



Street by Street

“Up Out of the Mud”

New lower cost options for
residential street improvements

November 29, 2012 City Council



Public Involvement Process

Stakeholders Advisory Committee

- Alan Delatorre/ Portland Commission on Disabilities
- Bonny McKnight/ Citywide Land Use Committee
- Dave Humber/ MGH homebuilder
- Marianne Fitzgerald/ SW Neighborhoods Inc
- Justin Wood/ Homebuilders Association
- Leah Dawkins/ SE Uplift District Coalition
- Lawrence Qamar/ Woodstock Neighborhood Assoc.
- Roger Averbeck/ SW Neighborhoods Inc
- Dan Dishongh/ Linnton Neighborhood Assoc.
- Nicholas Johnson/ Portland Commission on Disabilities
- Rob Sadowsky/ Bicycle Transportation Alliance
- Don Baak/ SW Trails
- Rob Merrick/ Pedestrian Advisory Committee
- Roberta Krogman/ Powellhurst Gilbert Neighborhood Assoc.

Technical Advisory Committee

- Portland Fire Bureau
- Bureau of Environmental Services
- Bureau of Planning and Sustainability
- City Treasurer
- Office of Management and Finance
- Portland Bureau of Transportation
 - LID Administration
 - Development Services
 - ADA Coordinator
 - Asset Management
 - Project Management
 - Planning

Public Involvement Process

2011

Public Works Appeals Panel
Citywide Land Use Transportation Subcommittee
Bureau of Planning & Sustainability
Accessibility in the Built Environment Subcommittee
SWNI Transportation Subgroup Meeting
Homebuilders (HBA) Group
City Wide Land Use Group
Planning & Sustainability Commission
SW Trails

2012

City Planning & Development Directors Group
Pedestrian Advisory Committee
City Council Work Session - August 28
Development Review Advisory Committee (DRAC)
Neighborhood Public Meetings – September/October

City Council Ordinance / Report – November 29 2012

2013

Program details, code, rules, procedures
Pilot Projects / Pilot Program



Public Involvement Process

Endorsements

- Brentwood Darlington Neighborhood Association
- Woodstock Neighborhood Association
- Cully Neighborhood Association
- East Portland Neighborhood Office & Land Use/Transportation Committee
- SW Neighborhoods Inc.
- Portland Pedestrian Advisory Committee
- SW Trails



*Ordinance 1 of 2 (summary)

- Adopt Report
- Adopt Separated Residential & Shared Residential Street Standards
- Include pavement (shared or separated standard) under city maintenance
- Develop policy to guide residential street concept approval.

continued...



*Ordinance 1 of 2 (summary)

- Develop a developer in lieu of street improvements fee.
- Offer deferral financing thru a Local Improvement District (LID) for streets designed and constructed as shared or separated standards.



*Adopt Residential “Up out of the Mud” Street by Street Report

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1. History and continuing challenges.
2. The two (2) new standards:
 - Base Design & Criteria
 - Drainage
3. Program elements:
 - Input and approval
 - Maintenance
 - Financing (LID Deferral; Developer In lieu of fee)



Street standards change

- 1988/1991 – Skinny Streets
- 1991 – Substandard Streets
- 1995 - Cheap and Skinny LID in Brentwood-Darlington
- 1998/2000 - LID Program modifications
- 1998 - Pedestrian Design Guide
- 1999/2000 – Stormwater Management Manual
- 2004 – Development design standards rule



Street standards change

- 2005-2009 – Complete Streets emerge in nation
- 2009-2012 – Neighborhood Greenways/20mph
- April 2012 – Portland Plan
- August 2012 – Cully Neighborhood Transportation Plan

