







**The existing police station at 150 S. 13<sup>th</sup> Street is dated and insufficient for current and future staff.**

- Built in 1971, when population was 6,200
- No change (other than modular building added in 2018) → today's population 14,400 → **130% increase!!!**
- Main building is 2,200 office space/garage → smaller than many homes!
- ADA deficient
- Antiquated seismic standards
- Poor digital storage accommodation → Not an issue in 1971
- Entire vehicle fleet cannot be securely stored
- Lack of private interview and training space
- No armory
- Conditions thwart grant efforts

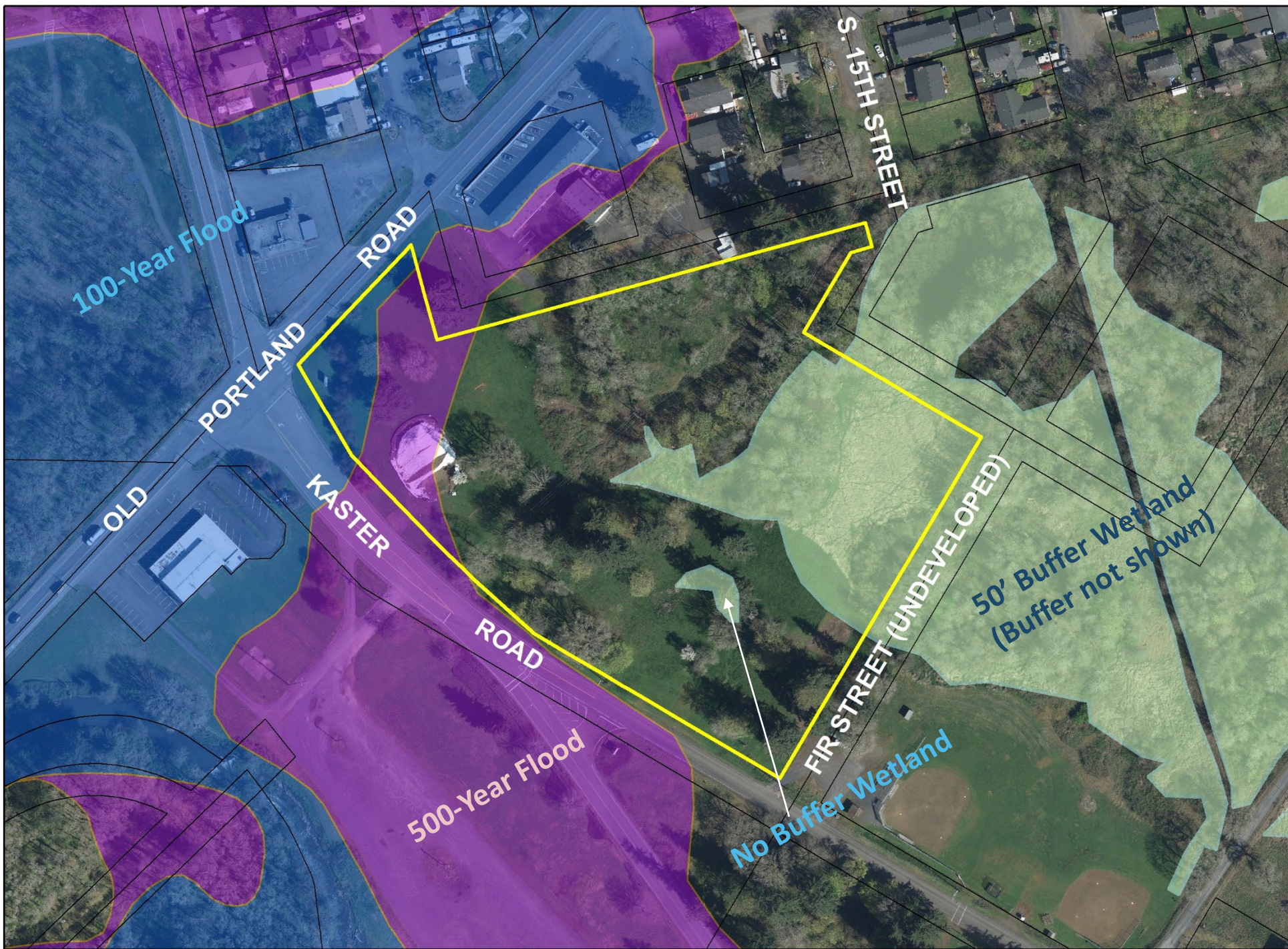


Cascades

OLD PORTLAND ROAD

KASTER ROAD







## USE PER ZONING: Public Safety Facility, *a conditional use*

“Public safety facilities” means providing protection pursuant to fire, life, and safety code sections together with the incidental storage and maintenance of necessary vehicles. Typical uses include fire stations, **police stations**, and ambulance services.

## CONDITIONAL USE CRITERIA includes:

The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

## USE PER FLOOD POLICY: Critical facility

“Critical facility” means a facility **for which even a slight chance of flooding might be too great**. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, **police**, fire and emergency response installations, and installations which produce, use or store hazardous materials or hazardous waste.

## CRITICAL FACILITY POLICY:

Construction of new critical facilities **shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA)**. Construction of new critical facilities shall be permissible within the SFHA **only if no feasible alternative site is available**. Critical facilities construction within the SFHA shall have the lowest floor elevated at least three feet above the base flood elevation (BFE) or to the height of the 500-year flood, whichever is higher. **Access to and from the critical facility shall also be protected to the height utilized above**. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

LOCATON AND ALTERNATIVES ANALYSIS MATTERS → Site is anticipated to be impacted by flood waters, **at least access**



## The Planning Commission denied this proposal based on:

### - SHMC 17.100.040(1)(b) regarding Conditional Use Permit criterion:

- The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.
- Site selection still pertinent to help answer “why.”
- Comes down to weighing pros and cons.

### - SHMC 17.40.040(1) regarding significant wetland protection zone impacts.

Some protection zone impact due to secondary access. Moot issue if Council finds site is ok for Police Station.

### - SHMC 17.46.050(6) regarding critical facilities in flood hazard areas.

- Alternatives analysis (facility v. building).
- Building and surrounding improvements elevated
- Secondary access
- Is the slightest chance of flood too great?

