

ALTERNATIVES ANALYSIS

PREFERRED ALTERNATIVE: The preferred alternative is the proposed design of the residential lots, Sanderling Drive, and the wooden mat beachfront access as described above. The Applicant prefers the proposed project design because: (1) the current design allows the Applicant to construct the proposed roadway, residential lots, dune crossover, and wetland crossing for maintenance equipment so as impacts to jurisdictional areas are at a minimum; (2) due to the location of the waters of the U.S. and completion of the project to the required size specifications, Avoidance of all jurisdictional features is impossible; (3) the current project design allows the Applicant the ability to construct the proposed roadway in a fashion that allows for safe ingress and egress from the existing Rettilon Road, and provide safe beachfront ingress and egress to the beachfront for pedestrians.

RELOCATION ALTERNATIVE: A relocation alternative was analyzed and eliminated for the following reasons: (1) relocating the project within the immediate vicinity of the current project area would result in greater environmental impact to jurisdictional areas; and (2) this property and one neighboring property are the only properties in the immediate vicinity not under ownership by the Houston Audubon Society.

REDESIGN ALTERNATIVE: A redesign alternative was analyzed and eliminated for the following reason: any other design increases the impacts to the waters of the U.S. found throughout the property.