



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – March 21, 2023

*This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.*

The Board met in regular session pursuant to adjournment of the March 14, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 14, 2023, meeting were read and approved.

- 23-0335      A resolution was adopted to accept resignation of Jonathan Mansell, Control Systems Technician II, within Warren County Water and Sewer Department effective March 15, 2023. Vote: Unanimous
- 23-0336      A resolution was adopted to administer disciplinary action against Kyla Russell, Foster Care/ Adoption Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0337      A resolution was adopted to advertise for bids for the 2023 Chip Seal Project. Vote: Unanimous
- 23-0338      A resolution was adopted to authorize the Water and Sewer Department to enter into contract negotiations with Tyler Technologies, Inc. for the purchase of utility billing software system for the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0339      A resolution was adopted to enter into contract with Brumbaugh Construction Inc. for the Hendrickson Road Bridge #80-.19 Rehabilitation Project. Vote: Unanimous

- 23-0340 A resolution was adopted to amend resolutions #22-1682 and #22-1683 entering into agreements with the Warren County Park District relative to projects funded by the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds. Vote: Unanimous
- 23-0341 A resolution was adopted to accept Tax Incentive Review Council recommendations for the 2022 Enterprise Zone Program and Community Reinvestment Area Program. Vote: Unanimous
- 23-0342 A resolution was adopted to authorize the President of the Board to sign a Satisfaction of Mortgage for Desiree Morsie-Lyons. Vote: Unanimous
- 23-0343 A resolution was adopted to approve and authorize the President of the Board to sign Local Support Agency Memorandum of Understanding with Lebanon Correctional Institution on behalf of Warren County Emergency Services. Vote: Unanimous
- 23-0344 A resolution was adopted to authorize acceptance of quote from Secure Cyber Defense on behalf of Warren County Telecommunications for FortiSwitch equipment. Vote: Unanimous
- 23-0345 A resolution was adopted to approve an annual maintenance and support agreement with Sound Communications, Inc. for Verint media recorder renewal on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0346 A resolution was adopted to approve the contract with Clinton County Family and Children First Council on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 23-0347 A resolution was adopted to approve and enter into an agreement with the University of Cincinnati College of Allied Health Sciences on behalf of Warren County Children Services. Vote: Unanimous
- 23-0348 A resolution was adopted to approve addenda to agreement with Against All Odds 126, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0349 A resolution was adopted to enter into classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0350 A resolution was adopted to declare various items within Board of Developmental Disabilities, Board of Elections, Building and Zoning, Mary Haven, Records Center, and Telecommunications as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous

- 23-0351 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0352 A resolution was adopted to approve a subdivision public improvement and maintenance security reduction with D.R. Horton – Indiana, LLC for Valley View, Section 1 situated in Hamilton Township. Vote: Unanimous
- 23-0353 A resolution was adopted to approve a streets and appurtenances (including sidewalks) bond reduction for D.R. Horton – Indiana, LLC for completion of performance of construction of improvements and enter into the maintenance security for the Villages of Hopewell Valley, Section Six, situated in Hamilton Township. Vote: Unanimous
- 23-0354 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for D.R. Horton – Indiana, LLC for completion of improvements in Valley View, Section 1 situated in Hamilton Township. Vote: Unanimous
- 23-0355 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0356 A resolution was adopted to approve appropriation adjustment within Commissioners' General Fund #11011110. Vote: Unanimous
- 23-0357 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 23-0358 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 23-0359 A resolution was adopted to approve appropriation adjustments within Children Services Fund #2273. Vote: Unanimous
- 23-0360 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-0361 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 23-0362 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0363 A resolution was adopted to approve Law Enforcement Training Facility Temporary Revocable License Agreement and Waiver of Liability Form for use of space within the Old Warren County Jail located at 880 Memorial Drive in Lebanon, Ohio. Vote: Unanimous
- 23-0364 A resolution was adopted to approve appointment to the Elderly Services Advisory Committee. Vote: Unanimous



- 23-0365 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday March 23, 2023. Vote: Unanimous
- 23-0366 A resolution was adopted to enter into subrecipient agreement with Cincinnati Bell Telephone, LLC and Cincinnati Bell Extended Territories, LLC collectively DBA as Altafiber, relative to the Broadband Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds.  
Vote: Unanimous

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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Molly Conley, Warren County Soil and Water Conservation Director, was present along with members from the Warren County Agricultural Society and Warren County Farm Bureau, to discuss the importance of farming and to discuss National Agriculture Week.

Upon discussion, the Board proclaimed March 27, 2023, through March 27, 2023, as "National Agriculture Week" in Warren County.

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Trevor Hearn, Warren County Facilities Management Director, was present along with Michael Murphy, Champlin Architecture, Judge Loxley and Judge Fischer from Warren County Court, and representatives from the Board of Elections for a work session to present the findings from the Warren County Master Plan Study.

Mr. Murphy presented the attached PowerPoint presentation reviewing the findings and making recommendations relative to the options that would best accommodate the space needs within the County Campus as well as the Downtown Campus and the Engineering and Highway Department.

Mr. Murphy reviewed the existing conditions of each building, pointing out the high regard that the tenants have for Mr. Hearn's department relative to the maintenance and upkeep of the buildings. He then reviewed the existing space utilization for each building as well as a proposed future use, including a new Warren County Court Building, an addition to the Warren



County Common Pleas Court and various older buildings being demolished and newer, more efficient facilities being constructed as well as a road network that provides better access.

There was discussion relative to the best use for the existing parking at the current Administration building as well as the moving of the Warren County Board of Elections and the additional space/security needs within the Common Pleas Court Addition building relative to Adult Probation.

There was discussion relative to the relocation of the current Children Services visitation building to a new combined facility that would include Children Services, Human Services, Health Department and the Child Advocacy Center.

The Board stated the need to review the study further and discuss at a future meeting.

Judge Loxley stated he is in favor of the Board taking the time needed to make the right decision and stated he is in favor of the plan relative to County Court.

There was discussion relative to the desire to meet with the criteria architect for the New County Court facility to view how that project ties in with the Master Plan Study.

Mr. Hearn stated that the building hasn't been designed yet, as that is done at the Design/Build stage of the project. He stated that the criteria architect identified the space needs of the building and Mr. Murphy utilized that information in making his recommendations.

Judge Fischer stated that a lot of information was presented today and acknowledged confidence in Mr. Hearn and his team and well as this Board of Commissioners.

Upon discussion, the Board thanked Mr. Hearn for his efforts on this project and acknowledged the compliments on the maintenance of the buildings. They then requested to meet in a few weeks to further discuss this matter.

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Matt Schnipke, Economic Development Director, stated that the final agreement with Altafiber relative to Broadband services within Warren County has been reviewed and approved by the Assistant Prosecutor and signed by Altafiber and is ready for approval by the Board.

Mr. Schnipke discussed highlights of the agreement as follows:

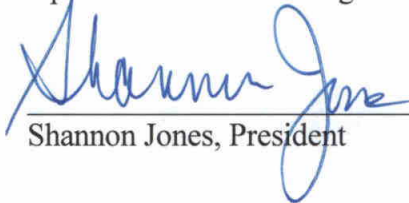
A few key items:

- Altafiber has agreed to serve approximately 52,000 addresses within the County (50,000 single-family and 2,000 multi-family dwellings).
  - This equates to roughly \$96 per 50,000 single-family dwellings with the 2,000 multi-dwelling units included as well

- Altafiber will provide quarterly metric reporting
- Pay applications will be submitted every 90 days and the payment will be based on the number of SFU residences that have been connected
- The agreement runs through 2038 for monitoring and reporting, but all construction must be completed by 12/31/2026.
- Altafiber will own, operate, and maintain the improvements
- Altafiber will only be installing fiber-optic cabling and will not charge consumers fees for connecting to homes regardless of length of driveways
- If there is a breach of contract at any time within the first 4 years, the full contribution amount is owed back to the County and there is a pro-rated schedule for years 5-15.
- County has right to terminate for convenience with six months written notice, but must reimburse Altafiber for any costs incurred up to that point
- Altafiber is to prioritize the east side of the County from a timing standpoint

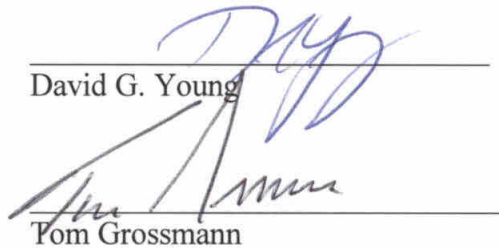
Upon further discussion, the Board resolved (Resolution #23-0366) to enter into subrecipient agreement with Cincinnati Bell Telephone, LLC and Cincinnati Bell Extended Territories, LLC collectively DBA as Altafiber, relative to the Broadband Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds.

Upon motion the meeting was adjourned.



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Shannon Jones, President



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David G. Young



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Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 21, 2023, in compliance with Section 121.22 O.R.C.



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Tina Osborne, Clerk  
Board of County Commissioners  
Warren County, Ohio



The background of the cover features a photograph of the Warren County Courthouse. The building is a large, white, classical-style structure with a prominent dome. In the foreground, there are trees with vibrant autumn foliage in shades of orange, red, and yellow. To the left, an American flag flies on a tall pole. The sky is a clear, deep blue. A dark blue horizontal band is overlaid across the middle of the image, containing the title text.

