

Errol Heights Street Improvement Project

Presentation to Portland City Council – February 3, 2021

65 Declare intent to initiate local improvement district formation proceedings to construct street, sidewalk, and stormwater improvements in the Errol Heights Local Improvement District (Resolution; C-10064)

**66 Authorize the Bureau of Transportation to acquire certain temporary rights necessary for construction of the Errol Heights Street and Local Improvement District through the exercise of the City's Eminent Domain Authority (Ordinance introduced by Commissioner Hardesty; C-10064)*

WE KEEP PORTLAND MOVING.

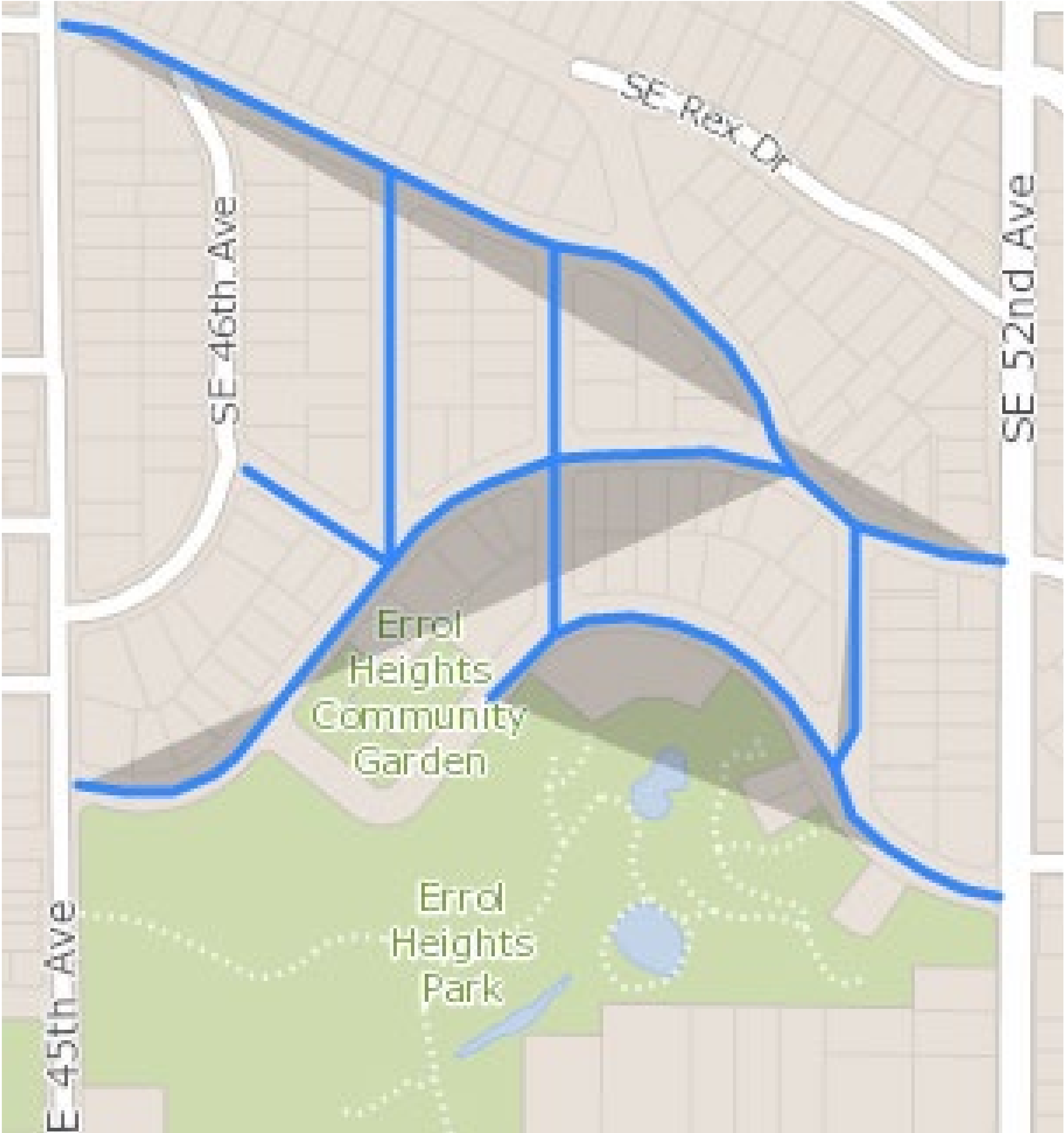


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Project Area



Existing Conditions

SE Malden Dr



SE Tenino Dr



SE Tenino Ct



SE Nehalem St



SE 48th Ave



SE 49th Ave



SE 51st Ave



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Existing Conditions



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Existing Conditions



Project History

Year	Status
2008	Local Improvement District (LID) discussion begins but does not move forward because of high project costs.
2013	Neighbors learn about the City's Street by Street program and ask for lower-cost street improvements in Errol Heights.
2014	PBOT and BES draft a design concept for a second effort at creating an LID. The design is generally well received but the price tag (assuming project is 100% funded by property owners) is too high.
2015	Project team reexamines the design and funding to address community concerns. City Council allocates funding to help with project financing (allocation from the "Up Out of the Mud" program)
2016	<p>The project design continues, looking at the area's soils, slope and hydrology. Street design options are studied, and the project team coordinates with PP&R regarding development of Errol Heights Park.</p> <p>BES commits to pay for stormwater facilities to reduce costs for LID participants.</p>
2017	<p>Design concepts are developed and studied for pedestrian safety. Two street design options are developed, and the overall project design reaches 30% completion.</p> <p>PBOT agrees to full deferral of any LID payments until a property is sold</p>
2018-2020	<p>PBOT advances design engineering plans.</p> <p>PBOT petitions property owners to determine LID support (65% petition support for LID)</p> <p>City Council fully funds development of Errol Heights Park. PP&R develops design. Construction of park will overlap with street project.</p> <p>PBOT and BES complete design for Errol Heights Street Improvement Project and prepare project for construction</p>



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Project Goals and Objectives

Improve:

- Access for pedestrians, bicycles, cars, and emergency vehicles
- Access to schools, parks, and community centers
- Safety and livability
- Stormwater conveyance and water quality

Maintain:

- Low traffic volumes and speeds
- Character of the neighborhood

Provide:

- Lower-cost shared street and stormwater improvements

Pursue:

- Grant or other capital funding to help offset costs of property-owner Local Improvement District (LID). *Note: PBOT and BES successfully identified funds that could be used to reduce LID cost*



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Errol Street Design - Shared Streets

Design Criteria:

- Residential streets only
- Less than 500 vehicles per day
- Speed limit must be lowered to 15 MPH
- “Shared Street” signage at all neighborhood entrances

