

MACKENZIE.



City of St. Helens
St. Helens Police Station
City Council Update | 04.02.2025

IMPORTANCE FACTOR SCORING MATRIX - INDIVIDUAL SCORES																				
CRITERIA	MAYOR		COMMISSIONER		COUNCILOR		COMMISSIONER		COUNCILOR		COMMISSIONER		COMMISSIONER		COUNCILOR		COUNCILOR		ADMINISTRATOR	
RANK 1 (least suited) OR 2 (best suited)	Massey		David Rosengard		Brandon Sundeen		Scott Jacobson		Mark Gundersen		Brooke Sisco		Jennifer Shoemaker		Jessica Chilton		Russ Hubbard		John Walsh	
	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable	1771	Gable
1 Cost of Land/Site Developments	2	1	1	2	1	2	1	2	1	2	2	1	2	1	1	2	2	1	2	1
2 Size of Site	2	1	1	1	1	2	2	2	2	1	2	1	2	2	1	2	2	1	2	1
3 Shape of Site	2	1	1	1	2	1	2	1	2	1	1	1	2	1	1	2	2	1	1	1
4 Existing Design Reuse	2	1	1	1	2	1	1	1	2	1	2	1	2	1	1	2	2	1	1	1
5 Public Access to Site - Vehicle	2	1	2	1	1	1	2	1	2	1	2	2	2	1	2	1	2	1	2	1
6 Public Access to Site - Transit	2	1	2	1	1	1	2	1	2	1	2	2	2	1	2	1	2	1	2	1
7 Public Access to Site - Pedestrian/Bicycle	2	1	2	1	2	1	2	1	2	1	2	2	2	1	2	1	2	1	2	1
8 Visibility and Prominence	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	1
9 Proximity to Government Functions	2	1	2	1	2	1	2	1	2	1	2	1	2	1	2	2	2	1	2	1
10 Neighborhood Context	2	1	2	1	2	1	2	1	2	1	2	1	2	1	1	2	2	1	2	1
11 Positioning on Site	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
12 Security	2	1	2	1	2	1	2	1	2	1	2	1	2	1	1	2	2	1	2	1
13 Traffic Congestion	1	1	1	1	1	1	2	1	2	1	2	1	2	1	1	2	2	1	2	1
14 Flood Plain Impact	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
15 Proximity to Geographic Center	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
16 Current Ownership	1	2	2	1	1	2	1	1	2	1	1	2	2	1	1	2	2	1	1	1
17 Land Use	2	1	2	1	2	1	2	1	2	1	2	1	1	1	1	1	2	1	2	1
18 Response Time	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
ASSESSMENT SCORE	30	19	27	19	26	21	29	20	31	19	30	22	31	19	23	27	32	18	29	18
CUMULATIVE RANK (BASED ON SCORE)	1	2	1	2	1	2	1	2	1	2	1	2	1	2	2	1	1	2	1	2