Residential Streets

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Street Surfaces of Selected Street Segments									
Street surface	Symbol	Centerline miles		City of Portland		Maintenance Authority		Adjacent property owner	
		Centerline miles	Centerline miles	Inside city	Outside city	Centerline miles	Centerline miles	Inside city	Outside city
Unpaved		45.1 mi	8.8 mi	0.0 mi	8.8 mi	45.1 mi	45.9 mi	8.1 mi	8.1 mi
Paved without curb		186.9 mi	128.4 mi	126.0 mi	2.3 mi	37.5 mi	37.5 mi	8.8 mi	8.8 mi
Paved with curb		752.3 mi	747.6 mi	738.1 mi	2.4 mi	10.8 mi	10.8 mi	19.8 mi	8.8 mi
Right-of-way only (no street)		41.4 mi	8.8 mi	0.0 mi	8.8 mi	41.4 mi	41.3 mi	8.8 mi	8.8 mi
Total		1065.8 mi	970.6 mi	864.1 mi	8.9 mi	124.9 mi	124.9 mi	45.5 mi	45.5 mi

Performance Based Streets System Factors 2

- Street surface by maintenance authority*
- Adjacent property owner
 - Paved without curb
 - Paved with curb
 - Unpaved
 - Right-of-way only (no street)
 - City of Portland
 - Paved without curb
 - Paved with curb
- Safe Routes to School
- SR25 Pathways
 - Greenways
 - Building Greenway
 - Greenways

Performance Based Streets System Factors Base Layers

- Pedestrian Districts
- R5, R7, R10, R20 zones outside of City
- R5, R7, R10, R20 zones inside City

Street/Driver Street Segments*

- Freeway/Interstate
- Urban local
- Other

* Criteria for selection: Street/Driver segment or portion of segment is adjacent to property in R5, R7, R10, or R20 zone and in Performance District, with a Performance Score of Urban Local (UL) or Other (O).





22% of Residential Streets could benefit

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Residential Streets:

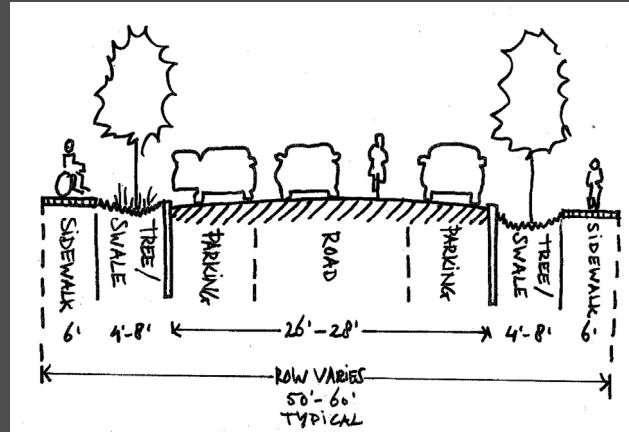
Single Family Zoned Local Service Streets

- 45 miles unpaved (5%)
- 167 miles paved without curb (17%)
- 752 miles paved with curb (78%)

Residential Street Styles

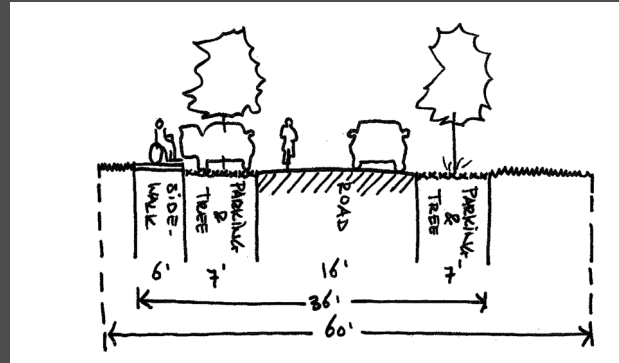
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Traditional Residential Street:



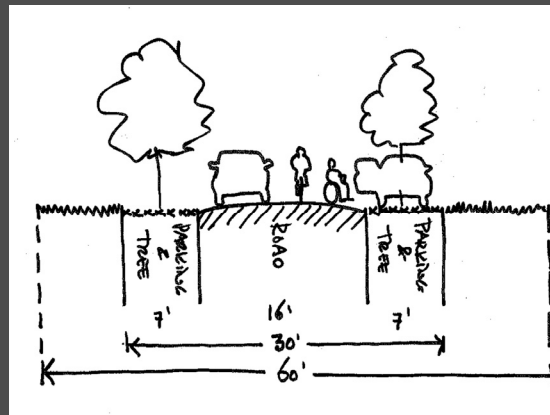
~\$300/month

Separated Residential Street:



