

Salem Police Facility Preliminary Findings Study

November 16, 2015



PRESENTATION TO COUNCIL SUB-COMMITTEE

 **DLR Group + CB Two ARCHITECTS**
Salem Golf Architecture Planning Interiors
A LIMITED LIABILITY COMPANY

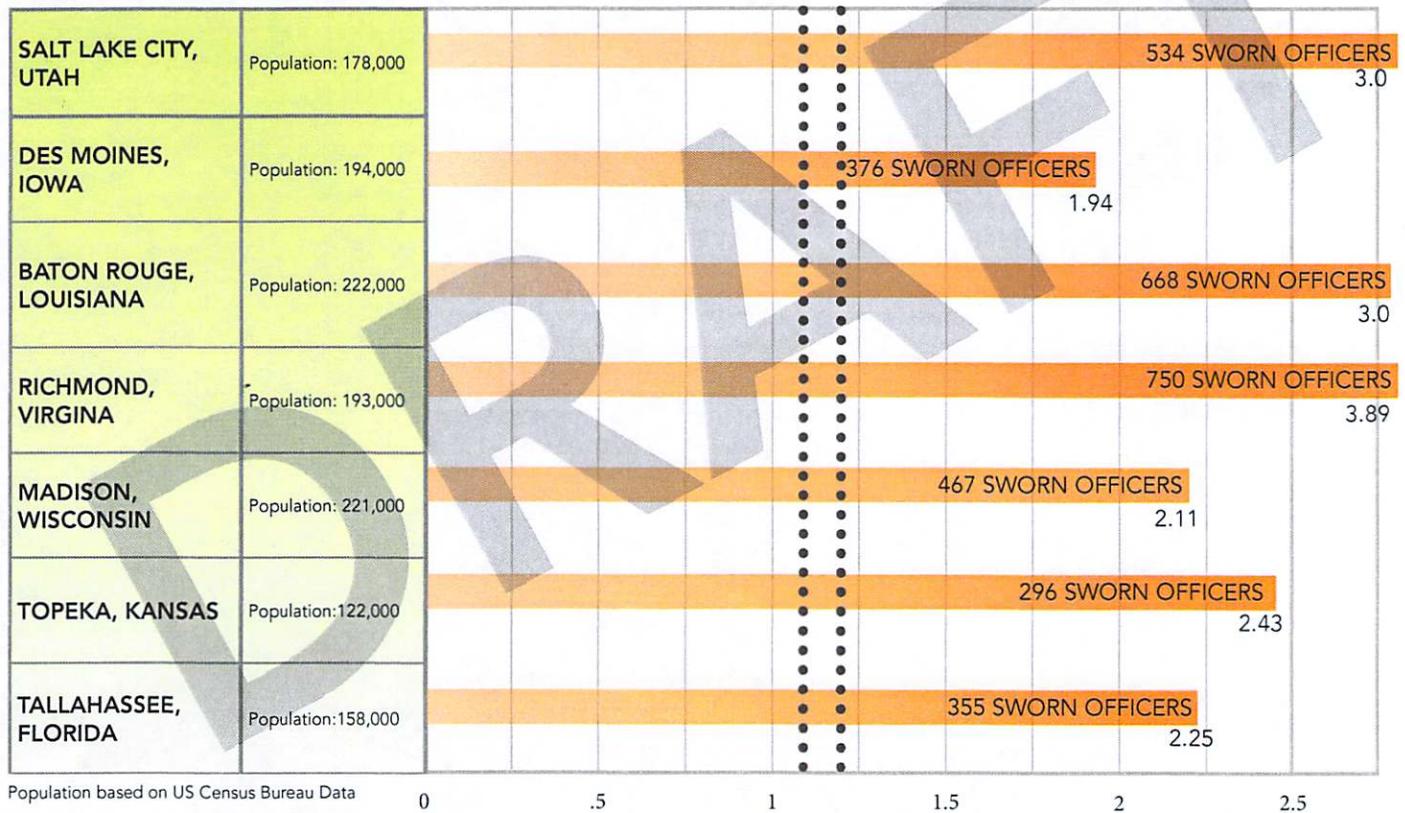
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NATIONAL CAPITOL CITY EXAMPLES **Officer/1000 Residents Served**

