



Site Selection Cortland County Correctional Facility and Public Safety Building

SMRT Project #15169

October 27, 2015

ARCHITECTURE

ENGINEERING

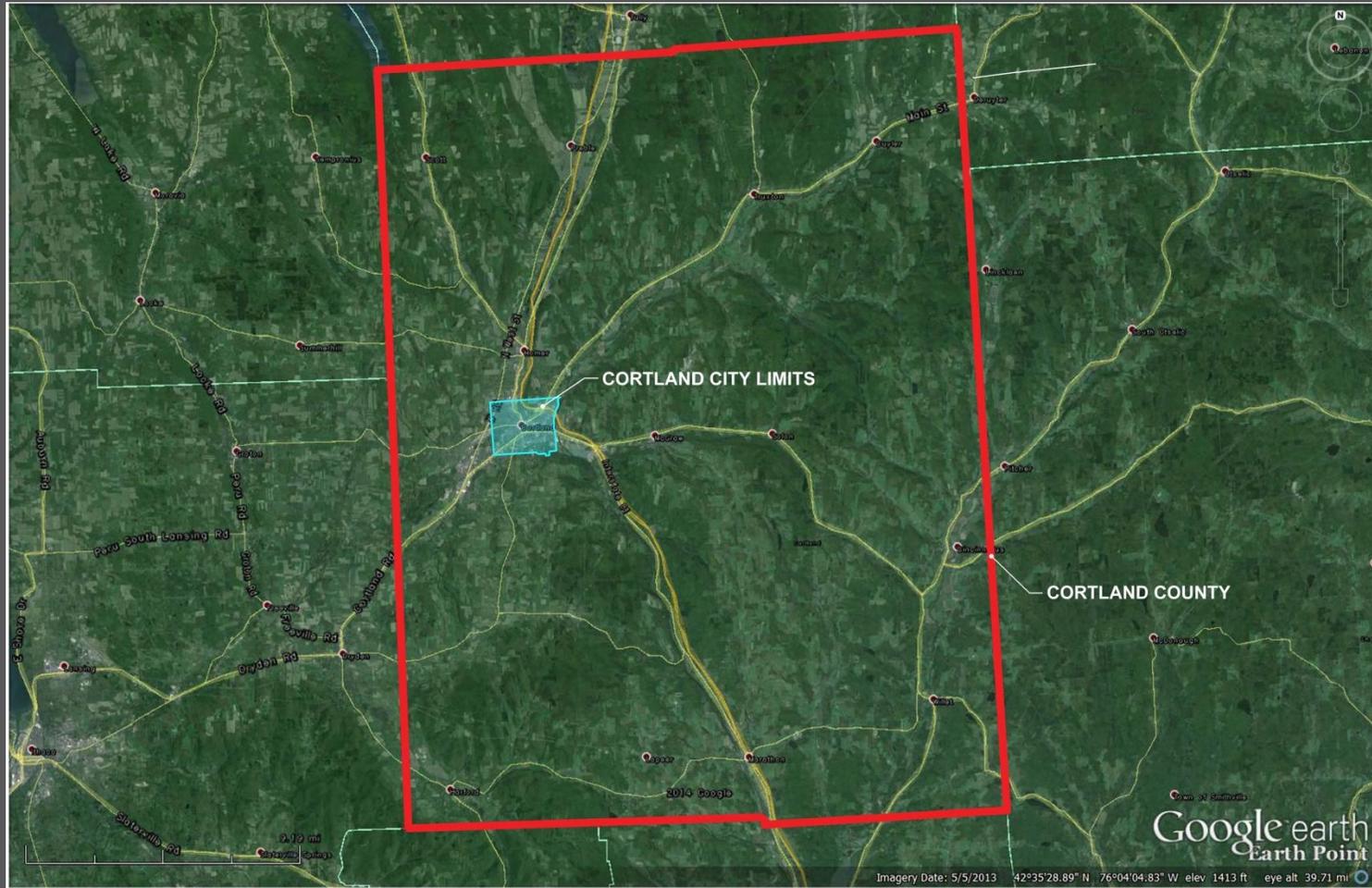
PLANNING

INTERIORS

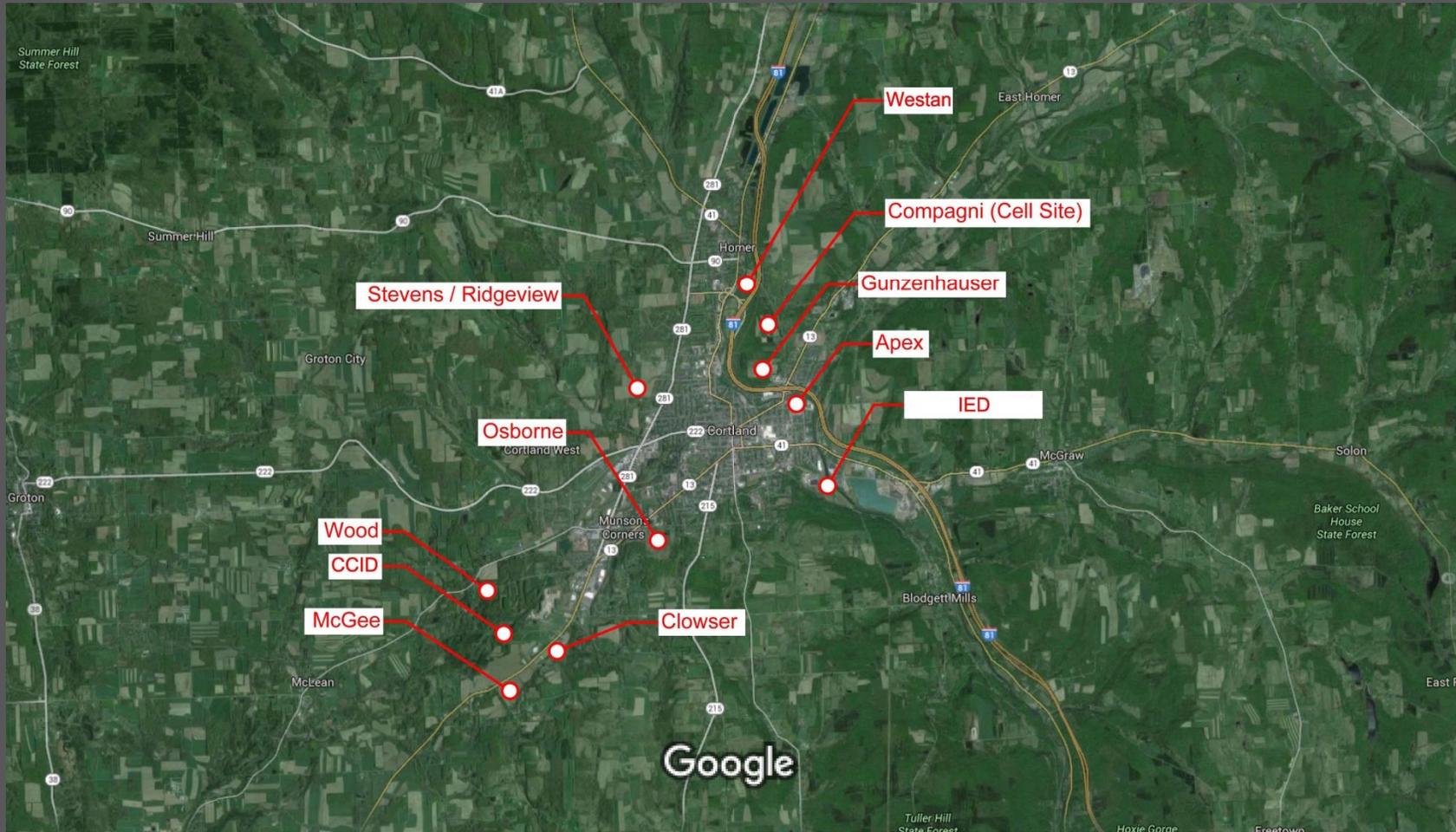
ENERGY

smrtinc.com

CORTLAND COUNTY



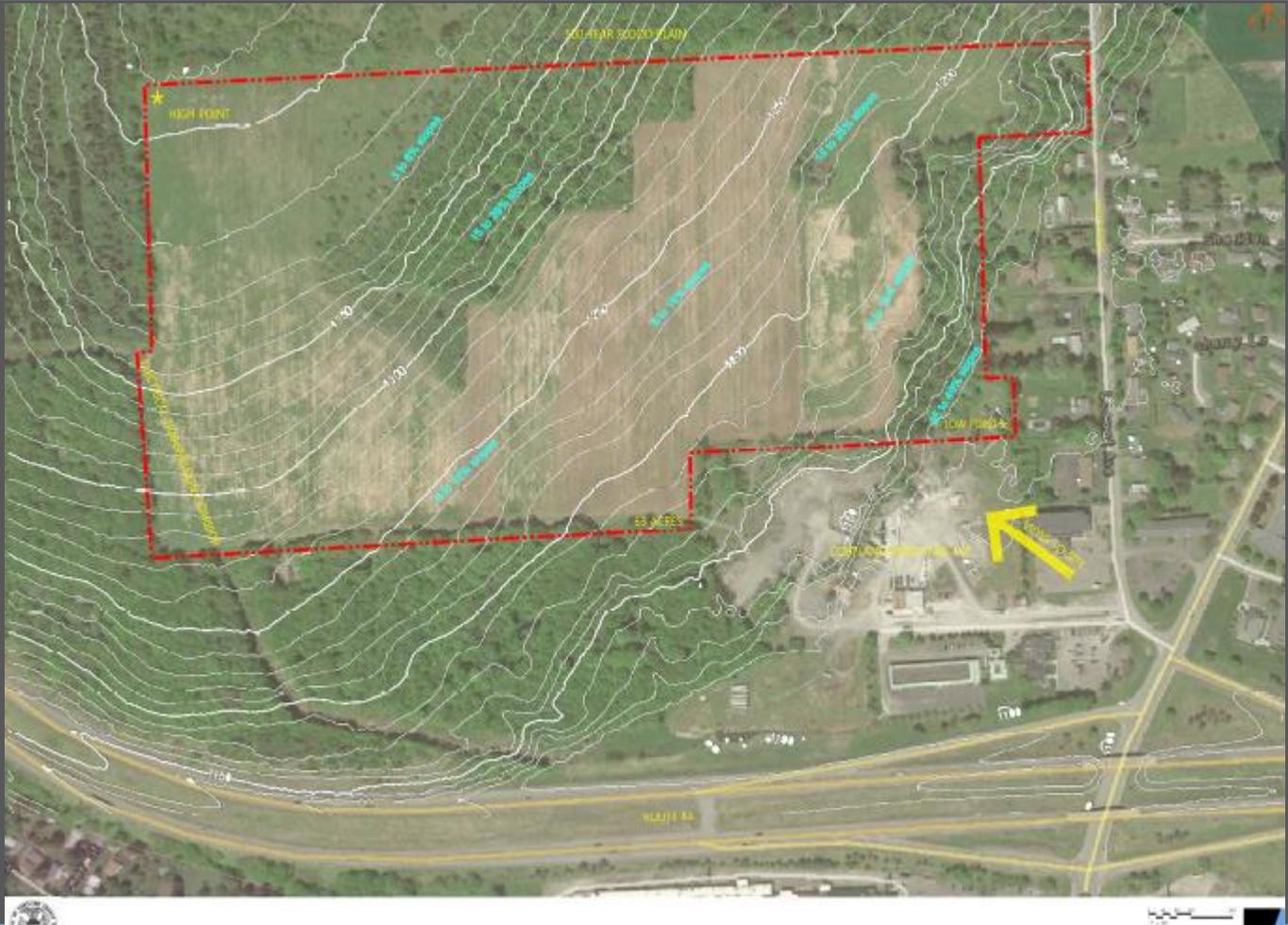
CONTEXT MAP



SITE 1 – GUNZENHAUSER SITE PLAN



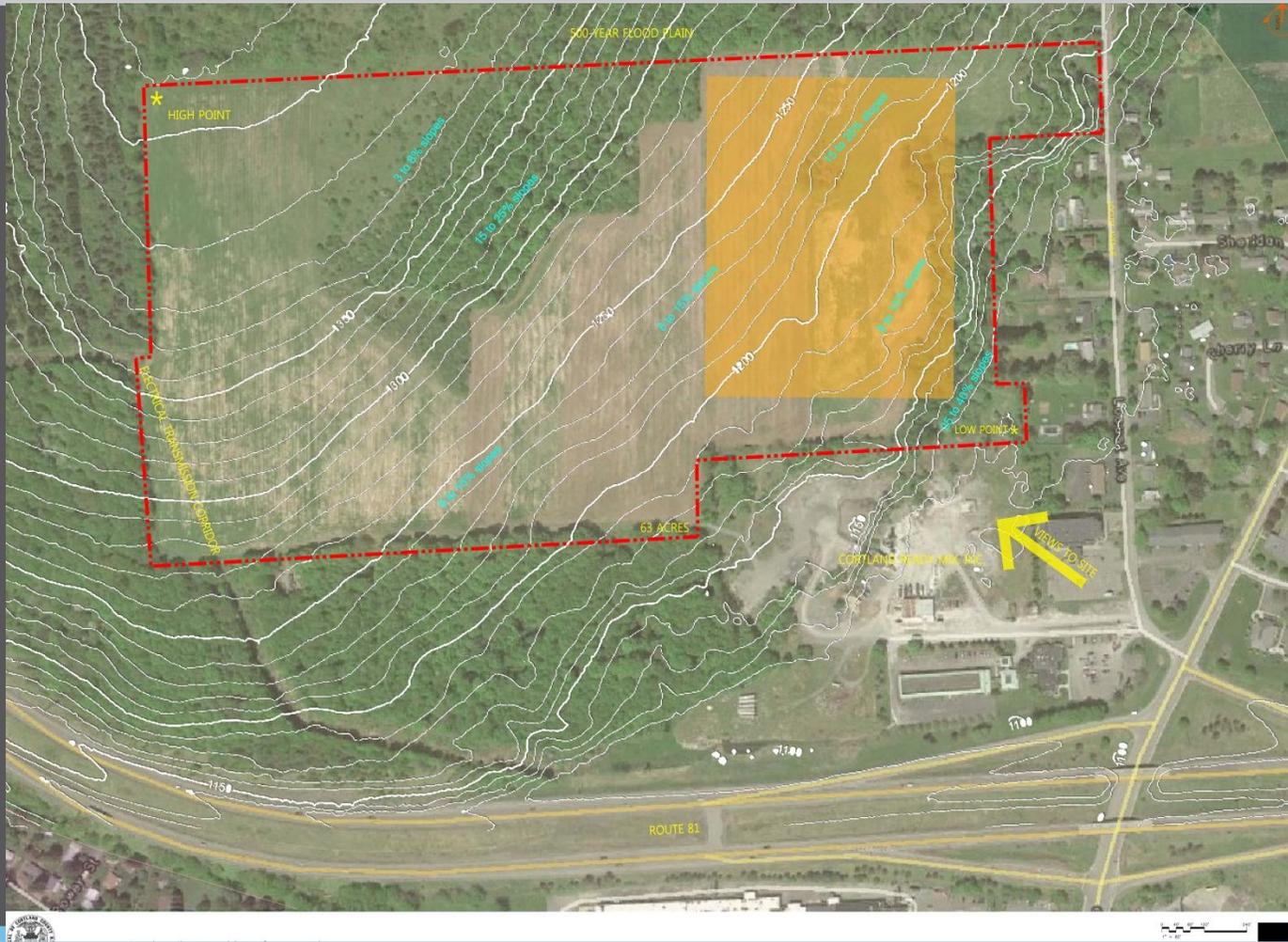
SITE 1 – GUNZENHAUSER SITE ANALYSIS



SITE 1 – GUNZENHAUSER SITE PHOTOS



SITE 1 – GUNZENHAUSER SITE PLAN



SITE 1 – GUNZENHAUSER SITE INFORMATION

