



Police Space Needs Project Site Selection



May 26	2020
Neal Holste	Chief of Police
Will Norris	Finance Dir. / Asst. City Manager

Agenda

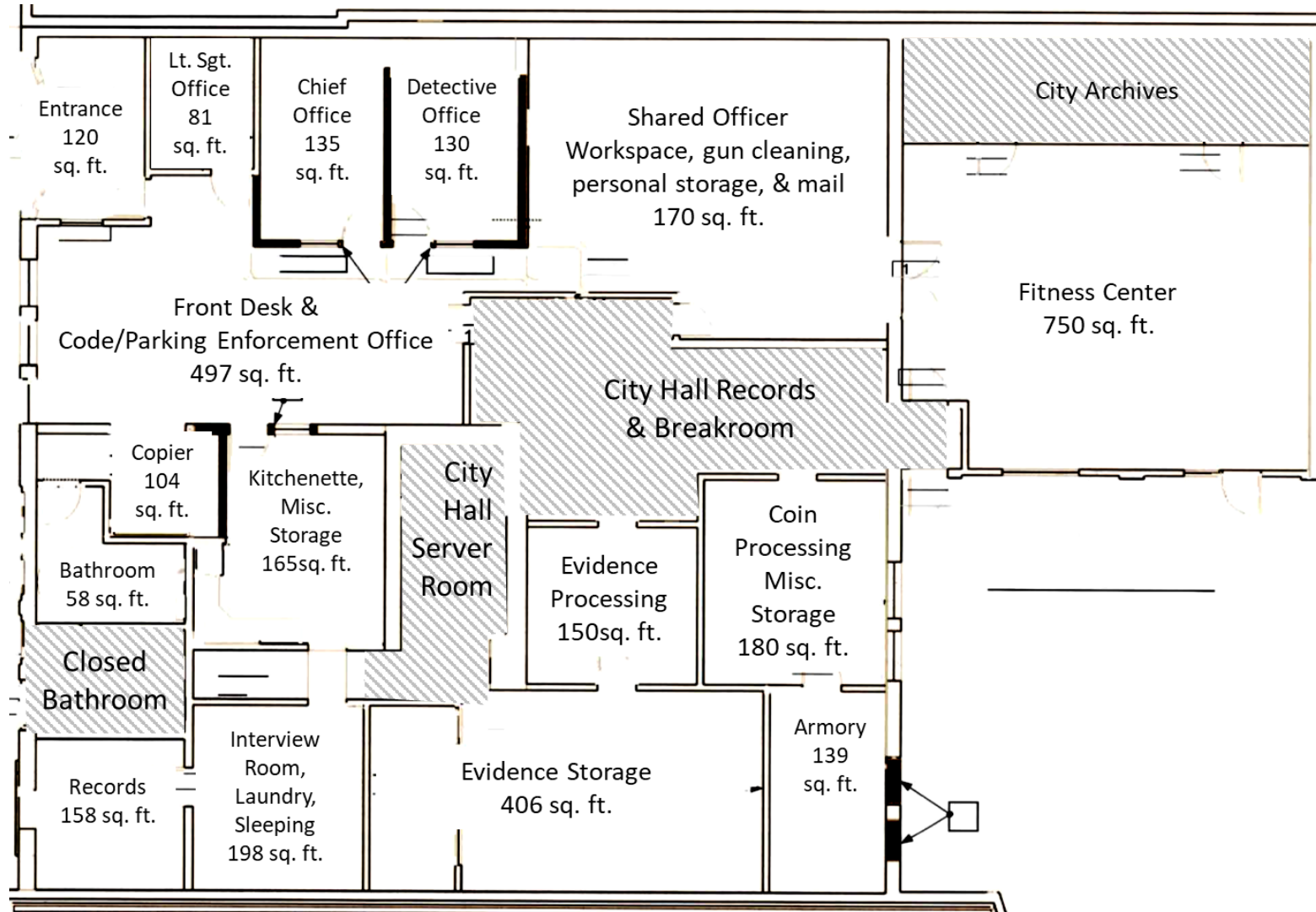
- Background
 - Site Deficiencies
 - Project Overview
 - Work To-Date
- Site Selection
 - Criteria
 - Site Rankings
- Next Steps