# *Warren County Master Plan*

MARCH 21, 2023

 **CHAMPLIN**  
ARCHITECTURE



SECTION

1

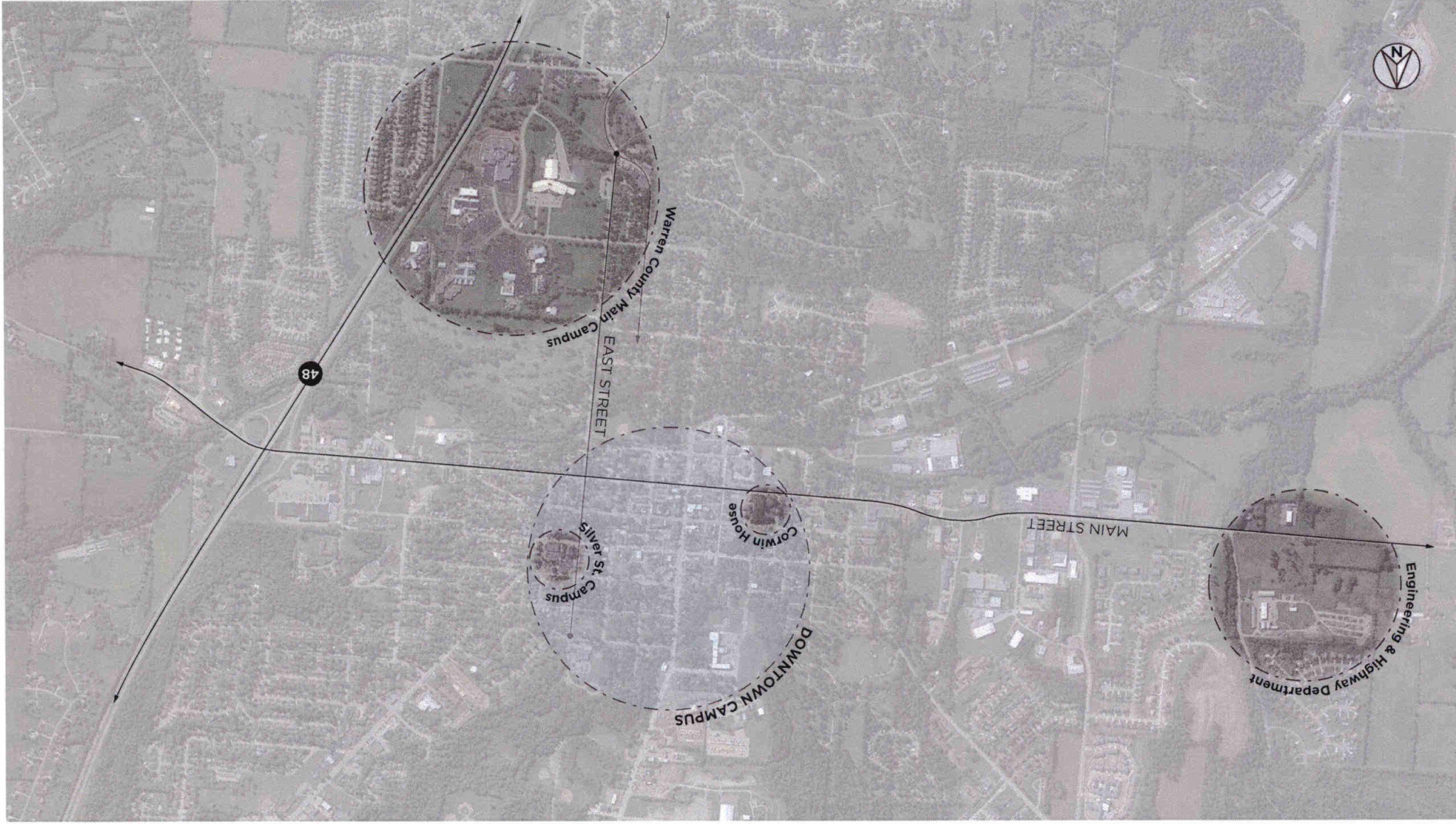
*Introduction*





## TIMELINE OF ACTIVITIES

|                 |  |                 |   |                 |   |                 |  |
|-----------------|--|-----------------|---|-----------------|---|-----------------|--|
| <b>04.26.22</b> | Master Planning Kick-Off Meeting held at Administration Building with County Facilities        | <b>08.16.22</b> | Champlin met with Health Department                           | <b>09.13.22</b> | Champlin met with Warren County Garage  | <b>10.21.22</b> | Champlin shares draft of written Master Plan content with County Facilities Management |
| <b>06.08.22</b> | Champlin sent initial Master Planning Survey Form to County Facilities Management              | <b>08.16.22</b> | Champlin met with Probate / Juvenile Court                    | <b>09.14.22</b> | Champlin met with Domestic Relations Court  | <b>10.28.22</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>06.10.22</b> | Champlin sent revised Master Planning Survey Form to County Facilities Management              | <b>08.18.22</b> | Champlin met with County Engineer & Highway Garage Department | <b>09.14.22</b> | Champlin met with Facilities Management   | <b>11.04.22</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>07.11.22</b> | Master Planning Survey Forms completed by Department Representatives were received by Champlin | <b>08.22.22</b> | Champlin met with Emergency Services                          | <b>09.15.22</b> | Champlin met with Common Pleas  | <b>11.11.22</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>07.27.22</b> | Master Planning Department Meeting request was sent out to Department Representatives          | <b>08.22.22</b> | Champlin met with Treasury                                    | <b>09.15.22</b> | Champlin met with Adult Probation and Community Corrections   | <b>11.18.22</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>08.10.22</b> | Champlin met with Child Advocacy Center  | <b>08.23.22</b> | Champlin met with Human Services                              | <b>09.16.22</b> | Champlin met with Law Library   | <b>11.22.22</b> | Champlin met with County Facilities Management & Representatives                       |
| <b>08.11.22</b> | Champlin met with Veterans Services  | <b>08.23.22</b> | Champlin met with Clerk of Courts for Common Pleas            | <b>09.19.22</b> | Champlin met with Water Department  | <b>12.09.22</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>08.11.22</b> | Champlin met with Commissioner's Office  | <b>08.24.22</b> | Champlin met with Mary Haven Youth Center                     | <b>09.21.22</b> | Champlin met with Children Services   | <b>01.03.23</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>08.12.22</b> | Champlin met with Sheriff's Office   | <b>08.24.22</b> | Champlin met with Economic Development                        | <b>09.21.22</b> | Champlin met with Recorder  | <b>01.05.23</b> | Champlin met with County Facilities Management & Representatives                       |
| <b>08.12.22</b> | Champlin met with Grants Administration & Solid Waste District                                 | <b>08.25.22</b> | Champlin met with Building & Zoning                           | <b>09.20.22</b> | Champlin met internally to develop Master Plan Recommendations  | <b>01.18.23</b> | Champlin met internally to refine Master Plan Recommendations                          |
| <b>08.15.22</b> | Champlin met with Regional Planning Commission   | <b>08.26.22</b> | Champlin met with Tax Map Department                          | <b>10.05.22</b> | Champlin toured County Court Building, Old Jail at 880 Memorial, Historic Jail at 312 E. Silver, Children Services Visitation House, and Corwin House | <b>02.17.23</b> | Champlin presents draft version of the Facilities Master Plan                          |
| <b>08.15.22</b> | Champlin met with Soil & Water   | <b>08.30.22</b> | Champlin met with Prosecutor's Office                         | <b>10.07.22</b> | Champlin met internally to refine Master Plan Recommendations   | <b>03.21.23</b> | Champlin presents final version of the Facilities Master Plan                          |
|                 |  | <b>08.31.22</b> | Champlin met with IT  | <b>10.21.22</b> | Champlin met internally to refine Master Plan Recommendations   |                 |  |
|                 |  | <b>09.07.22</b> | Champlin met with CSEA  |                 |   |                 |  |
|                 |  | <b>09.07.22</b> | Champlin met with Telecommunications                          |                 |   |                 |  |
|                 |  | <b>09.08.22</b> | Champlin met with Ohio Means Jobs                             |                 |   |                 |  |
|                 |  | <b>09.09.22</b> | Champlin met with Records & Archives                          |                 |   |                 |  |
|                 |  | <b>09.12.22</b> | Champlin met with Board of Elections                          |                 |   |                 |  |



Warren County Main Campus

EAST STREET

Silver St. Campus

Corwin House

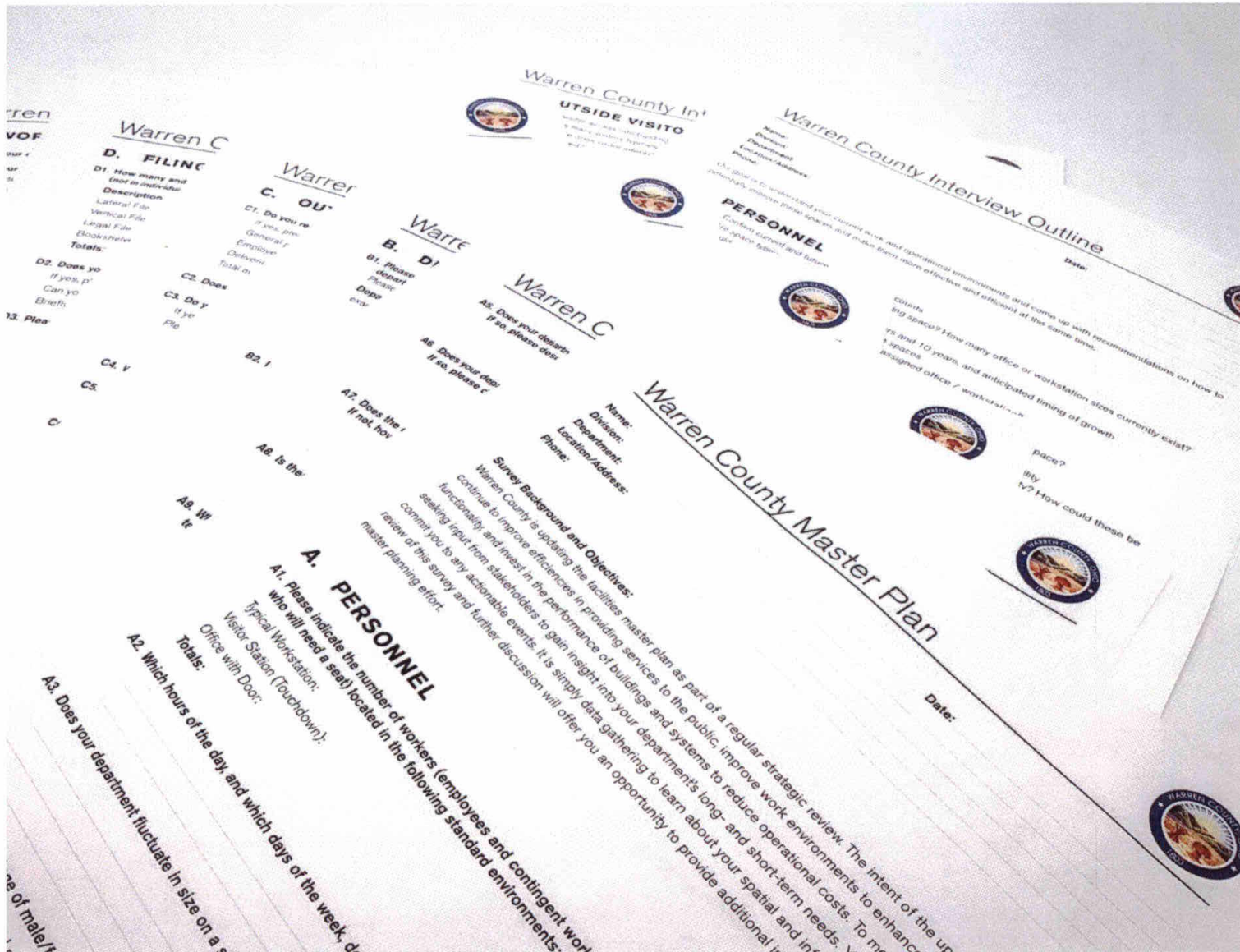
DOWNTOWN CAMPUS

MAIN STREET

Engineering & Highway Department

48





## SURVEY AND INTERVIEWS

- "Rightsizing" departmental space
- Improving efficiencies
- Increasing productivity and functionality
- Technology changes
- Enhancing security

## Common Themes

- Parking
  - Fleet parking
  - Public parking
  - Activity-based parking
- File Storage
  - On site
  - Off site
  - Archive
- Staffing
  - Growth or reduction
- Departmental Adjacencies
  - Within a building
  - On a campus



