



Q & A

RICHMOND PLAZA (SOUTH) DRAINAGE AND PAVING DESIGN UPDATE

\*Please note that we have recorded all questions. For the purpose of this posting some of the general questions were consolidated due to the common response

Community Comments/Questions	Responses
Will the line sizes be included in design documents we can see?	Once the design plans are finalized we will share this with the community
Why has the project been delayed again - it seems like it is never going to happen.	The design of this project is on schedule and is anticipated to be complete in Spring 2021. Due to fiscal constraints the construction funding for this project is available during Fiscal Year 22 (July 2022-June 2023).
a)Are sidewalks going to be installed on all streets? b)If so, what side of the street and where will they be located (abutting the street or further into the yard – one side/on both sides). c)Why put 3' of vegetation between the street and sidewalk? It takes 8' of the yard (with a 5' sidewalk) instead of 5'. d)How are the sidewalks going to affect drainage? e)How are sidewalks going to affect trees that may be affected? f)How are sidewalks going to affect existing sprinkler systems? Is the city going to reroute sprinkler systems (at its cost)?	a)This project is currently being designed with sidewalk in compliance with City Ordinance 2020-684 establishes standards for walkable places in the City of Houston. b)Sidewalks will be installed on both sides of city streets as per the City ordinance. c)The 3 ft vegetation between the sidewalk and street serves as a safety buffer for the pedestrians. It also provides space for placing other items such as fire hydrant, telephone poles, water meters etc. d)The sidewalk impervious cover and its effect on drainage are included in the drainage analysis. e)Sidewalks are designed to avoid/grow around trees. Preserving trees is the City's number one priority. Final plan will include a tree protection and mitigation plan due to construction impact. f)Contractor will work with property owners to identify the active sprinkler system and will take precautionary measure while performing construction. Any damage done by the contractor during construction will be repaired and restored at contractor's expense by the contractor.
g)How long is each street going to take to complete? h)Are streets going to be done in stages or multiple at the same time? i)Are the streets going to be lowered? j)How is the grading going to be done into the driveways? k)Will the owners have any input into the curbs for the street related to their driveways? l)Did the plans get delayed? I thought at the last meeting the work was to begin in 2021.	g)Construction phasing will be evaluated during the final stage of design, and will be finalized once the project goes to construction. At that time, residents will be notified of the schedule. h)Construction will be accomplished in stages. i)The location of inlets will determine the low and high point on the street. Final grade may differ from the existing grade based on inlet location. j)Grading will be done in accordance with IDW requirements. k)Curbs will be designed as per IDW requirements. l)The design of this project is on schedule and is anticipated to be complete in Spring 2021. Due to fiscal constraints the construction funding for this project is available during Fiscal Year 22 (July 22-June 23).
How will existing trees, close to proposed sidewalk, be protected?	Sidewalks will be designed with an Arborist who will analyze each tree location. Sidewalks are designed according to City of Houston Infrastructure Design Manual (IDM) standards and construction is done with a tree protection plan in place.
A tree protection plan will be available during the construction phase.(How will existing trees, close to proposed sidewalk, be protected?)	Sidewalks will be designed with an Arborist who will analyze each tree location. Sidewalks are designed according to City of Houston Infrastructure Design Manual (IDM) standards and construction is done with a tree protection plan in place.
A tree protection plan will be available during the construction phase.(How will existing trees, close to proposed sidewalk, be protected?)A tree protection plan will be available during the construction phase.(How will existing trees, close to proposed sidewalk, be protected?)	Arborist will analyze each tree location and provide recommendations for sidewalk width and tree protection plan. Each location is unique and may require different approach such as moving sidewalk around the tree on either side, reduced sidewalk width, etcetera.
ADA minimum standard is 3 ft. Why must sidewalks be 5 ft and why isn't petions	City of Houston requires a five foot sidewalk to accommodate residents in wheelchairs. Per ADA, this is the minimum requirement that would allow two wheelchairs to pass by. Five feet wide sidewalk also provide a comfortable walking space for two pedestrian side by side.