TOTAL SCORE: 1771 COLUMBIA

2881st

TOTAL SCORE: GABLE RD

2022nd

Not Present: Charles Castner and Reid Harman

Appraisal Justification for 1771 Columbia Site

3/27/2025

Estimated Project Cost for various Sites

Item	Columbia Site	Gable Road Site	New Greenfield Site	Existing Police Site	Sheriff Site	Notes
	HSW 3.2 Estimate	12 months land use	Assumes correct zoning	New Design needed	Flood Plain issue	New Design needed for Existing Police site. Others reuse existing Kaster Design
Hard Cost	\$ 11,440,000.00	\$ 12,355,200.00	\$ 11,897,600.00	\$ 11,897,600.00	\$ 11,897,600.00	Green field is HSW 3.2 Columbia Estimate with Escalation for 6 months minimum at 4%. Gable Site is HSW 3.2 for 1 year at 8% due to land use
Offsite			\$ 100,000.00		\$ -	potential half street
Onsite			\$ 100,000.00		\$ 200,000.00	potential rock ex or grade issues
Building Demo	Included	\$ 80,000.00	\$ -	\$ 80,000.00	\$ -	Existing Police Demo
Professional Services	\$ 1,913,000.00	\$ 1,913,000.00	\$ 1,913,000.00	\$ 1,913,000.00	\$ 1,913,000.00	includes new Survey and Geotech but needs to be done [added] on all sites
Additional Landuse Civil and Landscape work	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	new site evaluation/ assumes reuse of the existing plans
New Building design due to Site constraints				\$ 500,000.00		Needs new design due to site size and constraints
City Costs	\$ 2,445,000.00	\$ 2,445,000.00	\$ 2,445,000.00	\$ 2,445,000.00	\$ 2,445,000.00	
Extensive issues with Police Operations relocation				\$ 400,000.00	\$ -	Police Relocation Cost. 2 moves. Temp Com Does rental space exist? School modulars? Utility Connections are needed
Grand Total marginal additional Cost	\$ 15,848,000.00	\$ 16,843,200.00	\$ 16,505,600.00	\$ 17,285,600.00	\$ 16,505,600.00	
Difference between Columbia site build and other sites		\$ 995,200.00	\$ 657,600.00	\$ 1,437,600.00	\$ 657,600.00	
Purchase Price Ask	\$ 1,250,000.00			\$17,885,600		
Appraised Price for Columbia Site	\$ 700,000.00			\$2,037,600		
Differertial between Ask and Appraisal	\$ 550,000.00					



LEGEND

Major Street



City Limits



Site



SITE 1: 1771 Columbia Boulevard

SITE 2: 1271 Columbia Boulevard (Existing Police Site)

SITE 3: Columbia County Sheriff's Office

SITE 4: 2675 Gable Road



LOCATION

- 1771 Columbia Blvd.
St. Helens, OR
- Tax Lots: 4104-CA-20900, 21000, 21100, 21200, 21300, 21400

SIZE

- 1.04 Acres

ZONING

- Houlton Business District (HBD) for northern 1/4 lots abutting Columbia Blvd. Allows “Public safety and support facilities” and “Public facilities, major” outright
- General Commercial (GC) for the southern 3/4. Allows “Public facilities, major” as Conditional Use but does not list “Public safety and support facilities”

TRANSPORTATION ACCESS

- Pedestrian
- Bike

DEVELOPMENT STANDARDS

- Building Setbacks: Maximum front yard of zero in HBD zone (no setback standards elsewhere)
- Maximum Building Coverage: 90%
- Minimum Landscaping Area: 10%
- Max. Building Height: 45 feet
- Minimum Parking Ratio: 1 space for every employee on largest shift using “Public Safety Services” category

SCHEDULE CONSIDERATIONS

- SANITARY SEWER LINE RELOCATION

LAND USE APPROVAL PROCESS

- CITY PLANNING STAFF RECOMMEND A ZONE CHANGE (FOR THE SOUTHERN 3/4 CURRENTLY ZONED AS GC) TO HBD ZONE SINCE IT PERMITS PUBLIC SAFETY AND SUPPORT FACILITIES OUTRIGHT
- ASSUMING ZONE CHANGE IS APPROVED, PROJECT WOULD REQUIRE SITE DEVELOPMENT REVIEW APPROVAL BY PLANNING DIRECTOR PRIOR TO BUILDING PERMITSW



SITE 2: 1271 COLUMBIA BLVD

LOCATION

- 1271 Columbia Blvd
St. Helens, OR
- Tax Lot: 4N1W-4AC-1000, 902, 900 & 701

SIZE

- 1.5 Acres

ZONING

- Houlton Business District (HBD)

TRANSPORTATION ACCESS

- Bus
- Bike

SITE INFORMATION

- Building Setbacks: Maximum front yard of zero
- Maximum Building Coverage: 90%
- Max. Building Height: 45 ft
- Minimum Parking Ratio:
No maximum. Minimum is 1 space for every employee on largest shift using “Public Safety Services” category