~\$85/month*

Shared Residential Street:

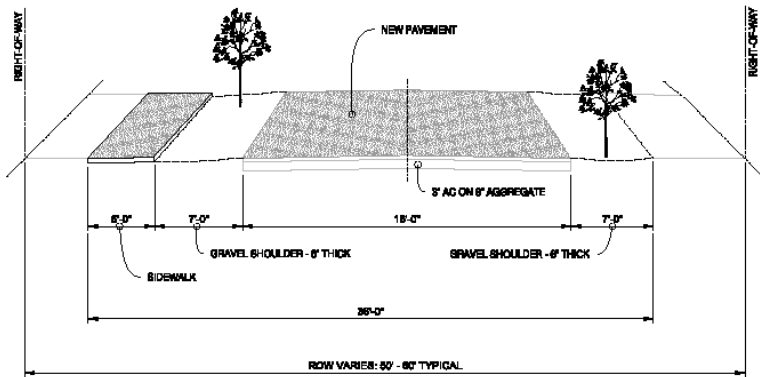


~\$65/month*

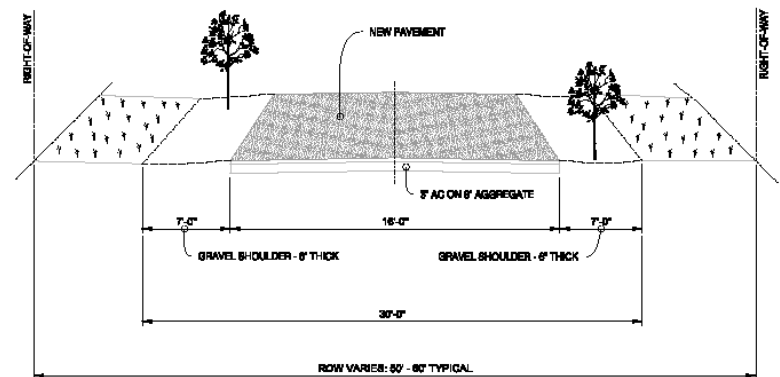
*without public stormwater disposal systems



*Adopt Separated Residential Street and Shared Residential Street



SEPARATED RESIDENTIAL BASE STREET DESIGN STANDARD
WITHOUT PUBLIC STORMWATER SYSTEM



SHARED RESIDENTIAL STREET BASE DESIGN STANDARD
WITHOUT PUBLIC STORMWATER SYSTEM



Shared Street Example



SE Mill Street, Portland



Shared Residential Street Criteria

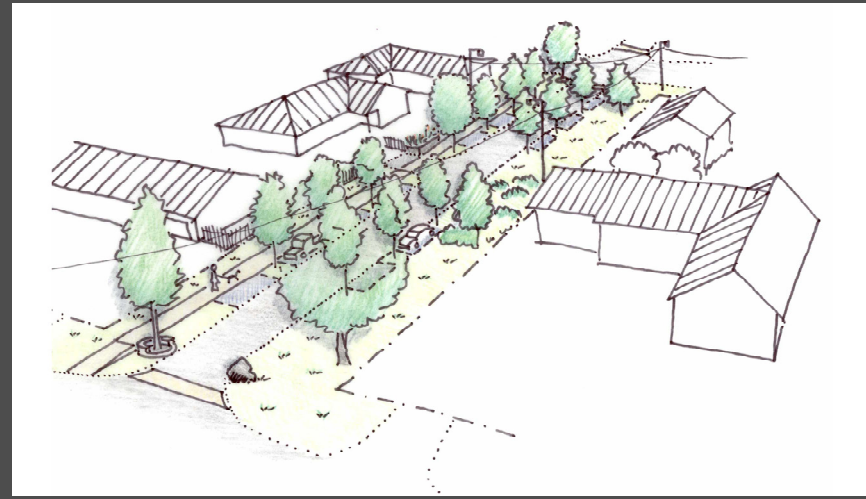
- Operate as local access street
- Low speed 15 mph
- Low volume <500 vehicles per day
- Designed for use
 - (A) Safety (line of sight, signed, marked)
 - (B) Detectable (edge)
 - (C) Cross-section (cross slope)
 - (D) Material (meets criteria)
- Design includes traffic calming