### - SHMC 17.100.040(1)(f) regarding Conditional Use Permit criterion—applicable policies of the comprehensive plan.

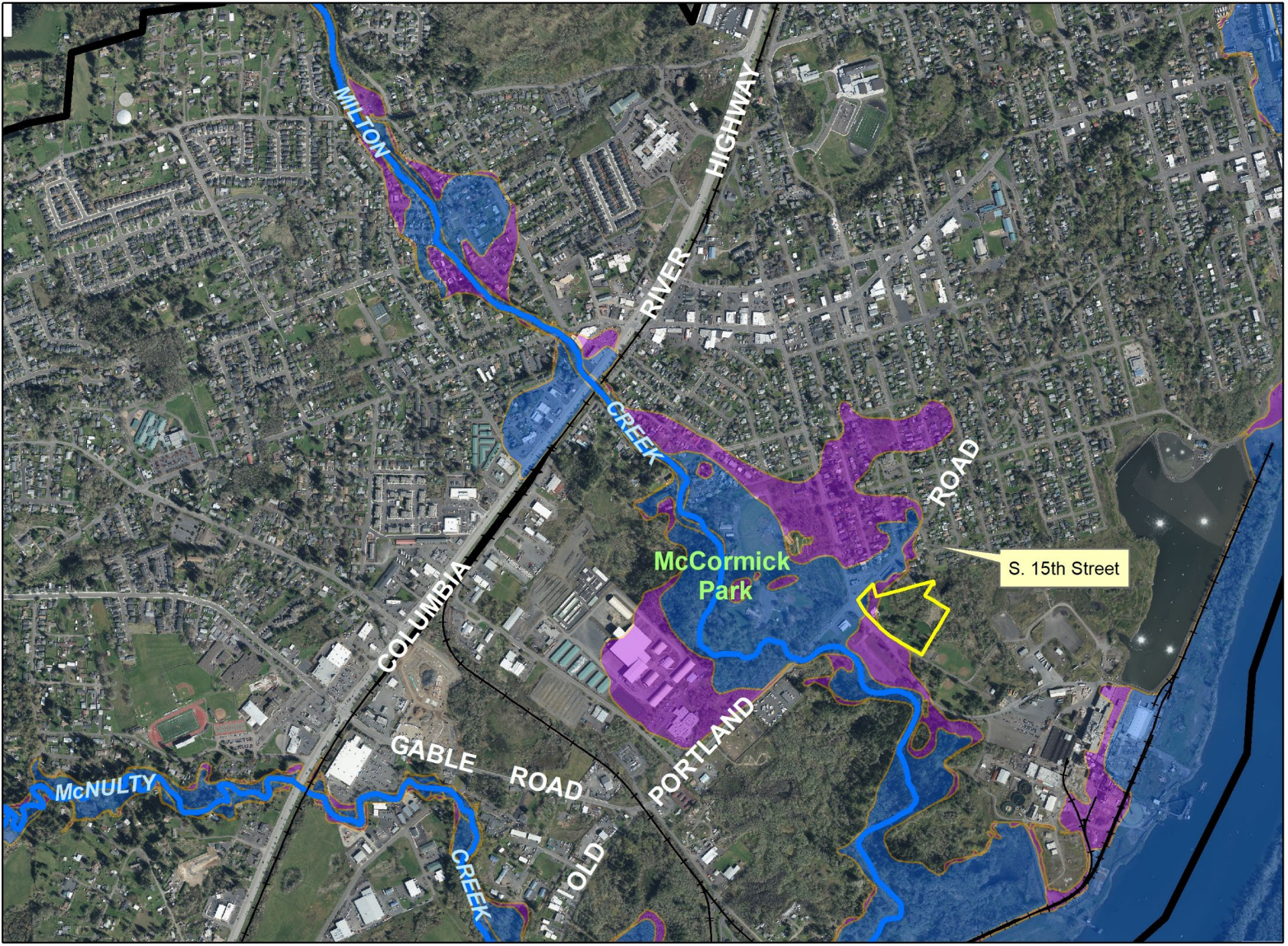
19.08.060(3)(i). Development in a hazardous area is required to meet strict standards to reduce or eliminate public harm.



The Cons







MILTON

RIVER HIGHWAY

CREEK

COLUMBIA

ROAD

McCormick Park

S. 15th Street

GABLE ROAD

PORTLAND

McNUITY

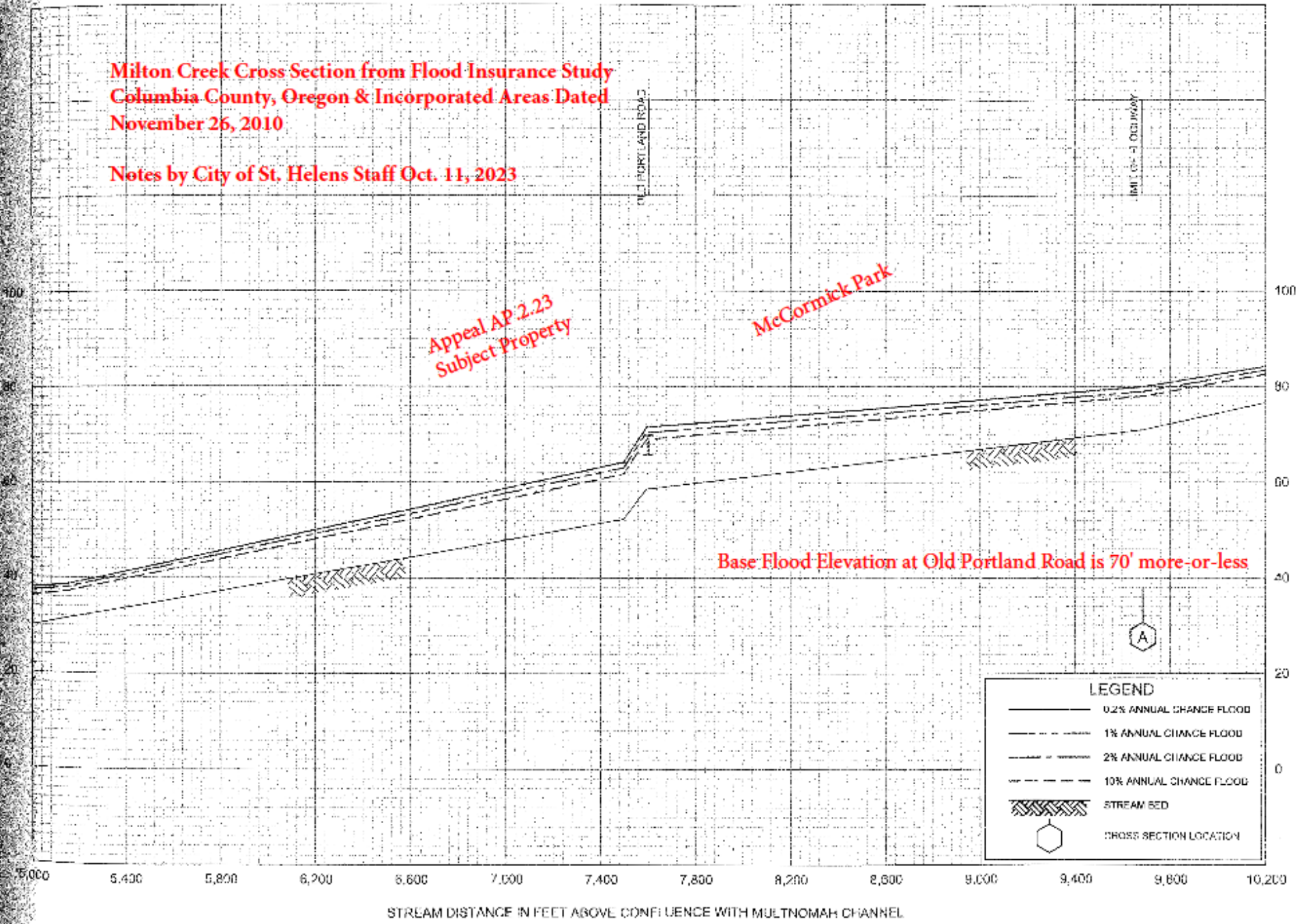
CREEK

OLD



**Milton Creek Cross Section from Flood Insurance Study  
Columbia County, Oregon & Incorporated Areas Dated  
November 26, 2010**

