

Centro Mixed-Use Development (SWG-2016-00911)

Alternatives Analysis

Need and Purpose:

There is a local need within the City of Shenandoah for residential and commercial facilities. The purpose of the proposed project is to develop a mixed-use development to satisfy this growing need within City limits. Specifically, the development needs to be located in an area with proximity and easy access to major thoroughfares.

The Applicant is proposing to develop Phase 2 of the proposed Centro mixed-use development which will contain approximately four (4) acres of residential development and approximately 3.65 acres of commercial development which will include two commercial lots, associated parking lots, and access drives.

Alternatives:

No Action Alternative: Though the no action alternative would avoid all impacts to waters of the U.S., it would not meet the need and purpose of the proposed project. Therefore, the no action alternative is not practicable. If the Applicant did not develop this property, other developers would likely attempt to develop this site, as there is a high demand for residential and commercial facilities within the City of Shenandoah.

Offsite Alternatives: The Applicant is interested in the City of Shenandoah because of a demonstrated need for mixed-use development. A search within the vicinity of the City of Shenandoah for other properties was conducted before deciding on this location. Based on the multiple facets of the overall proposed project (phased residential development and commercial development), the Applicant searched for a site that met the following criteria:

1. The site had to be already owned by the Applicant or adjacent to land owned by the Applicant;
2. The overall site acreage had to be adjacent to the proposed extension of David Memorial Drive as proposed by the City of Shenandoah as David Memorial Drive would serve as the major access point for the development project;
3. The overall site had to measure between 10 and 20 acres in size to allow for the appropriate amount of development to be practicable; however, this proposed project had to measure between five (5) and eight (8) acres in size;
4. The specific Phase 2 residential site had to be located adjacent to the Phase 1 residential site (previously authorized by Nationwide Permit No. 29). This is required to allow for access coming from David Memorial Drive and to allow for an onsite presence of the management company as opposed to offsite;
5. The specific commercial site had to be located adjacent to the proposed extension of David Memorial Drive as proposed by the City of Shenandoah as David Memorial Drive would serve as the major access point for the development project;
6. The site had to meet the minimum separation requirements to other existing developments of similar nature; and
7. The site had to be able to easily connect to existing or proposed utility lines (gas, electric, water).

At the time the Applicant purchased the property, the preferred alternative (Offsite Alternative 1) was the only known property within the City of Shenandoah that met these criteria. The locations of the Offsite Alternatives are attached for reference.

Reproductions of the National Wetlands Inventory (NWI) maps were reviewed (attached at the back of this analysis) and illustrate that the alternative sites do not appear to be free of aquatic resources. It is understood that the NWI data is approximate and has not been validated in the field on these sites.

Table 1, below, is a summary of the selection criteria used to select the preferred alternative.

Table 1: Offsite Alternative comparison matrix.

Practicability Category	Factor	Preferred Alternative	Offsite Alternative 1	Offsite Alternative 2
Location	Owned by Applicant or adjacent to land owned by Applicant within City of Shenandoah	Yes	No	No
		Applicant owns the parcel and site is within City of Shenandoah.	Owned by others and is located within City of Shenandoah.	Owned by others and is located within The Woodlands.
	Adjacent to David Memorial Drive	Yes	No	No
		Site is adjacent to David Memorial Drive	Located East of David Memorial Road	Located south of David Memorial Drive on west side of I-45
	Adjacent to Phase 1 residential site (previously authorized)	Yes	No	No
		Site is adjacent to Phase 1 residential site	Site is not adjacent to Phase 1 residential site	Site is not adjacent to Phase 1 residential site
Size of Site	Between 5 and 8 acres in size	Yes	No	Yes
		Site is 7.65 acres in size	Site is 16 acres in size	Site is 8 acres in size
Logistics	Minimum separation requirements to other existing developments of similar nature	Yes	Yes	Yes
		Would be located far enough from other similar developments	Would be located far enough from other similar developments	Would be located far enough from other similar developments
	Available Utilities	Yes	Yes	Yes
		The site currently has access to utilities.	The site currently has access to utilities.	The site currently has access to utilities.

Justification for the Preferred Alternative

There are several critical items which led to the selection of the Preferred Alternative. The justification for Applicant's preferred site is provided below:

1. The site had to be located within the City of Shenandoah and needed to be located on land either owned by the Applicant or adjacent to land owned by the Applicant as it needed to be located adjacent to Phase the Phase 1 residential site. The site also had to be located adjacent to David Memorial Drive as this road serves as the access point for the Phase 1 residential site. Easy access to nearby businesses, retail markets, residential developments, hospitals, and additional thoroughfares are critical to a project's success. With direct access to David Memorial Drive, which is on the City's existing Major thoroughfare plan, this requirement is met.
2. The site had to be between five and eight acres in size. This site is 7.65 acres in size; therefore, this requirement is met.

3. The site had to be located to meet the minimum separation requirements to other existing developments of similar nature. This site has the appropriate separation distances from other similar developments.
4. The site had to have reasonable access to utilities. Due to the adjacent David Memorial Drive and Phase 1 residential site, this site would have direct access to the necessary utilities of water, gas, and electricity; therefore, this requirement is met.
5. Other Considerations – this site is also the Preferred Alternative because of the immediate adjacency to the Phase 1 residential development. This location will significantly improve the management of this project based on adjacency to Phase 1. Also, Methodist Hospital and Children’s Hospital opened within half a mile of this site recently. These hospitals are in addition to St. Luke’s and Memorial Hermann which are also within a half a mile of this site. The proximity to hospitals expedites critical care for the residents and patrons to the commercial portion of the project in the area.

