

New Multnomah County
Corrections Facility

New Jail Newsletter

Vol. 3, No. 5 December 1998

A newsletter in the public interest keeping citizens informed on the planning and design of the new corrections facility in Multnomah County.

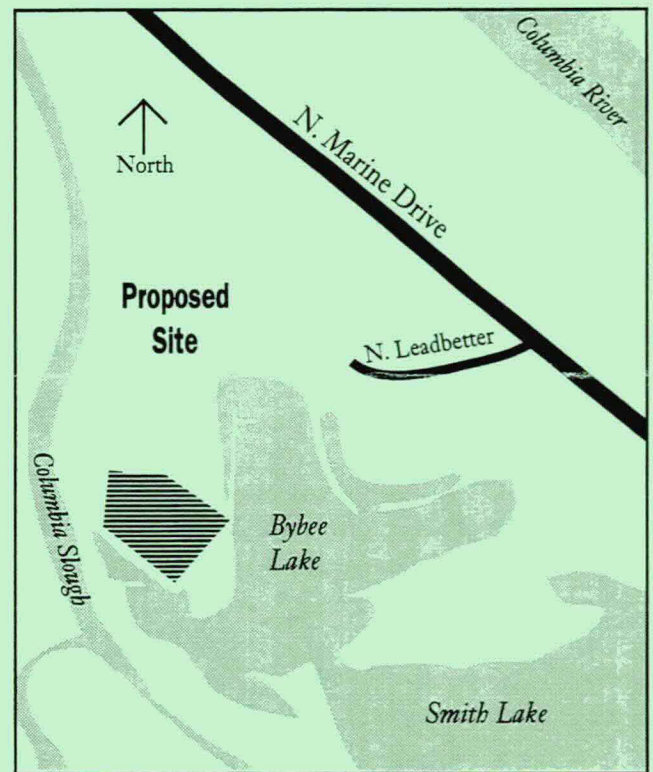
North Rivergate Site Assessment Finds No Technical Fatal Flaws

The County has completed its technical study of the engineering, environmental and legal/ land-use challenges that developing the new jail on the south end of the Leadbetter Peninsula in North Rivergate would pose. The study found no technical issues unresolvable within the County's budget and schedule for the 225-bed initial new jail project. Nor are there site characteristics that would prevent expansions of the jail at some future point up to the maximum capacity of 2,000-beds.

Sheriff Dan Noelle delivered the site assessment report to the Board of County Commissioners in early-December. In addition, the Sheriff held community meetings to review the technical study. These meetings, publicized in the last edition of the *New Jail Newsletter*, were opportunities for citizens to delve into the specifics of the engineering, environmental, legal and land-use issues.

As reported in the previous *New Jail Newsletter*, the Sheriff is hosting a public hearing the evening of Tuesday, December 8, 1998 at the Expo Center to take time-limited public testimony on the suitability of the North Rivergate site. On Thursday, December 10, 1998, the Sheriff will review the site assessment with the Board of County Commissioners at a round-table Board briefing.

The Board of County Commissioners is the body selecting the jail site. If the Board decides to consider resolutions regarding building the jail at the North Rivergate site, that will probably not occur until early next year. Look to future editions of the *New Jail Newsletter* for notice of these Board meetings.



Proposed North Rivergate Jail Site

Inside is a summary of the site assessment report. Persons wishing to receive a copy of the full executive summary of the site assessment should contact Lt. Bobbi Luna at 248-3282. Lt. Luna can be reached by mail at:

Lt. Bobbi Luna
Multnomah County Sheriff's Department
1120 SW Third Avenue, Room 322
Portland, OR 97204

You can also fax her a request at: 736-6829 or e-mail her at: bobbi.l.luna@co.multnomah.or.us.

Summary of the Site Assessment

Following is a list of potential fatal flaws divided into the three technical fields the County investigated: legal/land use, environmental, and engineering. Following each issue is a very brief description of the County's findings of the impacts of the challenge on the project's budget and schedule.