SALEM EXISTING SALEM PROPOSED

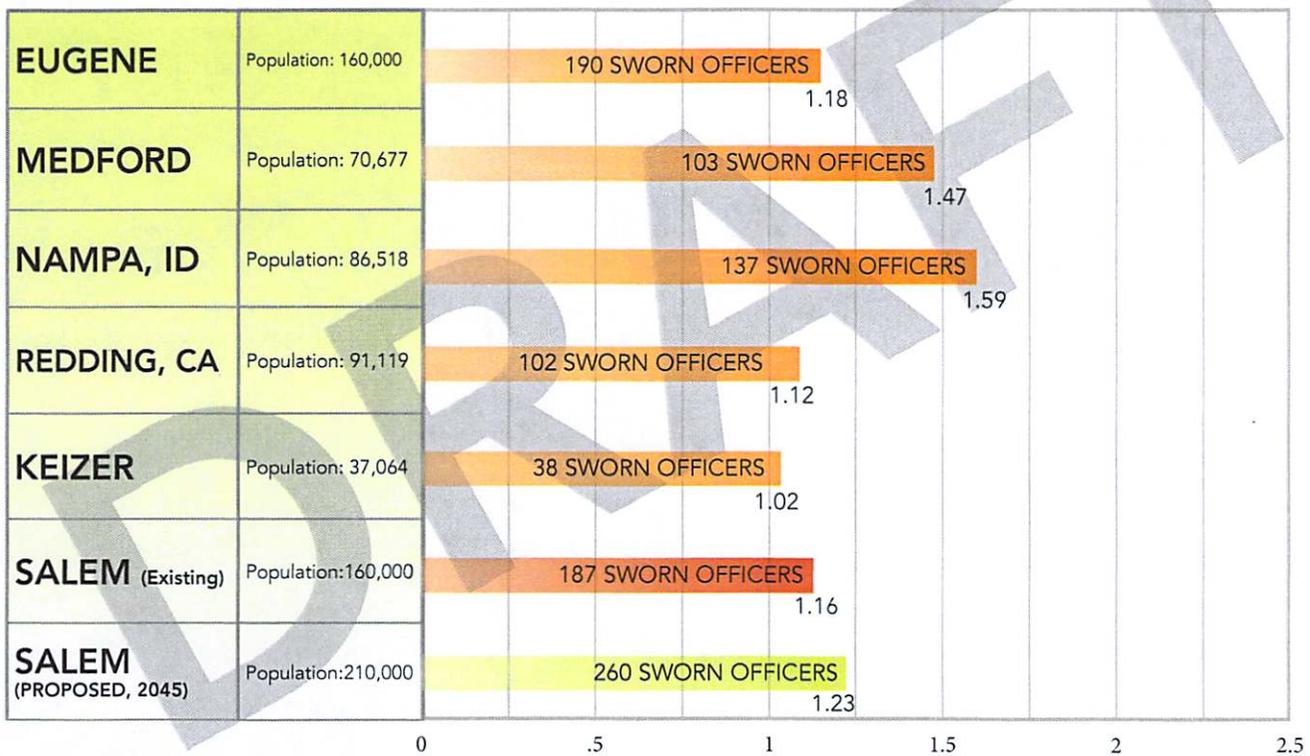


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NORTHWEST EXAMPLES Officer/1000 Residents Served

