



Department of
**General
Services**



Department of Juvenile
Justice (DJJ) Facilities

2018 Acts of Assembly Item
C-47

October 25, 2018



2018 Acts of Assembly Item C-47 F.2.a.

DGS to Construct New DJJ Facility In Isle of Wight, Virginia

- 60 Beds
- 20 acres
- Design and construction fully funded
- Isle of Wight (IOW) to delineate 20 acre site - property boundaries to be finalized in November 2018
- DGS and DJJ have selected design team (Architect) through a professional services RFP
- Design to be complete - December 2019



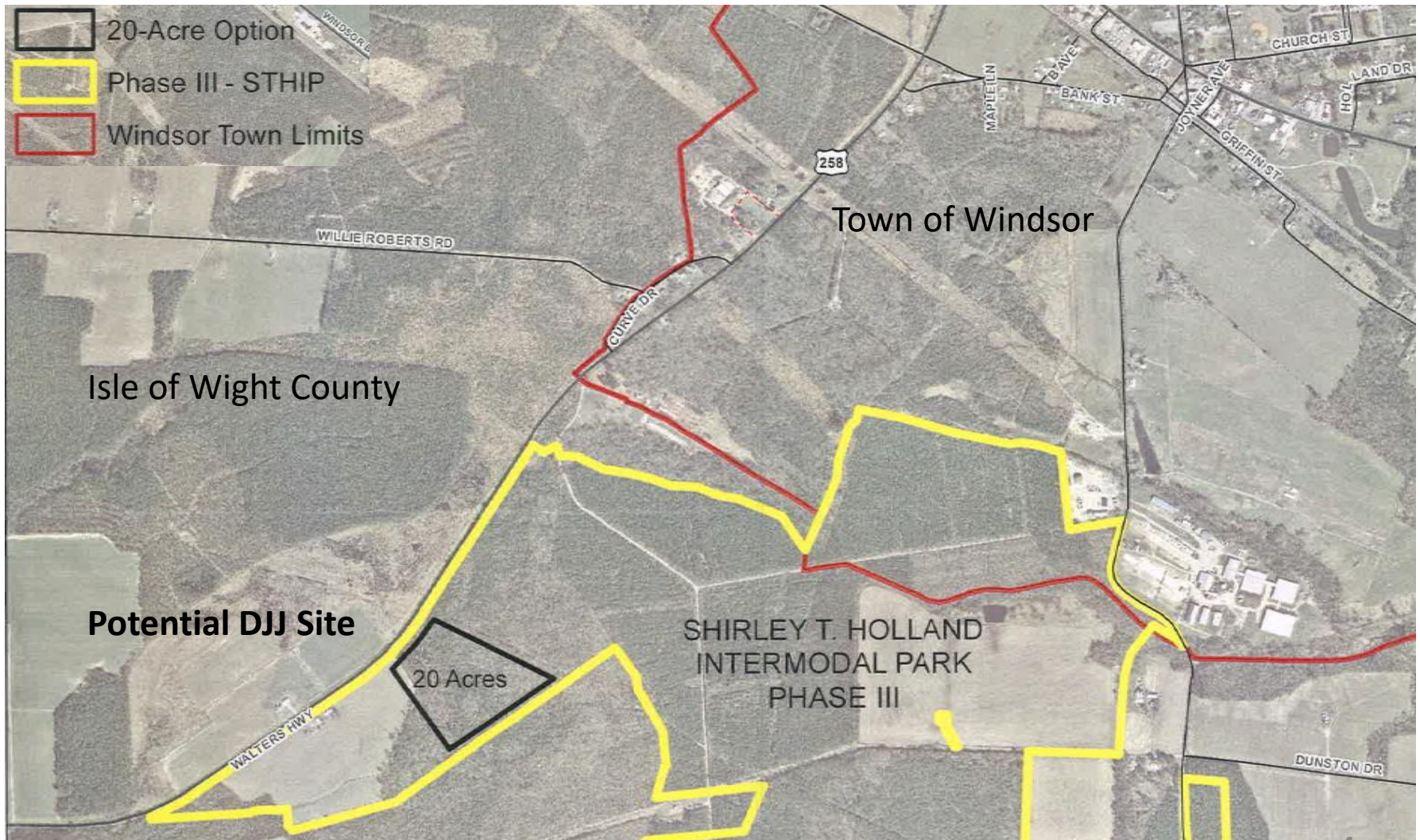
2018 Acts of Assembly Item C-47 F.2.a.