Legal and Land-Use

1. Pending Jones v. Thorne lawsuit would prevent obtaining clean title.

The Port of Portland is a willing seller. Clean title is needed to subdivide the peninsula. Legal counsel investigated the lawsuit with attorneys for both parties. A settlement is currently being negotiated that requires mitigation rather than fill removal. The Port of Portland is responsible for the subdivision process. That process is lengthy, but can occur during the project design phase for the County, minimizing schedule impacts. For protection, the County may seek a warranty in the property acquisition agreement with the Port of Portland in case the lawsuit renders the parcel unfit for development.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

2. Jail traffic would trigger required expensive capacity improvements to existing roads.

Travel time analysis indicates most jail traffic will use I-5/Marine Drive. Initial review with City of Portland indicates current road infrastructure sufficient for the initial facility's projected traffic counts. The County may be required to contribute a signal for the existing railroad crossing of North Leadbetter, and future expansions may trigger a traffic signal at the intersection of North Leadbetter and

North Marine Drive. The City is likely to apply trip reduction measures to the jail, as it does with similar development. The jail at complete expansion will generate fewer trips than typical like-sized industrial uses targeted for the industrially zoned parcel.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

3. Port proposed road access to site would dictate a new at-grade rail crossing.

The originally proposed road configuration for the site would require a new at-grade railroad crossing south of North Marine Drive at the T-6 interchange. The process for obtaining permits for a new at-grade rail crossing is long and uncertain. From discussions with the City of Portland, however, it appears this portion of road providing a second access point to the peninsula off Marine Drive need not be completed to satisfy the City's emergency vehicle access requirements.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

4. Rail traffic would prohibit adequate access for emergency vehicles.

Trains several times per day block North Leadbetter, preventing vehicle access to and from the peninsula. In studying the length and frequency of current and projected future delays, the Sheriff's Office does not see them as intolerable. The railroad and the Sheriff's Office have discussed communications links in case of emergencies. These links, along with other fire and emergency protection features already planned for the facility, address the concerns of the Fire Marshall.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

Environmental

5. Construction would disturb cultural resources.

A good share of industrially-zone property in the area is along bodies of water. Such property carries a high likelihood that native soils beneath the fill contain prehistoric artifacts. Given likely construction techniques, regulations may require artifact documentation and relocation. The cost and schedule impacts of this work are similar to projections for the same at the Radio Towers site.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

6. Fill at site would contain hazardous materials that would prevent development.

The County took several samples of the Columbia River fill material at the site. All borings were clean, except for a finding of PCBs in one location. Further testing in that vicinity indicated the area of contamination is small and the PCB level is at the regulatory required level for remediation. If the Oregon Department of Environmental Quality requires soil removal, the soils could be removed for less than \$15,000.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

7. The County would not be able to meet required regulatory protections afforded adjacent environmental resources.

The industrially zoned parcel is adjacent to the Columbia Slough and Bybee Lakes, both valued natural resources. Nonetheless, the regulatory setback requirements for industrial development are minimal. Discussions with key interest groups raise concerns about setbacks and lighting, and some have requested the County allow

recreational access to Bybee Lake from the site. The County's plans for the project include acquiring property to allow setbacks far exceeding City code requirements. The Sheriff is working with environmental stakeholders to develop a buffer to their satisfaction that blocks views of the facility from the slough and the lake as well as enhances and expands wildlife corridors. The County's buffering will complement required mitigation that may spring from settlement of the Jones v. Thorne lawsuit. Lighting will be focused to minimize seep-

RESULTS OF MAIL-IN SURVEY

Fifty-eight citizens responded by mail, fax or e-mail to the survey included in early-November's *New Jail Newsletter*. The questions in the survey sprung directly from comments and concerns the Sheriff and Lt. Bobbi Luna heard as they met with several neighborhood, business and environmental groups in the last two months. The County mailed and distributed 1,500 surveys.

Although by no means scientific, the survey did offer findings of interest. The overwhelming concerns about the site revolve around the ability of the facility to not negatively impact adjacent natural areas. Most of the optimism about the site surrounded steps the County could take to make the site improve and enhance the environmental resources in the area.

