

**MINUTES OF THE MEETING  
OF  
MONTROSE MANAGEMENT DISTRICT  
BOARD OF DIRECTORS**

**March 19, 2012**

**Determine quorum; call to order;**

The Board of Directors of the Montrose Management District held a meeting on Monday, March 19, 2012, at 11:00 a.m. at 401 Branard Street, 2<sup>nd</sup> Floor, Room 106, Houston, TX 77006, inside the boundaries of the District, and open to the public. Chairman Wynn called the meeting to order at 11:05 a.m., and the roll was called of the duly appointed members of the Board, to wit:

Position 1: Claude Wynn, *Chairman*  
Position 2: Vacant  
Position 3: Randy Mitchmore, *Vice Chairman*  
Position 4: Cassie Stinson, *Secretary*  
Position 5: Michael Carter  
Position 6: Vacant  
Position 7: Dennis Murland  
Position 8: Robert Jara

Position 9: Kathy Hubbard, *Treasurer*  
Position 10: Michael Grover  
Position 11: Vacant  
Position 12: Brad Nagar, *Ass't Secretary*  
Position 13: Tammy Manning  
Position 14: David Robinson  
Position 15: Randall Ellis

and all of the above were present with the exception of Directors Carter, Manning and Nagar, thus constituting a quorum. Also present at the meeting were Bill Calderon, Susan Hill, Josh Hawes and Allen Goodlow, Hawes Hill Calderon, L.L.P.; Clark Lord and Amanda Edwards, Bracewell & Giuliani, L.L.P.; Patricia Hall, Equi-Tax, Inc.; and Darrell Hawthorne, Municipal Accounts and Consulting, L.P. Others present at the meeting were Daphne Scarbrough, Richmond Avenue Coalition; Darrin Weinheimer, Kudela & Weinheimer; Dana Thorpe; Lane Llewellyn; Francisco Valle, property owner; and Geary Ashby.

**Approve minutes of meeting held February 13, 2012;**

Upon a motion duly made by Director Mitchmore and being seconded by Director Grover, the Board voted unanimously to approve the minutes of its meeting held on February 13, 2012.

**Receive public comments;**

Mr. Valle addressed the Board and said he wishes to contest assessments due on the property located at 811 Richmond Avenue. He distributed a document titled, "Letter in Reference to 811 Richmond Avenue, Houston, Texas 77006," dated March 11, 2012, hereby attached as Exhibit A. Mr. Valle informed the Board that the property had been heavily damaged in a fire in 2003 and that it has not been able to be used as a commercial property as a result.



He said that the Harris County Appraisal District (HCAD) has recently reclassified the property from commercial to residential and that he, therefore, is contesting the District's assessments on the property. Mr. Valle was advised that assessments for past years were based on the property's status with HCAD as a commercial property at that time and that those assessments are still payable. Chairman Wynn added that the District has neither the authority nor the responsibility for establishing appraisal criteria. Ms. Hall offered to verify the current status of the property with regards to assessments for 2012. No action was taken.

**Receive District's Monthly Assessment Collection Reports and Billing and Assessment Summaries, Lawsuit and Arbitration Status Details, and Delinquent Assessment Reports;**

Ms. Hall reported that the 2010 assessments are 98% collected and that the 2011 assessments are 88% collected. She further noted that assessments are 100% collected for the years 2007, 2008 and 2009. Director Ellis joined the meeting in progress at 11:10 a.m. Ms. Hall said that the property values have been certified by the Harris County Appraisal District for all property located within the District. She noted that the District's Top Ten Assessment Payers and the Ten Largest Delinquent Accounts are both listed in the Board agenda materials, as well as a status report on delinquent accounts. Following discussion, and upon a motion duly made by Director Stinson and being seconded by Director Mitchmore, the Board voted unanimously to accept the Report.

**Receive and consider Montrose Management District's monthly financial report and pay invoices;**

Mr. Hawthorne reviewed the financial statements included in the Board agenda materials. There was discussion about an invoice received from Hawes Hill Calderon, L.L.P. (HHC) for services performed on the project related to the petitions for dissolution of the District. Director Murland asked for more detailed information about the work that had been performed. Mr. Calderon said that the additional information was submitted with the original invoice and is certainly available for review. Finance Committee Chair Hubbard indicated that the Finance Committee had already reviewed the HHC invoice in detail and approved it. Board members indicated that it would be beneficial to receive written recommendations from the Finance Committee for payment of invoices for services other than those that are routinely performed. Mr. Calderon added that most services are routine and are covered by Board-approved contracts.

Board members also agreed that it would be beneficial to receive a summary of the total expenditures on the Petition for Dissolution project. Chairman Wynn requested that the Finance Committee develop a Summary Report for Board review. Upon a motion duly made by Director Grover and being seconded by Director Mitchmore, the Board voted unanimously to approve the Montrose Management District's monthly financial report and pay invoices.



**Receive and consider recommendations from the Public Safety Committee related to:**

**a.) Receive and consider recommendations from the Public Safety Committee related to Patrol Activity Report for the month of January;**

Mr. Hawes briefed the Board and reported that patrol officers made 62 arrests during the month of February, with a total of 115 arrests year-to-date. He noted that there is a new, more accurate format for the crime maps that are included in the Board agenda materials. There was discussion about recent crime activities in the proximity of The Jung Center of Houston. No action was taken.

**b.) Consider Public Safety Services contract.**

Mr. Hawes distributed a proposed "Contract for the Houston Police Department's Coordinator of Security Services," dated March 19, 2012, hereby attached as Exhibit B, and a proposed "Contract for Off-duty Houston Police Department Patrol Officers," dated March 19, 2012, hereby attached as Exhibit C. He recommended that the Board approve the contracts. Mr. Calderon indicated that these contracts have been recommended by the District's auditor. Director Murland asked about the fees paid for these supplemental security patrol services, and Mr. Hawes explained that the fees are usual and customary. Ms. Edwards added that these are one-year agreements that may be terminated at-will by either party. Upon a motion duly made by Director Mitchmore and being seconded by Director Stinson, the Board voted unanimously to approve the Public Safety Services contracts.

**Receive and consider report from the Business and Economic Development Committee;**

Mr. Calderon briefed the Board. He said that upgrades to the District's website are going well and that the staff hopes to make a web presentation to the Board at its next meeting. Chairman Wynn noted that the District is participating in a recycling event for used electronics that is scheduled for April 21, 2012. No action was taken.