- **Opportunities/Benefits**
 - Close to Highway/City
 - Large site, room for expansion
 - Municipal Water and Sewer available at concrete plant service drive
 - Soils suitable for farming
- **Constraints/Detractors**
 - Requires access easement through adjacent property
 - Limited street frontage
 - Visible from offsite (Route 81)

SITE 2 – COMPAGNI (CELL TOWER) SITE PLAN



SITE 2 – COMPAGNI (CELL TOWER) SITE PHOTOS



SITE 2 – COMPAGNI (CELL TOWER) SITE PLAN



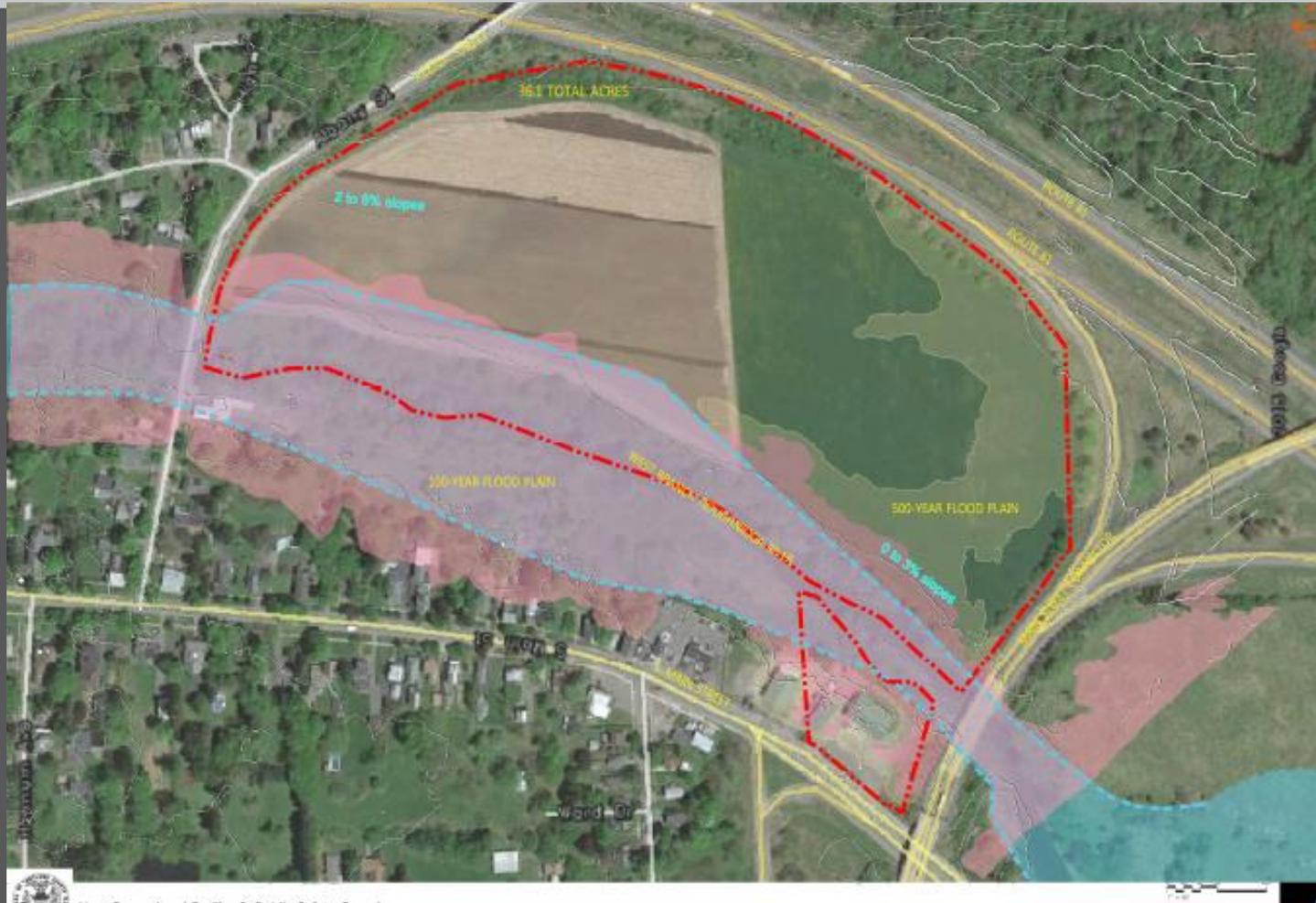
SITE 2 – COMPAGNI (CELL TOWER) SITE INFORMATION