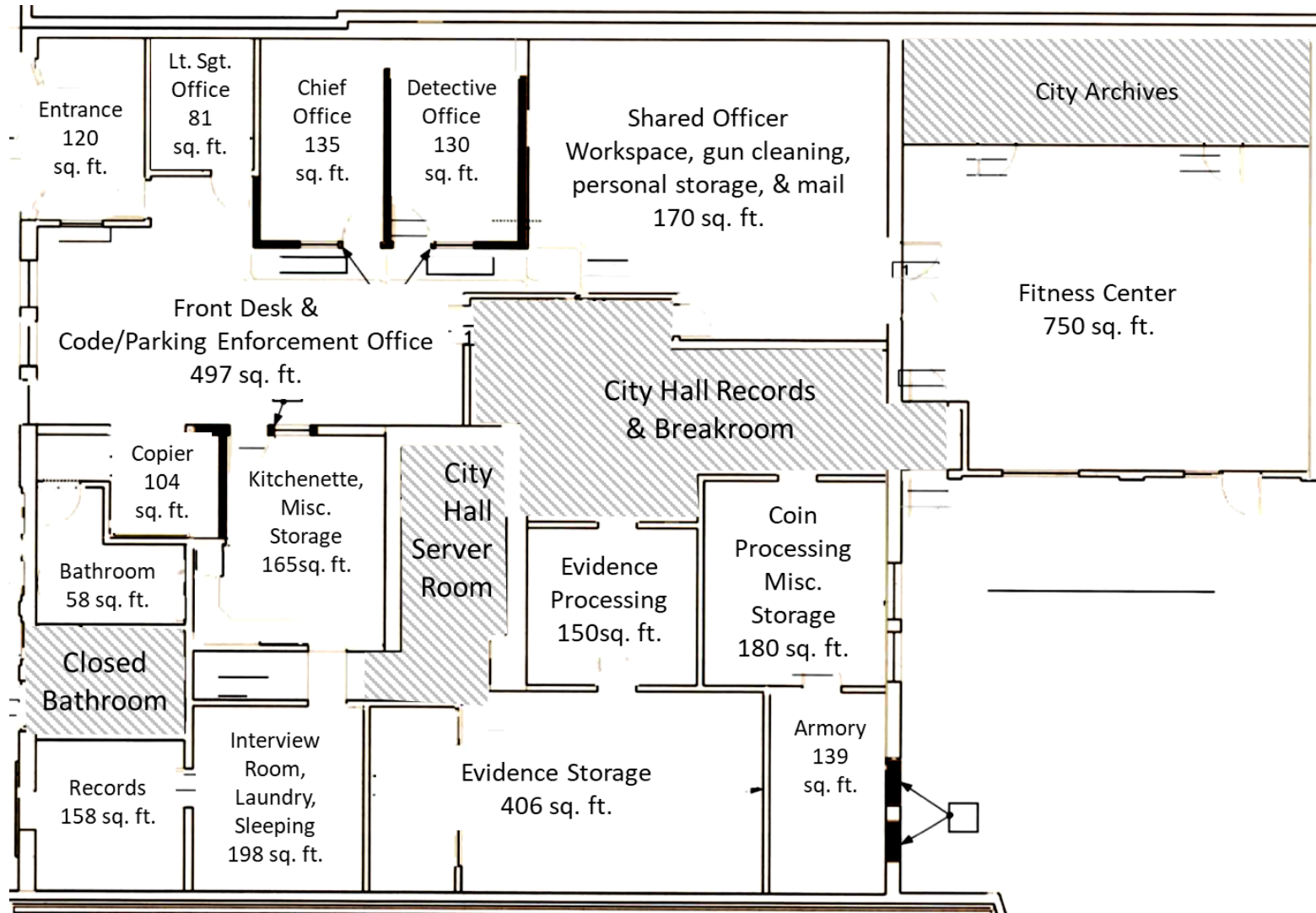
| Background



Site Deficiencies

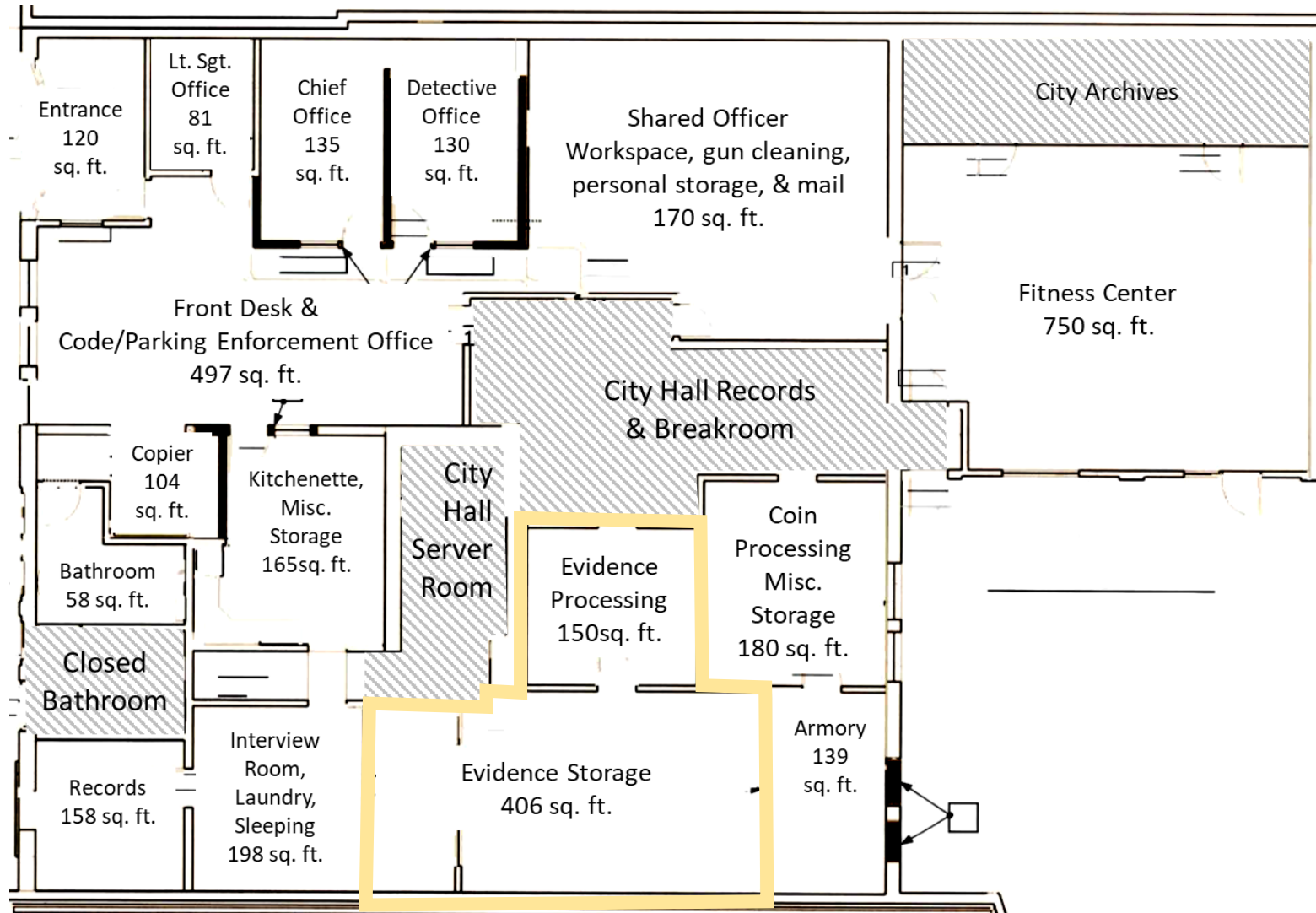


Site Deficiencies



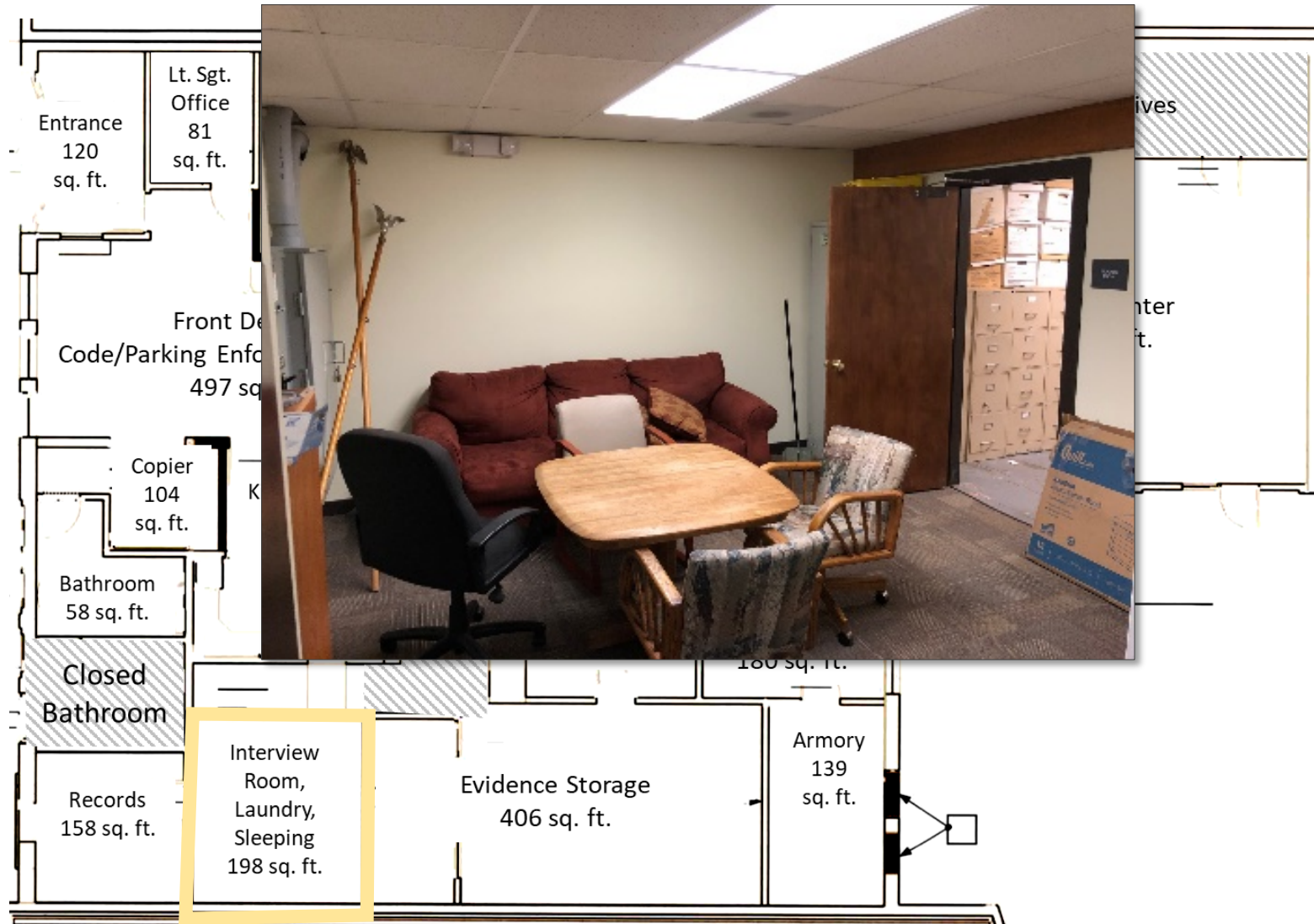
- 100 Yr Old Building
 - Converted Fire Bay
 - No back-up Power
 - Masonry construction

Site Deficiencies



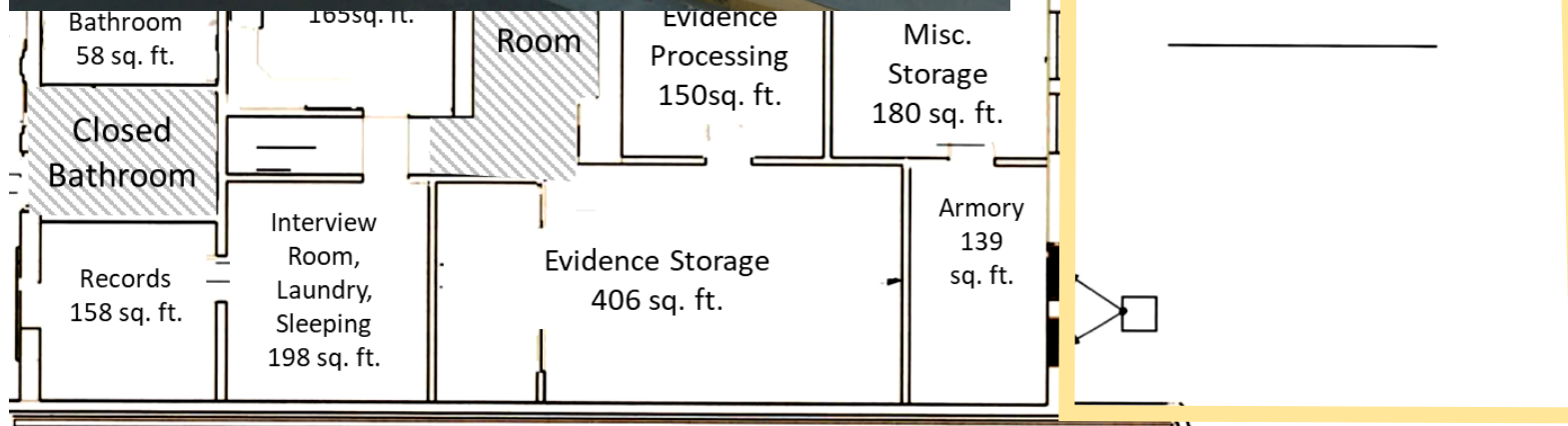
- 100 Yr Old Building
- Evidence Processing
 - Undersized
 - No Air Filtration
 - Chain of custody challenges

