



September 10, 2024

Mr. Chet Manning
Newmark
Via Email: chet.manning@nmrk.com

RE: Limited Civil Feasibility Review
Brittany Place – 2338 West 18th Street
City of Houston, Texas

Dear Mr. Manning,

Kimley-Horn has performed a limited civil review of the above mentioned site and noted the following items regarding potential redevelopment opportunity. The below list is not exhaustive and additional items may be uncovered during design.

Existing Utilities:

- Water
 - 24" water line on south side of West 18th Street (transmission line – City does not allow connection to transmission lines)
 - 8" water line on west side of Greengrass Drive
 - 12" water line on west side of Seamist Drive
- Sanitary Sewer
 - 18" sanitary sewer line on south side of West 18th Street
 - 12" sanitary sewer line in Greengrass Drive right of way
- Storm Drain
 - 24" storm drain on south side of West 18th Street, upsizing to a 30" towards the intersection of West 18th Street and Seamist Drive.

Stormwater Detention Requirements (See attached detention exhibit):

- Tract 1 (townhomes)
 - Assumed 70% impervious = 0.86 Ac-ft/Acre
 - 135,000 cubic feet of detention volume required
 - Storing a large amount of stormwater detention underground is difficult on townhome sites because water and sewer services need to cross the underground detention in order to serve units on both sides of the fire lane.
- Tract 2 (4 over 1)
 - Assumed 95% impervious = 0.97 Ac-ft/Acre
 - 177,000 cubic feet of detention required
- We have been made aware of potential changes to detention requirements with the City of Houston. This has been an evolving process starting earlier this year with back and forth between the City Engineering department and the mayor's office. The most recent communication may allow for a reduced detention requirement of 0.40 Ac-ft/Acre for redevelopment projects to get partial credit for existing impervious. No changes have been implemented into the code as of this feasibility summary.

Floodplain:

- Both tracts are located outside of the mapped 100 and 500 year floodplains

Other Site Constraints:

- Aerial apparatus fire lane is required for buildings greater than 30' tall
 - Overhead power lines are not allowed to be located between the aerial fire lane and the building.
 - Aerial fire lane must be between 15' and 30' from the building and extend for the full length of the longest side of the building.
- Power easement along southern property line
 - 10' easement is shown, however, the extents of the aerial easement is unclear.
 - Property covenants refer to a 10' wide electric easement with a 20' wide aerial component. This could be centered along the property line which would make the aerial component 10' on each property.
 - OSHA required clearances between power lines and building construction activity have the ability to further impact building location.
- Driveways
 - City driveway spacing criteria from intersection is 60' minimum. The driveways taking access from Greengrass Drive and Seamist Drive are within that 60' and the City does not grandfather existing driveways. There is a variance process, however, approval is not guaranteed.

Sincerely,



Eric Rogers, P.E.
11700 Katy Freeway, Suite 800
TPBE Firm No. F-928
Houston, TX 77079
Direct: 281.920.6586
Eric.Rogers@Kimley-Horn.com