



June 10, 2016

Dr. Paul M. Mann
Mann Eye Center
5111 Main Street
Houston, TX 77004

Dear Dr. Mann,

The Museum Park Neighborhood Association Board and members thank you and your team for attending the MPNA General Meeting on June 1, 2016 at the Houston Museum of African American Culture. The presentation and the responses to our questions were very informative and we appreciate being kept up to date on the planning for the Museo Plaza development.

As promised, please find attached a list of the questions and responses from the meeting as well as a list of questions and comments from the 41 cards submitted at the meeting. We look forward to your responses regarding the questions.

We appreciate your interest in the neighborhood and look forward to working with you.

Sincerely,

Janet Fayle

Janet Fayle
Secretary
Museum Park Neighborhood Association

Att.

CC: Mr. W. Brandon Houston
Trammell Crow Company
2800 Post Oak Blvd, Suite 2300
Houston, Texas 77056

Questions and Comments Regarding the Museo Plaza Development

Questions posed at the MPNA General Meeting, 6-1-16 at the Houston Museum of African American Culture

Question 1: Who would control the green space? Would it be public or private?

Developer Response: There's not a clear answer, yet. In order to make it private, Palm Street would have to be purchased and the green space privately supported.

Question 2: How would the traffic from the hotel and residence tower be handled?

Developer Response: That is still being worked on. All would have garages with access to Wichita, Main, Southmore and Fannin. The hotel would have 2 points of access to mitigate congestion. A traffic study has not been done. There would be no entrances on San Jacinto or Fannin.

Question 3: Where would service entrances be located?

Developer Response: Service entrances would be on Wichita and Southmore streets.

Question 4: How many rooms will the hotel have?

Developer Response: That has not yet been decided but approximately 150. It is possible that the garages could be both above and below ground but below ground adds expense to the project.

Question 5: What will happen to Southmore Street which we consider a "boulevard entrance" to the neighborhood?

Developer Response: The project façade on Southmore will look good. A lane will be added to Southmore for the length of the development, a requirement of the City. The land for the lane will be taken from the development property.

Question 6: What are the plans for retail and how will parking be addressed?

Developer Response: We plan for the area to be a 24-7 active environment with a mixture of casual and high end restaurants, coffee bars etc. We are designing garages to handle retail parking which is regulated by City of Houston ordinance – for restaurants 8 parking spaces per 1,000 sq.ft. of gross floor area. We are working to avoid running out of parking!

Question 7: How do you plan to handle the transient/homeless population around the development?

Developer Response: Having the space remain public will allow the City of Houston police to maintain a presence there and having it be active 24-7 will make it safer.

Question 8: What is the timeline for the development?

Developer Response: A lot will depend on required City approvals and permits such as building permits, traffic studies, platting to make sure nothing is outside the property lines. The first construction would be the medical office building which would take about 8 months. The residential tower construction would begin within one year after completion of the medical office building and the projected date for beginning construction on the hotel is 2018.

Question 9: Has a traffic study been done?

Developer Response: Planning for the traffic study is currently underway. It will be conducted by Kimley-Horn and reviewed by City of Houston Civil Engineers.

Question 10: Will the residential tower be condominium or rental and how many parking spaces will it have?

Developer Response: it is currently planned to be rental. The number of parking spaces depends on how many one, two, or three bedroom units there are.

Question 11: Will there be a transit stop at the development?

Developer Response: We have not yet approached Metro about a transit stop but it would be nice to have one.

- All comments and questions will be distributed to the developers and Dr. Paul M. Mann.

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List of Questions and Comments from Cards Submitted at the 6-1-16 MPNA General Meeting

