

Additional Proposal Information

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**Cover Letter for Section 10 on USACE Form 7001
(Continuation)- Appendix D, E, F, & G (PART 3).pdf**

FLAWED ENG. STUDY on "CONRAD SAUER DETENTION POND"

APPENDIX D - p.1

Lois D. Myers

From: "Lois D. Myers" <loisdmyers@gmail.com>
Date: Saturday, June 23, 2018 9:38 AM
To: <loisdmyers@gmail.com>
Attach: MetroNationalArt2A.PNG; MetroNationalArtB.PNG; MetroNational Artwork.pdf; 01 - Conrad Sauer Drainage Report 012716.pdf; Scanned Drawings.pdf
Subject: TIRZ 17 Budget/Project

From: Zeve, Matthew (Flood Control)
Sent: Tuesday, November 28, 2017 10:31 AM
To: Lois D. Myers
Subject: TIRZ 17 Budget/Project

Per your request, we completed the research of the Conrad Sauer Basin. As we discussed last week, HCFCD does not have jurisdiction of this basin or development in the area for the project outfall is to a City of Houston storm sewer. This project does not drain directly to a HCFCD facility so HCFCD has no jurisdiction. My staff and I completed an exhaustive search of HCFCD records but did not find anything on the project for HCFCD-did not review the project for it was not in our jurisdiction.

I have spoken to the following offices to obtain information on the Conrad Sauer basin.

- HCFCD Watershed Management
- City of Houston Floodplain Manager
- City of Houston Permit Office
- LAN (TIRZ 17 engineering consultant)
- RPS Klotz (TIRZ 17 engineering consultant)

HARRIS COUNTY FLOOD CONTROL DISTRICT
HAS NO CONTROL OR JURISDICTION OVER CONRAD SAUER POND,
BUT HAS NOT APPROVED ANY CITY/TIRZ 17
PROJECTS HERE, North of I-10W & Gessner Rd!

So This Stand-off, putting Residents at Risk
of Flooding, is example of why USACE,
GALVESTON, SHOULD BE AWARDED 100% Federal
Funding as the 1 Governing Entity to be in
CHARGE OF ALL HOUSTON FLOOD PROBLEMS.

THE CONRAD SAUER POND- LACK OF PROPER DETENTION- IN DEVELOPER'S NW QUADRANT OF INTERSTATE 10 & GESSNER ROAD IN WEST HOUSTON:

1. The old Conrad Sauer (CS) Pond, built 19 YRS ago by Royal Oaks Subdivision for THEIR OWN Rain Run-Off (just to the North of Pond) originally held 62 Acre Feet of water; *built by City.*

2. Developer Metro National seized it in 2015 by hiring an engineer to purport the Pond was not working properly & thus convinced City that it would add more Acre Feet, so that Developer could avoid having to put in its own Pond for its own Rain Run-Off displaced by its massive new cement building. Developer, MN, added planters of cement filled with dirt inside the Pond to make it look pretty with trees/flowers. MN also added concrete pillars to support a new bridge to extend Mathewson Road from the pond to adjacent major Gessner Road on east side. All this took away 5 Ac Ft., but MN compensated for it with a shallow 5 Ac Ft pond to the North of the original pond.

3. Developer then extended 12 more Ac Ft capacity by adding 2- 10x10' box culverts under Mathewson Lane on both east and west sides.

BUT, Inlets at ends of these culverts are large, particularly on Conrad-Sauer Road, a perpendicularly intersecting road to the west. Stormwater will pour into these boxes, rapidly filling the CS Detention Pond, thus requiring more frequent emptying by its three powerful pumps, which will not be able to handle a lot of Rain Run-Off displaced by this cement.

4. CS pumps push water east into a TxDOT pipe under the I-10 feeder road where it joins other pipes trying to enter the restrictive opening of pipes under Memorial City Mall, which is catty-corner to NW Quadrant of I-10/Gessner Rd. Water necessarily backs up and exits the feeder road inlets, flooding feeder roads north and south of the Interstate. Subsequently, this water pushes water back into surrounding neighborhoods, causing massive area flooding.

