

FOR COUNCIL MEETING OF: March 24, 2014
AGENDA ITEM NO. : 7 (a)

TO: MAYOR AND CITY COUNCIL
FROM:  LINDA NORRIS, CITY MANAGER
SUBJECT: POLICE FACILITY AND CIVIC CENTER COMMUNITY INPUT

ISSUE:

Informational report to update the City Council on the community input received regarding the concept for a possible new Police Facility and seismic strengthening of the Civic Center buildings.

RECOMMENDATION:

Information only.

BACKGROUND:

The City of Salem Civic Center facility was constructed in 1972. Since that time Salem's population has more than doubled and City services have outgrown the facility. Several services and programs are currently located offsite in leased space.

The current facility is seismically inadequate, specifically with respect to national standards for essential services such as law enforcement. Both the Police Department and the rest of City Hall could be rendered uninhabitable should a major earthquake occur. Improving the seismic stability of the entire Civic Center facility would allow the City to continue to provide services to the community from the facility for another 40-50 years, with a relatively small investment compared to the cost of facility replacement. Since 2007, City Council goals have identified the need to construct a new public safety facility. And, since 2009, Council goals have included the need to assess and mitigate the seismic deficiencies of the Civic Center Campus. In addition, concerns have been raised about energy efficiency and annual operating costs due to the facility's age and backlog of deferred maintenance. At the Civic Center alone, costs related to deferred maintenance are estimated to be \$22 million and include needs such as seismic strengthening throughout the building, parking deck repair, backup generator, and atrium skylight and roof replacement.

On August 9, 2010, a Council Subcommittee was formed to provide guidance on the feasibility of a new public safety facility and upgrades to Civic Center. The Subcommittee included the Mayor, councilors, and two community members representing the Salem Area Chamber of Commerce and the Community Policing Advisory Committee. After meeting six times through April 20, 2011, using research from University of Oregon Sustainable Cities Initiative architecture students and input

from a local design team, the Council Subcommittee found the Police Department's needs could be accommodated with construction of a new facility on the existing campus.

The Subcommittee sought consideration of alternative sites for cost comparison with the Civic Center site before proceeding with development of a concept with which to engage the community in a broader dialogue. The City Council approved a funding request for the alternative site analysis on May 23, 2011. The alternative sites analysis conducted in 2011 examined more than 30 sites available and other sites of interest at the time. To be considered, sites needed to be between four and ten acres in size with space for approximately 210 parking spaces (both secure for police cars and open to the public), centrally located for emergency response and to reduce daily travel time to the Civic Center and Municipal Court, located on an arterial street with access to all directions for emergency response, and its use for Police compatible with adjacent uses. Existing buildings needed to be approximately 75,000 square feet in size. The subcommittee considered nine of these sites in greater detail, ranging from bare land locations to properties with existing buildings.

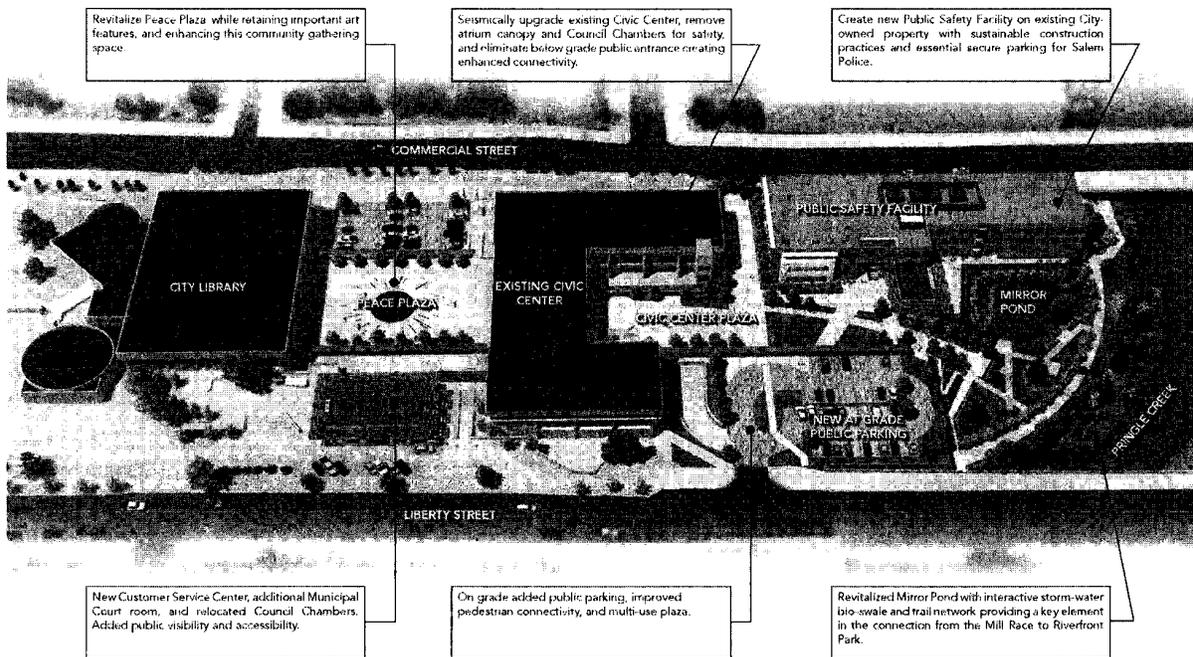
On December 5, 2011, staff reported to Council the recommendation of the Subcommittee to construct a new public safety facility on the current City Hall campus. The Subcommittee recommended locating on site to achieve efficiencies for Police operations in providing community public safety services and for City operations, making best use of the centrally located space owned by the City. Other benefits cited by the Subcommittee for the Civic Center location included eliminating the need to remove additional property from the tax rolls and the property acquisition costs from the project. In addition, seismic strengthening of the existing Civic Center facilities extends the life of the buildings for 40 to 50 years, completes more than \$17 million of the \$22 million in deferred maintenance projects at the Civic Center, helps to create more convenient public parking and public access to the property and a more active, welcoming setting while retaining and enhancing other important elements and natural features of the campus.

Due to the depth and duration of the economic downturn, Council deferred further community consideration of the concept and looked to consider funding the project no earlier than the November 2014 election.

At a June 3, 2013 Work Session, staff provided Council an update on the current status of the project as well as proposing next steps: development of a conceptual rendering, limited additional design, and refined cost estimate. On June 24, 2013, Council directed the City Manager and City staff to begin public outreach about the need for a new public safety facility and for seismic and retro-fit improvements to the Civic Center.

The Concept

Beginning in October 2013, community presentations to gather feedback regarding a concept for a new Police facility and seismic improvements at the Civic Center campus were scheduled. In addition, a comprehensive website was launched, pulling together information throughout the City's website into one page featured prominently on the City's home page (Attachment A).



SALEM CIVIC CENTER CONCEPT AERIAL (OCTOBER 2013)



In summary, if approved, the concept would result in:

- Construction of a new 75,000 square foot Police facility on Commercial Street SE to house existing 28,000 square feet on site and 22,000 square feet in off-site leased spaces with room to accommodate needs for 30-40 years
- Rebuilding the existing parking structure for secure Police access and use in prisoner/suspect transport, evidence processing, parking all Police vehicles
- Replacement of visitor parking with surface level lots of up to 100 new spaces
- Removal of seismically unsafe structures: Council Chambers/second Municipal Courtroom; atrium canopy
- Replacement of Chambers/second Municipal Court in new two-story At Your Service Center with first floor for high volume visitor services
- Construction of internal structural bracing of Civic Center buildings
- Re-use basement floor for other City offices currently off campus in leased spaces

Simultaneously, during the majority of the community dialogue, a seismic assessment of Library was undertaken to determine the scope of structural improvements needed at the Library facility.

FACTS AND FINDINGS:

Results of Outreach

Following 40 community meetings with neighborhood, civic and business groups to-date feedback has been generally supportive of new Police Facility. Support for a seismic reinforcement of Civic Center was tempered by impressions of whether a seismic event was eminent. Most participants were interested in including the Library in the project. Input is mixed concerning the projected cost and proposed location for the Police Facility. Primary concerns relate to current context of the economy and availability of vacant real estate in Salem,. Some of these concerns led to suggestions and interest in further investigating alternative sites to the Civic Center for the new Police Facility. Greenfield development sites or vacant buildings were felt to have fewer constraints and are expected to accommodate less expensive surface parking. Specific responses from the Northgate Neighborhood and a resolution developed by Salem Community Vision, a group formed in October 2013, are included as attachments (Attachment B, Attachment C).

As part of the community dialogue, other comments and concerns were raised as to whether:

- the Police building would be large enough to account for future growth and community need
- the Civic Center structure should be demolished altogether
- construction impact on Mirror Pond's configuration, trees and open space could be reduced
- the parking structure, Council Chambers/second Municipal Court, atrium roof could be strengthened
- Council Chambers/second Municipal Court could be retained in its existing location for better public access and amenities such as a staffed entry located by a new elevator under Chambers and better restroom facilities
- traffic volumes on Liberty and Commercial would slow response to emergencies
- City operations would be an easier target if all in one location

Library Seismic Assessment

In January 2014, a seismic assessment of the Library facility was completed. The structural engineering consultant team identified \$5.3 million for improvements to the Library facility and an additional \$1 million in improvements needed for the Library parking structure. At this time, staff is recommending Council include the Library structure in the scope of the project but defer improvements to the parking structure pending construction savings following completion of a new Police facility.

