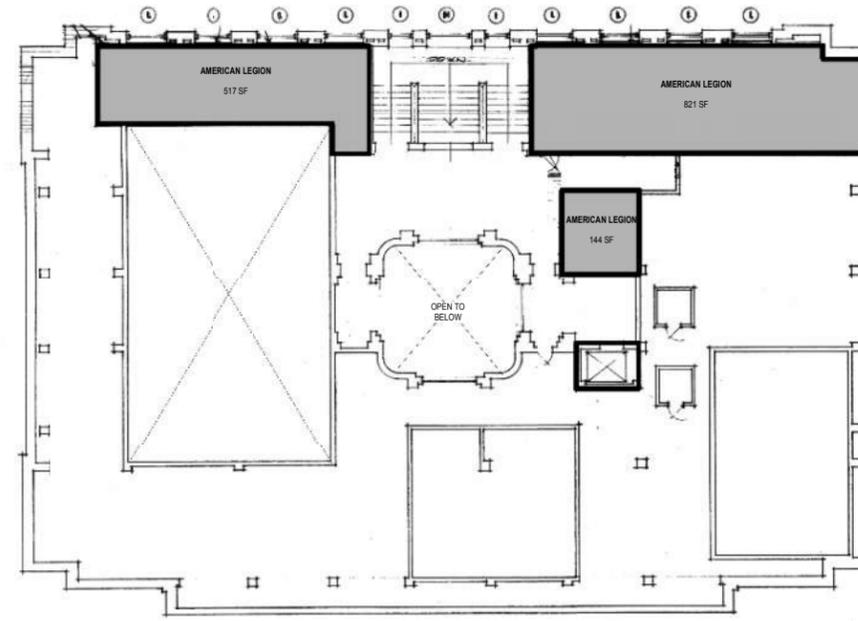
SITE No. 4
COURTHOUSE &
MIDLAND BUILDING:

