

Salem Police Facility Preliminary Findings Study

December 17, 2015

LOCATION
COST
SUITABILITY

Top Eight Sites
based on scoring



SITE 1 - CITY OWNED COMMERCIAL ST. PROPERTY (WINDOWS TO THE WEST)

A.	20	PROS:
B.	6	+ Central Location
C.	10	+ Neighborhood Compatibility
D.	10.5	+ Public Access
E.	3	CONS:
F.	13.5	- High Development Cost
G.	10.5	- Small Site
H.	12	
I.	5	
J.	5	
K.	5	
TOTAL:	100.5	

#3



SITE 2 - COMMERCIAL & LESLIE

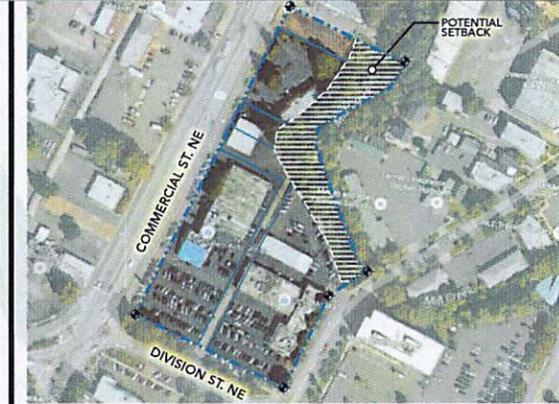
A.	20	PROS:
B.	4	+ Central Location
C.	18	+ Service to City
D.	13.5	+ Community Visibility
E.	3	+ Public Access
F.	10.5	CONS:
G.	3	- High Development Cost
H.	15	- Small Site
I.	5	- Multiple Parcels
J.	4	- No Urban Renewal Potential
K.	1	
TOTAL:	97	

#4



SITE 12 - CHURCH & UNION (DOE)

A.	16	PROS:
B.	2	+ Central Location
C.	16	+ Service to City
D.	9	+ Public Access
E.	3	+ Urban Renewal Potential
F.	10.5	CONS:
G.	4.5	- High Development Cost
H.	12	- Small Site
I.	6	- Multiple Parcels
J.	5	
K.	10	
TOTAL:	94	



SITE 13 - COMMERCIAL & DIVISION (O'BRIEN)

A.	16	PROS:
B.	8	+ Central Location
C.	14	+ Community Visibility
D.	13.5	+ Large Site
E.	12	+ Neighborhood Compatibility
F.	13.5	+ Ease of Acquisition
G.	12	+ Public Access
H.	15	+ Redevelopment Catalyst
I.	10	+ Urban Renewal Potential
J.	5	
K.	10	
TOTAL:	129	

#1

CONS:
- Multiple Parcels
- Potential Environmental Risk

SCORING SHOWN USING WEIGHTED VALUES

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SITE 15 - LIBERTY & HIGH (DT STORAGE)

A.	14	PROS: + Large Site + Neighborhood Compatibility + Urban Renewal Potential
B.	10	
C.	14	
D.	6	
E.	12	CONS: - Community Visibility - Potential Environmental Risk
F.	12	
G.	7.5	
H.	10.5	
I.	7	
J.	3	
K.	10	
TOTAL:	106	



SITE 22 - 25TH STREET

A.	10	PROS: + Large Site + Neighborhood Compatibility
B.	10	
C.	4	
D.	4.5	
E.	15	CONS: - Service to City - Public Access - Urban Renewal Potential
F.	12	
G.	7.5	
H.	4.5	
I.	5	
J.	9	
K.	1	
TOTAL:	82.5	



SITE 27 - FAIRVIEW INDUSTRIAL

A.	4	PROS: + Cost + Large Site + Single Parcel + Risk
B.	20	
C.	4	
D.	1.5	
E.	15	CONS: - Central Location - Service to City - Community Visibility - Public Access - Redevelopment Catalyst
F.	7.5	
G.	15	
H.	4.5	
I.	2	
J.	9	
K.	5	
TOTAL:	87.5	



SITE 29 - PORTLAND ROAD (EPPING)

A.	4	PROS: + Large Site + Single Parcel (Owner) + Risk
B.	12	
C.	6	
D.	4.5	
E.	15	CONS: - Central Location - Service to City - Community Visibility - Public Access
F.	10.5	
G.	12	
H.	3	
I.	7	
J.	8	
K.	5	
TOTAL:	87	

SCORING SHOWN USING WEIGHTED VALUES

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SITE SCORING CHART

LOCATION
COST
SUITABILITY

Order	Criteria*	Category	Weighted	Site 1		Site 2		Site 12		Site 13		Site 15		Site 22		Site 27		Site 29	
				Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted
1	Central Location, Proximity to Government Services (A)	Location	2.0	10	20.0	10	20.0	8	16.0	8	16.0	7	14.0	5	10.0	2	4.0	2	4.0
1	Property Acquisition and Development Cost (B)	Cost	2.0	3	6.0	2	4.0	1	2.0	4	8.0	5	10.0	5	10.0	10	20.0	6	12.0
1	Service to the City (C)	Suitability	2.0	5	10.0	9	18.0	8	16.0	7	14.0	7	14.0	2	4.0	2	4.0	3	6.0
2	Community Visibility (D)	Location	1.5	7	10.5	9	13.5	6	9.0	9	13.5	4	6.0	3	4.5	1	1.5	3	4.5
2	Co-Location Potential (E)	Suitability	1.5	2	3.0	2	3.0	2	3.0	8	12.0	8	12.0	10	15.0	10	15.0	10	15.0
2	Neighborhood Compatibility (F)	Location	1.5	9	13.5	7	10.5	7	10.5	9	13.5	8	12.0	8	12.0	5	7.5	7	10.5
2	Ease of Acquisition (G)	Cost	1.5	7	10.5	2	3.0	3	4.5	8	12.0	5	7.5	5	7.5	10	15.0	8	12.0
2	Public Access (H)	Suitability	1.5	8	12.0	10	15.0	8	12.0	10	15.0	7	10.5	3	4.5	3	4.5	2	3.0
3	Redevelopment Catalyst (I)	Location	1.0	5	5.0	5	5.0	6	6.0	10	10.0	7	7.0	5	5.0	2	2.0	7	7.0
3	Risk (J)	Cost	1.0	5	5.0	4	4.0	5	5.0	5	5.0	3	3.0	9	9.0	9	9.0	8	8.0
3	Urban Renewal Assistance Potential (K)	Cost	1.0	5	5.0	1	1.0	10	10.0	10	10.0	10	10.0	1	1.0	5	5.0	5	5.0
TOTALS				Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted	Raw	Adjusted
				66.0	100.5	61.0	97.0	64.0	94.0	88.0	129.0	71.0	106.0	56.0	82.5	59.0	87.5	61.0	87.0
Cost Average				5.00	7.17	2.67	3.67	3.00	3.83	5.67	8.33	4.33	6.83	6.33	8.83	9.67	14.67	7.33	10.67
Location Average				7.75	12.25	7.75	12.25	6.75	10.38	9.00	13.25	6.50	9.75	5.25	7.88	2.50	3.75	4.75	6.50
Suitability Average				5.00	8.33	7.00	12.00	6.00	10.33	8.33	13.67	7.33	12.17	5.00	7.83	5.00	7.83	5.00	8.00

* Criteria shown in priority based on sub-committee recommendations (Nov. 16, 2015)