

City Of Houston
Development Impact Demonstration Project
Assessment of Cottage Grove

The objectives enumerated below were provided by Mayor White at the August 3 2006 Cottage Grove Civic Club meeting, along with the Schedule, Status and attached Development Impact Matrix of recommendations. Residents who would like to be involved with the impact demonstration project are invited to contact CottageGroveCivicClub@yahoo.com.

Objectives

1. Assess existing development trends; project full development density
2. Assess condition and capacity of existing infrastructure including water, waste water, drainage and streets
3. Develop preliminary plans of infrastructure necessary to serve projected full development density
4. Review design standards for streets and drainage, assess adequacy, where appropriate provide recommendations for revisions
5. Prepare estimates of cost needed to serve full development with infrastructure
6. For drainage and floodplain, consider concepts that provide neighborhood detention and flood plain mitigation in lieu of individual detention and mitigation for each project
7. For streets, consider parking, traffic impacts, emergency services
8. Analyze current infrastructure capital improvement planning and prioritization procedures, analyze existing funding levels provide recommendations for procedural modifications and funding levels necessary to accomplish construction of infrastructure capital improvements concurrent with projected development
9. Analyze builder impact fees required to supplement capital improvement program funds to construct infrastructure improvements, obtain in put from City Legal Department
10. Meet with neighborhood association, development representatives, others to review and coordinate the proposed program
11. Present status, review issues, coordinate findings with Development Impacts Subcommittee
12. See also Development Impacts Subcommittee Recommendations Matrix

Status

Study area has been defined:
Projection of full development density has been prepared by PD
Maps of existing infrastructure have been prepared by PWE
Preliminary drainage study starts mid-August

Schedule

PWE/PD prepare project plan	June – July 2006
Preliminary Drainage evaluation report	August – October
Water / sanitary infrastructure assessments	August – September
Evaluate street / parking standards	August – October
Prepare infrastructure cost estimates	October – November
Prepare estimate of ‘builder impact fees’	October – November
CIP procedures / recommendations	December 2006
Summarize administrative, regulatory issues	January – March 2007