When asked if the site could work for the jail, 50% of those who responded stated it could, while 31% said "no." The balance were undecided.

age into wildlife areas. The County will plan to allow 40 Mile Loop Trail construction and access to Bybee Lake if key Smith & Bybee Lakes interest groups decide one is desirable.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

8. E-Zone protections would prevent stormwater outfall.

Development on the peninsula, for the jail or any other user, will require a discharge pipe for treated stormwater into the Columbia Slough. That pipe will go through e-zone protected property. The Natural Resources Management Plan for Smith & Bybee Lakes anticipated such a new outfall in this area. The project will pre-treat stormwater before discharging to meet city and state standards.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

Engineering

9. Soil conditions would prohibit foundation supports to protect structure from seismic damage.

As with much industrial property in the region, the parcel is susceptible to liquefaction during a significant earthquake. To reduce the risks of structural damage in this event, the project will require soil compaction techniques and a pile foundation system to overcome possible vertical settlement and horizontal displacement. The Radio Towers site also posed seismic challenges, so the County has sufficient budgetary resources. A seismic event is likely in these industrial areas to damage roads and utilities.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

10. Utility service in area would not support jail.

Research indicates that the existing water, sewer, gas and power service available in North Marine Drive is sufficient to support the initial and expanded facility.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

11. The County would not be able to afford new infrastructure connections to site.

The cost for road and utility connections to the jail, running south the approximately 3/4ths of a mile from North Marine Drive, is in the \$4.5 million to \$6 million range. The County has sufficient funds in the project budget for this. In addition, the County is discussing with the Port of Portland a method for the County to recover a portion of these costs as other properties on the Leadbetter Peninsula, north of the jail, are developed.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

12. The parcel would frequently be flooded.

The Federal Emergency Management Agency established 100-year flood plain elevation for the parcel is 27 feet. The parcel is above this level. The proposed elevation of the jail floor slab is 32 feet, exceeding the City of Portland code requirements. Aerial photos from the February 1996 flood indicate that at its worst stage the parcel remained dry, but that access routes were covered by water.

Result: County can resolve the issue within project budget and schedule. It is not a fatal flaw.

Finally, the Sheriff included all comments from respondents in the complete site assessment report sent to the Board of County Commissioners.

ATTENTION: *Public Meetings*

Public Hearing with Sheriff Dan Noelle

Tuesday, December 8, 1998
6:30 p.m.
Lobby of Exhibit Hall E
Portland Metropolitan
Exposition Center
2060 N. Marine Dr., Portland



Briefing of Board of County Commissioners

Thursday, December 10, 1998
9:45 a.m.
County Courthouse, Room 602
1021 SW Fourth Ave., Portland
On the bus mall

Catch it on Cable Channel 30:
Live, or on Friday, 12/11 at 10:00 p.m.,
or Sunday, 12/13 at 1:00 p.m.

Note: No public comment is accepted at Board briefings. The Board will welcome public comment at subsequent meetings of the Board.

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New Multnomah County Corrections Facility



New Corrections Facility Newsletter

Vol. 4, No. 2 November 1999

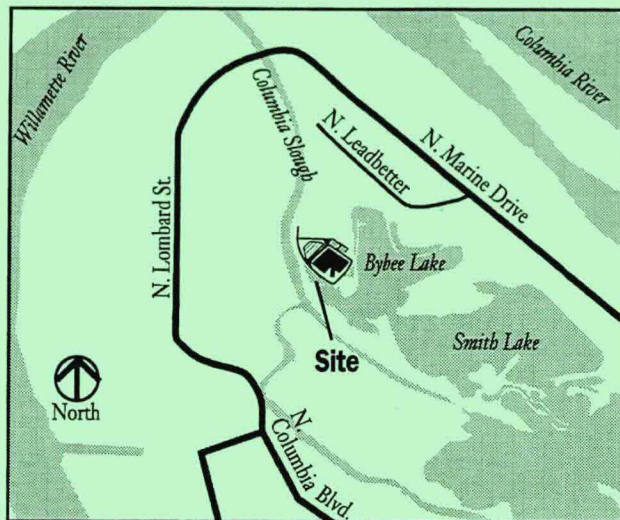
A newsletter in the public interest keeping citizens informed on the planning and design of the new corrections facility in Multnomah County.