Polling: Representative Sample of Salem Voters

The January 2014 poll was developed to test community perceptions of the need for a new Public Safety Facility, and Civic Center and Library seismic upgrades. The poll was delivered by an independent firm to a sample of 400 registered voters designed to yield representative group of Salem voters (Attachment D).

The survey started with a question of how voters perceive the direction the City is going in overall. 55% of Salem voters said that the city is headed in the right direction, compared to 23% who feel that it is off on the wrong track. This compares favorably to Oregon as a whole. In a recent (January 2014) DHM Research survey, 47% of Oregonians said that the state is headed in the right direction.

Anecdotal evidence suggests that the poll – and the issues it tested – were complicated. The results of the poll were inconclusive; 48% of voters said that a bond measure to make these facility upgrades is a good idea, and 45% said that it is a bad idea. The intensity of those opposed to a bond measure is greater than those who think it would be a good idea (30% of voters said that felt “strongly” that it is a bad idea compared to 21% who felt “strongly” that it is a good idea).

With respect to the condition of the facilities, more than one quarter of respondents were unaware of Civic Center and Police facility conditions. Respondents have a high degree of familiarity with the Library and approximately 70% report it to be in good condition, while only 48% report the same condition for the Civic Center and 41% for Police.

The best reasons, designated as “very good” or “good” by participants, to support the project were to improve seismic condition, centralize and modernize Police operations. The best reasons to oppose the project were centered around cost: it costs too much, look at less costly options, do smaller projects with existing budget. In general, there was higher support among respondents for reasons supporting the project than for reasons opposing the project. When asked whether all elements of the project should be completed at one time, 40% respondents were positive and 17% felt nothing should be done. All other views support some investment in Police facility.

Community Survey

The polling questions were modified and made available on the City’s web page in the form of a community survey. Results from the survey differed from the poll results in that survey respondents were more active in recent elections (79% voting in last four of four elections compared to polling respondents at 32%). Of the 62 survey respondents, 55% felt that a bond measure to construct a new Police facility and seismically strengthen the Civic Center and Library to be a good idea; 39% felt it was a bad idea. More survey respondents felt the Police Department was in poor condition (47%) than compared to the poll respondents (10%). There was little difference between the poll and survey responses regarding the best reasons to support and oppose the project. There was more support in the survey to “upgrade the Civic Center, Library and build a new police facility” (53%) at once than in the poll.

Scoping Decisions

The outreach has raised several issues that inform the scope of the proposed project. These issues need to be resolved prior to additional outreach and further definition of the project and its costs.

- *Add Library Seismic Strengthening.* Staff is recommending adding the seismic reinforcement to the Library structure into the project scope at \$5.3 million in additional estimated cost. The findings from the report have been shared with the Library Advisory Board.
- *Fund Additional Alternatives Analysis.* Conducting further rigorous analysis of individual sites to raise awareness of the site issues and opportunities, to a similar level of due diligence as has been conducted for the Civic Center site is estimated at \$50,000 per site. This analysis would include assessments of the proposed site's soils, environmental, survey, minimal design to confirm fit, and seismic/building systems evaluation for existing building. Staff has not recommended funding additional alternatives analyses at this time and no additional funds have been budgeted for further analysis of alternative sites. The City's first priority is providing public safety to all areas of Salem and locating away from the geographic center of Salem would reduce effectiveness and operational efficiencies.
- *Site for the Strengthened Council Chambers/Second Municipal Court.* The current concept shows a separate two-story structure with access off Liberty Street for the second Municipal Court and Council Chambers. As envisioned, the first floor would have those services residents seek most frequently when visiting the Civic Center complex, such as recreation services, utility billing, etc. While many expressed interest in being able to access these services more readily, others in the community objected to an additional structure in a location adjacent to Peace Plaza. In addition, others sought seismic upgrades and more amenities (such as a new elevator, improved restrooms, and interior modifications to the room layout to improve Councilor and community dialogue) for the Council Chambers facility in its current location. These type of improvements may be cost neutral but the security situation would not be improved.
- *Reinforce Atrium.* Another suggestion was to reinforce the atrium roof structure rather than remove it. This change to the concept is also cost neutral.

Estimated Cost

To-date, design of the concept is roughly 5% complete. Development of a more detailed design and engineering package will occur following the passage of a future bond measure, in preparation for bidding and a future construction contract. All costs include inflation to a 2017 construction year, 15% contingency and design allowance.

If the Library is included, the Police Facility is constructed on-site, and seismic improvements are made the Civic Center facility, the total cost of the project is estimated to be \$80.5 million or \$0.41 per \$1,000 of assessed valuation on a \$200,000 home or \$6.77 per month.

Design Decisions

Some of the other input received identifies issues for further consideration in the design phase after a design consultant is on board, should the possible future bond measure pass. These issues include:

- Safety or security of site: frontage on Commercial Street, whether to allow vehicles through site as is current practice via the driveways on Commercial and Liberty,
- Construction impacts to parking and Police operations,
- Employee parking, and transit access to site,
- Activating Peace Plaza. Staff met with the Peace Plaza Board in November 2013 to discuss their interests in activating Peace Plaza to encourage more community use of the space,
- Mirror Pond size and shape (pending stormwater calculations), pathway connections, and
- Reconfiguration of Civic Center interior space to accommodate off-site departments and better customer access

NEXT STEPS

Following adoption of the City's budget (June 2014), staff will seek further direction from the Council to identify the desired project scope and next steps in the process. If the Council chooses to pursue a future bond measure, the formal process to place a measure on the ballot should begin at least five months in advance of an election.

Attachments:

Attachment A: Frequently Asked Questions

Attachment B: Northgate Neighborhood Association comment

Attachment C: Salem Community Vision Resolution

Attachment D: Summary Report January 2014 Poll

Updated: February 18, 2014

Police Facility, Civic Center Seismic Improvements

Our first priority is public safety. To-date, Council direction has focused on siting the much-needed new Police facility at the Civic Center, a geographically central location, in order to best protect all areas of our community at the lowest ongoing cost. Deploying Police resources from a centrally located facility and mobilizing specialized tactical equipment for incident response is critical to community safety. Locating on property already owned by the City has the added benefit of not taking additional property off the tax rolls. And, by including seismic strengthening of the Civic Center, the City is able to resolve about \$17 million worth of its deferred maintenance projects.

At their March 24, 2014 meeting, the City Council will be considering input from more than 30 community meetings with neighborhood, civic and business groups, polling data and the Library seismic assessment to further develop the scope of this project. With the scope defined, outreach will continue this spring and summer before Council decides whether to pursue a future bond measure.

Why are we talking about a new Police facility?

The Civic Center was built in 1972 when our population was half what it is today. The 27,000 square foot space is inadequate for the Police Department's 24 hour a day, seven days a week operations and their need exceeds available space. Some critical operations such as the crime lab are currently housed off-site in 22,000 square feet of leased space. . Recognizing this need for improvement, the Public Safety Facility was the subject of a Council goal in 2009-11 and again in 2013-15. The current facility does not meet state and federal seismic standards for critical emergency response facilities. Oregon law requires such a facility be designed to withstand greater seismic forces than commercial or residential structures so that emergency response is uninterrupted when the need is greatest.

Wasn't there a group of students from University of Oregon working on designs a few years ago?

As part of the City's year-long collaboration with the University of Oregon's Sustainable Cities Initiative, in 2010-11, Architecture students worked with our Police Department, a Council Subcommittee, and a local architect to determine whether the Department's operational needs could be accommodated in a new building on the Civic Center Campus. For more, see SCI web link. We learned that the facility could fit on the Civic Center campus and that the facility needs to be three stories to make the best sense for efficiency of Police operations to ensure that our Police can get out in our community more quickly.

What's happened since?

With the onset of the recession, Council looked to 2014 for a possible bond measure to support the proposed new public safety facility and Civic Center seismic improvements. In June 2013, City Council directed staff to begin community outreach in order to fulfill a 2013-15 Council Goal to pursue a bond measures for a new public safety facility and seismic improvements to the Civic Center. Staff were also directed to continue developing a preliminary concept for the proposed new public safety facility.

About how big would the building need to be?

A right-sized and properly designed Public Safety facility for our community needs to be about 75,000 square feet in size spread over no more than three floors to function best in keeping Salem safe. At this size, the critical functions located in off-site leased spaces can return to a centralized facility with some room for growth over the next 30-40 years. A modern Police facility would provide adequate interview rooms, evidence storage and processing stations, storage for officer equipment, K-9 kennels, prisoner holding facilities and office space for detectives and investigators to add to the efficiency and safety for victims of crime, officers, staff and residents.

Didn't Eugene just build a police facility for \$17M?