5. Another reason why the CS Pond isn't large enough is that MN raised the elevation of its 18 Acres by 1.5 feet -- 27 acre-feet of unmitigated fill dirt displaces any water normally on the land rapidly into the pond. Some areas of this 18 Acre Tract are in the 100 Yr Floodplain, per the LAN Regional Drainage Study of 2012 paid for by TIRZ 17. The Developer, MN, is not providing enough mitigation in the Pond to compensate for this.

6. Per City of Houston (COH) Floodplain Management Office, the old 500 Yr Floodplain is now the new 100 Yr Floodplain: thus, COH came up with brand-new building/drainage Standards, and this Pond does not even meet the old standards for mitigation, as they brought in dirt-fill ~ not allowed. So Developer should be providing a lot more Acre Feet in the Pond than it is.

7. COH allows "Grandfathering" of existing concrete, which had covered some of the NW Quadrant, meaning that only a paltry amount of detention is required for redevelopment. Much of this new detention is for MN's redevelopment in its NW Quadrant, and some is to ensure that the newly-designed Mathewson Road meets a 2-year conveyance standard, so there is virtually no added Pond-capacity. Instead, taxpayers paid \$23 million to a Developer for its beautification project, enjoyed by its tenants who office in its buildings, and have also provided a back-exit for its business tenants.

in 100 yr. floodplain unless an engineer is hired to prove dirt-fill will not cause flooding.

WHAT A SHAM-DEAL! (posing as a Detention/Drainage Project)



THIS IS ANOTHER EXAMPLE OF WHY USACE SHOULD BE PUT IN CHARGE OF CORRECTING ALL FLOODING PROBLEMS IN THE GREATER HOUSTON AREA.