The City of Portland received the County's Conditional Land-Use Review application for the new corrections facility on October 1st. The project will undergo an extensive Type III Land-Use review, which will include a public hearing in front of a hearings officer on December 13. Folded into the analysis is the environmental review for the facility's proposed outfall for treated stormwater into the Columbia Slough.

A corrections facility is an allowed conditional use on industrially-zoned property, such as that in Rivergate. Therefore, the question at hand is not whether the Leadbetter Peninsula is the best site for the new jail and secure drug and alcohol treatment facility. The review, rather, turns to questions of impacts. The County must address the full range of environmental and community impacts — from traffic and cultural resources to security and the environment — that the corrections facility could impose.

The 100+ page application was the subject of extensive citizen review. Key issues in the application were the lead topics for the Citizens Working Group meetings in August and September. In addition, the County sponsored an open house/ public workshop on the conditional land-use re-

City Receives Conditional Use Application



Site of new Multnomah County Corrections Facility

view application on September 13 held at the Water Pollution Control Laboratory in Cathedral Park.

The County sent copies of the final application to neighborhood and business associations and environmental organizations near the Leadbetter Peninsula site. If you would like a copy of the application, the County is selling them for the reproduction costs of \$50. Contact Cap-

tain Bobbi Luna at (503) 248-3282 if you are interested.

The hearings officer will accept public testimony on Monday, December 13, 1999 at 9:30 a.m. in the third floor conference of Portland Planning and Development Review, 1900 SW Fourth Avenue, Portland. Those wishing to submit written testimony should send it to:

Mike Hayakawa, Portland Planning Bureau, 1900 SW Fourth Avenue, Suite 4500, Portland, OR 97201. Your letter should refer to the project number LUR 99-00786 CU EN. If you have questions about the process, please call Mr. Hayakawa at 823-7700 or reach him via email at mhayakawa@ci.portland.or.us.

Design of Environmental Buffer Nearing End, Next Up is Building Appearance

The Citizens Working Group formed a subcommittee to work more closely with the County on the design of the large environmental buffer surrounding the corrections facility. The subcommittee, chaired by Troy Clark, has met several times, and reports back to the entire Working Group at the monthly Working Group meetings.

The subcommittee is balancing the desire to block views of the facility from Bybee Lake as soon as possible against the wishes to use native plantings with the highest chance for survival. The subcommittee is exploring using modest and natural-looking berms to assist blocking the views from the most visible locations.

Native plantings with a higher survival rate tend to be smaller in the first few years after planting. After five years or so, they are equal as far as height and visual buffer provided.

The subcommittee will meet immediately prior to the November Working Group meeting. The subcommittee meeting will begin at 5:00 p.m. on Wednesday, November 17 at the T-6 Administrative Building, 7201 N. Marine Drive, Portland. The subcommittee's next meeting will be held on Wednesday, December 8, 1999 in Room 370A of the Metro Offices, 600 NE Grand Avenue, Portland. Any questions or comments about the subcommittee's work should be directed to Captain Bobbi Luna at 248-3282.

Besides wrapping up a design for the buffer, the next major topic for the Citizens Working Group will be the appearance of the facility. The County's needs for space and security fix the size and shape of the 225-bed jail and 300-bed secure drug and alcohol treatment facility. Still, the impact of the multi-story building can be mitigated through surface color and textures and other techniques to break up the massing.

Tom Gross of KMD, Inc., the architects for the corrections facility, presented ideas and options on these issues at the October 27 meeting of the Working Group. He also discussed different approaches to the public entrance and the landscaping around the facility. At the November Working Group meeting, Tom will present two distinct alternative approaches to the building that members and the public can dissect.

Meetings of Citizens Working Group

Meeting #6

When: Wednesday, Nov. 17, 1999

6:00 p.m. - 8:00 p.m.

Meeting #7

When: Wednesday, Dec. 15, 1999

6:00 p.m. - 8:00 p.m.