Site Deficiencies



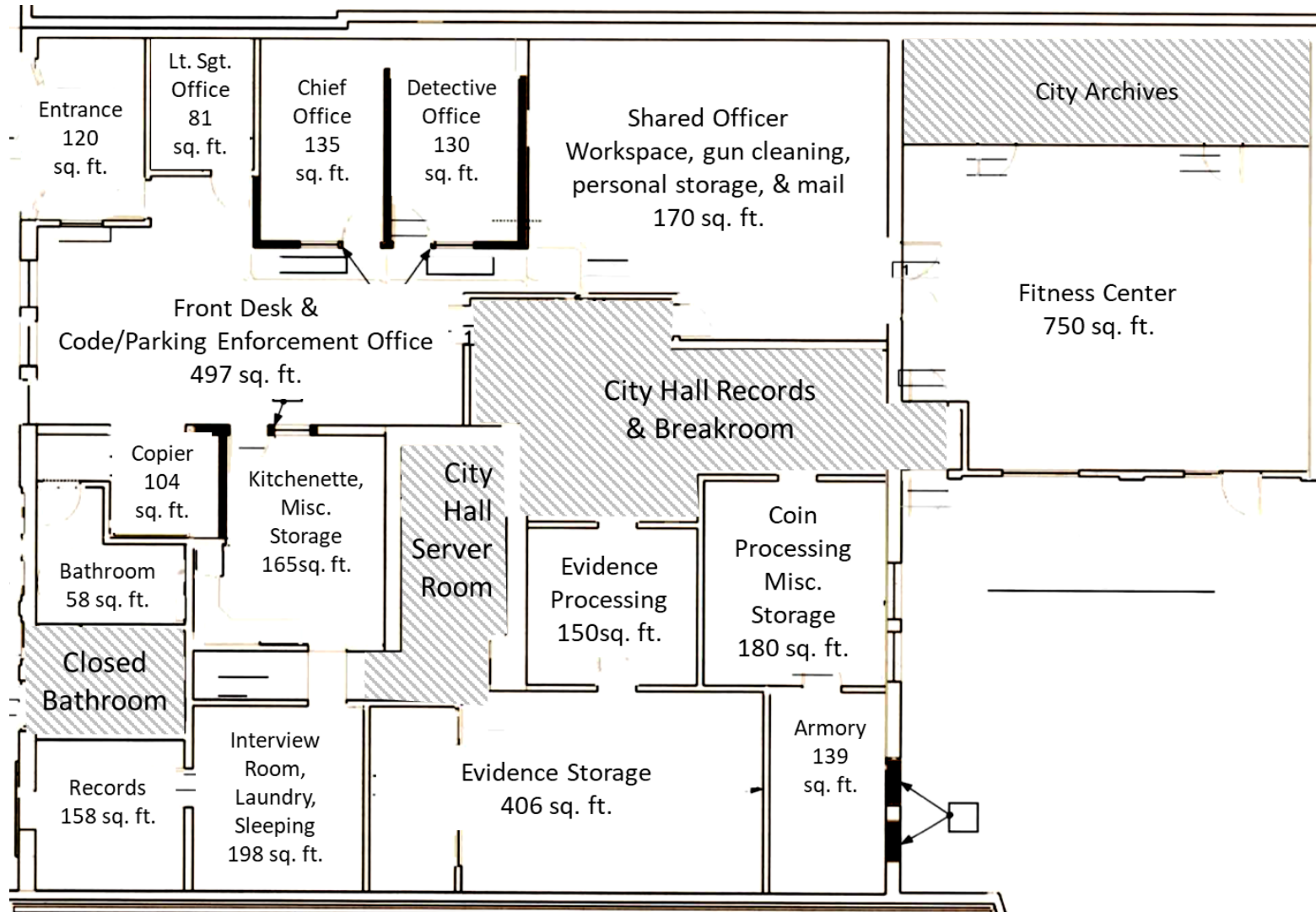
- 100 Yr Old Building
- Evidence Processing
- No Secure Rooms
 - Requires constant In-Custody Supervision
 - No separation of victim/suspect spaces
 - Not Equipped with AV

Site Deficiencies



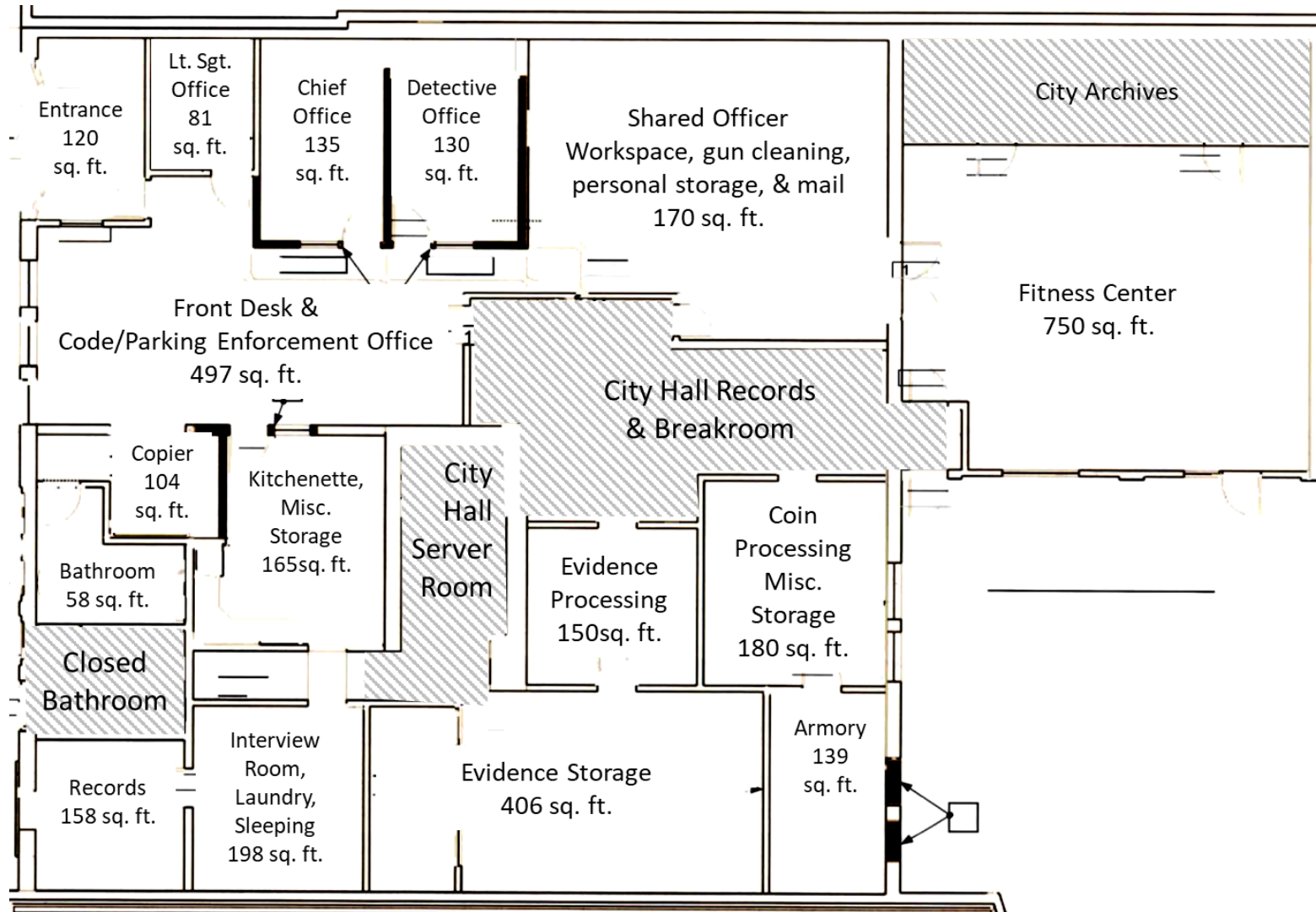
- 100 Yr Old Building
- Evidence Processing
- No Secure Rooms
- Vehicle Access
 - Sloped drive hazardous in poor weather
 - Dangerous exit when responding to priority 1 calls
 - No anonymity for suspects or confidential informants

