

Errol Heights Street Improvement Project

Presentation to Portland City Council – February 16, 2021

92 *Create the Errol Heights Local Improvement District to construct street, sidewalk, and stormwater improvements (Hearing; Ordinance; C-10064)*

93 *Authorize a full payment deferral loans program to property owners in the Errol Heights Local Improvement District until the participating property is sold and/or title transferred to another owner or entity (Ordinance; C-10064)*

WE KEEP PORTLAND MOVING.

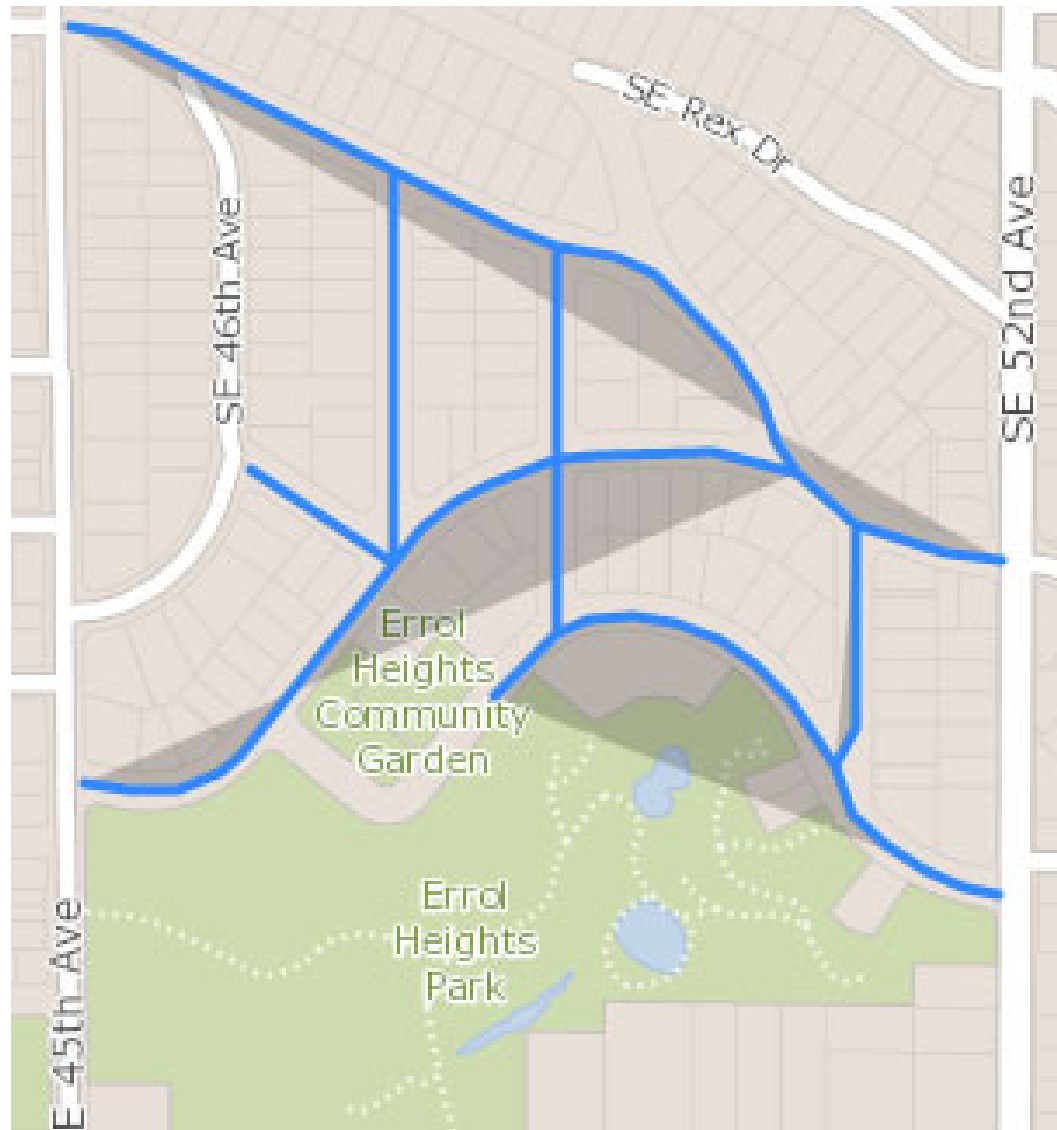


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Project Area



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Existing Conditions



Existing Conditions



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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).