**Notes by City of St. Helens Staff Oct. 11, 2023**



**FLOOD PROFILES**

MILTON CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

**COLUMBIA COUNTY, OR  
AND INCORPORATED AREAS**






# St. Helens Police Station Proposal

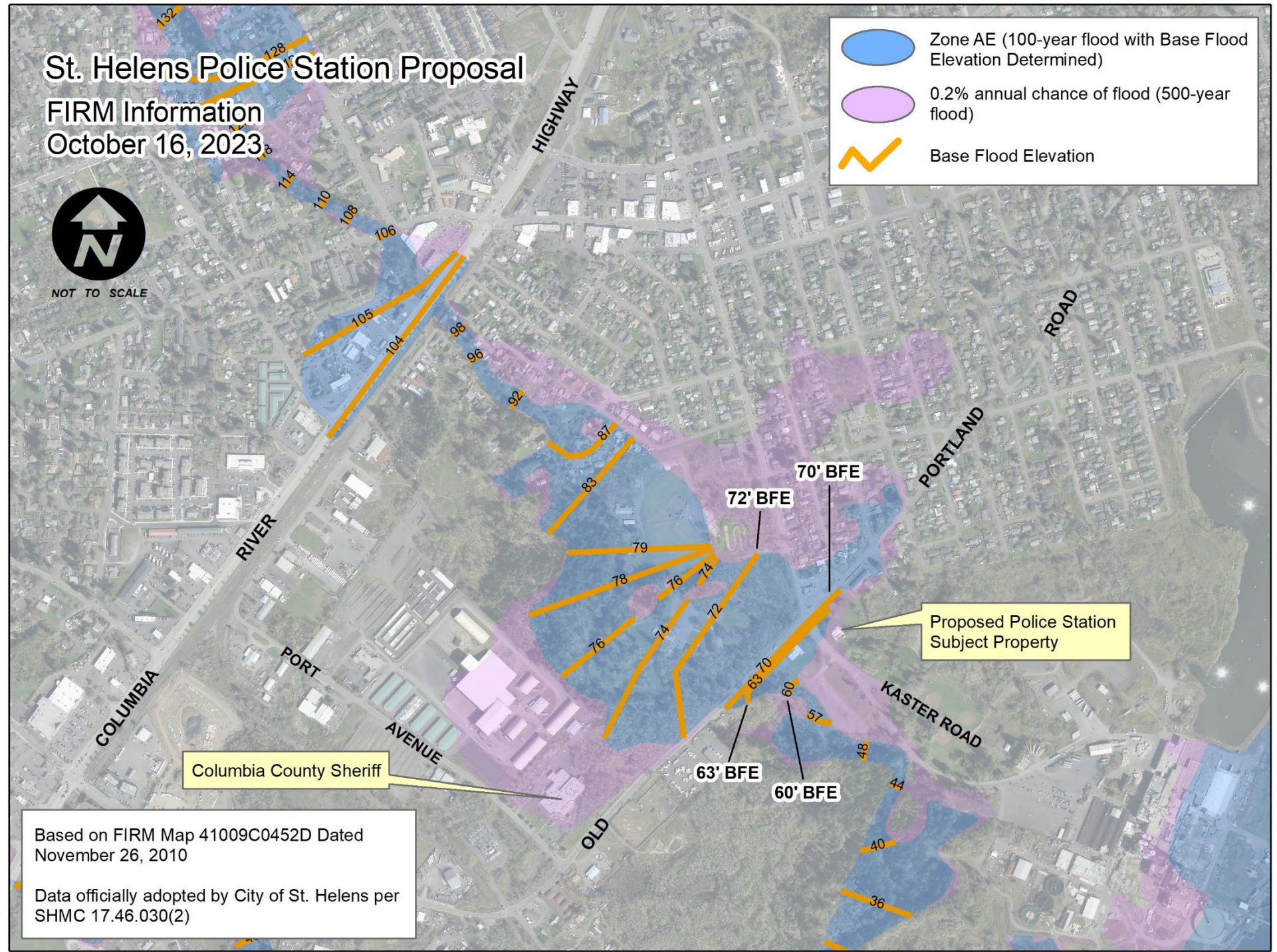
FIRM Information

October 16, 2023



NOT TO SCALE

-  Zone AE (100-year flood with Base Flood Elevation Determined)
-  0.2% annual chance of flood (500-year flood)
-  Base Flood Elevation



Columbia County Sheriff

Proposed Police Station Subject Property

Based on FIRM Map 41009C0452D Dated November 26, 2010

Data officially adopted by City of St. Helens per SHMC 17.46.030(2)



# St. Helens Police Station Proposal

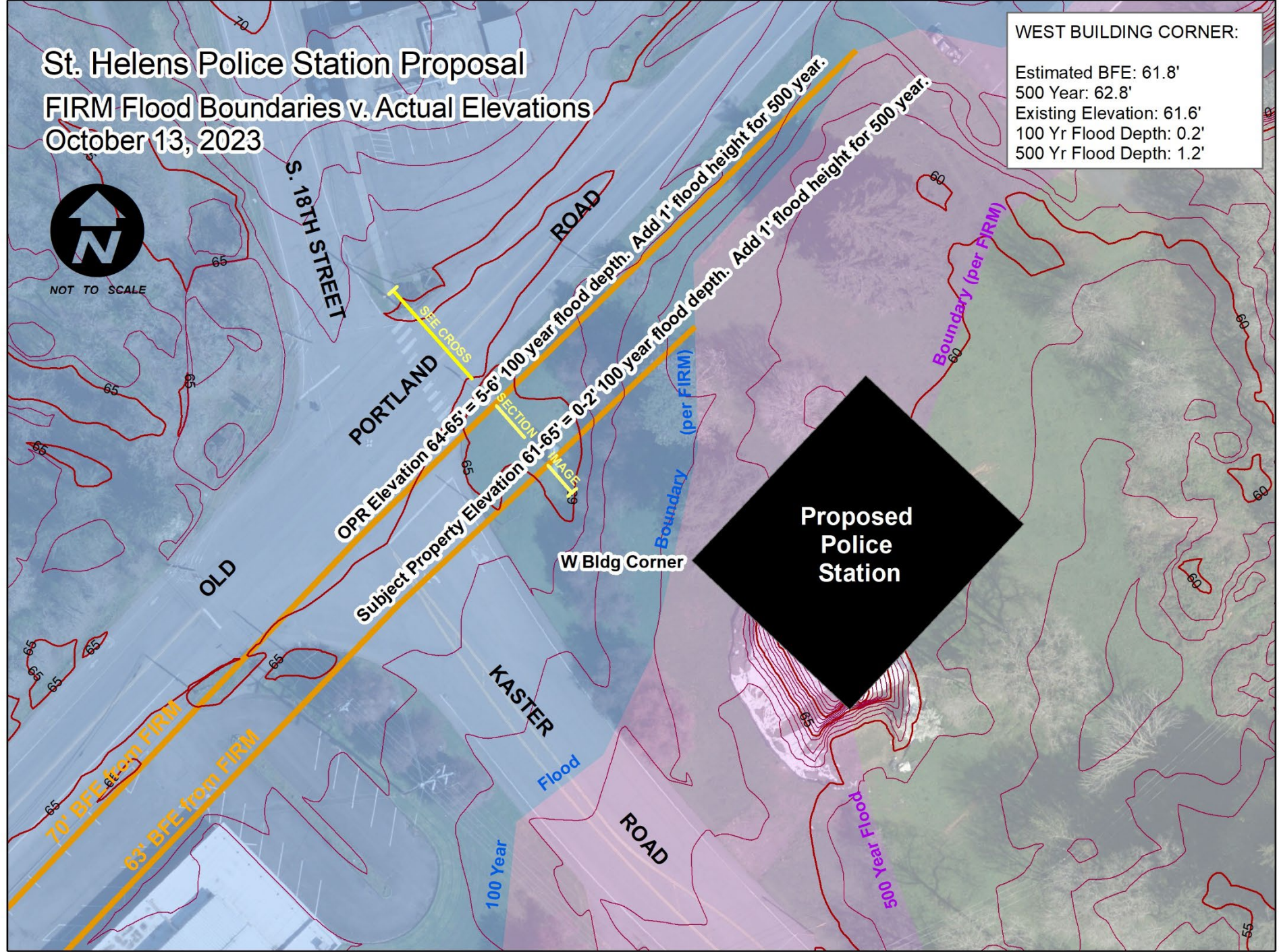
## FIRM Flood Boundaries v. Actual Elevations

October 13, 2023



NOT TO SCALE

**WEST BUILDING CORNER:**  
Estimated BFE: 61.8'  
500 Year: 62.8'  
Existing Elevation: 61.6'  
100 Yr Flood Depth: 0.2'  
500 Yr Flood Depth: 1.2'