DGS to Construct New DJJ Facility In Isle of Wight, Virginia

- Construction solicitation to be issued - December 2019
- Complete construction/receive certificate of occupancy – August 2021
- DJJ begin staff training in new facility - August 2021



IOW - 20 Acre Site





IOW - 20 Acre Site





2018 Acts of Assembly Item C-47 F. 3. a.

DGS to Determine Options for Second DJJ Facility in Central Virginia

- Report due to Governor and General Assembly on October 31, 2018
- DJJ Bon Air site shall not be considered
- Approximately 96 Beds
- 30 Acres
- Detailed design and construction not funded at this time



2018 Acts of Assembly Item C-47 F. 3. a.

DGS to Determine Options for Second DJJ Facility in Central Virginia

- DGS issued Request for Information for 30 acres in the Richmond metropolitan area from the private developer community
 - 16 responses received (City of Richmond, Hanover, Henrico, Chesterfield)
- Commonwealth of Virginia (COV) surplus property considered
 - Virginia Public Safety Training Center, Hanover
 - Adjacent to DGS Virginia Distribution Center, Henrico
 - Barrett Center Road, Hanover
 - Beaumont DJJ site, Powhatan
- DGS met with Chief Administrators
 - Hanover, Chesterfield, Goochland, Henrico, City of Richmond



2018 Acts of Assembly Item C-47 F. 3. a.

DGS to Determine Options for Second DJJ Facility in Central Virginia

- Current findings
 - No acquisition costs for COV-owned property
 - Private developer property acquisition range \$1.7 - \$2.65M
 - COV-owned property utility infrastructure in place
 - Development on privately owned property would require locality involvement in approval process



2018 Acts of Assembly Item C-47 F. 3. b.

DGS to Work with Chesterfield County to Determine Property Value and Highest and Best Use

- Report due to Governor and General Assembly on December 1, 2018
- DGS met with Chesterfield County Administrator and Chesterfield economic development team
- Approximately 427 acres
- Approximately 70% of acreage developable
- DGS has ordered an appraisal of the site – due to DGS mid-November 2018
- Capital improvement outstanding bond balance exists