Between 2010 and 2012, the City of Eugene acquired and remodeled an existing 68,000 square foot facility building into a Police Headquarters Facility for a total cost of \$17 million (\$10.2 million for purchase of the building and \$6.8 million for design and construction of the remodel). The building was originally constructed in 1984 and includes 168 secure surface parking spaces for fleet vehicles and staff, 20 structured parking spaces in the lower level of the building, and 26 parking spaces for visitors. The entire building is utilized for critical police functions. However, dispatch, the crime lab, evidence storage, and the majority of training facilities are located offsite.

Where would it be?

The Civic Center campus was designed to allow expansion. Based on the student designs and refinements of a local design team, the Council Subcommittee recommended the best place on the Civic Center site for a new Police facility to be on Commercial Street between Mirror Pond and the existing driveway for parking access. In this concept, the existing parking garage is rebuilt to alleviate seismic concerns with the structure and the new garage would be secured for Police Department access. Public parking would be distributed around the site with parking at the street level in several more visible and easily accessed locations.

Did you look at other sites?

We looked at 30 potential sites. In 2011, a Council Subcommittee considered nine of these sites – ranging from bare land locations to existing buildings. To be considered, sites needed to be between four and ten acres in size with space for approximately 210 parking spaces (both secure for police cars and open to the public), centrally located for emergency response and to reduce daily travel time to the Civic Center and Municipal Court, located on an arterial street with access to all directions for emergency response, and its use for Police compatible with adjacent uses. Existing buildings needed to be approximately 75,000 square feet in size.

The Subcommittee recommended building on the Civic Center campus, despite its slightly higher initial cost related to underground parking. This initial cost would be offset by land acquisition costs, loss of property tax revenue by building on a non-City owned site, and additional travel and labor costs associated with the Police Department being away from the Civic Center. While surface parking is less expensive at the outset, the parking area at an alternate site would require fencing or other measures to secure Police vehicles. This type of use may not fit well with adjacent uses, area neighbors and local businesses, and may not provide adequate security for police vehicles.

If another site is selected for the Police facility, the City must still fund repairs to the existing Civic Center parking structure, upgrades to the facility to meet current seismic standards, and renovations to the floor vacated by the Police Department.

What about a site in north Salem?

Moving out of the center of town lessens our ability to serve and protect all of Salem and increases the cost of providing that service. Police officers deploy from headquarters to collect critical information, gear and vehicles – whether for their regular shifts in districts throughout the City or in response to an emergency incident. A northern Salem location will result in longer travel distance to get officers into some districts and to court appearances. Locating in north Salem would slow our ability to respond to all areas of our community in emergencies.

Why is this site more expensive to construct?

It may cost about \$3M to \$7M more to construct the facility on the Civic Center site. The added cost is primarily associated with the reconstruction of the parking structure. To begin, structured parking is

more expensive to construct than surface parking, and below grade is more expensive than above grade parking. Current construction of underground parking costs approximately \$30,000 per space, according to the 2013 3rd Quarter Quarterly Construction Cost Report produced by Rider Levett Bucknall, a global construction/cost estimating firm. Also, please note that the parking floor is not just reserved for secured Police parking – some of the space will be dedicated to suspect and prisoner transfer, K-9, evidence and other support areas needed for Police Department operations. And, several of the spaces will be constructed to fit the larger vehicles Police use to respond to emergency situations in our community.

Does a centralized facility or precinct operations make more sense?

A centralized police department allows for the efficient exchange of information, and immediate interaction among different department units or divisions that need to work together to keep our community safe. Adjacencies and work flow are critical to that mission and do not currently exist due to the limitations of Salem's existing Police facility. The 911 call center has been moved into off-site leased space due to constraints at the existing Police facility. Critical equipment, such as the SWAT armored vehicle and Bomb Squad trucks are housed away from the department. The evidence lab is 6.5 miles away. It is also more expensive to operate multiple facilities simultaneously, and difficult to staff precincts or substations and keep them open while officers respond to calls.

What happens to the Civic Center if the Police Department moves to a new facility?

Moving the Police Department to a new Police Facility frees up space in the Civic Center for other City functions that are currently housed in off-site leased space. This would save the City more than a half million dollars in offsite lease costs annually.

Why are we including the Civic Center in the discussion?

As early as 1997, we identified water leaks from the concrete deck above the parking garage at the Civic Center. In 2005, we learned that the leaking had worsened to a point of concern and, along with a seismic assessment, determined that the parking garage would need to be repaired at a cost of about \$2 million. The seismic assessment also identified concerns with the atrium canopy and Council Chambers. At the time, we didn't want to invest in the parking facility without a better master plan for the site, as a whole. Reinforcing the facility to a fire and life safety standard (Category 3) could allow those in the facility to evacuate in an earthquake and add 40-50 years to the life of the Civic Center building. Another group of architecture students looked at how to improve the Civic Center visitor's experience and better organize departments for efficiencies. And, the students confirmed what we've heard: it's hard to find the Civic Center, the Civic Center campus doesn't have adequate parking for visitors, and it's difficult to find what you're looking for at City Hall.

How much is all of this likely to cost?

Our most recent cost estimate for the, new Police building and seismic strengthening of the Civic Center and Library is \$80.46M (or \$0.41 cents per \$1,000 assessed value on Salem's median home value of \$150,000. This equates to about \$61 per year. This estimate assumes construction would start in 2017 and includes a 15% contingency. The concept planning level estimate for the 75,000 square foot Police building includes repair and expansion of the parking garage, a share of site improvements and soft cost, and is a little less than half the cost of the total project. Taking the Civic Center down and rebuilding on site would cost approximately \$60 million dollars, not including the cost of temporary lease spaces.

What about the Library?

We recently learned that the central branch of the Salem Public Library has similar seismic needs and engaged an engineering firm to look into the Library structure in more detail. In February 2014, Council will consider community input to-date, the seismic assessment of the Library and decide whether to include the Library's seismic need the Police facility and Civic Center seismic improvement project.

If you remove Council Chambers and dedicate the existing parking area for exclusive Police use, where will Council Chambers be and where will residents park?

Visitors to the Civic Center would park in about 100 spaces located on the street level on both the Liberty Street and Commercial Street side of Civic Center adjacent to the Library, Peace Plaza and Mirror Pond area. Our current thinking is to replace the Council Chambers/Municipal Court in a new building with counters for services residents use frequently at the Civic Center.

What will happen to Peace Plaza?

The concept we're working with now shows a new building to the east of Peace Plaza, at the street level. Parking for this building, which is likely to house convenient places for residents to pay bills and do other City business, would probably be at street level in front of the new building. There are no plans for changes to Peace Plaza. There may be opportunities, however, to fix the concrete that is breaking apart on the surface of the Plaza, retrofit the fountain to meet water filtration requirements, and make other improvements in consultation with Peace Plaza stakeholders and the community to help reinforce and strengthen this focal point of the Civic Center and important community gathering place.

Why propose changes to Mirror Pond?

Mirror Pond is man-made and relies on water from higher up on the Mill Race to keep water flowing. Periodically, the pond fills with algae and requires maintenance. Since the area was constructed, there are new stormwater detention and treatment standards. With a few changes, we can keep the connecting walking paths in and around Mirror Pond while accomplishing our stormwater treatment requirements.

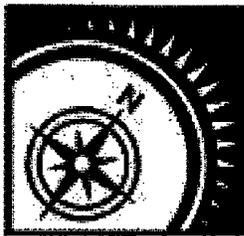
How much have you spent to-date on this concept?

In 2009, Council authorized the City to participate in the University of Oregon's Sustainable Cities Program with the understanding that two architecture courses would examine opportunities for placing a new Police facility on the Civic Center campus and for re-allocating existing services in existing space to better serve visitors and the public. These two courses cost about \$30,000.

In advance of the student design work, in 2009 through a competitive process, the City awarded a contract to a local design firm to prepare an assessment of space needs for the Police Department and other Civic Center functions. The design consultant developed the working concept to support the Council Subcommittee. In addition, to inform Council Subcommittee's discussion, we completed a structural evaluation of the Civic Center, geotechnical analysis of the soils and an environmental site assessment of the campus. Through December 2011, about \$86,500 has been spent. In June 2013, Council authorized additional outreach and minor work on the concept.

What are the next steps?

In the near-term, Council will define the scope of the project in February and outreach in the community will begin anew this spring. Next steps are contingent on Council deciding whether to pursue a bond measure, after extensive community dialogue. If Council and the community are interested in pursuing this project, a bond measure on the ballot of a future election passes, then work would begin on the design and engineering for a new Police facility and improvements to the Civic Center campus. Construction would follow a year and a half to two years later.



Northgate

Neighborhood Association

November 13, 2013

Anna Peterson, Mayor
Diana Dickey, Councilor
Linda Norris, City Manager
Jerry Moore, Chief of Police
City of Salem

Salem, Oregon

Subject: Building Salem's next police facility in the Northgate neighborhood

Dear Mayor and all,

Members of the Northgate Neighborhood Association voted unanimously at our November 12 meeting to ask city leaders to consider building the next police facility in the Northgate area.

Salem Police crime reports show that crime rates are consistently highest in the north Salem area. <http://www.cityofsalem.net/Departments/Police/HowDoI2/Pages/CrimeStatistics.aspx>

We believe that building the proposed project within our Northgate neighborhood and within the North Gateway Urban Renewal Area will improve response time to calls for assistance as well as act as a deterrent to crime. There are numerous distressed properties along Portland Road, as well as the vacant land known as the Epping property.

