

Permit No. SWG-2016-00384:

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U.S. Army Corps of Engineers

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In most cases, we do not like to raise concerns about developing specific tracts of land near our home because I have a bias against a "NIMBY" (not in my backyard) mentality, and generally appreciate the benefits of well-planned development.

However, in the case of the proposed Herons Kingwood Marina project, I oppose permitting this project until an environmental impact study is completed and a long range study and plan is completed and implemented to mitigate flooding for Kingwood residents due to the flood management discontinuity between the San Jacinto River Authority and the Harris County Flood Control District. Until the various government entities implement a comprehensive flood control plan that demonstrates a reasonable management of heavy rainfall in the San Jacinto drainage, I can't see where this is the right time to commence the Herons Kingwood Marina investment.

I live in the Barrington Subdivision in Kingwood and will be adjacent to the proposed Herons Kingwood Marina if it is built. My family has lived in Kingwood since purchasing our first home in Elm Grove Village in 1984. I served as a volunteer fireman from 1987 until I changed jobs to a downtown Houston location in 1993. We moved to Greentree Village in 1993 and well remember all the hardship of the Conroe dam releasing water at 22k ft/s and flooding many homes in Kingwood in 1994. We moved to Barrington in 2008 having convinced ourselves that the flood risks were manageable if Conroe released up to th 22k ft/s. Our home slab is at an elevation of 59ft and would not have been impacted by the 1994 event.

We have thoroughly enjoyed our time in Barrington except for the devastating Hurricane Harvey flooding event. I was home for the flooding event and was forced to evacuate in my kayak. I went to sleep at about 11 pm on Monday August 28 thinking that we might be ok. My dear meteorologist brother-in-law had warned me on Saturday that Houston would be getting devastating rain from Harvey as a result of the high pressure system to the west stalling lateral movement of the storm and keeping it stalled over Houston. I took his warnings serious and other meteorologists were predicting the same thing. I spent all of Sunday moving as much furniture as possible to the second level and didn't stop until 11pm on Monday. I was obviously very tired having moved many of our belongings upstairs. At about 3am, my brother-in-law (David McEver - former WeatherChannel modeler) called me to say that Lake Conroe was releasing water at a rate 4x higher than 1994 (88k ft/ s). I went outside and walked in water to go turn my power off. I could tell we were going to be flooded. I was monitoring the San Jacinto River level at Hwy 59. It read 69.3 ft when water started entering my home. My wife was out of town at her brother's 50th party in Cleveland Ohio. We debated about going to the party with the hurricane out there but felt that I should stick around. Our home had close to 3 ft of water. We are fortunate that we had flood insurance but due to the length of time to obtain insurance money 8 months after the event and working simultaneously on my wife's parents home, which is located 15 lots from our own and also flooded with 42" of water, we are still currently working to get back in our home. We estimate we will be back in our home in April of 2019. That is 1.75 years of hardship.

Our neighbors, Dean and Patricia Acosta (aka Patricia Lopez of Channel13 ABC News) have decided to leave Barrington and move to Austin because they have 4 young daughters who ask if we will get

flooded every time it rains in our area. The flooding issue is a man-made problem made worse by incompetent government flood control organization and planning.

I have a kayak and enjoy the wetlands and wilderness surrounding Kingwood on the San Jacinto River and Lake Houston. I have personally witnessed bald eagles catching fish in the East Fork of the San Jacinto and have observed alligators in remote parts of the river. I have been on the golf course when a bobcat came running out of a tree to chase a rabbit. My family enjoys seeing deer regularly. Kingwood has been a planned community living in harmony with nature. The proposed marina is such a radical change to the character of Kingwood that I am not in favor for many practical reasons relating to the aesthetics and flooding.

In regards to flooding, I am of the opinion that the various government entities that mitigate flooding have failed Kingwood. I have heard from people suing the SJRA that the ACE recommended putting flood gates in Lake Houston Dam in a 1950's Army Corps of Engineer's DOCUMENT. So along comes the Lake Conroe Dam in the 1970's with two government entities charged with flood control responsibilities of the San Jacinto drainage - the San Jacinto River Authority and the Harris County Flood Control District. Thus far, it's obvious that government flood control boundaries don't make sense for the common good in regards to minimizing damages from flooding events. Kingwood is literally stuck between two separate flood control entities.

How is converting 364 acres of wetlands to a concrete development of high rises, 8,800 parking spots, Marina, shops, and commercial real estate going to help Kingwood with flood mitigation? The truthful answer is that it will hurt flood mitigation. Until successful handling of a heavy rainfall event in the San Jacinto drainage can be demonstrated, the various federal and state government entities responsible for flood mitigation have a responsibility to avoid making the problem worse.

As an engineer in the oil and gas industry with simulation experience, I find it appalling that the SJRA and HCFCD were not able to predict and model the impact of a 40 -50 inch rain over a 48 hour period scenario and know how to act. Until a plan to handle another scenario like Harvey is enacted, how can any government entity feel right about granting wetland elimination permits?

I can appreciate the creativity in proposing this Herons Marina but the practicality is lacking. There are many business risk issues that these foreign investors have not properly vetted. Is there truly a market to build a marina for a lake the size of lake Houston? Where are they going to find a supply of large boat owners for a relatively small lake with a large number of sand bars to run into? Will pollution from more boats hurt the delicate wetlands environment? Will the developer finish development or leave in economic hard times as the original developers of Barrington? After completing development, will a flood event make the development a ghost town?

Having been a long-time Kingwood resident, I do not feel that the Herons Kingwood Marina is right for Kingwood and is counter to the Kingwood Master Planned Community concept.

Please hold a public hearing to properly vet the comments of current Kingwood homeowners. Thank you for the opportunity to express our feelings. We request that you deny the requested permit number **SWG-2016-00384**.

Respectfully,

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