



HOUSTON PUBLIC WORKS CAPITAL PROJECTS

Avalon Place Neighborhood Sewer System Improvement Project

CIP No. R-002011-0089

PROJECT INFORMATION

Updated June 2018

About the Project Area

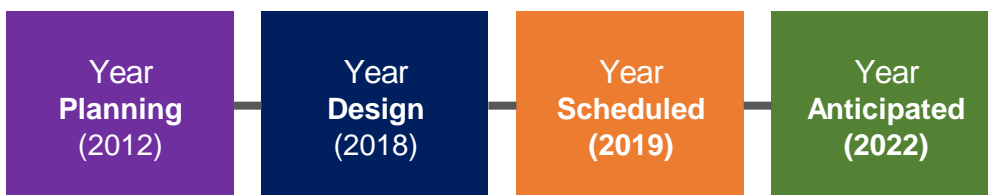
This Capital Improvement Plan project provides for the upgrade of neighborhood sanitary sewers, street pavement, storm and waterline replacements on select streets.

Project is generally bound by San Felipe (north), Westheimer (south), Kirby (west) and Driscoll (east).

The Avalon Neighborhood Sewer System Improvement Project is at 60% in the design stage.

The project is funded and programmed for construction in mid-to-late **2019**.

PROJECT TIMELINE



**Timeline subject to change.*

Public Input Meeting held:

Jan. 25, 2018

Meeting Location:

St. John the Divine Episcopal Church
2450 River Oaks Blvd.
Houston, TX 77019

Presenter:

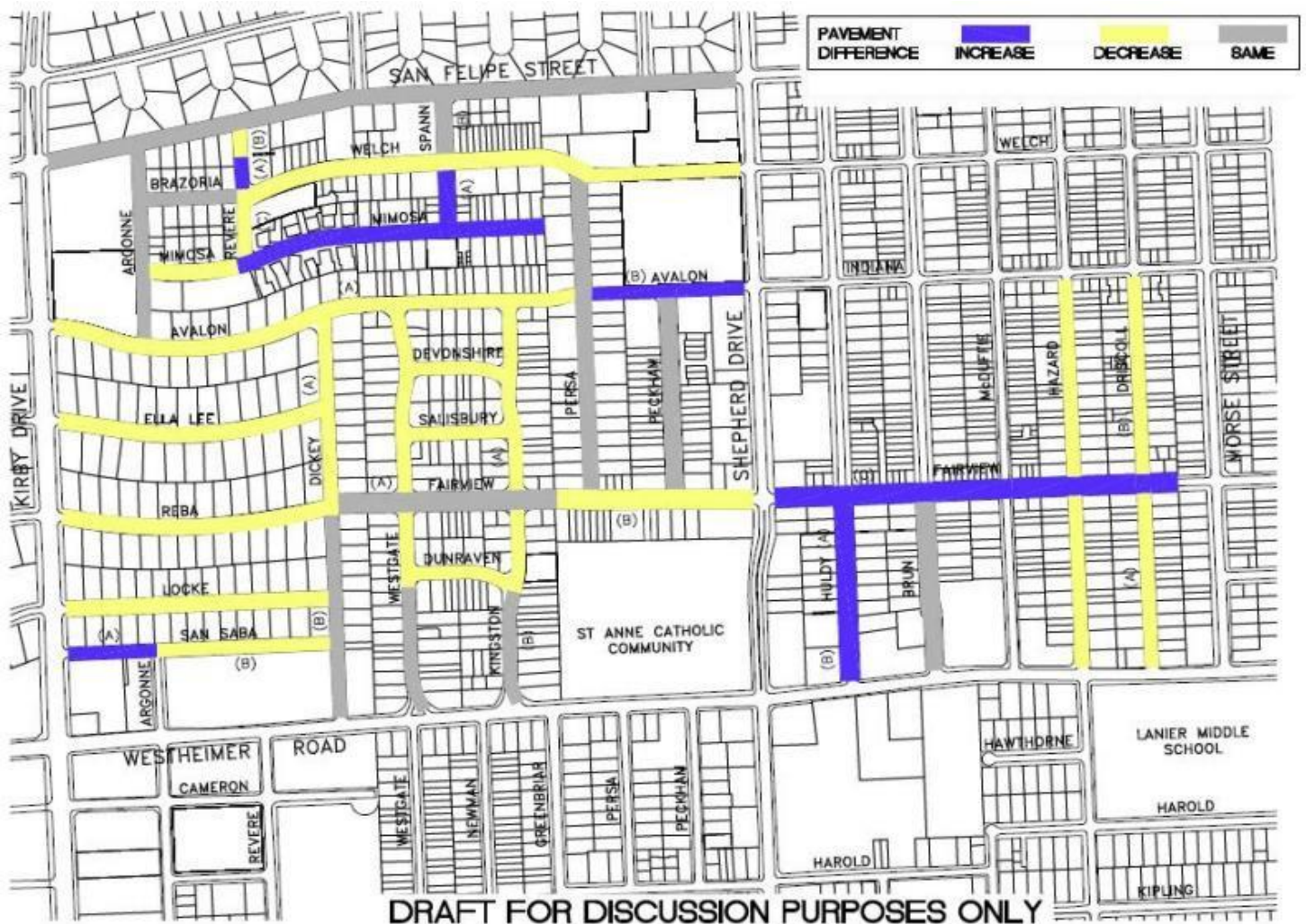
Markos Mengesha
Supervising Engineer
Houston Public Works (HPW)

