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Executive Summary

Due Diligence for St. Helens Public Safety Facility 1771 Columbia Blvd., St. Helens, Oregon

This executive summary incorporates all technical and environmental findings from the due diligence conducted for the proposed Public Safety Facility site at 1771 Columbia Blvd., St. Helens, Oregon. The collective analysis confirms the site is both technically and environmentally viable for the planned development, with no findings presenting a project-ending risk.

Site Selection Analysis

The property at 1771 Columbia Blvd., a former PGE office/yard, remains the favored location as confirmed by the Site Selection Analysis (**Exhibit A**). The site is currently zoned Apartment Residential (AR), which necessitates a Conditional Use Permit (CUP) for the intended "Public facilities, major" use. Development standards require a 25% minimum landscaping area and a maximum building coverage of 50%.

Geotechnical Report

The Geotechnical Engineering Services Report (**Exhibit B**) issued on August 13, 2025, provided positive findings regarding the structural foundation. Drilling confirmed that soil conditions consist of several feet of gravel underlain by fractured basalt. Crucially, the site should have no issues with bearing capacity, and the structure can be supported by spread footings. The only notable risk is that any extensive excavation will likely be more expensive due to the presence of the fractured basalt.

Site Survey and Subsurface Work

Boundary and topographic surveys (**Exhibit C**) have been requested to extend to the centerline of the Right-of-Way (ROW). Subsurface utility work included securing and performing Ground Penetrating Radar (GPR) (**Proposal - Exhibit D**) to search for unknown Underground Storage Tanks (USTs). This GPR effort confirmed no tanks were found, aligning with previous decommissioning reports and the DEQ's No Further Action (NFA) status for tanks previously removed by PPL.

Mackenzie Site Fit Study

The architectural test fit analysis (**Exhibit A**) conducted by Mackenzie confirmed the project's feasibility on the site. The study successfully demonstrated that the new facility works on the site with the desired orientation, specifically with the front door facing West on Columbia Boulevard. Mackenzie has since scheduled an internal kick-off meeting to formally advance the design process.

Maul Foster and Associates Level One (Phase I ESA)

The Phase I Environmental Site Assessment (ESA) (**Exhibit E**) for the site, completed by Maul Foster & Alongi (MFA) in September 2024, addressed the environmental risks associated with

the property's history as a former PGE office/yard. The report successfully confirmed the decommissioned status of previous USTs at the site, finding that the status and DEQ action are sufficient for the due diligence process.

Existing Building HazMat

A proposal (**Exhibit F**) was received from Columbia West Engineering to conduct a hazardous building materials survey of the existing structure. This HazMat analysis, which covers potential asbestos, lead-based paint, and universal waste, has not yet been completed but is a mandatory step that must occur prior to the planned demolition of the existing structure. No major issues beyond standard aging commercial building materials are currently suspected.

Existing Sanitary Sewerline and Easement

The City of St. Helens Public Works Department provided utility records (**Exhibit G**), including a map showing the Sanitary Sewer line alignment and the full set of 1994 Stormwater Improvements record drawings. This information is critical for determining utility connection points and ensuring the design avoids or appropriately plans for the existing sewer mains and storm systems.

Surrounding Streets Requirements

Feedback from the St. Helens City Planner indicates that the required Right-of-Way (ROW) improvements on the adjacent streets will not be extensive. The costs associated with these street improvements are considered largely covered in the existing budget, which significantly mitigates a common area of financial risk for the project. The Pre-Application Conference, scheduled for October 20, 2025, will expose the true costs of ROW improvements.

EXHIBITS:

- Exhibit A - Site Selection Analysis
- Exhibit B – Geotechnical Report
- Exhibit C – Boundary and Topographical Survey
- Exhibit D – Proposal for Ground Penetrating Radar (GPR)
- Exhibit E - Phase I Environmental Site Assessment
- Exhibit F – Hazmat Analysis Proposal
- Exhibit G - Utility Records