LIPEX PROPERTIES C/O
METRO NATIONAL CORPORATION



**Improvements to Conrad Sauer Detention
Basin and Mathewson Lane Expansion**

Drainage Impact Analysis Report



RPS klotz associates

1160 Dairy Ashford, Suite 500
Houston, Texas 77079
Texas PE Firm Registration No. F-929

Project No. 0324.011.000
January 2016

100 YR WSE = 83.5



← VARIES →

ADDITIONAL GAIN = ~7
ACRE-FT

MITIGATION REQUIRED =
~5.5 ACRE-FT EACH SIDE

← 30 FT. EAST
10 FT. WEST

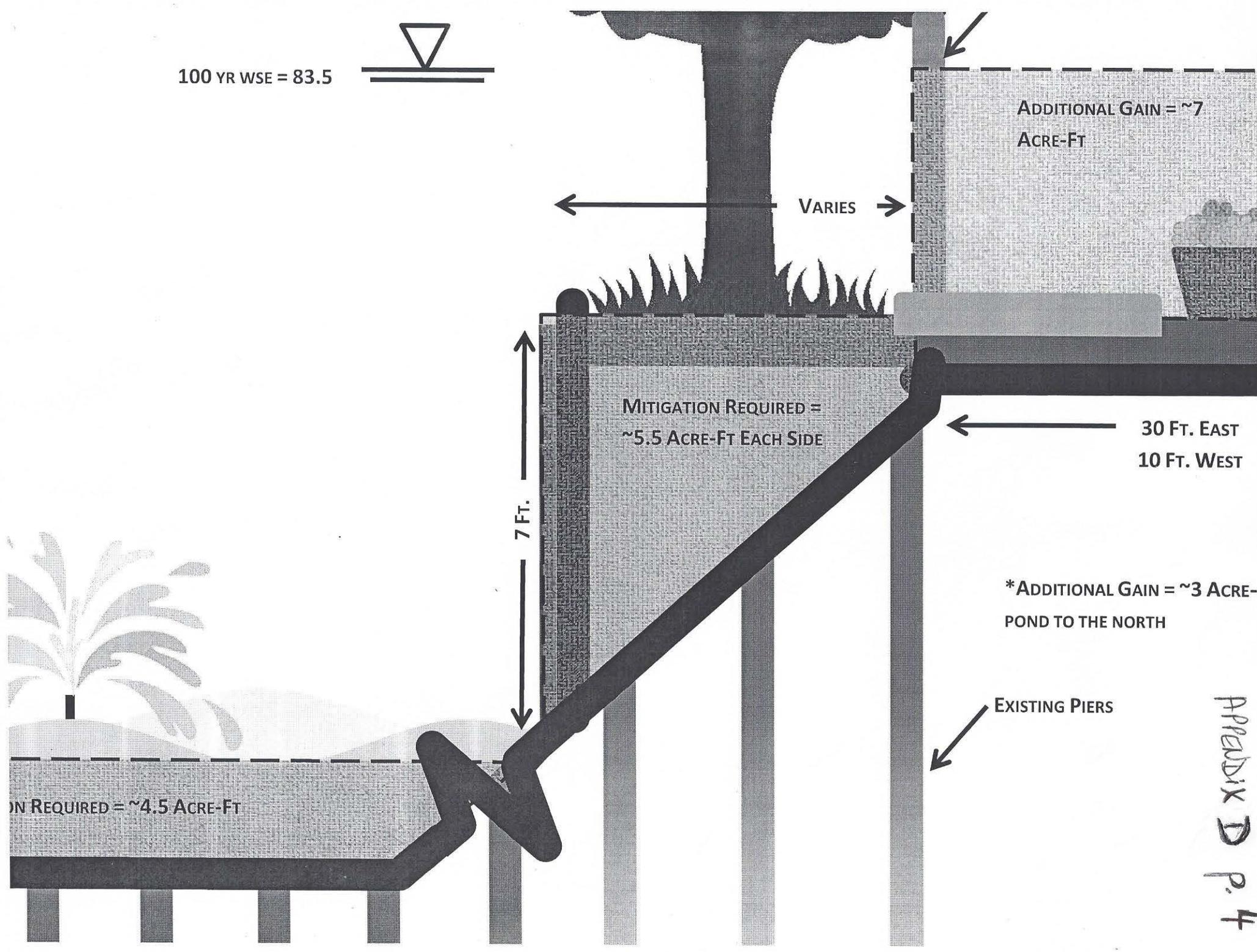
7 FT.

