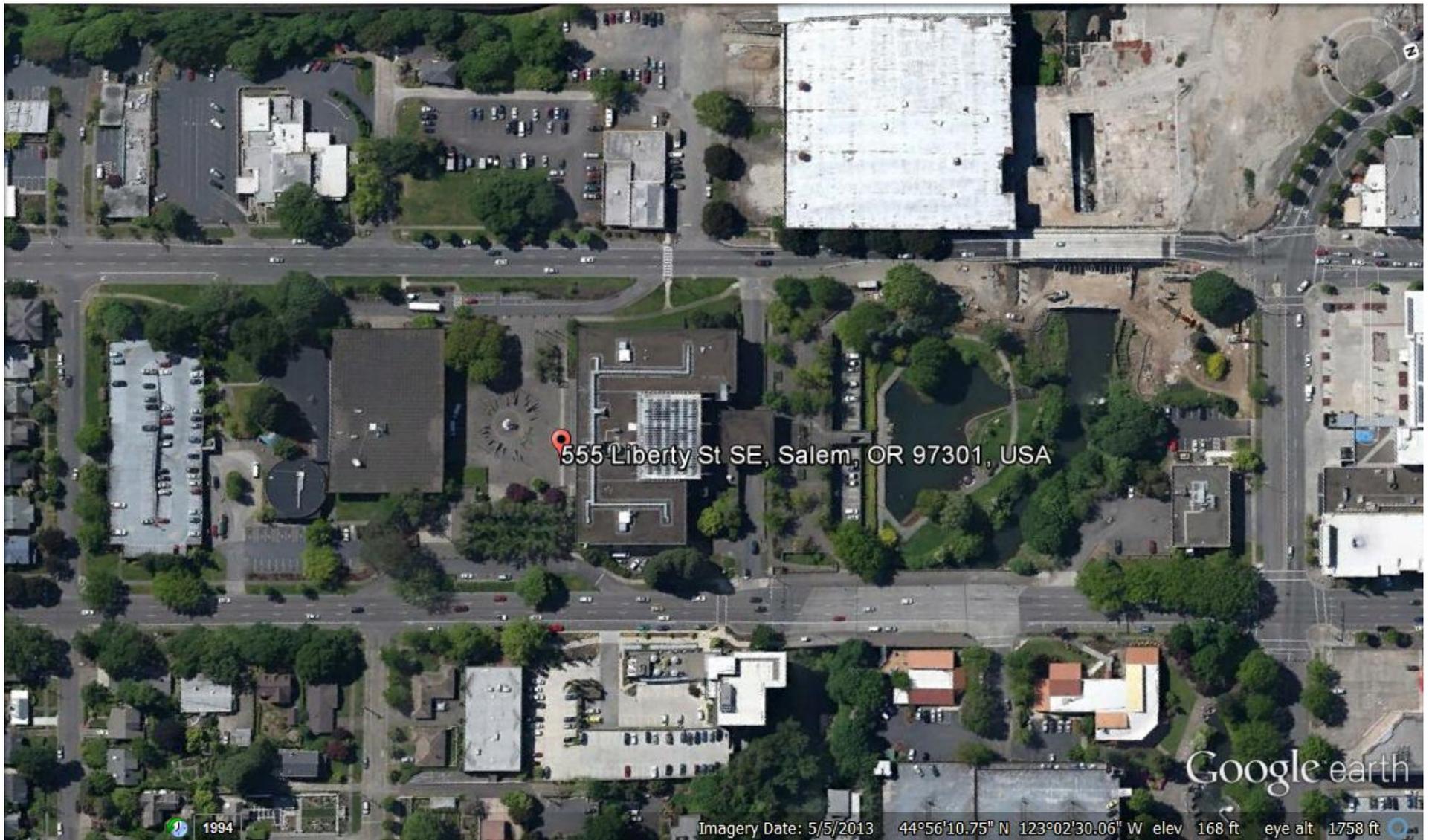


ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.





ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.

THE EXISTING CIVIC CENTER

No room for expansion, unless you build on Peace Plaza, or Mirror Pond.

But the City owns the undeveloped property across the street, where extra police vehicles are parked.

HOW DID THIS EXPENSIVE IDEA (to build on our lake) ORIGINATE ?

The idea started some years ago when a team of U of O students visited Salem through the Sustainable Cities Program. Students prepared design ideas for improvements and developments in several parts of central Salem. One area they studied was the Salem Civic Center. The Salem Police Department is housed in the basement of City Hall, which needs seismic reinforcements, so the first responders would be trapped when the building collapses in the anticipated 9.5 earthquake. They have 28,000 sq.ft. and need 60,000 sq.ft. Eugene Police Department had an identical situation, so Eugene bought a 60,000 sq.ft. building with 200 parking spaces. That project opened in July and cost under \$17 million.

