

SW Texas Green Street Local Improvement District

**Final Assessment Hearing
April 30, 2008**

This project was a partnership between property owners in the LID and the City of Portland's infrastructure bureaus:

- Portland Office of Transportation
- Bureau of Environmental Services
 - Portland Water Bureau



Project Overview

- Project petitioned 4 times since 1994; support ranged from 5% to 52%
- Local improvement district process redesigned
- Design changed: streets narrowed and stormwater scope changed
- Multiple sources of funding leverage: LID, BES, EPA grant
- Each \$1.00 in LID matched by \$2.08 in other funding
- Maximum assessment \$52,468; would be \$161,598 without other funding
- Average assessment \$15,053; would be \$46,361 without other funding
- All property owners' assessments below amount estimated at LID formation
- Separate project to replace water mains paid by the Portland Water Bureau; coordinated and completed in advance of street and stormwater construction for efficiency

SW Texas Green Street Local & Watershed Benefits, Stormwater Treatment & Wetland Restoration



- **Project area was in the headwaters of Stephens Creek, one of the few streams in SW Portland that still flows freely to the Willamette River**
- **High priority project for neighborhood, BES and the health of the Stephens Creek subwatershed; utilized redesigned LID process**
- **Special benefits to properties in the LID include improved stormwater management, reduced basement flooding and erosion, improved neighborhood livability**



SW Texas Green Street

LOCAL IMPROVEMENT DISTRICT PROJECT



BEFORE

SW 28th Avenue South of Texas Street Looking North: Prior to Construction



AFTER

SW 28th Avenue South of Texas Street Looking North: After Substantial Completion of Construction

BES Wetland Acquisition & Restoration

- **Stormwater runoff treatment from a 17-acre basin**
- **Improved wildlife habitat**
- **An outdoor classroom for a local 7th and 8th grade biology class**
- **Slowed stormwater flows**
- **Cleaner water delivered to the Stephens Creek confluence area**



Burlingame Sewer Trunk Repair and Streambank Restoration

- **Repairs were made to a failing sewer line that runs parallel to Stephens Creek as part of a separate project**
- **Sewer line was jeopardized by uncontrolled stormwater flow and velocity, erosion, and sediment loading into Stephens Creek**
- **The SW Texas Green Street project now protects this critical downstream infrastructure and minimizes financial risk to BES ratepayers**





The partnership between the property owners in the LID, the Portland Office of Transportation, the Bureau of Environmental Services and the Portland Water Bureau made possible sustainable and cost-effective street, stormwater and water main improvements.

“City staff have risen to the challenge of delivering this project as promised – within scope, schedule, and budget – to the property owners in arguably the most difficult site in the city to do a project.”

- City Engineer Steve Townsen

Objections to Final Assessment

Owners of 58 of 61 properties did not file an objection to final assessment

- 1) Timely objection received from 2722 SW Texas Street
 - a) Proposed amount of \$13,117 below average of \$15,053
 - b) Cost would be \$40,400 if no other funding

- 2) Timely objection received from 7112 SW 28th Avenue
 - a) New property owner since LID formation
 - b) Proposed amount of \$13,114 below average of \$15,053
 - c) Cost would be \$40,391 if no other funding

- 3) Untimely objection received from 7110 SW Capitol Highway (formerly 7111 SW 29th Avenue)
 - a) Property readdressed since LID formation; substantially similar ownership
 - b) Proposed amount of \$15,557 above average of \$15,053
 - c) Cost would be \$47,914 if no other funding

See Exhibit E for objections to final assessment and responses

All 3 properties receive special benefit; ordinance contains directive to overrule objections