**Round 1 of Questions**

**Original Questions (Round 1) sent to DLC on March 19, 2015**

*Note that the answers are below per the meeting with DLC on April 18, 2015*

*In attendance: Caroline Garry, Ben Garry, Denise Hanks, Slade Stargel*

**Questions from Winlow Place Civic Club and Residents**

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| **WINLOW’S QUESTION** | **DLC’s ANSWER** |
| 1. Will there be a retaining wall/other mechanism in place prior to when you dig underground for parking? There are serious concerns about the shifting of soil causing possible serious foundation problems for our homes.
 | See other question sheet (#8-10). |
| 1. Where will the garbage cans/dumpsters/trash receptacles be placed on the property? Will any of these be visible through the Marshall emergency gate?
 | There will ultimately be internal trash chutes that lead to small/mobile dumpsters that will be pulled out to their loading dock (which is not on the Winlow Place side of the property). All garbage will ultimately go to their loading dock. Lindsey Aldrich has images of the plans showing specifically where the loading dock is. Contact her if interested in seeing the drawing. We also have brought these plans to the past 3 general meetings. Will also bring them to the next one on June 2nd. |
| 1. Will the garage entrance/exit be on the east side of the property?
 | No, it will not. The main garage will be off of West Alabama. There is a second garage that will be at the Northwest side of the property – again, please contact Lindsey to see plans. |
| 1. What time will the garbage pick-up be? We’d like to request that it not be before 7am in the morning as to not disturb our residents.
 | During construction, we have requested that garbage pick-up be after 7am. We are unclear of the schedule after the apartment is leased/opened. |
| 1. Where will the utilities access/poles/boxes, etc. be placed on the property? Will any of these be visible through the Marshall emergency gate?
 | No utilities will be visible through the Winlow Place portion/Marshall gate.  |
| 1. Will you have your own dedicated electrical transformer? Where will that be placed on the property? Will any of these be visible through the Marshall Street emergency gate?
 | They will have their own dedicated electrical transformer. It will not be visible – they always landscape around them if on the exterior. The super believes it will be in the garage/interior but it is currently not specified. |
| 1. Will any of the easements on Marshall Street need to be dug up/used for placement of anything such as sewer pipe, water lines, gas lines, electrical poles, electrical conduit, water meters, communication lines, etc. for service to the 1920 West Alabama property?
 | No – after the completion of the fire hydrant, there will be no other work regarding utilities done on the Winlow Place side of the property for this development. This is otherwise covered in question #5 on the other document. |
| 1. Is the emergency gate planned for the Marshall Street entrance/exit to be constructed of wrought iron and opaque or will it be “see-through”? Will the gate be placed where the opaque wooden fence at the end of Marshall currently is? We would like to request that it be opaque to preserve the aesthetic of our neighborhood, and to create a more natural boundary between the properties. Would love to see the design for this and discuss.
 | The 6-8’ fencing is generally see-through on the perimeter (e.g. some sort of neutral ornamental iron, possibly painted. The emergency access gate at the dead-end on Marshall will be more opaque/screened. |
| 1. Will there be parking on the east side of the property that will be visible from the Winlow Place portion of Marshall Street? Or is all parking underground?
 | Believe that we should not see parking from the emergency access gate (but need to confirm by looking at plans). Note that the parking is 1 ½ stories underground, which will also help with this. (no open-air parking). |
| 1. Where will the parking garage ventilation be? Where will the exhaust grills for the parking garage ventilation system be placed? Will these pollutants from the garage feed out onto the east side of the property?
 | The ventilation/exhaust/etc. will not blow onto anyone’s house. It will go into a shaft, which goes up and out from within the garage up to grade. The fans do not run constantly either, and when they do run, we’re told that they’re quiet. Note in general that due to the emergency path around the perimeter of the property (for fire/emergency access), there is a 20-foot buffer between the property line and the apartments (e.g. the units are not right up against the property line). |
| 1. Will there be any blowers, a/c units, generators, electrical boxes, transformers, etc. anything that makes a lot of noise due to air flow or electricity that we will be able to hear on the Winlow Place side of the fence?
 | All of the A/C etc. is on the roof. The generators are going to be in the garage. The transformers are also probably going to be in the garage.  |
| 1. Is there any other place on the east side of the property that the fire hydrant to service 1920 West Alabama could have been placed or relocated rather than outside the emergency gate in the easement on Marshall Street?
 | Disregard at this time. |
| 1. Will there be security lights on the east side of the building that will be directed toward the 1900 block of Marshall Street residences that may adversely affect the occupants of the homes? Security lights could be a plus for us as long as it is not shining in the windows of the homes (e.g. preventing a good night’s sleep).
 | There will not be bright lights shining into our residents’ windows. There will be some ornamental lights (e.g. “wall packs” which are essentially wall-mounted lights) on the ground level. There will also be emergency lights but nothing harsh like streetlights. The lights will be off during the day and on at night. |
| 1. Will 1920 West Alabama have its own sewer pipes, or will they tie into those currently used by the residents of the 1900 block of Marshall Street?
 | Please see other responses (#7 on this document, and #5 on the previous document). |
| 1. Will there be a storm sewer on 1920 West Alabama property that is just inside the Marshall emergency gate, or are the storm sewers in the 1900 block of Marshall expected to service the east side of your property?
 | Please see other responses (#7 on this document, and #5 on the previous document). |
| 1. Will any water mains need to be replaced or shut off again that will affect water service to homes in Winlow Place? Will you notify the Winlow Place president before this happens so that the residents can be notified? Please do not allow this work to take place in the morning while people are trying to get ready for work.
 | The City of Houston is not always great about communicating this. If COH does notify DLC, they will inform Winlow Place. |
| 1. Please confirm there will not be any contractor autos/trucks/tractors/heavy machinery, etc. parking on Marshall Street or accessing of 1920 West Alabama from Marshall Street.
 | There is not really any control over the parking of construction personnel’s personal vehicles as these are public streets. There will, however, be no machines/large equipment parking along the streets of Winlow Place. Please also see response to question #3 in the other document. |
| 1. If any landscaping/driveways/sidewalks need to be replaced/repaired/restored after digging/installation done, who will be responsible for doing it/paying for it?
 | If any damage is done due to the DLC construction, they will fix it. They will likely end up doing significant street repair on their construction route due to potential damages caused by heavy loads. |