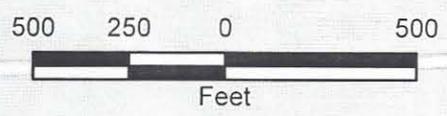
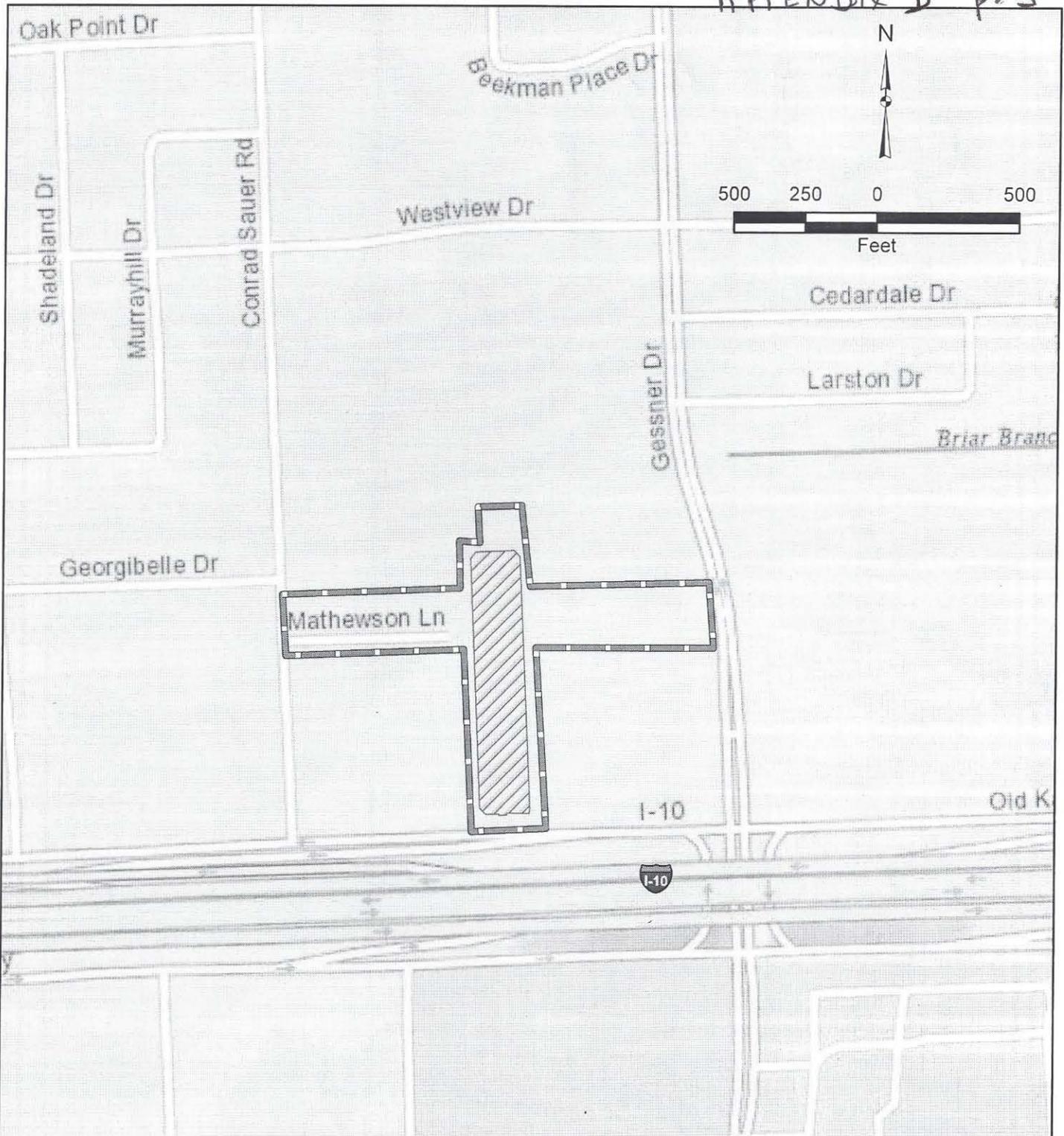
*ADDITIONAL GAIN = ~3 ACRE-
POND TO THE NORTH

EXISTING PIERS

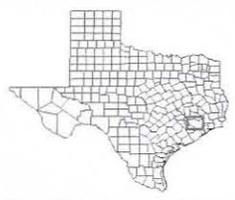
MITIGATION REQUIRED = ~4.5 ACRE-FT

APPENDIX D
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J:\0324.011.000\07.00 CADD\GIS\for report\PER Vicinity Map - 2015.07.22.mxd