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

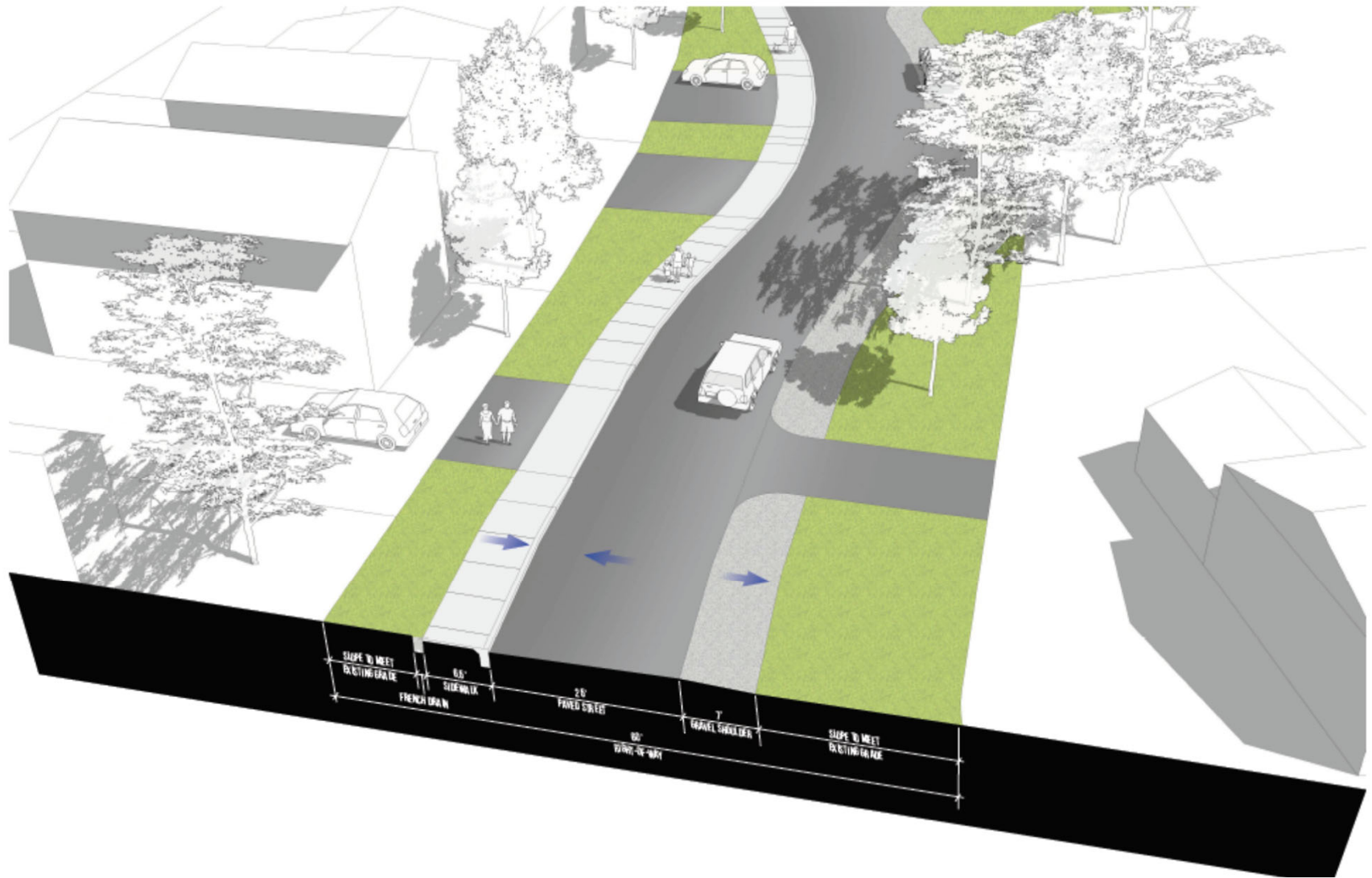


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Separated Street Design: SE Malden and SE Tenino Drive/Court



