

CORECIVIC DPUD

December 1, 2017

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CORE CIVIC DPUD

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CORE CIVIC DPUD

1.0 INTRODUCTION

The Core-Civic DPUD is a proposed one lot DPUD within the previously approved Elkhart Eco Park M2 GPUD. CoreCivic Properties is seeking to construct a facility which will provide services under the auspices of the U.S. of the Immigration, Custom Enforcement Agency (ICE)/

Developers Narrative Project Description

For more than 30 years, CoreCivic has provided well-run, cost-effective and flexible detention solutions for its government partners. The company takes pride in the high-quality care individuals receive in its facilities, including medical services such as vaccinations, legal assistance and educational opportunities. CoreCivic's flexibility means it can adapt rapidly to meet the changing needs of its government partners in a way that provides the best taxpayer value.

ICE has expressed the need for a facility to provide care for immigration detainees in the Chicago for several years, and efforts to find a suitable location began during the previous administration. This is part of an ongoing effort by ICE to implement new detention standards and reforms by transitioning detainee populations around the country out of aging or inappropriate facilities into new, state-of-the-art civil detention facilities. Recently, ICE issued a Request for Information (RFI) seeking proposed sites from interested communities in and around Chicago.

The proposed facility site will be capable of providing detention, medical, and transportation services, including the physical structures, equipment, personnel, and vehicles. The detention facility will be properly staffed to maintain a safe and secure environment. Similar facilities typically would have a 5-10% split between professional level staff and hourly employees. The facility will provide housing, food, maintenance, laundry, utilities, and dental/medical/mental health care. Administrative space (including parking) for ICE personnel will be provided. CoreCivic is subject to robust oversight and accountability from its government partner, and there are currently more than 500 ICE officials assigned to the company's eight ICE-contracted facilities around the country.

The facility will provide minimum, medium and maximum-security beds for adult detainees (male and female). On average, detainees are held for approximately 40 days. Detainees housed in such a facility are civil commitments who are either awaiting deportation to their country of origin or awaiting the outcome of their immigration status from the courts, which is a civil-not criminal-process. The overwhelming majority of individuals in a detention facility have been convicted of an unrelated local, state or federal crime by a court of law. Having served their sentences, they are transferred to ICE custody for civil deportation. All detention operations and transportation will be provided in a manner consistent with ICE's Performance-Based National Detention Standards (PBNDS) 2011 and the DHS Final Rule, 6 CFR Part 115, Standards to Prevent, Detect, and Respond to Sexual Abuse and Assault in Confinement Facilities, also known as the DHS Prison Rape Elimination Act (PREA).

Specific to the Chicago Area of Responsibility, ICE is looking for facility capacity between 400-1,200 beds located within a 180-mile ground commute of the ICE Field Office at 101 W. Congress Pkwy, Chicago, IL 60605. The proposed property contains approximately 61 acres, and is part of the North Half of the Southeast Quarter of Section 30, Township 37 North, Range

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5 East, Concord Township, Elkhart County, Indiana. Upon award of a contract, CoreCivic would begin construction of a new 1,152-bed facility on the site as well as an 88-bed Special Management Unit dependent upon the requirements of the pending RFP. Estimated construction cost for all real estate improvements is approximately \$100 million. The proposed design allows for two units to be built at a later time to increase General Population capacity to approximately 1,400 beds.

The compound will be well lit, surrounded by security fencing and will include the most advanced security technology available.

The building will be approximately 250,000 square feet in size, constructed with steel and masonry material and will present an attractive facade.

The site features will include attractive landscaping and lighting in the areas immediate to the building and throughout the parking field.

The site development plans will preserve the existing tree lines along the North and South borders of the site as well as the wooded area to the west of the building compound.

The following information should serve as a guideline for development of the proposed DPUD. The site location is shown on the included site plan support drawing.

1.1 Site Conditions/Topography

The subject site is located 1,300 feet north of the intersection of County Road 26 and County Road 7 on the west side of County Road 7. The existing site is farmland with the county landfill and County Jail located on the East side of County Road 7. An existing residence is located both north and south of the subject site.

The total area of the proposed DPUD is approximately 61.5 Acres and the site is currently zoned M2 DPUD that includes a conditional land use. As part of this new DPUD the developer requests a special use exception for a detention center as shown on the site plan support drawing.

1.2 Soil Conditions/Geology

Past glaciation dominates the topographic and geologic features at the site. Northern Indiana is characterized by complex topographic features that include glacial moraines with steep topography and relatively level tillable plains interspersed among the braided glacial meltwater channels and hummocky ridges. The project site is located in a geomorphic feature called the Kankakee lowland. This feature is a broad, flat region that extends from Illinois, across northwestern Indiana and into southwestern Michigan. The part of the lowland extending southwestward from South Bend, Indiana, is now the flood plain of the Kankakee River. The part of the lowland extending east of South Bend is now occupied by the St. Joseph River. The lowland forms an exceptionally level plain covered by fine-grained alluvium (river deposit) that is underlain by thick outwash sand and gravel deposits which in turn overlie lacustrine deposits (lake clays).