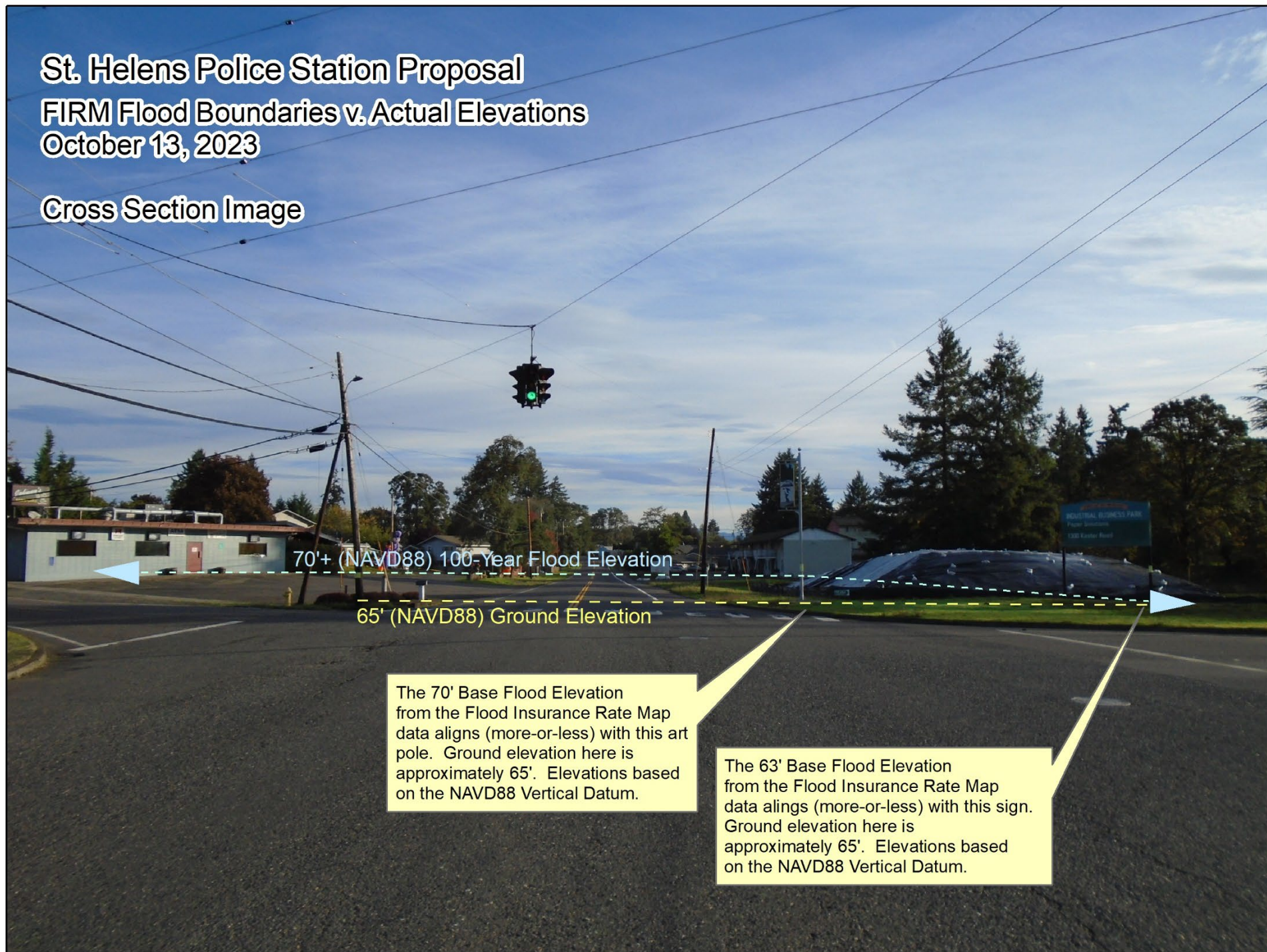


# St. Helens Police Station Proposal

## FIRM Flood Boundaries v. Actual Elevations

October 13, 2023

### Cross Section Image



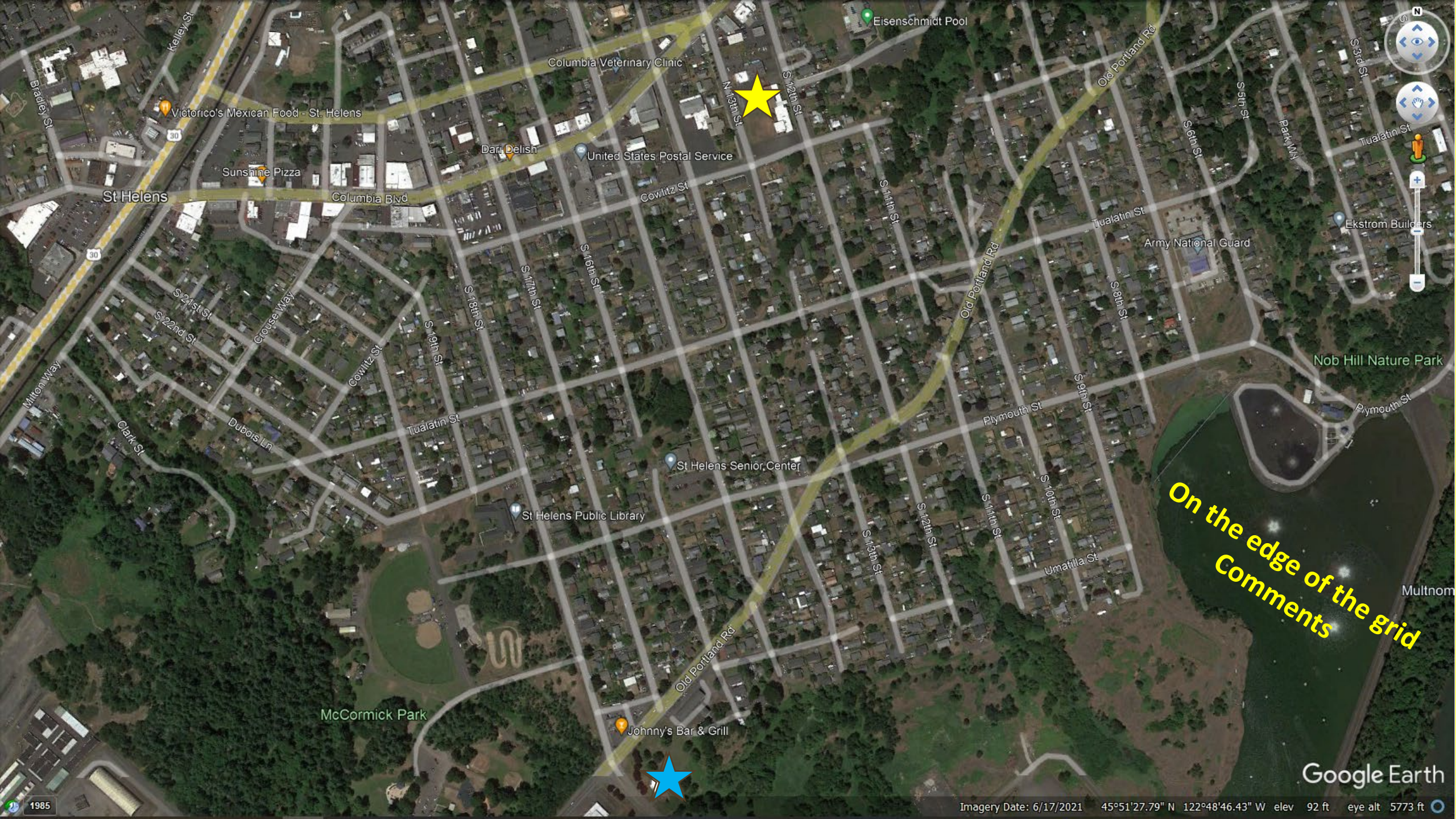
70+ (NAVD88) 100-Year Flood Elevation

65' (NAVD88) Ground Elevation

The 70' Base Flood Elevation from the Flood Insurance Rate Map data aligns (more-or-less) with this art pole. Ground elevation here is approximately 65'. Elevations based on the NAVD88 Vertical Datum.