**Receive and consider report from the Mobility and Visual Improvements Committees related to:**

**a.) Proposal from Kudela & Weinheimer for District-wide identification signs;**

Committee Chair Director Robinson introduced Mr. Weinheimer of Kudela and Weinheimer for discussion about design of District-wide identification signs at key intersections. Mr. Weinheimer addressed the Board and distributed copies of his firm's capabilities brochure titled, "Landscape Architecture, Kudela & Weinheimer," dated March 19, 2012, hereby attached as Exhibit D. Director Robinson noted that an updated proposal from the firm is included in the Board agenda materials. Director Jara recommended as part of this program, communication should take place with other organizations that may have branding programs in progress including the University of St. Thomas, the Museum District and River Oaks Shopping Center. Need for coordination with the annual holiday lighting initiative was also discussed.




Upon a motion duly made by Director Robinson and being seconded by Director Murland, the Board voted unanimously to approve the proposal from Kudela & Weinheimer for District-wide identification signs.

**Receive Executive Director's Monthly Report on Action Initiatives in Support of the Montrose Management District;**

Mr. Calderon provided the Board with highlights of the Executive Director's Monthly Report, noting that it is included in the Board agenda materials. He said that work is currently underway with Walter P. Moore & Associates to develop a target list of transportation and mobility recommendations for presentation to City officials. He also said that a City Infrastructure and Technology Committee meeting is scheduled to occur later this week in City Council Chambers and that a copy of the District's comprehensive Mobility Survey will be presented at that time. Director Mitchmore said that the District may wish to consider implementing a program for street-sweeping services, adding that the City does not provide such services. No action was taken.

**Adjourn.**

There being no further business to come before the Board, Chairman Wynn adjourned the meeting at 12:20 p.m.

  
Secretary, Board of Directors  
Montrose Management District



**Exhibits:**

- Exhibit A: "Letter in Reference to 811 Richmond Avenue, Houston, Texas 77006," dated March 11, 2012
- Exhibit B: "Contract for Houston Police Department's Coordinator of Security Services," dated March 19, 2012
- Exhibit C: "Contract for Off-duty Houston Police Department Patrol Officers," dated March 19, 2012
- Exhibit D: "Landscape Architecture brochure, Kudela & Weinheimer," dated March 19, 2012



March 11, 2012

This is in reference to

811 Richmond Ave\Houston Texas 77006

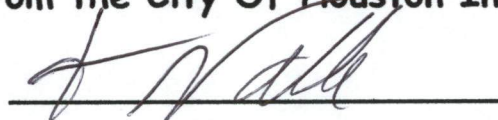
We have checked with the Appraisal District and the 811 Richmond Ave Houston Texas 77006 is no longer considered as Commercial Property

To the Montrose Business Management District

"Board of Directors"

I would like to inform you that this property has not been used as Commercial property for over 10 years. As a vacant building in 2003 it was damaged by Fire 35 % of the building was destroyed in the fire. The buildings cannot be used for commercial until completion and final inspection approval from the City of Houston (Building Permit, Electrical Permit, Plumbing Permit, HVAC Permit and HI VOLT LINES) Inspectors are done to the building.

As you can see we have attached photos showing the Roof Leaks and condition of the property. The Building Can Not usable for commercial until the roof repairs, AC/HEAT system, are install and has final approval from the City Of Houston Inspectors.



Francisco G. Valle

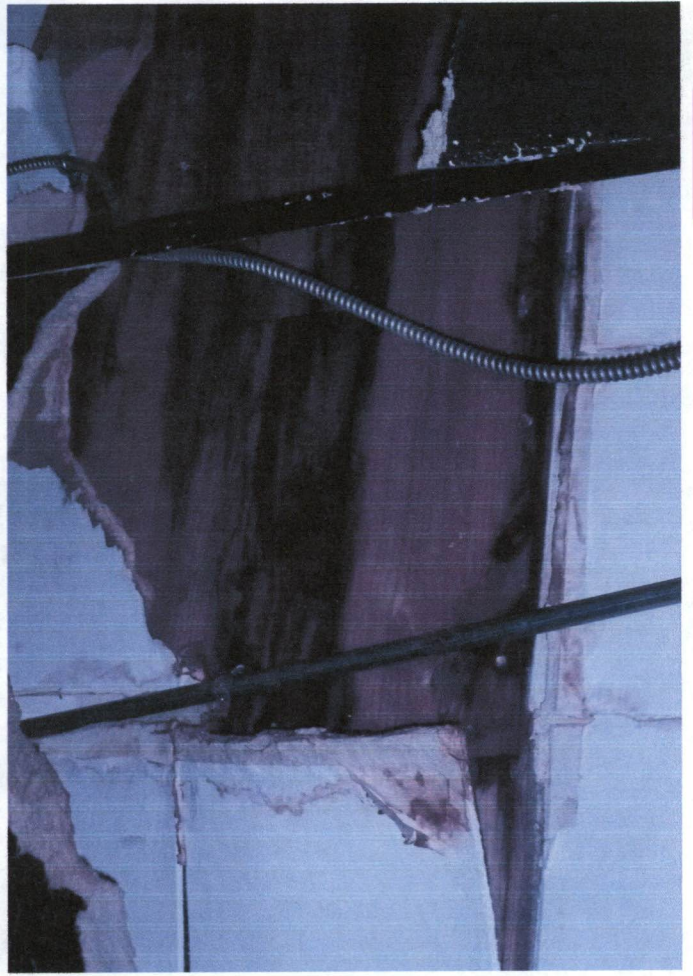
4311 Roseland Ave

Houston Texas

832-283-7067

prdhouston@yahoo.com







Project Number :

Screen Printed: 3/1/2012 8:40:38 AM

by E103169

Desc. :

Address: 811 RICHMOND AVE 77006

Occupant: VALLE FRANCISCO

(110) Project Associated With Address

Special Functions

Project	Gro...	Status	Description-Use	App-Date	Film-No
92105576	S	FINALED	VOID - OOB - SIGN REMOVED PER 927 ON 12/17/98	12/16/1992	
06005439	B	INACTIVE	RE-PERMIT FOR PROJ. # 3064678 (RESID. REPAIR 35 % FIRE DAMAGE )	01/23/2006	6005439
05188174	B	INACTIVE	RETAIL REPAIR	10/21/2005	
03050175	Z	ACTIVE	FIRE DAMAGE HOME, JMV, TRASH/DEBRIS/TIRES.	05/15/2003	
03064678	B	INACTIVE	FIRE DAMAGE REPAIR 35%	06/19/2003	
10114048	B	FINALED	RESIDENTIAL PLUMBING PERMIT	12/07/2010	