Total # of Attendees:

68

Project Details

- Improve sanitary sewer, storm sewer, and water systems
- Improve pavement conditions
- Widening and narrowing of streets
- Improve pedestrian safety with construction of new sidewalks and improvements to existing sidewalks
- Improve bike accessibility



Avalon Place Survey/Public Comments

Survey Overview

On January 25, 2018, Houston Public Works hosted a public meeting at St. John the Divine Church. The purpose of the meeting was to solicit input from the community regarding the final design of the Avalon Place reconstruction project. A survey was created so that citizens could provide feedback on the most critical components of the project. The survey was created on the SurveyMonkey website and a link was provided to citizens by email, flyers and the Rebuild Houston website. Meeting participants were allowed to complete the survey on-site using tablets and other mobile devices.

The survey consisted of three Yes or No questions and one selection question:

- 1. Do you have concerns about the pavement plan?**
- 2. Do you have concerns about the sidewalk plan?**
- 3. Do you have concerns about the Fairview Street mobility plan?**
- 4. Which driveway option would you prefer for your property?**

**The total number of surveys received was:
134**

**Major Categories
or Areas of
Concern Are:**

[Pavement Plan](#)

[Sidewalk Plan](#)

[Fairview Street
Mobility Plan](#)

[Driveway Options](#)

**Comment
Period:**

Jan. 25, 2018
thru Feb. 28,
2018

**# of Surveys
Received:**

134

Avalon Place Survey/Public Comments

Survey Overview continued

Public comments were also requested for each category.

The **total number of comments** was: **511**

The location of residents completing the survey questionnaire is highly concentrated in the southwest quadrant of the project area between Kirby Dr. and Kingston Dr. in the east-west direction and from Ella Lee Ln, to San Saba St. in the north-south direction.

McDuffie St. was the second area that generated a high level of response.

