

# 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)*

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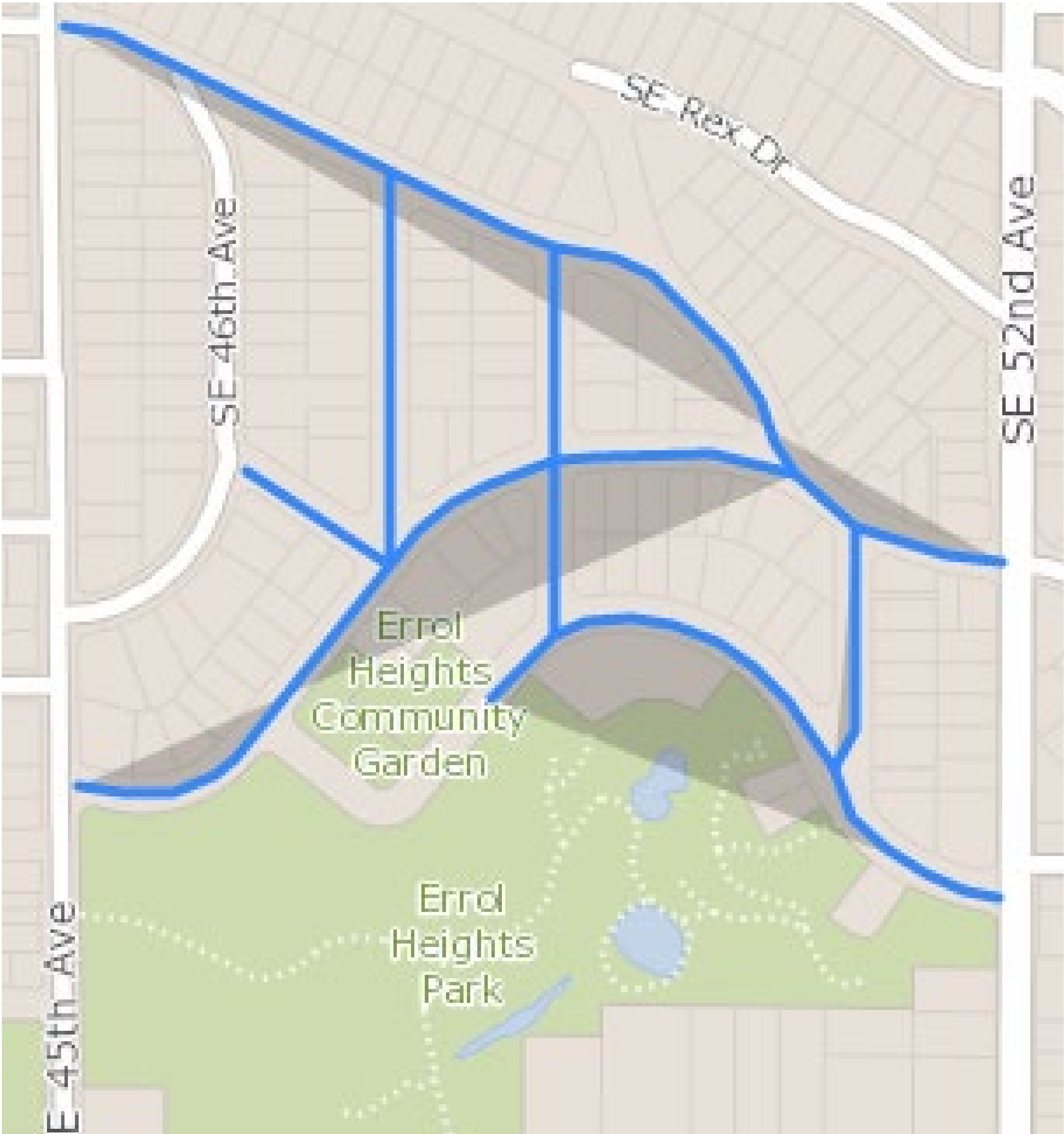


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# Project Area





# Existing Conditions

SE Malden Dr



SE Tenino Dr



SE Tenino Ct



SE Nehalem St



SE 48<sup>th</sup> Ave



SE 49<sup>th</sup> Ave



SE 51<sup>st</sup> Ave



# 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&amp;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&amp;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



