

ID: CIP 106

Name: Oak Street Property Acquisition & Floodplain Restoration

Study Area: Ash Creek

Location: SW Hall Boulevard and SW Oak Street

Problem Summary

Ash Creek enters Tigard from Portland at SW Hall Boulevard and SW Oak Street.

At this location, the creek rises quickly and flows fast during storms, resulting in channel incision, creek widening, and bank erosion.

A private home at SW Oak Street and SW 87th Avenue is located extremely close to the creek and in between the creek and a large wetland to the southwest.

Ash Creek is eroding the bank adjacent to the house, and the property routinely floods. A vegetated and rockery wall was previously installed to halt further damage, and it has been partially successful.

Downstream in the privately-held wetlands, the channel is incised and the banks are eroding.



Project Description

This project will add a moderate amount of aboveground storage to slow storm flows and reduce channel incision in the downstream wetlands.

The residential property will be acquired and the structure will be demolished. The floodplain will be excavated and restored where the house is currently located. The restored floodplain will temporarily store stormwater runoff from the upstream urbanized basin during storms.

Native vegetation will be re-established in the excavated floodplain.

The project will reduce the pressures that

are causing incision and channel erosion in the downstream wetland.

The benefits of this project include:

- Alleviate flooding and danger of structural collapse
- Slow runoff from existing development upstream
- Protect downstream wetlands
- Improve water quality
- Restore native vegetation and habitat



Cost Estimate

Design & Permitting

Design (@ 25% of Construction)	\$75,000
Permitting, Basic + Enhanced	\$25,000
Project Administration (@ 15% Construction)	\$45,000
Total Design & Permitting	\$145,000

Construction

Tool Kit	Qty	Unit	Unit Price	Amount
Aboveground Storage	29,487	CF	\$3.50	\$104,000
Subtotal				\$104,000

Construction Administration	
Mobilization (@ 10% of Construction)	\$30,000
Erosion & Sediment Control (@ 2% of Construction)	\$6,000
Temporary Water Management, Small	\$10,000
Construction Contingency (@ 50% of Construction)	\$150,000
Subtotal	\$196,000
Total Construction	\$300,000

Other Implementation

Easement or Property Acquisition	\$260,000
Environmental Mitigation	\$10,000
Total Other Implementation	\$270,000

Total Project Cost (Rounded) \$725,000

Funding Source

Stormwater Fund

Annual Operation & Maintenance

Operation and maintenance will be budgeted within the proposed greenway O&M program.



 1, Above Ground Storage