GROWTH PROJECTIONS

|                                  | Current FTE<br>(assigned<br>workspaces) | Projected FTE<br>(assigned<br>workspaces) | % Growth or<br>Reduction<br>Projected | Current<br>Occupied SF | Projected SF<br>Needed | % Growth or<br>Reduction<br>Projected | Hybrid<br>Work Model<br>Potential | Notes   |
|----------------------------------|---|---|---------------------------------------|------------------------|------------------------|---------------------------------------|-----------------------------------|---|
| Board of Elections               | 12                                      | 20  | 67%                                   | 10,713                 | 17,855                 | 67%                                   | ✗                                 |   |
| Building & Zoning                | 11                                      | 12  | 9%                                    | 3,294                  | 3,294                  | 0%                                    | ✔                                 | Inspectors rarely in office in Hybrid Work Model, touchdown workstations to be removed.                       |
| Child Advocacy Center            | 7                                       | 10  | 43%                                   | 3,118                  | 4,454                  | 43%                                   | ✗                                 | Current FTE includes 2 Therapists.  |
| Child Support Enforcement Agency | 43                                      | 51  | 19%                                   | 9,199                  | 10,910                 | 19%                                   | ✗                                 |   |
| Children Services                | 60                                      | 80  | 33%                                   | 13,615                 | 18,153                 | 33%                                   | ✗                                 |   |
| Commissioners' Office            | 7                                       | 9   | 29%                                   | 6,739                  | 6,739                  | 0%                                    | ✗                                 | No SF growth projected due to ability to absorb growth.   |
| Common Pleas General Division    | 28                                      | 33  | 18%                                   | 26,954                 | 31,767                 | 18%                                   | ✗                                 |   |
| County Court                     | 11                                      | 15  | 36%                                   | 10,182                 | 13,885                 | 36%                                   | ✗                                 | Criteria Architect has a plan with a fixed square footage that should be reflected in these projections.      |
| Court Services (Clerk)           | 27                                      | 27  | 0%                                    | 5,937                  | 5,937                  | 0%                                    | ✗                                 | SF growth to align with County Court growth.  |
| Domestic Relations               | 21                                      | 27  | 29%                                   | 8,701                  | 11,187                 | 29%                                   | ✗                                 | Ability to add 18,000 SF which is more than needed for this dept.   |
| Economic Development             | 2                                       | 2   | 0%                                    | 1,907                  | 1,907                  | 0%                                    | ✔                                 |   |
| Emergency Services               | 48                                      | 51  | 6%                                    | 7,736                  | 8,220                  | 6%                                    | ✗                                 | SF growth for support spaces (respite room, lockers, etc.)  |
| Engineer's Office                | 18                                      | 22  | 22%                                   | 7,348                  | 7,348                  | 0%                                    | ✗                                 | Space to be consolidated and redesigned for efficiency; large offices could be shared.                        |
| Facilities Management            | 23                                      | 26  | 13%                                   | 11,925                 | 13,480                 | 13%                                   | ✗                                 |   |
| Garage                           | 7                                       | 7   | 0%                                    | 2,400                  | 2,400                  | 0%                                    | ✗                                 |   |
| Grants & Solid Waste             | 4                                       | 4   | 0%                                    | 603                    | 603                    | 0%                                    | ✗                                 | No impactful growth projected.  |
| Health Department                | 75                                      | 123                                       | 64%                                   | 12,931                 | 21,207                 | 64%                                   | ✗                                 | Significant growth projected.   |
| Highway Department               | 6                                       | 11  | 83%                                   | 10,163                 | 10,163                 | 0%                                    | ✗                                 | Growth based on personnel count not required. They do need better vehicle storage, fewer doors, more lockers. |
| Human Services                   | 46                                      | 50  | 9%                                    | 11,331                 | 11,331                 | 0%                                    | ✔                                 | Growth absorbed with Hybrid Work Model.   |
| IT Department                    | 20                                      | 23  | 15%                                   | 8,125                  | 8,125                  | 0%                                    | ✔                                 | No SF growth projected due to ability to absorb growth, limited Hybrid Work.                                  |
| Juvenile Court                   | 57                                      | 60  | 5%                                    | 21,596                 | 22,733                 | 5%                                    | ✗                                 |   |
| Juvenile Detention               | 11                                      | 11  | 0%                                    | 9,651                  | 9,651                  | 0%                                    | ✗                                 |   |
| Law Library                      | 1                                       | 1   | 0%                                    | 1,925                  | 1,925                  | 0%                                    | ✗                                 |   |
| Mary Haven Youth Center          | 19                                      | 30  | 58%                                   | 17,241                 | 17,241                 | 0%                                    | ✗                                 | No SF growth projected due to ability to absorb growth with redesign.   |
| Ohio Means Jobs                  | 22                                      | 25  | 14%                                   | 12,365                 | 12,365                 | 0%                                    | ✗                                 | No SF growth projected due to ability to absorb growth.   |
| Probation                        | 42                                      | 47  | 12%                                   | 9,872                  | 10,911                 | 11%                                   | ✗                                 |   |
| Prosecutor's Office              | 37                                      | 40  | 8%                                    | 16,716                 | 18,071                 | 8%                                    | ✗                                 |   |
| Recorders Office                 | 10                                      | 11  | 10%                                   | 4,667                  | 4,667                  | 0%                                    | ✗                                 | No SF growth projected due to ability to absorb growth with redesign.   |
| <b>TOTALS</b>                    | <b>861</b>                              | <b>1041</b>                               | <b>21%</b>                            | <b>324,512</b>         | <b>372,898</b>         | <b>15%</b>                            |                                   |   |





SECTION

2

*Existing Conditions*





SILVER STREET CAMPUS  
**Old Courthouse**  
300 E. Silver Street

**BUILDING CHALLENGES**

- Limited parking
- Security concerns with access and visibility to visitors entering the building from the parking lot
- Security/wayfinding concerns related to access points on different floors and from different sides of the building

**BUILDING ADVANTAGES**

- Well-maintained historic building / character



SILVER STREET CAMPUS  
**Old Administration Building**  
320 E. Silver Street

**BUILDING CHALLENGES**

- Limited parking
- Accessibility challenges getting into building from street level and from the parking lot

**BUILDING ADVANTAGES**

- Well-maintained



SILVER STREET CAMPUS  
**Historic Jail**  
312 E. Silver Street

**BUILDING CHALLENGES**

- Limited parking
- Accessibility issues related to age of the building and original design as a residence with attached jail facilities
- Difficulty in renovation due to original use of the building
- Historic nature of the building could create resistance to reuse

**BUILDING ADVANTAGES**

- Historic building / character



SILVER STREET CAMPUS  
**Children Services  
Visitation House**  
311 E. Warren Street

**BUILDING CHALLENGES**

- Limited parking
- Security and visibility issues while staff are operating out of this facility for visitation services

**BUILDING ADVANTAGES**

- Residential atmosphere for Children Services functions
- Well-maintained



JUSTICE DRIVE CAMPUS

## Health & Human Services Building

416 S. East Street

### BUILDING CHALLENGES

- Restrooms within the current building and the entire 3rd floor space are not ADA accessible
- Wayfinding within building for various services is challenging for visitors
- Safety and security concerns with access into building by visitors
- Inefficient layout for building function

### BUILDING ADVANTAGES

- Location on campus for public access



JUSTICE DRIVE CAMPUS

## Administration Building

406 Justice Drive

### BUILDING CHALLENGES

- Location of county server facilities
- Usability of basement and 3rd floor for public access

### BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout
- Central location on campus for public access
- Abundant available parking



JUSTICE DRIVE CAMPUS

## Facilities Management

430 Justice Drive

### BUILDING CHALLENGES

- Location in center of campus for a facility not requiring public access
- Oversized shop spaces
- Amount of covered vehicle storage
- Loading dock and temporary storage/distribution is inadequate

### BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout



JUSTICE DRIVE CAMPUS

## Common Pleas Court Building

500 Justice Drive

### BUILDING CHALLENGES

- Lack of secure access for juries and court personnel
- Lack of expansion space within current footprint
- Visibility of grand jury room access in building due to information desk location
- Hardened basement location of Telecommunications (difficult to renovate)

### BUILDING ADVANTAGES

- Well-maintained facility, newer finishes throughout
- Location nearby other county court & administration buildings and supporting court services
- Hardened basement location of Telecommunications (highly resilient)
- Abundant parking





JUSTICE DRIVE CAMPUS  
**County Court Building  
 & Old Jail**  
 880 Memorial Drive

**BUILDING CHALLENGES**

- Old Jail is vacant and needs to be repurposed or demolished
- County Court Building is an outdated facility and needs to be repurposed and/or replaced

**BUILDING ADVANTAGES**

- Location nearby other county court & administration buildings and supporting court services



JUSTICE DRIVE CAMPUS  
**SWAT Garage**  
 890 Memorial Drive

**BUILDING CHALLENGES**

- Outdated facility

**BUILDING ADVANTAGES**

- None



JUSTICE DRIVE CAMPUS  
**Juvenile Justice Center**  
 900 Memorial Drive

**BUILDING CHALLENGES**

- Durable architectural elements would not allow easy repurposing of space
- Mary Haven facility is oversized for population served

**BUILDING ADVANTAGES**

- Appropriate facility type for use



JUSTICE DRIVE CAMPUS  
**520 Justice Office Building**  
 520 Justice Drive

**BUILDING CHALLENGES**

- Limited warehouse storage space for current Board of Elections function
- Cross circulation of court staff with adult probation clients
- Lack of secure parking
- Shared Emergency Operations Center with Board of Elections
- Vulnerability of the Communications Center due to upper floor location with windows

**BUILDING ADVANTAGES**

- Newer building, well-maintained
- Loading dock access



JUSTICE DRIVE CAMPUS  
**New Jail & Sheriff's Office**  
822 Memorial Drive

**BUILDING CHALLENGES**

- None

**BUILDING ADVANTAGES**

- New facility



OTHER BUILDINGS  
**Corwin House**  
210 W. Main Street

**BUILDING CHALLENGES**

- Limited parking
- Accessibility challenges from majority of on-site parking into building
- Inefficient layout for building office function
- Underutilized basement level

**BUILDING ADVANTAGES**

- None



OTHER BUILDINGS  
**Mechanics Garage**  
1433 State Route 63

**BUILDING CHALLENGES**

- Parking for storage of fleet vehicles

**BUILDING ADVANTAGES**

- None



OTHER BUILDINGS  
**Engineer's Office Building &  
Engineer's Highway Complex**  
105 Markey Road

**BUILDING CHALLENGES**

- Outdated Engineer's Office Building facility
- Inefficient layout for Engineer's Office Building
- Outdated Highway Department Office Building facility and surrounding equipment storage structures
- Large number of overhead doors requires constant maintenance

**BUILDING ADVANTAGES**

- Location outside of city core
- Abundant space for materials lay-down area



SECTION

3

*Space & Utilization*

WARREN COUNTY  
COURTS  
BUILDING

500

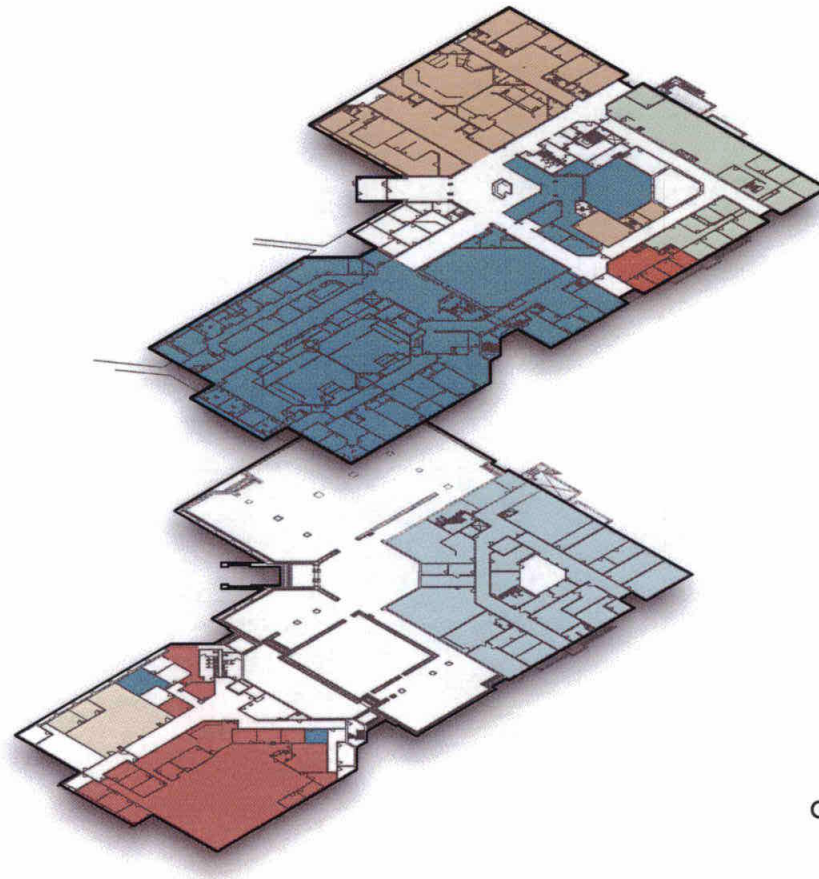
50

**1ST FLOOR**

- Clerk of Courts
- General Division
- Domestic Relations
- Project Search

**LOWER LEVEL**

- General Division
- CSEA
- Law Library
- Telecom



**EXISTING  
COMMON PLEAS COURT BUILDING**

1" = 64'

