

JOINT BOARD MEETING
Museum Park Neighborhood Association (MPNA)
Museum Park Super Neighborhood Association (MPSNA)
Wednesday, April 27, 2016 5:30 pm
Clayton Library Carriage House

MPNA Board Members Present: Janet Fayle, Sean Murphy (via video) Kathleen O'Reilly, Greg Quintero, Sandy Stevens, Cynthia Tang, Cindy Woods

MPSNA Board Members Present: Ernesto Maldonado, Susan Young, Alex Triantaphyllis

Museo Plaza Development Representatives Present: Dr. Mike Mann, Owner; Jim Casey, Senior Managing Director, Trammell Crow Company; W. Brandon Houston, Principal Development & Investment, Trammell Crow Company; Chip Trageser, Landscape Architect from O.J. Burnett (OJB)
Also Attending: Barbara McGuffey, CM Boykins, Harry and Cathy Loveys

Jim Casey began by saying the Museo Plaza team has been at work on this project for over 2 years and believes that it be a world class facility that would set the neighborhood standard. This is the second of several meetings to reveal the project. They are requesting the neighborhood's opinion because this is a unique, one-of-a-kind neighborhood.

Dr. Mann stated that he was concerned for the transient population in the area but believes they detract from the neighborhood and impact the safety of his employees. His Mann Eye Clinic has outgrown its current location and he would like to see a world class compound that would improve and beautify the neighborhood while improving property values.

The project is presented as a unique, one-of-a-kind mixed use neighborhood development on three city blocks bounded by Main St., Fannin, Southmore and Wichita. The project will include a hotel at the current site of Mann Eye clinic with 150-180 keys, a residential tower with 300 units north of the hotel, and a medical office building east of the hotel. All will be linked by a pedestrian plaza/"green space" replacing Palm Street. A restaurant is planned on Palm St. along with a Performance Pavilion on Palm St. facing Main. Green space is considered the primary driver for success because a successful green space gives more opportunity for restaurants and retail to succeed. Parking will be above ground and Southmore will be required to be widened by the developer for the length of the project. Private ownership should deter the transient population.

After the Presentation issues of concern were discussed by the two boards:

- The effect of the project on public right-of-way for the Museum Park neighborhood. Our East-West access and egress has already been diminished by 50% due to Metro light rail and past closure of a portion of Calumet St. and is further threatened by the potential lowering of Hwy 59 and closure of Caroline. While a small street, Palm is an important point of access to our neighborhood and its closure would further isolate a unique center of culture. Museum Park Neighborhood is in danger of becoming an island, impeding access for emergency vehicles, motorists and pedestrians. The Livable Center Study (LCS) goals should be consulted.
- The abandonment of Palm St. by the City of Houston gains nothing for the neighborhood and forces all services and vehicular access to Southmore and to Wichita. The through pedestrian way will be blocked aby a restaurant and a structured pavilion. All new developers will look

at the tactic of right-of-way abandonment as an easy way to gain one-third of an acre and make two 1.4 acre parcels into a 3.1 acre parcel.

- We need to follow up with the City regarding where the proceeds from the sale of the street will go - to the neighborhood for improvements or to the City General Fund.
- Southmore is a primary entrance to the Museum District and service of the loading docks on Southmore and Fannin isn't workable from a traffic perspective and isn't in alignment with current outward facing pedestrian amenities. Service areas of the project will increase traffic backup and are seen as disruptive with increased noise from delivery trucks and other large service vehicles.
- Physical concerns with the development itself include
 - The project faces inward with its back to the street
 - The loading docks on Southmore and Fannin
 - The widening of Southmore StreetThese are contrary to the Livable Center Study goals
- The proposed "green space" in the renderings appears much larger than it can be in reality with the actual existing width of the street. and access to the "green space" may be limited. If the public right of way is sold, there is no guarantee that it will remain open to the general public.
- The scale of the project is a concern. The critique is not "it's too big," it is the "specificity of the space: traffic and climate are not yet integrated into the plan ideas."
An updated and correct traffic study of the project needs to be completed. The baseline for traffic in Museum Park is lower than it should be. Current analysis doesn't consider the "Special Destination" trips accurately and doesn't consider impacts from overall development. The three buildings would reflect the setting sun and heat onto the pedestrian plaza, doubling the discomfort of people on the plaza. If the conventional logic is "green space sells ground floor retail space, the micro-climate of this green space was not placed before convenience of traffic movement.
- The beautiful mature canopy vista on Main will be interrupted by Main St. access. Vistas should be maintained.

The consensus of the Boards is that Palm Street should maintain vehicular access.

The Museo Plaza Development team will be invited to make a presentation on the project at the MPNA General Meeting on June 1, 2016.

Respectfully Submitted,
Janet Fayle
Secretary, Museum Park Neighborhood Association