

How to Submit Comments for Proposed High-Rise Development in Kingwood

Text Version for Download

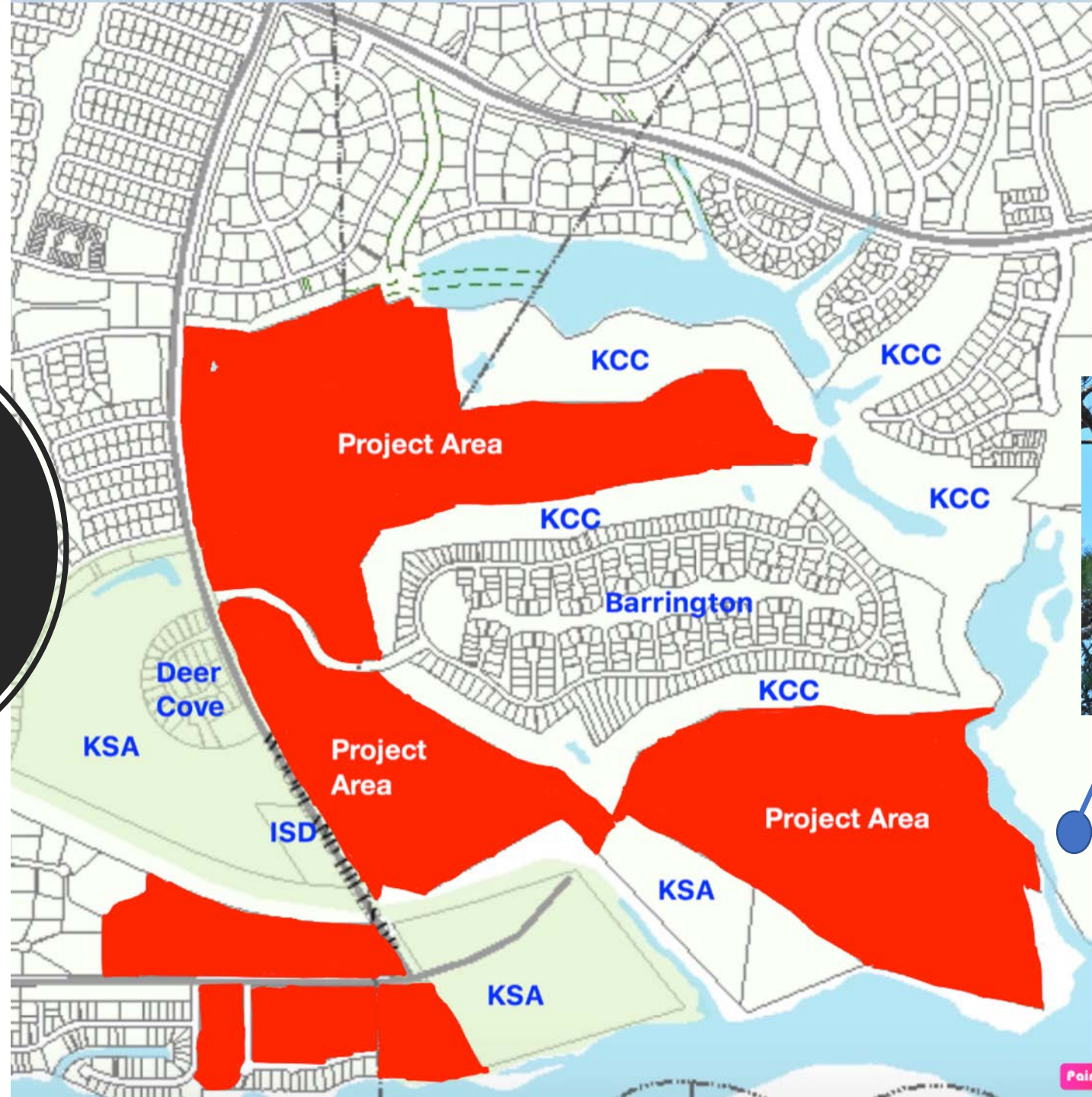
Intro

- Links to Architect's Vision
- Project Scope
- Permit Evaluation Criteria
 - Army Corps of Engineers (Clean Water Act Section 404)
 - TCEQ (Clean Water Act Section 401)
- Hints for Structuring Public Comments
- Where to find more information
- How to submit comments

To See Architects Vision...