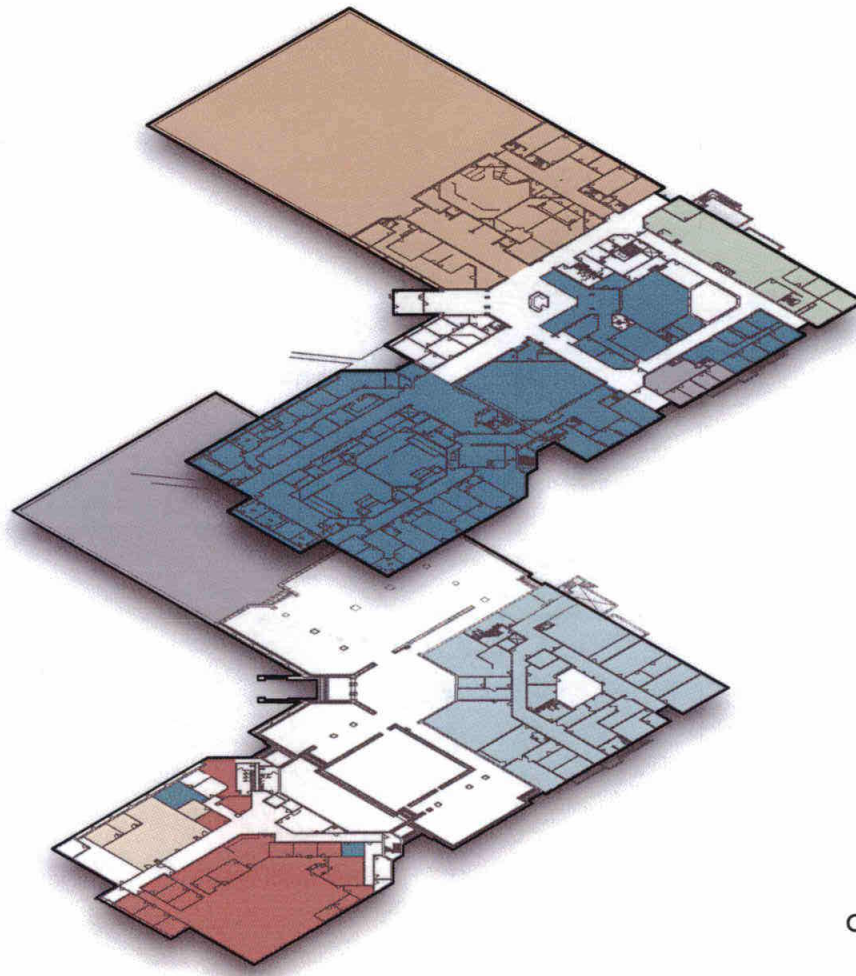


**1ST FLOOR**

- Clerk of Courts
- General Division
- Domestic Relations
- Vacant

**LOWER LEVEL**

- General Division
- CSEA
- Law Library
- Telecom
- Vacant

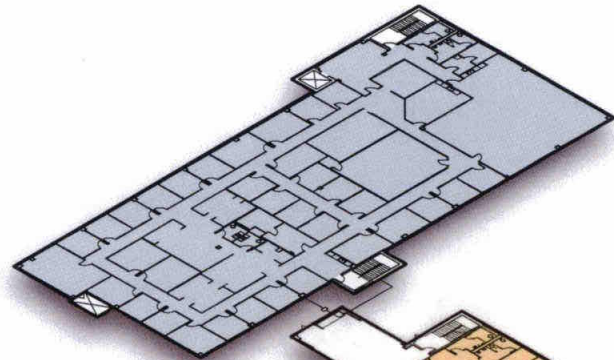


**FUTURE  
COMMON PLEAS COURT BUILDING**

1" = 64'

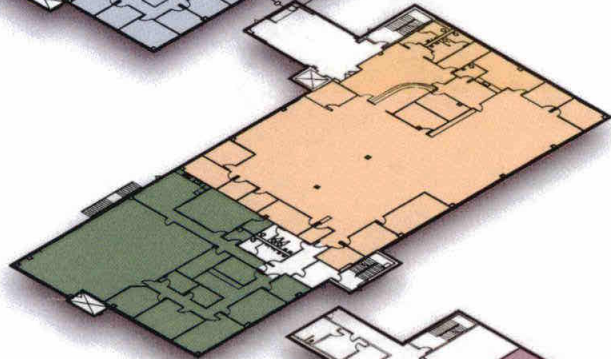
2ND FLOOR

● Prosecutor



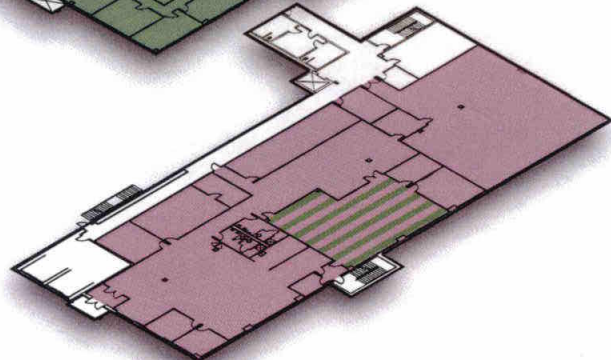
1ST FLOOR

● Adult Probation  
● Emergency Services



LOWER LEVEL

● Board of Elections  
● Emergency Services



EXISTING  
520 JUSTICE OFFICE BUILDING

1" = 48'



2ND FLOOR

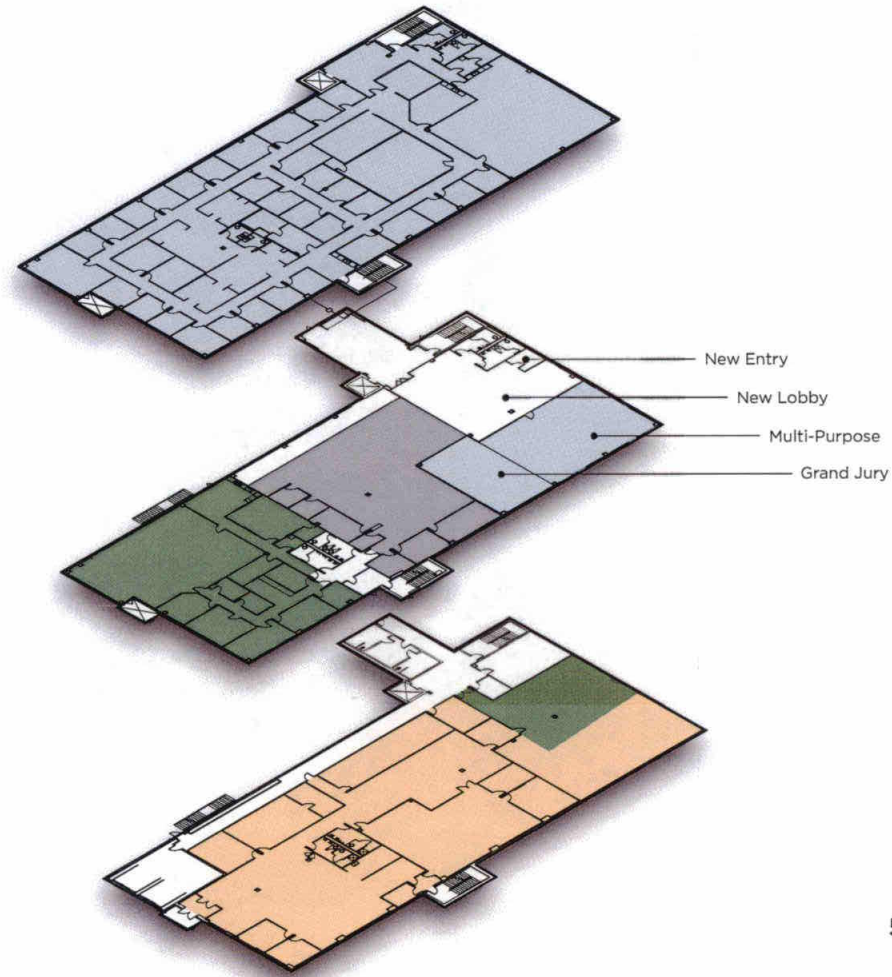
- Prosecutor

1ST FLOOR

- Emergency Services
- Prosecutor
- Vacant

LOWER LEVEL

- Adult Probation
- Emergency Services



**FUTURE  
520 JUSTICE OFFICE BUILDING**

1" = 48'

**3RD FLOOR**

- Conference Center
- Economic Development
- IT Department

**2ND FLOOR**

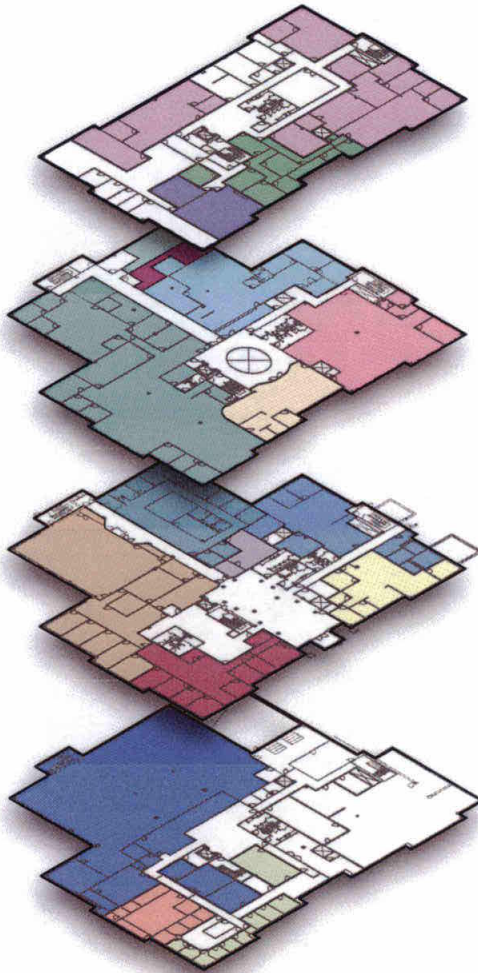
- Auditor
- Grants & Solid Waste
- Real Estate Appraisers
- Recorder
- Tax Maps
- Treasurer

**1ST FLOOR**

- Building & Zoning
- Commissioner's Office
- Office of Management and Budget
- Regional Planning Commission
- Water
- Water Instrumentation