Site Deficiencies



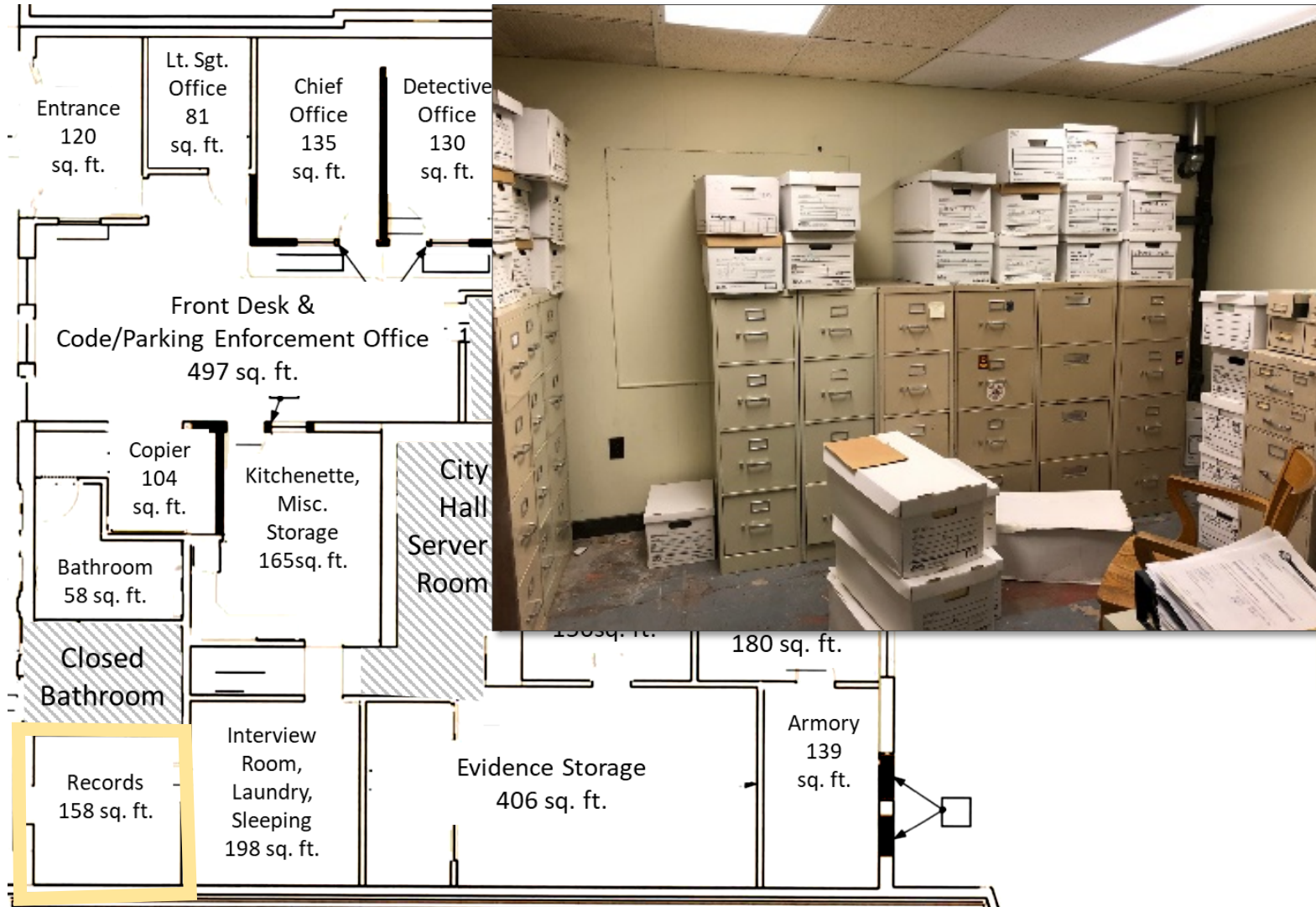
- 100 Yr Old Building
- Evidence Processing
- No Secure Rooms
- Vehicle Access
- No Meeting/Training
 - Officers travel or rent space
 - District Attorney, opposing counsel, and other formal meetings held in interrogation / laundry/Sleeping room

Site Deficiencies



- 100 Yr Old Building
- Evidence Processing
- No Secure Rooms
- Vehicle Access
- No Meeting/Training
- No Lockers/Quiet
 - Officers keep cubbies in open concept office
 - Sleep in personal vehicle between/after OT shifts

Site Deficiencies



- 100 Yr Old Building
- Evidence Processing
- No Secure Rooms
- Vehicle Access
- No Meeting/Training
- No Lockers/Quiet
- Outdated Storage
 - Too Small
 - Old office equipment

Facility Planning Process

A horizontal flowchart illustrating the Facility Planning Process. It consists of six blue rounded rectangular boxes arranged in a sequence from left to right, each containing a step name and its details. The boxes are set against a light blue background that features a large, faint arrow pointing to the right. Above the first four boxes, there is a horizontal bar with three segments: red, dark blue, and light blue.

Programming Workshop

Observed Dept. operations and interviewed command staff

Facility Tours

Tour 3 other police facilities

Site Evaluation

Test fit 6 sites
Create 2 preliminary site plans

Design Refinement

Adjust design
Finalize site plans
Draft floor plans

Cost Estimates

Calculate construction & development costs

Final Report

Final draft report to City Council and then final draft published for the public

Space Needs Programming

	2000	2010	2020	2030	2040
Patrol	9	8	10	11	11
Sergeant	2	3	2	2	3
Detective	1	1	1	2	3
Captain	1	-	-	1	1
Lieutenant	1	1	1	1	1
Chief	1	1	1	1	1
<i>Sworn Sub-total</i>	<i>15</i>	<i>14</i>	<i>15</i>	<i>18</i>	<i>20</i>
Records Tech	-	-	-	-	1
Evidence Tech	-	-	1	1	1
Administrative	1	1	1	1	1
Code/Parking	1	1	2	2	2
<i>Civilian Sub-total</i>	<i>2</i>	<i>2</i>	<i>4</i>	<i>4</i>	<i>5</i>
<i>Hood River UGB</i>	<i>7,648</i>	<i>8,800</i>	<i>10,282</i>	<i>11,811</i>	<i>13,342</i>