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Errol Heights Stormwater Design

Original Concept

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

Geotech and Stormwater Assessment

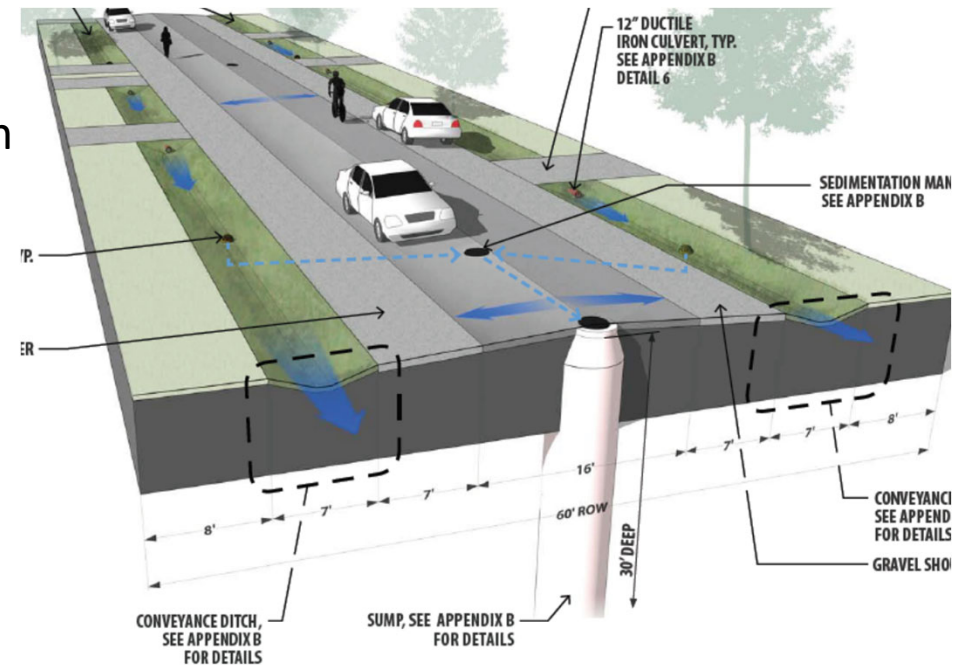
- Steep slopes and soil type limits surface infiltration
- Deep infiltration with sumps is feasible

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



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: spring 2022

Ad/Bid/Award Contract: spring 2022

Park Construction: begin late spring/summer 2022



Errol Local Improvement District (LID)

Fixed Assessment Rate per Property

- 114 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
- PBOT will pay for the LID upfront with local funding (Gas Tax Revenue)
- PBOT will collect the assessment when properties are sold.



Errol Heights LID Petition Process

City Council Requirement:

Greater than 50% required before Council will consider LID

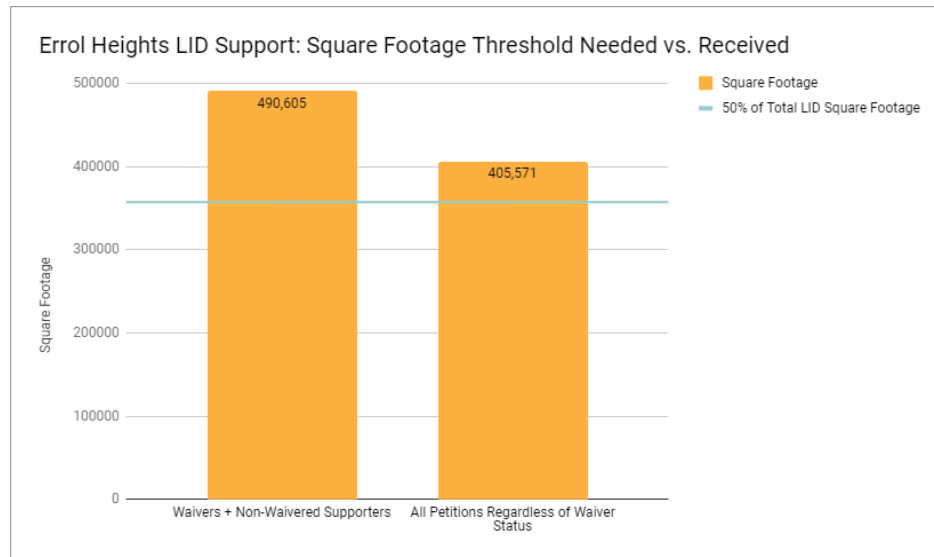
Project Goal:

To receive over 50% support independent of waivers

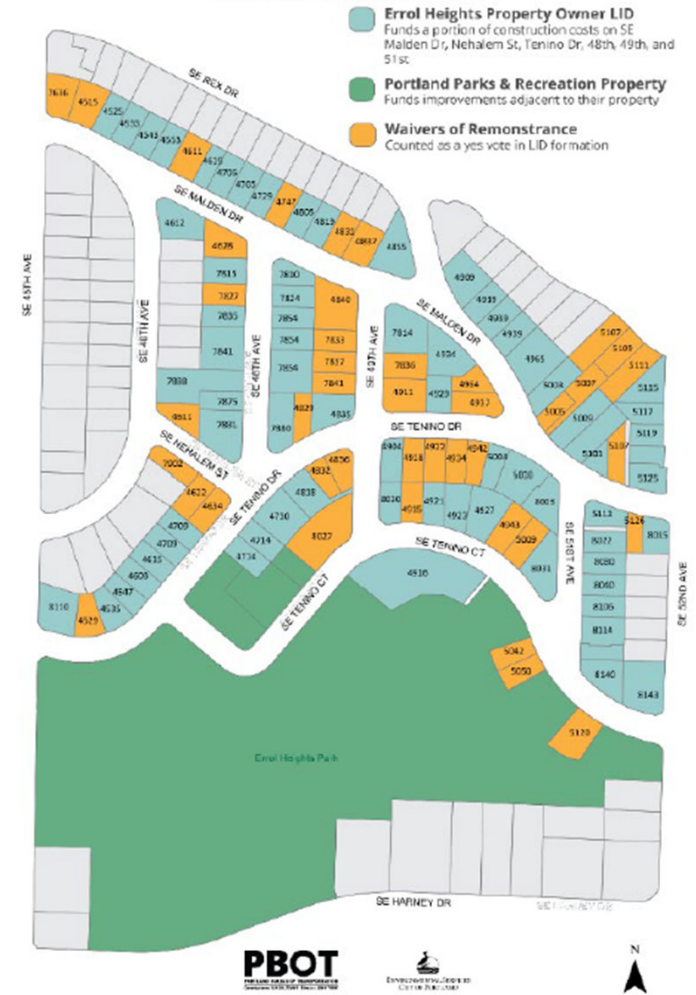
Actual:

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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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

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	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. BES commits to pay for stormwater facilities to reduce costs for LID participants.
2017	Design concepts are developed and studied for pedestrian safety. Two street design options are developed, and the overall project design reaches 30% completion. PBOT agrees to full deferral of any LID payments until a property is sold
2018-2022	PBOT advances design engineering plans. PBOT petitions property owners to determine LID support (65% petition support for LID) City Council fully funds development of Errol Heights Park. PP&R develops design. Construction of park will overlap with street project. PBOT and BES complete design for Errol Heights Street Improvement Project and prepare project for construction

Schedule and next steps

Item	Date
City Council Session: LID Formation	February 23, 2022
Advertise Project	March 2022
Utility Relocations	March-May 2022
Construction	May 2022 – September 2023
Final Assessment	spring 2024

Acknowledgements

Thank You:

City Council

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

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