The other alternatives evaluated did not meet the requirements for the project; therefore, they are not preferred.

Onsite Alternative: The preferred onsite alternative will cover 7.65 acres in size and will consist of approximately four acres of residential development on the west side of the site and approximately 3.65 acres of commercial development on the east side of the site. Approximately 0.98 acre of forested wetlands, 0.23 acre of emergent wetlands, and 0.93 acre of open water impacts would occur from developing the preferred alternative.

The preferred alternative is the least environmentally damaging practicable alternative because it meets the site criteria and the project purpose and need, while proposing the minimum necessary impacts to waters of the U.S. necessary to complete the project.



SHEET 1 OF 1 SHEET	DATE:	09/08/2017
	DESIGN:	CGH
	DRAWN:	CGH
	CHECKED:	CGH
	KHA NO.:	064468800

Alternatives Map

Centro
Shenandoah
Montgomery County, Texas



Kimley»Horn

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Owner Information

VESTAL, HUBERT

5959 FM 2 RD NAVASOTA, TX 77868-6532

Parcel Number: R47317

Site Information

0350-12-02400

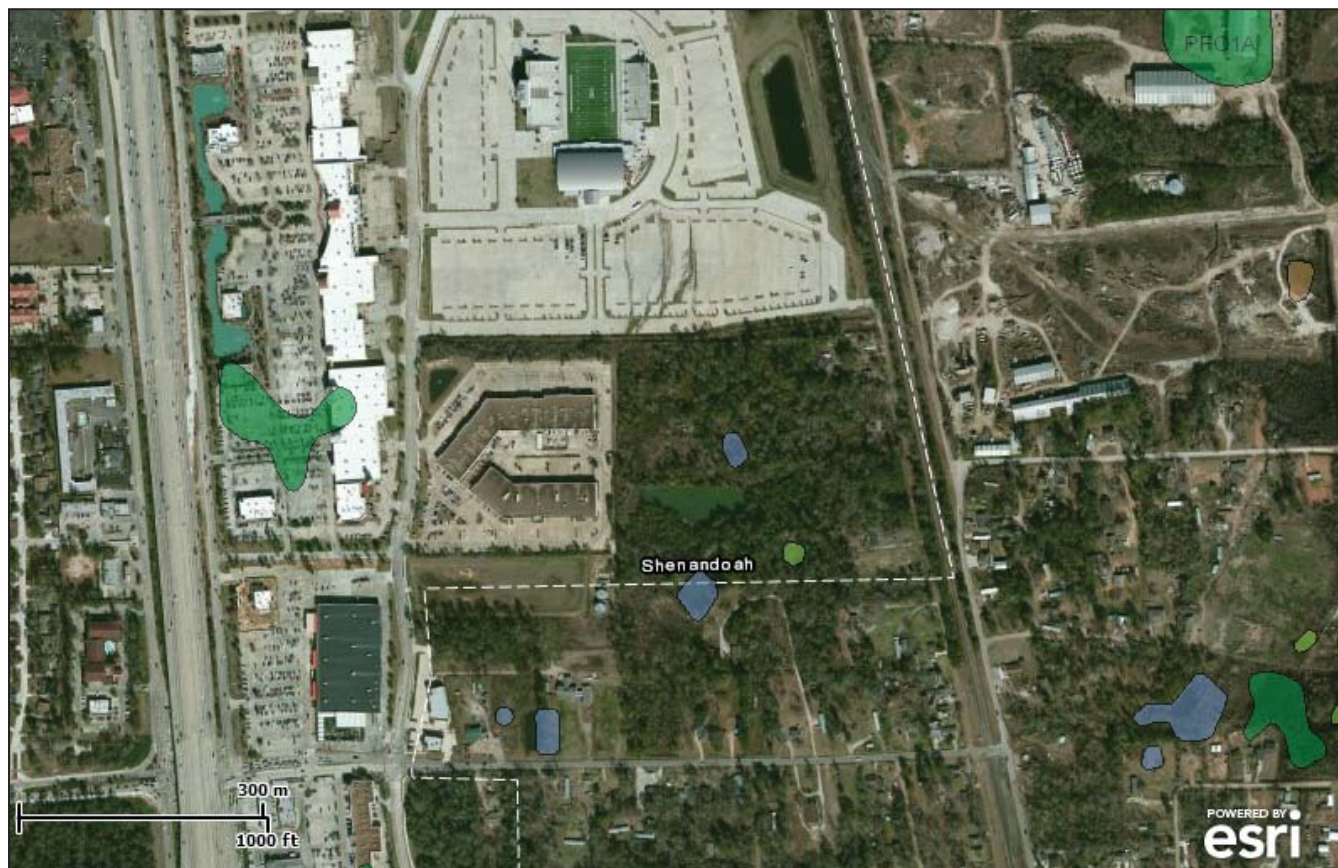
Neighborhood: Abst-A25E

Description: A0350 MONTG CO SCH LAND, TRACT 24, ACRES 1.000



U.S. Fish and Wildlife Service

National Wetlands Inventory



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:





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