- LIMITATIONS**
1. SECURITY SCREENING
 2. FLOOR TO FLOOR HEIGHTS

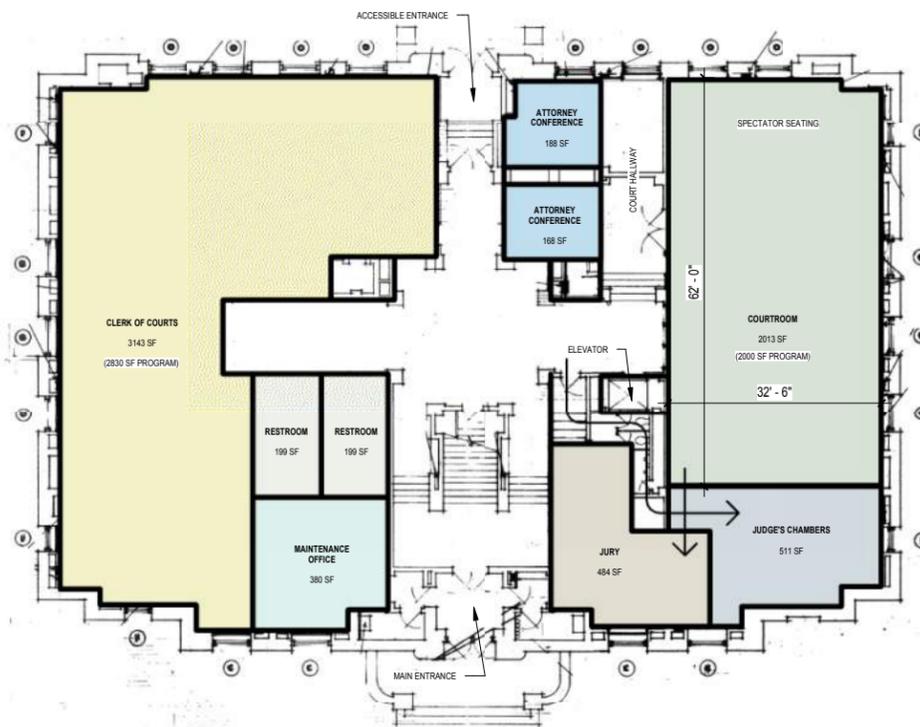


FIRST LEVEL

13'-0" FLOOR TO FLOOR HEIGHT



THIRD LEVEL



GROUND LEVEL

14'-0" FLOOR TO FLOOR HEIGHT



SECOND LEVEL

12'-0" FLOOR TO FLOOR HEIGHT





**SITE No. 5
COURTHOUSE:**

- EXISTING:**
- SIZE OF SITE: 123,550 SF
 - ZONING CLASSIFICATION: CI
 - FRONT SETBACK: 0 FT
 - REAR SETBACK: 0 FT
 - SIDE SETBACK: 0 FT (30 FT ADJ TO R)
 - BUILDING HEIGHT LIMIT: 50 FT
 - PARKING REQUIREMENTS: EXEMPT, PER CITY ORDINANCE
 - DISTANCE TO EXISTING COURTHOUSE: 0 MILES
 - COUNTY OWNED: YES

Codington County Justice Facilities Study