PROGRAM

- One story Police Facility
- Some covered secured parking
- Separate public and secured parking

PROS

- Property already owned by the City
- Entire parking program can be accommodated on site
- Directly adjacent to Fire Station
- Adjacent on-street parking could count towards public parking

CONS

- Project must be phased due to proximity of existing Police Facility
- Legal lot definition coordination with Fire Station
- New building design might have to be modified in order to accommodate a drive aisle to connect the two secure parking areas
- Will require relocation of police operations during construction



SITE 3: COLUMBIA COUNTY SHERIFF'S OFFICE

LOCATION

- 901 Port Avenue
St. Helens, OR
- Tax Lot: 4N1W-9B-200

SIZE

- 10.67 Acres

ZONING

- Heavy Industrial (HI)

TRANSPORTATION ACCESS

- Bus

SITE INFORMATION

- Building Setbacks: No specific yard (setback) requirement in HI zone.
- Maximum Building Coverage: No basic standard for HI zone.
- Max. Building Height: 75'
- Minimum Parking Ratio: No maximum. Minimum is 1 space for every employee on largest shift using "Public Safety Services" category. Additional spaces should be considered for areas open to the public.
- Allowed Use: Conditional Use in the HI zone.
- No frontage improvements anticipated.



PROGRAM

- One story Police Facility
- Shared secured parking
- Shared separate public and secured parking

PROS

- Entire parking program can be accommodated on site provided sharing with Sheriff is allowed
- Minimal site work due to existing use
- Existing police building design can be utilized with minimal re-design

CONS

- Portion of building and parking in flood plain
- Limited access to site during flood events

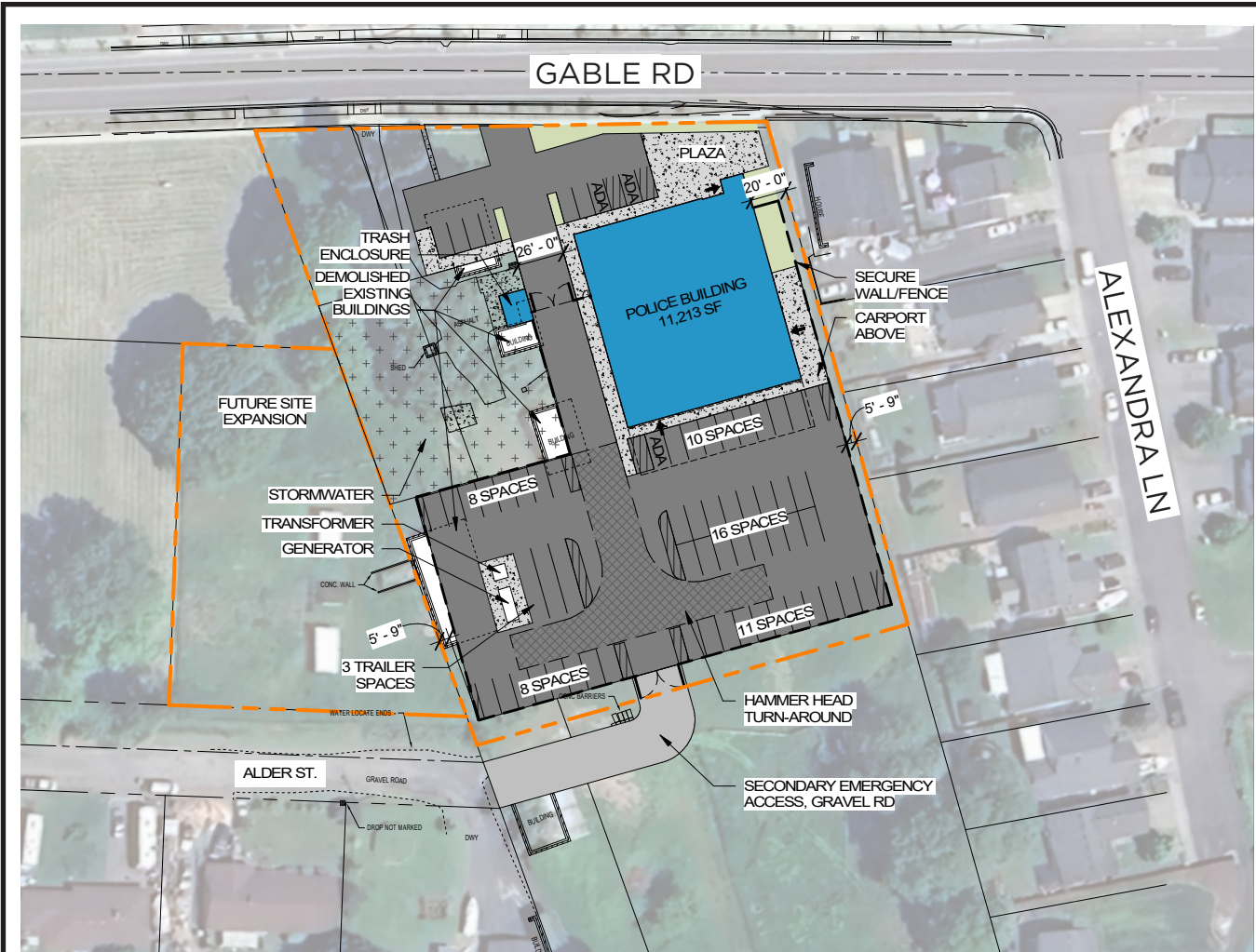
- Potential need to expand secure parking to accommodate demand for both Sheriff and Police parking requirement
- Construction will need to be phased to enable continued operation of facility and access/egress to and from site
- May require raising grade above the flood plain elevation, which could affect public parking and entry access of existing Sheriff's building