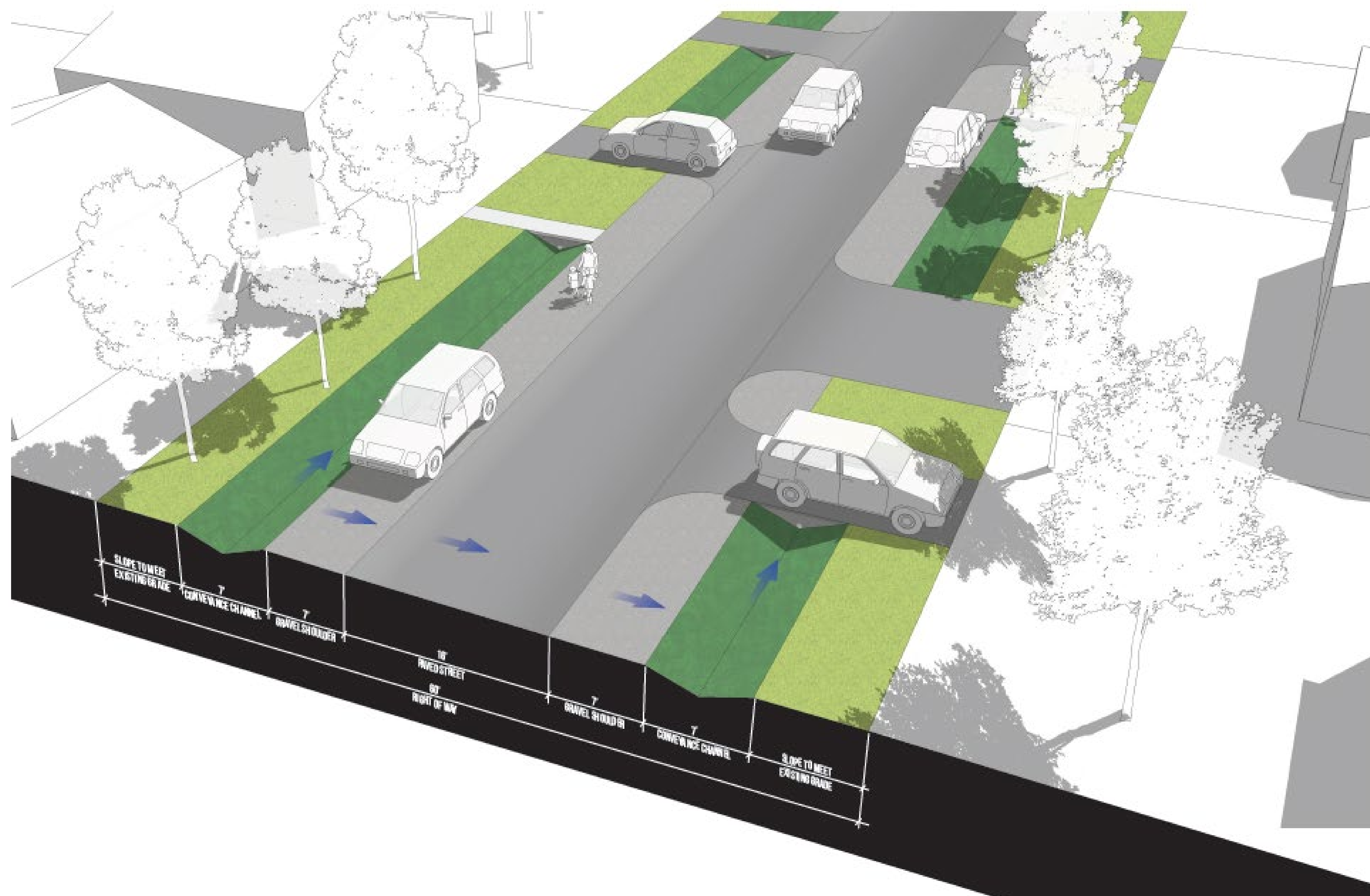


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Shared Street Design: SE 48th, SE 49th, SE 51st, SE Nehalem

