

TOWNHOUSE MANOR FUND, INC.

Utilities Committee Report - 2021

This year both the City of Houston and Harris County either continued or started work on significant projects that that will dramatically improve THM drainage. Cindy and Mike both continue to work with the CIP city project team and contractor on issues that affect our neighborhood as a whole. And Mike attends Brays Bayou Association meetings, which closely monitors issues that affect the Brays Bayou watershed and thus THM storm drainage.

a. **Woodshire Capital Improvements Project (CIP) – Phase 2:**

This \$9.9 million project includes replacement of THM’s streets, sidewalks, alleys, streetlights, water & sanitary lines, as well as significantly upgrading our storm sewer system. Construction is well underway, with completion expected late this year. The contractor has established a website (www.woodshireproject.com.) that is updated weekly to reflect current work schedules and allow residents to ask questions. Cindy monitors and sends out updates weekly. The reworking of common areas damaged by construction will be addressed toward the end of the project. As construction on your street and sidewalk is completed, we encourage each of you take the opportunity to address any street-side planting areas by restoring or replacing materials as needed. **Let’s all continue to keep THM beautiful!**

b. **Project Brays:**

- i. **Channel Widening:** This work, which extends from Fondren to the ship channel, was completed during 2020 and appears to have improved flow along the bayou. The good news is that a hydraulic study done by Harris County Flood Control District indicates that as many as 600 homes would have likely flooded during the recent 11” rain event had the improvements not been made. The bad news is that even with the increased capacity in the bayou, the soon to be revised flood maps will indicate increased rainfall totals for various rain events (100-year, 500 year, etc.) in our watershed. Thus most homes currently in a flood plain will remain in it, and our flood insurance rates will probably not decrease.
- ii. **Stella Link Bridge:** Work on this bridge is now complete. As previously noted, the channel was widened on the south side, and the city and county worked together to substantially widen the sidewalks across the bridge. A pedestrian bridge will be also constructed downstream from Stella Link near the Lookout Court area off S. Braeswood.

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Project Brays (Cont'd.)

- iii. Buffalo Bayou Bridge: Work has commenced on this bridge, which will be completely demolished and rebuilt both higher and wider. The bridge will close on 1.18.21 and construction is expected to be complete in late 2021. Although one lane along North and South Braeswood in will remain open in each direction, expect serious traffic disruption during the project. North-south travel on Buffalo Speedway will not be possible after the bridge is closed, so plan on using Stella Link or Kirby to travel across the bayou. In addition, the West U reconstruction of a portion of Buffalo Speedway will also commence during 2021, so I would recommend avoiding travel on Buffalo Speedway for the foreseeable future.
- iv. South Rice and Chimney Rock Bridges: The contract for reconstruction on both these bridges has been awarded. Work is scheduled to commence in February, with construction complete in late 2021. Since a new span will be constructed for each, at least one north-south lane of the existing bridges will remain open throughout the project. The existing spans will be demolished after the new span is complete. But you can expect serious traffic delays while traveling east or west on both North and South Braeswood.