



County of San Mateo

**Detention Facilities Needs Assessment &
Master Plan**

Supplemental Site Study
March 30, 2008

DMJM DESIGN | AECOM

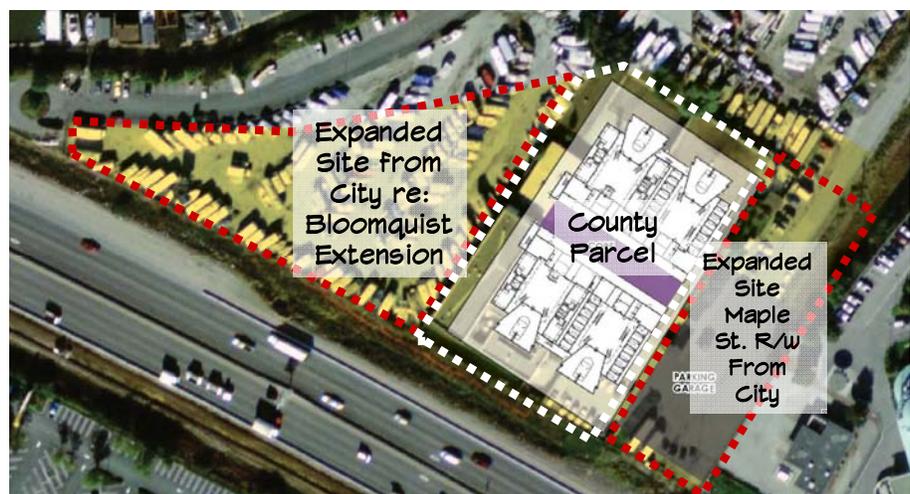


Introduction

In February of 2008, DMJM H&N completed a Needs Assessment regarding future jail bed needs in San Mateo County. The study recommended the construction of a 776 bed facility to replace the existing female facility on Maple Street and to provide for additional male minimum to medium security beds. In addition to evaluating existing facilities for recommended reuse, and establishing future bed and program needs, the study evaluated seven alternative sites for future facilities. Throughout the process, the San Mateo County and the San Mateo County Sheriff's Department worked closely with Redwood City to identify alternative sites and issues impacting development. As a result of this analysis, it was recommended that the new facility be constructed on the site of the existing Maple Street Jail. This analysis was based on the following factors:

- Site was historically used as a jail since 1980, mitigating opposition and potentially reducing EIR/CEQA study requirements;
- The location adjacent US 101 is in line with the City's Master Plan to locate institutional/non-residential uses against the freeway corridor as a buffer to adjacent development;
- Site is currently owned by the County;
- City indicated that they would provide an adjacent piece of property to the County between the 101 and the extension of Bloomquist Avenue and that they would vacate the Maple Street right-of-way adjacent the site to enhance site development
- Proximity/ease of access to the courts and the Maguire Correctional Facility;
- No known community or governmental opposition
- Public accessibility;
- No competing development for the site.

Ownership and site control were important considerations related to the County's desire to will apply for construction money from the State under AB900. A five level facility is envisioned, comprised of two lower program/support floors and three levels of housing.



Recommended Site Development Scheme, Maple Street Site



Recent Developments

At the time the study was undertaken, the County recognized that Redwood City and the owners of the adjacent marina were actively pursuing development teams to create a mixed use residential/commercial retail development along the waterfront. In fact this was the impetus for approaching the City early in the process to determine their interest in including the current jail site as part of the development either via purchase or a potential trade for other sites in the vicinity. Initial discussions focused on the potential to arrange a "land swap" for the City owned parcel north of the Police Administration Building (Site WC-2 in Needs Assessment), but the City viewed this as a much more desirable site for inclusion in the mixed use development. City representatives suggested looking at the industrial property adjacent the freeway as they felt that institutional or office uses along the freeway corridor as a buffer to the mixed use development were more compatible with their long-term development strategy. Hence, Site WC-3 Chemical Way was added to the mix for study. Also at that time, the City indicated that the extension of Bloomquist Avenue would essentially land-lock the existing Maple Street Jail site, effectively separating from the proposed surrounding planned development.