Return without Selection

832-373-1098



by E103169

Applicant: VALLE, FRANCISCO  
4311 ROSELAND  
HOUSTON, TX 77006

[illegible]



Desc. : FIRE DAMAGE REPAIR 35%

Address: 811 RICHMOND AVE 77006

Occupant: VALLE FRANCISCO

Applicant: VALLE, FRANCISCO  
811 RICHMOND AVE  
HOUSTON, TX 77001



Additional Functions   Recent Selection Options   Activity Log

INACTIVE

**Situs Address:**

811 RICHMOND AVE 77006

100 Sear

Project Number:

3064678

## Look Up

## 110 Project History

## Recent Selections

## Tax Office

205 Fee Collection

## 126 Situs Holds

208/599/Other

## 109 Project Holds

## 100 Situs Info

## 102 Application

## 114 Plan Review

## 115/297 Permits

[illegible]

## 115 Permit Type Maintenance

## 297 Permit Fee Maintenance



by E103169

Applicant: VALLE, FRANCISCO  
811 RICHMOND AVE  
HOUSTON, TX 77001

[illegible]



Desc. : RETAIL REPAIR

Address: 811 RICHMOND AVE 77006

Occupant: VALLE FRANCISCO

Applicant: VALLIE, FRANCISCO  
4311 ROSELAND  
HOUSTON, TX 77006

ILMS

Additional Functions Recent Selection Options Activity Log

INACTIVE

Situs Address: 811 RICHMOND AVE 77006

Project Number:

5188174

Look Up

110 Project History

Recent S

208/599/Other

109 Project Holds

101/103 Comments

Tax

100 Situs Info

102 Application

115/297 Permits

205 Fee C

Applicant Name:

VALLIE, FRANCISCO  
4311 ROSELAND  
HOUSTON, TX 77006-  
Phone No. (713) 204 - 4808

Primary

Contractor Name:

Contact Name:

Comment:

Hold(s) Status:

Project-Permit Holds are in Effect

Description of Work

RETAIL REPAIR

Occupancy Type

5

R3

B

Occupancy Load



Desc. : FIRE DAMAGE HOME, JMV, TRASH/DEBRIS/TIRES.

Address: 811 RICHMOND AVE 77006

Occupant: VALLE FRANCISCO

Applicant: COSTA BRANA  
811 RICHMOND AVE  
HOUSTON, TX 77006

Additional Functions Recent Selection Options Activity Log

## INACTIVE

Situs Address: 811 RICHMOND AVE 77006

Project Number:

3050175

Look Up

110 Project History

Recent S

126 Situs Holds

208/599/Other

101/103 Comments

Tax

100 Situs Info

102 Application

115/297 Permits

399 Insp

Occupant:

VALLE FRANCISCO

Owner Name:

Address:

City/State:

HOUSTON

TX

Zip Code:

Subdivision:

FITZE HOMESTEAD

Legal Desc:

Parcel No:

Ownership

N/A

Bldgs

1

Map Reference

493W

Date Record

Units

1

Census Tract

403.00

Deed Restrict

N

Stories

1

Inspect Zone

12A

County

HARRIS

Council Dist.

Occ. Type

5

R3

B

Occ. Load

Filters

.....

Lot Dimensions

Lot Size

Depth

Frontage



March 19, 2012

Officer Victor Beserra  
24111 Haywords Crossing Lane  
Katy, Texas 77494

Re: Letter Agreement for Security Services

Dear Officer Beserra:

This Letter Agreement ("**Agreement**") is made by and between **Montrose Management District**, (the "District") and Officer Victor Beserra, an off-duty Houston Police Department officer (the "Officer"). The District's Service Plan requires the District to implement a program to increase the security in the District. In order to effectuate its obligation, the District seeks to contract with the Officer as an Independent Contractor for the security services outlined in **Exhibit A** (the "Scope of Services").

In exchange for services performed by the Officer within the Scope of Services, the District will render payment to the Officer on a monthly basis by check in accordance with the payment schedule attached hereto as **Exhibit B** (the "Payment Schedule"). The District shall only pay for services actually rendered and shall not pay an Officer if such Officer fails to render services at the scheduled time. The term of this Agreement shall be one (1) year. This Agreement is terminable at-will by either party to this Agreement.

The Officer hereby agrees to perform its services in a manner consistent with the Scope of Services under this Agreement. The Officer hereby agrees to maintain insurance coverage provided by the Houston Police Department for its off duty officers.

This Agreement may be amended or waived if such amendment or waiver is in writing and is signed by the Officer and the District. This written Agreement and attached Exhibits represent the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

EXECUTED AND DELIVERED as of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Claude Wynne  
Chairman  
Montrose Management District

\_\_\_\_\_  
Name: Victor Beserra  
Off-Duty Police Officer  
Houston Police Department



## **Exhibit A**

### **Scope of Services**

#### **Coordinator Duties**

- Schedule of all off-duty officers working for the District;
- Monitor crime patterns within the District;
- Maintain both patrol vehicles (i.e., ensure maintenance is current; keep them fueled with gas);
- Handle payroll at the end of the month;
- Handle documentation of all of the off-duty officers' shifts during the month; and
- Attend meetings when necessary.

#### **Police Officer Duties**

- Enforce federal, state and local laws;
- Patrol areas within the District; and
- Community Outreach.



## **Exhibit B**

### **Payment Schedule**

- The District shall pay the Officer at a rate of \$42 per hour for providing services in accordance with the Scope of Services.
- The District shall also pay the Officer a coordinator fee at a rate of 10% of the total payout by the District for all off-duty Houston Police Department officers contracting with the District to perform services (during the course of that month) under this Agreement.



March 19, 2012

[Officer Name]  
[Address 1]  
[Address 2]  
[City, State, Zip]

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EXECUTED AND DELIVERED as of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Claude Wynne  
Chairman  
Montrose Management District

\_\_\_\_\_  
Name: \_\_\_\_\_  
Off Duty Police Officer  
Houston Police Department



## **Exhibit A**

### **Scope of Services**

#### **Police Officer Duties**

- Enforce federal, state and local laws;
- Patrol areas within the District; and
- Community Outreach.