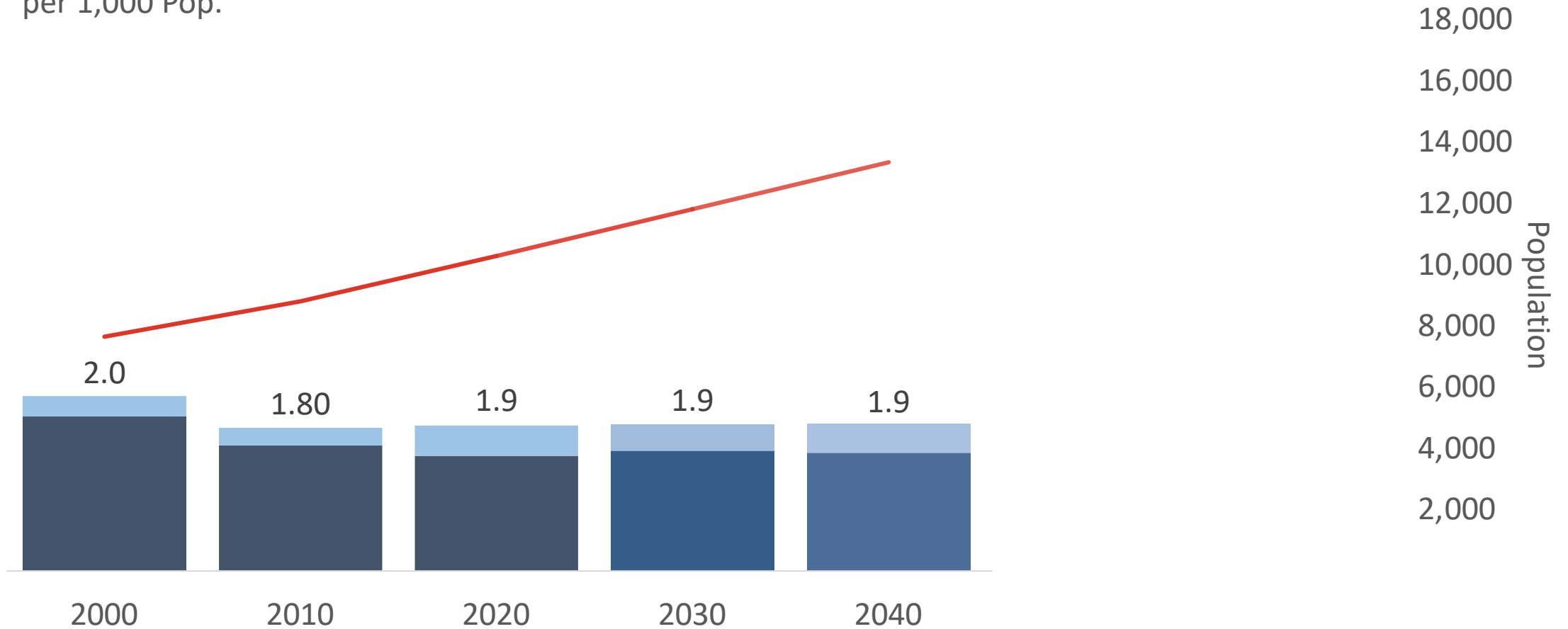
Space Needs Programming

Hood River Police Staffing
per 1,000 Pop.

■ Sworn

■ Civilian

— Hood River UGB Population



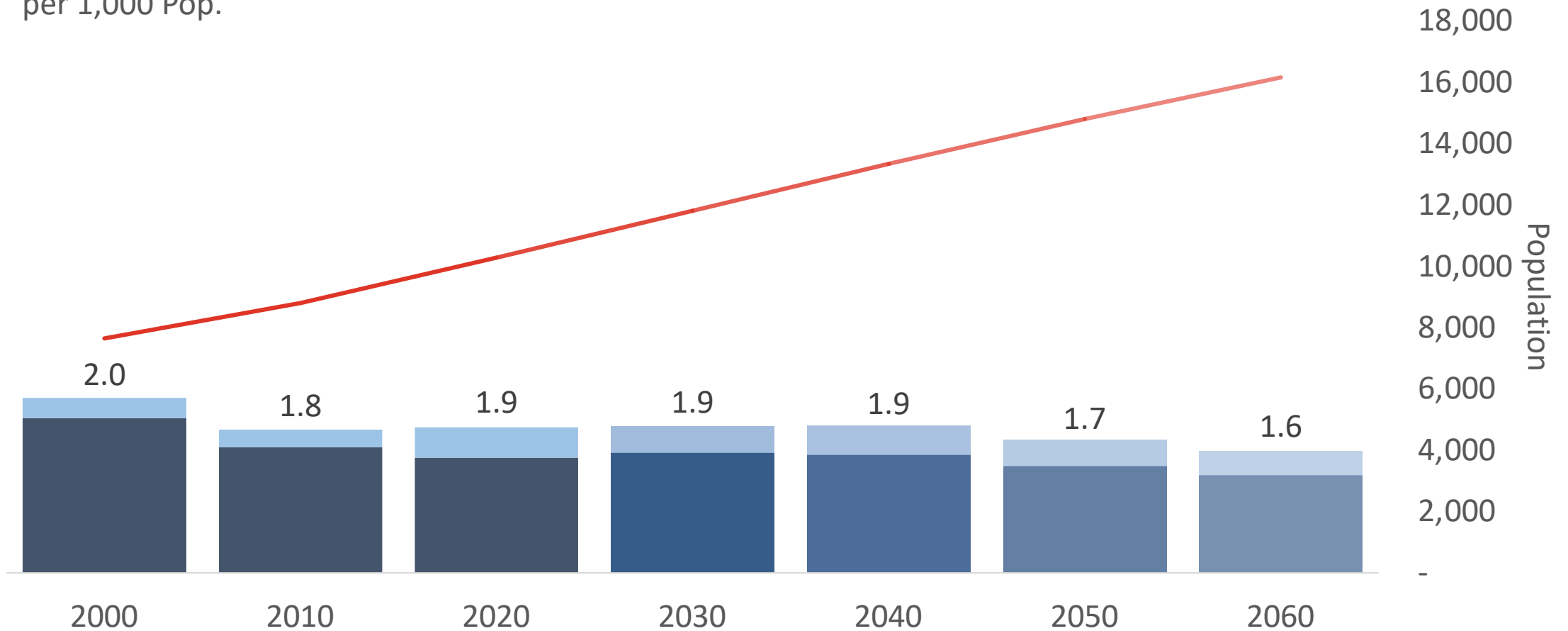
Space Needs Programming

Hood River Police Staffing
per 1,000 Pop.

■ Sworn

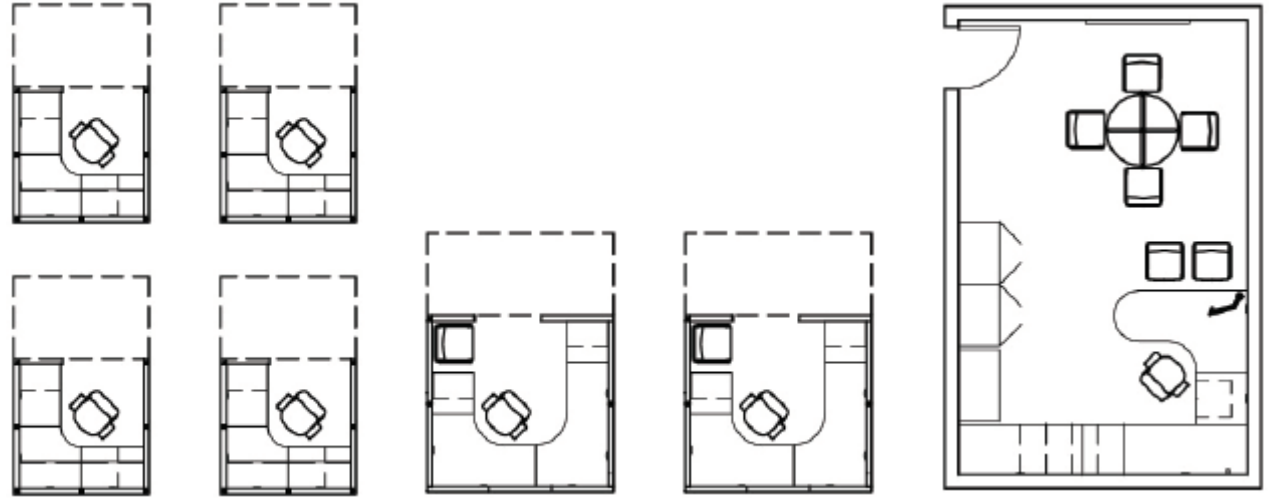
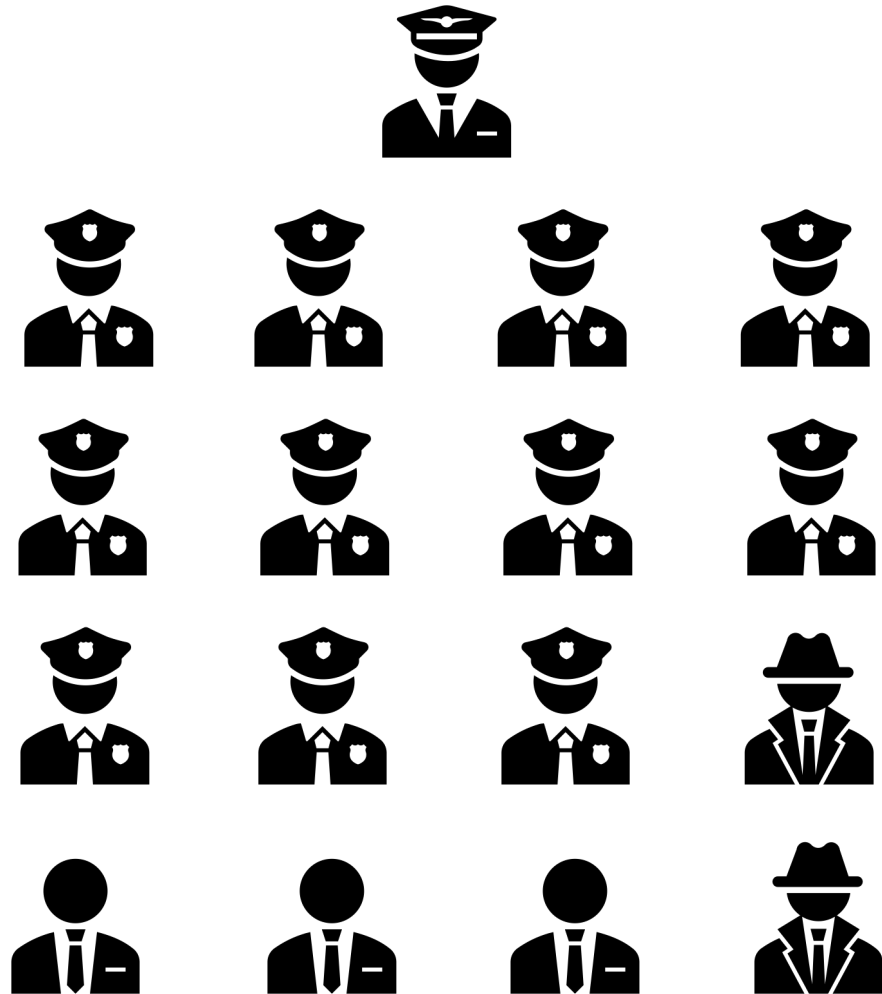
■ Civilian