- **Opportunities/Benefits**
 - Large site, room for expansion
 - Soils suitable for farming
 - Majority of site is cleared
- **Constraints/Detractors**
 - Limited, difficult access
 - Limited street frontage
 - Highly visible from offsite (365 degrees)
 - Residential abutters
 - No Municipal Water and Sewer Utilities

SITE 3 – WESTAN SITE PLAN



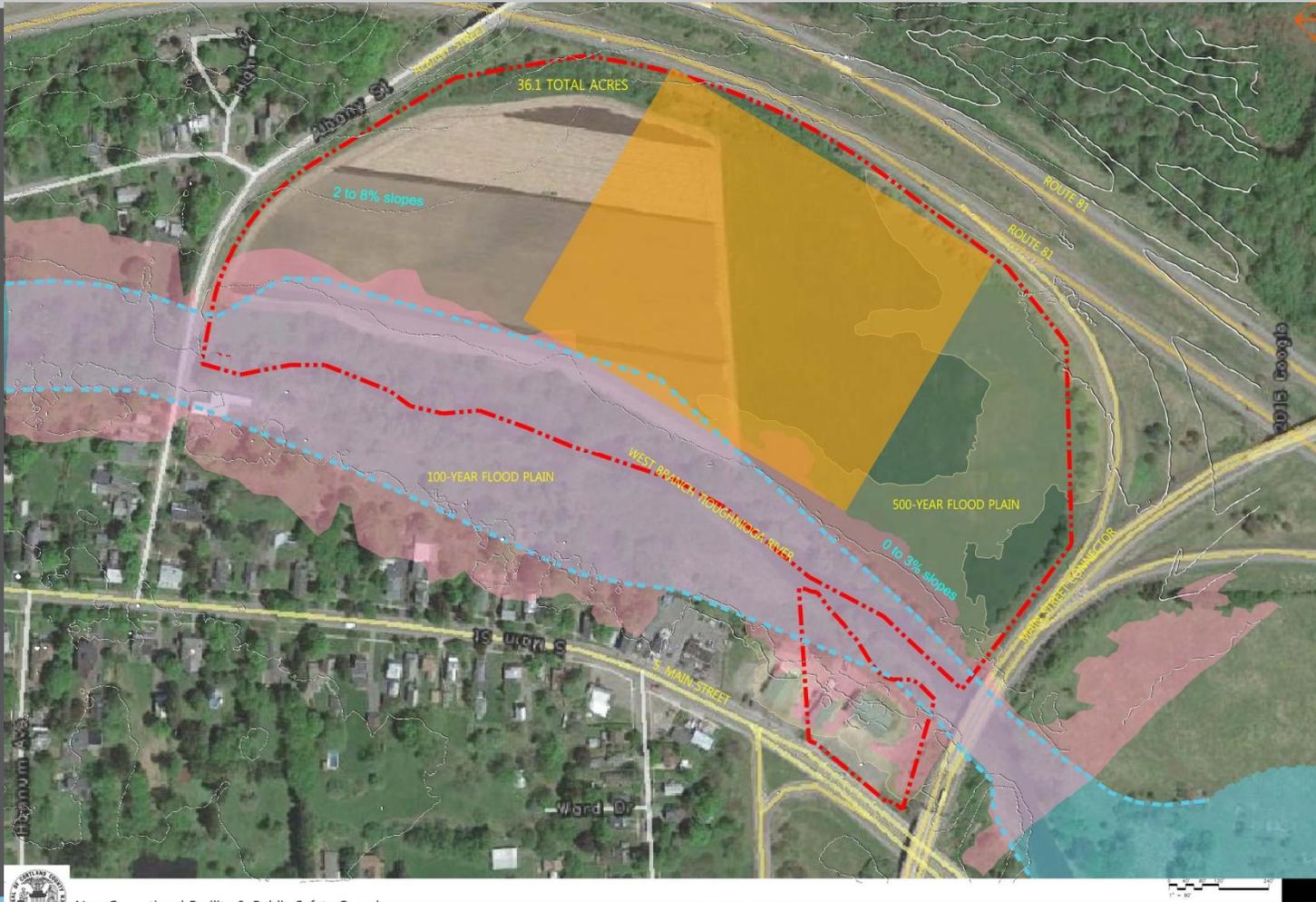
SITE 3 – WESTAN SITE ANALYSIS



SITE 3 – WESTAN SITE PHOTOS



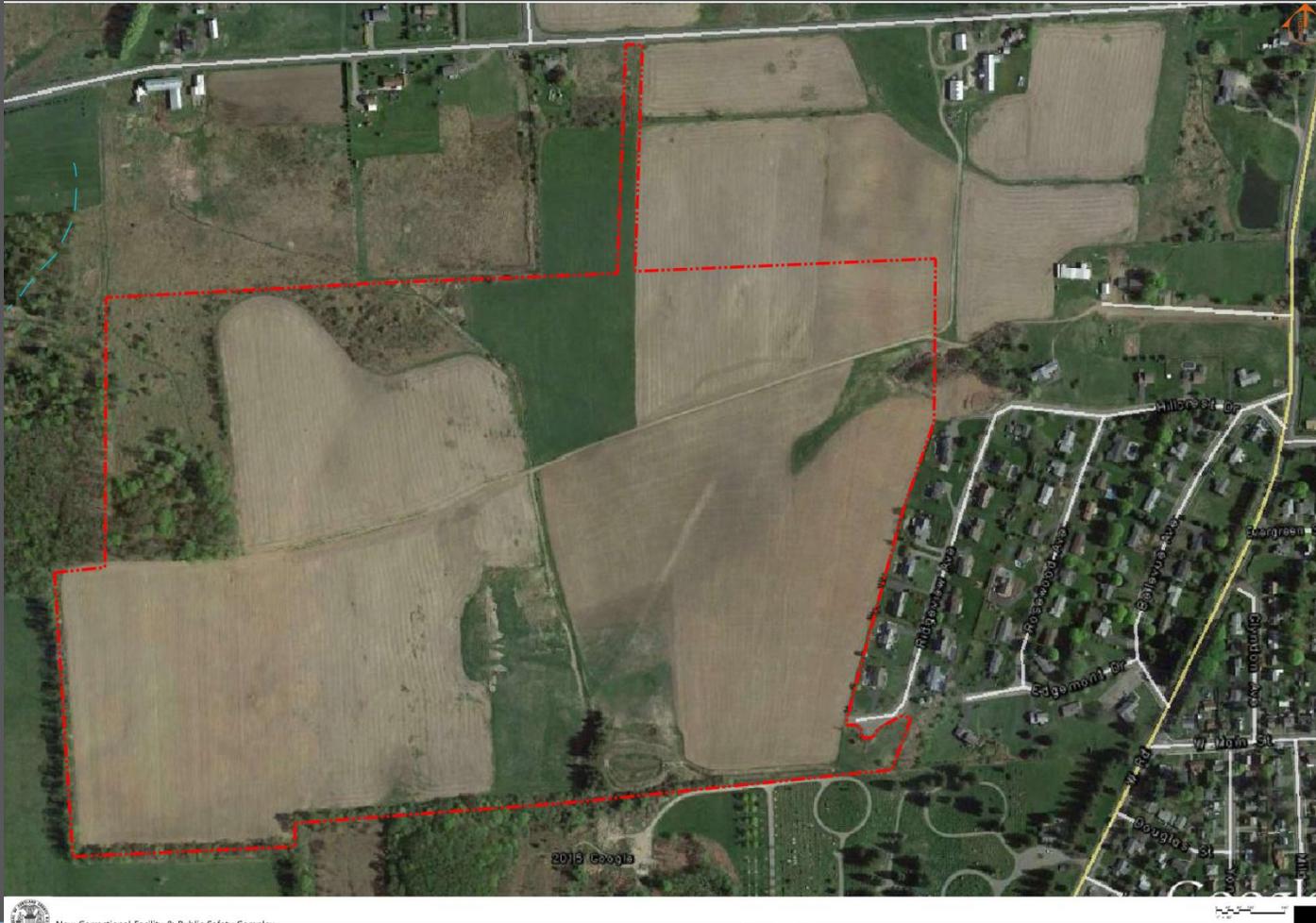
SITE 3 – WESTAN SITE PLAN



SITE 3 – WESTAN SITE INFORMATION

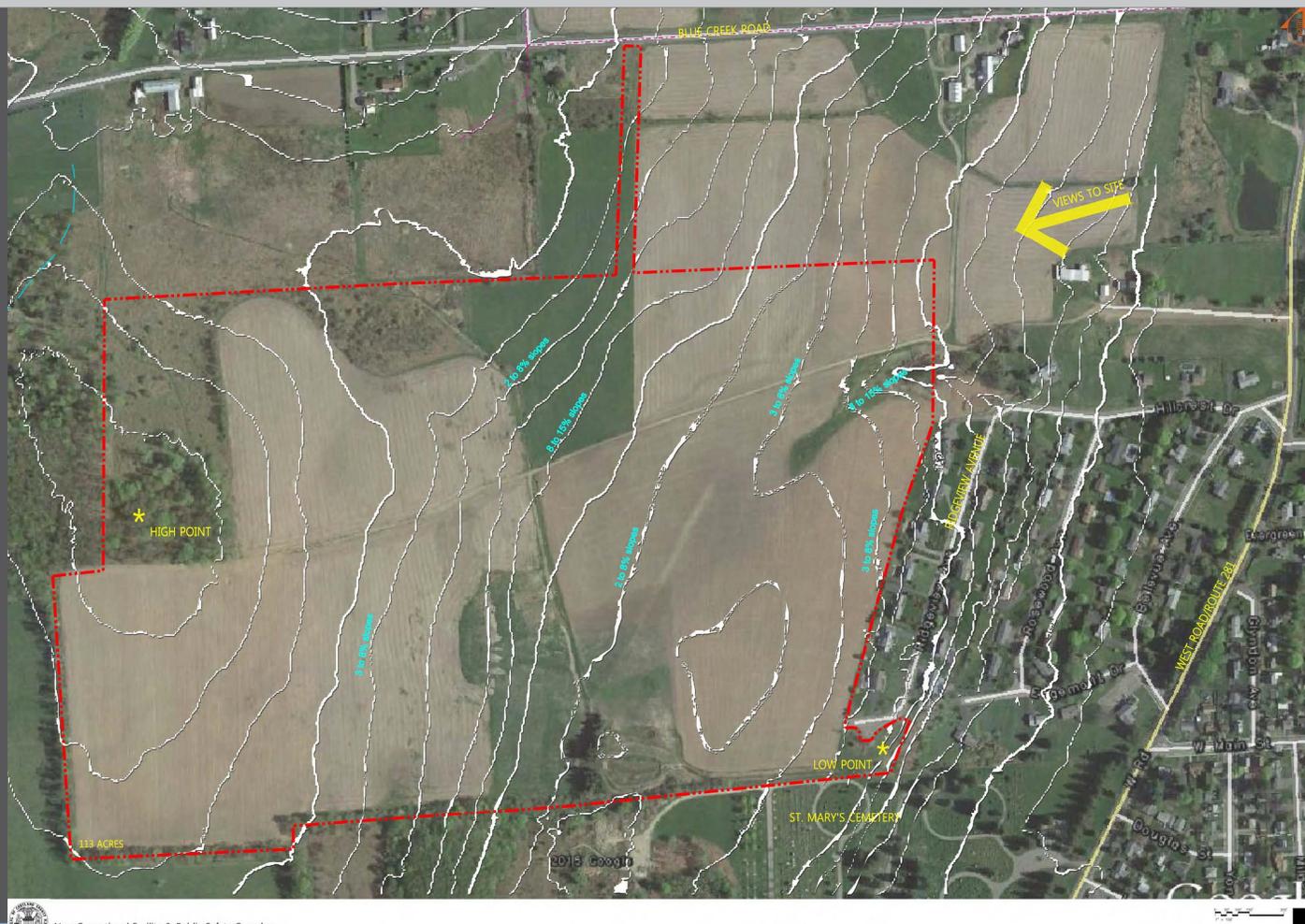
- **Opportunities/Benefits**
 - Close to Highway/City
 - Soils suited for farming
 - Existing municipal services in vicinity
 - Relatively flat site
 - Municipal Water available
- **Constraints/Detractors**
 - Portion of site within 100 year floodplain
 - Requires bridge for access (\$\$\$)
 - Visible from offsite (Route 81)
 - Municipal Sewer potentially not available

SITE 4 – STEVENS SITE PLAN



2013 Google
New Correctional Facility & Public Safety Complex

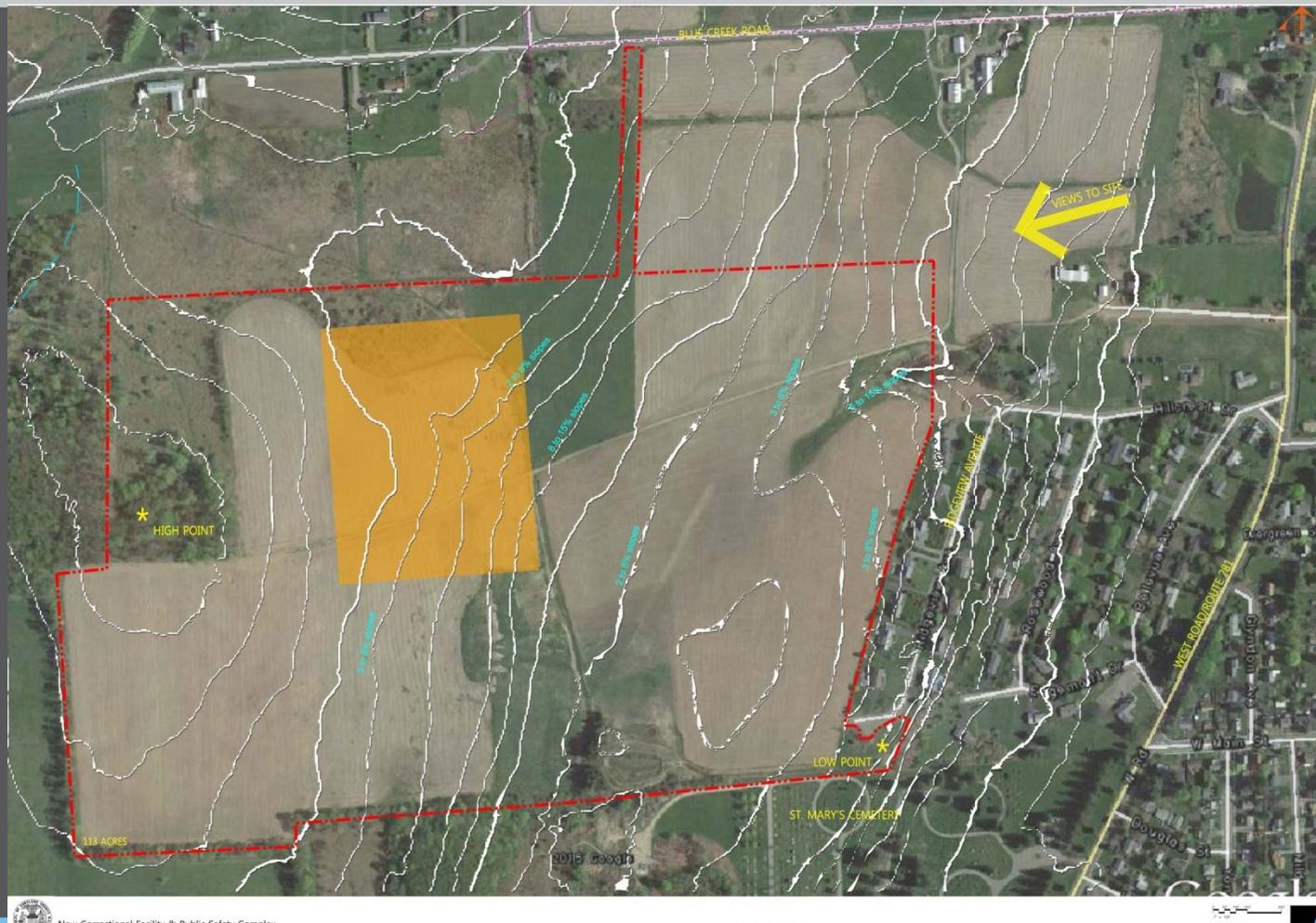
SITE 4 – STEVENS SITE ANALYSIS



SITE 4 – STEVENS SITE PHOTOS



SITE 4 – STEVENS SITE PLAN



SITE 4 – STEVENS SITE INFORMATION

- **Opportunities/Benefits**
 - Large site, room for expansion
 - Soils suitable for farming
