



Bureau of Transportation
1120 SW Fifth Avenue, Suite 800
Portland, OR 97204

You're Invited!
Errol Heights Street
Improvement Open House

DECEMBER 7, 2017
DETAILS INSIDE

Want to Improve Your Street?

Learn about the Errol Heights Street Improvement Project

JOIN US THURSDAY, DECEMBER 7, 2017

Drop in anytime: 5-7 p.m. Presentation at 5:30 p.m.

Brentwood-Darlington Community Center, 7211 SE 62nd Ave | Childcare and dinner provided

See proposed project designs
Share what you think; vote on your favorite approach
Learn about project costs, funding, and help with financing
See the project schedule and learn about the next steps

The Bureaus of Environmental Services and Transportation are committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-5185, or use City TTY 503-823-6868, or Oregon Relay Service 711.

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PBOT
PORTLAND BUREAU OF TRANSPORTATION



ENVIRONMENTAL SERVICES
CITY OF PORTLAND

Errol Heights

Street Improvement Project

Portland's Bureau of Transportation and Bureau of Environmental Services are working in coordination on street and stormwater improvements in Errol Heights. This pilot project will improve safety and accessibility, while improving stormwater management and protecting water quality in local creeks and streams. Working together ensures successful outcomes including reduced costs, improved efficiency, and enhanced service delivery to the Portland community.

Project Overview

The Errol Heights Street Improvement Project proposes to implement new City street designs for the neighborhood's unpaved roads. The project will build a new network of narrow, curbless roads, and stormwater facilities to improve access to the neighborhood, address drainage issues, and improve water quality in Johnson Creek.

The project will improve about 1.2 miles of unpaved streets in the neighborhood where steep slopes, seeps, springs, and soils create local drainage issues and erode gravel roads. Poor road conditions impact the neighborhood's livability and make it challenging for residents to walk, bike, drive or be served by emergency vehicles.

As a pilot project for the City of Portland's Neighborhood Streets Program, the project is an opportunity to highlight cost-effective designs for neighborhood streets and stormwater management, which can be used in areas that would be difficult or costly to serve.



Errol Heights Street Improvements - Site Plan

continued on inside

FALL 2017 UPDATE

Errol Heights Street Improvement Project

Project History

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

Transportation and Environmental Services draft a design concept for a second effort at creating an LID. The design is generally well received but the price tag (assuming 100% of funding 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.

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 Parks & Recreation Bureau about Errol Heights Park.

The City of Portland removes Rex Street from the LID project because of site constraints and the anticipated expense of making improvements.

Environmental Services 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.

Current Conditions

The Errol Heights Street Improvement Project is located between SE 45th and 52nd Avenues; Malden Drive on the north and Errol Heights Park on the south. The project covers about one mile of unpaved roads with about 100 homes. The area was annexed into the City of Portland in 1986. City water and sewer lines were added shortly afterwards.

The area's soils and slope limit the ability of rainwater or stormwater to soak into the ground. Unmanaged stormwater runoff flows onto private property and erodes the unpaved roads. The only stormwater management facility serving the area is a storm drain at the corner of SE 45th Avenue and Tenino Drive, which pipes stormwater directly to Johnson Creek.



Project Goals

The project team worked carefully to draft street and stormwater designs that:

- Improve street accessibility for safer driving, walking and biking
- Prevent stormwater from running off the streets onto private property
- Maintain the neighborhood look and feel
- Avoid removing landscaping and trees, where possible
- Keep costs as low as possible and limit out-of-pocket expenses for homeowners

Project Details

Proposed transportation improvements

- 16' to 18' wide paved streets with gravel shoulders for parking
- Sidewalks will be located on the north side of Malden Drive and next to Errol Heights Park on Tenino Drive/Court. (Portland Parks & Recreation will pay for sidewalks that serve the park.)
- Malden and Tenino Drive will have a curved design to help slow traffic (see image below)
- Street lights will be added where needed to improve visibility of pedestrians.
- Street trees will be planted to meet the City's Urban Forestry requirements for street improvements.

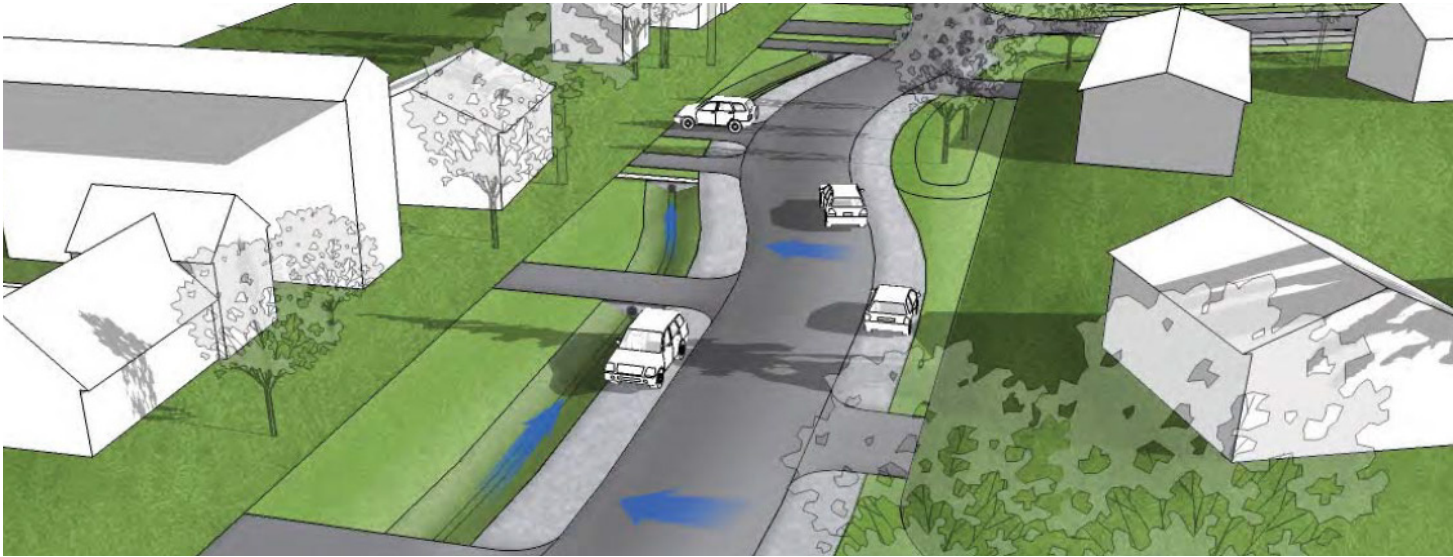
Proposed stormwater improvements

- Ditches will carry stormwater from the streets to sumps (dry wells).
- A larger stormwater facility will be built at SE 45th Avenue and Tenino Court, in Errol Heights Park, to slow and filter water before it enters the storm drain at SE 45th Avenue.

Project costs and funding

During earlier community meetings, homeowners asked the project team to lower the project costs and reduce the amount homeowners would need to pay. In response, the City of Portland developed a funding package that shares project costs and limits out-of-pocket expenses for homeowners.

- Public funds will pay for project design, stormwater facilities, street lighting and street trees.
- Portland Parks & Recreation will pay for street and sidewalk improvements needed to serve Errol Heights Park.
- A Local Improvement District (made up of area homeowners) will pay for a portion of construction costs related to street improvements (grading, paving and shoulders).
- Special financing will allow homeowners to defer payment for the LID until properties are sold.



FIND MORE INFORMATION

Project webpage: www.portlandoregon.gov/transportation/ErrolH

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