— Hood River UGB Population

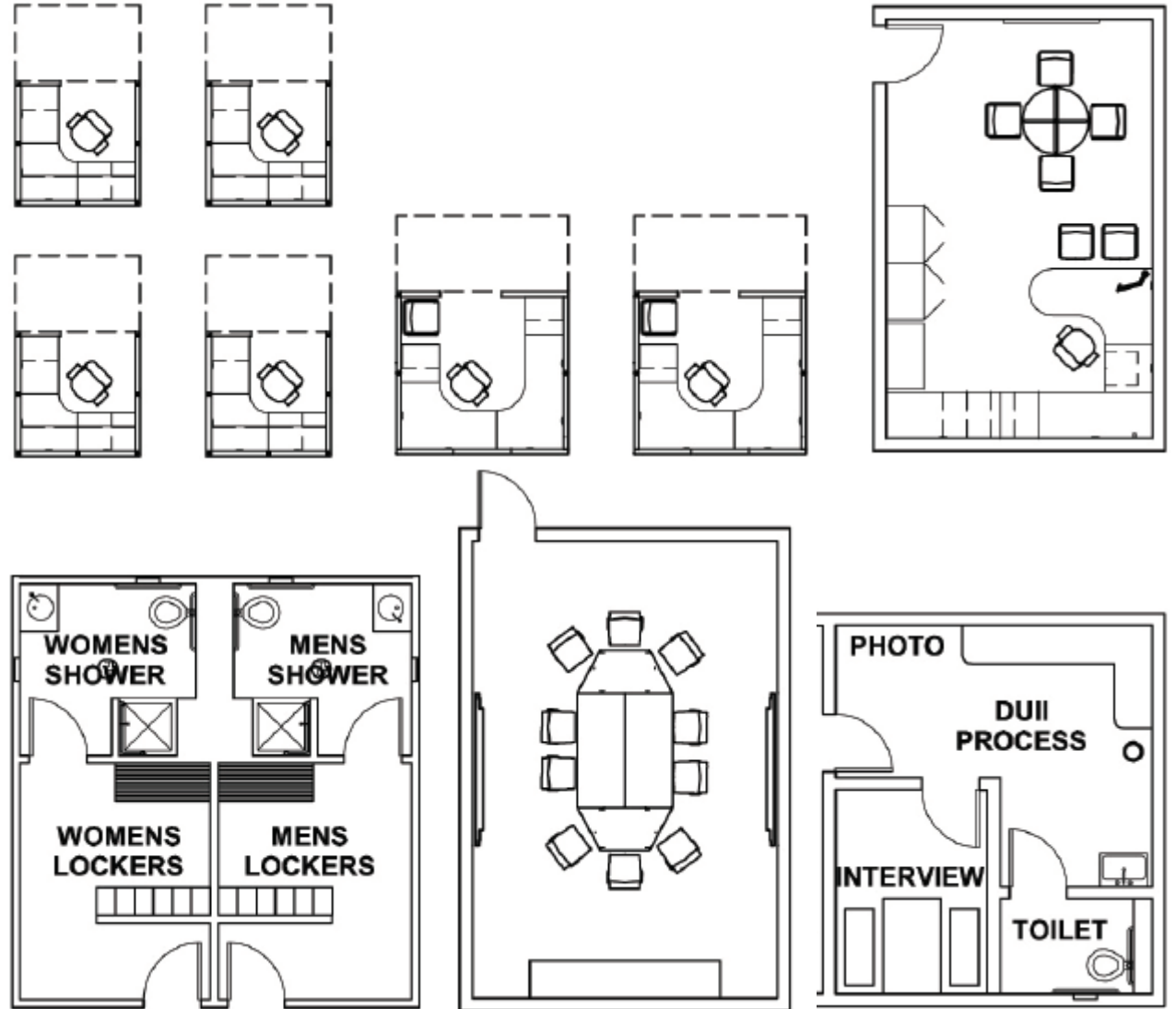
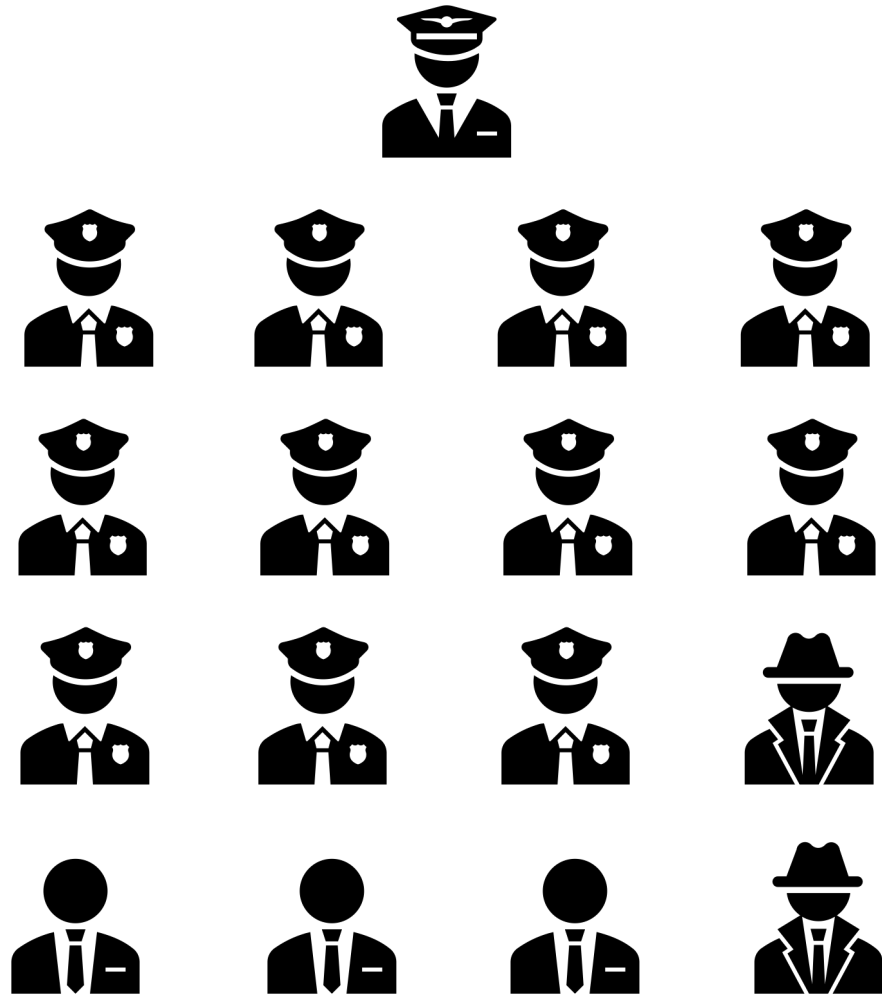




