



**TIRZ 20 - Southwest Houston
Redevelopment Authority**

PUBLIC MEETING

AUGUST 15, 2024 | 6:00 -7:30 PM

LOCATION

Midwest Police Station
7277 Regency Square Blvd.
Houston, TX 77036

CONTACT

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HARWIN DRIVE CORRIDOR IMPROVEMENTS

SCOPE OF IMPROVEMENTS:

- Reconstruction of Harwin Dr. paving and storm sewer from Drew St. to Fondren Rd.
- A dedicated right-turn lane from eastbound Harwin Dr. onto southbound Fondren Rd.
- Four 11-foot-wide travel lanes with concrete curb & gutter (2 lanes in each direction).
- 6-foot-wide sidewalks and ADA accessible wheelchair ramps.
- Enclosure of approximately 500 feet of the existing drainage channel on the southwest side of the Harwin/Fondren intersection with a 10'x 6' reinforced concrete box.
- Construction of a 17.5-acre feet detention basin at 4121 Osage (Providing drainage mitigation for Harwin Dr. from Gessner to Fondren Rd.).
- Installation of approximately 800 feet of 8'x5' reinforced concrete box culvert to connect the new storm sewer on Harwin Dr. to the new detention basin.
- Replacing the existing 8-inch diameter asbestos concrete water line with a new 12-inch diameter water line within project limits.
- Asphalt resurfacing & open ditch drainage for Drew St. from Harwin Dr. to Glenmont Dr.
- Asphalt resurfacing & open ditch drainage for Glenmont Dr. from Drew St. to Fondren Rd.
- Street lighting along Harwin Dr. within the project limits.



PROJECT GOALS

- Improved Traffic Mobility
- Enhanced Area Drainage
- Increased Pedestrian Safety



CONSTRUCTION COSTS

Estimated \$5.5 million fully funded by Southwest Houston Redevelopment Authority



PROJECT TIMELINE

Estimated Phase Completion

- Design - mid 2025
- Construction - late 2026



HARWIN DRIVE CORRIDOR IMPROVEMENTS Frequently Asked Questions

- Question** *Will the project change Harwin Drive into a three-lane road?*
Answer **No. The project will keep Harwin Drive a four-lane road.**
- Question** *Will the project disrupt the businesses along Harwin Drive?*
Answer **There will be some minimal disruption during construction.**
- Question** *Where will construction happen?*
Answer **The construction will take place along Harwin Drive between Drew Street and Fondren.**
- Question** *When will the construction start?*
Answer **Construction is slated to start in mid to late 2025.**
- Question** *How long will the construction last?*
Answer **Construction is expected to last approximately twelve months.**
- Question** *How much will the construction cost?*
Answer **Construction is estimated to cost \$5.5 million.**
- Question** *Who will pay for the project?*
Answer **The project will be fully funded by the Southwest Houston Redevelopment Authority.**
- Question** *What is the scope of the project?*
Answer **The project scope includes the following list of improvements:**
- Reconstruction of Harwin Dr. paving and storm sewer from Drew St. to Fondren Rd.
 - A dedicated right-turn lane from eastbound Harwin Dr. onto southbound Fondren Rd.
 - Four 11-foot-wide travel lanes with concrete curb and gutter (2 lanes in each direction).
 - 6-foot-wide sidewalks and ADA accessible wheelchair ramps.
 - Enclosure of approximately 500 linear feet of existing drainage channel on the southwest side of the Harwin/Fondren intersection with 10'x 6' reinforced concrete boxes.
 - Construction of a 17.5-acre feet detention basin at 4121 Osage (providing drainage mitigation for Harwin Dr. from Gessner to Fondren Rd.).
 - Installation of approximately 800 feet of 8'x5' reinforced concrete box culvert to connect the new storm sewer on Harwin Dr. to the new detention basin.
 - Replacing the existing 8-inch diameter asbestos concrete water line with a new 12-inch diameter water line within the project limits.
 - Asphalt resurfacing and open ditch drainage for Drew St. from Harwin to Glenmont.
 - Asphalt resurfacing and open ditch drainage for Glenmont Dr. from Drew to Fondren.
 - Street lighting along Harwin Dr. within the project limits.
- Question** *Is reconstruction of the Harwin and Gessner intersection also a TIRZ 20 project?*
Answer **Yes, but as a separate TIRZ 20 project.**



HARWIN DRIVE CORRIDOR IMPROVEMENTS Project History

- Feasibility study for reconstruction of Harwin from Gessner to Fondren started in 2017.
- Feasibility study recommends drainage mitigation and need for approximately five acres of land for a detention basin.
- Search begins for suitable property to acquire for proposed detention basin in proximity to the project.
- TIRZ 20 decides to implement the project in phases to maximize time and resources. The first phase involves reconstruction of the intersection of Harwin and Gessner.
- TIRZ 20 authorizes design for the intersection of Harwin and Gessner in 2018.
- Harwin and Gessner intersection project construction begins in 2021.
- Construction of intersection is delayed due to massive unforeseen utility conflicts.
- Intersection project resumes construction in 2024 and slated for completion in 2025.
- Harwin Drive reconstruction project from east of the Gessner intersection to just west of the Fondren intersection is authorized in April 2022.
- Preliminary design of reconstruction project is completed in early 2023.
- Harwin Drive is required by City staff to be reconfigured from the existing four lane road to a three-lane road (one lane in each direction with a continuous left turn lane in the middle) in addition to 8' wide sidewalks on each side within the existing 60-foot-wide right-of-way.
- Public meeting is conducted in February 2023 to solicit public comments and feedback on the proposed three lane road for the Harwin Drive.
- Project is put on temporary hold based on the feedback received at the February meeting from local business owners.
- Local business owners present a petition with nearly 200 signatures to TIRZ 20 Board of Directors at May 2023 monthly meeting opposing the proposed three lane configuration.
- TIRZ 20 in coordination with the Houston City Council District J Office conduct a follow up public meeting in June 2023.
- Harwin Drive design reconsidered to remain a four-lane road and scope of the project is changed from a reconstruction project into a maintenance project.
- TIRZ 20 authorizes the design process to resume as a four-lane road in August 2023.
- Houston Public Works requests additional public meetings be held on November 7, 2023, and November 30, 2023.
- In January 2024, TIRZ 20 instructs the engineer to move forward with the final design as the four-lane road.
- Engineer submits 60% plans to Houston Public Works as a four-lane road maintenance project.

- At the May 2024 TIRZ board meeting it is reported that the project could incur significant cost overruns due to the possibility of replacing the aging storm sewer system and concerns from local business owners regarding disruption to businesses during construction. As a result, a committee is formed to address concerns and evaluate the project regarding a final design and ultimate outcome of the project.
- At the June 2024 TIRZ board meeting, the committee recommends a greatly reduced scope of work to satisfy business owners' concerns about disruption to businesses during construction and also to align the project costs with available funding.
- During the June 2024 meeting the TIRZ 20 Board announces another public meeting to introduce the new scope to the public.
- A public meeting is scheduled for July 9, 2024, at the Regency Square Police Station.
- The public meeting was rescheduled to August 15, 2024 as a result of Hurricane Beryl.