



**MPNA GENERAL MEETING
WEDNESDAY, JUNE 1, 2016
HOUSTON MUSEUM OF AFRICAN AMERICAN CULTURE**

MINUTES

- Vice-President Sandy Stevens called the meeting to order at 6:00 pm. She thanked Charles Hunter for allowing us to have our meeting at the HMAAC.
- Sandy then introduced the Museo Plaza developer team to show the membership a slide presentation detailing the current plans for the development.
- Cards were distributed to the audience on which questions or comments could be written to be given to the team after the presentation for their response.
- Mitchell Hanzik, Managing Director at Allen Harrison Company who is responsible for managing the project through all phases of the multi-use development cycle, including: feasibility, underwriting, financing, design, entitlement, construction, leasing and dispositions spoke first while presenting slides of the project
 - i) He stated that the team had received a lot of negative feedback on the proposed Palm Street closure
 - a) He feels that it is important to focus on the green space for pedestrians which ties in with the focus of our Livable Center Study
 - b) Originally Main Street felt like a barrier and the planned green space would create a connection to the neighborhood and increase ways for people to experience our neighborhood and its museums
 - c) The loss of Palm Street to vehicular traffic would be outweighed by the benefit of the green space to the neighborhood
 - d) The areas within the greenspace are envisioned as “rooms” with space for
 - active retail such as shops and restaurants
 - space for performances, fitness activity, art and others
 - creative workspaces
 - ii) Due to the negative response to closing Palm street an alternative plan has been created which would keep Palm Street open and still be attractive with amenities for residents of the development and the neighborhood
- Kathleen O’Reilly, Chairman, MPNA Quality of Life and Infrastructure Committee presented a status report on the Livable Center Study (LCS)
 - i) The Community has been wonderful with their response to the Livable Center Study
 - ii) She met with the Southeast Management District about
 - a) Character Standards – those things that make a neighborhood great
 - b) Parking Benefits District
 - iii) Texas Department of Transportation (TxDOT) has agreed to not dead-end Caroline Street as originally planned but will build a bridge to allow traffic to pass over lowered Hwy 59. Caroline will be capped and made into a park-like area
 - iv) The LCS will go into the Houston Development Plan
 - v) Display boards showing the current LCS plans are in the Lobby along with Post-it notes for additional thoughts and comments from the MPNA membership present
- Kim Mickelson, Chairman, MPNA Preservation Committee, presented questions and comments from cards which had been collected were presented to the Museo Plaza development team which in addition to Mr. Hanzik included Brandon Houston from Trammell Crow Company and Dr. Paul M. Mann, owner of the property.
- There were 41 cards which were divided into roughly four categories.

MINUTES – PAGE 2

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 as well as being posted on the MPNA website.

MINUTES – PAGE 3

- Cindy Woods, Chairman of the MPNA Community Engagement Committee
 - i. The Museum Park Neighborhood Association provided a large plate of cookies to the teachers of MacGregor Elementary during Teacher Appreciation Week.
 - ii. The Pot Luck Picnic at Miller Theater will be September 17. More details to follow.
 - iii. Thank you to the Museum of Fine Arts and the Asia Society for donating items for the drawings for April and May. The candidates for the prizes are those who have Joined MPNA or renewed their membership during the month. The winner for May is Bowie Hinger and the winner for May is Martin Giesecke.
 - iv. Many thanks to John Guess, Chief Executive Officer of HMAAC, for allowing us to have our MPNA meeting at the Museum
- Dominic Clay, Curatorial Assistant and Senior Docent welcomed us and gave an overview of the current exhibitions which we were invited to view:
 - i. Pride, Dignity & Courage – a Survey of the Art of Ted Ellis which captures through 20 years of his art the character, resiliency and faith of African Americans in their continuing struggle for equality.
 - ii. Whew...That's a Relief! – a retrospective exhibition of John Hernandez's wild and crazy work which, like the Mexican muralists, Rivera, Orozco and Siqueiros is reflective of our times, confronting issues of power with visual content spiced with color to show a unique vision of the world.
 - iii. Metal sculptures from found objects.
- Adjourned at 7:10 pm

A Meet and Greet Wine and Cheese event was held in the lobby of the HMAAC after the meeting, hosted by the MPNA Community Engagement Committee which includes Cindy Woods, Chairman, Lynn Dahlberg, and Linda Flowers. Members were able to view the current museum exhibitions as well as view and post comments on the Livable Center Study display boards.

Respectfully submitted,

Janet Fayle
Secretary, Museum Park Neighborhood Association
6/7/16