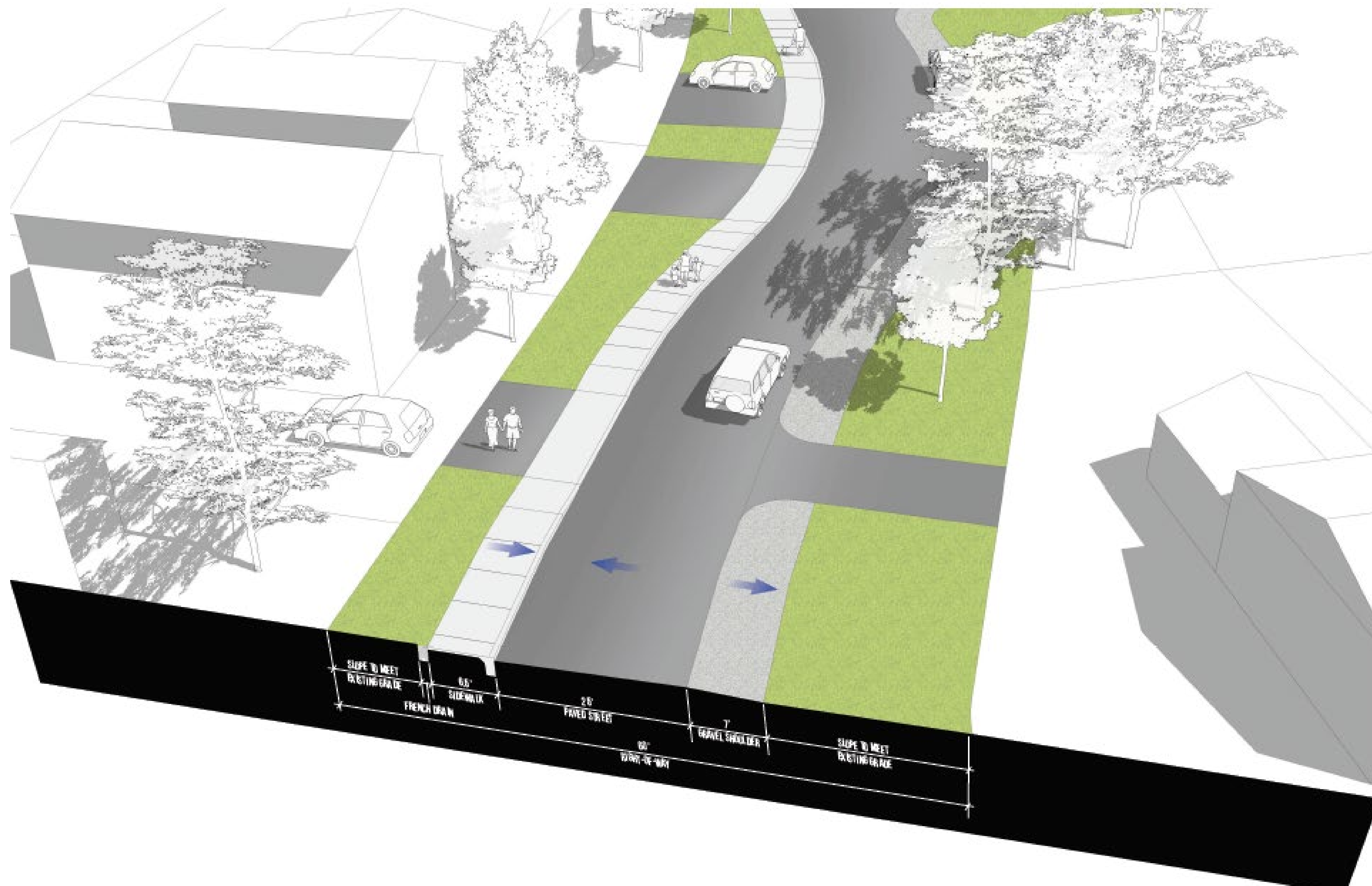


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Separated Street Design: SE Malden and SE Tenino Drive/Court



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Errol Heights Stormwater Design

Original Concept