So the question is ... why consider the Mirror Pond site if the project will cost \$70 million ?

Note that \$10 million of that is for needed seismic reinforcement.

So, Eugene decided it would cost double or triple to add on to City Hall, and chose what their police chief calls "the perfect solution", a building with parking, in a good location, off an arterial and a freeway.

How did we get in this predicament ?

ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.

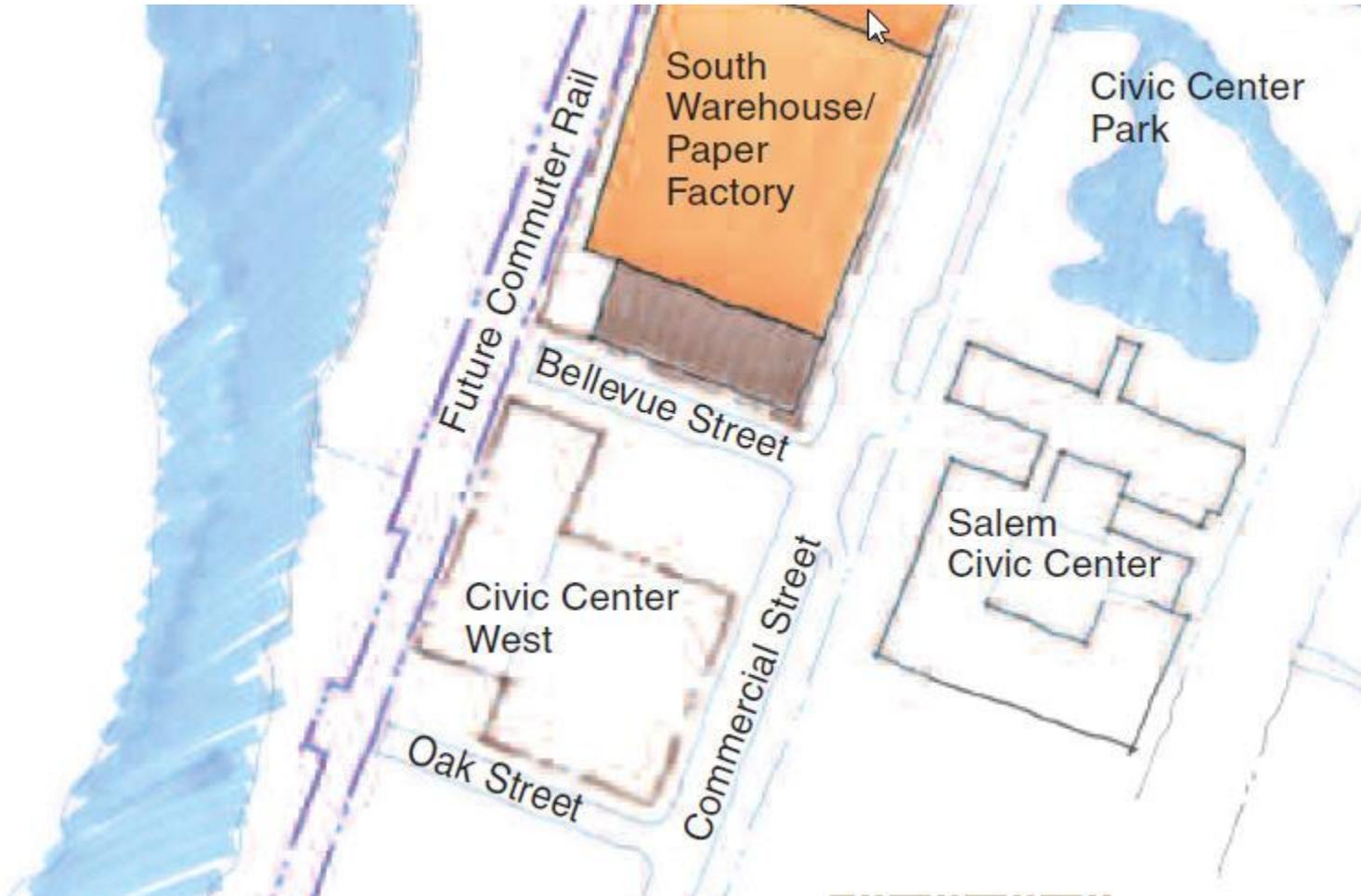
FIRST, A EUGENE (U OF O) STUDENT SUGGESTED THE POLICE ADDITION BE ON MIRROR POND.
There was no involvement of the people of Salem in this student study in 2010.



Drew Stricker designed a police station with distinct public and private wings, using an atrium to separate the two domains (see Figure 49). The private/police portion of the facility stretches along Commercial Street, where the prominent new front doors attract attention.

