

## **Hines presentation of 'The Southmore'** (placeholder name)

William Elsner, Hines Project Manager  
Jorge Munoz, Munoz & Albin Architects  
Bill Robinson, Landscape Designer

May 28, 2014, 12:00 pm  
Asia Society, Education Room

### In attendance:

Sandra Stevens, MPSN  
Angel Lenord, MPNA  
Cynthia Tang, MPNA  
Sean Murphy, MPNA President  
Fernando Mladineo, MPNA  
Penny Lindsey, MPNA  
Shavonda Johnson, CS, Councilmember Dwight Boykins  
Armin Porter, MPNA  
Greg Quinter, MPNA  
Russell Hruska, President MPSN  
Jarrett Shorten, Asia Society  
Holliday Stone, MPNA  
Leathe Allen  
Lori Chidgey, St. Paul's Methodist Church  
Nancy Baycroft, MPNA  
Chris Shield, MPNA  
Bevelry Mims Woods, MPNA  
Doreen Stoller, Hermann Park Conservancy  
Willard Homes, Museum of Fine Arts Houston  
Sara Dobbs, MPNA  
Kathleen O'Reilly, MPSN

Jorge Munoz provided an overview of what influenced the citing of the building and the major façade components. Primary influence is the Asia Society with its broad lawn and limestone wall that reaches out to define the green space. Included in the design of the high rise are floating planes of limestone to reflect Asia Society's limestone wall. Additionally Munoz indicated the designers' cognizance of the surrounding residential neighborhood with its numerous museums. Bill Robinson, landscape architect provided an overview of what influenced the green spaces. Hines provided an overview of project financials and logistics. Together, they also answered audience questions. The following have been taken from all three presenters and grouped by category.

### By the numbers

- 24 total levels
- 233 rental units (change to condos in the future is not out of the realm of possibility)
- 6-level garage
- 365 parking spaces
- Approximately \$4 million spent on the park area
- Rents approximately \$3/ square foot (current market)
- Goal of LEED Silver (Leadership in Energy and Environmental Design)

- The project is completely compliant with all City codes, including Houston's Chapter 42 Ordinance
- Hines will have a manager on site

#### Siting

- Project vehicular, service, pedestrian and visitor entries chosen to be as least impactful to neighborhood as possible
- The "park" (green space on northwest corner of the project) designed to enhance the green space in front of Asia Society
- A wind tunnel test was conducted. No negative impact determined to surrounding structures
- The project's structural foundations will follow the recommendations of the geotechnical report. No impact to foundations of surrounding buildings is expected; however, negotiations will provide monitoring of the adjacent resident for any signs of settlement
- The material and construction of the fencing separating the arcade from the residential property is under negotiation

#### Envelope

- Acknowledgement of the importance and scale of both the neighborhood and Asia Society.
- Asia Society envelope planes (size, relationships and materials) repeated on the project as part of the architectural dialogue
- Low reflectivity glass utilized to minimize outward reflectivity and to maximize nighttime views from the interior. Data on glass will be forwarded by Architect.
- The façade that faces Clayton has been designed to minimize glass. No negative impact on Clayton anticipated
- Approximately 35% of the envelope is glass
- The pedestrian level cladding is designed to be as transparent as possible
- South façade less transparent due to shielding items such as transformers, etc.
- Level 2 designed to make garage appear as only 4 levels
- A portion of the otherwise limestone clad garage levels will be clad in a warm gray perforated material. This is to allow for required air intake for the mechanically ventilated garage

#### Landscaping

- Dog park has been removed from the park
- Except for the sidewalk along Southmore that is to remain, the other three sidewalks surrounding the property will be rebuilt new and will be wider than the City required 5' minimum to enhance the pedestrian experience
- Specimen trees on Oakdale will be protected
- Specimen trees on Southmore will be protected
- No pedestrian crossway will be planned across the esplanade. There is a visual connection only between Asia Society and the arcade

#### Parking / Traffic

- Provided parking is slightly over that required by Code
- Parking for potential restaurant will be provided by valet service

- Traffic study by Brown & Gay Engineers has been completed. A noted outcome is that no parking on Oakdale will be allowed
- There is no contingency plan for traffic congestion. It was noted that the traffic study is reported to not have included the variable of the restaurant or that 30 living units have since been deleted
- Parking provided per unit is 1.5 to 1.6 spaces, which is close to market drivers

#### Amenities

- Approximately 3,000 square foot lease space at ground level facing the park. Communication with several potential restaurant operators has just begun. If no operator is chosen, the space will be used as a resident amenity space
- The park is intended to allow public use by day and restricted to resident use after hours
- Pedestrian level arcade facing the park along the same axis as the "front" of Asia Society with area to display artwork
- The ability to rent amenity space will no doubt be possible

#### Construction

- Abatement and demolition of existing buildings anticipated to begin within 30 days (approximately late June)
- Total construction anticipated to be 24 months beginning with site mobilization in September
- End of construction anticipated to be September 2016
- Construction staging (lay-down area) will be on site at the future park space
- Oakdale will likely be blocked off during construction
- Construction worker daily parking has yet to be confirmed
- It was requested to consider where construction traffic will access the site. Along major thoroughfares is preferred

#### Requests from Super Neighborhood:

- Provide glass reflectivity numbers.
- Provide written assurance from Hines that park will be open to the public.
- Provide parking plan for 24-month construction period. Off-site parking will avoid significant congestion within the neighborhood.
- Consider construction traffic access to site be routed along major thoroughfares.
- Work with Museum Park Neighborhood to support their ongoing efforts to improve the Museum Park medians. During construction protect the Caroline median in front of the 'Southmore,' and in consultation with MPNA provide improvements to the median, post construction.

*Meeting notes by Sandra Stevens and Greg Quintero and reflect the authors' collective understanding of the meeting.*