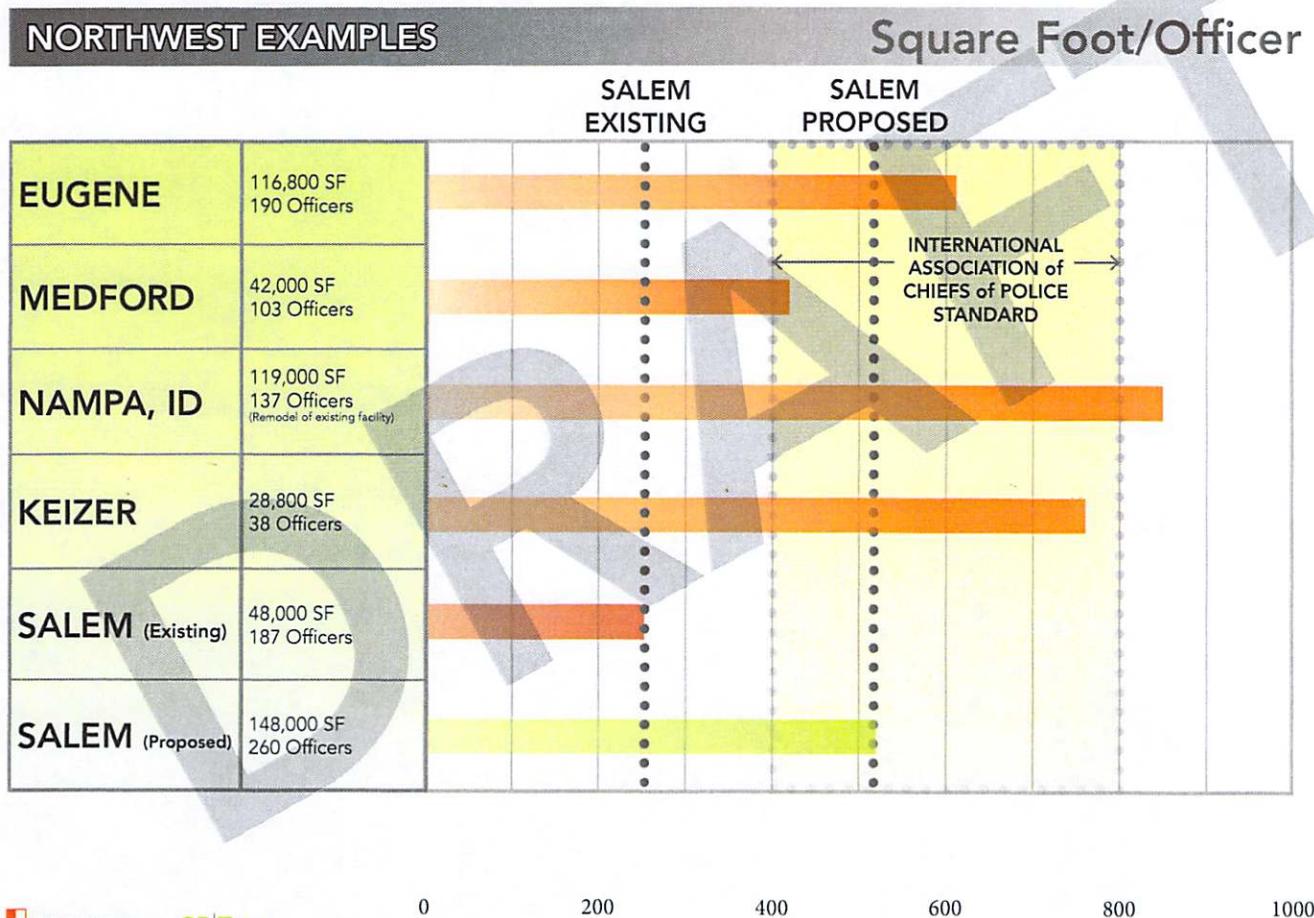


Population based on US Census Bureau Data

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November 16, 2015

- Hours of operations observation and patrol ride-alongs lead to customized understanding of needs
- 29 discrete interview groups of police staff across specialty divisions
- Development of standardized office and workstation sizes, organized by rank
- Growth projections utilizing population data, statistical information, and IACP data
- Heavy police leadership participation
- DLR Group Experience with Over 50 Police Facilities, Firm & Staff

BUILDING NEEDS

	PROGRAM	2015 STAFF	2045 STAFF	2045 SF
ADMINISTRATION	Chief/Administration Staff, Command Staff, Conference Room	8	12	7,069
SUPPORT	Fleet Vehicles, Planning & Research, Personnel & Training, Evidence, Garage Spaces, Jail Transport, Sally Port, Evidence, Records, Etc.	35	50	31,215
INVESTIGATIONS	Criminal, Street Crimes, Youth Services, Crime Lab, Cadets, Volunteers, Crime Prevention, Etc.	47	60	29,801
PATROL	General Patrol, Downtown Bicycle, Traffic, Domestic Violence, K-9, Shift Command, Etc.	138	166	26,352
WVCC	Information Technology, Willamette Valley Communications Center (Regional E911 PSAP & EOC)	77	100	24,904
NON-DIVISIONAL	Locker Rooms, Toilet & Showers, Exercise Room, Break Room, Storage, Custodial, Armory Training Room, Etc.	-	-	21,241
FACILITIES	Ancillary, Site, Public Space	-	-	7,459
TOTAL STAFF		305	388	148,041

SWORN OFFICERS

187

260

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Conduct Site Evaluation (IACP)

Careful consideration must be given to the size, location and flexibility of any existing or potential facility site. Site selection determines the maximum footprint or size of the facility and must, therefore, meet all space needs requirements. Site location determines accessibility of police facility to the public, police officers, and other government staff.