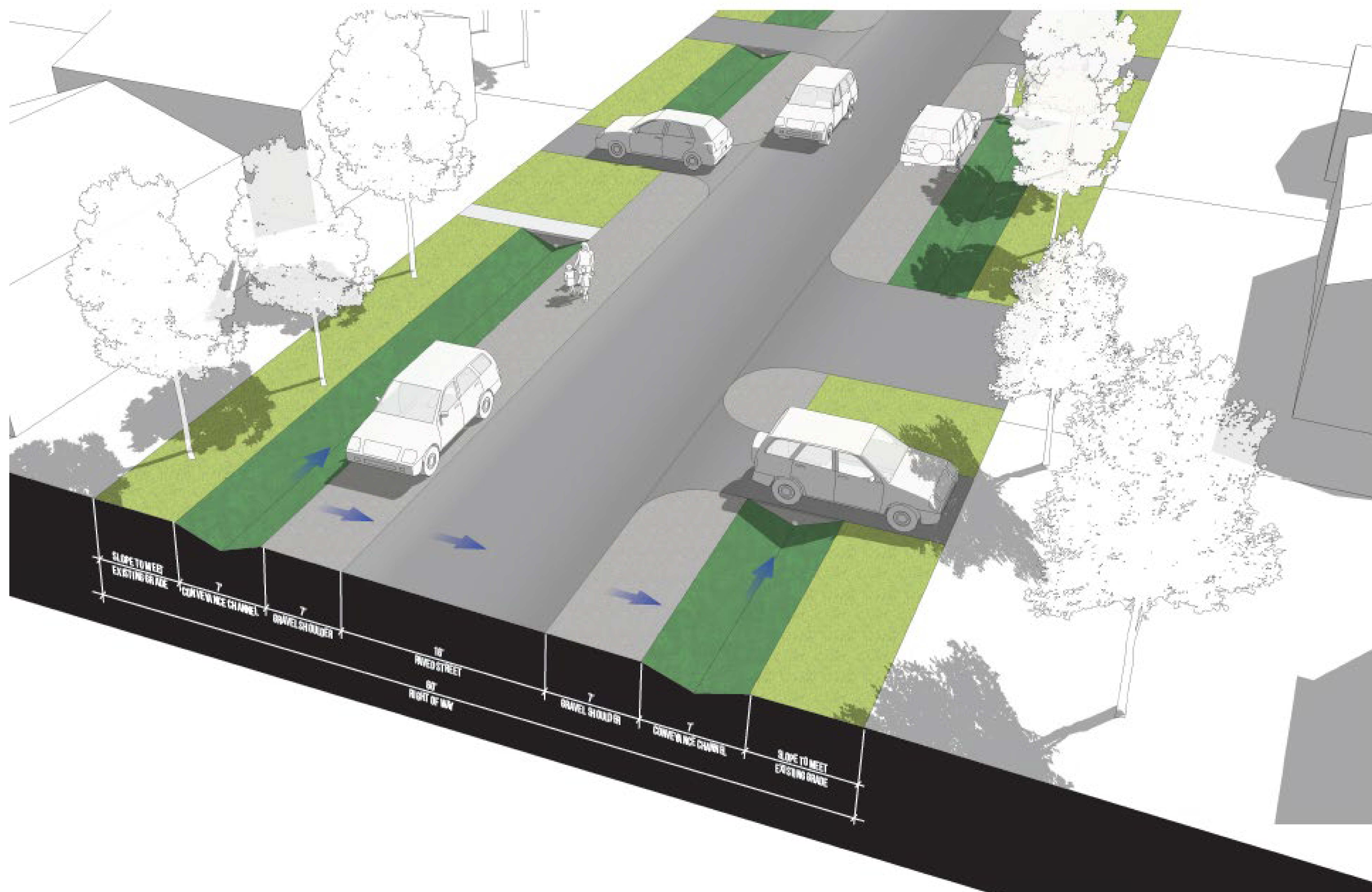
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