Subsequent to the announcement of the decision to site the proposed facilities at the current Maple Street Women's Correctional Center, Mr. Ted Hannig of the Hannig Law Firm approached Redwood City on the behalf of the proposed marina development team and indicated that the location of the jail was unacceptable and an impediment to their development plans. At a subsequent meeting with the City and San Mateo Sheriff's Department representatives, Mr. Hannig offered several site alternatives that he believed were more acceptable for development of new jail facilities from his perspective that would mitigate any impact on the marina mixed use development plan. These parcels included (see illustrations overleaf):

- Two contiguous large parcels on Haven Avenue, located in Menlo Park bordered on both sides by Redwood City, currently owned by Black Mountain Properties. While contiguous, the parcels are bifurcated by easements in both the north/south and east/west directions. While two of the smaller easements may be able to be vacated, a 40' easement to PG&E is occupied by a major power transmission line.
 - 3605-3615 Haven Avenue - Parcel 1, a 3.42 acre parcel (Identified as HA-1) and
 - 3633-3655 haven Avenue - Parcel 2 a 4.79 acre parcel (Identified as HA-2)
- Two additional parcels were identified along Blommquist road bordering US 101 currently owned by Granite Rock and leased for recreational entertainment uses
 - 320 Bloomquist Avenue - (Identified as BA-1) and
 - 340 Bloomquist Avenue - (Identified as BA-2)

The Haven Avenue Parcels are currently available for development as substantiated by information provided during the initial discussion. What is not clear is whether they are available via land swap, as part of a development process or for direct purchase. Availability of the Granite Rock parcels is unknown, however it is believed that current lease terms for recreational use have or are about to expire.

This preliminary report is intended to define the range of issues to be considered in a more detailed analysis of the comparative costs, advantage and disadvantages of any of these sites relative to the existing Maple Street Women's Correctional Center Site.



Sites HA-1 & HA-2 Haven Avenue A preliminary test fit indicates that the facility will fit on Site HA-2 by itself, with separate parking areas for visitors and staff (See illustrations overleaf). Overall program would require two full levels of housing and one level of support, potentially larger than the housing footprint. The proportions of Site HA-1 and its size would require a multi-level solution similar to the Maple Street site and is generally less useable by itself. The use of the combined parcel would allow greater flexibility for planning and potentially allow for further reduction in height. Ideally, utilizing the entire site would allow housing to be constructed as a low rise one or two story building separate from the support structure resulting in greater construction economies. Additionally, from an organizational standpoint, use of the entire site may allow female and male housing to be developed in separate "wings" with a common support core. Development of the combined parcel is dependent upon additional analysis related to the existing easements.

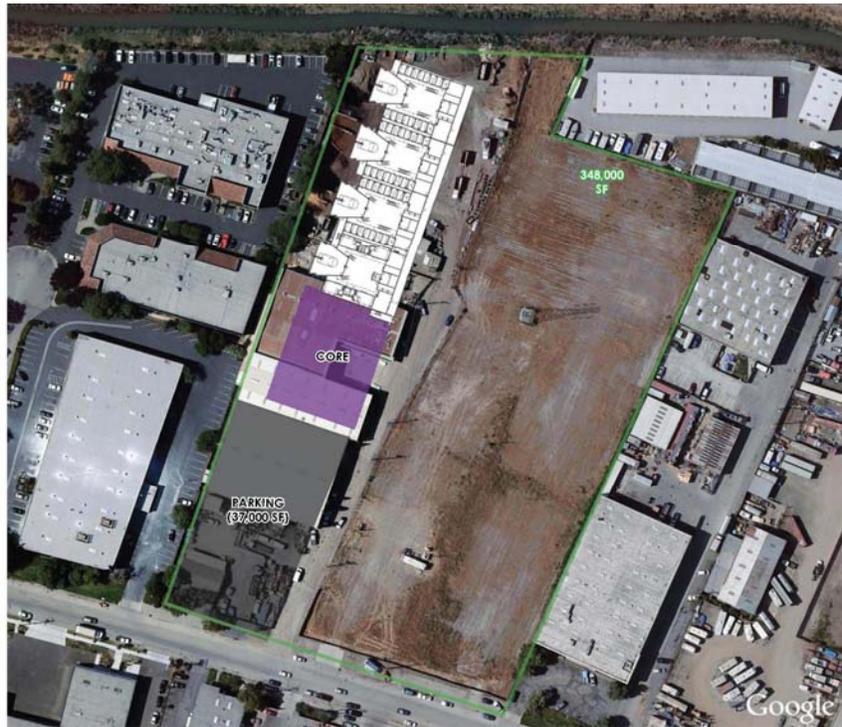
The total site area is 8.21 acres. While it is bifurcated in an east/west direction by a 40' easement for a major power line, with appropriate site planning, the site may be able to accommodate multiple uses including the jail and a state reentry facility.

