

Nearatown Meeting Notes – April 26, 2011

HEB Update – Cindy Garza and Peter (landscape plan)

Store will reflect Montrose, pedestrian friendly. Building will be LEED certified. Stores on Bunker Hill and in Sienna Park are LEED certified. Maintain as many mature trees as possible. Total caliper of removed trees will be replanted in Montrose. Target areas like Mandell Park and SPARK project at Wilson Elementary. Tree health on site overseen by Trees for Houston.

Event plaza for farmer's markets, art exhibits and local bands. No room in store for large conference room suitable for civic association meetings. Montrose store will have a designated community coordinator to plan events and work with neighborhood.

Dunlavy will have 5' sidewalks, curbs/gutters and central turn lane. HEB working with city to allow truck entrance off W. Alabama (vs. Dunlavy) for better traffic flow. May be a 'Toe Tap' issue. Trucks will be smaller size than standard delivery semi's due to narrow streets and small loading bay. Deliver from 6a to 10p only.

Neighborhoods will need to work with city regarding traffic concerns (e.g. no turns at W. Alabama and Westheimer, no parking along Dunlavy). Traffic issues are not part of HEB development.

Weekly construction updates (Monday) are posted through Nearatown and Lancaster Place websites.

Days Inn development – Gene ?? gave a briefing of a meeting earlier in the day with developers and nearby civic associations

Former Days Inn along the 527 Spur, was purchased by Cloudbreak Companies in 2003. Building is between Richmond and 527 Spur along Main Street. Cloudbreak is a company out of CA, develops housing for low income and homeless vets. Current Days Inn Building, now 'Midtown Terrace', houses 286 residents. Permanent and transitional housing including mental health. Plans for two new buildings will increase census to over 500. Purchased a methadone clinic for expansion that will need to relocate.

Developed created a new civic association comprised of the single block. Nearby neighborhoods need to keep track of development as it progresses.

http://www.cantwellanderson.com/CLOUDBREAK_COMPANIES.html

http://www.cantwellanderson.com/uploads/Midtown_Terrace_Houston.pdf

Montrose Island development - Dave Krenz announced Westheimer Art Colony will donate \$10,000 for development of the Westheimer island/esplanade where it meets with Elgin Street. Montrose mgmt district is also involved in development of a project/logo to brand Montrose at this busy neighborhood entrance. Participation from Montrose and Midtown encouraged (design and funding).

Houston Ballet Academy redevelopment – Richdale Group presentation by Jacob Schlosberg, Joy Henderickson, Tom Northrup and Jason (traffic engineer)

Original development of the site at 1916 W Gray was for an 800 unit highrise condo. Deal never went forward with economic downturn. Richdale Group is planning a 5 story luxury apartment complex with 160 units, central courtyard/pool and parking garage off W Bell northern border. Parking garage will be

enclosed with apartments. French exterior elevation similar to Renoir on S. Shepherd. One bedrooms will start around \$1,100. In business since 1989, Richdale has 8 Tuscan projects in Houston. They develop and manage the communities. Their intent is not to sell once complete but long term ownership.

City has a 6' setback from the sidewalk. They propose a 15' setback. Want the leasing office with more commercial look to be along W Gray instead of W Bell, facing existing townhomes. There will be 4 covered parking spaces on W Gray for future residences. These spaces fall under the building footprint. They are requesting a variance to allow a front circular drive on W Gray within the 15' setback. This would allow a 'drop off' area for delivery trucks/runners making a short stop. Long term loading would be done from the back of the site within the parking garage. Need a W Gray drop off spot near the leasing office. If they cannot get a variance, they will have to have the main entrance and leasing office on W Bell. Less residential view for townhomes on W Bell (and less visibility and exposure on W Gray for leasing).

They were supposed to meet with the city this week regarding variance. They have a 10 day deferral for more research. Richdale is working with neighborhoods for input and support for this project. Hoping the appeal and appearance of the building will enhance the neighborhood. Will have a much smaller impact on traffic than a commercial/retail space. The apartment site will also leave more green space on the site, with the central courtyard, front and back landscaped setbacks.