We suggest that a police facility can be the anchor of a public-private development project that could include a park with basketball courts, housing and retail shops. The project can make a dramatic impact on urban blight in the area and strengthen quality of life for the many residents who live and work nearby. Youth can especially benefit from personal interaction with police in the park and on the basketball court.

Please include our request in the current planning process. Thank you.

Sincerely

Don Russo
Chair

C: Derik Melton, Chair, North Gateway Urban Renewal Advisory Board

Salem Community Vision • salemcommunityvision@yahoo.com

**Salem Community Resolution Regarding
the Proposed Salem Police Facility/Civic Center Project**

WHEREAS, _____ [print name]
recognizes the urgent need for a larger, safer, and more efficient Police Facility along with seismic strengthening of the Salem Civic Center and the Library to save lives in the event of an earthquake, and

WHEREAS, the City of Salem proposed in October 2013 to build a new Police Facility at the Civic Center and seismically strengthen the City Hall structure only, and

WHEREAS, the City of Salem proposal requires at least a \$70 million bond measure in 2014 to fund these capital improvements and the Library also needs seismic strengthening, which could raise the cost substantially, and

WHEREAS, the City of Salem has chosen the current Civic Center location for a new Police Facility, requiring destruction of valuable assets such as the Peace Plaza, Mirror Pond, north parking, Council chambers, and atrium, and

WHEREAS, the City of Salem has failed to evaluate alternative community sites for a Police Facility that could provide a more secure perimeter and a better emergency vehicle distribution point at a much lower cost, and

WHEREAS, City staff have not adequately involved Salem citizens in the planning and site selection for the proposed Police Facility, and

WHEREAS, the City of Eugene recently built a similar-sized Police Facility in a separate location from its City Hall for \$17 million by renovating an existing building, and

WHEREAS, seismic strengthening of the Civic Center and building a new off-site Police Facility can be accomplished at a much lower cost than the City of Salem proposal, potentially saving taxpayers many millions of dollars,

THEREFORE BE IT RESOLVED, that _____
[print name] recommends that the Salem City Council not proceed to a bond levy vote as currently proposed until it has (1) evaluated lower cost alternative site locations for the Police Facility, (2) planned a seismic strengthening of the entire Civic Center, including remodeling of the Council Chambers, and (3) assured the preservation and enhancement of existing Civic Center green spaces. This will potentially reduce the proposed bond levy by \$30 million or more.

Approved by: _____ on _____
(printname of group or person) (date)

Signature: _____ Email/phone: _____

**Return to: Salem Community Vision % Geoffrey James,
4676 Commercial Street SE #8, Salem, OR 97302**



PREPARED FOR:

CITY OF SALEM

Civic Center, Library & Police Facility Bond Measure Voter Survey

January 2014

**PREPARED BY:
DHM RESEARCH**

(503) 220-0575 • 239 NW 13th Ave., #205, Portland, OR 97209 • www.dhmresearch.com

1. | INTRODUCTION AND METHODOLOGY

Davis, Hibbitts & Midghall, Inc. (DHM Research) conducted a telephone survey of registered voters in the city of Salem. The primary objective of the survey was to assess voters' perceptions of physical condition of the Civic Center, police department headquarters, and downtown library, and key messages about the need for facility improvements. This survey is part of a larger citizen engagement process being led by the city, including community meetings and stakeholder interviews.

Research Design: From January 16-19, 2014, DHM Research conducted a telephone survey of 400 registered voters in Salem. The survey took an average of 10 minutes to administer. The sample size is sufficient to assess opinions generally, and allows a review by multiple subgroups including age, gender, political affiliation and other demographics.

Residents were contacted randomly from a list of registered voters in city of Salem, and included both landline and cell phones. In gathering responses, a variety of quality control measures were employed, including questionnaire pre-testing and validations. For a representative sample, quotas were set by age, gender, and political affiliation. In the annotated questionnaire, results may add up to 99% or 101% due to rounding.

Statement of Limitations: Any sampling of opinions or attitudes is subject to a margin of error. The margin of error is a standard statistical calculation that represents differences between the sample and total population at a confidence interval, or probability, calculated to be 95%. This means that there is a 95% probability that the sample taken for this study would fall within the stated margins of error if compared with the results achieved from surveying the entire population.

For a sample size of 400, the margin of error for each question falls between $\pm 2.9\%$ and $\pm 4.9\%$, at the 95% confidence level. The reason for the difference lies in the fact that, when response categories are relatively even in size, each is numerically smaller and thus slightly less able – on a statistical basis – to approximate the larger population.

DHM Research: DHM Research has been providing opinion research and consultation throughout the Pacific Northwest and other regions of the United States for over three decades. The firm is non-partisan and independent and specializes in research projects to support public policy-making. www.dhmresearch.com

2. | SUMMARY & OBSERVATIONS

Salem voters generally feel positive about the direction of the city.

- 55% of Salem voters said that the city is headed in the right direction, compared to 23% who feel that it is off on the wrong track.
- This compares favorably to Oregon as a whole. In a recent (January 2014) DHM Research survey, 47% of Oregonians said that the state is headed in the right direction.
- Voters 18-34 (65%) and Democrats (63%) were the most likely to say that Salem is headed in the right direction, while Republicans (30%) and those 35-54 (27%) were the most likely to feel that the city is off on the wrong track.

Perceptions about the current condition of the Civic Center, library and police headquarters are neutral to positive.

- More voters rated the current physical condition of the Civic Center and police department headquarters as excellent/good than fair/poor. However, about one-quarter of voters said that they did not know the condition of either.
- Voters were most positive about the condition of the library, with 70% saying that it is in excellent/good condition.

Salem voters are evenly split in their opinions about an \$80 million bond measure to make upgrades to the Civic Center and library and build a new police facility.

- 48% of voters said that a bond measure to make these facility upgrades is a good idea versus 45% who said that it is a bad idea.
- The intensity of those opposed to a bond measure is greater than those who think it would be a good idea. 30% of voters said that they felt "strongly" that it is a bad idea compared to 21% who felt "strongly" that it is a good idea.
- Among demographic groups, support for a bond measure was highest among Democrats (60%) and lowest among Republicans (39%).
- Support for a bond measure was also higher among voters who rated the physical condition of the existing facilities in fair/poor condition.

The survey tested five reasons to support a bond measure. All were moderately effective but none stood out as especially persuasive.

- Voters rated the five reasons on a 1-7 scale, where 1 meant "a very bad reason" and 7 meant "a very good reason" to support a bond measure. Mean scores for the five reasons ranged from 4.8 to 5.1.
- Although, the differences were small, the two top rated reasons were *the current Civic Center facility does not meet federal earthquake standards for critical emergency response standards* (mean: 5.1) and *because of a lack of space, the police department has had to move critical functions offsite, including the 911 call center, SWAT team equipment and evidence lab, making coordination among police functions difficult. A new police facility would centralize all police operations into one building* (mean: 5.0).

On average, the reasons to oppose a bond measure were less effective than the reasons to support.

- Voters rated the five reasons on a 1-7 scale, where 1 meant “a very bad reason” and 7 meant “a very good reason” to oppose a bond measure. Mean scores for the five reasons ranged from 4.3 to 4.9.
- The top three reasons to oppose a bond measure were *rather than taking on a large amount of debt to do all this work at once, the city should focus on making small improvements over time within their existing budget* (mean: 4.9); *preliminary cost estimates for a new Police facility and seismic strengthening of the Civic Center and Library are over \$80 million. We simply cannot afford that* (mean: 4.8); and *there are other less costly options available, like building the police station on an existing vacant lot* (mean: 4.8).

Given the option, voters are split on whether is preferable to construct a new police facility downtown or some other part of the city.

- 45% of voters would prefer to locate a new police facility downtown even if it has higher construction costs, while 43% would prefer to locate a new police facility in some other part of the city even it has higher long-term operating costs.

Should upgrades be required either now or in the future, a plurality of voters (40%) would prefer the “full package” of facility upgrades (i.e., upgrading the Civic Center and library and constructing a new police facility) over a smaller package with fewer upgrades.

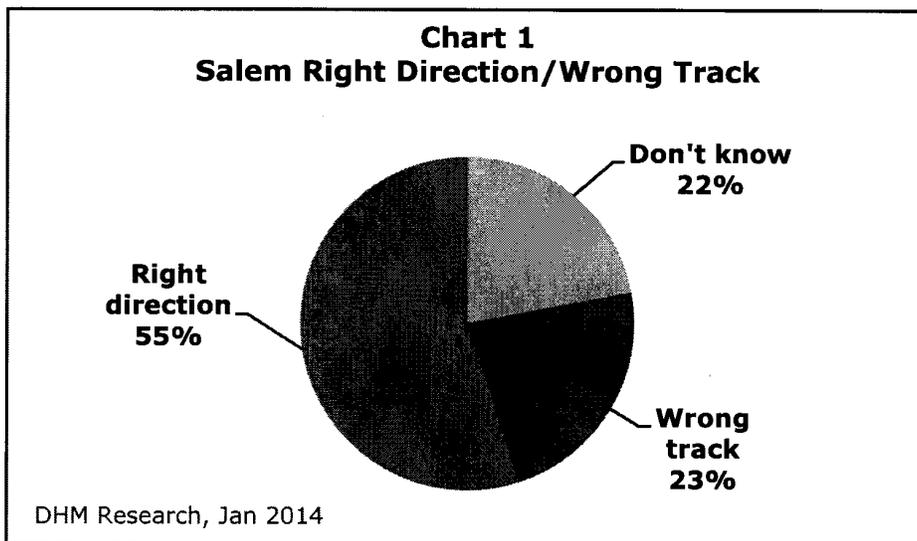
- 19% of voters would prefer to upgrade the Civic Center and construct a new police facility but not upgrade the library, and 16% would prefer to construct a new police facility only.
- 17% of voters would prefer not to make any facility upgrades.

