

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain**

To: All interested Agencies, the Houston Housing Authority, U.S. Department of Housing and Urban Development, FEMA- Texas Division of Emergency Management, Groups and Individuals

This is to give notice that the Responsible Entity under 24 CFR Part 58, City of Houston, Housing & Community Development Department (HCD) has determined that the following proposed action under the Community Project Fund (CPF) Grant and the Community Development Block Grant Disaster Recovery (CDBG-DR) Program, HUD Grant Numbers B-24-CP-TX-2136 (CPF) and B-16-MH-48-0001 (CDBG-DR) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and HCD will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed activity is known as the Edgewood Park Improvements Project, and it consists of two (2) projects assessed as one larger overarching project (a multi-use detention basin and a new community/recreation center, together with associated park improvements. They are assessed together despite the lack of federal funding for the center due to project aggregation under HUD 24 CFR 58.32, due to their common goal of improving the park and because of the recreational improvements in the basin.

The proposed project location is in Houston's Edgewood Park, located at the street address 5803 Bellfort, Houston, Harris County, Texas 77033, at and around the northeast corner of Southbank and Bellfort Avenue. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. There are no pending or preliminary maps associated with the subject property. FEMA Flood Panel No FM48201C0890M, effective date 5/2/2019. Climate Informed Science Approach (CISA) data is not available since the Federal Flood Standard Support Tool (FFSST) is no longer available as of May 7, 2025.

The total footprint of the site in which work will be performed is approximately eleven (11) acres, of which the vast majority, or 10.843 acres (2,682,503 sq. ft.) is in the FFRMS (100-year) floodplain. No part of the park is in the 500-year floodplain or the floodway. There is no Coastal High Hazard Area (V Zone), or Limit of Moderate Wave Action present. The project is not a critical action. There is no residential space associated with this project. By preventing flooding and potential erosion associated with storm events, this project is expected to benefit existing natural and beneficial functions (e.g. floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, also vegetation in the area) and provide for significantly enhanced flood control and mitigation for the surrounding community, which includes Houston's South Park neighborhood.

While the National Wetland Inventory (NWI) map does not identify any wetland on the subject property, there is an old detention pond located in the far southeast corner of the subject property that contains vegetation that appears to be potentially consistent with wetlands vegetation. The pond is an estimated 5,934 square feet (0.136 acres). Both respective City agencies responsible for each project, the detention basin and the community recreation center, have confirmed that the pond will be neither disturbed nor affected by the work being performed. If there are any changes in site plans where the pond has the potential to be affected, the pond will need to be tested by a qualified wetland biologist to confirm if wetlands are present or not, and if

there are, plans would need to be changed so that they do not affect any wetlands if at all possible, and if not, the environmental review would need to be revised to factor in proper wetlands mitigation.

The first of the two (2) Edgewood Park projects entails the development of a detention basin by the City of Houston Public Works Department (HPW), and the second project is the development of a new community recreation center.

DR15 6A Edgewood Park Detention Basin (Multi-Use Detention Basin (and Associated Park Improvements)): The scope of the project includes designing a multi-use detention basin in Edgewood Park and constructing park facilities such as bioswales, walking trails, benches, and pedestrian lighting. The improvements will be in the northern half of the park. The design includes a detention basin, new trails, a football field and landscaping, along with a basketball court and pavilion. The proposed basin is expected to cover approximately 3.5 acres, at an average depth of 2-3 feet, for a volume estimated at 304,920 cubic feet. Basin Budget Estimate: Total DR15 HUD Funded: \$3,425,470.00. CPF (HUD/Federal): - \$850,000.00. Total HUD Funding Estimated: \$4,275,470.00. CIP (Non-Federal): Grant #4042 - \$336,274.00. Grand Total: Detention Pond Construction and Design: \$4,611,744.00

Recreation Center (and Associated Park Improvements): The gym portion of the current Community Center was demolished after Hurricane Ike. The community room and restrooms continue to stay in operation and planning for a new community Recreation Center has been ongoing since that time. The new 12,500 square foot Edgewood Park Recreation Center is planned to be a gathering location for community residents of all ages. The center is designed to replace the original center that sustained heavy losses during and after Hurricane Ike in 2008, including the loss of the gymnasium. The existing center is only approximately 6,000 square feet, and while the new center will be over twice that size, it will comply with federal requirements at 24 CFR 55 and Chapter 19 local requirements by being elevated two (2) above the floodplain, and by any floodplain space displaced being offset by the detention basin. The finish floor of the building will be two (2) feet above the FFRMS (500-year) floodplain. There is an elevation certificate in place for the proposed recreation center renovation, and a final one will be issued as required before construction. Recreation Center Budget Estimate - \$8,734,000.00 total (\$8,590,000 construction, \$144,000.00 civic art and other; \$722,150.00 professional service contract, \$12,638.00 civic art contribution; \$110,000.00 pre-construction service, grand total \$9,578,788.00) - No federal funding for center.

Grand total for both projects is estimated at \$14,190,532.00.

Work for both of these projects will entail any needed demolition, along with pre-demolition site clearance, along with addressing any unforeseen or unexpected conditions on site.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the [floodplain/wetland]. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by HCD at the following address on or before November 18, 2025 City of Houston, Housing & Community Development Department, 2100 Travis Street, 9th Floor, Houston, Texas, 77002, Attention: Matthew Jenkins, Environmental Investigator V. A full description of the project may also be reviewed from 8:00 AM - 5:00PM CT at the above address or upon request to hcdenvironmental@houston.tx.gov. Comments may also be submitted via email to the aforementioned address, or left at (832) 394-6319. Appointments for office visits to view the project description/environmental review in person are recommended to avoid any potential for delays. HCD reserves the right to request verbal messages be followed up in writing if possible.

This public notice is published on the HCD website at <https://houston.tx.gov/housing/public-notices.html> as of November 3, 2025

Date: November 3, 2025