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06/21/2016 Project #: 2117.01



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**SITE No. 5
COURTHOUSE:**

CONCEPT:

- NEW JAIL (33,312 SF)
- NEW SHERRIFF'S OPERATIONS (18,498 SF)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- NEW COURTS (29,638 SF)
- NO SPACE FOR FUTURE EXPANSION
- JAIL IS STACKED ON MULTIPLE LEVELS, WHICH IMPACTS OPERATIONAL EFFICIENCY
- PARKING REQUIRED: NONE
- PARKING PROVIDED: NONE



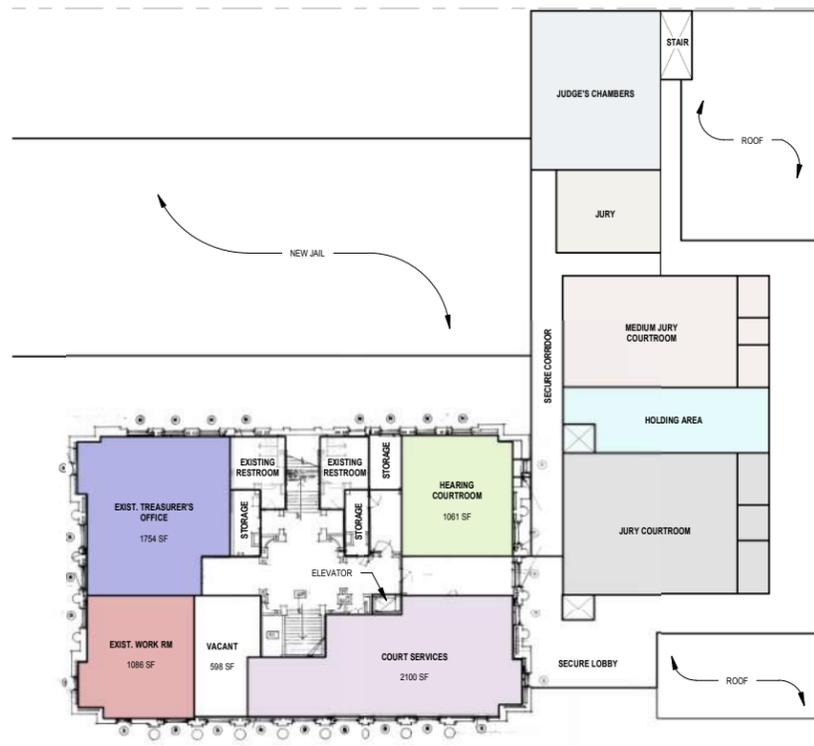
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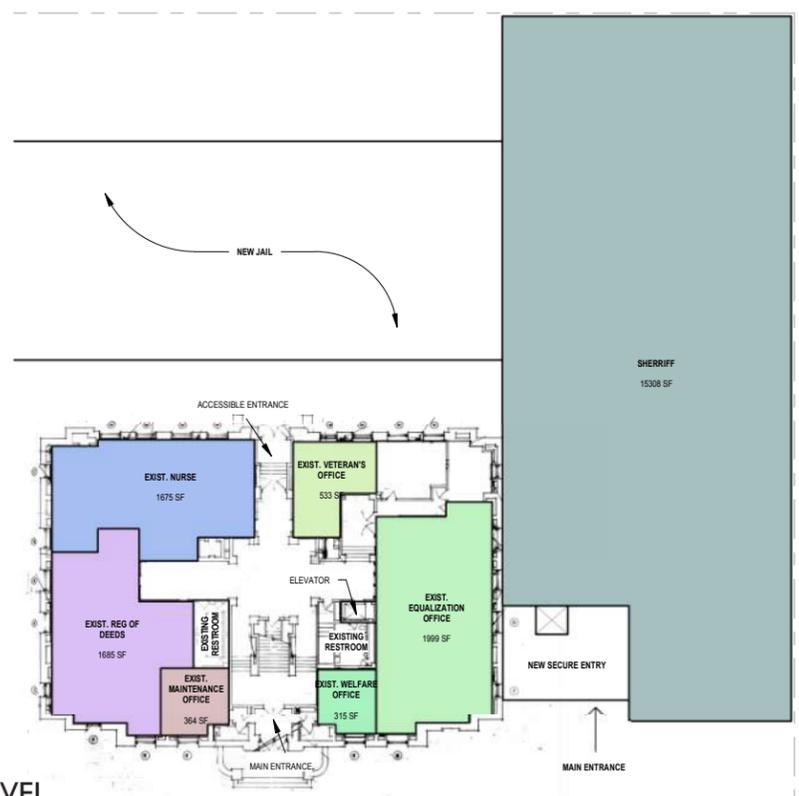
BKV
GROUP