3. | KEY FINDINGS

3.1 | General Mood

The survey started by asking voters whether they felt that Salem is headed in the right direction or if things are pretty much off on the wrong track (Q1). A majority (55%) said that things are headed in the right direction, while 23% felt they are off on the wrong track and 23% were unsure.

For comparison, in recent DHM Research poll of Oregon voters (January 2014), 47% said that the state was headed in the right direction and 41% felt it was off on the wrong track.



Demographic Differences

Voters ages 18-34 (65%) and Democrats (63%) were the most likely to feel that Salem is headed in the right direction, while Republicans (30%) and those 35-54 (27%) were the most likely to say that things on off on the wrong track.

Next, the voters were asked what they believe are the most important issue for their local elected officials to do something about (Q2). This was an open ended question in which they could offer any opinion. Their answers were transcribed by the interviewer and later coded into categories.

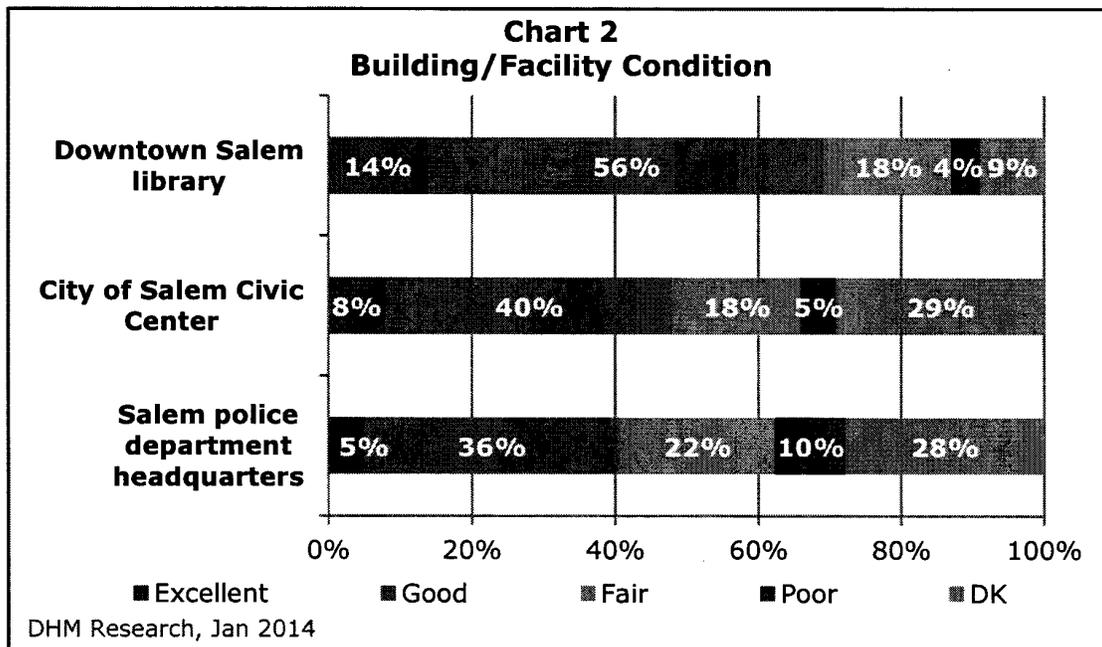
Table 1
Most Important Issue for Local Elected Officials in Salem

Response Category	N=400
Create jobs	15%
Education funding	8%
Education quality	6%
Bridge infrastructure	6%
Traffic/too much traffic	6%
Crime/public safety	6%
Taxes	5%
Business development	5%
All other responses	4% or less
None/Nothing	8%
(DON'T READ) Don't know	9%

DHM Research, Jan 2014

There are a number of different issues among Salem voters but not one overriding concern. The most mentioned issues were job creation (15%), education funding (8%) and quality (6%). Other top issues were bridge infrastructure (6%), traffic (6%), and crime/public safety (6%). The Salem Civic Center, police facility, or library were rarely mentioned as specific issues that they would like their local elected officials do something about.

Next, we asked the voters about their perceptions of the physical condition of the Civic Center, police department headquarters, and the downtown library (Q3-Q5).



Feelings about the physical condition of these buildings was neutral to positive. More voters rated these facilities as in excellent or good physical condition than they did fair or poor. The library was the highest rated building with 70% excellent or good ratings, compared to less than one-half who rated the Civic Center (48%) and police department headquarters (41%) as excellent or good. Notably, more than one-quarter of voters said that they did not know the condition of the Civic Center (29%) or police department headquarters (28%).

Demographic Differences

Those who have lived in Salem for 10 or more years rated these facilities in worse condition than did newer residents. Their fair/poor ratings for the three facilities were 31% for the Civic Center, 38% for the police headquarters, and 27% for library. For the police headquarters, residents with incomes \$75k and above (41%) and 55+ (39%) were also more likely than others to give a fair/poor rating.

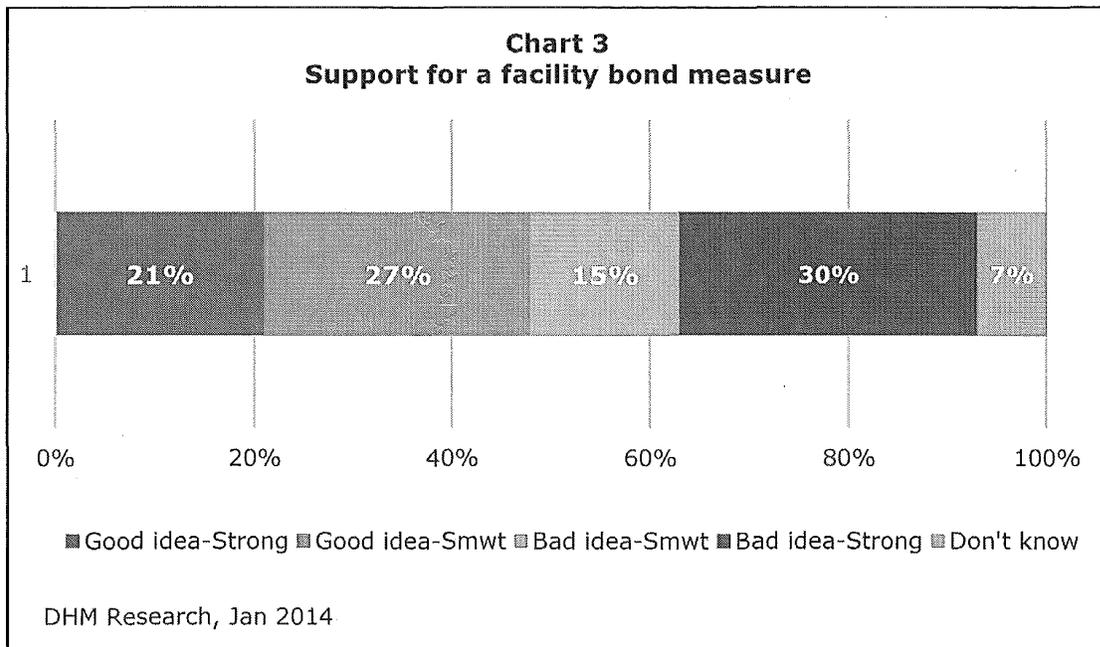
3.2 | Facility Bond Measure

The voters were provided the following statement about possible bond measure to seismically strengthen the Civic Center and downtown library and construct a new police facility. They were then asked if they thought a bond measure to make these improvements as a good or bad idea (Q6).

As you may know, the Civic Center is located in downtown Salem, sometimes referred to as City Hall, and houses several city departments including municipal courts, finance, traffic light control, permitting, and the police department. Next door is the Salem library. The Civic Center was constructed in 1972 and has not had significant renovations or upgrades. The City of Salem is beginning a public process to determine whether to seismically strengthen the Civic Center and library, and construct a new police facility on city-owned land adjacent to the Civic Center.

Right now, the estimate for this work is about \$80 million and would have to be supported by a voter approved bond measure. This would cost \$61 per year in property taxes for a home with an assessed value of \$150,000.

Understanding that you may change your mind as you learn more information, would you say that renovating the Civic Center and constructing a new Police facility, and seismically upgrading the library is a good or bad idea?