- Legend**
-  Project Area
 -  Existing Basin

RPS klotz associates

Project Location Map

Conrad Sauer Detention Basin and Mathewson Lane

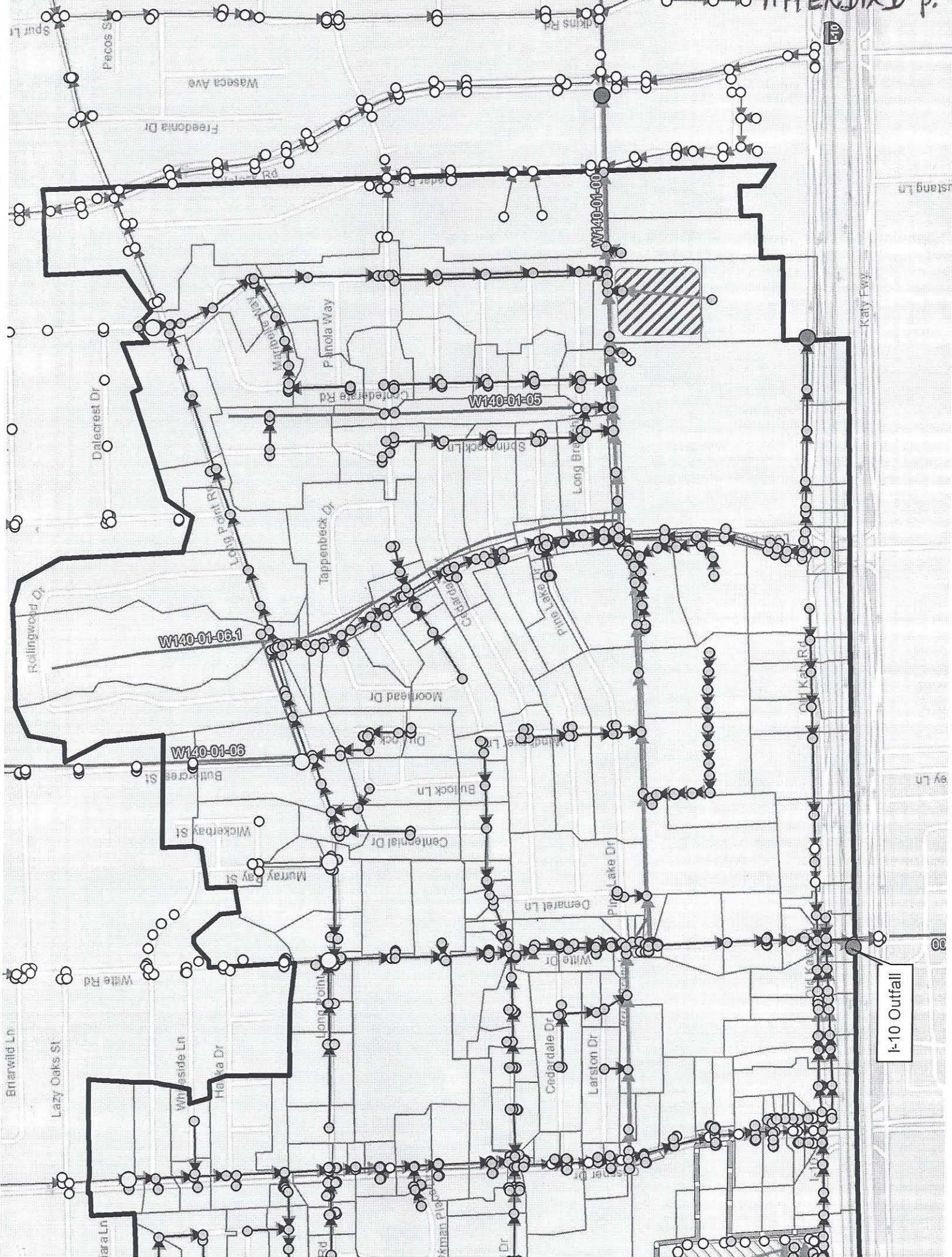