Will we be able to see the sizing specs used for developing the drainage line sizes?	Chapter 9 of the City of Houston Infrastructure Design Manual (IDM) was used for developing the sizing of the drainage lines. The proposed line sizes will be available in the design drawings that will be posted on the Engage website. The manual is available online at following website: <a href="https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards/agency-links-1472">https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards/agency-links-1472</a>
a)Sidewalks do not help with drainage and as I type this question there are groups of people walking in the street on Alder. The sidewalks are not used on that street. b)Who enforces that people walk on the sidewalks and not the street? c)Who is responsible for maintaining the sidewalks when the tree roots crack the sidewalks.	a)The project proposes for Alder to be a curb and gutter street with sidewalks. Sidewalks are built with pedestrian safety in mind. b)The sidewalk provides a safe walking environment for pedestrian. We are not aware of any law that enforce people on sidewalks. People are responsible to make choices for their safety. c) This is a blessing that the City is paying for a safe walkable place in your neighborhood along with this project. The abutting homeowner is responsible for maintaining the sidewalk.
Will the city pay for any and all costs associated with moving sewage drainage from back to front?	The City is responsible for costs associated with moving the sanitary lines from back lots.
What are the logistics for where people will park when their portion of the street is under construction?	This project will bring significant improvements for this neighborhood. The construction will cause inconvenience such as parking. Streets will be built one half at a time. Resident will be notified in advance of construction. During construction street parking is not available. Your driveway access will be maintained majority of the time. During the construction of your driveway your driveway may not be available for parking for few days and we encourage neighbors to reciprocate each other for parking.
The street paving is a safety hazard to everyone, especially children, who are riding bicycles. What does the city plan to do prior to 2023 to avoid this serious liability?	If a resident identifies a hazard, resident may call 311 and the City's street maintenance will review and take determine necessary action.
Will the existing SS line be abandoned in place?	After transferring all the backlot service connection to the newly built line, the substitute services project will abandon the existing sanitary sewer line in place.
Why is there a long time gap between Design and Construction?	The design plans are not delayed. The gap is due to CIP funding constraint. However, should funding become available, we will move ahead with construction.
So the city will dig up the side of each house to move the line from the back to the front?	Yes. The service connection transfer will require digging on a side of the house to reconnect service connection to the new sanitary line. This will be performed by a different contractor after street project is complete.
How many houses do you plan to do at a time? (Houses not accessible on side of the street) just wondering how far we will have to walk if our house is blocked	This will be determined during construction phasing.
Why isn't petition for sidewalk variance request acceptable versus large application fee.? This a very divisive subject and it's hard to believe residential property owners are subject to fee	The new walkable places ordinance establishes new exemption process and application fee effective October 1, 2020.
we have mature trees close to the street and do not want to lose them. What can we do to avoid putting a sidewalk where the trees are?	We will do our best to preserve trees and will be better answered once the tree protection plan is finalized based on arborist's recommendations at the final design stage and during construction phase.
Will there be a pedestrian crosswalk and signal constructed across Chimney Rock Rd at Evergreen?	Yes.
Yes, sidewalks will make it somewhat easier to walk, but increase the hardscape and thus the standing water – isn't that a problem?	The sidewalk impervious cover and its effect on drainage are included in the drainage analysis.
Previously Evergreen St. was not part of the repaving/drainage improvement project. Per today's update, has it been added? Many thanks for all of your hard work!	Study of the drainage system concluded that Evergreen should be added. Storm and sanitary lines on the street will be upgraded.
Are you saying that the city will be digging up our back yards (on Grand Lake street) to move lines to the street? Also, I would like to express my opposition to a sidewalk in front of my house as it will kill the tree that I planted for my children	The service connection transfer will require digging on a side of the house to reconnect service connection to the new sanitary line. This will be performed by a different contractor after street project is complete. We will do our best to preserve trees. The tree protection plan will be finalized based on arborist's recommendations at the final design stage and during construction phase.
Please describe restrictors that are being put in place	Restrictor is used at the Evergreen and Chimney Rock intersection to keep the current drainage flow rate going into the undersized Chimney Rock trunk-line. This will be removed in part with the upgrade of Chimney Rock drainage system in future.
The neighborhood has extensive 100 year oaks, and the adjoining Bellaire neighborhoods do not have sidewalks. Will the city save or cut down trees within the 8' feet design spec? Has there been any thought into given the continuity of the neighborhood, with sidewalks on North/South major thoroughfares like Chimney Rock, and perhaps keep the feel of the neighborhood continuous?	Arborist will analyze each tree location and provide recommendations for sidewalk width and tree protection plan. Each location is unique and may require different approach such as moving sidewalk around the tree on either side, reduced sidewalk width, etcetera. Sidewalk will be installed on both sides of the street.