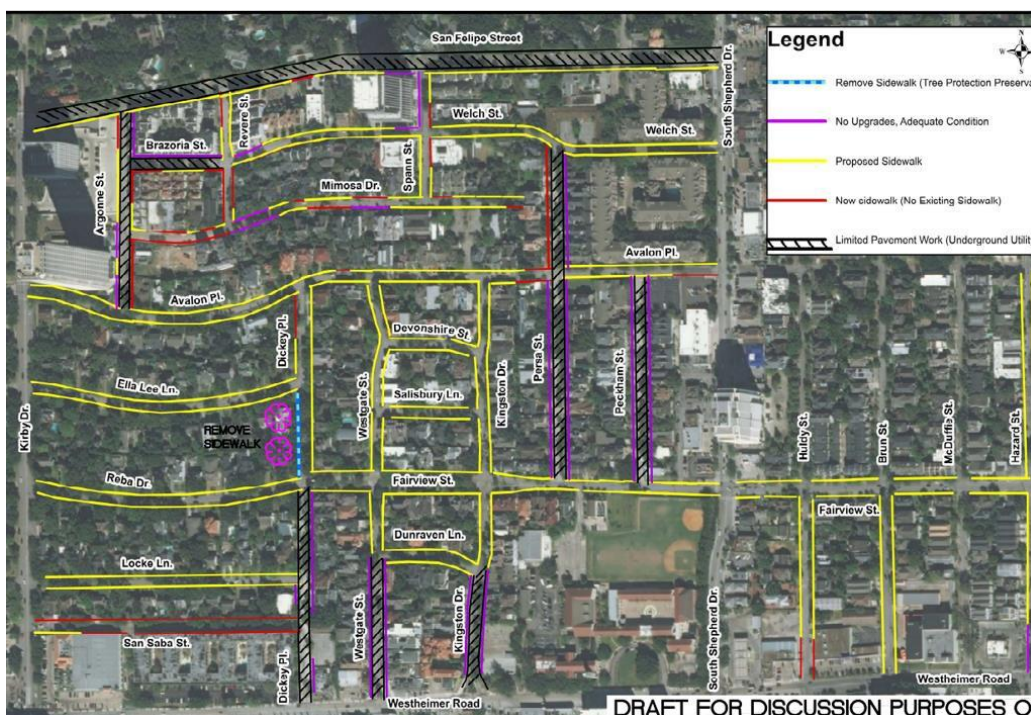
Major Categories or Areas of Concern Are:

[Pavement Plan](#)

[Sidewalk Plan](#)

[Fairview Street Mobility Plan](#)

[Driveway Options](#)



of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey Question

1. Do you have concerns about the pavement plan?

Survey Results

Primary Concern - Pavement Width

95% of responders are in favor of maintaining the existing pavement width.

5% of responders support the proposed pavement widths.

Citizens were concerned about pavement reduction due to:

- Existing on-street parking along both sides of the street
- Existing parking near intersections which impacts turning radius and site distance
- Amount of contractor parking in the area due to home improvements and reconstruction
- The difficulty of garbage trucks navigating the existing conditions

Major Categories or Areas of Concern Are:

Pavement Plan

Sidewalk Plan

Fairview Street Mobility Plan

Driveway Options

Total # of Comments on Pavement Plan:

107

of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey results and public comments on the pavement plan continued...

Additional Concerns:

- Residents on McDuffie St. requests that their street be reconstructed and included in the project.
- Concern about drainage in the project area was expressed.

City's Recommendations:

- **Maintain the existing 27 feet wide streets:**
 1. Avalon Place (Kirby Dr. to Persa St.)
 2. Devonshire St
 3. Dickey Pl, (Fairview St. to Avalon Pl.)
 4. Driscoll St
 5. Dunraven Ln
 6. Ella Lee Ln
 7. Kingston Dr
 8. Locke Ln
 9. Reba Dr
 10. Salisbury Ln
 11. Welch St
 12. Westgate St
- Attempt to maintain existing sidewalk and pavement widths where appropriate.

Major Categories or Areas of Concern Are:

Pavement Plan

Sidewalk Plan

Fairview Street Mobility Plan

Driveway Options



of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey Question

2. Do you have concerns about the sidewalk plan?

Survey Results

Primary Concern – Sidewalk Width

- 89% of respondents are in favor of maintaining the existing sidewalk width of 4 ft.
- 11% support the proposed sidewalk width of 5 ft.

