

CHANGES COMING TO INWOOD FOREST

YENNY MATTEI
Realtor® | Boulevard Realty

Hurricane Harvey's historic storm surge caused flooding in parts of Houston that were previously not affected so drastically, including Inwood Forest. Like virtually all of Houston and the rest of the Gulf Coast, it isn't a question of whether we will have a major rainfall event again but how we will prepare for it. Even as a region that floods, we all know, there is no place we'd rather be!

The Harris County Flood Control District and the City of Houston are taking definitive steps to make Inwood Forest more resilient for future rainfall with the adaptive reuse of the Inwood Forest Golf Course into a stormwater detention basin. As you probably heard, the Inwood Forest Golf Course, a 226-acre property near Antoine Drive and W. Little York, was purchased by the City of Houston in 2011 for approximately \$9 million. A land use agreement stipulates that the property may only be used as parkland, for recreational purposes and for stormwater detention purposes. In a region like ours, detention basins store and slowly release water during heavy rainfall events to mitigate flooding. Since this detention basin will be immediately upstream of Inwood Forest, it could greatly help reduce the risk of flooding for this area in the future, along with other flood control projects in the area.

It gets even better. While the Harris County Flood Control District works on the design and construction of the stormwater detention, the City of Houston has a long-term plan to add amenities to the site that will turn it into sprawling public parkspace. The City could announce plans as soon as next fall, but to have an idea of what the result could be, take some time to visit Willow Waterhole in Westbury to see a great example of this sort of smart measure for flood resilience that boosts quality of life for residents nearby.



Phase I

The City of Houston is currently working with the Flood Control District to finalize the design and begin construction of Phase One, which includes Basin E as well as portions of Basins C and D. The project expects to create an estimated 300 acre-feet of new storage with this phase. Construction is anticipated to begin in October.

Recreational Opportunities

As owner of the property, all recreational opportunities will be determined by the city. The City of Houston is working on a landscape masterplan that will identify opportunities for recreational amenities. This plan will be available in the coming months. Funding would need to be secured to construct any recreational amenities at the site.

The largest basin, Basin C, is being considered by the City of Houston as a location for First Tee, a youth golfing program, which will likely occupy a portion of land within Basin C. The White Oak Conference Center is also located next to Basin C.

With the addition of recreational amenities, capacity within the basins to hold stormwater typically decreases.

Tree Preservation

In early 2017, a tree inventory was conducted on the Inwood Forest Golf Course property. Trees greater than four inches in diameter were tagged and documented according to size, species and general health. Suggestions for possible tree preservation zones were indicated as part of the inventory.

Residents may notice tags on trees. These tags indicate that the tree has been inventoried for planning purposes.

Following Hurricane Harvey in summer 2017, the project focus shifted to increasing stormwater detention volume to offset street flooding. To allow for maximum basin volume, many of the trees in Phase One will be removed. Where possible, a bank or banks of trees will remain.

Upon completion of Phase One, new trees will be planted.

Yenny Mattei

713.836.8243 | yenny@yennymattei.com



Not intended to solicit currently listed properties.



Realtor. Resource. Friend.