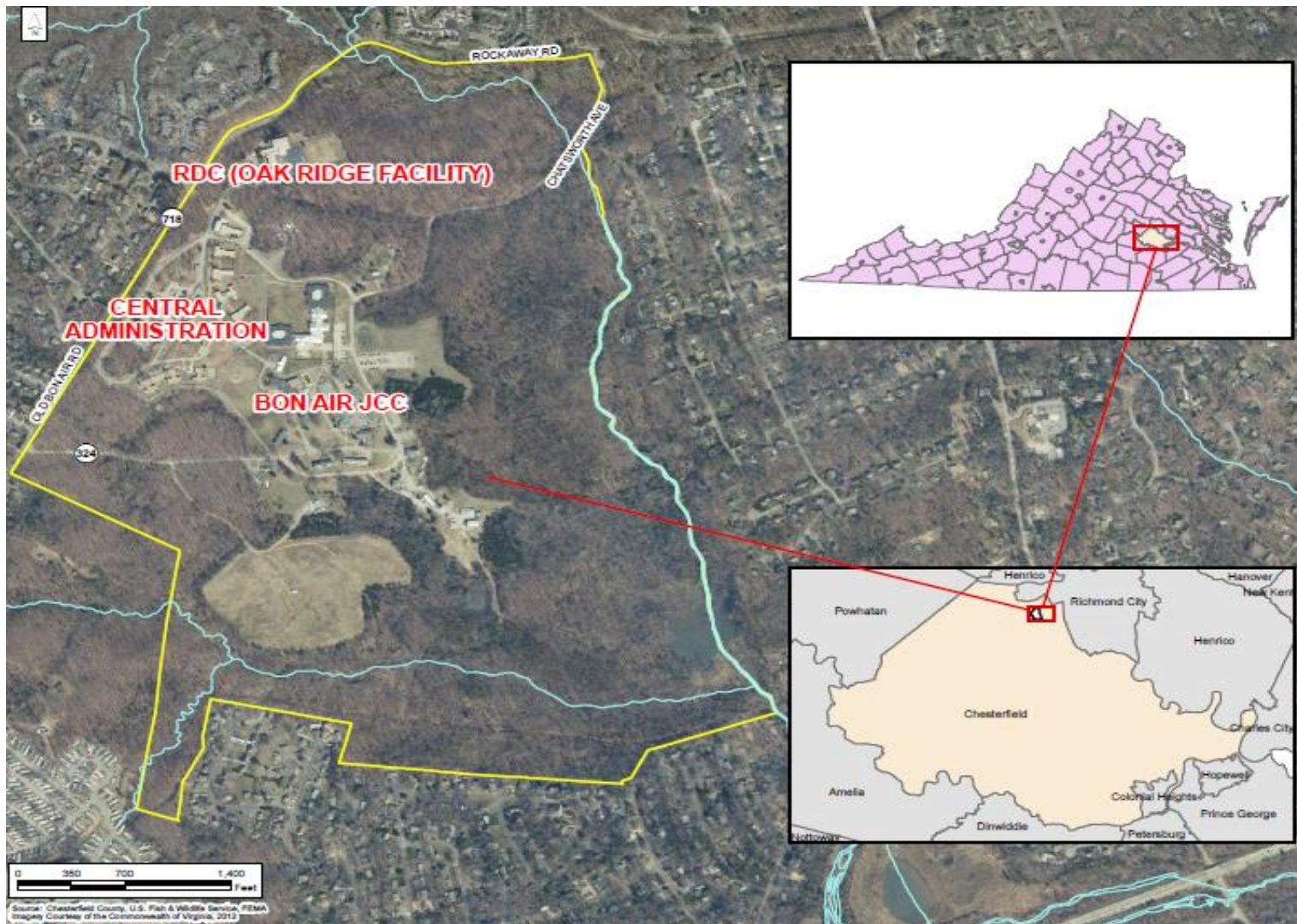
2018 Acts of Assembly Item C-47 F. 3. b.

DGS to Work with Chesterfield County to Determine Property Value and Highest and Best Use

- Current development highest and best use – mixed residential
 - High density along Old Bon Air Rd
 - Medium to large single-family homes on premium sites
 - Retirement community, retail, health care facilities



DJJ Bon Air Site





2018 Acts of Assembly Item C-47 F 3. c.

DGS to Determine Highest and Best Use for DJJ Beaumont Facility

- Report due to Governor and General Assembly on October 31, 2018
- Total Acres = 722
 - 50% Developable
 - 50% Floodplain/Wetlands/Resource Protection Area
- Appraisal completed October 2016 = \$2.89M
- Demo costs to take site to grade level approximately \$4 - \$4.5M
- Capital improvement outstanding bond balance exists



2018 Acts of Assembly Item C-47 F. 3. c.

DGS to Determine Highest and Best Use for DJJ Beaumont Facility

- DGS required to discuss options for use with Department of Conservation and Recreation (DCR) and Department of Corrections (DOC)
- DOC:
 - Agribusiness currently manages 450 acres for crop production and grazing pastures – continue use
 - Interested in using facilities for security, correctional officer, and K-9 training academy
 - Re-entry programs to use classroom space and other support facilities i.e. dining, laundry
 - Construction material and equipment laydown area
- DCR
 - Need for second entrance off Beaumont Rd. to Powhatan State Park
 - Use floodplain area for trail network connecting State Park to Maidens Landing public boat (approximately 1.5 miles) access along the James River



2018 Acts of Assembly Item C-47 F. 3. c.

DGS to Determine Highest and Best Use for DJJ Beaumont Facility

- James River Juvenile Detention Center (JRJDC) located in the center of the Beaumont site is a local regional center jointly owned, operated and used by Henrico, Powhatan, and Goochland Counties. It is not a state facility.
- DOC operates a wastewater treatment plan serving the Beaumont and the JRJDC facilities
- DOC operates a potable water system providing water to the Beaumont, residents of Powhatan and Goochland counties, JRJDC and James River Work Center facilities
- DGS initial conclusions:
 - Surplus sale would not result in net positive revenue for COV
 - Outstanding bond balance is issue
 - Use facility to meet DOC and DCR needs