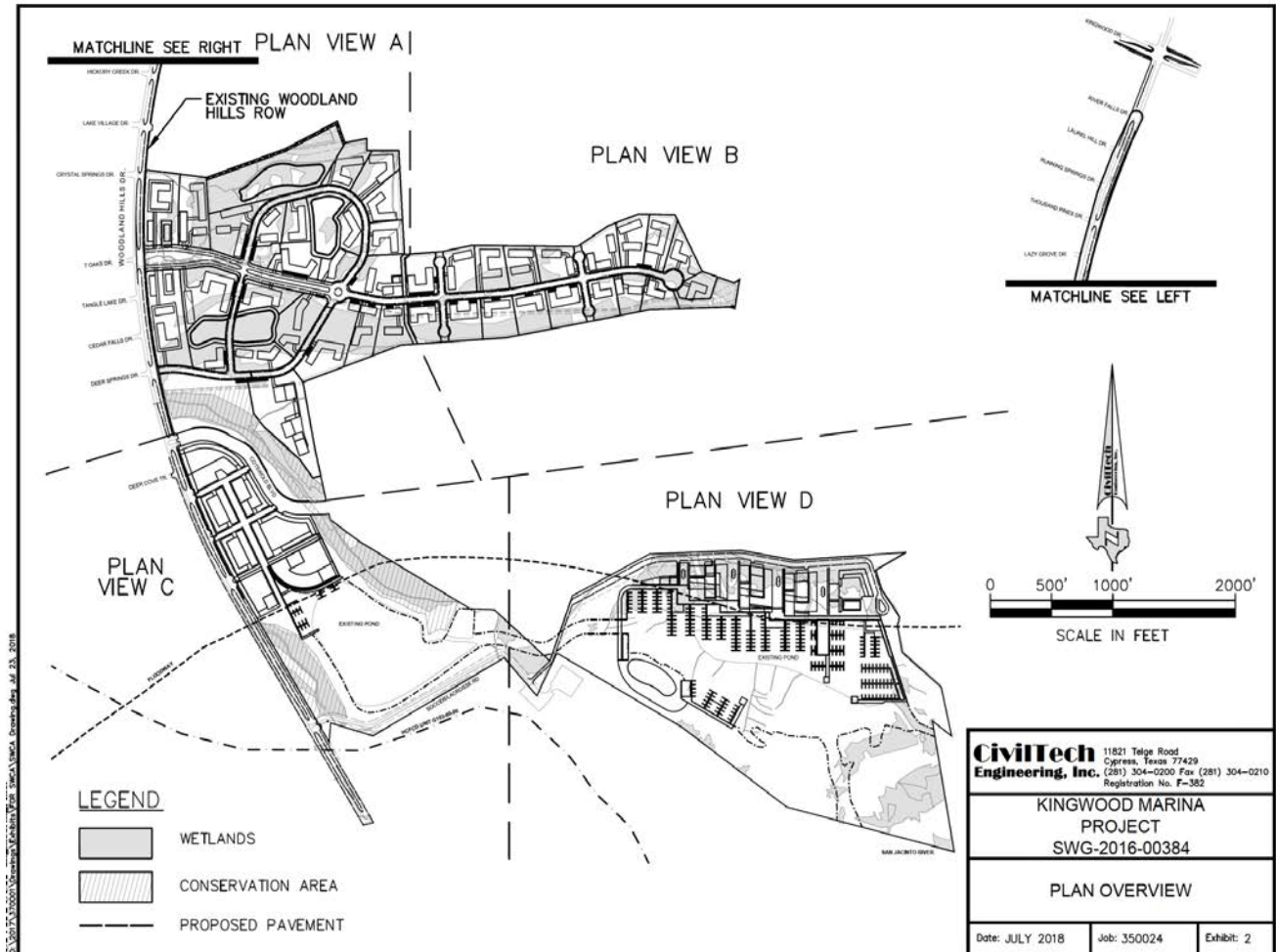
- VTRUSA.com, developer's promo site for investors.
- [Conceptual drawings by Architect](#)
- [YouTube videos](#)
- Article in [SwampPlot, contains good description.](#)

Project Scope



Scope

- See [Public Notice](#) for exact description



Scope: River and Floodway Alterations

The applicant proposes to

- Construct a new navigation channel on the West Fork to the south of the proposed marina
- Expand existing channel on the east for better connectivity between the proposed marina and the West Fork San Jacinto River.

Scope: Features of Proposed Resort District

- Will develop 25 acres north of proposed marina into a resort district.
- Resort district will consist of a resort hotel, commercial, and residential space.
- Applicant proposes to construct:
 - **Five towers** within resort district at a **height of 90 feet** for the western hotel parcel
- Residential condominium towers at a **height of 260 feet**, and at a height of **500 feet (50 stories) for the eastern hotel** and condominium parcel.
- Fill material would raise elevation of resort district 12 feet from 45 to 57 feet. They claim this will put structures above FEMA 100-year floodplain of the West Fork San Jacinto River.

Scope: Proposed Commercial District

In a 47 acre commercial district, applicant proposes:

- Retail, residential, and office space.
- Three towers ranging in height from **230 to 400 feet** for the retail offices and residential condominium towers.
- Additional mid-rise residential and retail spreads at a height of 70 feet.
- Fill material to raise elevation from 45 feet to 57 feet over base-flood elevation and raise the proposed structures over the FEMA 100-year floodplain
- Parking garages with two below-grade levels and concealed above grade levels to increase the footprint density.
- 19.25-acre lake (from an existing 16.25-acre lake) to create a smaller marina area for personal watercraft parking.
- A 125-foot wide channel between the 80-acre marina and the 19.25-acre marina and the marina/resort district and the commercial district.