KLOTZ PROJ. NO.: 0324.011.00

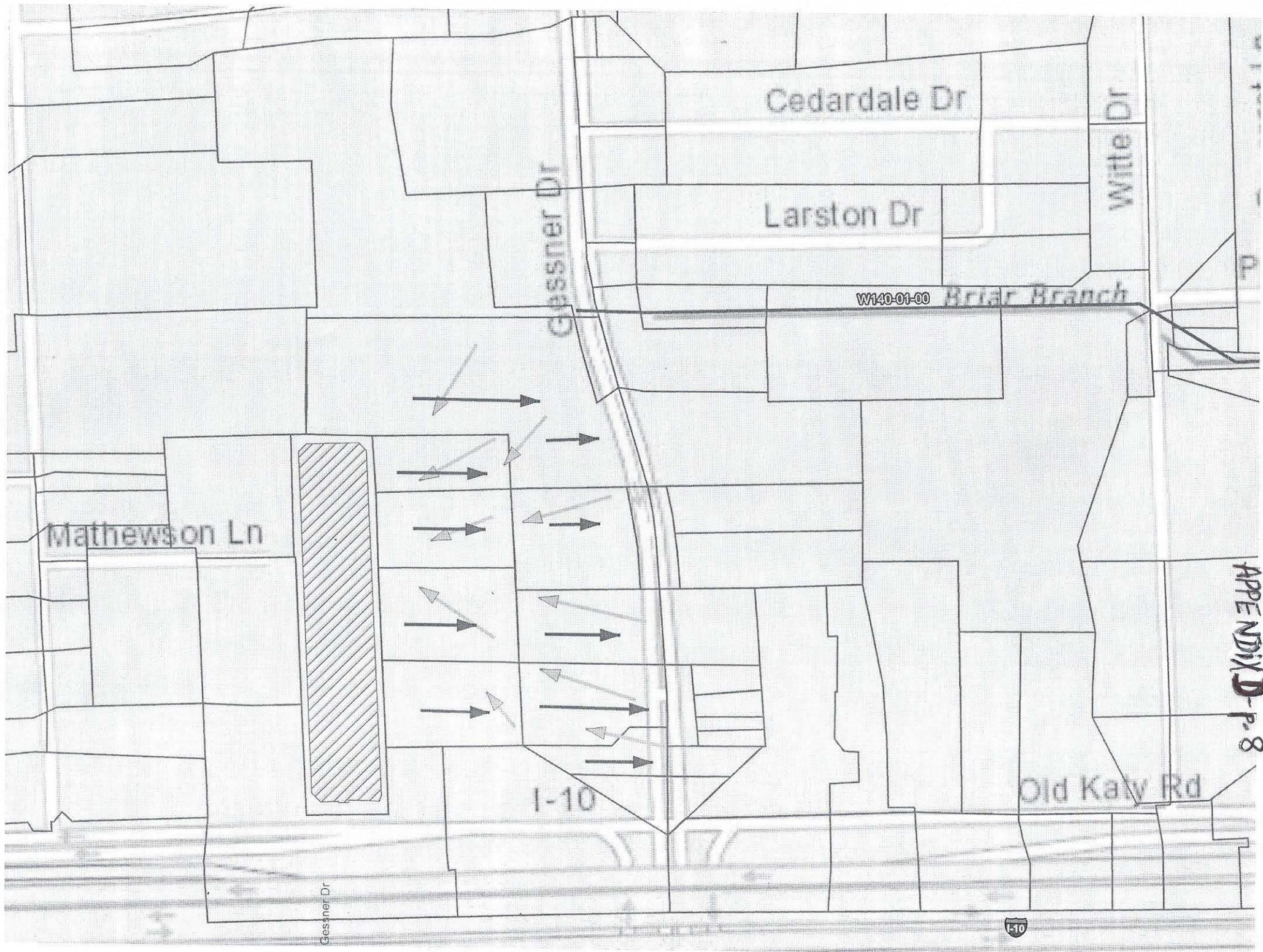
DATE: January 2016

EXHIBIT

1

Source: National Geographic



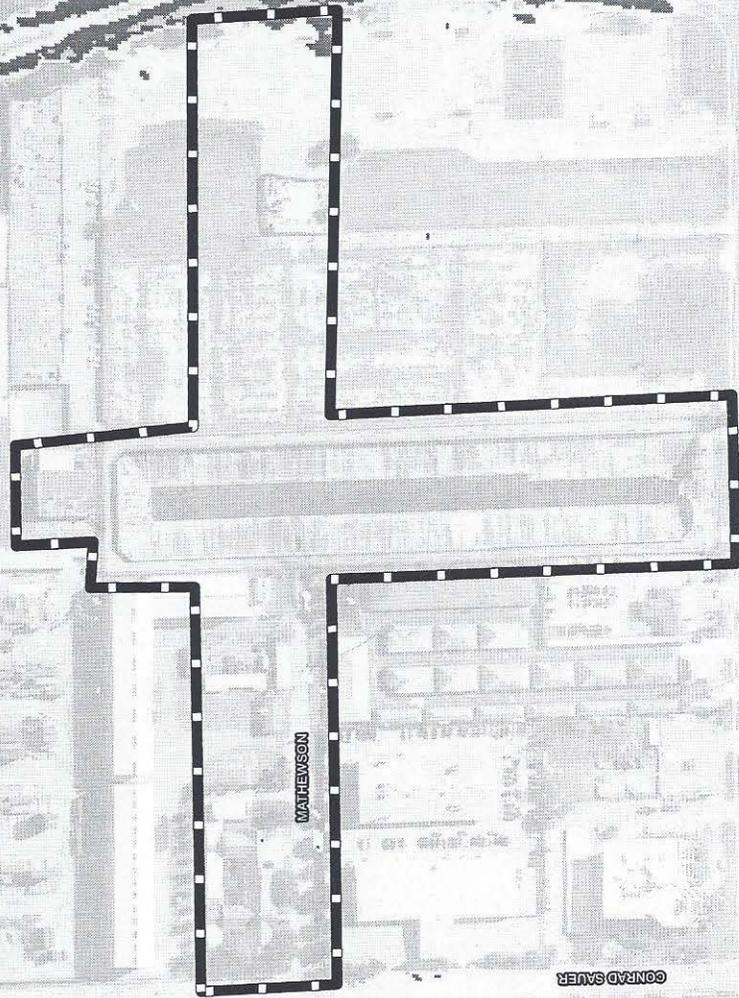


GEDARDALE

LARSTON