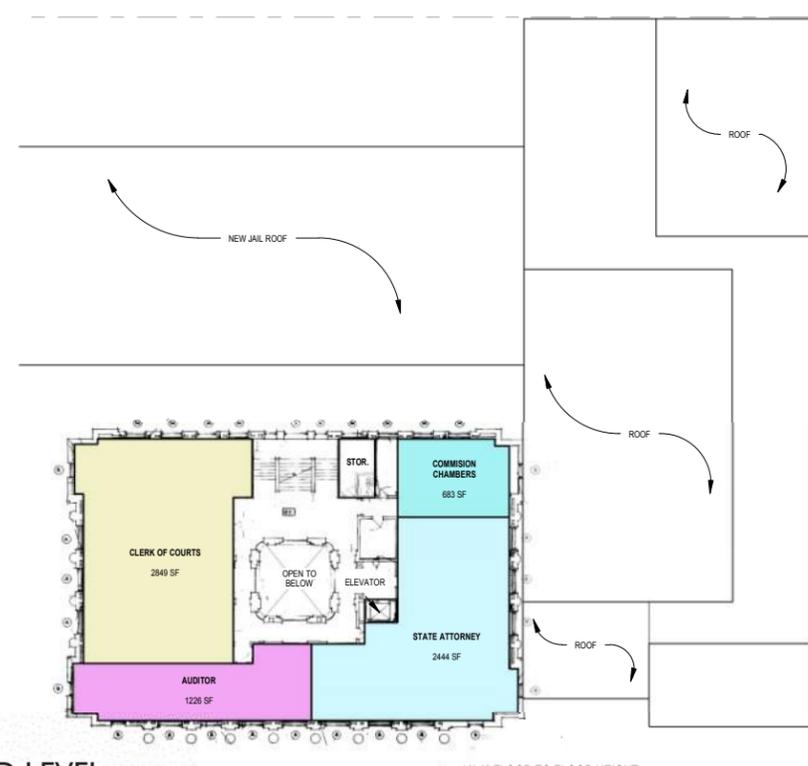
FIRST LEVEL



THIRD LEVEL



GROUND LEVEL



SECOND LEVEL

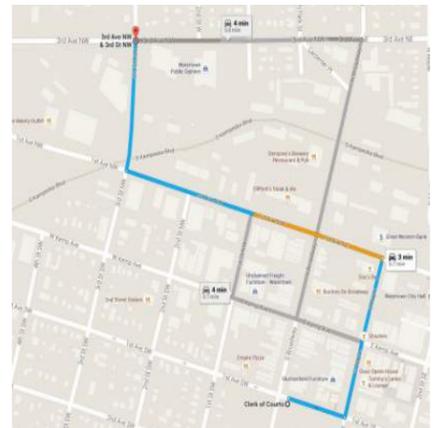




SITE No. 6
NORTH OF
FIRE DEPARTMENT

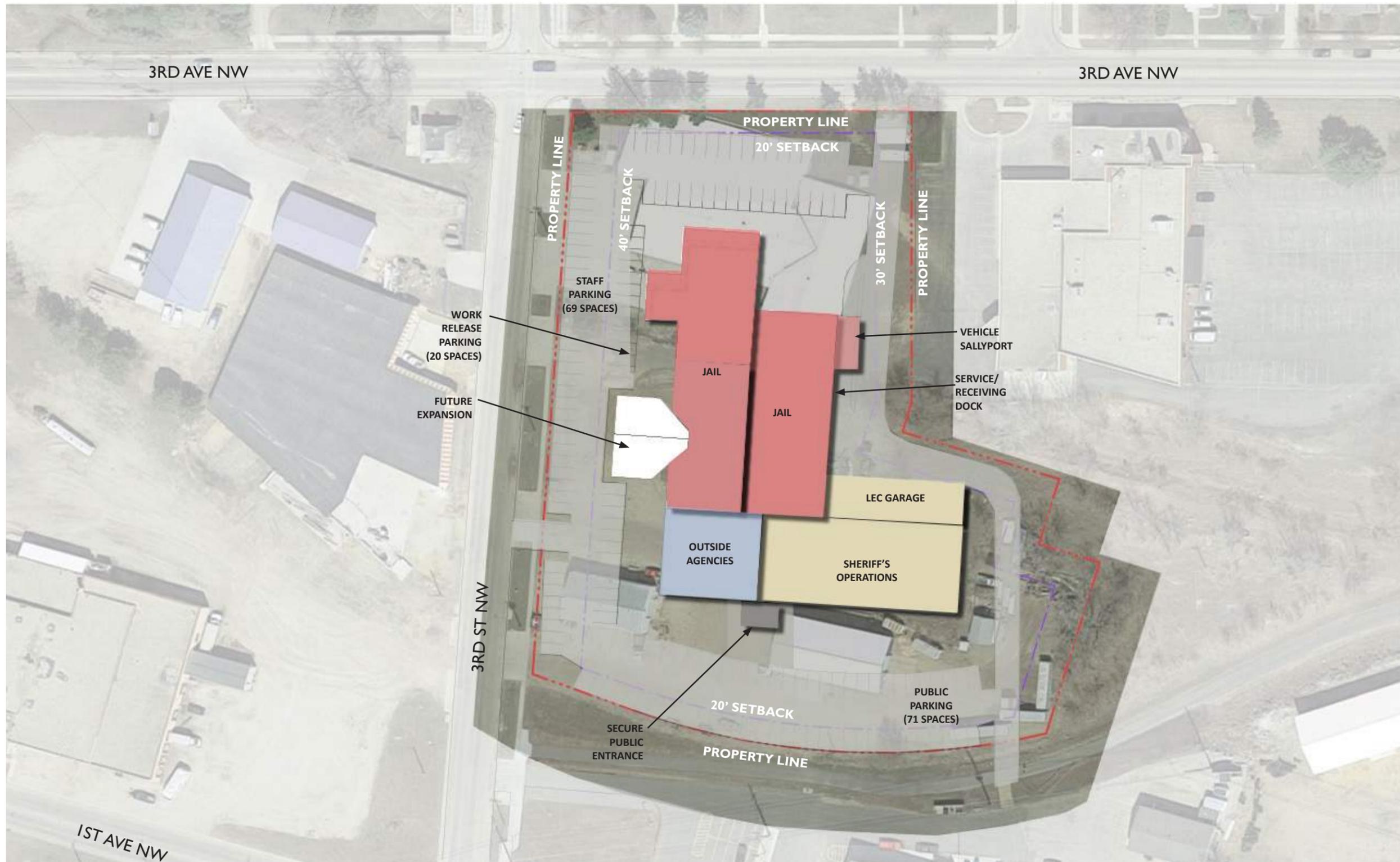
EXISTING:

- SIZE OF SITE: 189,164 SF
- ZONING CLASSIFICATION: II
- FRONT SETBACK: 40 FT
- REAR SETBACK: 30 FT
- SIDE SETBACK: 20 FT
- BUILDING HEIGHT LIMIT: 40 FT
- PARKING REQUIREMENTS:
 I SPACE PER 250 SF (OFFICE)
- DISTANCE TO EXISTING
 COURTHOUSE: 0.7 MILES



RULED OUT PER CCJAC REVIEW





SITE No. 6
NORTH OF
FIRE DEPARTMENT

CONCEPT:

- NEW JAIL (33,312 SF)
- NEW SHERRIFF'S OPERATIONS (18,498 SF)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- COURTS (SIZE TBD)
- SPACE FOR FUTURE EXPANSION (LIMITED)
- PARKING REQUIRED (188 TOTAL):
 - 153 PUBLIC AND STAFF SPACES BASED ON BUILDING AREA, NOT INCLUDING JAIL AND GARAGE
 - 15 SPACES ALLOCATED FOR JAIL STAFF
 - 20 SPACES ALLOCATED FOR WORK RELEASE
- PARKING PROVIDED (160 TOTAL):
 - 71 PUBLIC
 - 69 STAFF
 - 15 FOR JAIL STAFF
 - 34 FOR COURT STAFF
 - 20 FOR SHERIFF OPERATIONS (NOT INCLUDING GARAGE)
 - 20 WORK RELEASE