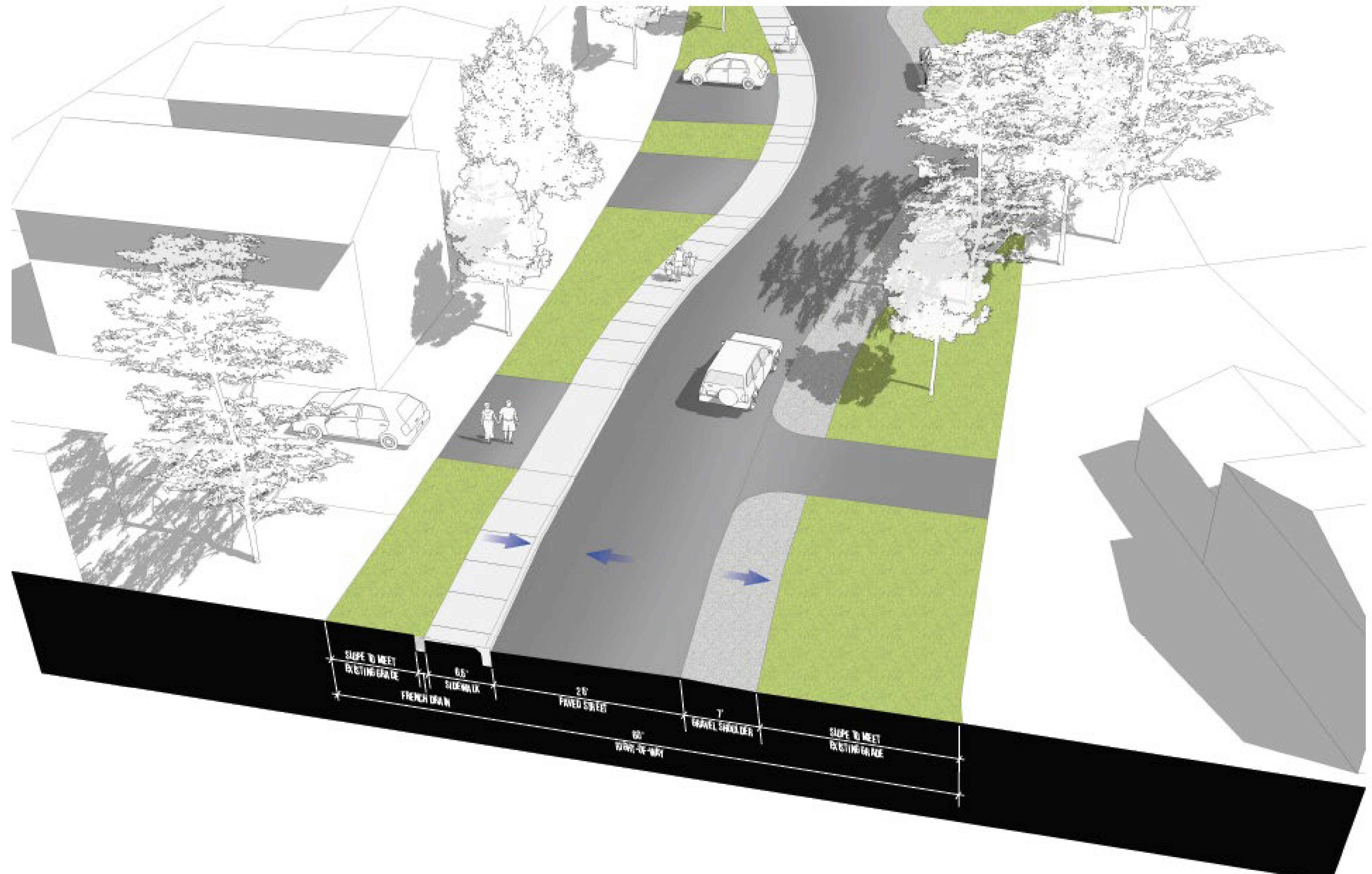