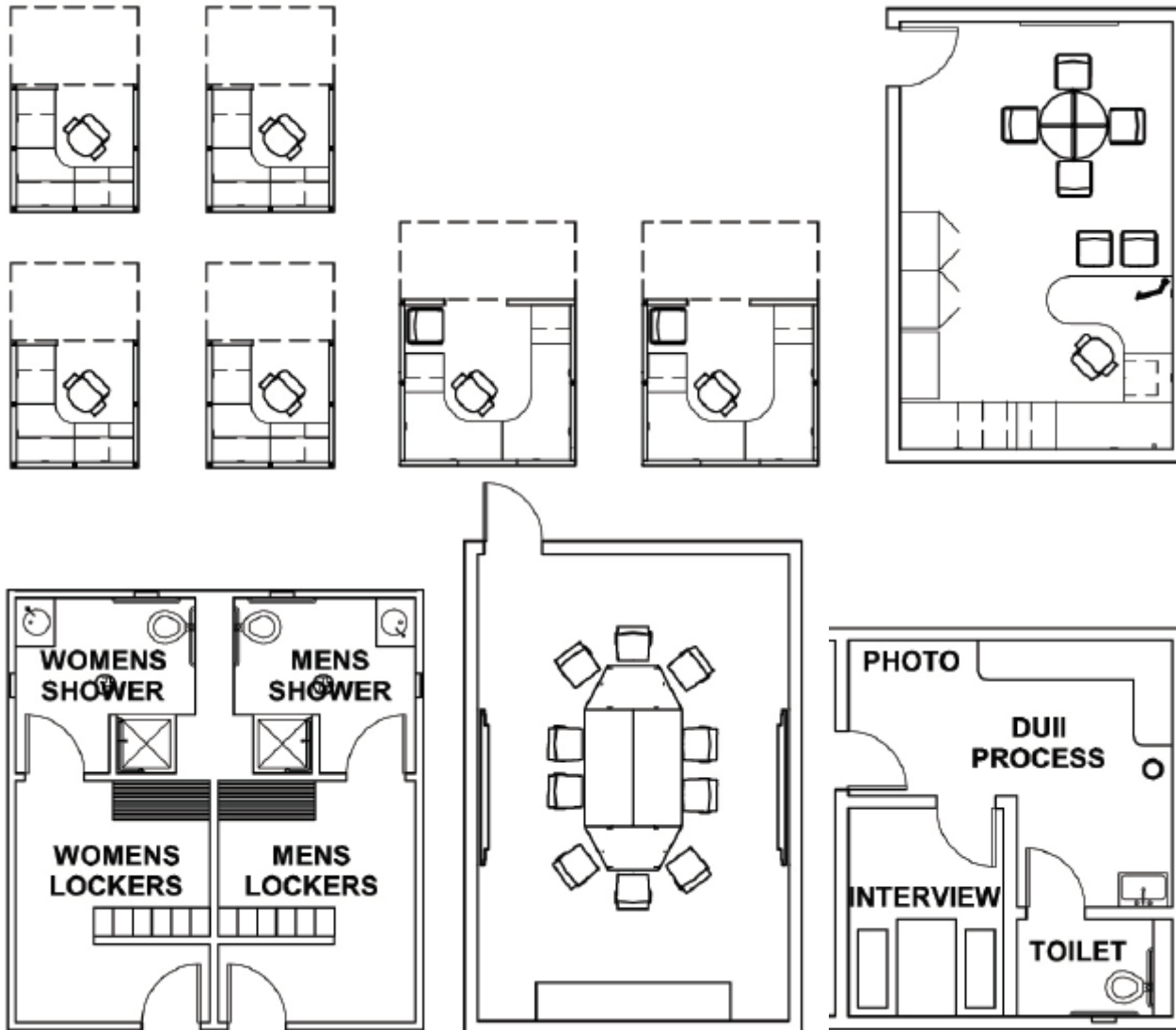
Space Needs Programming



Space Needs Programming



Space Needs Programming



16,124 sq. ft.
= Building Space
Program

Facility Tours

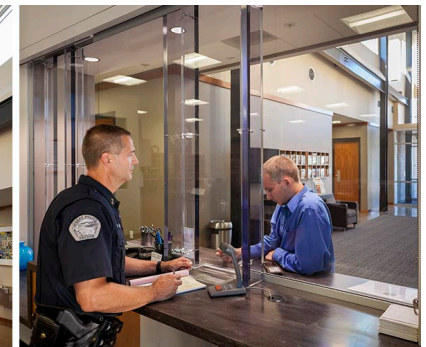
Sandy



Rockwood



Canby



Facility Tours



Facility Tours



Total Square Ft.
16,124

Facility Tours



Total Square Ft.
13,178

Facility Planning Process



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graph LR; A[Programming Workshop] --> B[Facility Tours]; B --> C[Site Evaluation]; C --> D[Design Refinement]; D --> E[Cost Estimates]; E --> F[Final Report];
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The diagram illustrates the Facility Planning Process as a linear sequence of six steps, each represented by a blue rounded rectangle. The steps are: Programming Workshop, Facility Tours, Site Evaluation, Design Refinement, Cost Estimates, and Final Report. The 'Site Evaluation' step is highlighted with a thick black border. A large light blue arrow in the background points from left to right, indicating the flow of the process. A horizontal bar at the top of the slide is divided into three segments: red, dark blue, and light blue.

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Facility Tours

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| Site Selection



Selection Criteria

Cost of Land / Site Development

Size of Site

Shape of Site

Potential for Multiple Use

Public Access to Site – Vehicle

Public Access to Site – Transit

Public Access to Site – Pedestrian

Visibility and Prominence

Proximity to Government Functions

Neighborhood Context

Positioning Facility on Site

Security

Traffic Congestion

Expansion to Adjacent Sites

Proximity to Geographic Center

Current Ownership

Land Use

Response Time



Public Works Yard

Staff 45pts / Architects 34pts



Pros

- Publicly Owned
- Centrally located

Cons

- Public access unsafe
- Dependent on County
- Unknown remediation costs

City Hall

Staff 40pts / Architects 66pts



Pros

- Publicly Owned
- Close to city administration
- Utilizes downtown parking

Cons

- Attached to 100yr Old Bldg.
- No secure vehicle access
- Does not accommodate full space needs
- Expensive construction

West Cascade Avenue

Staff 76pts / Architects 64pts



Pros

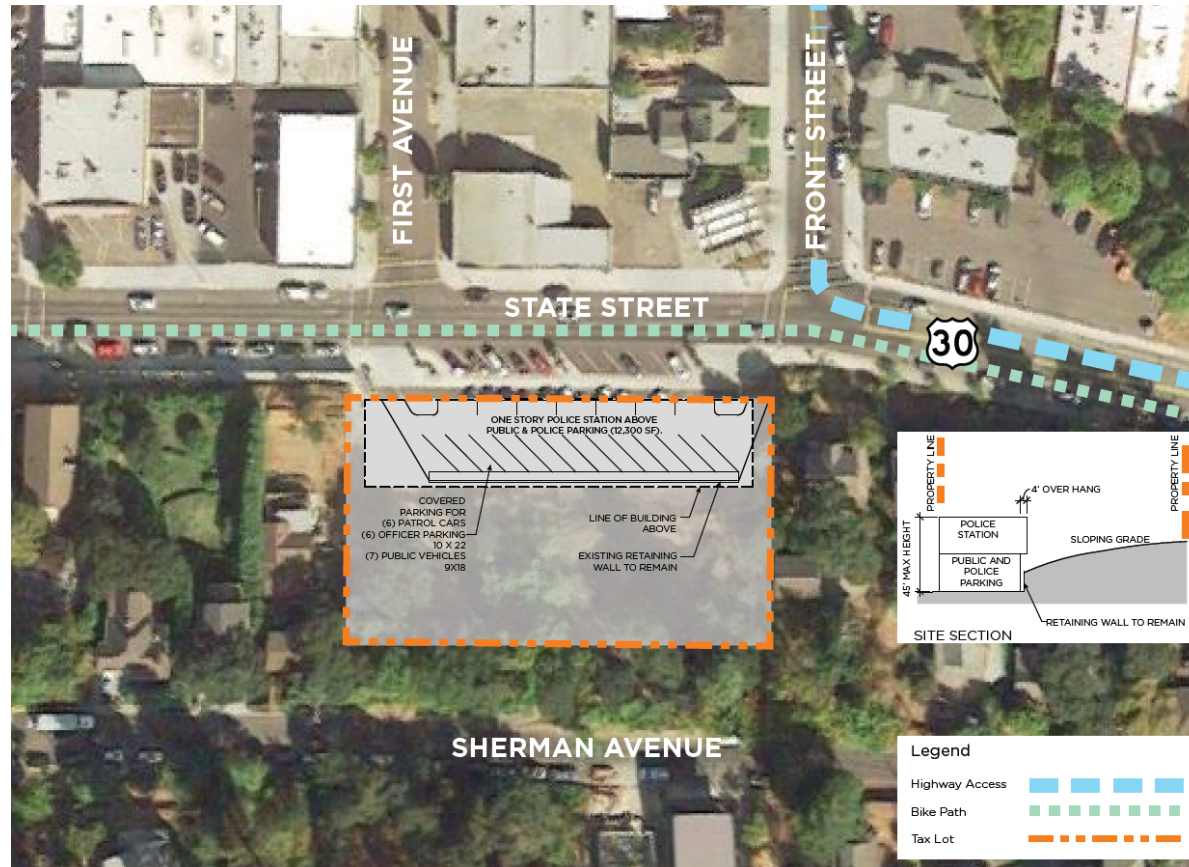
- Large & flat site
- Freeway access

Cons

- Privately owned
- No access to Hwy 30, requires expensive ramp to south
- Peak parking must be met onsite