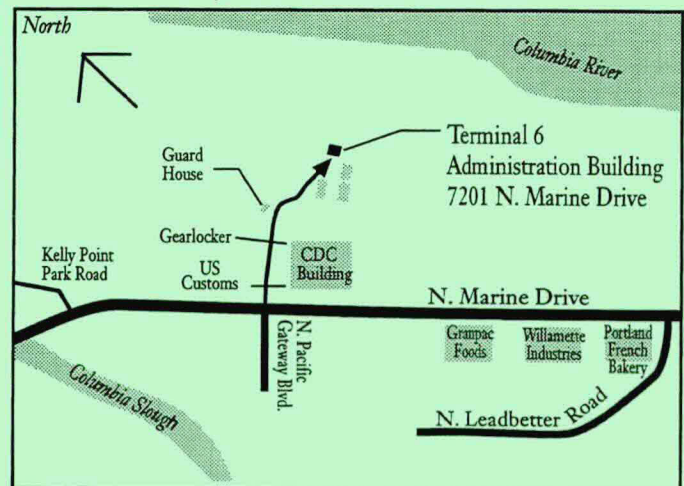
Location for both meetings:

Port of Portland

T-6 Administrative Building

7201 North Marine Drive, Portland

For the holiday season, the Citizens Working Group will meet on the 3rd Wednesday of the month. In January 2000, the group will return to its normal 4th Wednesday of the month schedule.



Presentations to Civic Groups and a Board Briefing

The County held a well-organized and informative open house and public workshop on the corrections facility on September 13 at the City's Water Pollution Control Laboratory at the east end of the St. Johns Bridge.

The open house featured stations with detailed information on key project issues: design, environmental buffer, security, lighting, traffic, cultural resources and stormwater treatment. During the public workshop, citizens came together to discuss the top issues in the Conditional Land-Use Review application: security, the environmental buffer and traffic impacts of the corrections facility.

The last edition of this newsletter promoted the open house/public workshop. The meeting received a good deal of media coverage. Ads in *The Oregonian* and *The St. Johns Review* and a media alert spurred KOIN-TV and KEX-AM to do stories. In addition, community leaders placed posters on all storefronts in St. Johns, and went door-to-door to drum up attendance. Regardless, fewer than 20 persons attended the meeting.

In August, Captain Bobbi Luna wrote to neighborhood and business associations and to environmental groups offering to make a presentation updating members on the corrections facility. She echoed this offer in September when she sent to these groups a copy of the draft Conditional Land-Use Review application for their review.

If you are a member of a civic organization who would like an update on the corrections facility project, please call Captain Luna at (503) 248-3282.

The Citizens Working Group meetings are, of course, open to the public and citizens are encouraged to attend and participate.

Also, in early December, 1999 the Board of County Commissioners will receive a briefing on the new corrections facility project. One issue up for discussion is whether the County needs to build all 300 secured drug and alcohol treatment beds. For the time and place of the meeting check the next edition of this newsletter.

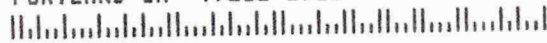
Members of Rivergate Citizens Working Group:

Cpt. Bobbi Luna, Multnomah County Sheriff's Office - Chair
Bill Bach, Port of Portland
Jane Bogus, St. Johns Neighborhood Association
Troy Clark, Smith & Bybee Lakes Management Committee
Jerry Coddington, Columbia Sportswear
Brent Felderman, Rivergate Human Resources Managers Association
Chuck Harrison, Columbia Corridor Association
Jean Estey Hoops, North Portland Neighborhood Association Chairs
Laf Keaton, Columbia Slough Watershed Council
Ginger Martin, Multnomah County Adult and Community Justice
Joanna Nakashima, Riverbate Human Resources Managers Association
Lt. Mike Reese, Portland Police Bureau
Emily Roth, Metro
Peter Teneau, Friends of Smith & Bybee Lakes
Edward Trott, St. Johns Business Boosters

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FYI

For more information on the new corrections facility project, or if you know of persons who wish to subscribe to this newsletter, please contact Cpt. Bobbi Luna of the Multnomah County Sheriff's Department. Cpt. Luna can be reached by phone at (503) 248-3282. You can write her at:

Cpt. Bobbi Luna,
Multnomah County Sheriff's Dept.
1120 SW Third Avenue, Room 322
Portland, OR 97204

Or, you can send her a fax at (503) 736-6829 or an e-mail to: bobbil.luna@co.multnomah.or.us. You can also learn about the new corrections facility at the Sheriff's Office webpage: <http://www.co.multnomah.or.us/sheriff/newyail>. The County's Department of Adult Community Justice also has an informative webpage: <http://www.co.multnomah.or.us/dcjadsecure>.