**LOWER LEVEL**

- Archives
- Children Services / Storage
- Genealogy



**EXISTING  
ADMINISTRATION BUILDING**

1" = 64'



**3RD FLOOR**

- Conference Center
- Economic Development
- Grants & Solid Waste
- IT Department

**2ND FLOOR**

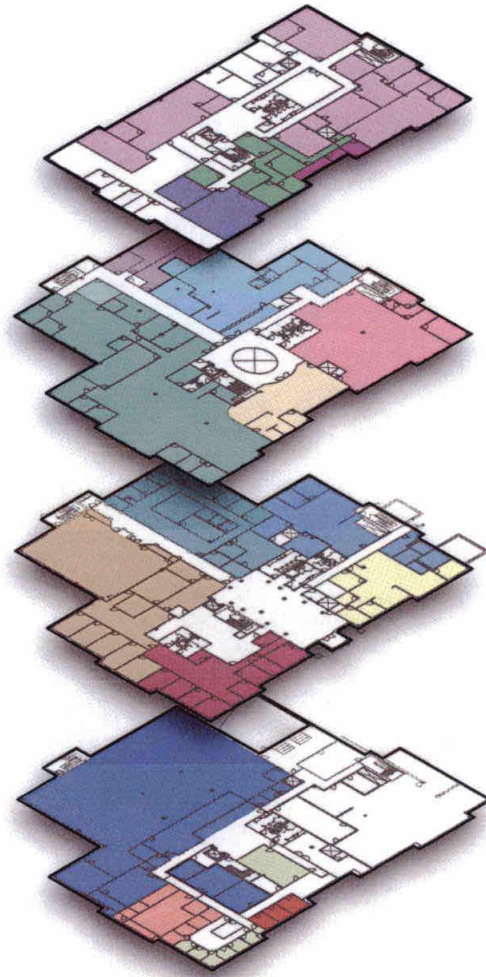
- Auditor
- Real Estate Appraisers
- Recorder
- Tax Maps
- Treasurer
- Water Instrumentation

**1ST FLOOR**

- Building & Zoning
- Commissioner's Office
- Office of Management and Budget
- Regional Planning Commission
- Water

**LOWER LEVEL**

- Archives
- Children Services / Storage
- Genealogy
- Project Search

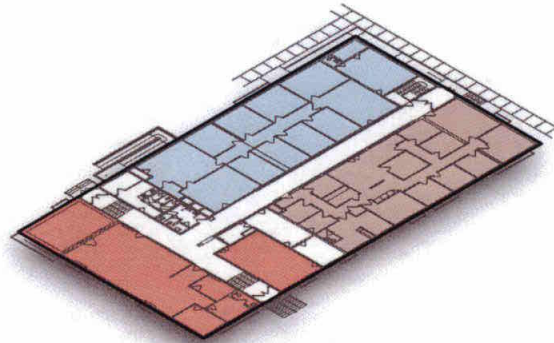


**FUTURE  
ADMINISTRATION BUILDING**

1" = 64'

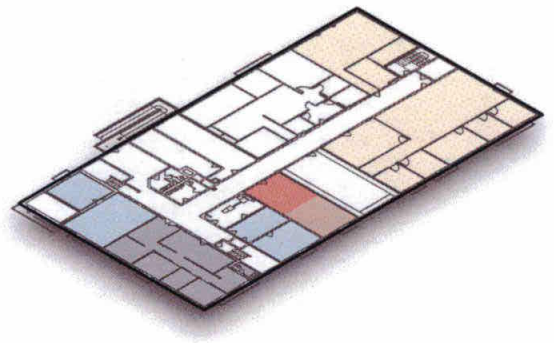
**1ST FLOOR**

- Child Advocacy Center
- Soil & Water
- Veterans Services



**LOWER LEVEL**

- Child Advocacy Center
- OSU Extension
- Soil & Water
- Veterans Services



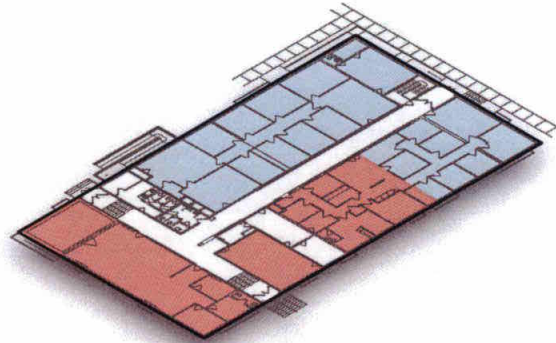
**EXISTING**  
**OLD ADMINISTRATION BUILDING**

1" = 48'



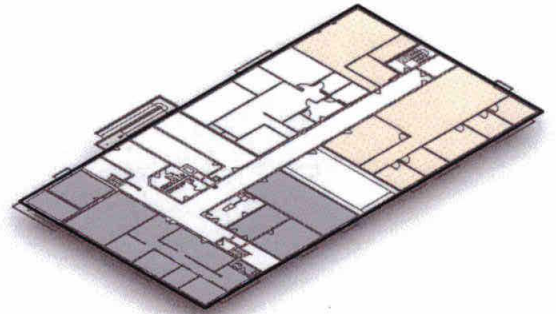
**1ST FLOOR**

- Soil & Water
- Veterans Services



**LOWER LEVEL**

- OSU Extension
- Vacant



**FUTURE  
OLD ADMINISTRATION BUILDING**

1" = 48'

SECTION

4

*Recommendations*

BOARD OF ELECTIONS



## PERIMETER ORGANIZATION

- Preserves green space
- Maintains building distance from East Street
- Less traffic on Justice Drive
- ➖ Requires reworking Park Avenue

## OFF-CAMPUS BOARD OF ELECTIONS

- Impacts only Phase 4
- No Board of Elections on campus
- Existing Health & Human Services Building may remain for historic value

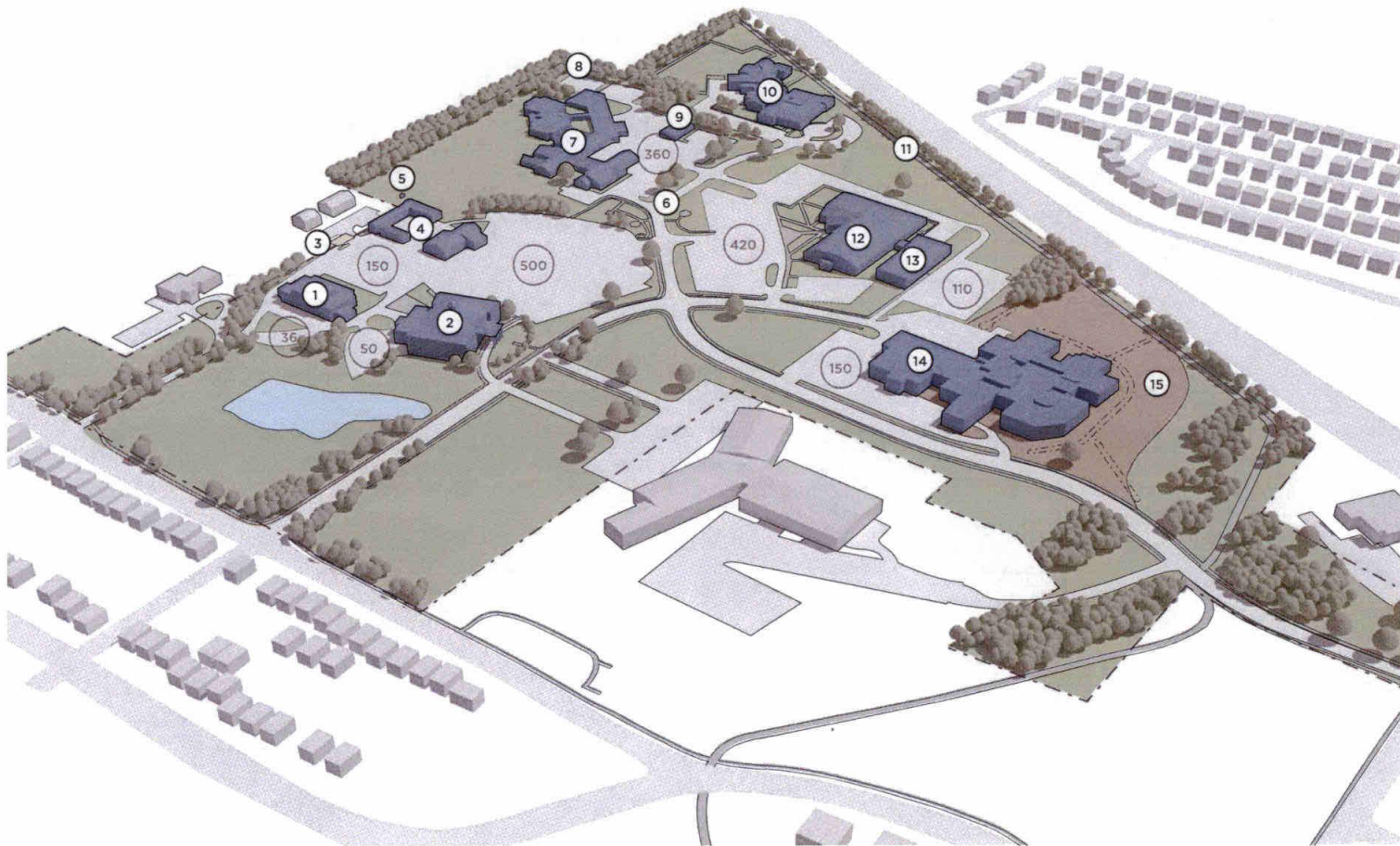
A

## ON-CAMPUS BOARD OF ELECTIONS

- Impacts only Phase 4 and requires additional Phase 5
- Board of Elections on campus
- Demo Health & Human Services Building