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HOWEVER, THIS IDEA CONFLICTS WITH THE 2006 ULI URBAN LAND INSTITUTE PLAN FOR CIVIC CENTER WEST (across the street). This is a sketch from the ULI Plan showing the Civic Center expansion. There was no involvement of the people of Salem, but the plan probably makes a lot of sense.

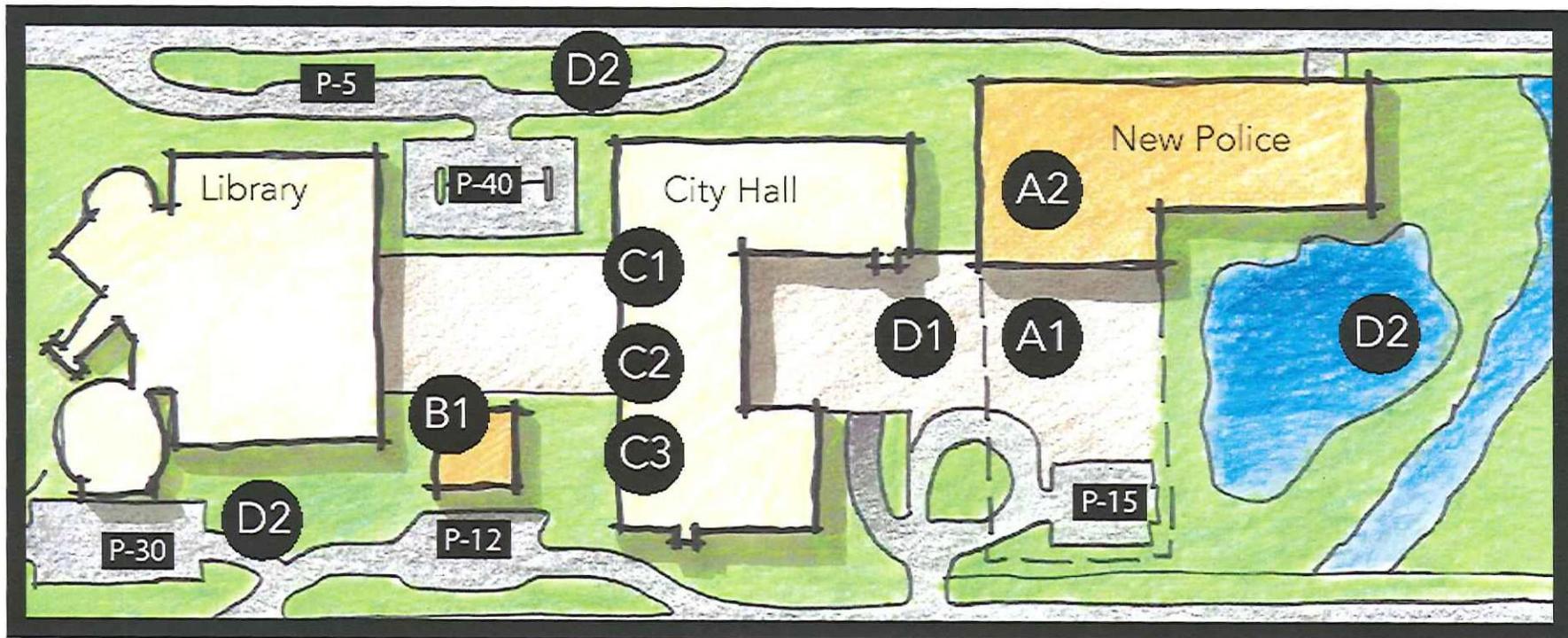


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NEXT, THE CITY COMMISSIONED A ROUGH SKETCH FOR \$54,000 (ZGF Portland)

There was no involvement of the people of Salem

Here is the sketch that consultant produced.



So ... what is the impact on ... for example ... our Peace Plaza ?

ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.





ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.

**SO, SEE ABOVE ... THIS IS THE ROUGH SKETCH OUTLINE SUPERIMPOSED ON AN AERIAL PHOTO
There was no involvement of the people of Salem**

YOU WILL SEE THE FOLLOWING IMPACTS ON OUR CIVIC CENTER ...

1. PEACE PLAZA IS REDUCED IN SIZE

- a. sculpture is removed
- b. plaques are removed
- c. grand staircase is removed
- d. Peace Mural is removed
- e. all mature trees are removed

Peace Plaza for a while becomes a hole in the ground while a basement parking garage is constructed below.

2. MIRROR POND BECOMES A DRAINAGE SWALE

The Police Addition is shown being built partially on the lake.

Mirror Pond is drained and a series of drainage swales and paving is constructed.

3. CITY COUNCIL CHAMBERS IS DEMOLISHED

It is in the way of a Police Parking Garage but the reason given is it needs seismic strengthening

4. COUNCIL CHAMBERS IS REBUILT as an East Wing of City Hall with Public Works offices, and Courts.

This removes ALL the mature trees at east end of Peace Plaza, and the grand staircase.