Based on what was just said, how can we be sure that we don't lose our trees? Is there someone we can talk to directly about our situation?	Arborist will analyze each tree location and provide recommendations for sidewalk width and tree protection plan. Each location is unique and may require different approach such as moving sidewalk around the tree on either side, reduced sidewalk width, etcetera. Once the plan are finalized City Project manager Jason Samkutty will be available to answer any specific question related to your tree.
There is simply no need or want for a single sidewalk, or two. None. Why are sidewalks being pushed if there is nobody asking for them?	City Ordinance 2020-684 establishes standards for walkable places in the City of Houston. Sidewalks will be installed on both sides of city streets as per the City ordinance.
Why not test drainage system before putting in sidewalks ?	Sidewalks were analyzed during drainage design.
I still don't have view to how our street can request sidewalk waiver...must we collect 1100 application fee or will petition work since we are not developers	Please contact the Planning and Development Department at (832) 394-5643 with any questions or to schedule a meeting prior to submitting an application. Email address: <a href="mailto:pd.sidewalkandream@houstontx.gov">pd.sidewalkandream@houstontx.gov</a>
I own the shopping center at Bissonnet and Maple ridge. The plan I saw takes away all our Maple ridge parking	The parking in question is in the City right of way. We are currently evaluating options to accommodate City infrastructure with parallel parking on street. This may reduce the number of on street parking.
Is there a law that prohibits yard mowers to blow the clippings into the street? I see this every where with no consideration of clogging up the drains.	*Sweeping grass, leaves, grass clippings, yard waste, etc., into a storm drain is violation of City of Houston Code of Ordinances Chapter 47 Article XII Division 5. Sec. 47-741. - Discharge to MS4 prohibited. Please contact the City of Houston 311 (713-837-0311) to report any discharges to storm drain.
inlets don't help if water backs up from chimney rock.	The project area is within 100 year floodplain of Brays Bayou. Once the water backs up from Brays bayou into the Chimney Rock system it does not help until we find 200 acre-feet of detention area around Chimney Rock.
We park 3 cars in a single lane driveway. The sidewalk will definitely be blocked. What about that?	Sidewalk needs to be accessible for pedestrian.
Why are we adding more impervious surface to a neighborhood within the 100 year flood plain? That would seem like a reasonable exemption. Why would we remove greenery and trees and add concrete while it will not improve the overall quality of life for neighbors?	The sidewalk is required by the new ordinance. Arborist will analyze each tree location and provide recommendations for sidewalk width and tree protection plan. Each location is unique and may require different approach such as moving sidewalk around the tree on either side, reduced sidewalk width, etcetera. Sidewalk provides safe walking place along the street in a neighborhood and improves quality of life.
Based on what was just said, how can we be sure that we don't lose our trees? Is there someone we can talk to directly about our situation?	Sidewalks will be designed with an Arborist who will analyze each tree location. Sidewalks are designed according to City of Houston Infrastructure Design Manual (IDM) standards and construction is done with a tree protection plan in place.
Will the lowest spot in the street be in the middle of the block as now or will the street slope towards Chimney Rock with the lowest spot at Chimney Rock?	Typically, streets are designed to drain into the inlets that will eventually drain into the Chimney Rock drainage system.
will the city pay for reconnecting sewage line to front? If a large oak tree is in danger from sidewalk as per Dale Temple, can you give a variance for not building a sidewalk?	The City will pay for reconnecting the sewage line to the front. Sidewalks will be designed with an Arborist who will analyze each tree location. Sidewalks are designed according to City of Houston Infrastructure Design Manual (IDM) standards and construction is done with a tree protection plan in place.
Is chimney rock line being enlarged? If Chimney Rock pipes are not enlarged, there is no need to update the homes	The drainage study conducted by the City of Houston identify the requirement for the detention basin and upgrading drainage system along Chimney Rock. Chimney Rock line will not be enlarged in this project. This project is a part of the bigger plan identified by the drainage study. This will provide an incremental relief for this neighborhood. Ultimate relief will be provided once the entire plan is executed.
Will the 5400 block drain to the 5400 block in Bellaire as maple ridge is boundary and Bellaire has better drainage. Our block is bath tub and 5300 is dry.	All City of Houston addresses will drain into City of Houston lines.

I own the oldest Violin Shop in Houston at 7010 Maple ridge. If you take away the parking spaces this will cause my business to go under along with the other business owners on Maple ridge. I have been at this location since January 2004.)	We are currently evaluating options to accommodate City infrastructure with parallel parking on street. This may reduce the number of on street parking.
When is the next meeting for the project...at 90% design?	There will be a public meeting prior to the start of construction for this project.