 - Majority of site is cleared
 - Municipal Water available
- **Constraints/Detractors**
 - Limited access, with steep grades on local road
 - Limited utilities available
 - Off site traffic improvements likely required
 - Visible from offsite
 - Strong neighborhood visibility
 - Municipal Sewer potentially not available

SITE 5 – WOOD SITE PLAN



SITE 5 – WOOD SITE ANALYSIS



SITE 5 – WOOD SITE PHOTOS



SITE 5 – WOOD SITE PLAN



SITE 5 – WOOD SITE INFORMATION

- **Opportunities/Benefits**
 - Large site, room for expansion
 - Soils suitable for farming
 - Portion of site is cleared
 - Close to High Call volume
 - Corner lot, lots of street frontage
- **Constraints/Detractors**
 - Rural area, close to Nature Center
 - Limited utilities available
 - Abuts recreational trail
 - Wetland system at rear of site
 - No Municipal Water or Sewer

SITE 6 - CCID SITE PLAN



SITE 6 - CCID SITE ANALYSIS



SITE 6 - CCID SITE PHOTOS



SITE 6 - CCID SITE PLAN



SITE 6 - CCID SITE INFORMATION

- **Opportunities/Benefits**
 - Soils suitable for farming
 - Close to High Call volume
 - Municipal Water and Sewer available
- **Constraints/Detractors**
 - Rear lot, access easement required – consider additional parcel acquisition
 - Expansion ability limited
 - Steep slopes at rear of site
 - Wetland system / pond at rear of site