B

EXISTING



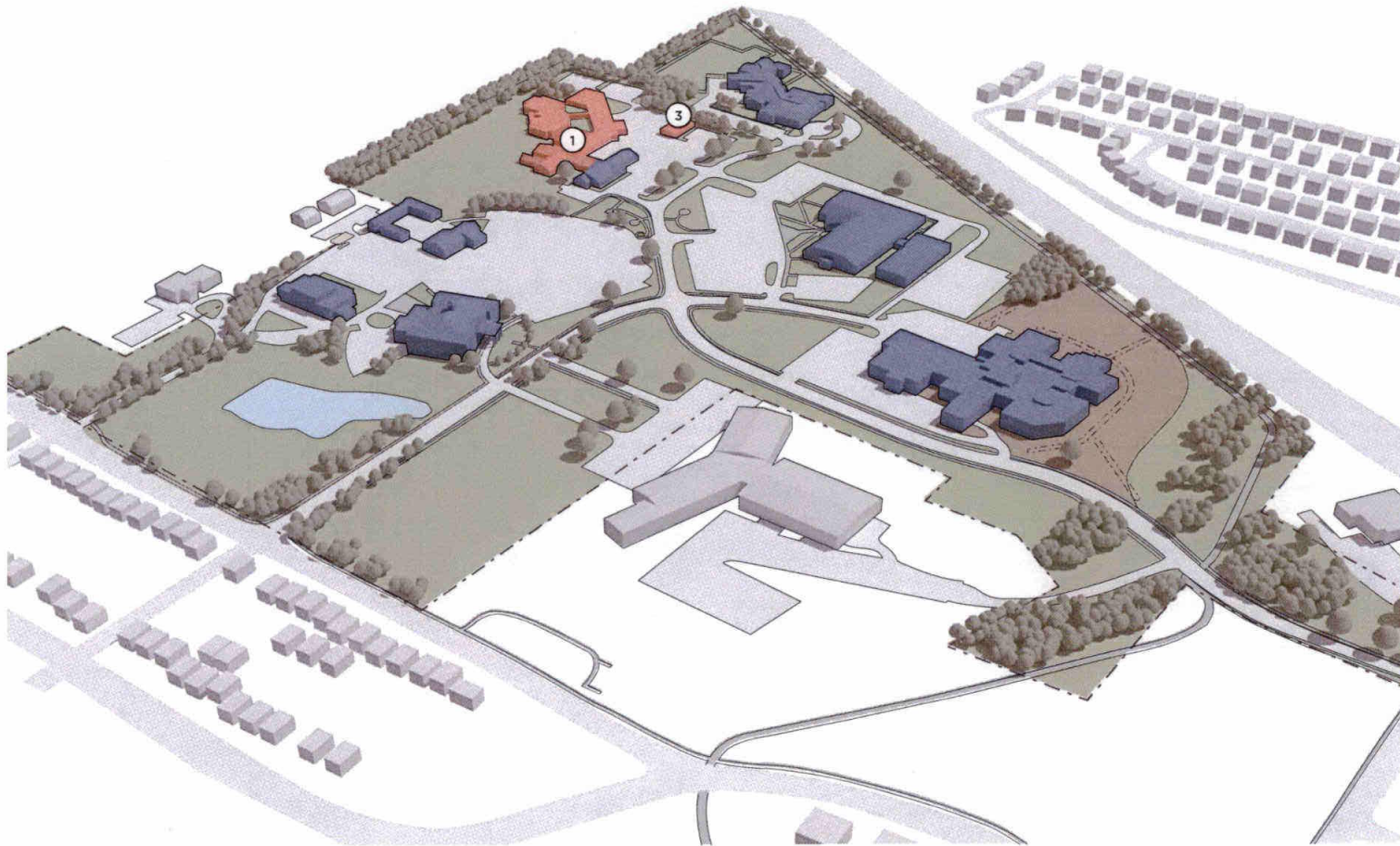
## Justice Drive Campus

- ① Health & Human Services Building
  - ② Administration Building
  - ③ Fueling Station
  - ④ Facilities Management
  - ⑤ Weather Station
  - ⑥ Monuments
  - ⑦ County Court Building & Old Jail
  - ⑧ Impound Lot
  - ⑨ SWAT Garage
  - ⑩ Juvenile Justice Center
  - ⑪ Bike Trail
  - ⑫ Common Pleas Court Building (CPC)
  - ⑬ 520 Justice Office Building
  - ⑭ New Jail & Sheriff's Office
  - ⑮ Drainage
- # Parking Counts



PHASE

1

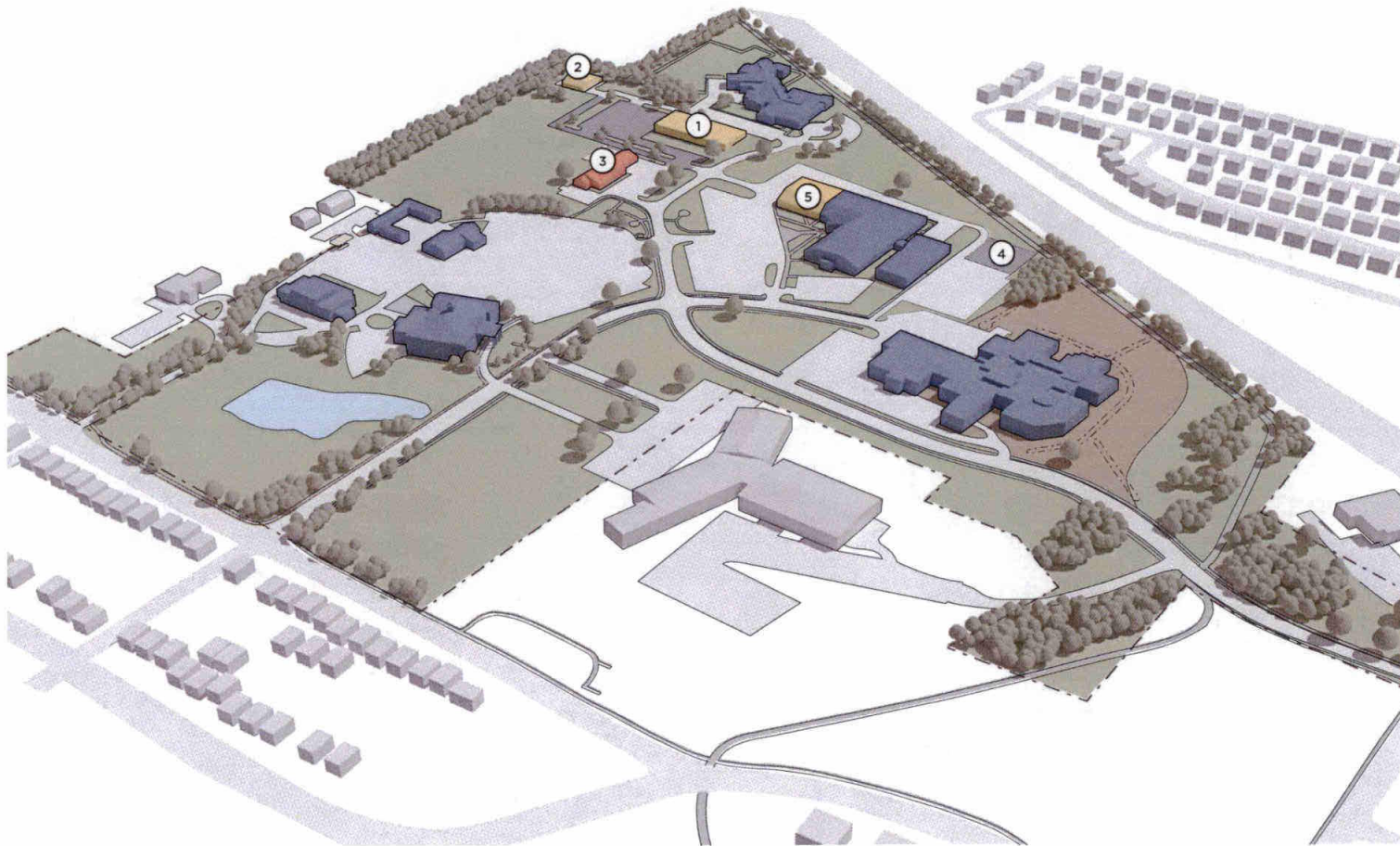


### Enabling Projects

- ① Demolish the existing Old Jail at 880 Memorial Drive. Note that the County Court Building is to remain and existing infrastructure that feeds County Court must be maintained.
- ② Construct a replacement SWAT garage and facility at an off-campus location. This 12,000 SF replacement facility will include SWAT vehicle storage, SWAT office and workspace, indoor and/or outdoor firearms training facilities, indoor large County vehicle storage, and secure indoor impounded vehicle storage. This step must be completed before the existing SWAT garage is demolished.
- ③ Demolish the existing SWAT garage.

PHASE

2



### County Court Building

- ① Construct a new County Court Building and adjacent parking lot.
- ② Construct structure to enclose impound lot. Building size is to accommodate 15 vehicles.
- ③ Demolish the existing County Court Building.
- ④ Expand parking lot south of 520 Justice Office Building.
- ⑤ Expand Common Pleas Court Building by approximately 18,000 SF. This may be built at any phase.



PHASE

3



### Facilities Management

- ① Construct a new 18,000 SF Facilities Management building. This step must be completed before the existing Facilities Management building is demolished.
- ② Create a new parking lot on the site of the demolished Old Jail and County Court Building.
- ③ Demolish existing Facilities Management building.
- ④ Determine if the purchase or lease of a former retail site will proceed.

PHASE  
**4A**

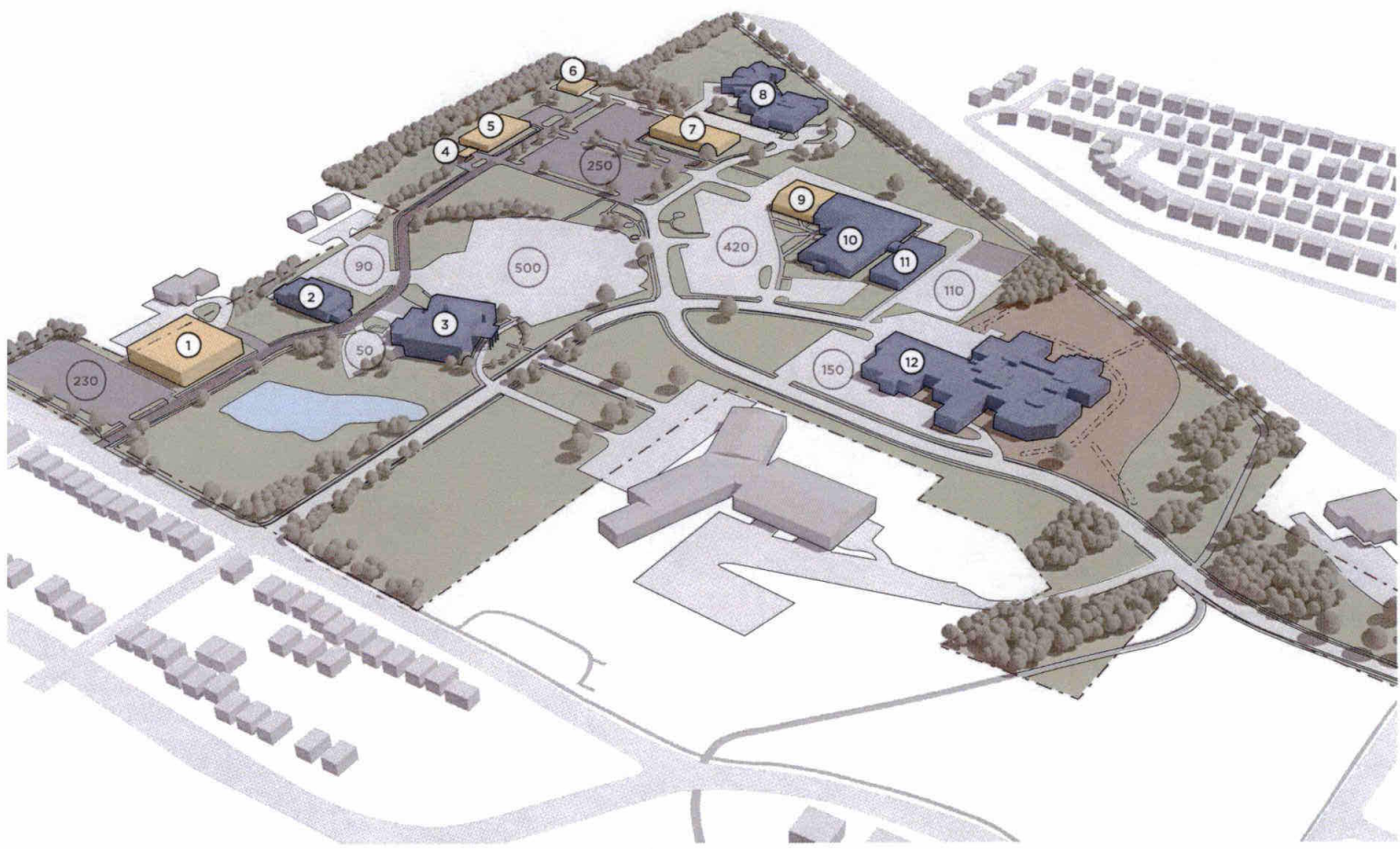


## With Off-Campus Board of Elections

- ① Widen and realign Park Avenue.
- ② Construct a new 64,000 SF Health & Human Services Building and adjacent parking lot.
- ③ Relocate Child Advocacy Center from the Old Administration Building to the new facility.
- ④ Expand Veterans Services and Soil & Water in the Old Administration Building into vacated space.
- ⑤ Construct a new fueling station adjacent to the new Facilities Management building.
- ⑥ Demolish existing fueling station.
- ⑦ Renovate a portion of an existing building for the Board of Elections.
- ⑧ Optional: Renovate a portion of an existing building for the Public Health Department. (Note that this would reduce the square footage of the building constructed in Phase 3 to just what is required for Child and Human Services (approximately 30,000 square feet).)
- ⑨ Relocate Adult Probation from the 2nd floor of the 520 Justice Office Building to the 1st floor of the 520 Justice Office Building.
- ⑩ Create secure jury and staff entrance to the 520 Justice Office Building.