The bedrock beneath the glacial sediments is the Coldwater Shale. The bedrock is likely found at depths of greater than 150 feet below ground surface, and will therefore not be a factor in the

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project design.

Surface level soil conditions vary across the site and are considered to be suitable for the planned project. The following table rates each soil classification found within the site for buildability related to building construction and street improvements. Soil boundaries are shown on the DPUD site plan.

**TABLE NO. 1
RECYCLING WORKS INDUSTRIAL DPUD
MATRIX OF SOIL CHARACTERISTICS**

SOIL SYMBOL	SOIL NAME	SITE DEVELOPMENT LIMITATIONS	
		BUILDING FOUNDATIONS	ROADS & STREETS
BuuA	Brookston loam	Moderate	Moderate
CvdA CvdB	Crosier loam	Moderate	Moderate
RopB	Riddles-Oshtemo	Slight	Slight
WobB	Williamstown-Crosier Complex	Moderate	Moderate

LEGEND:

- Slight:** Generally Favorable
- Moderate:** Not Favorable, but problems can be overcome.
- Severe:** So Unfavorable that excessive cost may be required to overcome problems

SOURCE:

Soil Survey of Elkhart County, Indiana
U.S. Department of Agriculture, Soil Conservation Service

As noted, areas with the greatest concern would fall within land mapped as Brookston Loam, Crosier Loam, and Williamstown-Crosier Complex. Geotechnical investigation is recommended for the entire project area and should be provided within parameters for site specific uses.

Such an investigation should be provided by a consultant qualified for this type of work and should include a minimum boring density to sufficiently depict the true condition of the soil profile in the areas planned for building construction. Borings should extend to a depth of 30 feet or more depending on the selected use for each parcel within the project.

Generally, over lot grading for this project should be avoided due to the desire to preserve existing drainage patterns. Common excavation should be limited to roadway and site improvements designed to make use of the site's current landscape.

The general characteristics of the material found on-site should lend well to structural backfill for most types of uses. Questionable soils identified by mapping and further investigation should remain in place wherever possible with site improvements planned to take advantage of more suitable areas.

1.3 Protected Resources

There is no protected wetland resources located within the project boundaries of the site.

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2.0 PROJECT NARRATIVE/ LAND USE/EXISTING ZONING

The existing zoning of the subject parcels is DPUD M2. Surrounding zoning classifications are indicated on the site plan support drawing.

2.1 Proposed Land Use Overlay

The proposed M2 DPUD zoning classification as shown on the DPUD support drawing will provide the correct zoning for the proposed development and will set aside the prior approved conditional land use allowing for a solid waste recycling center.

As to compatibility with adjoining uses, improvements and activities proposed for the site should have no adverse impact on the surrounding uses. These parcels are located within a GPUD M2 development. The site is immediately adjacent to the county landfill and the county correctional facility.

2.2 Project Timeline

The developer intends to start construction planning immediately following approvals by the Elkhart County Commissioners and final negotiations with ICE.

2.3 Deviations from Development Standards

The owner requests a special use exception for the purposes of constructing a detention facility.

3.0 OWNERSHIP INTENTIONS

All of the land in question will be titled in the sole ownership of CoreCivic Properties.

4.0 MUNICIPAL UTILITY SYSTEM MASTER PLAN

4.1 Municipal Sewer and Water Report

The City of Elkhart water and wastewater utilities will be utilized for this project.

5.0 STORM WATER MANAGEMENT REPORT

The site has available land for storage of pre-developed and developed run-off as required by county standards. Please refer to the site plan for approximate locations for such facilities.

5.1 Preliminary Storm Water Projection Model

The required storage was calculated by determining the runoff rate for 100-year storm event for the anticipated developed conditions. Preliminary retention storage calculations can be found on the site plan support drawing.

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5.2 Retention Pond/Area Construction

Facilities will be constructed so as to minimize standing water in primary retention areas. A maximum of three to one side slopes are to be utilized in the retention basin design. Please refer to the site plan support drawing for the location of the retention basin.

No additional release points for project run-off are necessary.

All retention facilities will be sized per Elkhart County Standards for a 100-year rain event.

5.3 Off-Site Water Shed Impacts

The site improvements planned will include adequate storm water features to assure no offsite impacts to the adjoining land or downstream areas.

6.0 PROJECT ROADWAYS/THOROUGHFARE REPORT

As depicted on the site plan support drawing no new public roadways are planned for the project. Traffic for the new facilities will utilize County Road 7.

7.0 SITE IMPROVEMENTS REPORT

The existing site is a farm field with an existing wooded area on the west side of the site. Building improvements within the proposed M2 DPUD are shown on the attached site plan support drawing.

8.0 TIMELINE/PHASING PLAN

The planning for the construction of improvements will begin upon approval of the DPUD.

9.0 PROJECT COSTS/VALUE

The estimate project cost will be approximately \$100 million dollars.