WI 40-01-00

GESSNER



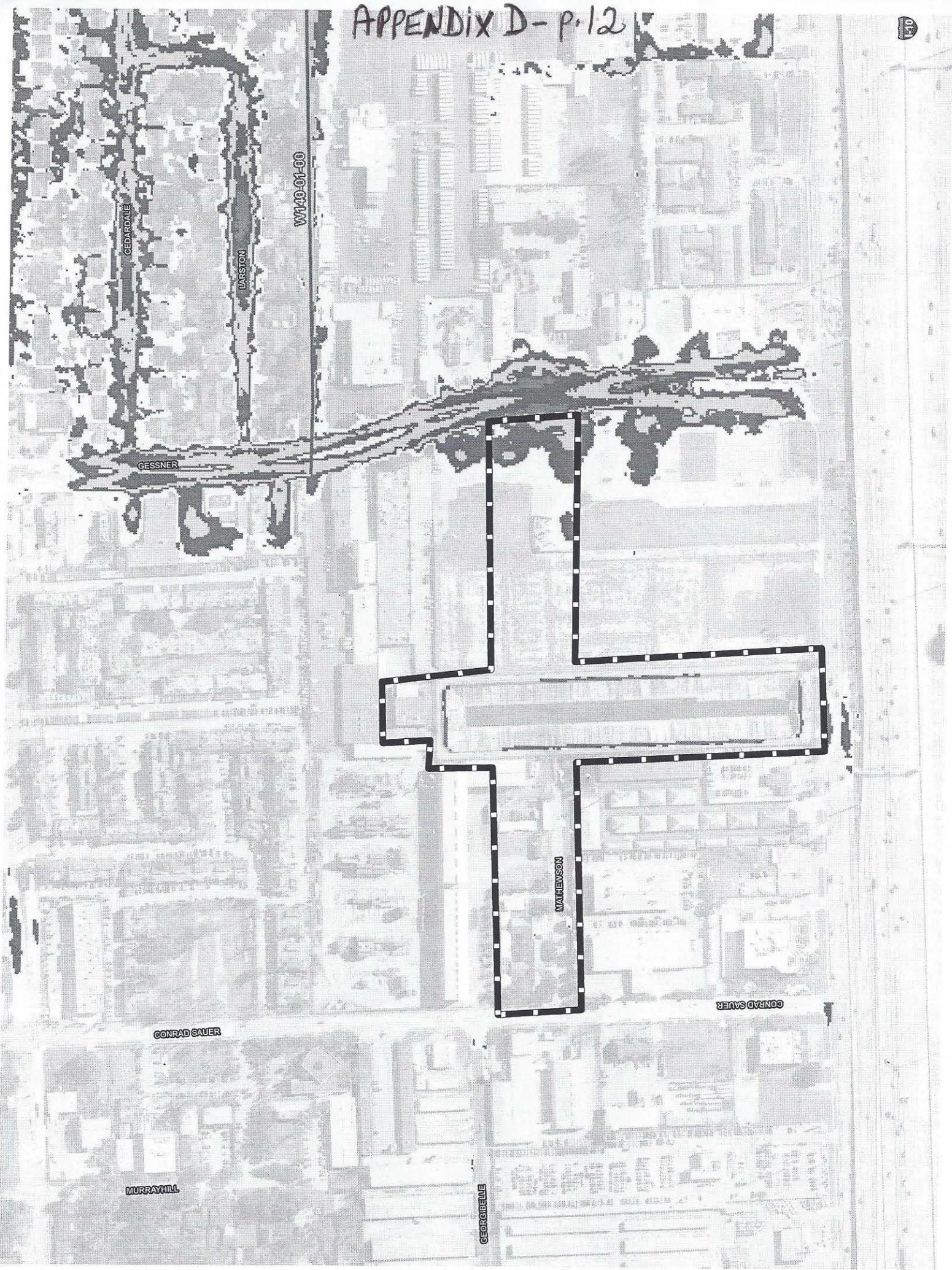
MATHEWSON

CONRAD SAUER

CONRAD SAUER

MURRAYHILL

GEORGBELLE



CEDARDALE

LARSTON

W140-01-00

GESSNER

MATHEWSON

CONRAD SAUER

