



May 25th, 2017

City of Houston Planning Commission
Attn: Jose Mendoza
611 Walker, 6th floor
Houston, 77002

RE: Letter of Support St. Variance Request for 3100 Fannin St.

Dear Mr. Mendoza:

As leaders of the Urban Planning Committee of the Midtown Management District, we are pleased to write this letter in support of the variance request at 3100 Fannin St., Houston, Texas. Specifically, we support the allowance of a building line of 3'-7" for the construction of an ADA/TAS compliant elevator and stairwell instead of the required 25' building line along a major thoroughfare. We submit the following feedback for your consideration:

- Remove existing driveways along Fannin St. and Rosalie St. that are not proposed to be utilized as a part of the proposed project.
- The corner of Rosalie St. and Fannin St. should be improved to ensure safe pedestrian circulation and ADA accessibility.
- The corner of Fannin St. and Elgin St. is minimal on both sides of the intersection should be improved to ensure safe pedestrian circulation and ADA accessibility.
- Provide landscape buffer along Fannin St. and along Rosalie St. between the vehicular parking and sidewalk.
- The existing pedestrian realm on Rosalie St. can be enhanced.
- The 4' sidewalk is minimal in nature and can be converted to hardscape between the building and the sidewalk where feasible. Provide minimum 5' sidewalk along Rosalie St. and 6' along Fannin St. Provide wider pedestrian realm where feasible.
- Side and rear parts of the building do not seem to have much glazed fenestration.
- Ensure that curb cuts do not disrupt the pedestrian realm by continuing the sidewalk surface across the curb cut.

As Midtown Houston avidly seeks to protect one of its key assets -- a walkable neighborhood -- and also seeks an increased retail presence on the east side of the District, this proposed project helps to satisfy the needs of the community. In addition, we regard this request as comporting with Midtown's anticipated district-wide design guidelines for maximizing the use and enjoyment of Midtown's pedestrian realm. The Committee appreciates your consideration of this feedback.

Thank you,

J. Allen Douglas
Chair, Urban Planning Committee

Amar Mohite
Vice Chair, Urban Planning Committee



May 25th, 2017

City of Houston Planning Commission
Attn: Christa Stoneham
611 Walker, 6th floor
Houston, 77002

RE: Letter of Support St. Variance Request for Main Midtown replat no. 1

Dear Ms. Stoneham:

As leaders of the Urban Planning Committee of the Midtown Management District, we are pleased to write this letter in support of the variance request at Main Midtown replat no. 1, Houston, Texas. Specifically, we support the encroachment 10' into the visibility triangles on all streets.

As Midtown Houston avidly seeks to protect one of its key assets -- a walkable neighborhood -- and also seeks an increased retail presence on the east side of the District, this proposed project helps to satisfy the needs of the community. In addition, we regard this request as comporting with Midtown's anticipated district-wide design guidelines for maximizing the use and enjoyment of Midtown's pedestrian realm.

The Committee appreciates your consideration of this feedback.

Thank you,

J. Allen Douglas
Chair, Urban Planning Committee

Amar Mohite
Vice Chair, Urban Planning Committee



February 22nd, 2017

City of Houston Planning Commission
Attn: Muxian Fang
611 Walker, 6th floor
Houston, 77002

RE: Letter of Support for Development of Houston Area Community Services Clinic at 2920 Fannin St.

Dear Ms. Fang:

As leaders of the Urban Planning Committee of the Midtown Management District, we are pleased to write this letter in support of the variance requests for the development at 2920 Fannin St., Houston, Texas. The project is seeking a reduced building setback along Anita St. and Fannin St. to bring the building closer to the streets and parking towards the back. Given the shape of the site, we think the proposed development is correctly placed on the site. We support the proposed pedestrian realm improvement along Anita Street. We also support to the proposed project subject to the following consideration:

1. Provide enhanced pedestrian experiences along Fannin St. with six foot to eight foot wide sidewalks as appropriate.
2. Re-evaluate project plans to provide more active uses/spaces like the lobby area along Fannin St. and/or Anita St.
3. Re-evaluate site plan to protect oak trees within the site (see site plan attached). The project can avail reduced parking requirement (Sec 26-497) up to 10% by providing bicycle parking within the site. Project may also qualify for 20% parking reductions if it opted into the Transit Corridor Ordinance since Anita Street is considered a "A" street designation for purposes of the Transit Corridor Ordinance (Chapter 42 Article IV).
4. Provide bike parking on the site.

The Committee appreciates your consideration of this feedback.

Thank you,

J. Allen Douglas
Chair, Urban Planning Committee

Amar Mohite
Vice Chair, Urban Planning Committee



January 4th, 2017

City of Houston Planning Commission
Attn: Muxian Fang
611 Walker, 6th floor
Houston, 77002

RE: Letter of Support St. Variance Request for 1403 McGowen

Dear Ms. Fang:

As Executive Director of the Midtown Management District, I am pleased to write this letter in support of the variance requests for the development at 1403 McGowen St., Houston, Texas. Specifically, the District supports the following variance requests:

1. To have a five foot building line for the first and second floor for 110 feet, a one foot building line for 140 feet, and a one foot building line for the third floor to the top floor versus a 10 foot building line on McGowen St.
2. To have an eight foot building line for the first and second floor of the garage line and a zero foot building line for the third floor to the top floor versus a 10 foot building line on Austin St.
3. To have a zero foot building line versus a 10 foot building line on LaBranch St.
4. No visibility triangle on the corner of McGowen St. and LaBranch St.
5. No visibility triangle on the corner of McGowen St. and Austin St.
6. No loading dock for the 71 unit individually owned condominium project.

The Midtown Urban Planning Committee met with the developers last month and, in the course of a fruitful presentation, was satisfied with the proposed changes to the building's design. These changes included a generous accommodation for first floor office space, inclusion of an entrance on McGowen St., and the placement of a BCycle station on McGowen St. As Midtown Houston avidly seeks to protect one of its key assets -- a walkable neighborhood -- and also seeks an increased retail presence on the east side of the District, these proposed changes helped to satisfy the needs of the community. The Committee appreciates the developers' responsiveness to these community priorities, and looks forward to future partnerships.

Thank you,

Matt Thibodeaux
Executive Director, Midtown Management District