

August 31, 2010

Council Members  
City Hall Annex  
900 Bagby, First Floor  
Houston, TX 77002

Dear Council Member:

**Subject: 380-Agreement (RF70035-10)**

I am writing on behalf of the Cottage Grove Civic Association regarding the 380 Agreement between City of Houston and Intown Homes, Ltd as to Cottage Grove Phase I and II only.

We are appealing to you to vote "No" on the proposed subject city ordinance with a mind to create separate project-based 380-Agreements, which will include one specifically for Cottage Grove.

We are an historic neighborhood with narrow streets (typically 19 ft wide) that will be used to access this development of approximately 250 homes. Currently, the traffic and street safety have been compromised by the recent explosion of townhome development. Without further planning, our neighborhood streets will be severely impacted by increase of traffic, increased on-street parking, limited access for emergency vehicles and further damage to existing streets in the neighborhood.

Also of grave concern are the issues of flooding and drainage which are already creating dangerous problems in the neighborhood. Recent increases of loss of permeable land surfaces due to development have caused flooding and failure of our ditches and swales to drain following heavy rains. Traditionally our neighborhood streets have drained north onto the land where this development is planned. We are not being told what measures are in place or planned to offset the loss of our streets' drainage destinations.

We are also concerned that these projects are being built on either side of an active railroad yard. Absent mitigation for the noise caused by coupling and decoupling of train cars and other maintenance work conducted there, the residents of these projects can reasonably be expected to look to the city for relief much as the residents of townhouses built along the freight rail tracks that parallel Washington Avenue sought a quiet zone.

We are not against developing this area but clearly we need more time to be informed of plans and remedies for our concerns. We are attaching three letters from other Cottage Grove residents and fully detail traffic and flooding issues as well as other issues.

Sincerely,

Mary-Jane Buschlen  
Communications Liaison  
Cottage Grove Civic Club

cc: CGCC Board; SN22 Board