The 63' Base Flood Elevation from the Flood Insurance Rate Map data aligns (more-or-less) with this sign. Ground elevation here is approximately 65'. Elevations based on the NAVD88 Vertical Datum.





Columbia Veterinary Clinic

Eisenschmidt Pool

Victorico's Mexican Food - St. Helens

Dan's Delish

United States Postal Service

Sunshine Pizza

Columbia Blvd

Cowitz St

St Helens

Army National Guard

Ekstrom Builders

Nob Hill Nature Park

St Helens Senior Center

St Helens Public Library

McCormick Park

Johnny's Bar & Grill

On the edge of the grid  
Comments

Google Earth

1985

Imagery Date: 6/17/2021 45°51'27.79" N 122°48'46.43" W elev 92 ft eye alt 5773 ft



The Pros





The farther  
backward you can  
look ...

... the farther  
forward you are  
likely to see.







# St. Helens Police Station Proposal

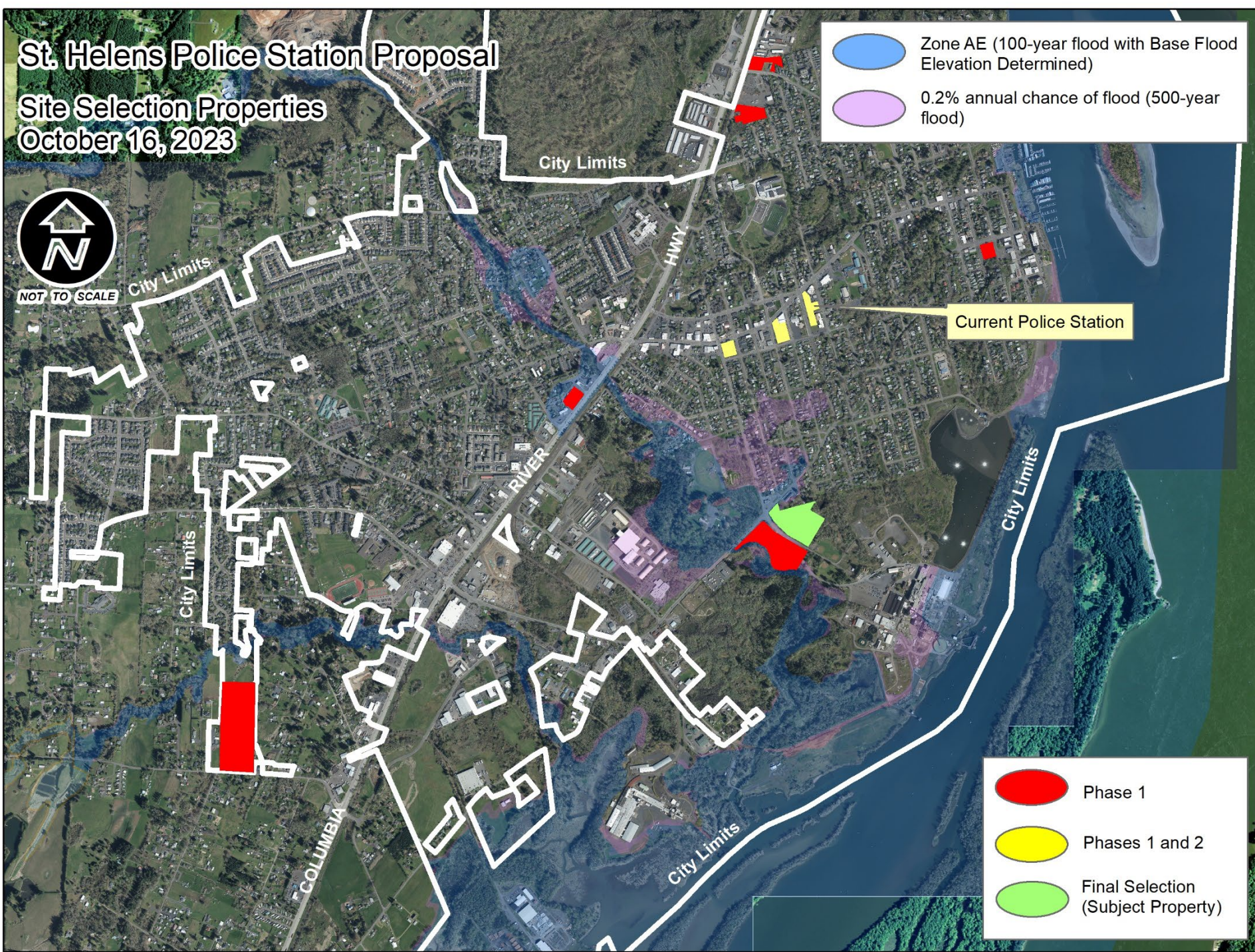
## Site Selection Properties

October 16, 2023






NOT TO SCALE

-  Zone AE (100-year flood with Base Flood Elevation Determined)
-  0.2% annual chance of flood (500-year flood)



Current Police Station


-  Phase 1
-  Phases 1 and 2
-  Final Selection (Subject Property)



# Task 3: Site Evaluations

RANKED: 1 - 4

(1: LEAST SUITED; 4: MOST SUITED)



	SITE 1: 1771 COLUMBIA BLVD	SITE 2: 1271 COLUMBIA BLVD	SITE 3: OLD PORTLAND ROAD	SITE 4*: OREGON STREET
1. COST OF LAND / SITE DEVELOPMENTS	2	3	4	1
2. SIZE OF SITE	1	2	3	4
3. SHAPE OF SITE	4	3	1	2
4. POTENTIAL FOR MULTI - USE	2	3	1	4
5. PUBLIC ACCESS TO SITE - VEHICLE	4	3	2	1
6. PUBLIC ACCESS TO SITE - TRANSIT	4	3	2	1
7. PUBLIC ACCESS TO SITE - PEDESTRIAN/BICYCLE	4	3	2	1
8. VISIBILITY AND PROMINENCE	4	3	2	1
9. PROXIMITY TO GOVERNMENT FUNCTIONS	3	4	2	1
10. NEIGHBORHOOD CONTEXT	4	3	2	1
11. POSITIONING FACILITY ON SITE	3	2	1	4
12. SECURITY	4	3	2	1
13. TRAFFIC CONGESTION	3	2	4	1
14. EXPANSION TO ADJACENT SITES	3	2	1	4
15. PROXIMITY TO GEOGRAPHIC CENTER	4	3	2	1
16. CURRENT OWNERSHIP	1	2	4	3
17. LAND USE	3	4	2	1
18. RESPONSE TIME	3	2	4	1
ASSESSMENT SCORE	56	50	41	33
CUMULATIVE RANK (BASED ON ASSESSMENT SCORE)	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>



# INDUSTRIAL PARK - Site 6 Vacant Property

## Initial Facts:

- Owned by City
- 1-Story Size Potential – 66,000 Sq. Ft.

## Decision – MOVE TO PHASE 2

## Deciding Factors:

- City ownership
- Potential space/expansion needs
- Wetlands *could* be an issue
- Access ease to Hwy 30
- No one-way streets





# Public Safety Facility Plans

## Site Selection Process

City staff worked alongside Mackenzie Architecture to identify possible locations for a new Public Safety Facility. Originally identifying 10 locations around the community that were both owned already by the city and privately owned, the list was reduced to a Top 3 based on a variety of topics and categories. Once the Top 3 were identified, Mackenzie Architecture did a further analysis of each property to identify any potential issues that could arise for the facility and test-fit a model for a potential station on each property. Results were shown to City Council along with recommendations from our current Police staff and Mackenzie Architecture. There was a unanimous decision by City Council of the city-owned property at the corner of 18th and Old Portland Road (across from the recreation center where the industrial business park sign is).

