

Museum Park Neighborhood Assn. June 1, 2016 General Meeting

Presentation - Comment Cards submitted at June 1, 2016 MPNA meeting

- Almost no one uses Palm; build the full park; We love City Centre and would love to see the same green space here; Thanks

Developer Response: Thank you for your comments, and we think the park will add a unique and desirable amenity for the neighborhood and for the tenants and patrons of the development.

- 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!

Developer Response: Thank you for your supportive comments.

- 5-1-16; Re Restaurants; Have at least a “modest” one - like La Madeleine or Cafe Express—Love ideas of a closed Palm St plans you have.

Developer Response: We agree that the restaurant mix in the development needs to have a variety of options and price points. We will market to tenants such as those you suggest above.

- MANY OF US SUPPORT CLOSING PALM ST. TO MAKE GREEN SPACE & PARK.

Developer Response: Thank you for your supportive comments.

- Please address the look/changes to Southmore (esp. north side) between Main & Fannin [what can the First UU Church anticipate?] Oak trees to remain?

Developer Response: The City of Houston requires all new developments along Southmore to add another lane for traffic. Therefore, the Oak Trees on the north side of Southmore will be removed to make way for the City's new traffic lane. However, we will plant new oak trees along Southmore, as well as within our overall development. Over the next 12-18 months our development plans along Southmore will be more detailed and we can provide more information as to how Southmore will look once our property is redeveloped.

- Is the Palm closure a viable option still?

Developer Response: Yes, the Palm Street closure is still an option, but in order for the closure process to move forward expediently, the neighborhood must support the plans to close Palm Street.

- Why are the service & entrances still on Southmore? Could these be moved to face Palm & not our gateway to the neighborhood?

Developer Response: The plans for each tract/phase are not finalized and are subject to change. We want to work with the neighborhood, our prospective tenants, and our design team to determine the best ingress/egress for the project, as well as how to efficiently service the businesses/development. Because we too recognize Southmore as a well-traveled thoroughfare, and the Southmore side of our project as a

prominent façade, we will not compromise the aesthetics of the project even if it is optimal to place service entrances on that street. We look forward to working with the neighborhood to explore all design options.

- Traffic on Main, Southmore, Fannin, San Jac addressed! Undecipherable – could be “Loading areas!”

Developer Response: Same response as previous question. In a mixed-use infill context, all facets of the development need to be aesthetically pleasing and additive to the way tenants, guests and the community interact with the development. Accordingly, practical necessities such as loading will be integrated seamlessly without detracting from the project or community.

- 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

Developer Response: Construction traffic during construction will be early in the morning and in mid-afternoon. Deliveries of construction materials could be throughout the day. However, all of this will be finalized once a general contractor is on the team to help us plan construction logistics.

As for an arts film and bus to IAH, we will look into both when we begin the marketing and leasing of the project.

- How much traffic are planning & how will it add to the 2 towers already under construction on Caroline?

Developer Response: We are currently conducting a traffic impact analysis, and do not have the results at this time.

- Who would control the green space? What guarantees the green space happens? Green space was promised before on a closed street & did not happen

Developer Response: The control of the green space depends on the actual owner. If the developer is able to purchase Palm Street from the City of Houston, then the developer will own and control the green space. If the City continues to own the right of way and leases the space to the developer, then the City and the developer could jointly control the green space.

If we are able to move forward with the project and acquire Palm Street, it will be planned and used as a green space. We have no other plans but to use it as green space. The only guarantee we can make is that we do not have to acquire the street until we know the project will move forward, in which case creation of a green space out of Palm Street will greatly benefit our project, and therefore we will be incentivized and happy to proceed accordingly.

- You repeatedly referred to the abandoned Palm Street development as a “park”. Would you develop, then designate 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.

Developer Response: If we are able to execute our development plan as shown, we have no use for Palm Street other than green space for the project. If we purchase Palm Street from the City, then we will be responsible for the maintenance of the park, and that maintenance and use may be made binding by a set of Covenants,

Conditions and Restrictions filed in the public real property records. If we lease the Palm Street Right Of Way from the City for green space then we will be responsible for the long-term maintenance pursuant to an agreement with the City. Only the City would then be able to change the use. We feel converting Palm Street to green space benefits our development and community more so than any other use.

- You keep calling it a Park. It is private so will it really be open access?

Developer Response: Yes, if the green space or park is owned by the developer, it will be open to the public.

- How about a park or green area at the entrance from Downtown from Caroline St?

Developer Response: Not sure we understand the question, so please clarify exact location.

- What City approvals are required & is there a schedule for those approvals?