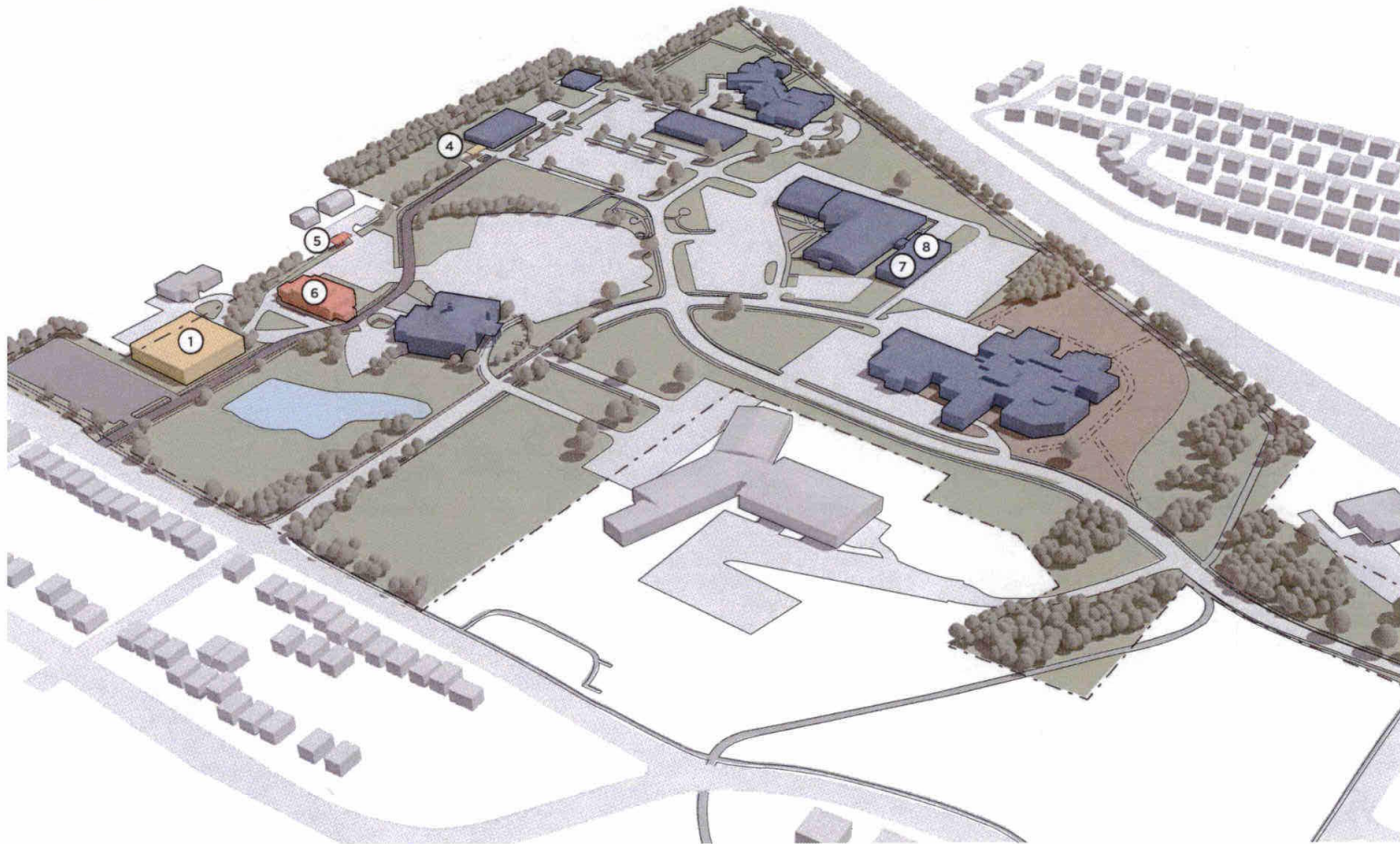


FINAL  
A



- ① Health & Human Services Building
- ② former Health & Human Services Building
- ③ Administration Building
- ④ Fuel Station
- ⑤ Facilities Management
- ⑥ Impound Lot
- ⑦ County Court Building
- ⑧ Juvenile Justice Center
- ⑨ Common Pleas Court Building addition
- ⑩ Common Pleas Court Building
- ⑪ 520 Justice Office Building
- ⑫ New Jail & Sheriff's Office
- # Parking Counts

PHASE  
**4B**

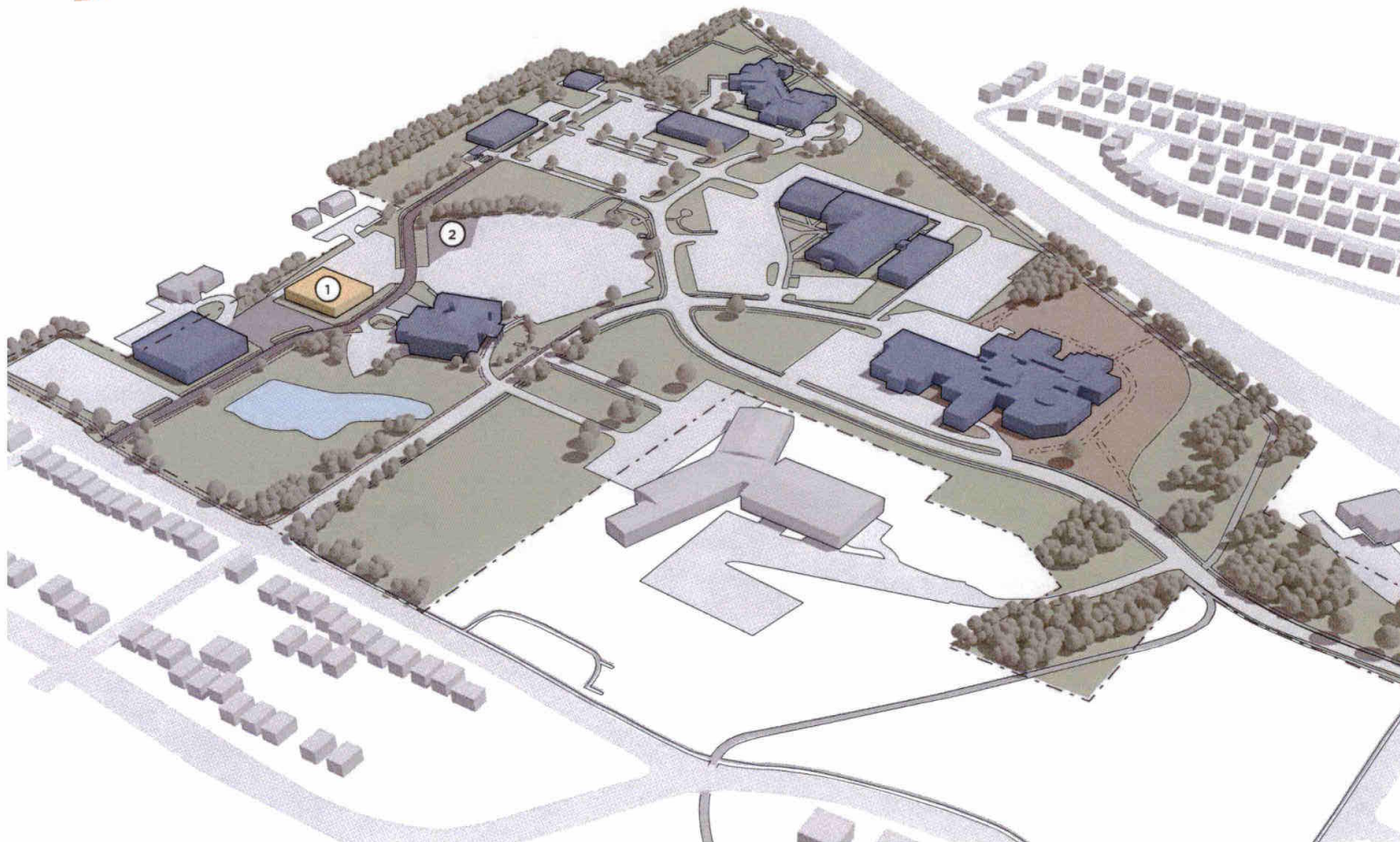


**With On-Campus Board  
of Elections**

- ① Construct a new 64,000 SF Health & Human Services Building and adjacent parking lot.
- ② Relocate Child Advocacy Center from the Old Administration Building to the new facility.
- ③ Expand Veterans Services and Soil & Water in the Old Administration Building into vacated space.
- ④ Construct a new fueling station adjacent to the new Facilities Management building.
- ⑤ Demolish existing fueling station.
- ⑥ Demolish existing Health & Human Services Building.
- ⑦ Relocate Adult Probation from the 2nd floor of the 520 Justice Office Building to the 1st floor of the 520 Justice Office Building. Create a dedicated Emergency Operations Center at the time of this renovation.
- ⑧ Create secure jury and staff entrance to the 520 Justice Office Building.