Here are some of the specific reasons this site was chosen:

1. Site is already owned by the City, which would reduce costs of purchasing any needed property that could be \$600,000 to \$1,000,000.
2. Officer's liked the access ability to get in and out of the station. At the current Police Station, there is often issues with one-way streets leaving the facility.
3. The new site provides opportunity for expansion in the future if needed.
4. The new station allows easy access to Hwy 30 and access to alternative routes if there is a train.

## Contact Information

City Hall  
265 Strand Street  
St. Helens, OR 97051

503-397-6272 Phone  
503-397-4016 Fax

**Hours:**  
Monday - Friday, 8:00am - 5:00pm  
Closed daily from 12:00pm - 2:00pm

[View Full Contact Information](#)

## Upcoming Events

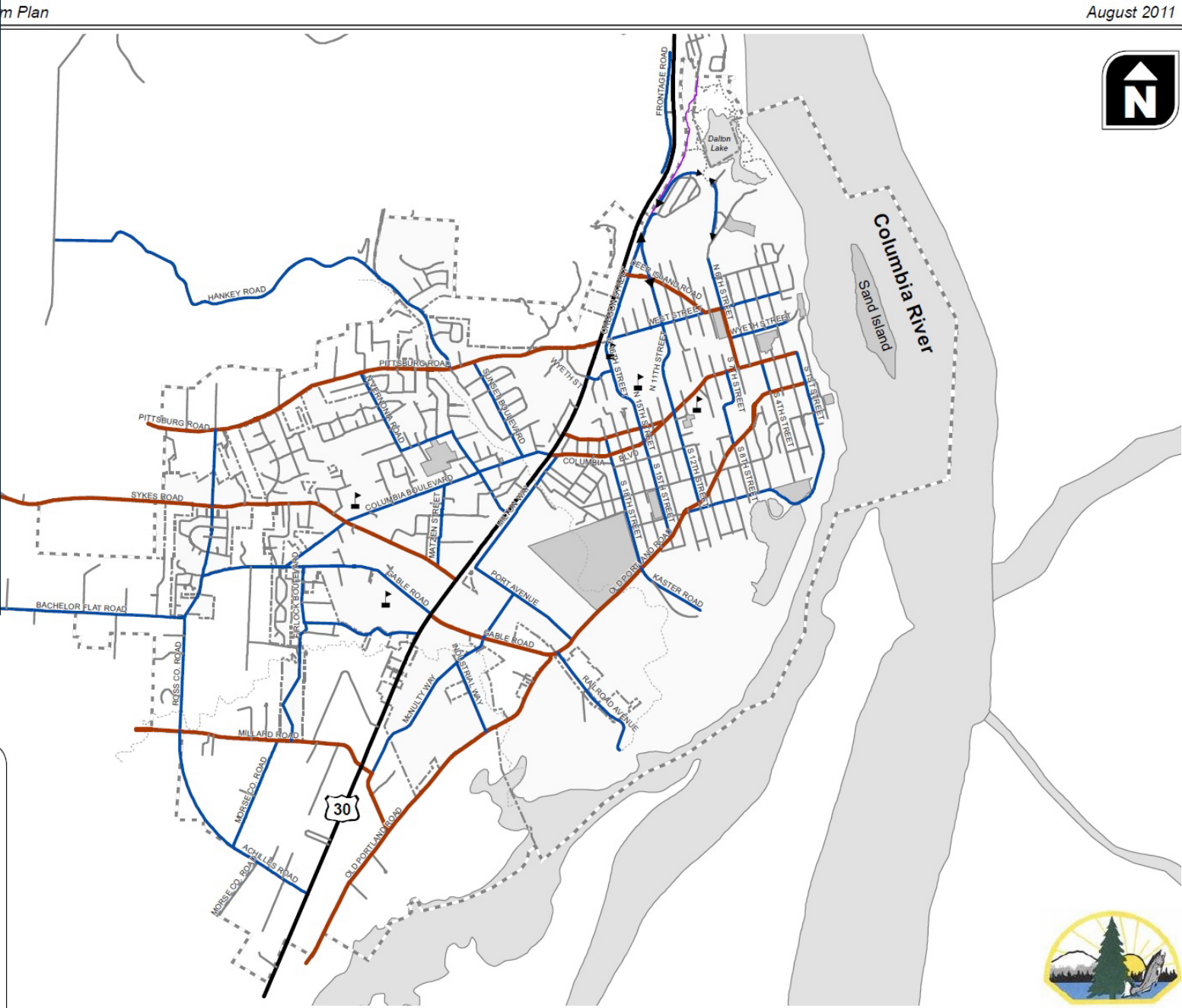
New Years Day Observance  
12/31/2021 (All day)



# City Owner\$\$\$hip







# Access Ability For Police Station?

H:\proj\file\10639 - St Helens TSP Update\gis\draft\isp\fig7-1.mxd

### LEGEND

- Schools
- Major Arterials
- Minor Arterials
- Collector Streets
- Local Streets
- City Limits
- City UGB

