



GENERAL MEETING MINUTES

Date: Wednesday, June 4th
Time: 6:00 PM
Location: Clayton Library Carriage House

- 1) General Meeting Called to Order and Presidents' Report: (Greg standing in for Sean)
 - a) Meeting called to order at 6:09PM
 - b) May meeting minutes approved (also posted on the MPNA Website.)
- 2) Vice President's Report : (Greg) – No Report
- 3) Secretary's Report: (Sara) – No Report
- 4) Treasurer's Report: (Cynthia) – Copy of report distributed with breakdown of money designated to Livable Center Study.
- 5) Parliamentarian's Report: (Armin) – No Report
- 6) Committee Reports:
 - a) Membership Chair: (Fernando) – No Report
 - b) Community Engagement Report: (Sandy)
 - (1) Ice Cream sundaes will be available before the next MPNA General Meeting, July 2nd.
 - (2) New Wine & Coffee Bar to open at "Bosta" at the Park Binz building located at Binz & Chenevert. Neighborhood Association will be invited to a social hour on a Tuesday evening (\$5-\$10 cover charge.) E-mail with updated information to be sent out soon. The location will also be host to a new restaurant on the ground floor to be called "Museum Park Café."
 - (3) Lisa Qualls working on studio tour within the Greater 3rd Ward area to profile artists working in our neighborhood and surrounding area. Event likely to be held in July.
 - (4) Bodegas to host a "Summer Blues Event" to be held in August.
 - c) Quality of Life & Infrastructure: (Kathleen)
 - (1) Successful planting of 350+ roses and other bushes at esplanade end caps and along Main Street. Plantings well-received, some roses close to Blodgett were stolen. Benefit of plantings greatly appreciated and it's hoped will continue to other esplanades.
 - (2) The Greater SE Management District will maintain the plantings, but neighborhood support is needed.
 - d) Safety & Security Report: (AJ) – No Report
- 7) Old Business:
 - a) Hines Development Meeting Update: Rusty
 - i) Representatives from Hines held a follow-up meeting to last November's initial meeting with neighborhood and area stakeholders (MPNA, Super Neighborhood, St. Paul's Church, and Asia Society) at the Asia Society on Wednesday, May 28th. Updated information from the meeting includes: Plans have been approved and

are moving forward on 24-story, 250 unit High-Rise Rental Complex, with rents starting at approx. \$3000/per unit. The property that faces Southmore (formerly Novalash) will be a gated garden open to the public during daylight hours. The previously discussed possibility of a dog park in that location is no longer an option. The building will be long and narrow with a pedestrian entrance facing Caroline Street. Residents will have valet parking, and Oakdale Street will be closed during construction. Demolition of current buildings is set to begin in the next 30 days with construction concluding in September 2016. Architectural details are planned to “echo” aspects of Asia Society. Approx. 35% of the exterior will be glass. The glass used will be low-reflectivity—the least reflective possible—but will still be reflective. Ground floor intended to be as transparent to enable artwork displays. Discussions of having a restaurant similar to “Tiny Boxwoods” were held early in the planning stages, but no restaurant plans have been confirmed. If a restaurant is not included in the final plans, the 3000 sq.ft. would be used as additional amenity space for apartment residents. Landscaping will maintain as many of the large, signature trees as possible—(esp. along Southmore and Oakdale) with removal of hackberry trees and smaller trees along the north side. Current City-of-Houston-approved traffic study indicates an increase of 85 additional vehicles during peak hours, but Hines did not have sufficient information to answer traffic study questions in detail, and has no contingency plan if traffic study underestimates resulting traffic impact of high-rise and potential restaurant site. Distinction between overall traffic flow and parking issues is needed, taking into consideration the proximity to the METRO rail line. The original plans for the high-rise included an additional 30 units. Although the property is being developed as rental property, it could convert to condominiums at a later date. Stakeholders attending the meeting have asked Hines to provide reflectivity numbers for the glass, written assurance that the park will be open to the public, a comprehensive parking plan for the 24 month construction including where construction workers will park, a plan for ingress and egress of large construction vehicles, and preservation of the esplanade on Caroline & Southmore during construction as well as maintenance of the esplanade over the long term. In summary, the high-rise has been modified from its original rendering with input from stakeholders, and some changes have been implemented in the new design.

- ii) Neighborhood complaints associated with increased general construction in the neighborhood and surrounding area: most developers will respond to feedback regarding the job-site (e.g., standing water, nails.)

8) New Business:

- i) Carolyn Sumners reported that TXDOT is closing the alley between San Jacinto and Caroline. Gang graffiti is on the increase in the neighborhood. Clean up of the consulate area with emphasis on the parking lot north of Rosewood is greatly needed.
- ii) Flyers distributed detailing a Neighborhood Summer Camp for Elementary Students. Variety of activities offered from 8AM-6PM.
- iii) METRO has announced a new “Re-imaging Study” with meetings to take across the metropolitan area. More information available at RideMetro.org.

9) Meeting Adjourned approximately 7:01PM.

Minutes recorded by MPNA Secretary, Sara Dobbs