SCHEDULE CONSIDERATIONS

- UNKNOWN IMPACTS WITH NEIGHBORS
- WETLANDS IMPACTS WOULD REQUIRE PERMITS FROM OREGON DEPARTMENT OF STATE LANDS AND/OR US ARMY CORPS OF ENGINEERS

LAND USE APPROVAL PROCESS

- CITY PLANNING STAFF RECOMMEND A ZONE CHANGE TO ONE THAT LISTS PUBLIC SAFETY AND SUPPORT FACILITIES (E.G. PUBLIC LANDS (PL) OR RESIDENTIAL-5 (R-5)
- ASSUMING ZONE CHANGE IS APPROVED, PROJECT WOULD REQUIRE CONDITIONAL USE PERMIT APPROVAL BY PLANNING COMMISSION PRIOR TO BUILDING PERMITS
- PARTITION OR LOT LINE ADJUSTMENT MAY ALSO BE REQUIRED
- ANY DEVELOPMENT ON THE COUNTY-ZONED PARCEL WOULD REQUIRE ANNEXATION AND CITY ZONING



LOCATION

- 2675 Gable Road
St. Helens, OR
- Tax Lots: 4108-BA-03800, 03900, and 4108-BB-01400

SIZE

- 1.71 Acres

ZONING

- Eastern 2 parcels are zoned Apartment Residential (AR) by City. Allows “Public facilities, major” as Conditional Use but does not list “Public safety and support facilities”
- Western parcel is zoned Multiple Family Residential (MFR) by Columbia County. Does not permit police facilities

TRANSPORTATION ACCESS

- Pedestrian
- Bike

DEVELOPMENT STANDARDS

- Building Setbacks:
Minimum front yard of 20 feet
Minimum rear yard of 10 feet
Minimum interior yard of 6 feet
- Maximum Building Coverage: 50%
- Minimum Landscaping Area: 25%
- Max. Building Height: 35 feet
- Minimum Parking Ratio:
1 space for every employee on largest shift using “Public Safety Services” category