



Errol Heights Park and Community Garden Frequently Asked Questions March 22, 2018

Question 1: What improvements are planned for Errol Heights Park? How will the community be engaged in the process to shape improvements?

Located in SE Portland, this 16-acre park includes a natural area, undeveloped park space, and a community garden. This project will engage the community to update the 2005 Master Plan, and set community-supported priorities for the construction of park improvements.

1,477 households are within a half-mile walking distance of Errol Heights Park, located at SE 52nd and SE Tenino Court, in the Brentwood-Darlington neighborhood. The current allocation of \$5.3 million will allow Portland Parks & Recreation to realize the first phase of desired improvements to the park and natural area. Funding to design and build the next step in development comes from System Development Charges for parks, trails and natural areas.

Portland Parks & Recreation is working closely with the Portland Bureau of Transportation to coordinate park and street improvement projects in the Errol Heights neighborhood.

Improvements to Errol Heights Park may include:

- Additional and improved paths
- Enhancements to the natural area portion of the park
- Grass lawn and new plantings
- Community garden
- Street improvements
- Amenities for play and/or sports
- A picnic and/or gathering area
- A Portland Loo or other restroom facility

Help shape your future park!

A diverse group of community advisors will be recruited in April to help shape the future of the park. Park enthusiasts, gardeners, neighbors, and natural area explorers of all ages, abilities and backgrounds are encouraged to apply. A project schedule will be available in late March. Everyone is welcome to participate!

Visit us online to learn more:

Portland Parks & Recreation, Errol Heights Park Project
portlandoregon.gov/parks/errolheights

Portland Bureau of Transportation, Errol Heights Street Improvement Project
portlandoregon.gov/transportation/75400



Question 2: Will the new park have a community garden?

Yes! Portland Parks & Recreation is aware of the popularity and success of this garden, and will include it in the park design. A new location within the park will be determined as part of the community process to guide park improvements. The new Errol Heights Community Garden will be constructed in Fall 2018 to ensure a smooth transition.

Question 3: Does SE Tenino Court need to connect to SE Tenino Drive? Isn't it better to remove this section of SE Tenino Court, and use the land for park space rather than a street?

As part of the park design process, the City of Portland has looked closely at the section of Tenino Court that passes through the park property. Tenino Court will provide needed parking for park visitors. Removing a section of the street with connection to Tenino Drive has significant impacts on neighborhood streets and the park. The costs and impacts of removing the connecting section of Tenino Court far outweigh the benefits.

The City of Portland has determined that SE Tenino Court must remain a through street with connection to SE Tenino Drive. The following three major factors were considered:

1. Errol Heights Street Improvement Project

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, curbsless roads, and stormwater facilities to improve access to the neighborhood, address drainage issues, and improve water quality in Johnson Creek.

The project, using the Shared Street Design, 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.

The future park improvements are expected to increase traffic through the neighborhood, particularly during soccer practices and games on the planned sports field. The removal of a section of Tenino Court at the junction with Tenino Drive will shift the traffic in the neighborhood, and increase traffic volumes on adjacent streets in Errol Heights.

The higher traffic volumes on neighborhood streets could exceed the allowable limits for the Shared Street Design (500 vehicles per day), and these streets would then be required to be fully improved with curbs and sidewalks. The Shared Street Design has a lower overall cost and is more affordable for property owners who want their neighborhood streets improved. Changing the street design would increase the LID fees for property owners in the Errol Heights neighborhood and risk 4 years of work on the street improvement project.



Question 3: Continued

2. Portland City Code

To meet connectivity standards, Portland Bureau of Transportation requires Tenino Court remains a through street, as it is today. The distance from SE 52nd to 49th Ave to get to Tenino Court is approximately 1000 feet. Shifting the location of the Tenino Court connection to Tenino Drive still meets the city code, as discussed below.

Title 33 (33.654.110) Connectivity and Location of Rights-of-Way

Through streets and pedestrian connections in OS, R, C, and E Zones. In OS, R, C, and E zones, through streets and pedestrian connections are required where appropriate and practicable, taking the following into consideration:

Through streets should generally be provided no more than 530 feet apart, and pedestrian connections should generally be provided no more than 330 feet apart. Through street and pedestrian connections should generally be at least 200 feet apart;...