# Shared Street Design: SE 48<sup>th</sup>, SE 49<sup>th</sup>, SE 51<sup>st</sup>, SE Nehalem





# 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

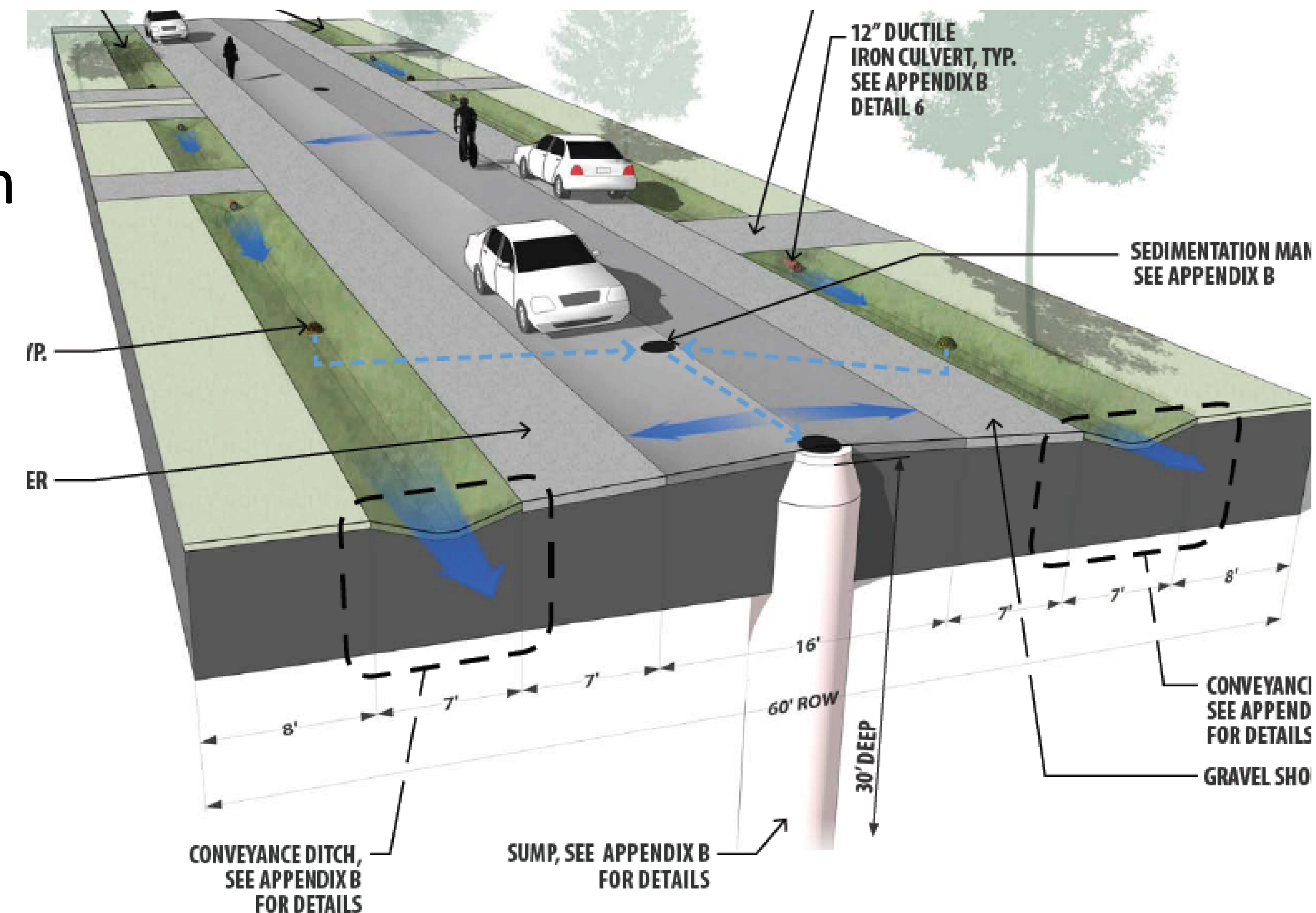
- Steep slopes and soil type limits surface infiltration
- Deep infiltration with sumps is feasible

## 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



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# 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