Please show the slope of both the street and the drain line on the documents	Once the design plans are finalized we will share this with the community.
What is this "other thing" you are going to put between the sidewalks and the street?	It could be such as a fire hydrant, electric pole, or any other item that would be an obstacle in the sidewalk.
What if you build all these sidewalks and nobody uses them? Isn't this ia gigantic waste?	City Ordinance 2020-684 establishes standards for walkable places in the City of Houston. Sidewalks will be installed on both sides of city streets as per the City ordinance.
Who pays to relocate sprinkler system heads or drain lines for sidewalks?)	Contractor will work with property owners to identify the active sprinkler system and will take precautionary measure while performing construction. Any damage done by the contractor during construction will be repaired and restored at contractor's expense by the contractor.
We have extensive, and very expensive, landscaping in our small back yard (a fence, trees, deck, swingset, drainage pipes, sprinkler system). How will you protect that when you move the lines from the back yard to the front? Or, are you just going to bring construction equipment into my back yard, smash my fence, dig up our trees, and break our drainage pipes and sprinkler system?	The service connection transfer will require digging on a side of the house to reconnect service connection to the new sanitary line. This will be performed by a different contractor after street project is complete. We will do our best to preserve trees. The contractor and project manager for that project will coordinate construction activities with the homeowner. The flower beds, swing and other ornamental structure needs to be removed by the property owner prior to the sidewalk construction under this project. Home owner will be notified prior to the start of construction.
What is the current activity on site - all the utilities have been marked in the area along with survey markers.	Currently, there is no activity on site. Earlier, there were some survey activities being performed to mark the utility lines in the area. Any activity on site is unrelated to this project.
what happens to pool equipment and air conditioning units installed on the side of the houses - will they have to be moved to run the lines from the back to the front?	The service connection transfer will require digging on a side of the house to reconnect service connection to the new sanitary line. This will be performed by a different contractor after street project is complete. The contractor and project manager for that project will coordinate construction activities with the homeowner
If a certain majority of property owners do not want sidewalks, is there a scenario where the city would abandon plans to build them?	City Ordinance 2020-684 establishes standards for walkable places in the City of Houston. Sidewalks will be installed on both sides of city streets as per the City ordinance.
Are there restrictors in the drainage system that feeds this section of Chimney rock? The drainage area upstream of our area flow out of our drains to our street and across the ground over to Bellare and back in the drains.	Restrictor is used at the Evergreen and Chimney Rock intersection to keep the current drainage flow rate going into the undersized Chimney Rock trunk-line. This will be removed in part with the upgrade of Chimney Rock drainage system in future. The upstream flow must be captured in a detention basin upstream along with improvement to the Chimney Rock drainage system for providing ultimate relief for this neighborhood. The City is currently working with other governmental entity to locate land for a detention basin.
Will the line sizes be included in design documents we can see?	Once the design plans are finalized we will share this with the community
Will the restrictors cause the flooding to be worse than it is now?	No, this is not the intention of the use of the restrictor. Restrictor is used at the Evergreen and Chimney Rock intersection to keep the current drainage flow rate going into the undersized Chimney Rock trunk-line.
who is responsible if someone falls and gets injured on the sidewalk	Homeowners are responsible for maintaining the sidewalks per City Ordinance. Any issue pertaining to improperly maintained sidewalk falls on property owners.
Is there anything we can do, as citizens, to increase the priority of this project?	The council member is already championing efforts to push this project as early as possible. If CIP funding is available early this project may be delivered earlier.
Will the owners have any input into the curbs for the street related to their driveways? Currently, the driveway has an inlet for 1 car. With the curbs being redone, can the curb be expanded to allow for 2 cars?	The City will replace to current City of Houston Infrastructure Design Manual (IDM) standards. For a single family house, minimum driveway width for driveway is 12 ft (Chapter 15-40).
If sidewalks are planned , how do you plan to mitigate the additional run off water from the thousands of square yards of concrete that would be added to the neighborhood?	The sidewalk impervious cover and its effect on drainage are included in the drainage analysis. Drainage analysis are based on the IDM. Please refer to Chapter 9 of the IDM. <a href="https://www.houstonpermitting-center.org/office-city-engineering-design-and-construction-standards/agency-links-1472">https://www.houstonpermitting-center.org/office-city-engineering-design-and-construction-standards/agency-links-1472</a>
I downloaded the file at it shows "Proposed sidewalk", does this indicate it is not happening?	The project is currently being designed with sidewalk in compliance with City Ordinance 2020-684 establishes standards for walkable places in the City of Houston