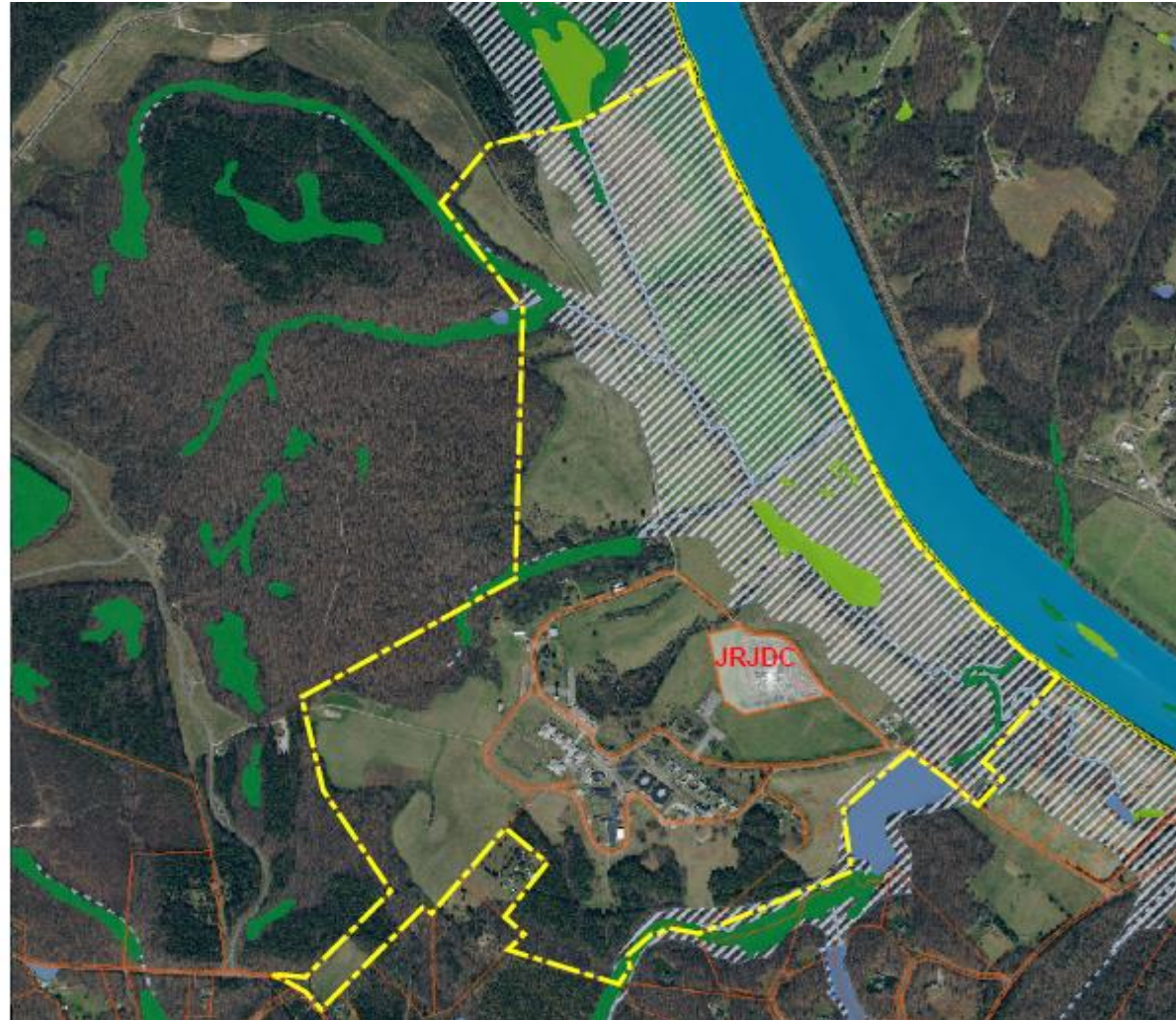
Beaumont – Floodplains and Wetlands

Beaumont Juvenile Correctional Center

Existing Conditions Map

Legend

-  Property Boundary
-  Places
-  Parcels
- National Wetlands Inventory**
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
- Streams USGS NHD**
-  Intermittent
-  Perennial
-  100-year Floodplains





Beaumont – DOC and DCR Use