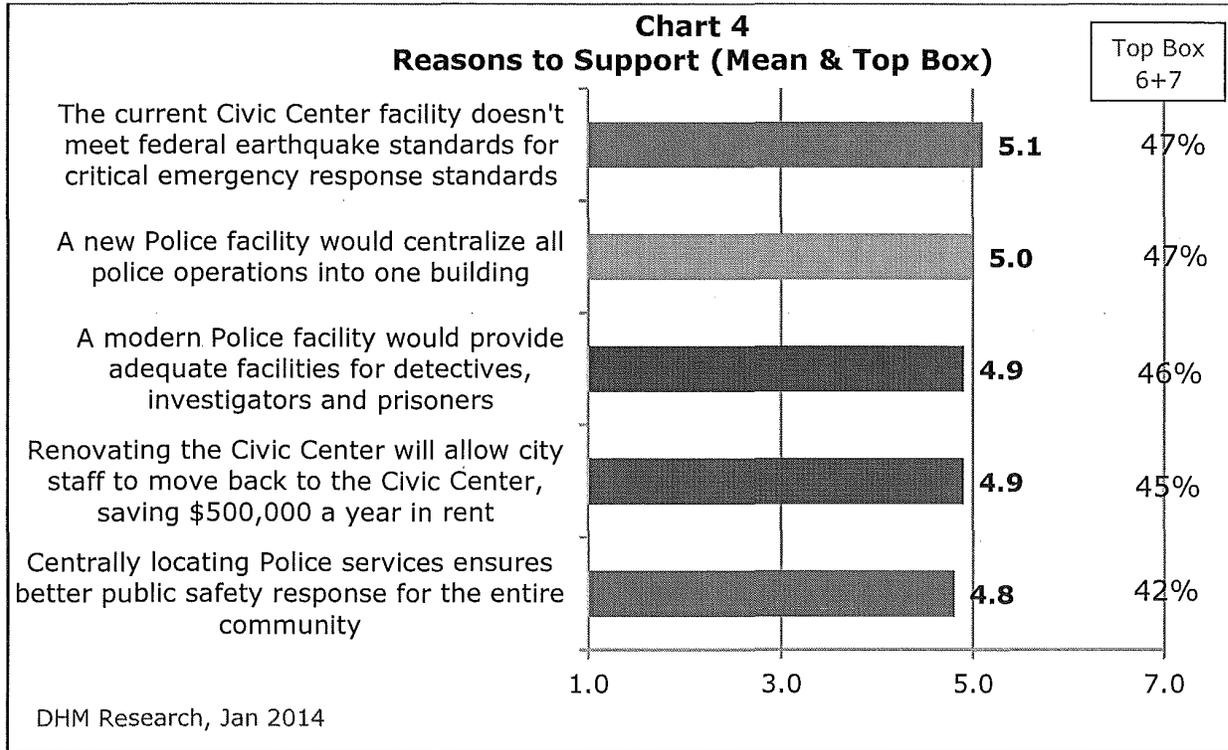
Salem voters are split in their support for a facility bond measure with 48% saying it is a good idea, 45% saying that it is a bad idea, and 7% were unsure. After indicating if they good or bad idea generally, the voters were asked if they felt that way strongly or just somewhat. At 30%, the intensity of those who felt strongly that a bond measure is a bad idea was more than 21% who felt strongly that it is a good idea.

Demographic Differences

More Democrats said that a bond measure was a good idea (60%) than did Republicans (39%) or Independents (43%). Voters who rated the current condition of the city’s facilities as fair/poor were also more likely to say that a bond measure was a good idea. Sixty-percent (60%) of voters who rated the current condition of the Civic Center as fair/poor said a bond measure is a good idea, as did 56% who gave fair/poor ratings to the police department headquarters, and 61% who said the same about the library.

3.3 | Reasons to Support a Bond Measure

To learn more about how Salem’s voters feel about a possible facility bond measure, they were presented with a series of reasons that some people may support and oppose a bond measure¹ (Q7-Q11, Q12-Q16).



The survey respondents rated these five reasons on a 1-7 scale where 1 was a “very bad reason” and 7 was a “very good reason” to support a facility bond measure.

There was very little difference in voter attitudes towards these reasons. Each of the five reasons tested moderately strong, with none having a mean score below 4.8 and at least 42% giving ratings of 6-7.

Although none of the reasons stood out as especially effective, the top two rated were *the current Civic Center facility does not meet federal earthquake standards for critical emergency response standards* (mean: 5.1) and *because of a lack of space, the police department has had to move critical functions offsite, including the 911 call center, SWAT team equipment and evidence lab, making coordination among police functions difficult*. A new police facility would centralize all police operations into one building (mean: 5.0).

¹ The list of reasons to support and oppose were rotated such that one-half of the survey respondents heard reasons to support first and one-half heard reasons to oppose first. Additionally, the individual items with the question sets were randomized for each respondent.

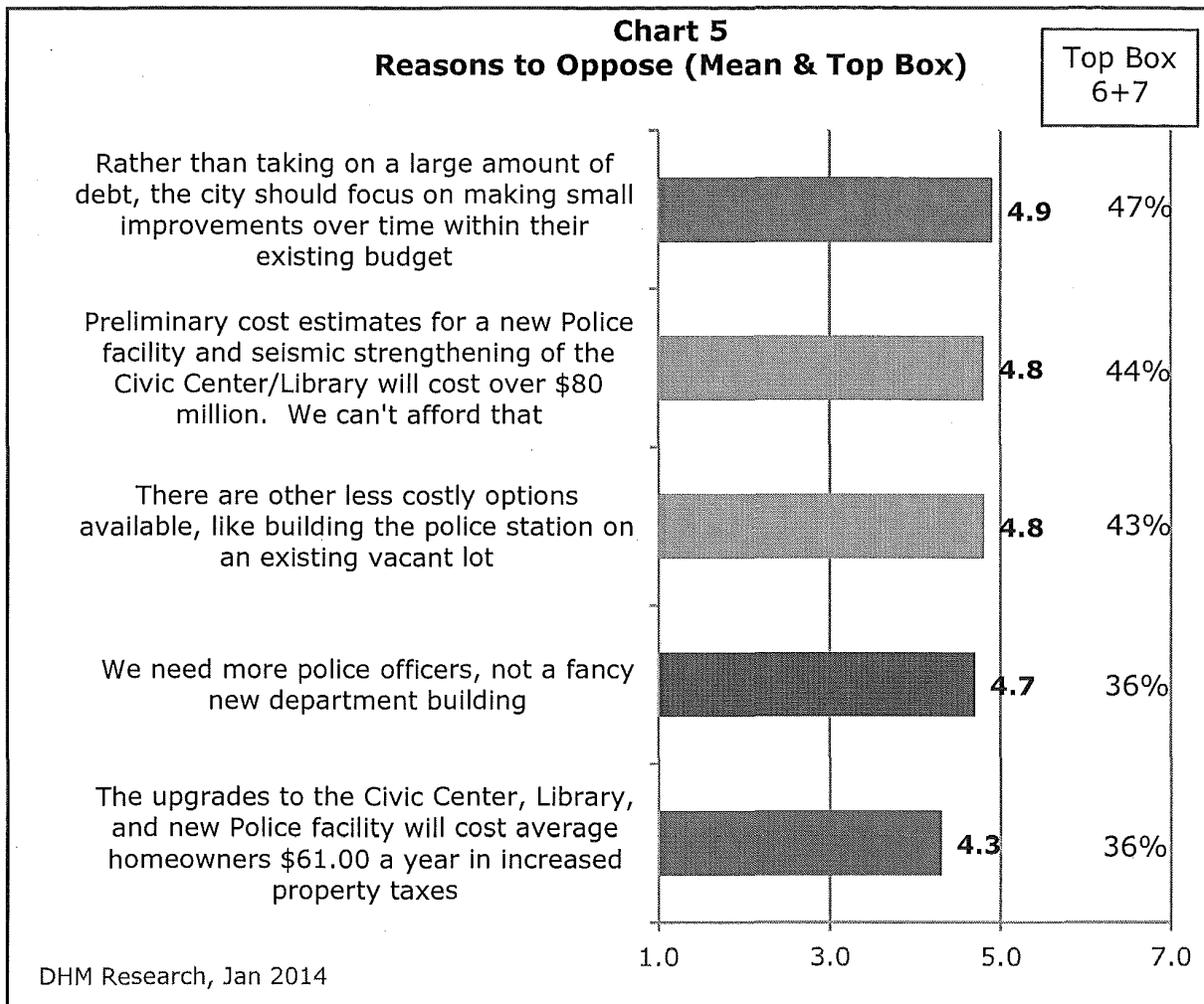
The three lowest rated reasons were *a modern police facility would provide adequate interview rooms, evidence storage, canine kennels, office space for detectives and investigators, and prisoner holding facilities* (mean: 4.9); *because of a lack of room at the Civic Center, the City of Salem leases office space across the city. Renovating the Civic Center will allow city staff to move back into the Civic Center, saving \$500,000 a year in rent* (mean: 4.9); and *centrally locating police services ensures better public safety response for our entire community* (mean: 4.8)

Demographic Differences

Although the differences were generally small, the demographic groups that consistently found these good reasons to support a bond were Democrats, voters ages 18-34 and 55+, and renters. The greatest difference of mean scores between any demographic group and total was only .5.