FUNCTIONAL CLASSIFICATION PLAN  
ST. HELENS, OREGON

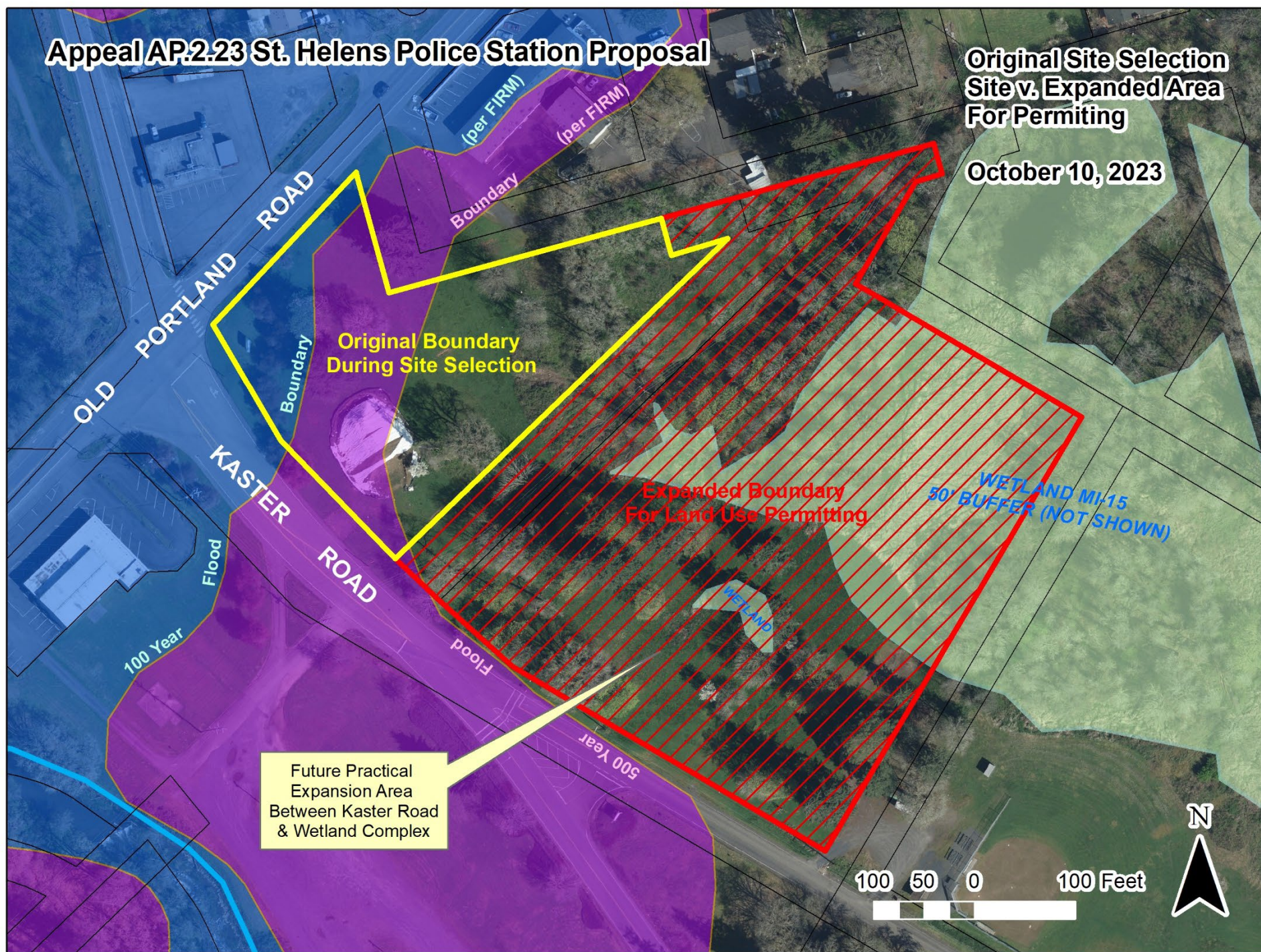




# Appeal AP.2.23 St. Helens Police Station Proposal

Original Site Selection  
Site v. Expanded Area  
For Permitting

October 10, 2023



Future Practical  
Expansion Area  
Between Kaster Road  
& Wetland Complex





# St. Helens Police Station Proposal

## Proximity To Railroad Crossings Within St. Helens Urban Growth Boundary

October 16, 2023



NOT TO SCALE

Deer Island Road  
Two-Way

Wyeth Street  
Two-Way

Columbia Boulevard  
One-Way (East)

St. Helens Street  
One-Way (West)

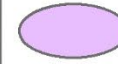
Gable Road  
Two-Way

Millard Road  
Two-Way

Red lines show routes between proposed police station site and RR crossings along US30 within the St. Helens UGB.

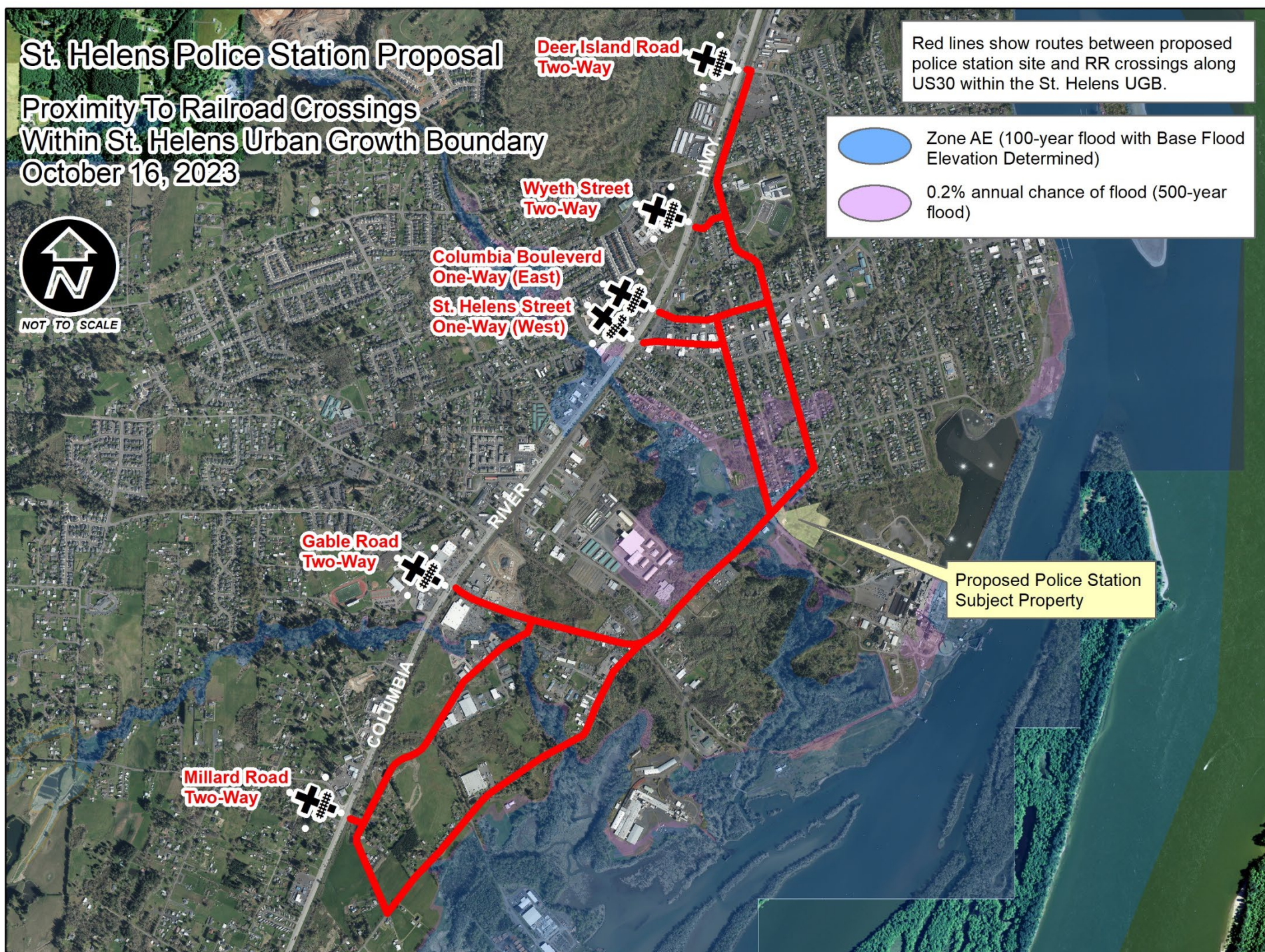


Zone AE (100-year flood with Base Flood Elevation Determined)



0.2% annual chance of flood (500-year flood)