ATTENTION: Conditional Use Review Public Hearing

Day & Time Monday, December 13, 1999 — 9:30 a.m.

Place Office of Planning and Development Review

1900 SW Fourth Avenue,
Third Floor Conference Room,
Portland

Public testimony must apply to specific code criteria.

For more information or to submit written testimony, contact:

Mike Hayakawa
Portland Planning Bureau
1900 SW Fourth Avenue, Suite 4500
Portland, OR 97201
503-823-7700

Please refer to the project number: LUR 99-00786 CU EN

New Multnomah County Corrections Facility

New Fail Newsletter

Vol. 3, No. 8 April 1999

A newsletter in the public interest keeping citizens informed on the planning and design of the new corrections facility in Multnomah County.

Board Hearing on North Rivergate Fail

On the evening of February 22, 1999, the Board of County Commissioners heard testimony from 26 citizens on whether to proceed with siting a new county corrections facility at the North Rivergate site. In addition, the Board received about fifty letters regarding the site.

All told, the Board heard from neighborhood, business and environmental groups both in favor and in opposition to the site. Supporters cited the site's distance from homes, schools and day care, the top criteria of the Siting Advisory Committee, and the opportunity for ample environmental buffer.

Others expressed misgivings about the proximity to neighborhood and open space, as well as concerns about seismic conditions and other technical matters addressed in the North Rivergate preliminary site assessment.

Rivergate was the first alternative site recommended for the new corrections facility by the 15-member citizens Siting Advisory Committee in January 1997. The Board of County Commissioners, citing concerns over costs and wetland preservation, directed the Sheriff in September 1998 to stop planning for the SAC's number one recommended site, Radio Towers.

Since 1997, the site originally targeted within Rivergate has been developed. Last fall, the Port of Portland directed the County to the nearby and more remote location on the south end of the Leadbetter Peninsula. Some

citizens testifying at the public hearing did not approve of how the Board has handled the shift to the SAC's first alternative site, while others believe the location honored the SAC's recommendation.

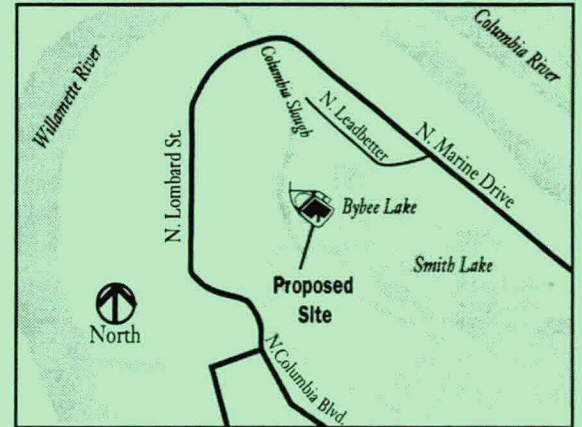
The County mailed out over 15,000 invitations to the hearing, including a blanket mailing to all residents and businesses in the 97203 zip code area. In addition, the County placed display ads in several print media publications.

Next Steps: Whether to Purchase the Property

The Board of County Commissioners on May 6 will consider purchasing the approximately 28-acre North Rivergate parcel from the Port of Portland. The lot will allow for the significant environmental buffer, far larger than that required of a private developer, that the Friends of Smith & Bybee Lakes, the Smith & Bybee Lakes Management Committee and the Columbia Slough Watershed Council have requested.

The Board will enter closed-door Executive Session on Wednesday, April 28th to discuss property negotiations for North Rivergate. Executive Sessions are not open to the public.