RULED OUT PER CCJAC REVIEW



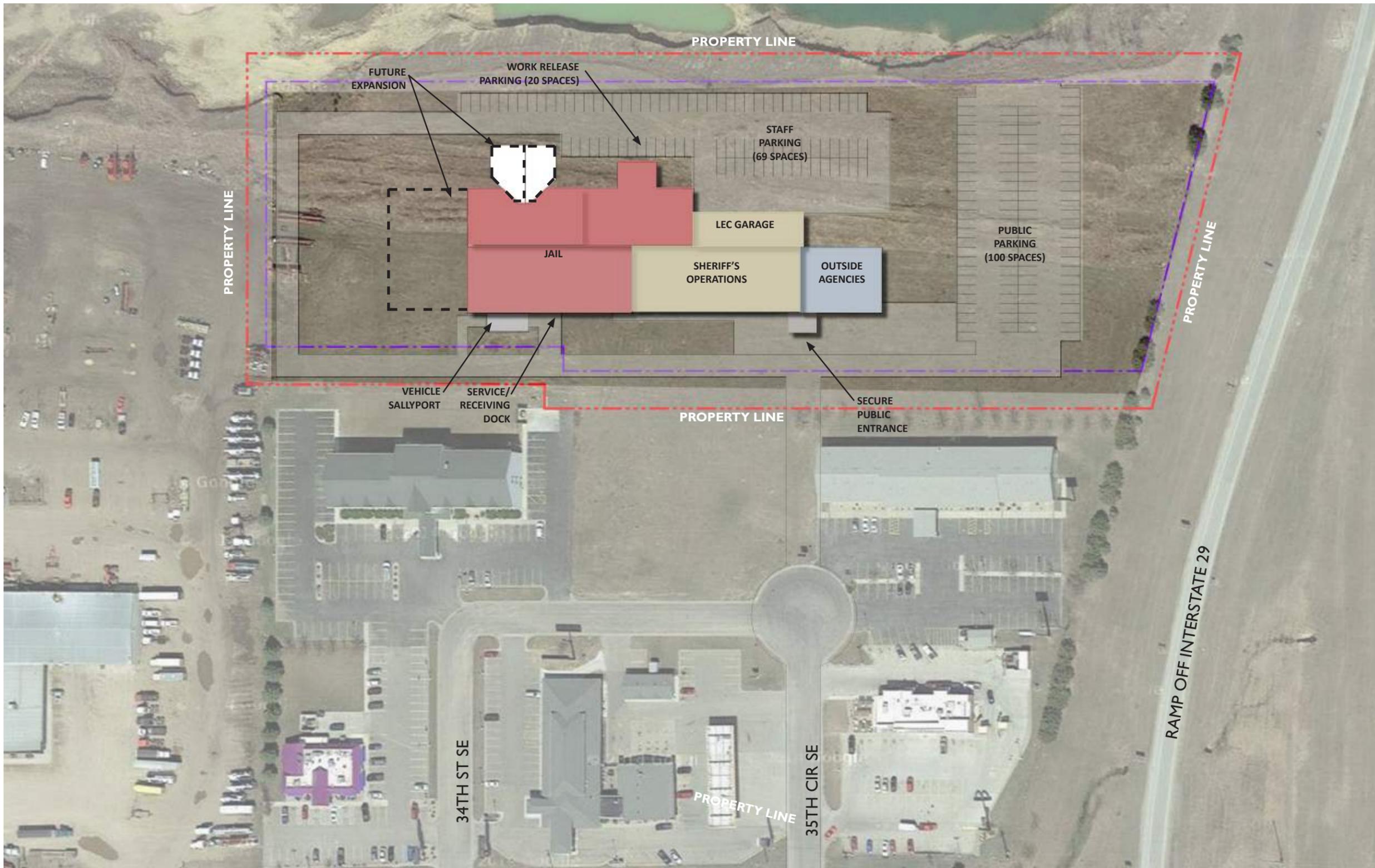


SITE No. 7
NEW VENTURE
INCORPORATED

- EXISTING:**
- SIZE OF SITE: 363,692 SF
 - ZONING CLASSIFICATION: C3
 - FRONT SETBACK: 40 FT
 - REAR SETBACK: 30 FT
 - SIDE SETBACK: 20 FT
 - BUILDING HEIGHT LIMIT: 30 FT
 - PARKING REQUIREMENTS:
 1 SPACE PER 250 SF (OFFICE)
 - DISTANCE TO EXISTING
 COURTHOUSE: 3.2 MILES

RULED OUT PER CCJAC REVIEW





**SITE No. 7
NEW VENTURE
INCORPORATED**

CONCEPT:

- NEW JAIL (33,312 SF)
- NEW SHERRIFF'S OPERATIONS (18,498 SF)
- NEW LEC GARAGE (4,224 SF)
- OUTSIDE AGENCIES (INCLUDED WITHIN SHERIFF'S OPERATIONS)
- COURTS (SIZE TBD)
- SPACE FOR FUTURE EXPANSION
- NO EXISTING BUILDINGS TO DEMOLISH
- PARKING REQUIRED (188 TOTAL):
 - 153 PUBLIC AND STAFF SPACES BASED ON BUILDING AREA, NOT INCLUDING JAIL AND GARAGE
 - 15 SPACES ALLOCATED FOR JAIL STAFF
 - 20 SPACES ALLOCATED FOR WORK RELEASE
- PARKING PROVIDED (189 TOTAL):
 - 100 PUBLIC
 - 69 STAFF
 - 15 FOR JAIL STAFF
 - 34 FOR COURT STAFF
 - 20 FOR SHERIFF OPERATIONS (NOT INCLUDING GARAGE)
 - 20 WORK RELEASE

RULED OUT PER CCJAC REVIEW