Secondary Concern-Pedestrian Safety and Accessibility:

- A new sidewalk was requested along the east side of Kirby Dr., primarily for students walking to River Oaks Elementary School. (Request submitted to City's Safe Sidewalk Program).
- A new sidewalk was requested along the west side of Dickey Ln, from Locke Ln, to Ella Lee, primarily for children and the elderly.
- Construction of a new sidewalk along McDuffie St. for kids, residents, and to improve accessibility
- Repair existing sidewalks at various locations within the project area

Major Categories or Areas of Concern Are:

Pavement Plan

Sidewalk Plan

Fairview Street Mobility Plan

Driveway Options

Total # of Comments on Sidewalk Plan:

169

of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey results and public comments on the sidewalk plan continued...

Additional Public Concerns:

- 5% of responders oppose the construction of a sidewalk on the northern side of San Saba St. These citizens represent 53% of property owners on the south side of Locke Ln, with rear property lines adjacent to San Saba St.

City Recommendations

- Match existing sidewalk widths as much as roadway design criteria allows for the following streets:
 1. Avalon Place (Kirby Dr. to Persa St.)
 2. Devonshire St
 3. Dickey Pl, (Fairview St. to Avalon Pl.)
 4. Dunraven Ln
 5. Ella Lee Ln
 6. Fairview St
 7. Kingston Dr
 8. Locke Ln
 9. Reba Dr
 10. Salisbury Ln
 11. Welch St
 12. Westgate St
- Eliminate the proposed 5 ft. sidewalk on the north side of San Saba St.
- Remaining project area sidewalks will be re-evaluated on a case-by-case basis.

Major Categories or Areas of Concern Are:

[Pavement Plan](#)

[Sidewalk Plan](#)

[Fairview Street Mobility Plan](#)

[Driveway Options](#)



of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey Question

3. Do you have concerns about the Fairview Street mobility plan?

Survey Results

Primary Concern- Improvements to Traffic Signing, Striping, and Pedestrian Safety

- Overall, the main concern expressed was the perception of high vehicular speeds on Fairview St., east of Shepherd Dr.

Additional Public Concerns:

- 92% of responders supported or did not express concerns for the bike lanes.
9% of responders oppose bike lanes.
- 96% of responders supported or did not express concerns for reducing parking along Fairview St.
4% of responders oppose reducing parking along Fairview St.
 - The comments opposed to parking reductions are mostly-related to parking for the restaurant located at Hazard St. and Fairview St.

Major Categories or Areas of Concern Are:

Pavement Plan

Sidewalk Plan

Fairview Street Mobility Plan

Driveway Options

Total # of Comments on Fairview St. Mobility Plan:

109

of Surveys Received:

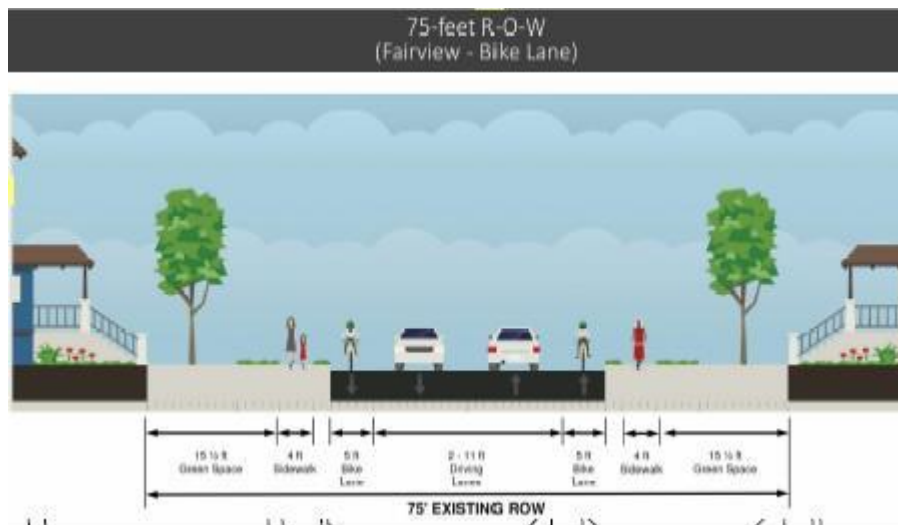
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Avalon Place Survey/Public Comments

Comments on the Fairview Street Mobility plan continued...