## **Exhibit B**

### **Payment Schedule**

The District shall pay the Officer at a rate of \$42 per hour for providing services in accordance with the Scope of Services.



LANDSCAPE ARCHITECTURE



SITE PLANNING

MASTER PLANNING

URBAN DESIGN



## RESUMES



### **Thad Kudela, RLA, LEED AP**

*Design Principal*

As Design Principal, Thad, will take the project through concept through design development.

**Years with KW:** 20

**Education:** Bachelor of Science in Architecture, 1981, Lawrence Institute of Technology

**Registration:** Registered Landscape Architect in Texas Reg # 1718  
Registered Landscape Architect in Mississippi Reg # 326  
Registered Landscape Architect in Alabama Reg # 427  
**LEED Accredited Professional**

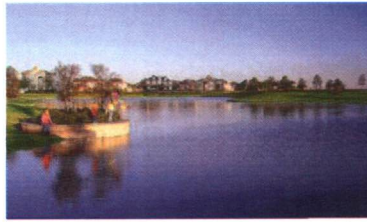
**Summary:** Thad is a respected leader in Landscape Architecture in Houston and is noted for his creative design, graphic communication, and team building capabilities. He has over twenty five years of experience in management districts, retail and lifestyle centers, master planning community design, multi-family, site planning and landscape design in medical facilities, office buildings, churches, public parks, and theme parks. Thad was an associate of The SWA Group, a large national landscape architectural firm, senior planner for Hobbs+Black, Inc., a large architectural firm, and a senior associate of SLA Studio Land.

#### **Experience:**

Fort Bend U of H Library	Landscape Development
SH 6 Median Improvements Sugar Land	Landscape Development
Harris County Imp. District #4	Landscape Master Plan
Spring Branch Management District	Landscape Master Plan
Memorial City District I-10 expansion and beautification	Landscape Master Plan
East Aldine Management District Highway 59 Improvements	Landscape Development
Energy Corridor Management District	Landscape Master Plan
Upper Kirby Management District	Landscape Development
TMC Ross Sterling Street Beautification	Landscape Development
TMC Moursund Street beautification	Landscape Development
TMC John Freeman Blvd Beautification	Landscape Development
One Park Place Downtown Luxury Living	Landscape Development
West Ave	Landscape Development
Belle Meade of River Oaks	Landscape Development
Lakes of Savannah Community	Landscape Development
OakHurst Community	Landscape Development
West Ranch Community	Landscape Development
Townsen Bridge and Wetlands Masterplanned Community	Landscape Master Plan
MUD #154	Landscape Development
Citi Place Apartments HUD in Midtown	Landscape Development
2727 Kirby	Landscape Development
Gables Upper Kirby	Landscape Development



## RESUMES



### **Darin Weinheimer, RLA**

*Production/Construction Principal*

In this role, Darin will oversee all of the production from design development through construction administration.

**Years with KW:** 20

**Education:** Bachelor of Science in Horticulture, 1983, Texas A&M University  
Master of Landscape Architecture, 1986, Texas A&M University

**Registration:** Registered Landscape Architect in Texas Reg # 1643, Louisiana Reg # W245, Oklahoma Reg # 197, Nevada Reg # 697, Kansas Reg # 749, Missouri Reg # LA2007021500, South Carolina Reg # 1036, New Mexico Reg # 476, Colorado Reg #875, Arizona Reg #50987

**Summary:** Darin is skilled in effective communication through concise construction documentation and his ability to act as a liaison between the Owner and Contractor. He has over twenty years of working experience in Houston. Darin has extensive experience with nationally renowned design firms such as The SWA Group and CRSS in technically difficult project work. His experience includes: management districts and highway beautification, multi-family, parks, master planning, senior living communities, schools, office buildings, on-structure plazas, retail centers, churches, public parks, and residential design.

### **Experience:**

Fort Bend UofH Library	Landscape Development
SH6 Median Improvements Sugar Land	Landscape Development
East Aldine Management District & 59 Improvements	Landscape Development
Memorial City Management District & I-10 Expansion	Landscape Development
Bunker Hill Expansion and Median Beautification	Landscape Development
Spring Branch Management District Esplanade Beautification	Landscape Development
Energy Corridor Management District & I-10 Expansion	Landscape Development
MUD #154 Streetscaping	Landscape Development
TMC Ross Sterling Street Beautification	Landscape Development
TMC Moursund Street Beautification	Landscape Development
TMC Cambridge Street Irrigation	Landscape/Irrigation Dev
Upper Kirby Management District Streetscaping	Landscape Development
Gables West Ave Mixed Use	Landscape Development
Houston Downtown Aquarium	Landscape Development
Moody Gardens Galveston	Landscape Development
Harris County Imp. District #4	Landscape Master Plan
One Park Place Downtown Luxury Living	Landscape Development
Oak Hurst Community	Landscape Development
Lakes of Savannah	Landscape Development
2727 Kirby	Landscape Development



## RESUMES



### Cathleen Lynch

*Project Manager*

In this role, Cathleen will coordinate the work of the design team and the consultants. As well Ms. Lynch will be responsible for issues of budget, scheduling, and quality control.

**Years with KW:** 6

**Education:** Bachelor Landscape Architecture, 2003 Texas A&M University

**Summary:** Miss Lynch brought two and half years experience to the firm, beginning her career at Sweitzer & Associates, specializing in master planned community development. She has quickly excelled as a Project Manager directing a diverse array of projects including management districts, multifamily developments, master planned communities, on-structure projects, neighborhood playground and recreation centers, retail shopping centers and places of worship.