PHASE  
**5B**

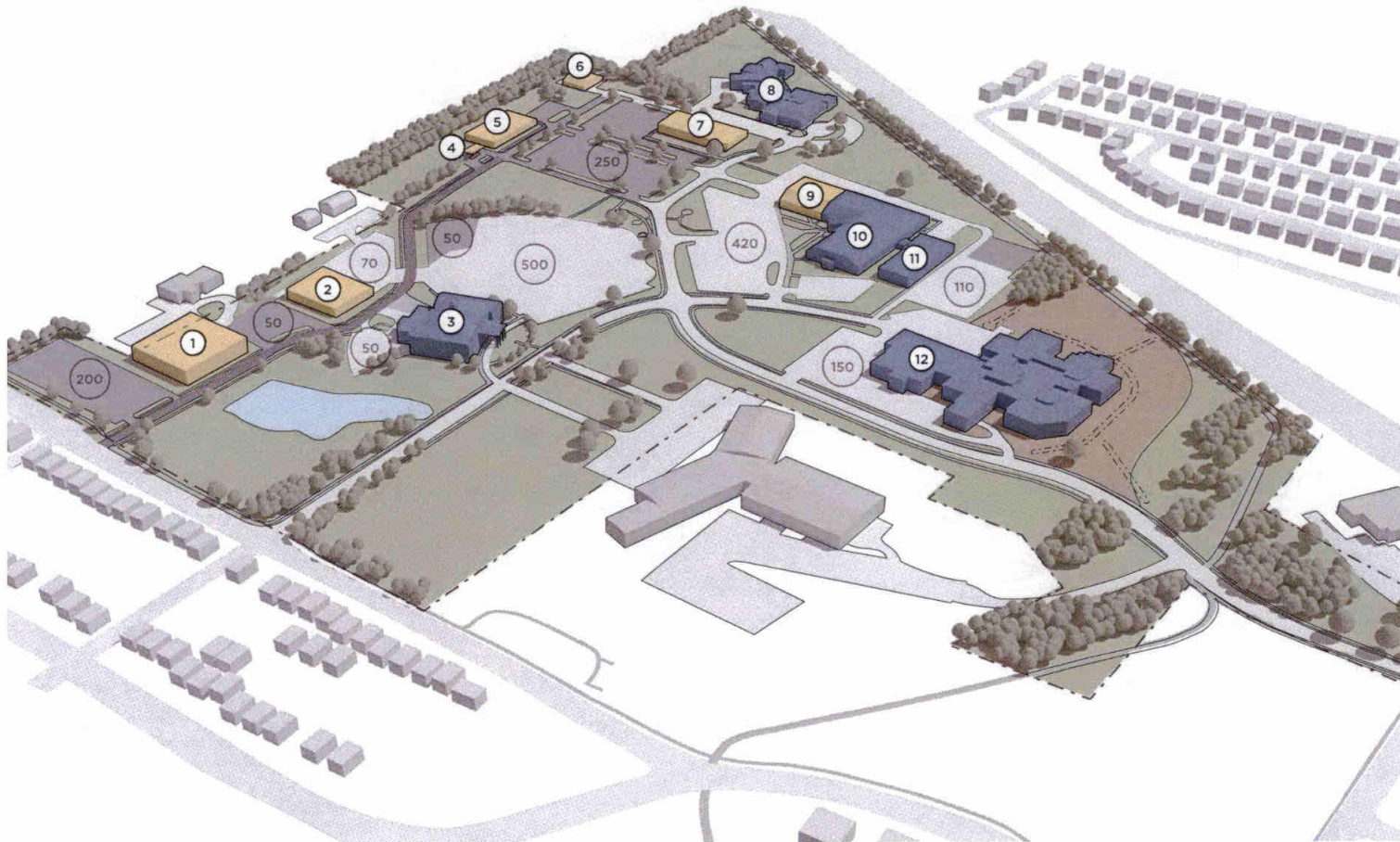


### Board of Elections

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- ① Construct new 20,000 SF Board of Elections building with adjacent parking lot.
- ② Expand parking area where demolished Facilities Management building was.

FINAL  
B



- ① Health & Human Services Building
- ② Board of Elections Building
- ③ Administration Building
- ④ Fuel Station
- ⑤ Facilities Management
- ⑥ Impound Lot
- ⑦ County Court Building
- ⑧ Juvenile Justice Center
- ⑨ Common Pleas Court Building addition
- ⑩ Common Pleas Court Building
- ⑪ 520 Justice Office Building
- ⑫ New Jail & Sheriff's Office
- # Parking Counts



**EXISTING  
SILVER STREET CAMPUS**



- ① Old Courthouse
- ② Historic Jail
- ③ Old Administration Building
- ④ Children Services Visitation House
- ⑤ Juvenile Detention Annex

**PROPOSED  
SILVER STREET CAMPUS**



- ① Old Courthouse
- ② Historic Jail
- ③ Old Administration Building
- ④ Additional Parking (Children Services Visitation House recommended to be demolished)
- ⑤ Added Parking (Juvenile Detention Annex recommended to be demolished)



**EXISTING  
CORWIN HOUSE**



① Corwin House

PROPOSED  
CORWIN HOUSE



- ① Corwin House
- ② Added Parking



**EXISTING  
ENGINEERING & HIGHWAY  
DEPARTMENT**



- ① Engineer's Highway Complex
- ② Engineer's Office Building
- ③ Mechanics Garage

**PROPOSED  
ENGINEERING & HIGHWAY  
DEPARTMENT**

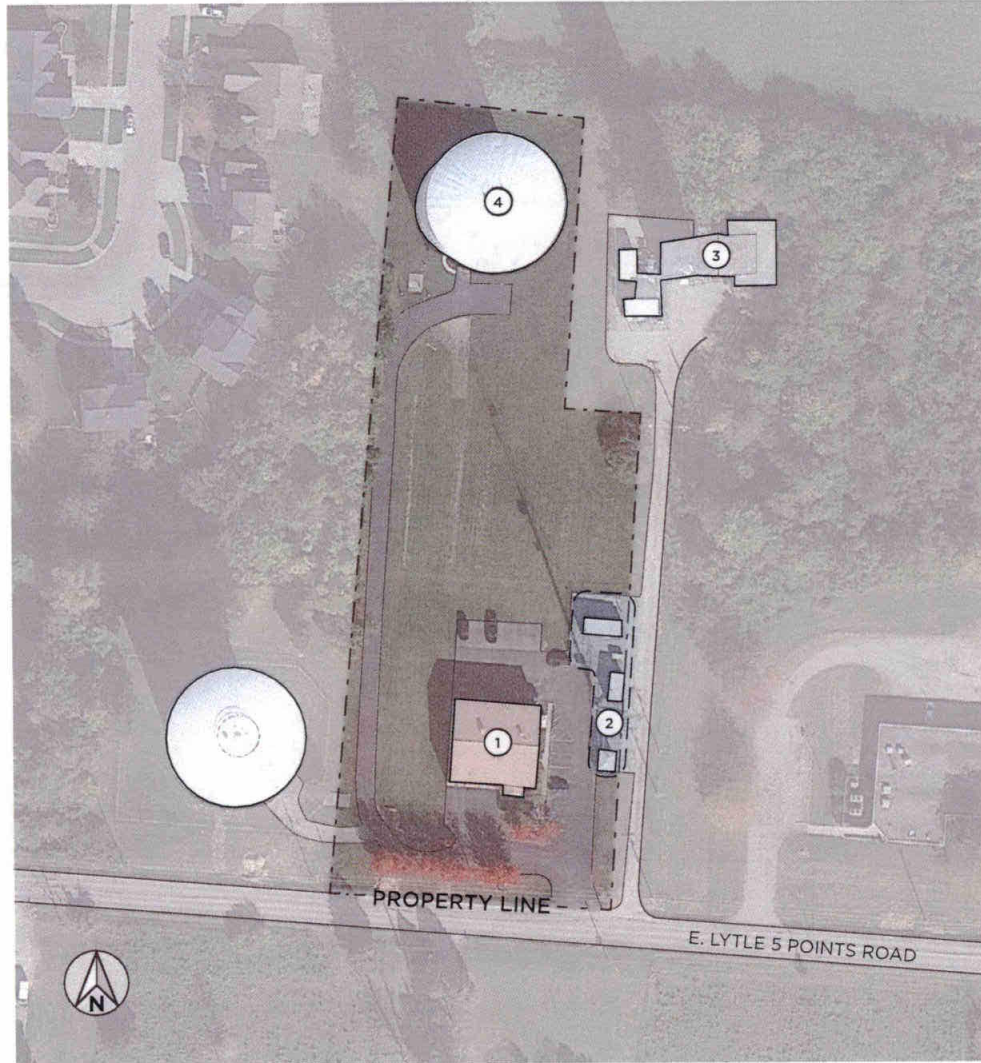


- ① New Lay-Down Area + Demo
- ② Engineer's Office Building
- ③ Mechanics Garage
- ④ New 60 Vehicle/75,000 SF Parking Barn + Employee Parking
- ⑤ Future Parking Expansion



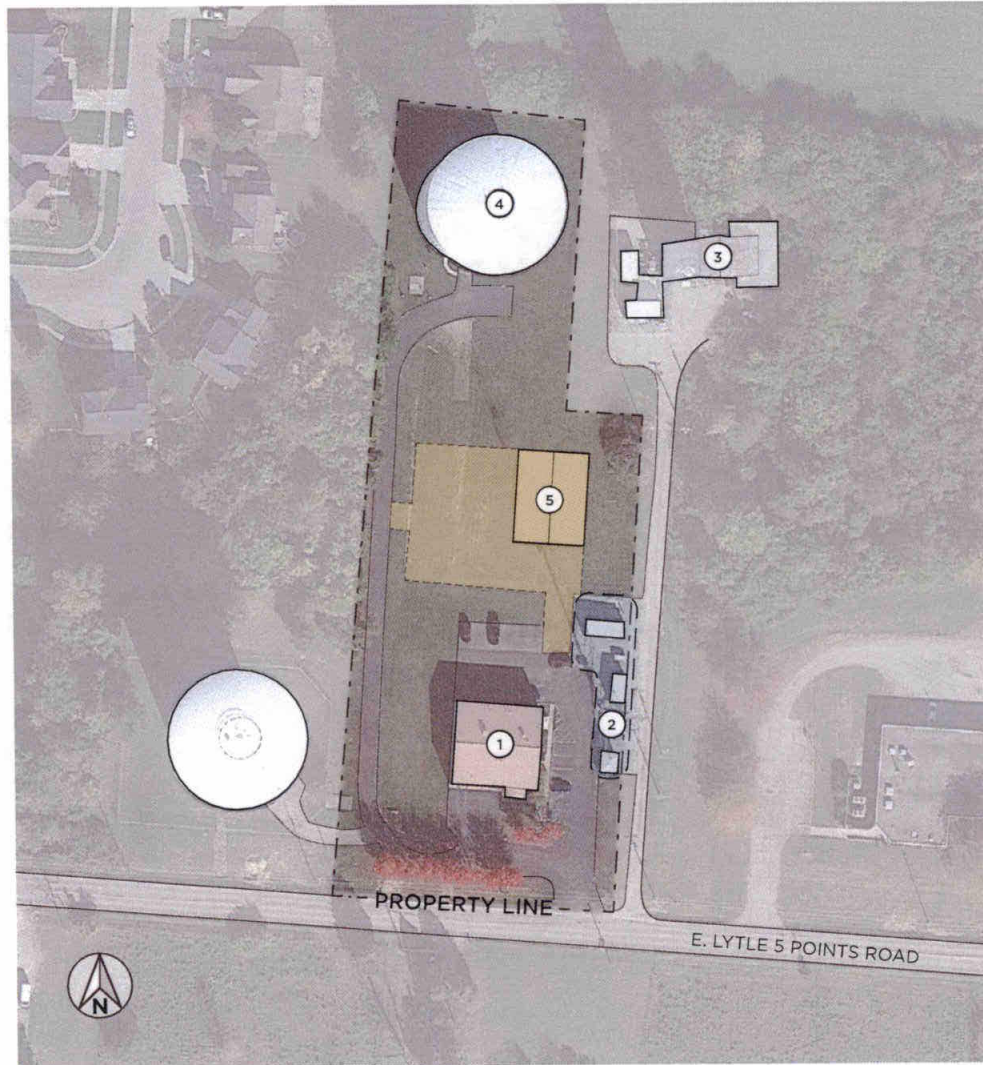
**EXISTING  
CLEARCREEK FIRE  
STATION 22**

(proposed future property)



- ① Fire Station 22
- ② County Communication Tower and Equipment
- ③ State Communication Tower
- ④ County Water Tower

**PROPOSED  
BACKUP DISPATCH CENTER**



- ① Fire Station 22
- ② County Communication Tower and Equipment
- ③ State Communication Tower
- ④ County Water Tower
- ⑤ Proposed Dispatch Center/ Site