SITE 7 - OSBORNE SITE PLAN



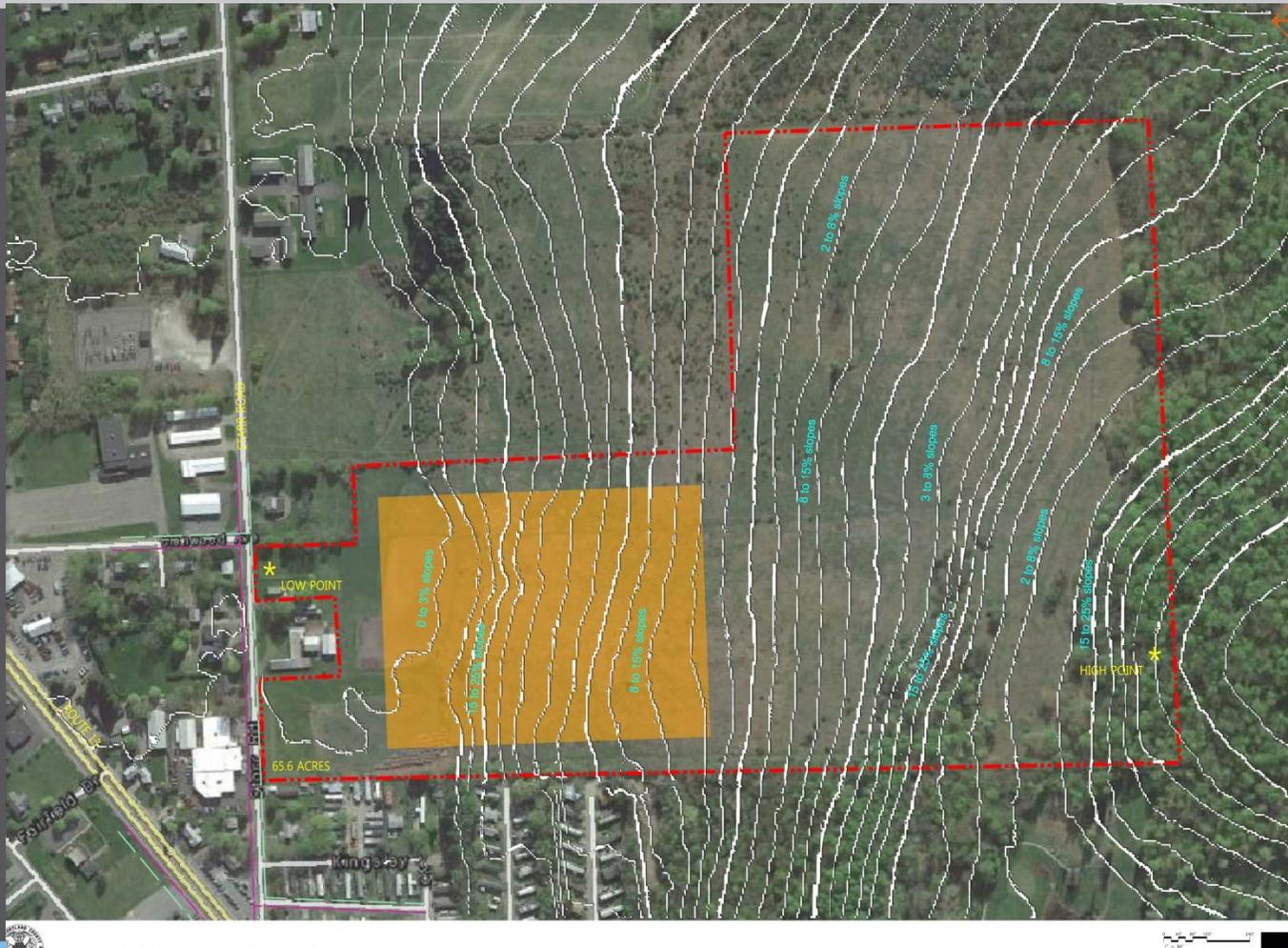
SITE 7 - OSBORNE SITE ANALYSIS



SITE 7 - OSBORNE SITE PHOTOS



SITE 7 - OSBORNE SITE PLAN



SITE 7 - OSBORNE SITE INFORMATION

- **Opportunities/Benefits**
 - Soils suitable for farming
 - Close to High Call volume
 - Large site, room for expansion
 - Close to Route 13
 - Municipal Water and Sewer available
- **Constraints/Detractors**
 - Access points separated by residential lots
 - High density residential (mobile homes) abutter
 - Significant elevation gain at rear of site

SITE 8 - McGEE SITE PLAN

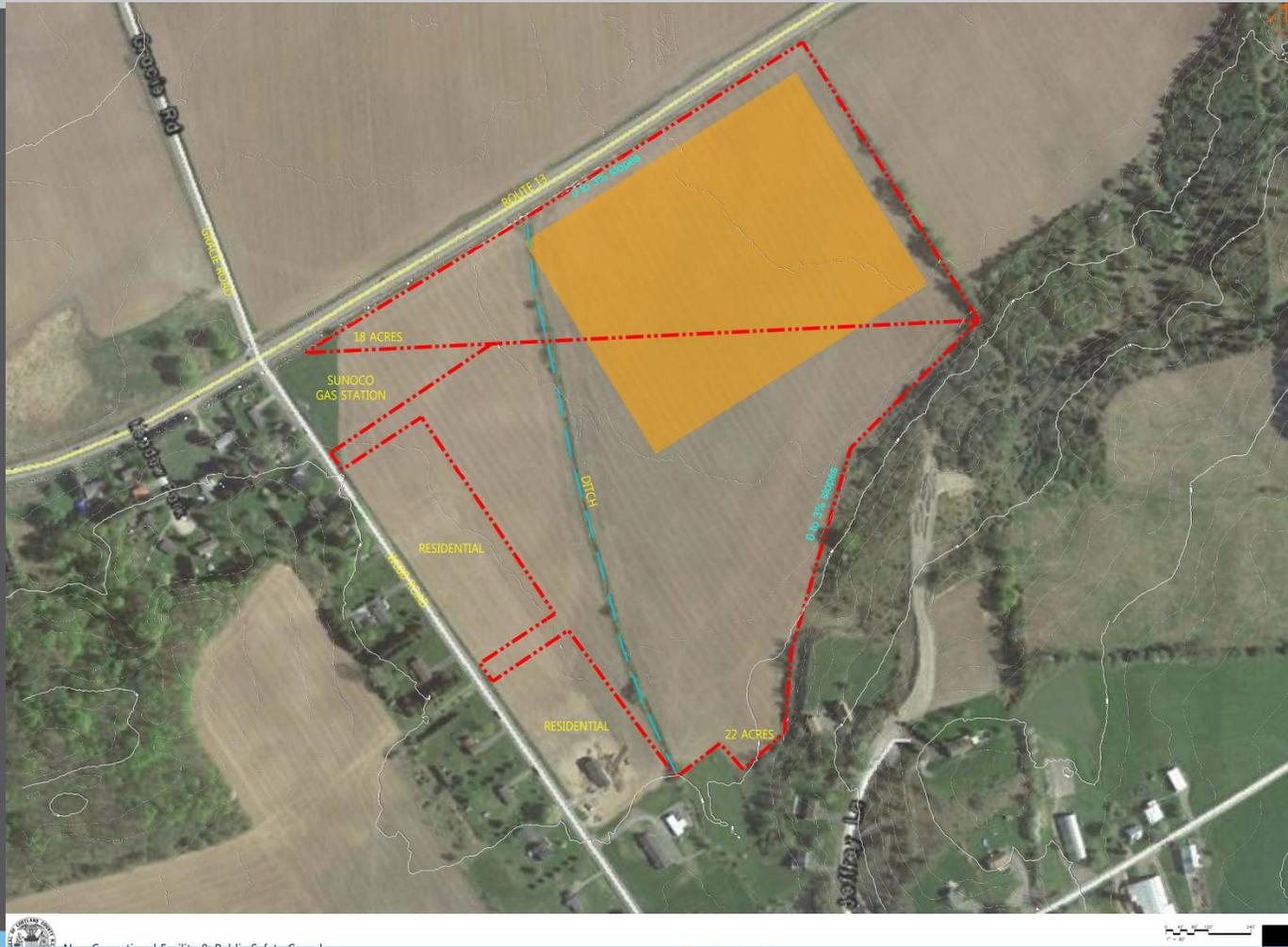


New Commercial Facility & Public Safety Complex

SITE 8 - McGEE SITE PHOTOS



SITE 8 - MCGEE SITE PLAN



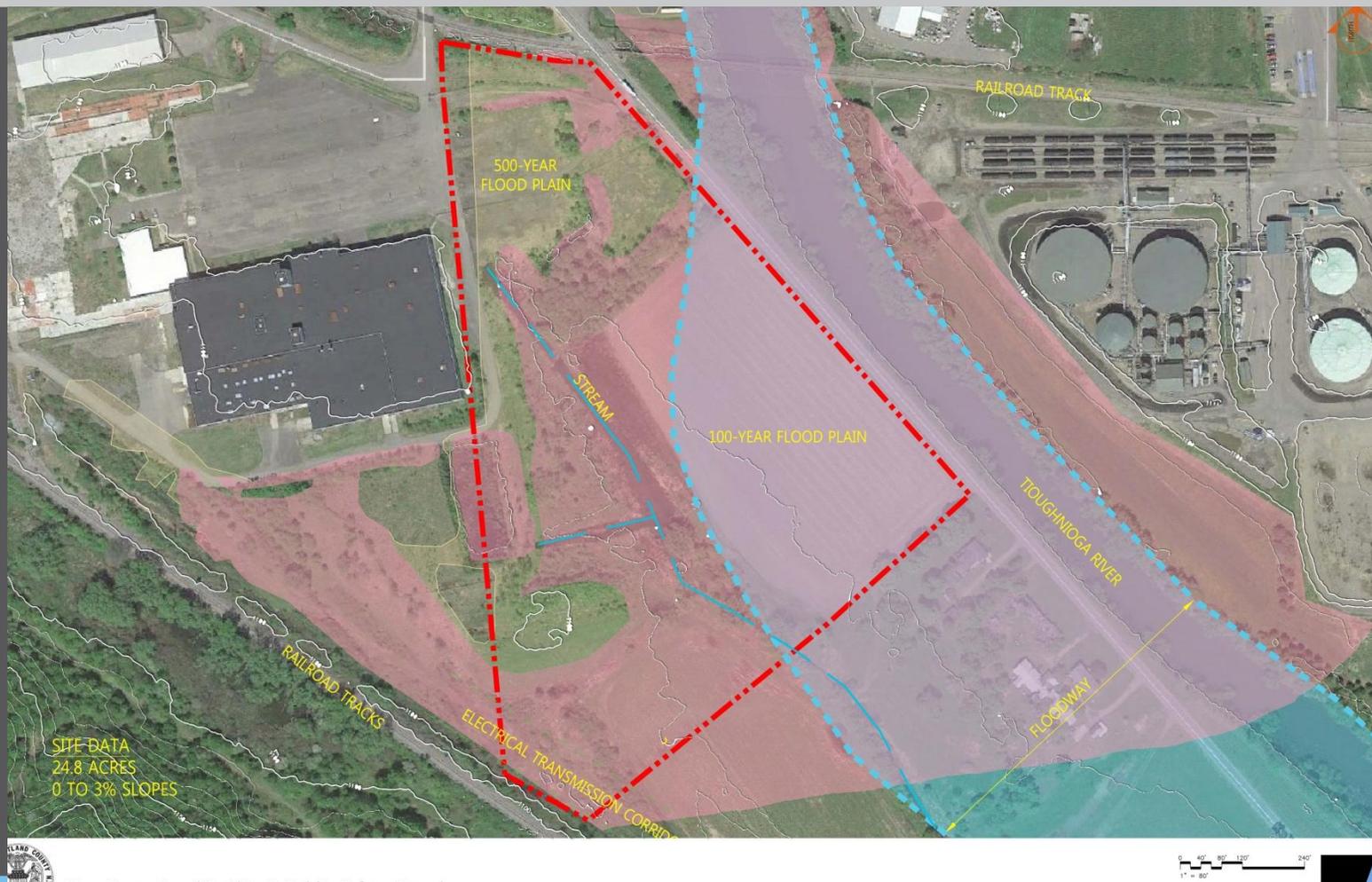
SITE 8 - McGEE SITE INFORMATION

- **Opportunities/Benefits**
 - Flat Site
 - Soils suitable for farming
 - Close to High Call volume
 - On Route 13
- **Constraints/Detractors**
 - Offsite traffic improvements likely required for site access
 - Site fully cleared, minimal land development cost
 - Permitting process potentially long
 - No Municipal Water and Sewer available
 - Residential abutters