#### Experience:

Fort Bend University of Houston Library	Landscape Development
SH 6 Median Improvements Sugar Land	Landscape Development
Energy Corridor Management District & I-10 Expansion	Landscape Development
Spring Branch Management District Streetscaping & Identity	Landscape Development
East Aldine Management District & 59 Improvements	Landscape Development
Memorial City Management District I-10 beautification	Landscape Development
Upper Kirby Management District Streetscaping	Landscape Development
TMC John Freeman Blvd Beautification	Landscape Development
MUD #154 Streetscaping	Landscape Development
TMC Ross Sterling Street Beautification	Landscape Development
TMC Moursund Street Beautification	Landscape Development
Citi Place Apartments HUD	Landscape Development
Memorial City Management District Streetscaping	Landscape Development
Bunker Hill Expansion	Landscape Development
One Park Place Downtown Living	Landscape Development
The Portico at West 8 Luxury Apartments	Landscape Development
West Ave Mixed Use	Landscape Development
Life Sciences Plaza Texas Medical Center	Landscape Development
Memorial Hermann Medical Plaza	Landscape Development
West Ranch Community	Landscape Development
Lakemont Community	Landscape Development
Oak Hurst Community	Landscape Development
Lakes of Savannah Community	Landscape Development



## RESUMES



### Ronnie Woods

*Licensed Irrigator*

In this role, Ronnie will handle all irrigation design.

**Years with KW:** 15

**Education:** Registered Landscape Irrigator License #7047

**Summary:** Ronnie's experience include the diverse range of projects that Kudela & Weinheimer handles including, management districts, corporate retail centers, multi-family, office buildings, and sustainable design buildings throughout Texas and the South. In addition to project management and design, he is also a State licensed irrigator overseeing irrigation design for all projects. His knowledge of traditional, drip irrigation and state of the art weather monitoring stations provide solutions for every irrigation challenge.

#### Experience:

Fort Bend UofH Library	Irrigation
SH 6 Median Improvements Sugar Land	Irrigation
Spring Branch Management District	Irrigation
East Aldine Management District	Irrigation
Memorial City Management District Gessner Widening & I-10 Expansion	Irrigation
TMC Cambridge Street Irrigation	Irrigation
TMC John Freeman Blvd Beautification	Irrigation
TMC Ross Sterling Street Beautification	Irrigation
TMC Moursund Street Beautification	Irrigation
Oak Hurst Community	Irrigation
Lakes of Savannah Community	Irrigation
Energy Corridor Management District	Irrigation
MUD #154 Streetscaping	Irrigation
Citi Place Apartments HUD	Irrigation
Bunker Hill Expansion	Irrigation
One Park Place Downtown Living	Irrigation
Granite II Westchase	Irrigation
The Portico at West 8 Luxury Apartments	Irrigation
Life Sciences Plaza Texas Medical Center	Irrigation
Memorial Hermann Medical Plaza	Irrigation
Houston Downtown Aquarium	Irrigation
West Ave Upper Kirby District	Irrigation
2727 Kirby	Irrigation
UT Health Science Center San Antonio	Irrigation
Golden Nugget Streetscaping	Irrigation
Lakemont Community	Irrigation



## FIRM PROFILE



### *Celebrating 20 years in Business!*

#### SERVICES

Landscape Architecture  
Site Planning  
Site Design  
Master Planning  
Irrigation Design  
Reclaimed Water Irrigation  
Project Management  
On Structure Landscapes  
Park and Trail Systems  
Urban Design  
Planting Design

Since its inception in **1991**, Thad Kudela and Darin Weinheimer have grown K&W into one of Texas' largest landscape architecture firms. K&W is knowledgeable in all aspects of the outdoor built environment. Our formula for success can be attributed to the balance of opposites: Harmony/Diversity, Creativity/Practicality, Vision/Focus, Kudela / Weinheimer.

Kudela & Weinheimer's strength lies within the diversity of its 18 person firm. This diversity provides your project with a team of personnel that are experienced in producing creative designs from concept to inception. With offices in Houston and San Antonio, K&W is equipped and ready to enthusiastically serve the needs of the community and act in accordance with the vision of the Montrose District. With Thad Kudela at the helm of design, he insures the highest quality of creative design is achieved. Darin Weinheimer, the managing construction principal, guarantees a smooth transition from design to implementation. This team gives K&W a unique balance that will produce a high quality project.

Kudela and Weinheimer prides itself in implementing and adhering to practical, measured and realistic aspects of a project. You will find that accurate cost estimating, realistic job scheduling and efficient execution of projects is more than a standard, it is a promise. K&W has a proven track record in designing buildable projects for TxDOT and Management Districts/Cities that stay on time and within budget, just ask our clients. An example of our budget conscious design, the manner in which we designed the East Aldine medians the final contracted price was 39% lower than the budget amount. K&W firmly believes that delivering on our promises is the key to our success and is the reason for our 95% client retention.

#### Office Locations

##### Houston

7155 Old Katy Road  
Suite 270  
Houston, Texas 77024  
P: 713 869 6987

##### San Antonio

1000 Central Parkway North  
Suite 268  
San Antonio, TX 78232  
P: 210 349 3500

**LEED:** Thad Kudela is a LEED Accredited Professional and the Kudela & Weinheimer firm is a member of the USGBC (U.S. Green Building Council).

#### Key Contact/Project Manager:

Darin Weinheimer, Phone: 713.869.6987, Cell: 713.8195233  
email: dweinheimer@kwtxas.com

**METRO SBE**  
**SCTRCA SBE**



## RELATIVE PROJECTS



### Project Name

Memorial City Management District & I-10 Expansion *featured*  
 Energy Corridor District & I-10 Expansion *featured*  
 Spring Branch Management District *featured*  
 East Aldine Management District & 59 Improvements *featured*  
 Upper Kirby Management District  
 Texas Medical Center Moursund Street Beautification  
 Texas Medical Center John Freeman Blvd Beautification  
 Texas Medical Center Ross Sterling St. Beautification  
 Mud #154 Streetscaping and Sidewalks *featured*  
 Gold Nugget Streetscaping *featured*  
 Kimberly Lane Streetscaping  
 Lifestyle Boulevard Streetscaping  
 2727 Kirby *featured*  
 Belle Meade of River Oaks  
 Nassau Bay Town Square  
 Gables West Ave *featured*  
 One Park Place Luxury High-rise *featured*  
 Highland Tower  
 Sugar Land Highway 6 Medians at Highway 59  
 Life Sciences Plaza & Select Medical Hospital, Texas Medical Center  
 West Ranch Community  
 Oak Hurst Community  
 Lakes of Savannah Community  
 Lakemont Community  
 Silverglen Community  
 Hawks Landing Community  
 Hidden Creek Community  
 Windsor Lakes Community  
 Northgate Community  
 Cardiff Ranch Community  
 Imperial Oaks Community  
 Imperial Forest  
 Waterstone Estates  
 The Lakes at Kings River Estate  
 Catholic Charities  
 City Place Apartments  
 Venue Museum District Apartments  
 West Dallas Apartments, Finger Properties  
 Sonoma Luxury Highrise Living  
 Energy Plaza Office Park and Hotel