Separated Street Example



Lake Oswego, OR





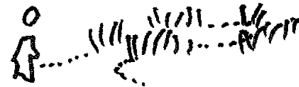
Design Enhancements

ADDITIONS

PICNIC TABLE



ADVENTURE PATH



BENCH



STUMPS TO SIT



STORMWATER



PLANTING BOXES



TREE BENCH



MORE LIGHTNING



BOULDER



BUMP / ENTRY STREET

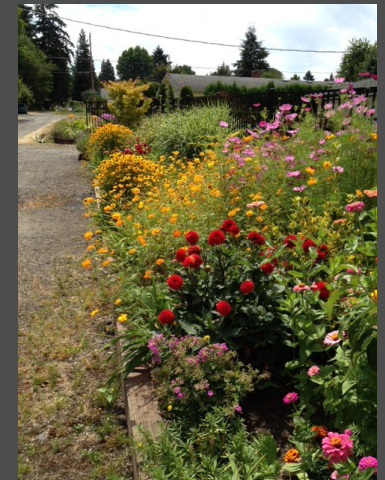


PICKETS



- Active street elements: bench, picnic table, basketball hoop, planter boxes

- Alignment
 - serpentine
 - chicane



- Asphalt driveway approaches
- Pervious pavement* parking area

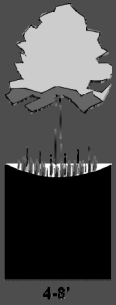


Drainage – Base Design

Each street has stormwater runoff

- Infiltrate through gravel shoulders





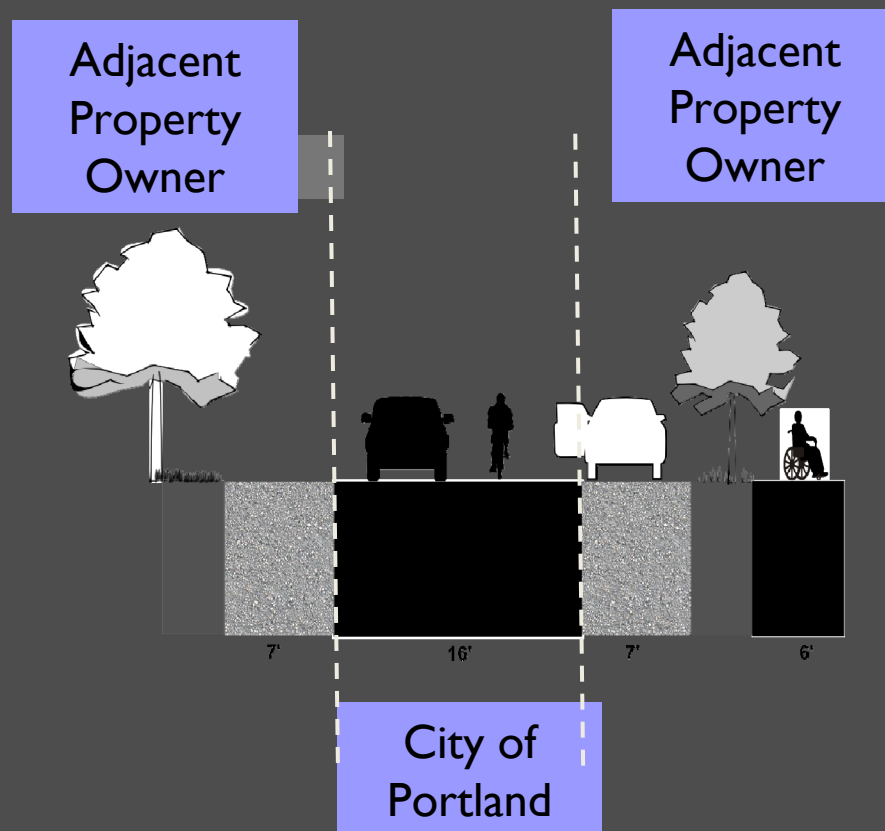
Drainage – May be Required

- Infiltrate and treat at source in swale, planter, curb extension
- Convey to a collective stormwater area





* Pavement under city maintenance





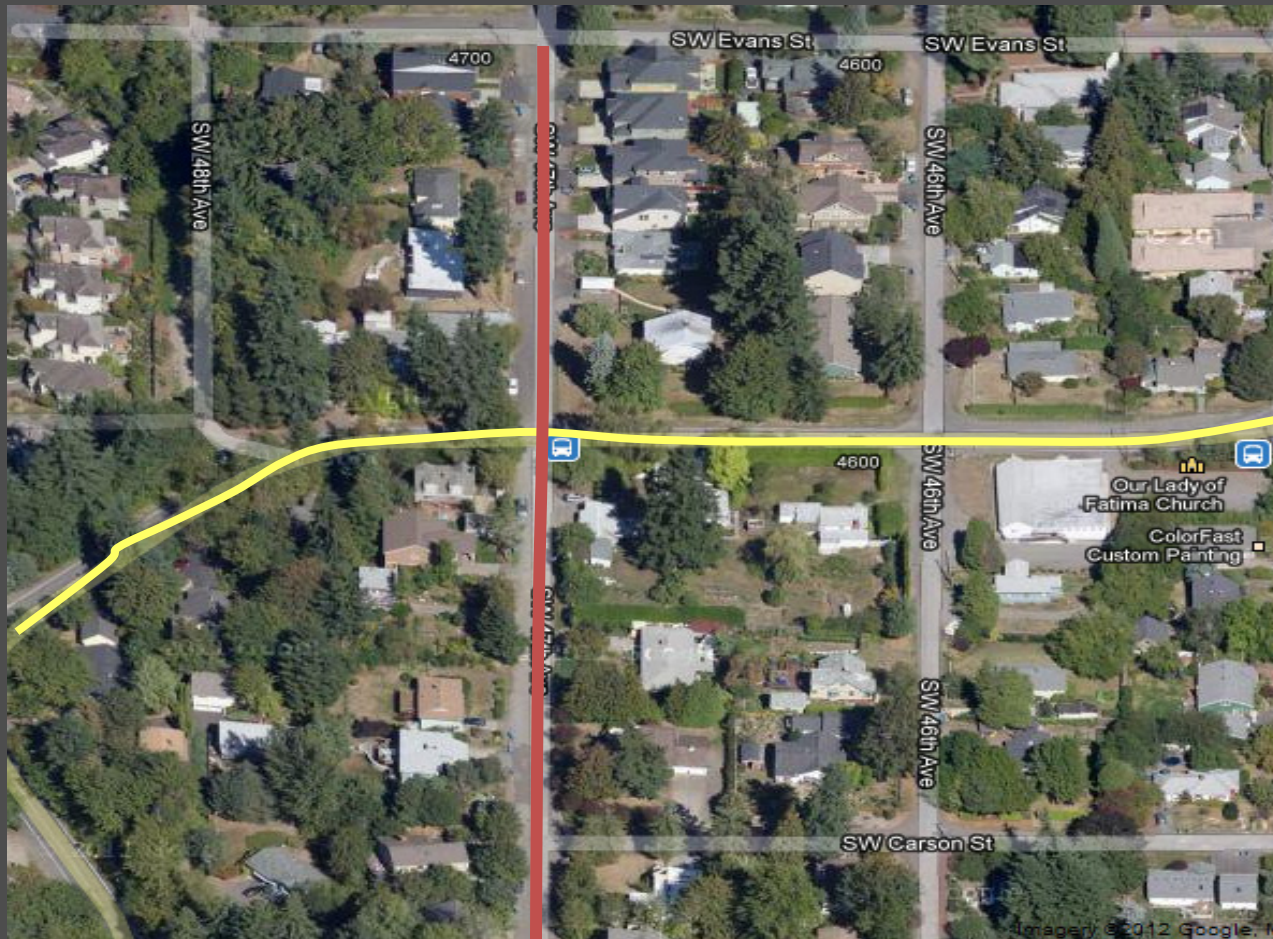
*Develop a policy to guide residential street concept approval