City Recommendations:

- Provide 2-11 feet wide travel lanes and 2-5 feet wide bicycle lanes from Driscoll St. to Persa St. This includes modifying the mobility through the existing intersection of Shepherd Dr. and Fairview St. to include bicycle movements across the intersection.



Major Categories or Areas of Concern Are:

[Pavement Plan](#)

[Sidewalk Plan](#)

[Fairview Street Mobility Plan](#)

[Driveway Options](#)

of Surveys Received:

134

Avalon Place Survey/Public Comments

Survey Question

4. Which driveway option would you prefer for your property?

Survey Results

Preferred Driveway Options:

- 71% of responders prefer **Option 1**- City of Houston Design Standard.
- 29% of responders prefer **Option 2**- City grades the subgrade to proper slope and homeowner works with their contractor to finish the driveway with their desired finish.
 - **NOTE: Owner pays for the work performed by their contractor with Option 2.**

City Recommendations:

- Coordinate with property owners prior to construction for owner's driveway construction preference.

Major Categories or Areas of Concern Are:

Pavement Plan

Sidewalk Plan

Fairview Street Mobility Plan

Driveway Options

Total # of Comments on Driveway Options:

126

of Surveys Received:

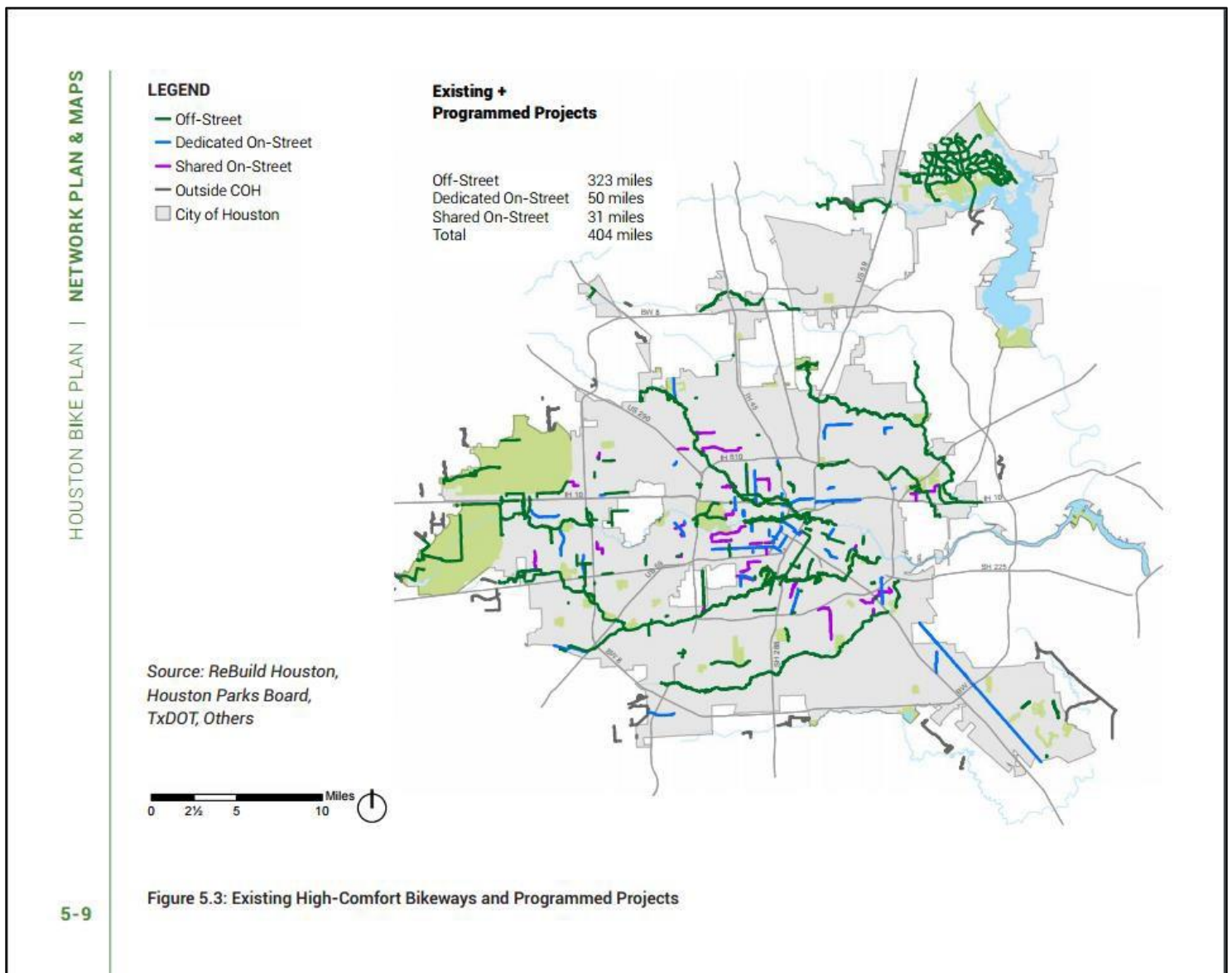
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About the Houston Bike Plan