SITE 9 – IED (KELLOGG ROAD) SITE PLAN



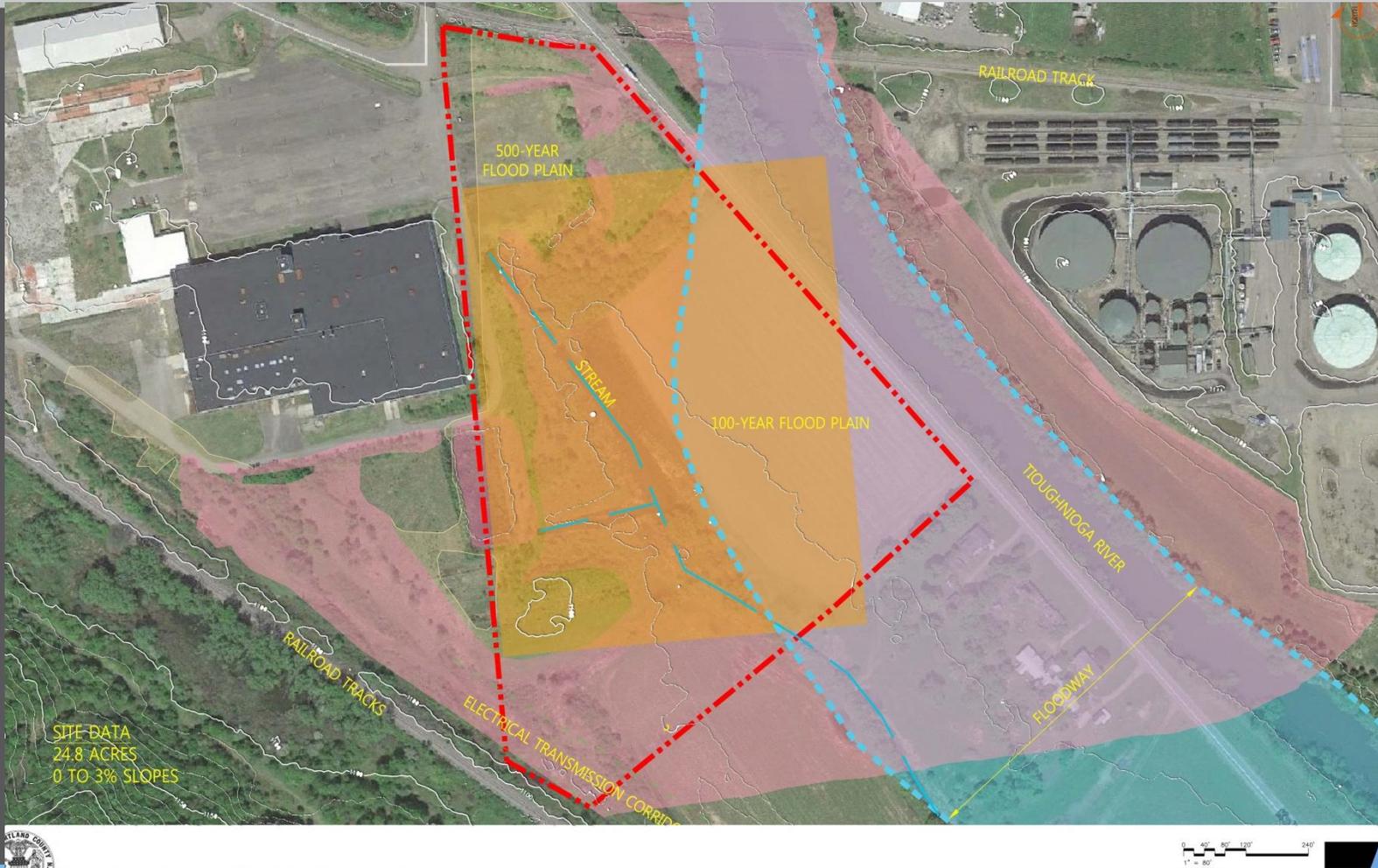
SITE 9 – IED (KELLOGG ROAD) SITE ANALYSIS



SITE 9 – IED (KELLOGG ROAD) SITE PHOTOS



SITE 9 – IED (KELLOGG ROAD) SITE PLAN



SITE 9 – IED (KELLOGG ROAD) SITE INFORMATION

- **Opportunities/Benefits**

- Flat Site
- Soils suitable for farming
- Close to City

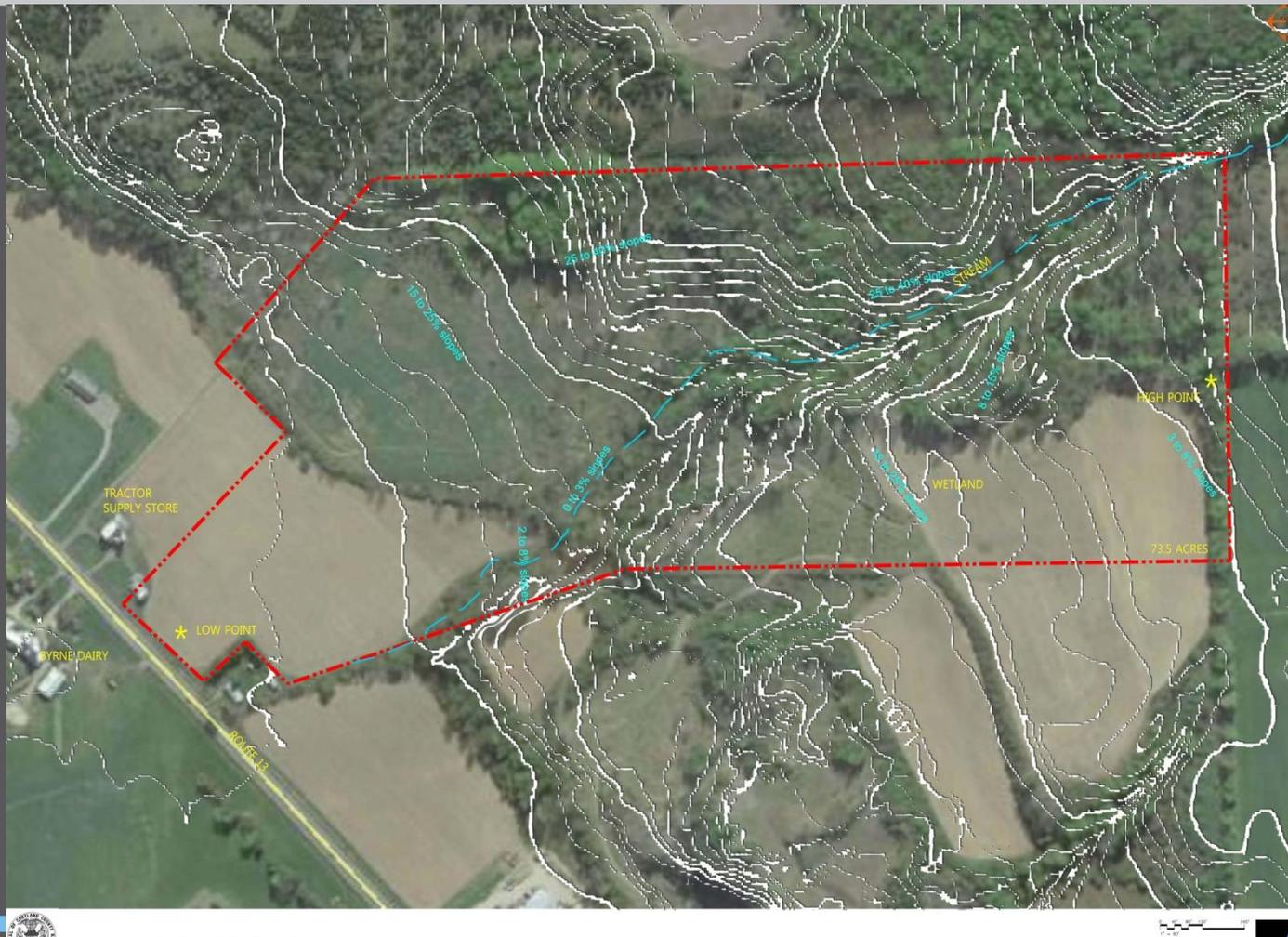
- **Constraints/Detractors**

- Significant portion of site in 100 year floodplain
- Significant portion of site in floodway
- Bisected by watercourse/wetlands
- Adjacent to railroad and railroad crossing
- No Municipal Water and Sewer available