Proposed Police Station  
Subject Property





# “Mentionables”











01.04.2

01.0





Shift bike lanes via taper

Provide connection to existing trail

## McCormick Park

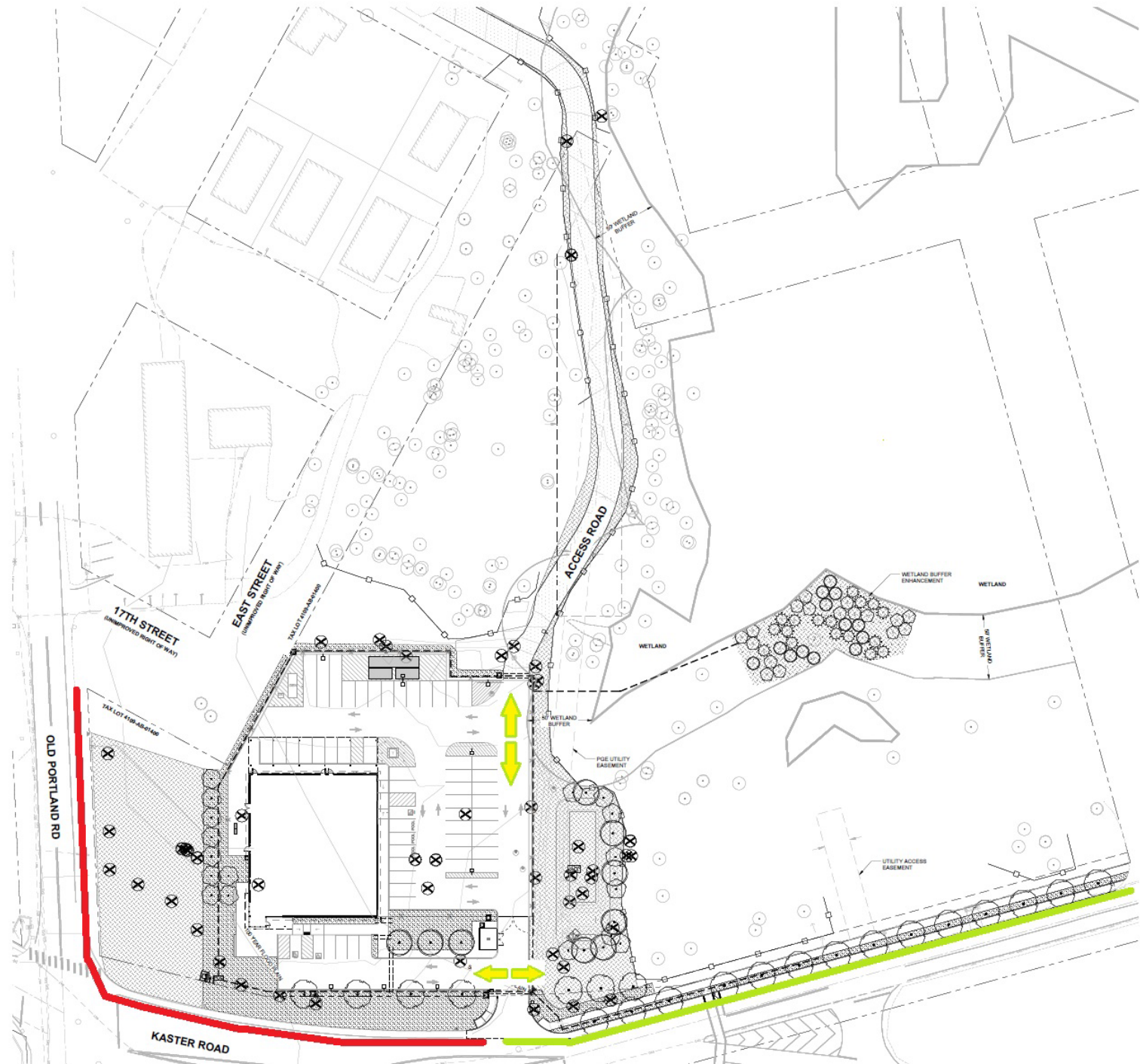
Transition cycle track to sidewalk level in advance, and provide opportunity for bicyclists to take vehicle lane via ramp or driveway transition

Provide detectable warning and align bike path to be an oblique (non-parallel) spur to guide pedestrians with low vision toward pedestrian path

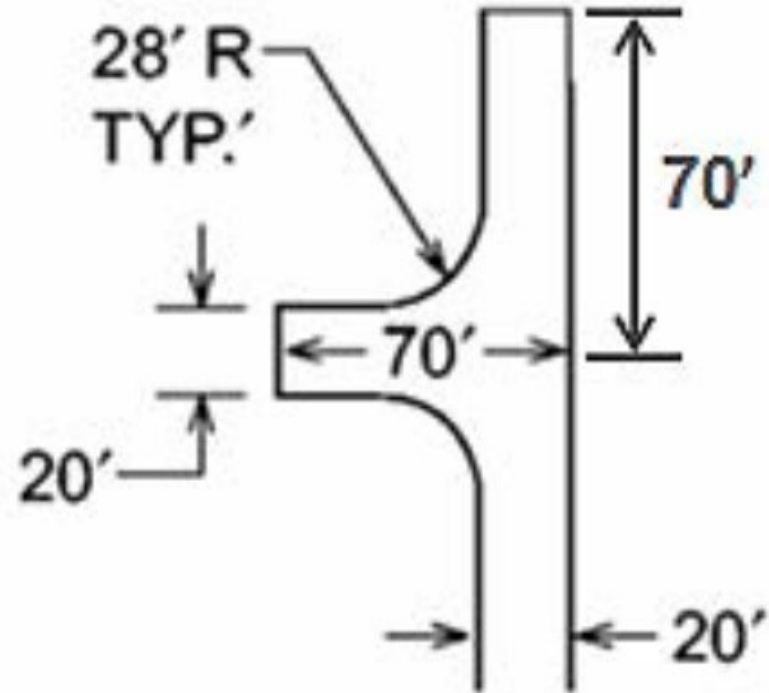
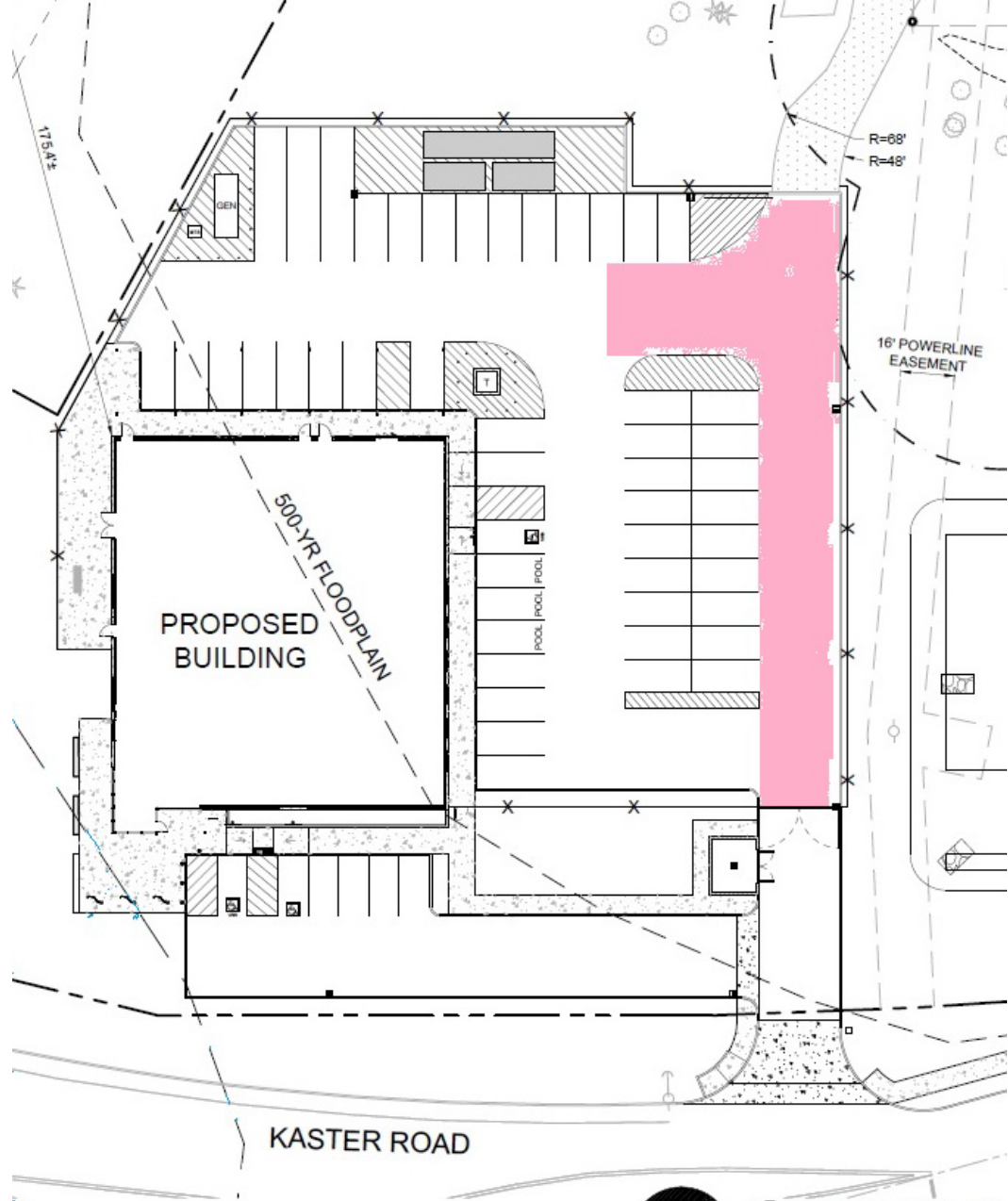
## Proposed Police Station Site

Provide opportunities for bicyclists to exit cycle track and use circulatory roadway, and reenter cycle track after using circulatory roadway









**ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD**