- Residents
- AND
- Developer

(proposed development submitted for a building permit, land use action, or early assistance, and public street improvements are required)



*Develop a proposal for a developer
in lieu of street improvements fee



SW 47th Ave / SW Garden Home Rd



Above - SW 47th
Ave north of
Garden Home Rd

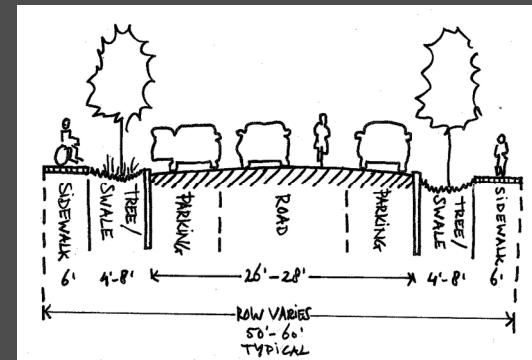
SW 47th Ave to the
south of Garden
Home Rd



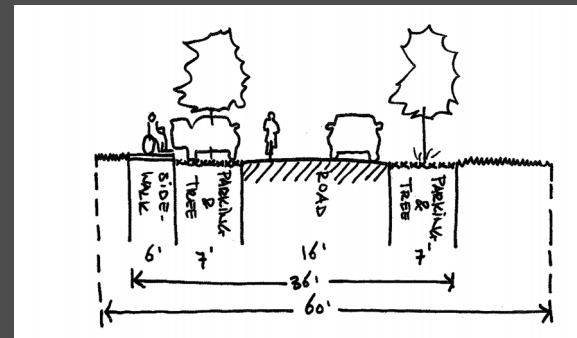
Residential Street Styles

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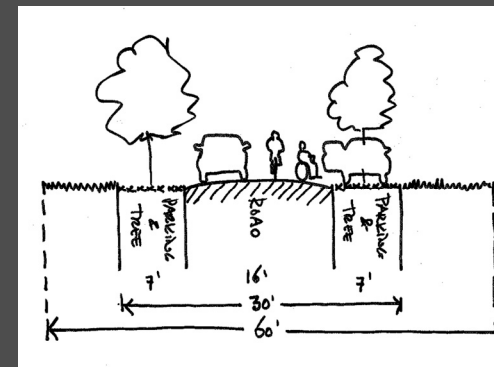
Traditional Residential Street:



Separated Residential Street:

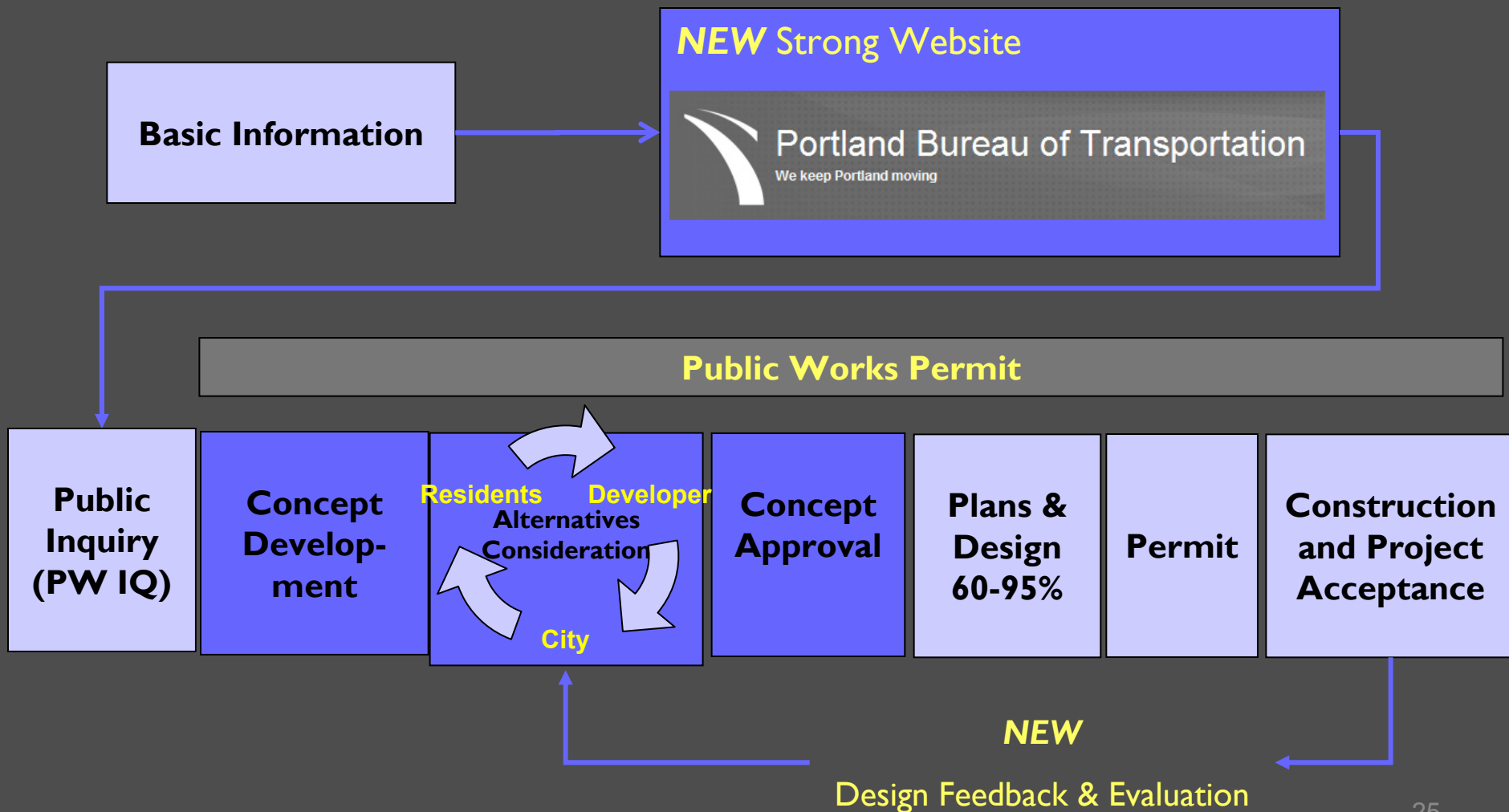


Shared Residential Street:





Developer and Resident





Residential Street – Infill Development



SW 31st Ave before



SW 31st Ave after
(enhanced)



* Offer financing thru a Local Improvement District (LID) and to the extent an LID is available, allow for deferral program



*Ordinance 2 of 2 (summary)

- a. Authorize development of an LID financing contract option with a 5-year deferral for eligible LIDs.
- b. The deferral option is offered to all property owners within an LID if:
 - 51% within an LID earn less than 80% MFI
 - LID not eligible for tax-increment, CDBG, or other subsidies
 - A funding source to support implementation of the deferral option is identified by Dec 2014



Public Involvement Process

Endorsements

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- Woodstock Neighborhood Association
- Cully Neighborhood Association
- East Portland Neighborhood Office & Land Use/Transportation Committee
- SW Neighborhoods Inc.
- Portland Pedestrian Advisory Committee
- SW Trails