SITE 10 – CLOWSER SITE PLAN



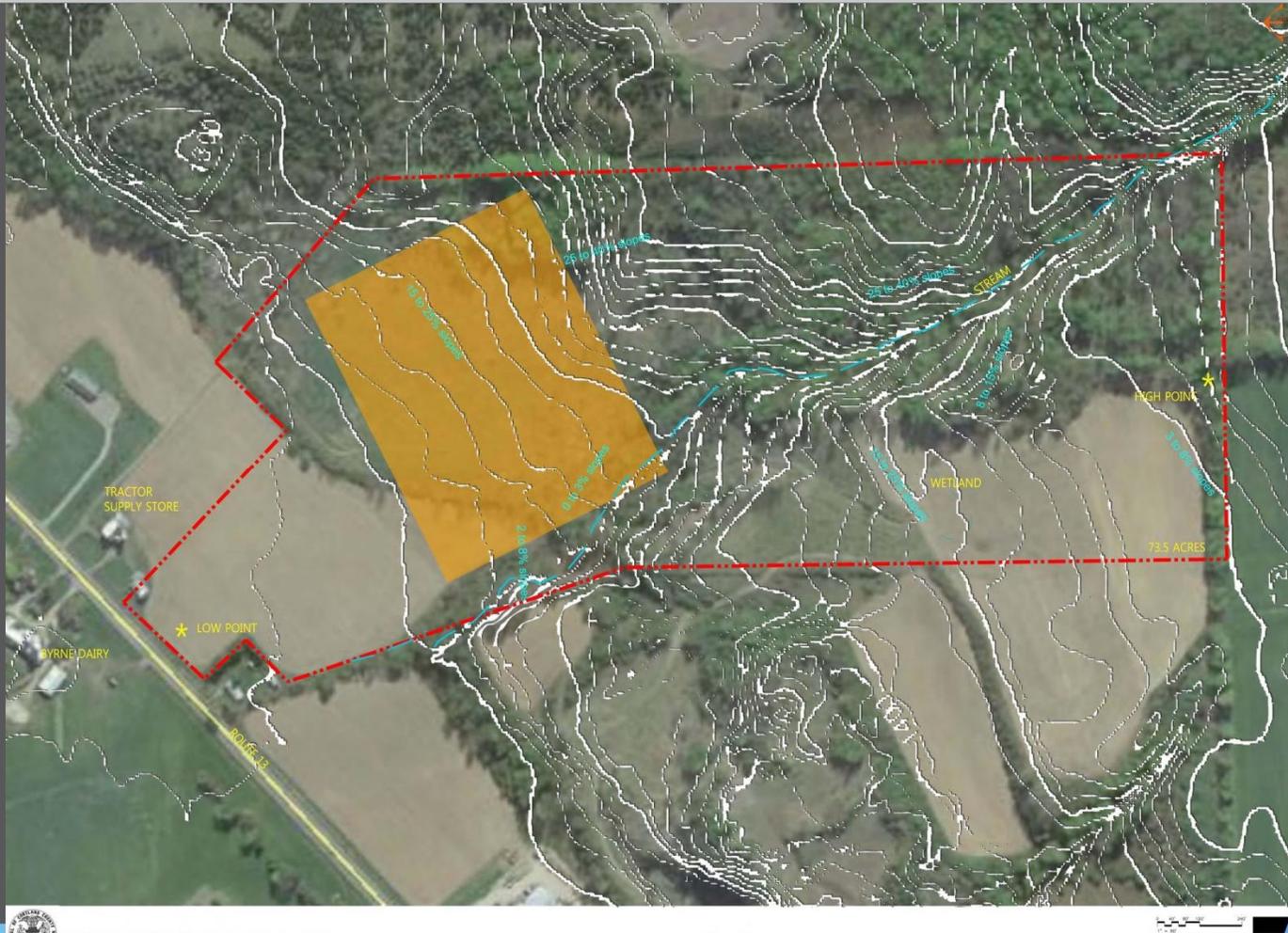
SITE 10 – CLOWSER SITE ANALYSIS



SITE 10 – CLOWSER SITE PHOTOS



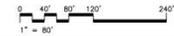
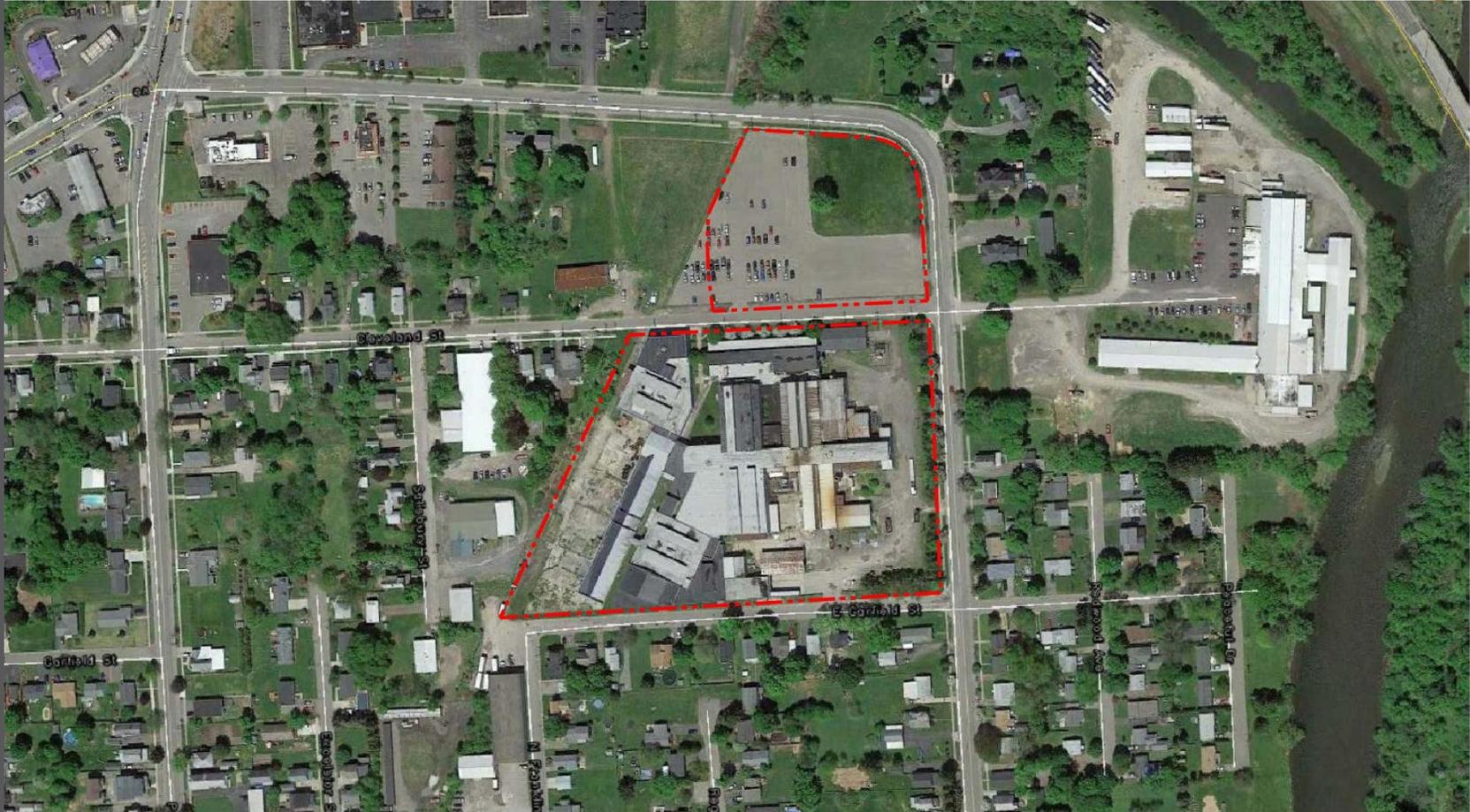
SITE 10 – CLOWSER SITE ANALYSIS



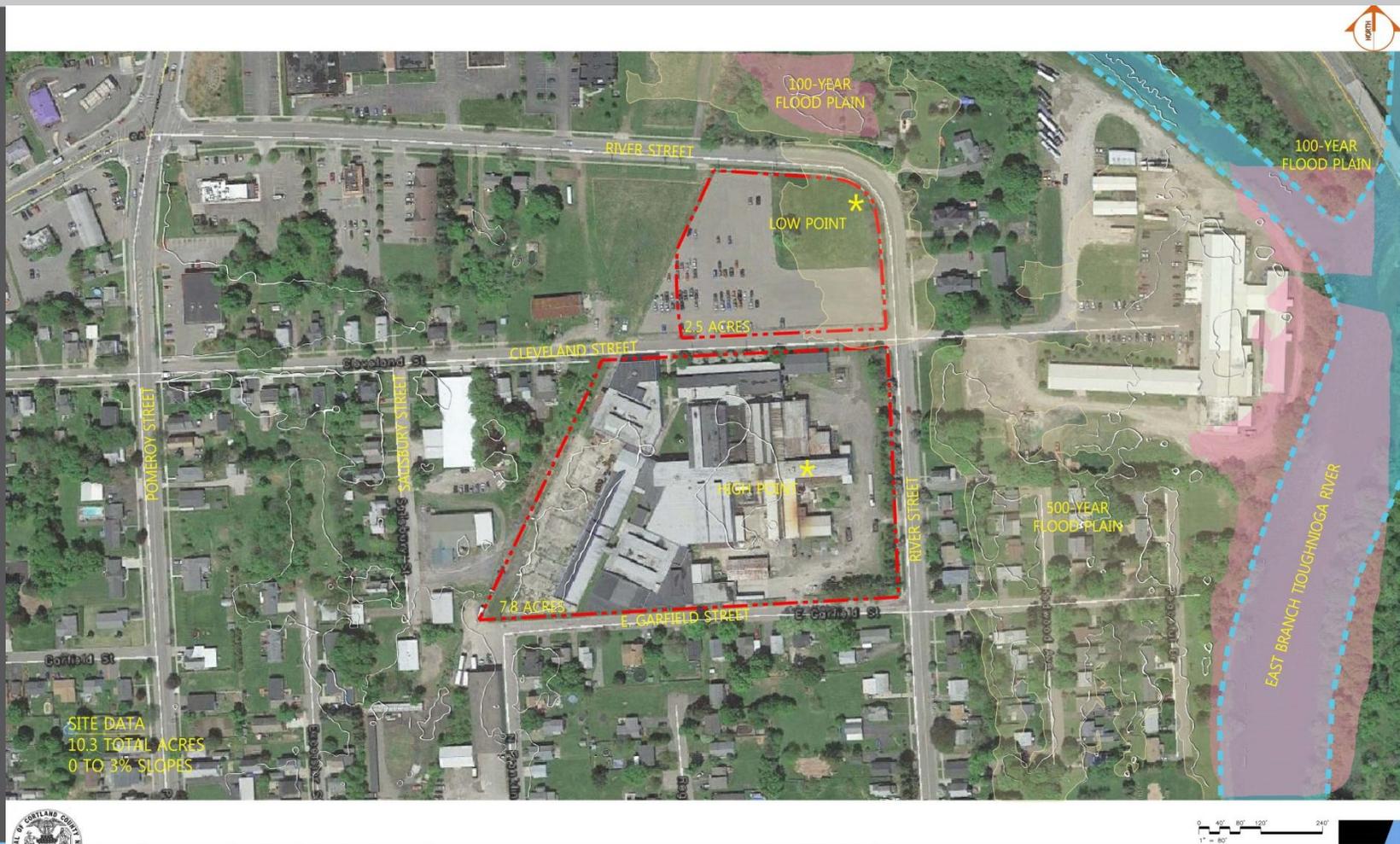
SITE 10 – CLOUSER SITE INFORMATION

- **Opportunities/Benefits**
 - Site for sale
 - Immediately off Route 13
 - Soils suitable for farming
 - Close to high call volume
 - Large parcel, room for expansion
 - Municipal Water and Sewer available
- **Constraints/Detractors**
 - Significant elevation gain at rear of site
 - Stream at south edge of site