The Board will deliberate and take action on two resolutions at its regular meeting on Thursday, May 6th. The first resolution would affirm Resolution 98-147, adopted September 24, 1998, that directed the Sheriff to stop work at Radio Towers and to in-



Proposed North Rivergate Site

The hearing was scheduled to last two hours, but all citizens who wished to testify had done so after about 90 minutes, bringing the meeting to a close.

investigate the feasibility of the North Rivergate parcel. The second would select North Rivergate as the location for the new corrections facility, and ratify the land purchase agreement with the Port of Portland for the property.

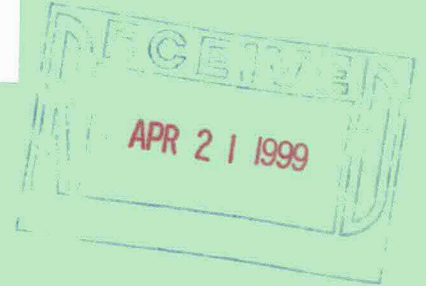
The meeting will begin on May 6 at 9:30 a.m., 1021 SW Fourth Ave, Room 602, Portland. The Board will host a public hearing to accept time limited public comment on both resolutions. Written comment should be sent to: Board Clerk, 1120 SW Fifth Ave., Suite 1510, Portland, OR 97204, faxed to: (503) 248-3013, or e-mail to: deborah.l.bogstad@co.multnomah.or.us.

If the site is approved, the Sheriff and Board will move quickly to convene a Citizens Working Group for the North Rivergate site, a citizens panel advising the County on design, construction and operations.

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 Portland, OR 97230

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Possible Return of Drug & Alcohol Treatment

In Summer 1998, while exploring Radio Tower, the Board of County Commissioners and the Sheriff decided that a new 300-bed drug and alcohol treatment facility would be better located on another site. The drug & alcohol treatment facility was originally part of the new corrections facility project approved by voters in May 1996, and the Siting Advisory Committee was asked to find a site to handle up to 1,700 jail beds and 300 drug & alcohol treatment beds. During the Siting Advisory Committee's work, the Sheriff and the County made it clear that the drug & alcohol treatment facility would be part of the jail complex with similar security measures, and the SAC specified that no outpatient treatment would occur at this new facility. Drug & alcohol programs for jail inmates are effective in reducing recidivism. Faced with the strong desire of citizens to keep corrections facilities as far away from homes, schools and day care as possible, the County and the Sheriff are now exploring recombining the jail and the drug & alcohol treatment facility. As before, the facilities would be under the same security envelope, and never more than 2,000 beds would be located on the site. The Board and the Sheriff held a Work Session April 15 to discuss ways to address the security issues of pairing the facilities while allowing effective operations of alcohol and drug treatment programs.

Board Public Hearing and Action on North Rivergate

The Board of County Commissioners will host a public hearing and then consider resolutions to select the North Rivergate parcel as the location for the new County corrections facility and purchase the property from the Port of Portland. Time limited public comment will be accepted at the hearing.

When? Thursday, May 6, 1999, 9:30 a.m.

Where? 1021 SW Fourth Avenue, Room 602, Portland One block east of the Tri-Met Transit Mall

You may also mail written comments to the Board Clerk, 1120 SW Fifth Ave, Suite 1510, Portland, OR 97204, fax to: (503) 248-3013, or e-mail: deborah.l.bogstad@co.multnomah.or.us.

SUBSCRIBER AND QUESTIONS

In January and February 1999, the Sheriff sent two carrier route mailings to North Portland residences and businesses located in the 97203 zip code. The newsletters updated citizens on the results of the North Rivergate preliminary site assessment and the ensuing decision after the results of the assessment were in to consider shifting to the Rivergate alternative. The 26,000 pieces of mail generated just over 100 new subscribers to the nearly 2,000-person mailing list for the new corrections facility newsletter. For more information on the new jail, or if you know of persons who wish to subscribe to this newsletter, please contact: Lt. Bobbi Luna
 Multnomah County Sheriff's Dept.
 1120 SW Third Ave, Room 322
 Portland, OR 97204
 (503) 248-3282
 Or, you can send her a fax at (503) 736-6829 or an e-mail to: bobbi.luna@co.multnomah.or.us.