State Street Lot

Staff 62pts / Architects 76pts



Pros

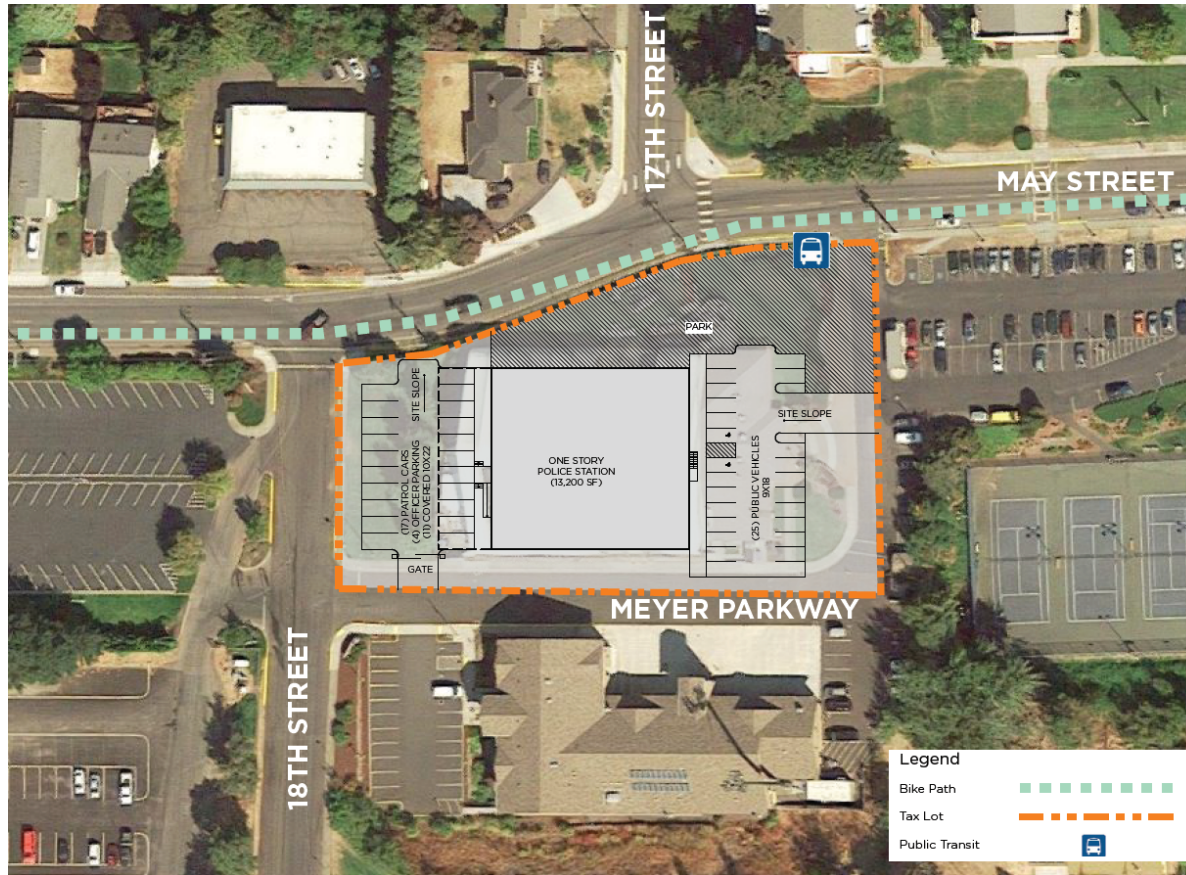
- City owned
- Close to City Hall

Cons

- No Sally Port
- Expensive 2nd story construction over parking lot

Pool Site

Staff 82pts / Architects 68pts



Pros

- Publicly Owned
- Central location near Fire/EMS

Cons

- No timeline for pool relocation replacement leaves Police in current location indefinitely

Cascade Lot

Staff 73pts / Architects 91pts



Pros

- City owned
- Close to City Hall
- Cascade too small to facilitate a multi-level garage
- Can be paired with Urban Renewal funded parking garage on Columbia Lot

Cons

- Removes central parking lot



| Next Steps



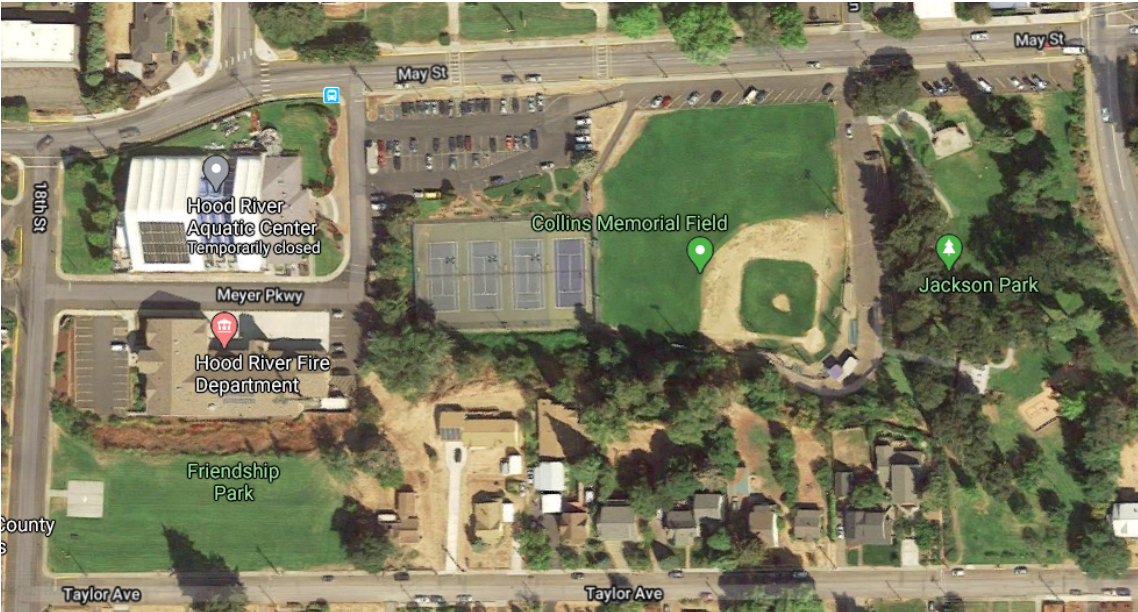
Alternatives

	Impact to Mackenzie Contract
Select two (2) sites for preliminary design Status quo option within current contract scope of work. Mackenzie will create a preliminary site plan for each of the 2 chosen sites. Mackenzie will meet present and review each of the 2 preliminary site plans.	\$ -

Alternatives

	Impact to Mackenzie Contract
Select two (2) sites for preliminary design	\$ -
Select one (1) site and move directly to design refinement Moving directly to Task 5, “Design Refinement” will save roughly \$1,000 on consultant fees. This step includes creating site plan, interior floor plans, perspective drawings with exterior character & materials. This step will also include conceptual design of building systems.	(1,000)

Alternatives

	Impact to Mackenzie Contract
Select two (2) sites for preliminary design	\$ -
Select one (1) site and move directly to design refinement	(1,000)
Add Consideration of another site on May Street The largest drawback of the pool is lack of site control. The City could evaluate other sites in the May Street Complex 	+8,135

Alternatives

	Impact to Mackenzie Contract
Select two (2) sites for preliminary design	\$ -
Select one (1) site and move directly to design refinement	(1,000)
Add Consideration of another site on May Street	+8,135
Add Evaluate Expansion of Fire Station Study building 2 nd story over Fire Bays or expanding south into Friendship Park hillside. Price includes add'l Architect site visit	+34,020





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