The City of Houston developed the Houston Bike Plan through a 12-month planning effort to update the City's Comprehensive Bikeway Plan originally adopted in 1993. The City and the Houston region have made great strides in improving people's ability to bike to more destinations, earning a Bronze-level Bicycle Friendly Community award from the League of American Bicyclist in 2013. New trails are being built along our bayous, new protected bikeways have been installed, and more people are riding all over the city.

For more information, please visit:

<http://houstonbikeplan.org/about-the-houston-bike-plan>



About Complete Streets and Rebuild Houston

ABOUT COMPLETE STREETS

Houston Complete Streets and Transportation Plan (Executive Order 1-15) guides the development of mobility planning and design of the City of Houston street and drainage projects. This Executive Order identifies goals and steps to move the city toward the achievement of Complete Streets through the planning, designing, budgeting, constructing, and reconstructing of all transportation improvements. The Executive Order recognizes that all streets are not the same and that reconstruction of the public right-of-way (ROW) should strongly utilize context sensitive design, incorporating local development context, and also take into account the role a particular corridor plays in the region's multimodal transportation networks. The introduction of these programs, as well as other initiatives that address multimodal safety on the region's roadways, requires rethinking existing planning and design. Evaluating existing approaches ensures that projects developed and constructed by the City of Houston meet these objectives.

ABOUT REBUILD HOUSTON

The reconstruction of the City's street and drainage infrastructure following the guidelines of the Complete Street and Transportation Plan is made possible through resources provided by the ReBuild Houston Program. ReBuild Houston is a voter-initiated and voter-approved, Pay-As-You-Go program to address the City of Houston's street and drainage infrastructure needs in a systematic, prioritized and objective manner. ReBuild Houston is a part of the City's Capital Improvements Program (CIP) and the 10-Year plan for Streets & Drainage. Street & Drainage improvement projects are separated into three phases of planning, design, and construction which allows for a much more detailed and objective planning process that complements the City's established Capital Improvement Plan.

To learn more about the ReBuild Houston and Street & Drainage infrastructure improvement process visit www.rebuildhouston.org.