

TIRZ 17/Redevelopment Authority Completed Capital Improvements Plan Projects 2010-2014



Gessner Road Widening Project: T-1701



Storm sewer box culverts for storage and conveyance



Nearly completed Gessner roadway



Paver divided boulevard street section

Efforts to transform Gessner into a great urban boulevard and pedestrian-friendly thoroughfare will be complete in December, 2009. The project is a joint effort between the TIRZ 17 Redevelopment Authority and the Texas Department of Transportation (TxDOT). Improved drainage and reduced street flooding are two benefits of reconstructing Gessner Road. Dual 5ft x 8ft box culverts underneath Gessner have replaced the single smaller 60-inch pipe that conveyed the rainfall runoff to ditch W151. Increased watershed storage from the oversized culverts benefit W151 by providing detention during rain events. The improvement project has increased the roadway's drainage level of service from less than a two-year event to a five-year event, significantly reducing the frequency and volume of water that streams off Gessner to the adjacent neighborhood south of Barryknoll.

The widening of Gessner Road from six lanes to an eight-lane divided curb-and-gutter roadway from Barryknoll Lane to IH-10 will improve traffic flow south of IH-10 with the addition of a fourth lane in each direction. Additional lanes for turning movements have also been added in both the north and south bound direction. All of the improvements are imperative because Gessner Road is a busy commercial corridor home to retail and medical facilities.

Another welcome addition to Gessner is the wider sidewalks and enhanced street and landscape. A network of eight-foot wide sidewalks connects residential neighborhoods to medical facilities, shopping, and transit. Other scenic street designs to better accommodate pedestrians, shoppers and tourists alike include theater-style street lamps, improved signage, bus stop enhancements and landscape planting.

- To Be Completed November 2009
- Increased the Mobility in a Congested Area
- Increased Drainage Level of Service from Less than 2-Year to 5-Year
- Reduced Frequency and Volume of Overflows to Adjacent Neighborhoods
- Replaced 30"-60" Storm Sewer Pipes with 2 - 8'x5' Box Culverts
- The Storm Sewer Volume Installed is More Than 13 Times the Volume of the Existing Storm Sewer
- Installed 2,090 Linear Feet of Waterline
- Cost = \$11,205,306

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Bunker Hill Widening Project: T-1702



Briar Branch box culverts

The widening of Bunker Hill Road from a curb-side ditch to a curb-and-gutter roadway is substantially complete. The improvements include a four-lane section from IH-10 to Briar Branch. The road then transitions to a three-lane section, to include a center turn lane, north of Briar Branch to Long Point Road.

Besides a better roadway, drainage has also been addressed with the addition of increased storm sewer capacity along portions of the road and oversized inlets for better surface drainage.

In addition to the increased roadway and drainage, a wider sidewalk and enhanced landscaping have been included. This project is a joint effort between the TIRZ 17 Redevelopment Authority and the City of Houston.



Bunker Hill Roadway under construction

- To Be Completed November 2009
- Increase Mobility
- Provides 2-Year Level of Service
- Decrease Frequency of Nuisance Street Ponding
- Installed 2,229 Linear Feet of Waterline
- Installed 1,723 Linear Feet of Sanitary Sewer
- Cost = \$7,266,987



Completed roadway cross section

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Queensbury Lane Storm Sewer Improvements: T-1716



Junction boxes and box culverts

The first drainage project completed by the TIRZ 17 in 2008 replaced nearly 700 feet of existing storm sewer with larger 4-foot x 5-foot box culverts along Queensbury Lane between the Beltway 8 north frontage road and Town and Country Boulevard.

The goal of enlarging the storm sewer was to bring the Queensbury Lane in compliance with the City of Houston drainage criteria.

- Completed in 2008
- Increased Level of Service from Less than 2-Year to 2-Year
- Decreased Frequency of Nuisance Street Ponding
- New Storm Sewers Provides 3.5 Times the Original Volume
- Replaced 685 Feet of 30" Storm Sewer Pipe with 4'x5' Box Culverts and 36" Storm Sewer Pipe
- Cost = \$545,086



Manhole riser rings



New 4' x 5' box culverts

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Rummel Creek Floodplain Reduction



Rummel Creek Channel North of IH-10

A dozen homes and businesses once in the Rummel Creek Floodplain were removed in 2009 following the successful effort by the TIRZ 17 to revise the federal flood insurance map. This action was initiated by a TIRZ 17 drainage study of Rummel Creek.

As a result of the drainage study, the TIRZ 17 drafted a Letter of Map Revision (LOMR) and prepared a technical report for review by the Harris County Flood Control District (HCFCD) and the City of Houston (the City). A final application was sent to the Federal Emergency Management Agency (FEMA) for approval.

FEMA notified the City on December 31, 2008 it had accepted LOMR and therefore revised the Flood Insurance Rate Map and Flood Insurance Study report. Ultimately, the correction benefits the property value and reduces the cost of flood insurance for the 12 parcels located near Rummel Creek between Westview and IH-10.



Existing and revised floodplain

- Significant Reduction in Floodplain Area
- Original Floodplain Area: 12.6 Acres
- Revised Floodplain Area: 2.6 Acres
- Reduction of area by 80%
- Remaining Floodplain Reduced by Approximately 5 Inches
- Remaining Floodplain is Less than 6 Inches Deep
- Revised Floodplain Accepted by FEMA on December 31, 2008
- Reduced Cost of Flood Insurance
- Removed 6 Residential Home Owners and 6 Commercial Parcels from the Floodplain
- Cost= \$64,350



Sam's Club Detention Pond adjacent to Rummel Creek