Site evaluation and selection must be carefully considered whether exploring the possibility of renovation of an existing facility, acquisition of an adaptive re-use facility or new construction. According to real estate investors, a primary rule in selecting property is

- Cost of land
- Cost of site development
- Size and shape of site
- Potential for multiple uses
- Public access to site (vehicular and pedestrian)
- Visibility and views
- Proximity to other governmental functions
- Response to citizens' needs and concerns – a neighborhood context
- Travel and mileage issues
- Positioning of new facility on site
- Security
- Noise and traffic impact
- Expansion possibilities
- Former use of identified land
- Possible ground contamination
- Possibility of locating artifacts during site preparation & excavation
- Zoning
- Utilities / easements
- Topography / geotechnical / soils
- Bodies of water / wetlands / floodplain / stormwater control

International Association of Chiefs of Police (IACP) Police Facility Planning Guidelines: A Desk Reference for Law Enforcement Executives

Salem Police Facility November 16, 2015

Preliminary Findings Study

Site Categories based on IACP

IACP SITE EVALUATION CRITERIA

RECOMMENDED SALEM SITE CATEGORIES

Cost of land	Property Acquisition and Development Cost
Cost of site development	
Size and shape of site	
Utilities / easements	
Topography / geotechnical / soils	
Proximity to other governmental functions	Central Location, Proximity to Government Services
Travel and mileage issues	Service to City
Former use of identified land	Ease of Acquisition
Response to citizens' needs and concerns – a neighborhood context	Neighborhood Compatibility
Noise and traffic impact	
Possible ground contamination	Risk
Possibility of locating artifacts during site preparation & excavation	
Potential for multiple uses	Redevelopment Catalyst
Visibility and views	Community Visibility
Public access to site (vehicular and pedestrian)	Public Access
Positioning of new facility on site	Expansion Potential
Expansion possibilities	
Bodies of water / wetlands / floodplain / stormwater control	
Zoning	Urban Renewal Assistance Potential

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November 16, 2015

Preliminary Findings Study

Site Criteria based on IACP

Central Location, Proximity to Other Government Services (Proximity to other Governmental Functions) - Is the site located conveniently for efficient access to and from the Civic Center, DA, Court, County Offices? - Is the site central to the City?	LOCATION
Community Visibility (Visibility and Views) - Does the building provide a "presence" in its location?	LOCATION
Ease of Acquisition - Multiple Parcels/Property Owners, Current Use (Cost of Site Development, Former use of Land Identified) - How easy would it be to purchase the property? - Are there multiple parcels to purchase and combine? - Are there current uses that would need to be displaced or relocated as a result of the acquisition?	COST
Expansion Potential - Room for Future Growth - (Positioning of New Facility on Site, Bodies of Water, Wetlands, Expansion.) - Is the site large enough to accommodate future developments?	SITE SUITABILITY
Neighborhood Compatibility (Responds to Citizen's Needs and Concerns - a Neighborhood Context, Noise and Traffic Impact) - Does the Police Facility add to the neighborhood or detract?	LOCATION
Property Acquisition and Development Cost of Land, Cost of Site Development, Size & Shape of Site, Topography, Utilities Size, Shape, Utility & Transportation Infrastructure, Complexity. Includes Cost for Parking. - Is the size and shape of the site conducive to a standard layout of a building, parking, or associated structures? - Are there off-site improvements that would potentially be required? - What does the property cost to acquire?	COST
Public Access (Public Access to Site - Vehicular and Pedestrian) - How easy is it for the public to get to the site?	SITE SUITABILITY
Redevelopment Catalyst (Potential for Multiple Uses, Zoning) - Will this site provide a boost to the neighborhood and spur on other development?	LOCATION
Risk - Environmental, Permitting, Archeology (Possible Ground Contamination, Possibility of Locating Artifacts) - Are there any known or potential issues regarding the previous use of the site or adjacent properties?	COST
Service to the City (Travel Mileage and Usage) - Is access in and out of the site easy for police to get to all parts of the City?	SITE SUITABILITY
Urban Renewal Assistance Potential (Zoning) - Is the site within an URA that has funds available for use in site acquisition?	COST