3. Emergency Vehicle Access to the Park

Tenino Court provides critical emergency vehicle access route for the park. If the street connection is not built, Portland Parks & Recreation will be required to build an emergency vehicle turn-around space as part of the park improvement project. This would reduce the available flat area available for other park uses and features.

Question 4: Why is Tenino Court being realigned to conflict with the existing community garden? Wouldn't it be better to choose a new alignment that avoids the garden?

Recently, a staff team took a fresh look at the location of Tenino Court and how it impacts the design of Errol Heights Park. The assessment of impacts considered major design factors and the presence of the community garden. The community garden is an important element of the park now, and will be included as a feature in the newly designed park space. Three potential alignments for the location of Tenino Court were studied. A discussion of these alignments is provided below in Question 5, and a comparison table is shown on pages 6 and 7.

Portland Parks & Recreation has determined that the best location of Tenino Court is the realignment called for in the master plan. A new location for the community garden is needed to allow for comprehensive park improvements. Tenino Court will be moved to the northern edge of the park property to increase the amount of undivided, flat space available for park features and activities. The planned realignment of the street is the best overall option for Errol Heights Park. It maintains the integrity of the park as envisioned by the community, and is the most cost effective of three street alignment options.



Question 4: continued

The alignment of Tenino Court was an issue given serious consideration in 2005, during the community process that created the Errol Heights Master Plan. The master plan was developed with community involvement and approved by the Portland City Council.

In 2011, as part of the 1000 Garden Plots Initiative, Errol Heights was identified as a location for a community garden. The garden, built in 2012, overlaps the realignment of Tenino Court called for by the master plan. The siting of the garden wasn't intended to override the master plan. It was viewed by Portland Parks & Recreation as a valuable *interim* use until future funds to develop the park were secured.

Funding is now available to improve Errol Heights Park. A new project is underway to update the master plan and set community-supported priorities for park improvements. Portland Parks & Recreation is aware of the popularity and success of the garden, and will include it in the park design. A new location within the park will be determined as part of the community engagement process to design the park. The new Errol Heights Community Garden will be constructed in Fall 2018 to ensure a smooth transition.

Question 5: What alignment options were considered for Tenino Court? What factors were assessed to make the decision on the realignment?

As part of the park design process, the City of Portland has looked closely at the section of Tenino Court that passes through the park property. As discussed in Question 3, the City of Portland has determined that SE Tenino Court must remain a through street with connection to SE Tenino Drive.

Three potential alignments for Tenino Court were studied as part of the overall design for Errol Heights Park. Four design factors were assessed: street construction cost, usable park space, park function, and user safety. These factors are discussed in detail below and a comparison table is provided on pages 6-7.

The assessment confirms the best location for Tenino Court is the realignment called for in the Errol Heights Park Master Plan. This planned realignment moves the street from the existing location to the northeast edge of the park. It maintains the integrity of the park as envisioned by the community, is the most cost effective, provides the most usable park space with the highest park function, and provides the highest user safety of the three street alignment options.



Question 5: continued

These factors were used to compare the impacts on the park design of the potential Tenino Court alignments:

- **Street Construction Cost**

The total funding available for park improvements is \$5.3 million. Portland Parks & Recreation must pay for street improvements as part of the Errol Heights Park project. The cost of the street construction reduces the available budget for all other desired improvements to the park. The estimated construction cost is based on the length of the street in each alignment.

Estimated Street Construction Cost

Option 1:	\$311,530 (415 linear feet)
Option 2:	\$424,880 (566 linear feet)
Option 3:	\$363,320 (484 linear feet)

- **Usable Park Space**

Errol Heights Park is approximately 16 acres, with only 3 acres of flat, developable land available for park development. The remaining 13 acres are natural area and wetland that will not be developed. The usable park space available for recreation features and amenities is reduced by the area dedicated to the street right of way. Land that is used to construct Tenino Court is not available for recreation and park amenities.