Developer Response: Depending on the final project design, the developer will require many City approvals. At this early stage in the design process, we do not know the final approvals required or the schedule for approvals.

- How do you propose to handle all the traffic that would result from a hotel and residential tower?

Developer Response: We are currently conducting a traffic impact analysis, and do not have the results at this time. Nonetheless, minimizing any negative effects of traffic in and around our project is critical to tenants, users and the communities' enjoyment of our project, and therefore our success. Therefore, we have and will continue to focus on maximizing the efficiency and minimizing the impact of vehicle traffic associated with the project. In addition, given the project's location near the light rail and amidst an increasingly walkable neighborhood, we hope to draw a high share of tenants and visitors who chose alternative modes of transportation.

- Is the residential tower condo or rental and will each unit be allotted 2 parking spaces to have residents not parking on the street.

Developer Response: The parking facilities for the multifamily tower will be designed with different ratios depending on the number of bedrooms in each unit, but nevertheless will be designed to meet or exceed the parking requirements of residents.

- 1. 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

Developer Response: Thank you for your comments, and we will look into the issue.

- How tall/large are the buildings

Developer Response: We have just begun the design process, but the hotel and office building could be around 10 stories tall and the residential tower could be over 40 stories tall.

- 1) How tall will the hotel be 2) What is the Brand of Hotel 3) How many residences in the apt complex

Developer Response: The hotel could be 10+ stories tall, and we do not yet know the brand. The residential tower is planned to have between 300 and 325 residential units.

- What Hotel? Hyatt? Will all property be private? Any public?

Developer Response: We have not determined a hotel brand at this time. The development will be private with Palm Street as the only possible public ownership component, which is consistent as of today.

- Is it still a 54 story tall

Developer Response: We have not finalized the height of the residential tower. The tower is currently planned to be 40+ stories tall.

- Are you staying in the footprint shown. There is a preschool across – will it be left alone?

Developer Response: Yes, we have no plans or legal rights to develop anything outside of the property lines and setback restrictions on the tracts that we own.

- Are there discussions about an additional rail stop @ this development- Palm or Wichita?

Developer Response: We have not had any discussions with Metro, but we plan to discuss an additional rail stop location with Metro in the near future.

- Who is funding and how much are you investing

Developer Response: The project will be privately funded. The developers of the project will be funding each project with a mix of investors and lenders. The final investment amount is not finalized.

- Are you willing to set up an escrow fund to cover promise not delivered

Developer Response: We do not understand the question. Can you please clarify?

- NO WEDDING VENUES

Developer Response: We have no plans to develop a wedding venue, but the hotel may pursue wedding reception business.

- A performance venue isn't needed in Museum Park or wanted

Developer Response: Thank you for your comment, and we have no plans for a specific performance venue.

- Retail – Gift shop (like Events), Art Gallery, Dry Cleaners; Restaurants/Bars/etc – CoffeeShop w/ locally roasted coffees, Wine Bar- for grown ups-not millennials

Developer Response: Thank you for your ideas. We agree that the retail mix in the development needs to have a variety of service options and food service venues.

- Resident is interested in a good bbq restaurant, coffee shop, a 3rd chocolate bar?!; Casual not very-chainny places. bike racks please.

Developer Response: Thank you for your ideas. We agree that the restaurant mix in the development needs to have a variety of options and price points.

- We would like a restaurant similar to Ruggles Green in price and quality

Developer Response: Thank you for your ideas. We agree that the restaurant mix in the development needs to have a variety of options and price points. We will market to tenants such as those you suggest above.

- Consider placing a grocery store at the bottom of one of the buildings; It will be a great contribution to the plaza & community

Developer Response: We agree that a grocery store would be a great tenant in the development, and we plan to pursue various options when we begin the marketing and leasing of the project.

- Do you envision a grocery store (e.g., Whole Foods) in the plaza?

Developer Response: See answer to previous question.

- Food Trucks; Parking? Mexican Consulate (can't read)

Developer Response: We do not understand the question. Can you please clarify?

- We have a large/growing transient/homeless colony at Wheeler/Main. Is it being addressed?

Developer Response: We plan to work with the City of Houston and the neighborhood to address concerns.

- What is the estimated # of retail shops? Restaurants? Service?

Developer Response: We have not finalized the retail/restaurant mix for the project. Our preliminary plan is to have at least 20,000 SF of retail/restaurant in the project.

- What is the Planned square footage for non residential, office or hotel? What %

Developer Response: We have not finalized the size of any building, but once plans are refined, we will communicate the sizes to the neighborhood.

- **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 City of Houston.