



WAMM QUARTERLY MEETING JUNE 12, 2018

MINUTES

Maria Morandi, Treasurer/Secretary, called the meeting to order at 6:40pm.

1. Introduction of Officers

Maria Morandi introduced herself. She announced that Lane Llewellyn, Acting President and Vice President, would not be present because she is with her husband during his post-operative recovery at hospital. Diane Baker, Second Vice-President, would not be attending the meeting because of personal health issues.

2. Guest Speakers

Maria Morandi asked the speakers to introduce themselves. Speakers included representatives from Hines and Urban Oaks Builders that will give a presentation about the ongoing construction of the Residences at La Colombe D'Or building and the renovation of the hotel. Representing Hines, guest speakers were Christopher Rector, Director, Christopher O'Neill, Managing Director, and Christopher Harren, Construction Manager. Also speaking was John Smith Jr., Super Intendent at Urban Oaks Builders, the construction company working with Hines. Another speaker, Mr. Martin Jasinski, Project Manager with Forney Construction will provide and update of the status of the renovations at the Greek Orthodox Cathedral.

Maria Morandi asked the attendees to hold their questions until the question and answer period following the guest speakers' presentations.

Messrs. Rector, O'Neill, and Harren showed several renderings of the new building and the surrounding blocks, describing it as a luxury rental tower consisting of 35 floors with 233 units. The Hanover Apartments have over 300 rental units. The building follows the concepts of other Hines rental buildings. It was designed by the same architects as The Southmore Apartments completed last year in the Museum District, and is conceptually akin to The Market Square Apartments in the Theater District. The new development incorporates pedestrian improvements, an outdoor dining courtyard, and a park running down Yoakum Blvd., in the area where townhouses used to be located. The existing hotel building will be renovated and will expand operations. Access to the new building will be from Yoakum Blvd.

WAMM member Bob Lacy asked about the impact of the new building on views from the Hanover apartments and the Park condominiums. Messrs. Rector and O'Neill explained that they strived to minimize this impact in part by the attractiveness of the façade of the building and its orientation. They illustrated potential impacts using depictions of the building and surrounding area.



Several WAMM members raised questions about impact from additional traffic on already deteriorated driving conditions and local roads. Messrs. Rector, O'Neill, and Smith indicated that they are aware of these concerns and will minimize them by having access only through Yoakum Blvd. and making utility improvements along Kipling and Harold St's. Concerns about impact on pedestrians from increased traffic will be also ameliorated by the expected demographics of renters residing in the building (average age will be in the 40's). An underground water retention system will be built under the proposed park. The City has approved all these plans. The new building is scheduled for completion towards the end of 2020. The average rental units will have 1400 sq.ft. with a projected rent of \$3/sq.ft./month (\$4,200/month). The park will be accessible only to building residents and to customers of the hotel and its restaurant/bar.

Questions were raised whether there are any plans for the site where the Villas are presently located, which is also owned by Mr. Zimmerman, and if the development will be dog friendly. Messrs. Rector and O'Neill responded that there are no plans for the Villas. The new development will be dog friendly. It is expected that 40-50% of the future renters will be dog owners.

There were further questions about drainage in case of extreme weather events, pedestrian safety and the potential risk from car speeding. Mr. O'Neill re-emphasize that the City had evaluated impact from extreme weather and approved the plans for mitigation, including the underground retention system. In addition, the footprint of the building will not affect the amount of pervious surface currently available. There will be view triangles for drivers entering and exiting the area parking to make them aware of pedestrians and on-coming traffic. In response to questions about water harvesting and street-level commercial space, Mr. O'Neill responded that there will be no water harvesting and no commercial space on the first floor.

Maria Morandi indicated that the discussion was very informative but, unfortunately, there were less than 20 minutes left in the meeting to cover the rest of the items on the Agenda. She thanked Messrs. O'Neill, Rector, Harren, and Smith for their detailed presentation and responsiveness to WAMM's residents concerns and questions. She indicated that WAMM will invite them again to speak at one or more future meetings to present updates on the construction. The guest speakers thanked the attendees for the opportunity to speak at the meeting and indicated that they will gladly return in the future.

Maria Morandi called on Mr. Jasinski to brief the members present on the progression of construction at the Orthodox Cathedral. Mr. Jasinski reported that construction is expected to be completed by the end of this coming September. There was some further discussion about when the cross will be placed on the dome and on the ongoing issues with workers' parking along nearby streets. Maria Morandi thanked Mr. Jasinski for the update.

2. Order of Business

Maria Morandi announced that WAMM's July Summer Fiesta will be on Tuesday, July 17 from 6:30 to 9:30pm. It will be a pool party with Mexican food. Margaritas (with a margarita



machine), chips, guacamole, salsa, and tacos will be provided by WAMM. The host is Bob Manchester, who not only will be opening his home, pool and hot tub to us but also provide the tequila for the margaritas. The address is 3402 Mt. Vernon. The Board is asking members to bring potluck dishes, including fruit plates. A list of party attendance/pot luck dishes was passed around during the meeting. Further announcements will be done by email and through the newsletter.

Maria Morandi indicated that there are currently 52 members in the Association.

3. New Business

Maria Morandi presented progress on distributing doggie pots and WAMM street signs.

- a. Doggie Pots-Poop Stands will cost \$200 each. The Bering Methodist Church has offered to sponsor one. A Committee Chair is needed to move this effort forward. There were no commitments for the position from the attendees.
- b. Acquisition and placement of WAMM Neighborhood Signs is in the research stage. Diane Baker has contacted other civic associations and has the application form required by the City for placement of the signs. Alle L'Eveille is working on alternative designs using WAMM's logo and is obtaining quotes from a local manufacturer. A black and white copy of preliminary designs was circulated to meeting attendees. The plan is to bring a proposal for a vote at the next meeting. A Committee Chair is needed to head this effort. There were no commitments for the position from those attending the meeting.

The next quarterly meeting is scheduled for September 11, 2018. The speaker will be Ellen Cohen with an update on the status and plans for improving the condition of our Montrose streets and infrastructure. She will answer questions about current on goings at the City of Houston.

4. Other Announcements

Attendees were asked to provide information and photos about our neighborhood that could be included in the newsletter.

The meeting was adjourned at 7:35pm