### Location

Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Las Vegas, Nevada  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Nassau Bay, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Houston, Texas  
 Sugar Land, Texas  
 Houston, Texas  
 Friendswood, Texas  
 Kingwood, Texas  
 Pearland, Texas  
 Houston, Texas  
 Katy, Texas  
 Katy, Texas  
 Conroe, Texas  
 The Woodlands, Texas  
 The Woodlands, Texas  
 Katy, Texas  
 Houston, Texas  
 Houston, Texas  
 Tomball, Texas  
 Humble, Texas  
 Fort Bend, Texas  
 Houston, Texas  
 Houston, Texas  
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 Houston, Texas  
 Houston, Texas



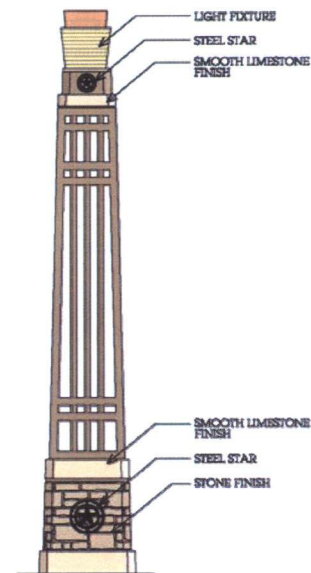
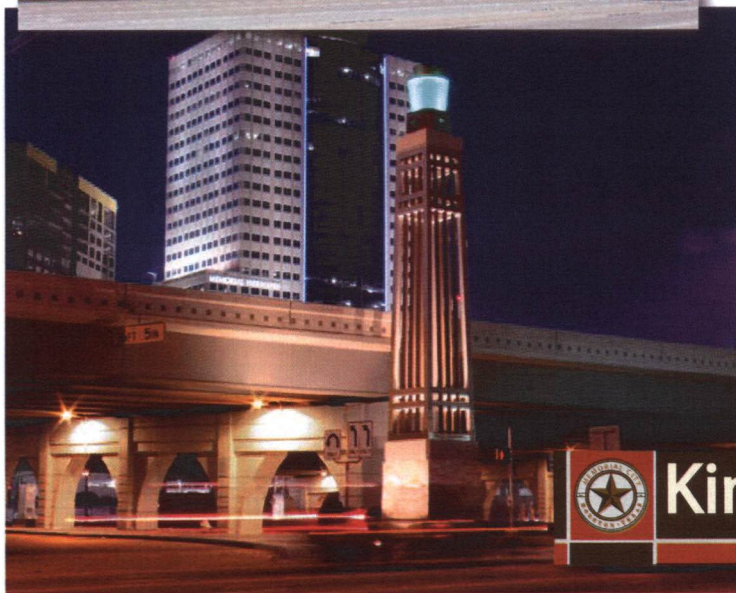
**MEMORIAL CITY MANAGEMENT DISTRICT  
& TIRZ 17 REDEVELOPMENT AUTHORITY**  
**Houston, Texas**



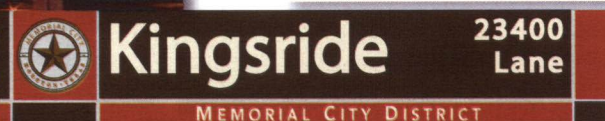
**Brief Description:**

Within the Memorial City Management District, Kudela & Weinheimer was responsible for a master plan that addressed **branding and iconic recognition** for the area. K&W has worked closely with **TxDOT** on the expansion and **beautification of I-10** in the district. K&W has designed landscaping for the development of an urban environment that positively affects the District's appearance, image and value. Kudela & Weinheimer's landscape design help provides green space and amenities for **pedestrians, transit riders and cyclists**. K&W designed upgraded traffic signals, **streetlights** and **street signs**, transit shelters, **gateway markers**, and **pedestrian crossings**. K&W Role(s) were Master Planning/Urban Design, Conceptual Design, Design Development, Construction Documentation, and Construction Administration.