# 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





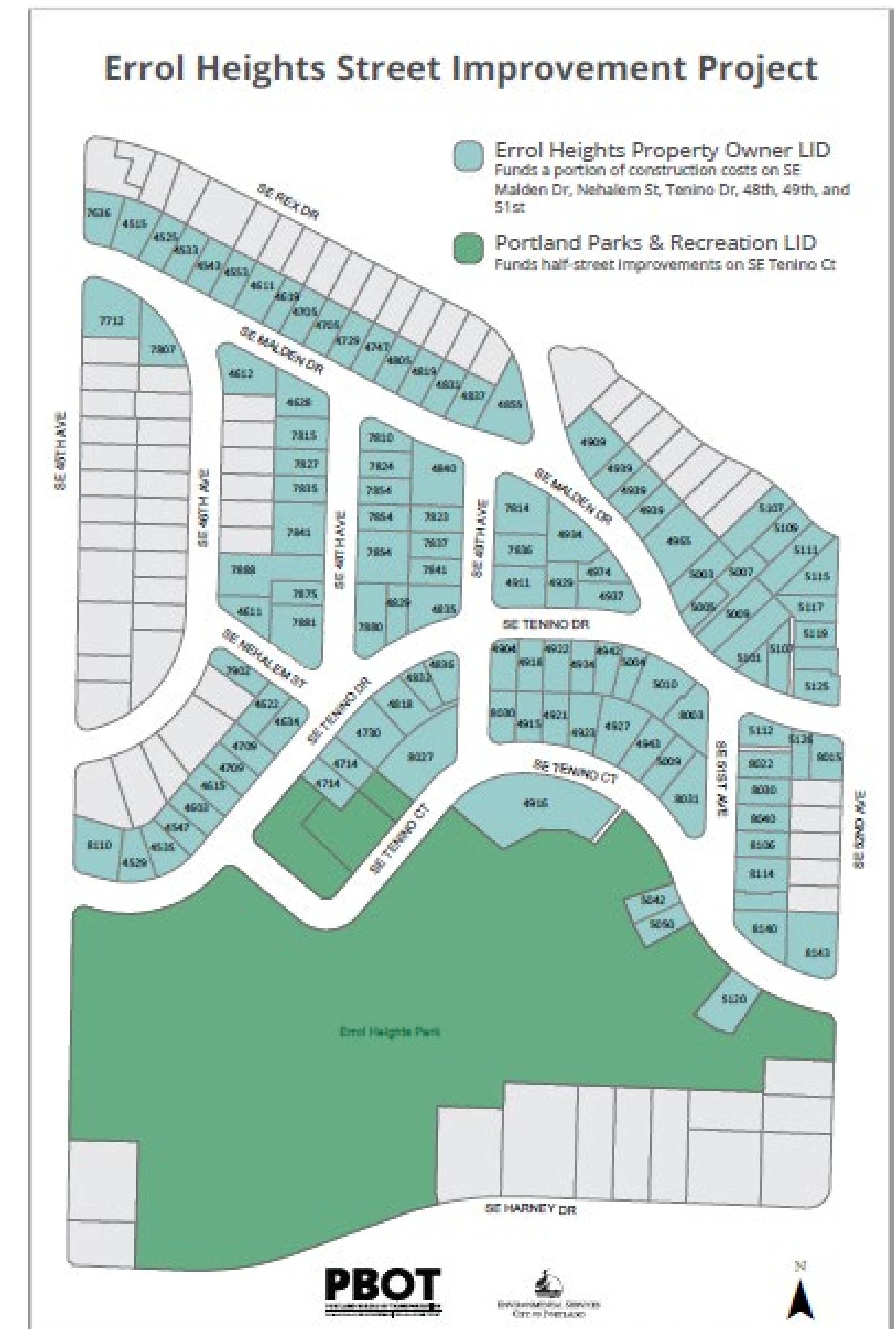
# Errol Local Improvement District (LID)

## 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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# Errol Heights LID Petition Process