Issues to be investigated as part of the supplemental site study include:

- Availability of the site and under what conditions:
 - Estimate land value
 - Potential for land swap with marina developer or Redwood City;
 - Potential for direct purchase
 - If by direct purchase, will Redwood City or marina developer commit to purchasing existing site to offset acquisition costs?
 - Design/Build/leaseback by Bullock/Black Mountain
- Availability of utilities:
 - Water
 - Gas
 - Sewer
- Flood Plain Restrictions
- Acceptability/opposition to proposed siting by Menlo Park
- Potential for community opposition
- ***Acceptability/opposition to proposed siting by DMB – developers of adjacent Saltworks mixed use development***
- Soil conditions and foundation requirements
- Ability to vacate minor north/south & east/west easements indicated on property maps
- Site test/development fit
- Potential EIR/CEQA requirements
- Timing of availability & impact on schedule
- Impact on project budget



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Site HA-1 3605-3615 Haven Avenue - 3.42 acres



Site HA-2 3633-3655 Haven Avenue 4.79 acres

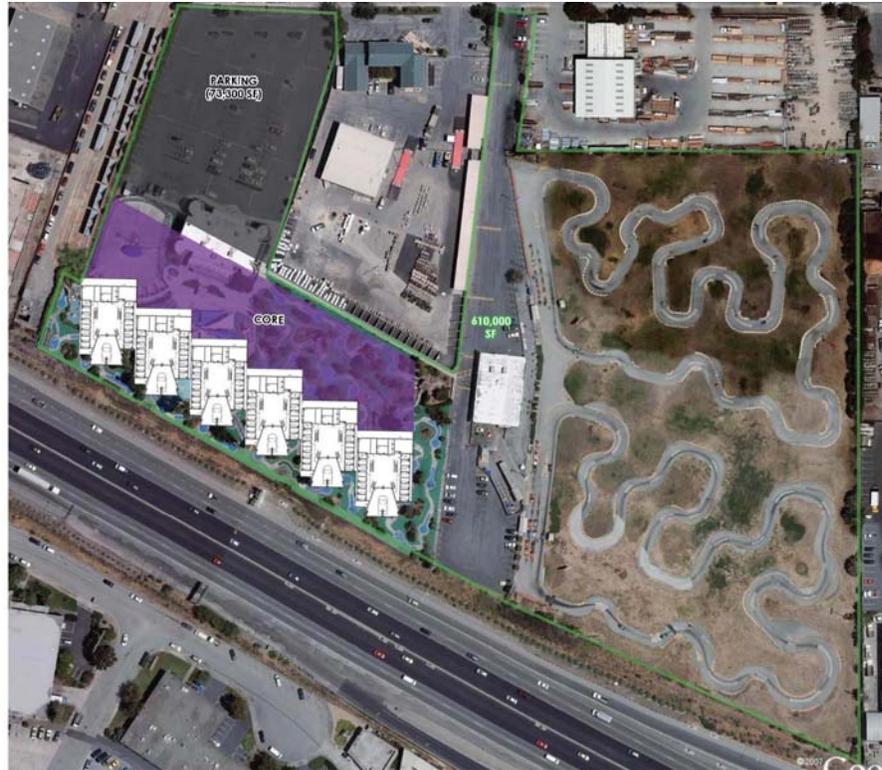


Sites B-1 & B-2 Bloomquist Avenue Granite Rock Properties

A preliminary test fit indicates that the facility will fit on either Site B-1 or B-2 in a low to mid rise configuration. (See illustrations overleaf). Overall program would require two full levels of housing and one level of support, potentially larger than the housing footprint. The configuration of the joint site (B-1 and B-2) do not offer and special advantage for development as a single parcel. However, the total site area of approximately 14 acres could accommodate multiple uses, including the jail, a sheriff HQ and/or a state re-entry facility.

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 - Potential for land swap with marina developer or Redwood City ;
 - Potential for direct purchase
 - If by direct purchase, will Redwood City or marina developer commit to purchasing existing site to offset acquisition costs?
- Availability of utilities:
 - Water
 - Gas
 - Sewer
- Flood Plain Restrictions
- Acceptability/opposition to proposed siting by Redwood City
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Site BA-1 320 Bloomquist Avenue 5.2 acres +/-



Site BA-2 340 Bloomquist Avenue) 8.8 acres +/-