- Surface infiltration with conveyance ditches, vegetated planters and green streets

Geotech and Stormwater Assessment

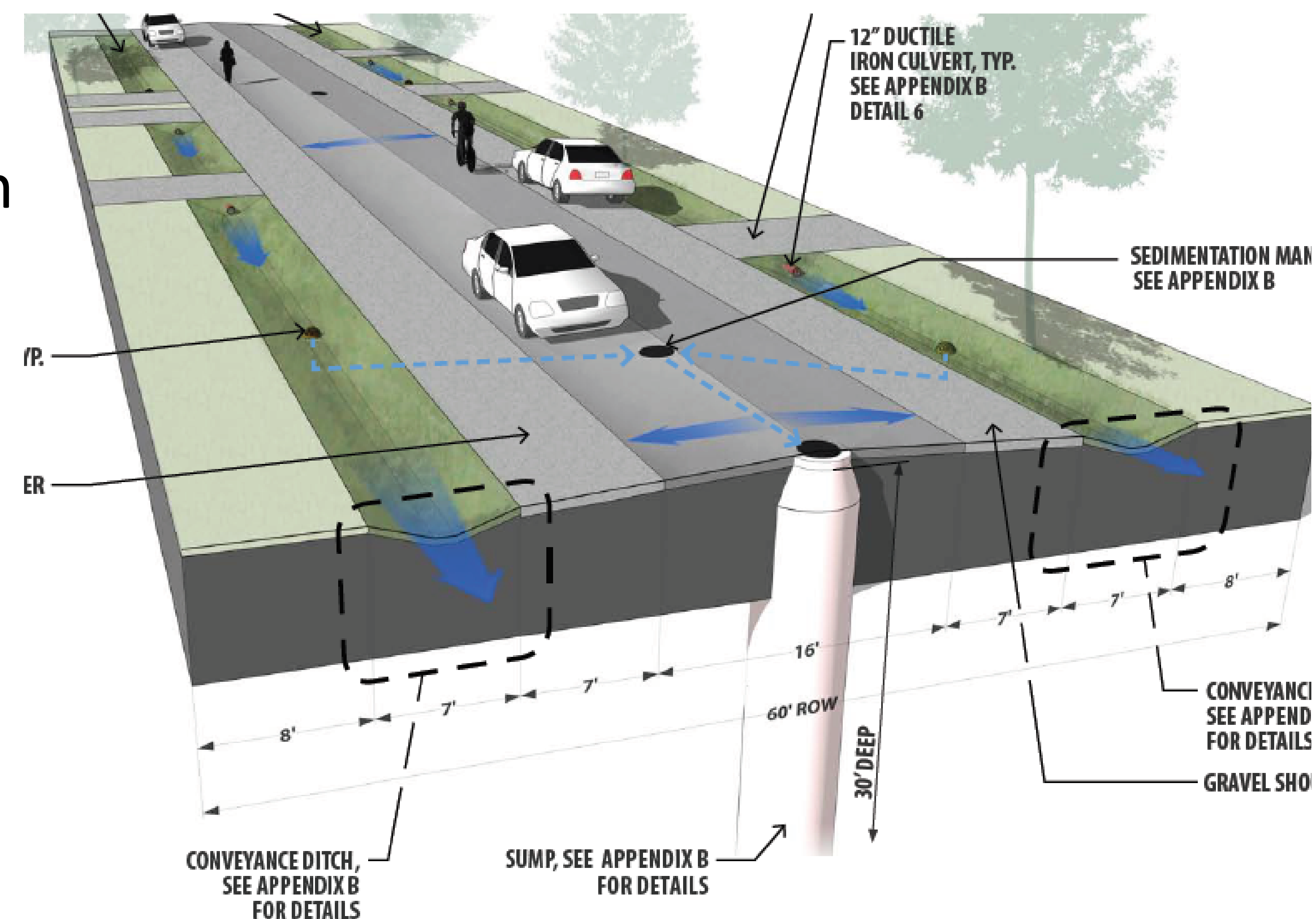
- Steep slopes and soil type limits surface infiltration
- Deep infiltration with sumps is feasible