3.4 | Reasons to Support a Oppose a Bond Measure

The voters were presented five reasons that some people may oppose a bond measure. They were asked to rate each on a 1 "very bad reason" to 7 "very good reason" to oppose a bond measure.



The mean ratings for these five reasons to oppose ranged from 4.3 to 4.9, which is slightly less than the mean ratings for the reasons to support. The “top box” percentages ranged from 36% to 47%, which is also somewhat less than the reasons to support.

The persuasiveness of these five reasons fell into two tiers. In the top tier were *rather than taking on a large amount of debt to do all this work at once, the city should focus on making small improvements over time within their existing budget* (mean: 4.9); *preliminary cost estimates for a new Police facility and seismic strengthening of the Civic Center and Library are over \$80 million. We simply cannot afford that* (mean: 4.8); and *there are other less costly options available, like building the police station on an existing vacant lot* (mean: 4.8).

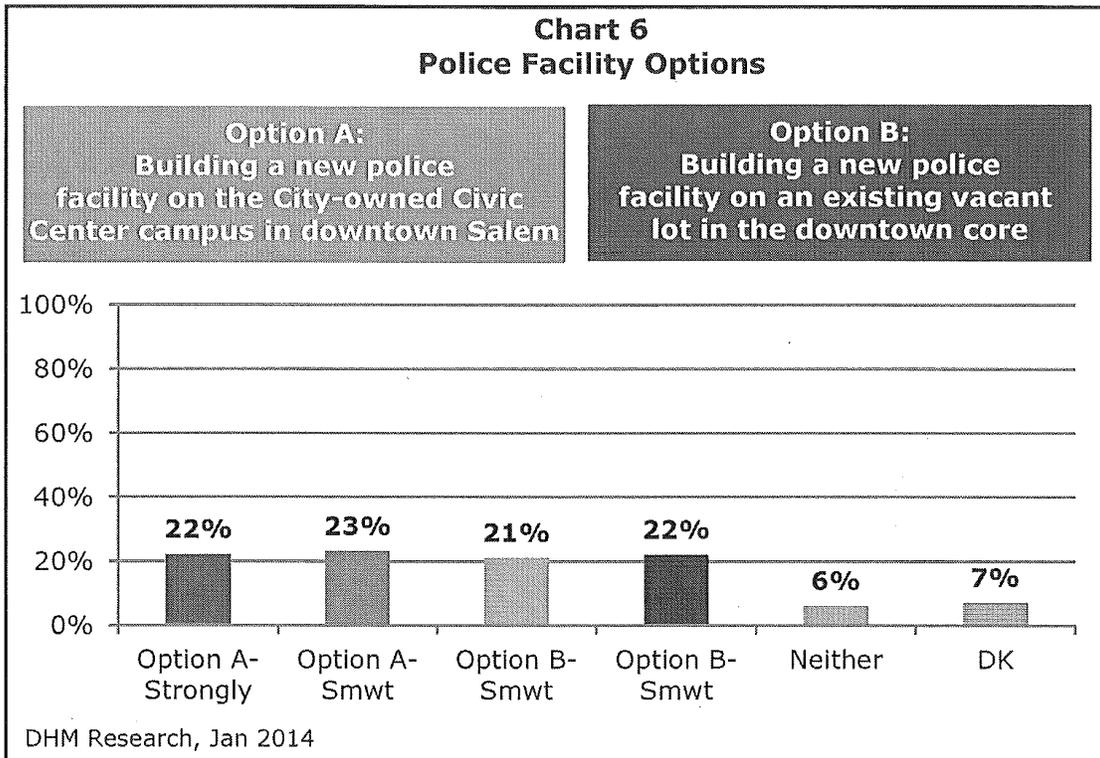
The two reasons in the lower tier were *we need more police officers, not a fancy new department building* (mean: 4.7) and *the upgrades to the Civic Center, Library and a new Police facility will cost the average homeowner \$61 dollars a year in increased property taxes* (mean: 4.3)

Demographic Differences

Like the reasons to support, there were few demographic differences among these reasons to oppose a bond measure. The two notable differences were that voters earning less than \$25k felt were the most persuaded by the statements about the estimated \$80 million cost of the upgrades (5.3) and the \$61 per year property tax increase (5.8).

3.5 | Facility Options

The current proposed site for the new police facility is a city owned lot across the street from the Civic Center. Some community members have suggested constructing a new police facility in another part of the city where land values are cheaper and perhaps repurposing an existing building. This may lower the costs of the project initially, but locating the police facility distant from other city departments would result in higher operating costs over time. To learn which scenario is preferable to Salem voters, we presented the survey respondents with two options for the police facility and asked which was closest to their opinion (Q17).

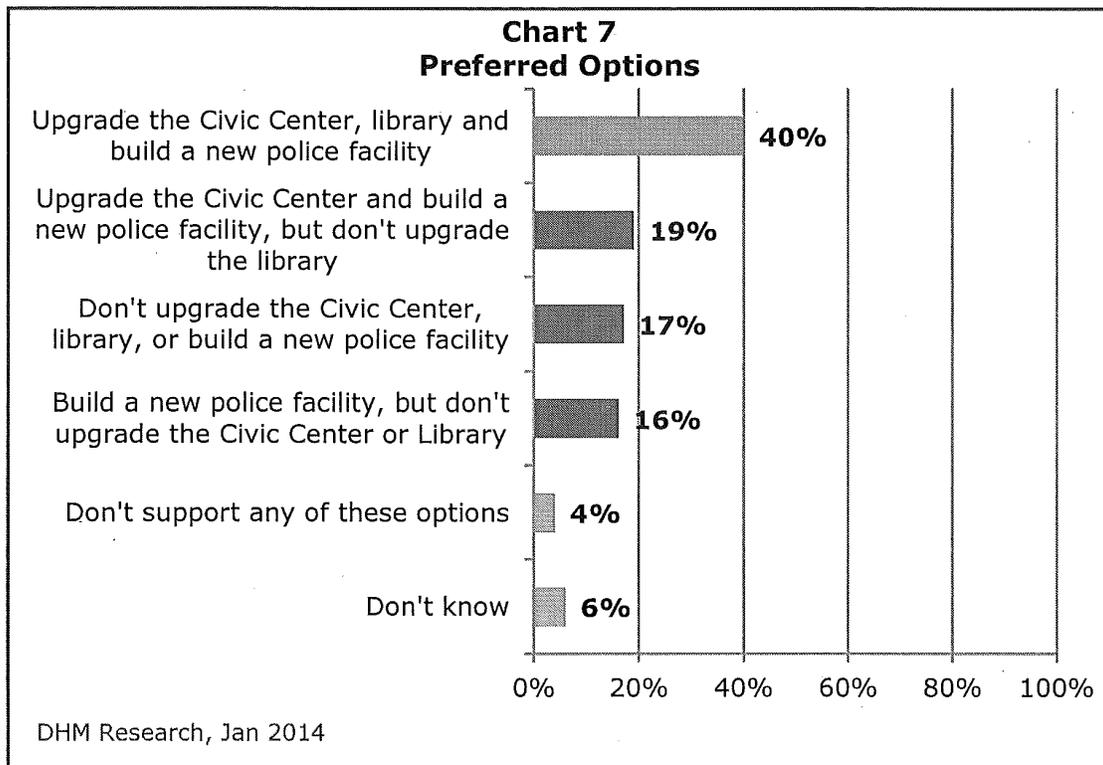


Voters were nearly evenly split between the two options. Forty-five percent (45%) choose the option two build a new police facility downtown, even if upfront costs are higher, while 43% choose the option to build the new police facility in another part of the city, even in there are higher long-term operating costs.

Demographic Differences:

The greatest differences in preference was based on length of residence in Salem. A slim majority (51%) of voters who have lived in Salem for 10+ years preferred the downtown option, while two-thirds (67%) of voters who have lived in Salem for five year or less preferred the option to locate the police facility in some other part of the city.

The survey respondents were next given four options for facility upgrades should they be required either now or in the future. They ranged from upgrading the Civic Center and library and building a new police facility to not making any improvements to the facilities (Q18). They were asked to select which of these four options they most preferred.



Forty percent (40%) of voters most preferred option was to *upgrade the Civic Center, library and build a new police facility*. Voters were split among the other three options to *upgrade the Civic Center and build a new police facility, but don't upgrade the library* (19%); *don't upgrade the Civic Center, library, or build a new police facility* (17%); and *build a new police facility, but don't upgrade the Civic Center or library*.

There are two ways to look at these results. One is to note that more than twice as many voters preferred the "full package" (i.e., upgrading the Civic Center, library and building a new police facility) than any of the other options. However, another reading is that a majority (60%) of preferred some other option.

Demographic Differences

The full package option was the preferred choice among all demographic groups, though the intensity varied by political affiliation. It was the most preferred by Democrats (49%) and the least preferred by Republicans (29%). Conversely, more Republicans (22%) than Democrats (10%) preferred not making any facility upgrades. Voters making less than \$25k (28%) were the most likely to support the option to upgrade the Civic Center and build a new police facility but not upgrade the library.