- **Park Function**

When designing a park, it is important that some park features and amenities are located near each other to function properly. For example, the play area and sports field are best if located near restrooms and drinking fountains. A well-functioning design brings these park amenities together, and avoids separating them by streets. The size and shape of a park property affects the park design. Small, narrow spaces can limit park design and function.

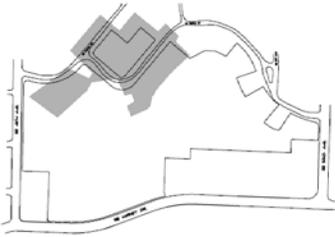
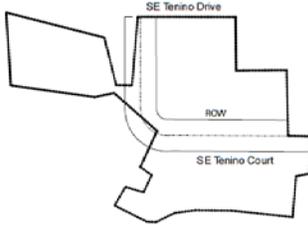
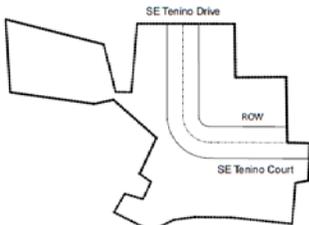
- **User Safety**

Parks need to be safe and welcoming spaces for all visitors. Movement in the park needs to be designed with safety in mind. A street that divides the park space requires visitors to cross traffic as they move from one area to another. This has a negative impact on park safety as it creates risk for park users.

A detailed comparison of the three alignments, using these key factors, is shown in the table below. The planned realignment of SE Tenino Court is shown as Option 1, the existing location of the street is Option 2, and Option 3 is midway between the other two alignments.



Tenino Court Alignment Comparisons

 <p>Errol Heights Park</p>	<p>Option 1 – Planned Alignment</p> 	<p>Option 2</p> 	<p>Option 3</p> 
<p>Description</p>	<p>This option follows the 2005 Master Plan and moves the street to the northeast edge of the park. This option requires that the community garden be relocated to another 17,000-square foot space within the park.</p>	<p>This option keeps Tenino Court in the existing location and does not directly impact the community garden.</p>	<p>This option is midway between the other two alignments. The new street separates the existing community garden from other areas of the park.</p>
<p>Construction Cost</p>	<p>This option has the shortest street length (415 linear feet), and lowest street construction cost of \$311,530.</p>	<p>This option has the longest street length (566 linear feet) and the highest street construction cost of \$424,880. Steep slopes need to be filled with earth to match the adjacent grade for an accessible street and sidewalk.</p>	<p>This option has the second longest street length (484 linear feet) and a cost of \$363,320.</p>



Tenino Court Alignment Comparisons

	Option 1 – Planned Alignment	Option 2	Option 3
Usable Park Space	<p>This option has the smallest street right of way, and offers the largest, undivided area for park improvements.</p> <p>Right of Way Area: 21,084 sq. ft. or .5 acre.</p>	<p>This option uses the most park land for street right of way, resulting in the smallest usable space for park improvements.</p> <p>Right of Way Area: 30,150 sq. ft. or .7 acre.</p>	<p>This option has the second largest street right of way. It divides the park into two sections, creating narrow spaces that limit the design of park improvements.</p> <p>Right of Way Area: 25,180 sq. ft. or .6 acre.</p>
Park Function	<p>This option offers the greatest flexibility to develop a park design that connects related features that function well together.</p>	<p>This negatively impacts park function because the street divides the park space into three sections, limiting the location of park features.</p>	<p>This alignment negatively impacts park function because the street divides the park space into two park segments, one that is dedicated to the community garden, and the other narrow space for all other park activities.</p>
User Safety	<p>This option enhances safety and minimizes risk with the largest undivided park space. The street is located at the northeast park boundary, minimizing risk to visitors within the park.</p>	<p>This option has the highest negative impact to park user safety. Park features and amenities will be in three sections separated by a street. Visitors will be at greater risk as they cross the street to access other areas of the park.</p>	<p>This option negatively impacts park safety by dividing the park space with a street. Like Option 2, this alignment requires visitors to cross the street to access features on the other side.</p>