CONRAD SAUER

MURRAYHILL

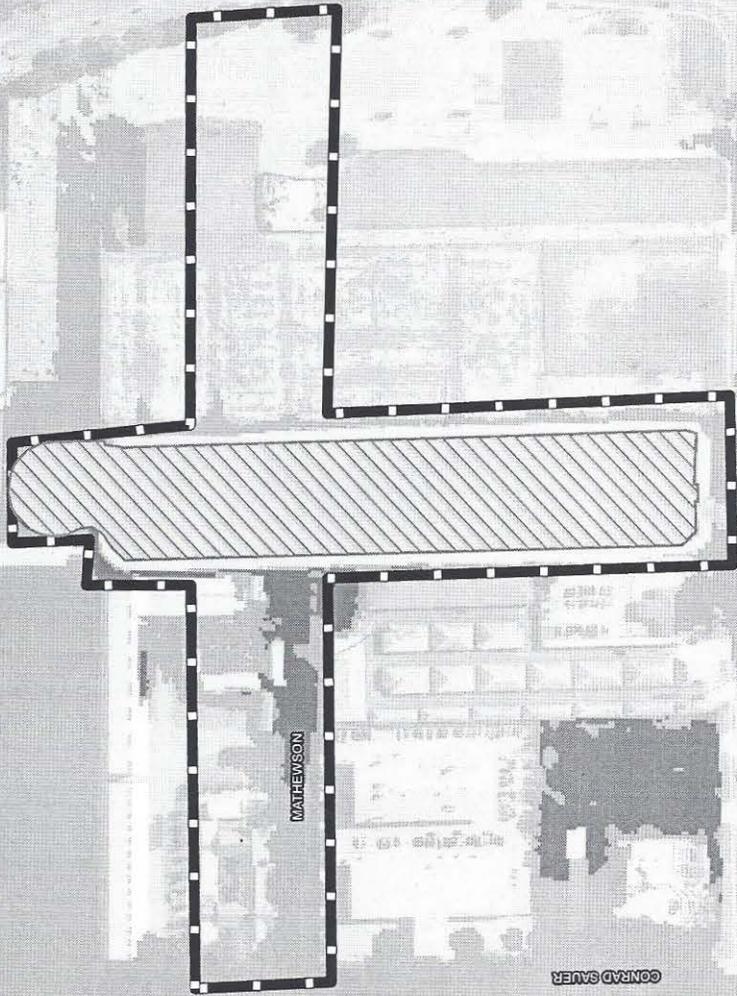
GEORGEBELLE

CEDARDALE

LAYTON

W140-01-00

GESSNER



MATHEWSON

CONRAD SAUER

CONRAD SAUER

MURRAYHILL

GEORGBELLE