

May 6, 2019

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RE: Proposed high rise development of the Watermark Tanglewood at the corner of San Felipe and Tanglewood Blvd.

Dear Madam and Sirs,

This letter outlines our disappointment that your organizations are considering 1661 Tanglewood Blvd. as a site for the construction of a 20+ story retirement center residence and adjacent buildings virtually in our backyard. Tanglewood is and has always been a deed restricted single-family residence neighborhood. We believe there are ample other sites in Houston that are more appropriate to locate such a high-rise residential development. Given the numerous other existing and under construction high rise retirement community developments in the area, the area is currently oversaturated as well.

Primary Opposition to the Proposed Site

Here are the primary reasons we oppose the selection of this site:

- Dramatic impact to Tanglewood Boulevard and to our neighborhood generally. It would completely destroy the integrity of one of Houston's most beautiful and tree lined streets. Why would Hines / Watermark permanently mar the sacrosanct boulevard of our neighborhood? It is the heartbeat of our neighborhood and all families living in our community.
- Further, the ingress and egress off of Tanglewood Boulevard will create tremendous traffic and noise on an otherwise quiet residential enclave.
- This project will require a great amount of excavation for such a large structure. We are concerned about damage to our home's foundation and structures as well as disruptions of utilities (electricity, water, sewer, etc.) throughout the construction.
- Construction of a massive project like this on a one acre site. How do you plan to build without the cranes encroaching on our properties?
- Flooding risk to the neighborhood. The intersection of San Felipe and Sage is consistently under deep water whenever there is a major flooding rainfall. We have documentation (including pictures) of much of this flooding. This includes Tropical Storm Allison, the Memorial Day flood, the Tax Day flood, Hurricane Harvey and most recently the Fourth of July flood of 2018. While there was rampant street flooding during these events, no Tanglewood homes were flooded in this area. The current commercial building includes substantial grounds to help absorb the heavy rains that frequent Houston. If you now fill that space with a giant concrete base, where will that water go? Into our homes is the answer! The City of Houston drainage cannot currently carry the water away with the enormous piece of land soaking up some of the water. The additional taxing of the current wastewater and sewage capacity in the area necessary for your proposed project is unfathomable.
- The continuous barrage of ambulance / fire truck noise that accompanies assisted living facilities and of the like. In smaller facilities, practically every day there is a call to take an elderly resident to the hospital due to falls, healthcare issues, etc. I have seen it with my mother's, mother-in-laws and an elderly church member's [long-term](#) care facilities.
- The amount of additional traffic this will bring into and through the neighborhood. Neighbors have expressed concern about the increased traffic and driver's not using care to avoid hitting children, walkers, joggers and bikers on the heavily used Tanglewood Blvd. This is a high value family residential area and the level of additional traffic this would bring to the neighborhood is in no way appropriate.
- Exponentially decreased property values, including land and improvement. This is already a congested intersection at San Felipe and Sage. In no way will your imposing structure add to the values of ours or anyone else's property in Tanglewood. Rather, it will be a burden, and discouragement for people to want to buy homes anywhere near such a development.
- Noises and odors emanating from the building. Not to mention the prolonged construction, in a permanent manner we expect this in the form of large air conditioning units cycling on and off and/or cooling towers, chillers, early morning trash dumpster pickups. At present, the land is quiet and peaceful with a one-story office building occupied primarily by the Tanglewood Corporation.

- Number of years this project will take to construct. We expect this will take at a minimum two years to build and there will be all kinds of inconveniences to us.
- Permanent shade and lack of sunlight within at least a several block radius of the proposed site if constructed. We expect that proposed structure will permanently block sunlight and result in the death of vegetation and the fruit trees in our backyard. The shadows cast by this structure will most certainly permanently kill our grass, trees and plants and those of our neighbors; potentially for several blocks.
- Workers parking during the construction. Where do you propose to allow the workers to park for this project? On our neighborhood street? We already have lots of parking on the streets during the day. Where do you propose to locate supplies and temporary structures? Finally, we fully expect the shade of our front yard to be inviting to workers to sit down and have lunch on our front yard as they have done in the past, leaving behind all of their trash.

Additional reasons for opposing your construction:

- There are some 50-70 year old trees centrally located on the property that most likely will not be saved as a result of this enormous construction. These trees made it through the tremendous drought we experienced a few years ago, only to be mowed down to build a high rise.
- We understand there may be a bat colony present. Besides many being endangered, bats eat bugs and mosquitos.
- We expect we will have loads of flat tires from nails and other debris on both Tanglewood Blvd. and Sage from the construction. We have had builders drive bulldozers through our property and Marc has gone and stood in front of some to protect our property in the past.

We respectfully request that you pass on this site for your proposed retirement community in favor of a more appropriate area where the development actually adheres to the character of the neighborhood. There are plenty of commercial sites not within an existing prestigious neighborhood and street that would be more accommodating / have adequate parking, etc. for this massive high rise retirement residence. Despite all of this, if you decide to move forward with this structure, please know that we and many others we have spoken to in Tanglewood will oppose you at every turn.

cc: Councilman Greg Travis, City of Houston District G
Tanglewood Homes Association