**Contact:** Pat Walters MCD, Phone (713) 984-8737  
patw@memorialcitydistrict.org

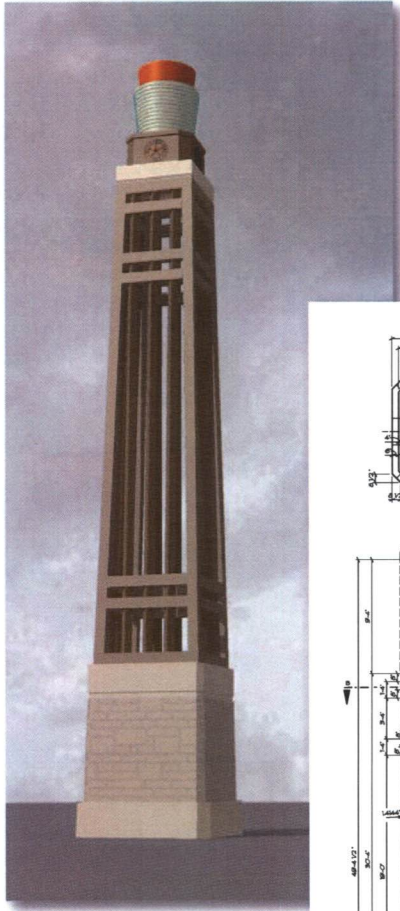


1 GATEWAY LIGHT PYLON  
SCALE: 1/8" = 1'-0"

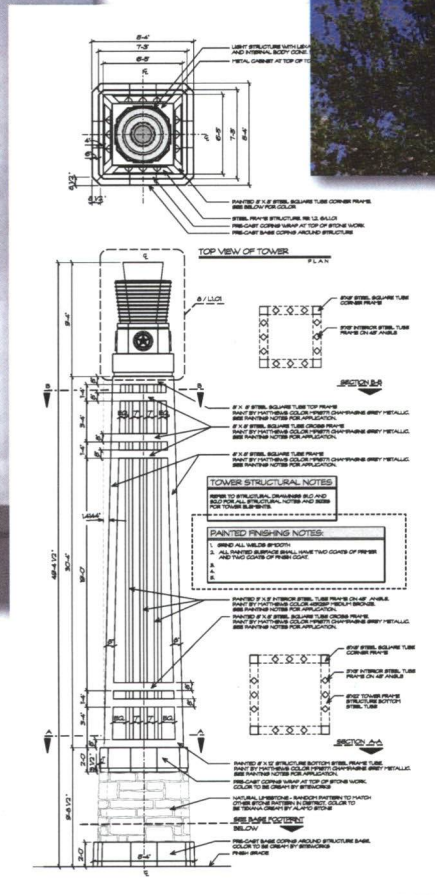




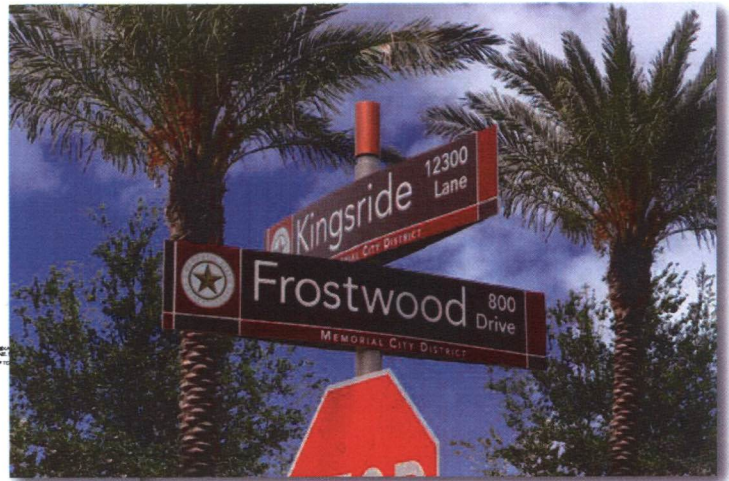
# MEMORIAL CITY MANAGEMENT DISTRICT & TIRZ 17 REDEVELOPMENT AUTHORITY Signage and Identity



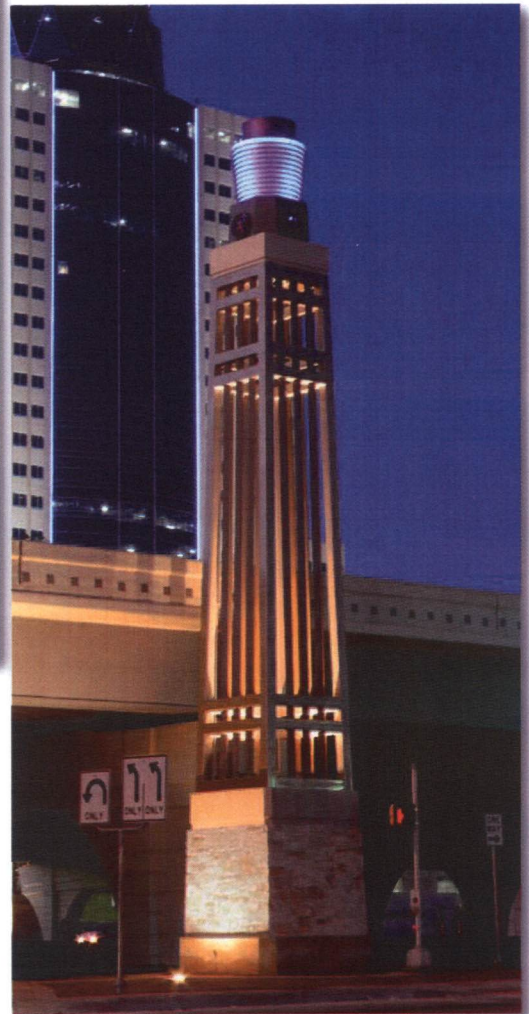
Conceptual Rendering



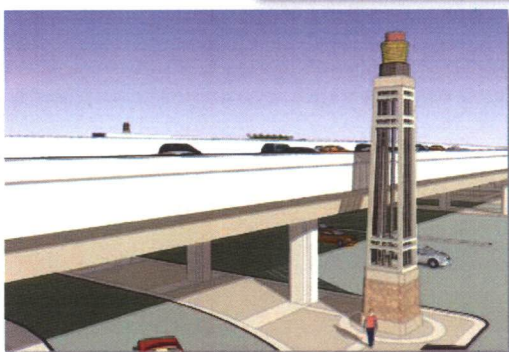
Construction Drawing



Signage Identity



Completed December 2009

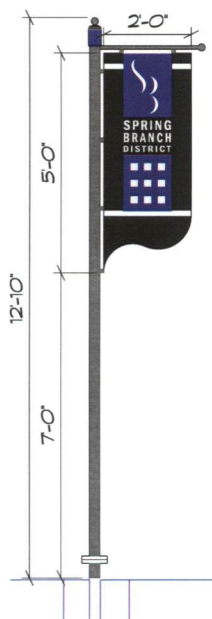
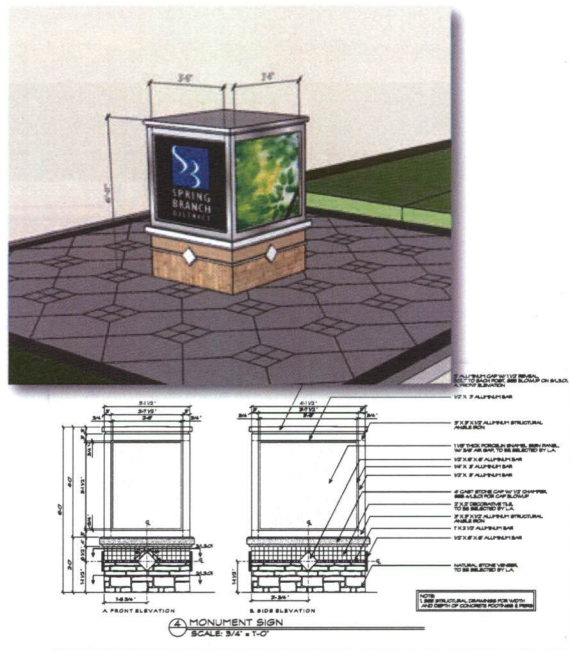