Current Design: Hybrid Approach

- Conveyance ditches
- Sedimentation manholes and sumps
- Two large vegetated stormwater facilities

Maintenance

- System will be maintained by the city
- Property owners are encouraged to help care for the stormwater conveyance ditches by removing trash and weeds



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Errol Heights Stormwater Flows to Johnson Creek



BES Johnson Creek Oxbow Enhancement Project

- Water quality and habitat restoration project
- Will improve habitat for endangered salmon and other native species
- Errol Heights LID will eliminate a source of pollution to Johnson Creek within the Oxbow project area
- In combination with Errol Heights Park, project will improve community access to natural areas



Errol Heights Park Project

The Errol Heights Park project will protect and restore the lower natural wetland and riparian areas, improve and expand existing trails for ADA access, and develop the upper plateau for play, picnics and gardening.

Current Project Schedule:

Building Permits: Jan – March 2021

Ad/Bid/Award Contract: April – June 2021

Park Construction: July 2021 - Fall 2022



Public Involvement Summary

- Public Open Houses
- Design Workshop
- Drop-in Design “Office Hours”
- Individual Property Owner Meetings
- Neighborhood Association Briefings
- Mailers / Newsletters
- Email Updates
- Posters placed throughout neighborhood



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Errol Local Improvement District (LID)

Fixed Assessment Rate per Property

- 116 properties
- \$2.55 per square foot (\$12,750 for 5000 sf)
- Average assessment in Errol: **\$14,137.58**

LID Financing

- Individual LID assessment deferred until property is sold
- The LID assessment will be a lien against the property until paid
- City of Portland (PBOT) will pay for the LID upfront with Transportation SDC funds.
- PBOT will collect the assessment when properties are sold.



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Cost Estimates and Funding Breakdown

Local Improvement District:	\$1,639,960	18%
General Fund "Out of the Mud" Allocation:	\$2,000,000	21%
Transportation System Development Charges:	\$2,000,000	21%
Bureau of Environmental Services:	\$2,872,620	31%
Portland Parks and Recreation:	\$ 847,172	9%
TOTAL:	\$9,359,752	

- Total value inclusive of all phases (planning, design, right-of-way, construction)
- Errol Heights LID will be leveraged by public funds at an approximate 4:1 ratio
- Public funds are broad-based across multiple bureaus and funding sources



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Right of Way

- Agenda Item 66 gives PBOT authority to compensate affected property owners for needed temporary easements and if necessary, to condemn for these property rights associated with the Errol Heights LID project.
- Permanent ROW is not necessary, only temporary rights will be needed from **4** properties to support construction of project improvements.
- These temporary easements will allow construction support of certain ADA and sidewalk facilities being placed within existing ROW.
- All affected property owners have been informed of the project need for these temporary property rights and were invited to attend this reading.



Schedule and next steps

Item	Date
City Council Session: Resolution: Intent to form LID	February 3, 2021
Public Notification for LID Formation Hearing	February 3-March 3, 2021
City Council Session: LID Formation Ordinance	March 2021 (Dates TBD)
Permitting	January – March 2021
Advertise Project	April 2021
Begin Construction	July 2021



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Acknowledgements and Invited Testimony

Thank You:

Past and Present Leadership and Staff from BES, PBOT and PP&R
Brentwood-Darlington Neighborhood Association
Errol Heights Community

Invited Testimony:

Molly Stiles
Paul Tourville
Roshan Bellavara

Thank you!

Elizabeth Tillstrom, PBOT Project Manager

Elizabeth.Tillstrom@portlandoregon.gov

503-823-0396

Sean Bistoff, BES Project Manager

Sean.Bistoff@portlandoregon.gov

503-823-7125



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