- 5-1-16; Re Restaurants; Have at least a “modest” one - like LaMadeliene or Cafe Express—Love ideas of a closed Palm St plans you have.
- Please address the look/changes to Southmore (esp north side) between Main & Fannin [what can the First UU Church anticipate?] Oak trees to remain?
- Is the Palm closure a viable option still?
- Why are the service & entrances still on Southmore? Could these be moved to face Palm & not our gateway to the neighborhood?
- Traffic on Main, Southmore, Fannin San Jac addressed! Undecipherable – could be “Loading areas!”
- 1)What do we know about impact of traffic from high rises under construction? 2)I would like to see an arts film theatre..... bus to IAH
- How much traffic are planning & how will it add to the 2 towers already under construction on Caroline?
- Who would control the green space? What guarantees the green space happens? Green space was promised before on a closed street & did not happen
- Please build this. This project is exactly what the hood needs. My family/friends would frequent this spot year round.
- Please build! I am a member and I support this
- Almost no one uses Palm; build the full park;
- MANY OF US SUPPORT CLOSING PALM ST. TO MAKE GREEN SPACE & PARK.
- We love City Centre and would love to see the same green space here; Thanks
- You repeatedly referred to the abandoned Palm Street development as a “park”. Would you develop, the space as a public park and fund continuing maintenance of the “park”? If not we have a no assurance the function will be continued as a publicly accessible park.
- You keep calling it a Park. It is private so will it really be open access?
- How about a park or green area at the entrance from Downtown from Caroline St?
- What City approvals are required & is there a schedule for those approvals?
- How do you propose to handle all the traffic that would result from a hotel and residential tower?
- Is the residential tower condo or rental and will each unit be allotted 2 parking spaces to have residents not parking on the street.
- Presently, Wichita St, Main St to Fannin, is often littered (clogs storm sewers). Can your company keep your property area clean, as of now? Thanks
- How tall/large are the buildings
- 1) How tall will the hotel be 2) What is the Brand of Hotel 3) How many residences in the apt complex
- What Hotel? Hyatt? Will all property be private? Any public?
- Is it still a 54 story tall
- Are you staying in the footprint shown. There is a preschool across – will it be left alone?
- Are there discussions about an additional rail stop @ this development- Palm or Wichita?
- Who is funding and how much are you investing
- Are you willing to set up an escrow fund to cover promise not delivered
- NO WEDDING VENUES
- A performance venue isn’t needed in Museum Park or wanted
- Retail – Gift shop (like Events), Art Gallery, Dry Cleaners; Restaurants/Bars/etc – CoffeeShop w/ locally roasted coffees, Wine Bar- for grown ups-not millennials
- Resident is interested in a good bbq restaurant, coffee shop, a 3rd chocolate bar?!; Casual not very-chainy places. bike racks please.
- We would like a restaurant similar to Ruggles Green in price and quality

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- Consider placing a grocery store at the bottom of one of the buildings; It will be a great contribution to the plaza & community
- Do you envision a grocery store (e.g., Whole Foods) in the plaza?
- Food Trucks; Parking? Mexican Consulate (can't read)
- We have a large/growing transient/homeless colony at Wheeler/Main. Is it being addressed?
- What is the estimated # of retail shops? Restaurants? Service?
- What is the Planned square footage for non residential, office or hotel? What %



Livable Center Study Comments June 1, 2016 MPNA - comments made on the LCS Character Standards and Parking Benefits boards, the comments remain on the LCS posters as part of the record if anyone wishes to see them:

- **Character Standards Board –**
- Don't close Palm Street
- We voted to not close Palm. Please follow through.
- Preserve existing old shady trees
- Plant trees for future shade.
- Definitely in favor of height cap for neighborhood.
- Hotel no taller than 10 stories! That is "boutique" height most acceptable. Higher buildings should be on the neighborhood fringes.
- Consider building apartments (high rise) at the end of Caroline, closing off the dangerous fringe and connect to Community College.
- PLEASE limit building heights to 6-8 stories and place building more on the perimeter of the neighborhood.
- More gap of no parking break at corner to ensure visibility of oncoming traffic at stops signs
- Need a stop sign at flower garden entrance (Centennial Garden?)
- Sidewalks wide enough for people going in opposite directions to pass
- Dog poop stations
- Dips bt sidewalks/ramps are impassable, need correcting.
- Sidewalks should be universal and wide enough for 2-way foot traffic, at least 5 feet wide.
- Invert parking and bike lanes (schematic with arrows showing parking in outside lane adjacent to travel lane, bike on inside lane adjacent to curb)
- 11' lanes are TOO wide. Please set a maximum of 10' (ten foot) vehicular lanes. This results in self-regulating (slower) speeds.

- **Parking Benefit District**
- One comment for,
- One comment against.
- Parking initiatives will require specific study and work with CoH.