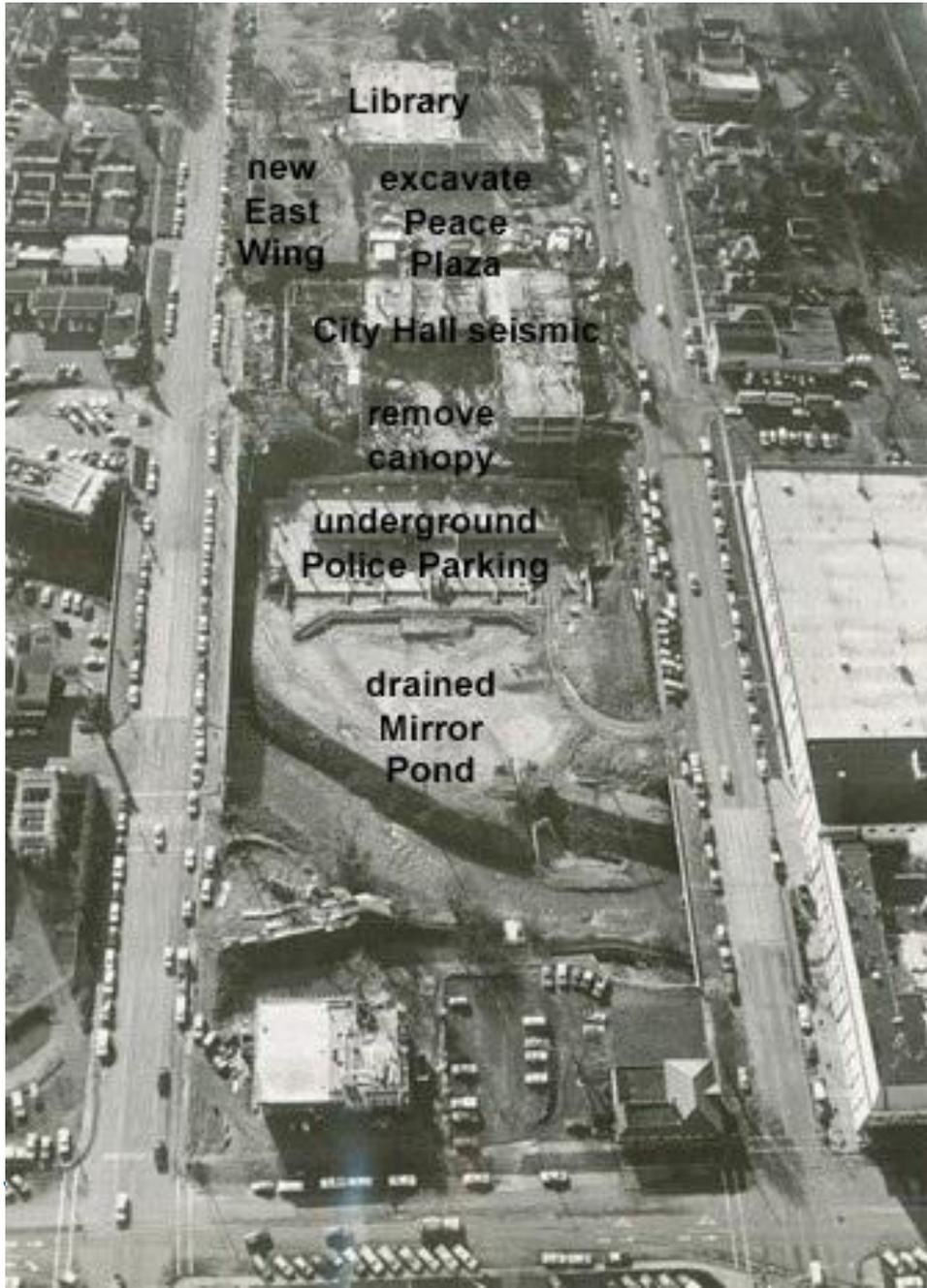
5. POLICE PARKING GARAGE is constructed underground all the way from Mirror Pond to the Library.

Designed to accommodate 210 cars. The rule of thumb is \$20,000 per parking space. So \$40 million ?

SO ... WHAT WILL THIS \$85,000,000 MILLION ? PROJECT LOOK LIKE DURING CONSTRUCTION ?

SEE THE NEXT PAGE !

ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.



IS THIS PROJECT TOO BIG? ...

maybe will be \$85 million if they add seismic reinforcement of the Public Library.

ANALYSIS of the proposed \$70 million to \$85 million Police Addition plus Seismic retrofit.



**Or would the "Eugene Solution"
be better ...**

**i.e. \$17 million for a wonderful
new Police facility ?**

Let's find a site or a building !