Scope: Residential District

64-acre residential district would include:

- Condominium structures, **65-feet high**, on pier and beam foundations with elevated first floor parking and four stories.
- Use fill to elevate to 58.5 feet, which is above the FEMA 100-year floodplain of the West Fork San Jacinto River.
- 25-story condominiums with parking garages.
- Nearly 2 miles of 41 foot wide roadways with bridges over canals and streams.

Scope: Woodland Hills Expansion

The applicant also plans to bring in:

- More than 1,700 cubic yards of fill to raise and expand Woodland Hills Drive.
- Woodland Hills would become four lanes all the way to Hamblen.

Wetlands Mitigation: Somewhere Else

To compensate for all the fill they are bringing into the floodplain and wetlands, they would purchase mitigation credits from outside the Kingwood area.

Basically this means that all of this development would be filling in local floodplains and floodway without commensurate local compensation.

Said another way, it would constrict the flow of the West Fork during floods.

Summary

- 82,500 square meters of retail space (882,750 square feet)
- 179,780 square meters of offices (1,934,433 square feet)
- 20,400 square meters of hotel (219,300 square feet)
- 8,863 parking spaces (about one third of the number of spots at NRG Stadium, which has 26,000)
- Total Square Footage: 3,036,483 square feet
- Deerbrook Mall is 1.2 million square feet

More Background Info

- To review the complete [text of the public notice, click here.](#)
- To review the [proposed plans, locations and schematics, click here.](#)

Current Status

- In permit review by Army Corps/TCEQ
 - Public comment period closes on January 29
- Developer talked to City, but has not yet applied for permit
- Not yet applied for Harris County Flood Control permit
- Applicant is Romerica Investments, LLC, a part of the [Romerica Group](#)

TCEQ Review

- Section 401 of Clean Water Act
 - Focuses on **water quality**
 - Does **not** include flooding concerns
 - Goal of review: to maintain chemical, physical, and biological integrity of state waters, including wetlands.
- Limited by rules in Title 30 of Texas Administrative Code, Chapter 279
- Criteria of **water-quality** review involves:
 - Ensuring least adverse impacts to aquatic ecosystem,
 - Fully minimizing adverse impacts
 - Ensuring appropriate mitigation for all unavoidable adverse impacts
 - Considering requests for a public meeting.

TCEQ Hints

- Don't talk about impervious cover, air safety, traffic, etc.
- Talk about **water-quality** issues:
 - “Loss of wetlands”; emphasize that they are filling in
 - Uniqueness of these wetlands so mitigation can't happen elsewhere
 - Eagles, bobcats, deer, fish, plants, riparian vegetation, etc.
 - Deepwater vs. shallow
 - Underground garages next to floodway
 - More than 8,800 parking spots = potential for contaminating Lake Houston
 - Potential to accelerate erosion/sedimentation
 - Effect of runoff/sewers & potential for polluting City's water source

TCEQ Hints Continued

- Stream impact
- Damage to culverts
- Same watershed
- Cutting off wetlands from water source

Army Corps Review

- Application must be reviewed in accordance with 33 CFR 320-332 of Federal Register
- Mandates a Public Interest Review that considers:
 - Cumulative Impact on Public Interest
 - Fish and Wildlife
 - Energy Needs
 - Water Quality
 - Economics
 - Floodplain Values

Army Corps Review (Continued)

- Conservation
- **Flood Hazards**
- General Environmental
- Navigation
- Food and Fiber Production
- Wetlands
- Shore Erosion & Accretion
- Mineral Needs
- Historic Properties
- Recreation
- Needs & Welfare of the People
- Water Supply & Conservation

For More Information:

ReduceFlooding.com

See [High-Rises Page](#).

Also Daily Updates
in [News Section](#).

Don't Forget:

- Reference Permit Number: **SWG-2016-00384**
- Submit by January 29
- Ask for public hearing
- Original comments count for more than form letters

More folks that comment,
the more attention it will get.

Where to Send:

US Army Corps of Engineers

- Comments and requests for additional information should reference USACE file number, **SWG-2016-00384**, and should be submitted to:
- Evaluation Branch, North Unit
Regulatory Division, CESWG-RD-E
U.S. Army Corps of Engineers
P.O. Box 1229
Galveston, Texas 77553-1229
409-766-3869 Phone
409-766-6301 Fax
swg_public_notice@usace.army.mil

TCEQ

- Send to Corps (which will forward them) or to TCEQ certification email box at 401certs@tceq.texas.gov. Please ensure that all comments reference USACE permit application no. SWG-2016-00384.

Ten Magic Words

Remember ten magic words
that make all the difference in the world.

*“If it is to be,
it is up to me.”*