## City Council Requirement:

Greater than 50% required before Council will consider LID

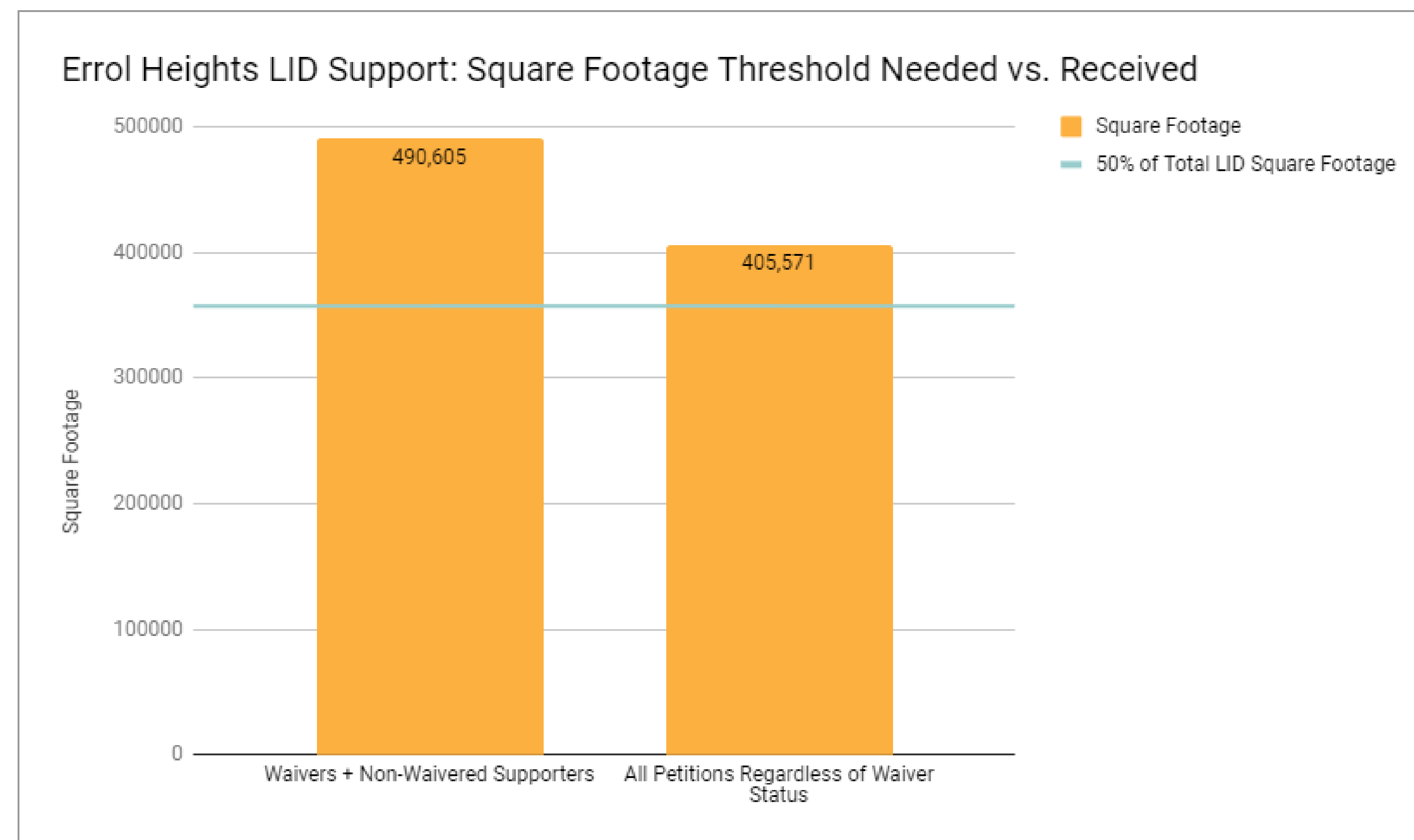
## Project Goal:

To receive over 50% support independent of waivers

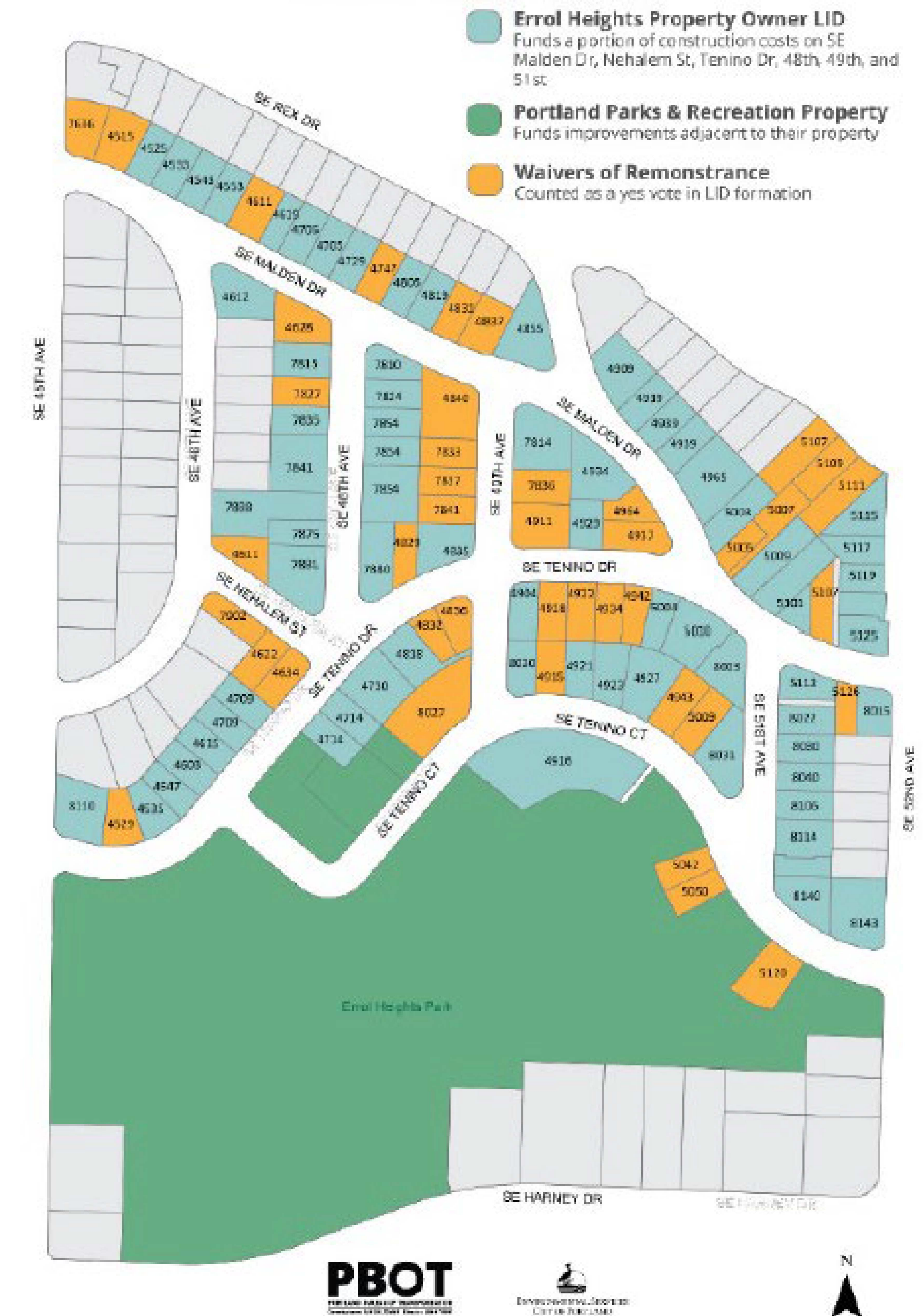
## Actual:

**56.79%** support independent of waiver status

**67.58%** support with waivers



## Errol Heights Street Improvement Project TAX LOTS INCLUDED IN LID



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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%  |
| <b>TOTAL:</b>                              | <b>\$9,359,752</b> |     |

- 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



# 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:<br>Resolution: Intent to form LID | February 3, 2021         |
| Public Notification for LID Formation Hearing           | February 3-March 3, 2021 |
| City Council Session:<br>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



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# Thank you!

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