3.6 | Final Comments

The survey concluded by asking the respondents if there is anything else they would like to share with the city about the facility upgrades and possible bond measure (Q19).

Table 2
Additional Comments

Response Category	N=400
Better budget/fiscally responsible	7%
Use the money for other things we really need/priorities	6%
Support the police/police station	4%
Stop raising taxes	4%
Rebuild the whole thing/make it new	4%
Listen to the people/do what people want	3%
All other responses	2% or less
None/Nothing	67%
(DON'T READ) Don't know	1%

DHM Research, Jan 2014

Two-thirds of respondents (67%) had no additional comments. Among the rest, their responses varied greatly, with no category of receiving more than seven percent of the comments. The most mentioned issues were encouraging the city to be fiscally responsible (7%) and to use public money on other priorities (6%).

**Salem Civic Center Survey
January 2014
N=400; Salem Registered Voters
10 minutes; ±4.9% margin of error**

DHM Research

Hello, my name is _____ from DHM Research, a Oregon opinion research firm. We're not selling anything. I have some questions for you about the future of your community. The survey should take only a few minutes and I think you will find the questions interesting. Your answers are strictly confidential.

Warm up

1. All in all, would you say that things in Salem are headed in the right direction or are things pretty much off on the wrong track?

Response Category	N=400
Right direction	55%
Wrong track	23%
(DON'T READ) Don't know	22%

Priorities

2. In your own words, please tell me what you think is the most important issue for your local elected officials to do something about? **(Open)**

Response Category	N=400
Create jobs	15%
Education funding	8%
Bridge infrastructure	6%
Education quality	6%
Traffic/too much traffic	6%
Crime/public safety	6%
Taxes	5%
Business development	5%
All other responses	4% or less
None/Nothing	8%
(DON'T READ) Don't know	9%

City Facility Conditions

Next, I would like to ask you about the physical condition of the City of Salem's government buildings and facilities. Please indicate if you think their condition is excellent, good, fair or poor condition. **(Randomize 3 - 5)**

Response Category	Excellent	Good	Fair	Poor	Don't know
3. City of Salem Civic Center	8%	40%	18%	5%	29%
4. Salem police department headquarters	5%	36%	22%	10%	28%
5. Downtown Salem library	14%	56%	18%	4%	9%

Civic Center

As you may know, the Civic Center is located in downtown Salem, sometimes referred to as City Hall, and houses several city departments including municipal courts, finance, traffic light control, permitting, and the police department. Next door is the Salem library. The Civic Center was constructed in 1972 and has not had significant renovations or upgrades. The City of Salem is beginning a public process to determine whether to seismically strengthen the Civic Center and library, and construct a new police facility on city-owned land adjacent to the Civic Center.

Right now, the estimate for this work is about \$80 million and would have to be supported by a voter approved bond measure. This would cost \$61 per year in property taxes for a home with an assessed value of \$150,000.

6. Understanding that you may change your mind as you learn more information, would you say that renovating the Civic Center and constructing a new Police facility, and seismically upgrading the library is a good or bad idea? **(Accept but don't offer "don't know." Wait and ask strongly/somewhat.)**

Response Category	N=400
Good idea-strong	21%
Good idea-somewhat	27%
Bad idea-somewhat	15%
Bad idea-strong	30%
(DON'T READ) Don't know	7%

I will now read some reasons for seismically strengthening the Civic Center and library and constructing a new Police facility. Please tell me how good of a reason each one is. We'll use a 1-7 scale where 1 is a very bad reason for upgrading the facilities and 7 is a very good reason. You can use any number 1 – 7 **(Randomize 7-11)**

Response Category	Mean	Top Box (6+7)	DK
7. The current Civic Center facility does not meet federal earthquake standards for critical emergency response standards	5.1	47%	5%
8. Because of a lack of room at the Civic Center, the City of Salem leases office space across the city. Renovating the Civic Center will allow city staff to move back into the Civic Center, saving \$500,000 a year in rent.	4.9	45%	3%
9. Because of a lack of space, police department has had to move critical functions offsite, including the 911 call center and SWAT team equipment, and evidence lab, making coordination among police functions difficult. A new Police facility would centralize all police operations into one building.	5.0	47%	1%
10. Centrally locating Police services ensures better public safety response for our entire community.	4.8	42%	1%
11. A modern Police facility would provide adequate interview rooms, evidence storage, canine kennels, office space detectives and investigators, and prisoner holding facilities.	4.9	46%	3%

Now I will read to you some reasons to oppose seismically strengthening the Civic Center and library and constructing a new Police facility. Please tell how good of a reason each one is. We'll use a 1-7 scale where 1 is a very bad reason to oppose upgrading the facilities and 7 is a very good reason. You can use any number 1 – 7 **(Randomize 12-16)**

Response Category	Mean	Top Box (6-7)	DK
12. We need more police officers, not a fancy new department building.	4.7	36%	3%
13. Preliminary cost estimates for a new Police facility and seismic strengthening of the Civic Center and Library are over \$80 million. We simply cannot afford that.	4.8	44%	3%
14. The upgrades to the Civic Center, Library and a new Police facility will cost the average homeowner \$61 dollars a year in increased property taxes.	4.3	36%	2%
15. There are other less costly options available, like building the police station on an existing vacant lot.	4.8	43%	5%
16. Rather than taking on a large amount of debt to do all this work at once, the city should focus on making small improvements over time within their existing budget.	4.9	47%	2%

17. Which of the following two options for building a new Salem police facility would you most prefer? **(Rotate options. Wait and ask strongly/somewhat)**

Response Category	N=400
a. Building a new police facility on the City-owned Civic Center campus in downtown Salem. Construction costs for this option are higher and will increase property taxes more in the short-term. However, being nearby other city services, including the municipal courts, will make it more efficient to meet needs of all Salem's residents and less costly to tax payers over the long-term.	
Strongly	22%
Somewhat	23%
b. Building a new police facility on an existing vacant lot outside the downtown core. Construction costs for this option are lower and will require a smaller property tax increase in the short-term. However, being farther away from other city services, including the municipal court, will make it less efficient to meet needs of all Salem's residents and more costly to taxpayers over the long-term.	
Strongly	21%
Somewhat	22%
(DON'T READ) Neither/don't support a new police facility	6%
(DON'T READ) Don't know	7%

18. Whether now or in the future, eventually, Salem's Civic Center, police facility, and library will require seismic and other upgrades. With that in mind, which of the following options do you most prefer? **(Rotate order a-d, d-a)**

Response Category	N=400
a. Upgrade the Civic Center, library and build a new police facility	40%
b. Upgrade the Civic Center and build a new police facility, but do not upgrade the library	19%
c. Build a new police facility, but do not upgrade the Civic Center and library	16%
d. Don't upgrade the Civic Center, library or build a new police facility	17%
(Don't read) Don't support any of these options	4%
(Don't read) Don't know	6%

Final Comments

19. The City of Salem has not made any final decisions about the Civic Center, library and police facility. It is conducting this survey and will hold several public meetings to gather input from the community. Before we close this survey, do you have any additional comments you would like to share with the city about this? **(open)**

Response Category	N=268
Better budget/fiscally responsible	7%
Use the money for other things we really need/priorities	6%
Support the police/police station	4%
Stop raising taxes	4%
Rebuild the whole thing/make it new	4%
Listen to the people/do what people want	3%
All other responses	2% or less
None/Nothing	67%
(DON'T READ) Don't know	1%

Demographics

These last few questions are for statistical purposes and to ensure that we have talked to a representative group of Salem residents.

20. Age **(From sample)**

Response Category	N=400
18-24	10%
25-34	12%
35-54	32%
55-64	15%
65+	32%

21. Gender **(From observation)**

Response Category	N=400
Male	48%
Female	52%

22. Area of city **(From sample)**

Response Category	N=400
Ward 1	13%
Ward 2	10%
Ward 3	13%
Ward 4	14%
Ward 5	9%
Ward 6	10%
Ward 7	12%
Ward 8	20%

23. Political party **(From sample)**

Response Category	N=400
Democrat	39%
Republican	34%
Independent/other	28%

24. Voting history **(From sample)**

Response Category	N=400
0/1 of 4	28%
2 of 4	18%
3 of 4	23%
4 of 4	32%

25. How long have you lived in Salem?

Response Category	N=400
0-5 years	8%
6-10 years	52%
More than 10 years	42%
(DON'T READ) Refused	1%

26. What is your total household income? Your best estimate it fine.

Response Category	N=400
Less than \$24,999	17%
\$25,000-\$49,999	26%
\$50,000-\$74,999	20%
\$75,000-\$99,999	14%
\$100,000-\$149,999	7%
\$150,000+	4%
(DON'T READ) Refused	14%

27. Do you own your home, rent, or something else?

Response Category	N=400
Rent	22%
Own	67%
Something else	8%
(DON'T READ) Refused	3%

28. Which of the following best describes your ethnicity?

Response Category	N=400
White/Caucasian	78%
African American/Black	1%
Hispanic/Latino	6%
Asian/Pacific Islander	3%
Native American/American Indian	2%
Other	4%
(DON'T READ) Refused	6%