SITE 11 – APEX SITE PLAN



SITE 11 – APEX SITE ANALYSIS



SITE 11 – APEX SITE PHOTOS



SITE 11 – APEX SITE PLAN



SITE 11 – APEX SITE INFORMATION

- **Opportunities/Benefits**
 - Site within City
 - Good access
 - Municipal Water and Sewer available
- **Constraints/Detractors**
 - Small site
 - Site developed with large building
 - Site currently occupied – timeline for development
 - Historic industrial land use – potential environmental issues
 - Potential need for discontinuing street to combine parcels

SITE EVALUATION MATRIX - EVALUATION CRITERIA

Top Tier (5-10 value)			
Location	Developable Area	Access	Availability

Mid Tier (3-8 value)									
Utilities	Topography	Room for Growth	Wetland Quantity	Floodplain Quantity	Appropriate with adjacent uses	Traffic Generation (off-site requirements)	Ability to Secure Perimeter	View Sheds (visibility of facility)	Permitted Use

Low Tier (1-5 value)			
Existing Structures	Land Suitable for Farming (use by county)	Site Vegetation Quantity	Assessed Value (loss of tax base)



SITE EVALUATION MATRIX - WEIGHTED SITES

Site #	Site Name	Top Tier (5-10 value)				Mid Tier (3-8 value)									Low Tier (1-5 value)				TOTAL
		Location	Developable Area	Access	Availability	Utilities	Topography	Room for Growth	Wetland Quantity	Floodplain Quantity	Appropriate with adjacent uses	Traffic Generation (off-site requirements)	Ability to Secure Perimeter	View Sheds (visibility of facility)	Permitted Use	Existing Structures	Land Suitable for Farming (use by county)	Site Vegetation Quantity	
10	Clowser	10	8	10	10	8	7	7	5	8	7	8	5	7	5	5	4	4	118
1	Gunzenhauser	10	8	9	9	8	5	5	8	8	8	7	5	5	4	5	4	4	112
6	CCID	10	6	9	10	8	4	3	4	8	8	8	6	8	5	5	4	3	109
8	McGee	10	8	10	7	5	8	5	6	8	3	3	4	3	3	5	4	4	96
3	Westan	9	8	5	7	6	8	5	8	3	5	4	5	5	4	5	4	3	94
4	Stevens	6	10	5	7	5	5	8	8	8	3	3	4	3	3	5	4	3	90
7	Osborne	6	5	7	7	8	4	4	3	8	3	6	5	5	5	5	4	4	89
2	Compagni (Cell Site)	8	8	7	7	5	3	5	8	8	4	3	4	3	3	5	3	3	87
11	Apex	10	5	7	5	8	8	3	8	8	3	5	6	5	1	1	1	1	85
5	Wood	5	5	5	7	3	5	4	4	6	3	3	5	6	4	5	5	3	78
9	IED	6	5	5	5	4	5	5	3	3	4	4	3	5	3	5	3	3	71

DRAFT 10/27/15



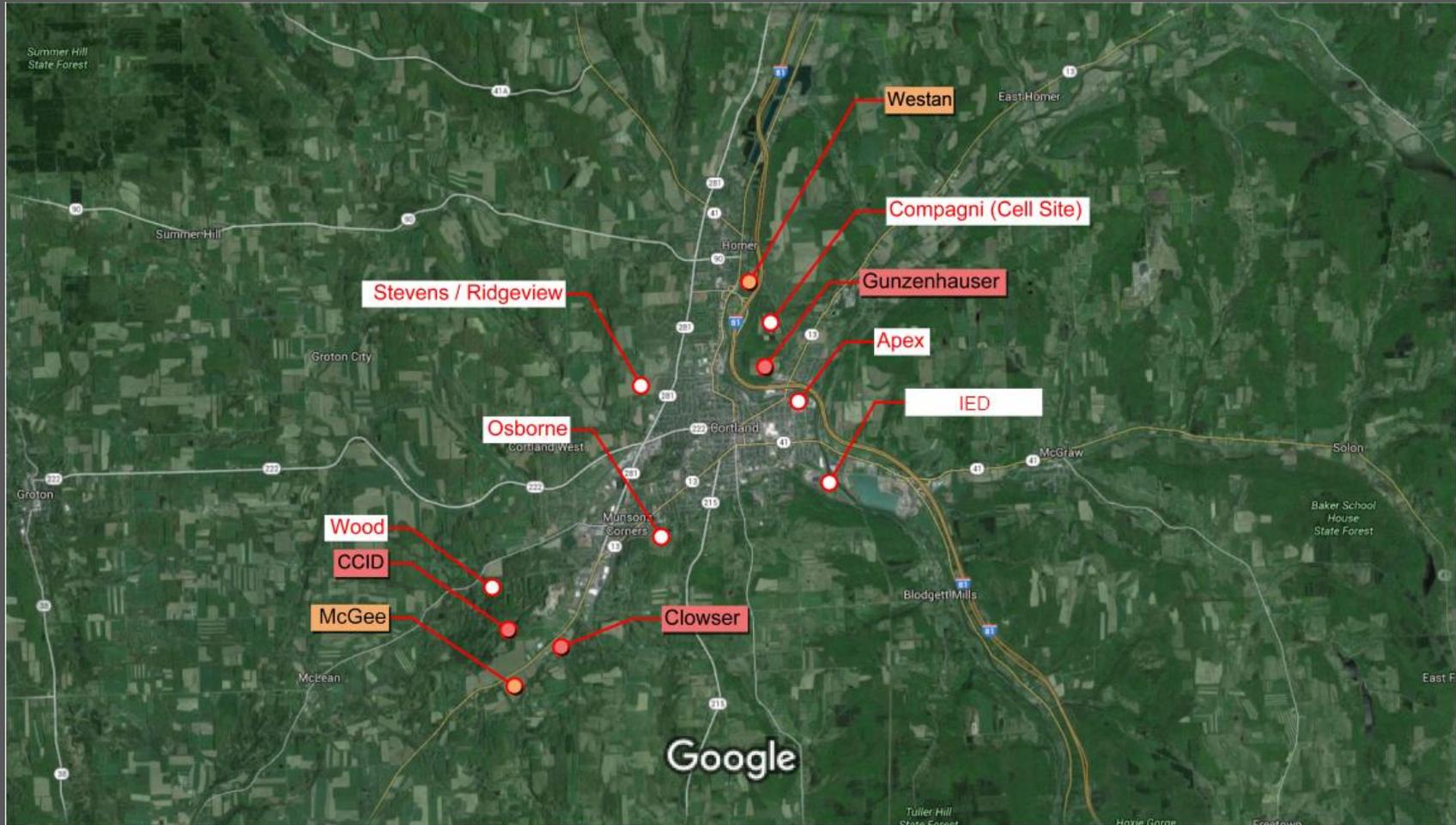
SITE EVALUATION MATRIX – TOP WEIGHTED SITES

Site #	Site Name	Location	Top Tier (5-10 value)			Mid Tier (3-8 value)										Low Tier (1-5 value)				TOTAL
			Developable Area	Access	Availability	Utilities	Topography	Room for Growth	Wetland Quantity	Floodplain Quantity	Appropriate with adjacent uses	Traffic Generation (off-site requirements)	Ability to Secure Perimeter	View Sheds (visibility of facility)	Permitted Use	Existing Structures	Land Suitable for Farming (use by county)	Site Vegetation Quantity	Assessed Value (loss of tax base)	
10	Clowser	10	8	10	10	8	7	7	5	8	7	8	5	7	5	5	4	4	118	
1	Gunzenhauser	10	8	9	9	8	5	5	8	8	8	7	5	5	4	5	4	4	112	
6	CCID	10	6	9	10	8	4	3	4	8	8	8	6	8	5	5	4	3	109	
8	McGee	10	8	10	7	5	8	5	6	8	3	3	4	3	3	5	4	4	96	
3	Westan	9	8	5	7	6	8	5	8	3	5	4	5	5	4	5	4	3	94	
4	Stevens	6	10	5	7	5	5	8	8	8	3	3	4	3	3	5	4	3	90	
7	Osborne	6	5	7	7	8	4	4	3	8	3	6	5	5	5	5	4	4	89	
2	Compagni (Cell Site)	8	8	7	7	5	3	5	8	8	4	3	4	3	3	5	3	3	87	
11	Apex	10	5	7	5	8	8	3	8	8	3	5	6	5	1	1	1	1	85	
5	Wood	5	5	5	7	3	5	4	4	6	3	3	5	6	4	5	5	3	78	
9	IED	6	5	5	5	4	5	5	3	3	4	4	3	5	3	5	3	3	71	

DRAFT 10/27/15



CONTEXT MAP – TOP WEIGHTED SITES





Site Selection Cortland County Correctional Facility and Public Safety Building

SMRT Project #15169

October 27, 2015

ARCHITECTURE

ENGINEERING

PLANNING

INTERIORS

ENERGY

smrtinc.com