Sketchup Rendering



# SPRING BRANCH MANAGEMENT DISTRICT

## Houston, Texas



### Brief Description:

Within the Spring Branch Management District, Kudela & Weinheimer was responsible for a master plan that addressed **branding and iconic recognition** for the area. K&W designed plans that work in partnership with TXDOT and Harris County Toll Road Authority with regard to the aesthetics and overall look of **Beltway 8 and IH-10 landscaping**. Enhance amenities for pedestrians and cyclists by **coordinating with regional, county, and city agencies on capital improvement plans**, street and sidewalk standards, bikeways, and facilities. K&W worked to improve signage within the district to provide highly visible and creative **wayfinding**, monuments, and identity systems that serve the community while reflecting the character and diversity of its businesses and patrons. The Master Plan created a network of **"green corridors"** along roadways. K&W maximized utilization of existing natural resources through interconnected system of **parks, trails, and open spaces** serving both commercial and residential populations. We created district identity, visual continuity, and **inviting streetscapes** through improvements in landscaping, street furnishings, signage, sign control, and other visual elements to improve the image and appeal of the commercial community. Kudela & Weinheimer is responsible for **streetscape design** at various major entrances and major intersections within the Spring Branch Management District, which include **street pavers, monuments**, and decorative street signs as well as **esplanade plantings** and other attractive visual features which will identify Spring Branch as an up and coming, opportunity rich environment for business and an exceptional place to live, work and raise a family. K&W Role(s) were Master Planning/Urban Design, Conceptual Design, Design Development, Construction Documentation, and Construction Administration.

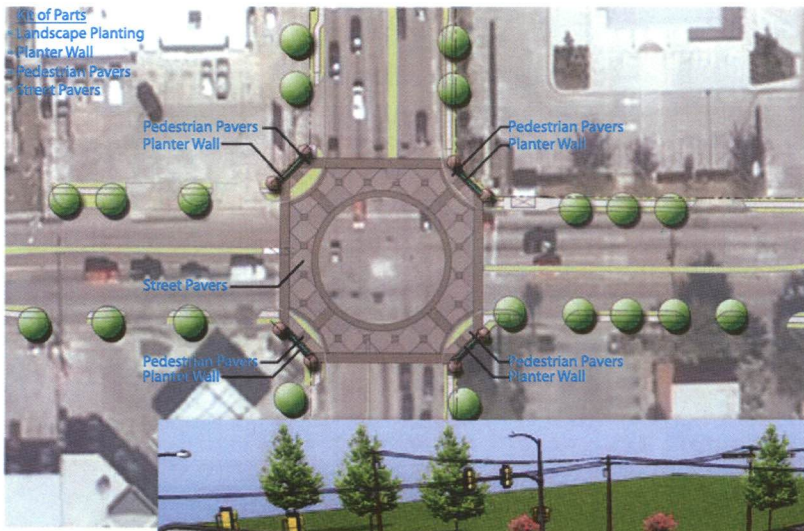
**Contact:** David Hawes, Hawes Hill Calderon, Phone (713) 541-0447 [dhawes@hhcllp.com](mailto:dhawes@hhcllp.com)

**Spring Branch Mission:** "To mobilize resources to enhance the visual appeal of the District and to address current and future infrastructure, land development, and open space needs of the growing Spring Branch area in order to attract and retain employees and residents, increase values, and facilitate business development."



# SPRING BRANCH MANAGEMENT DISTRICT

## Wirt Rd. at Longpoint Rd. Intersection



Conceptual Design



Aerial View

Final Product





# EAST ALDINE MANAGEMENT DISTRICT

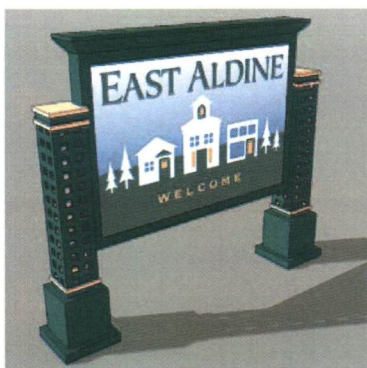
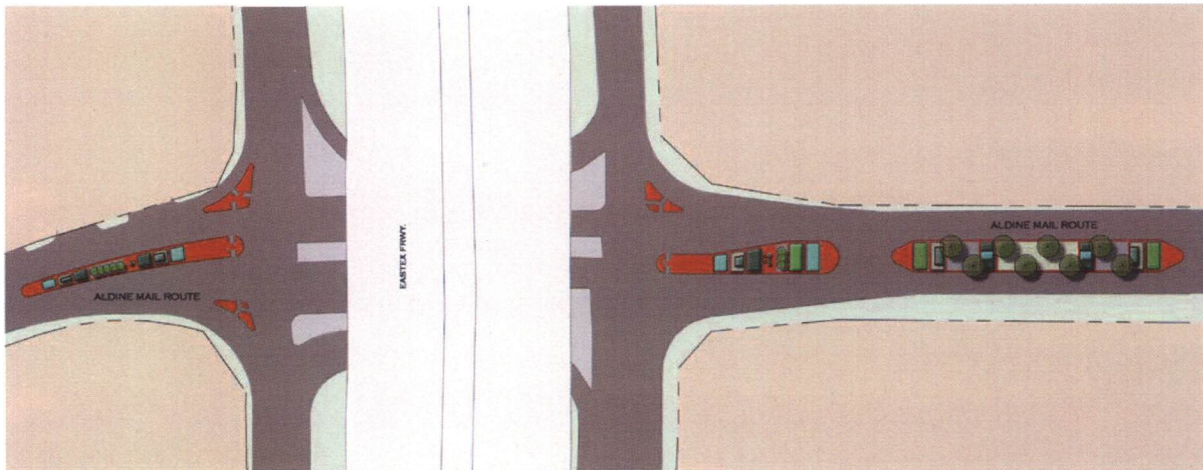
Houston, Texas



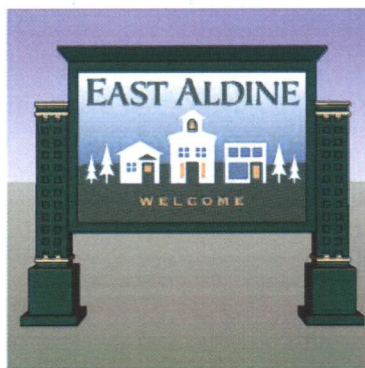
## Brief Description:

Kudela & Weinheimer is currently working on the improvement for East Aldine District which is a total of 10,440 acres. As the landscape architect, K&W is designing hike & bike trails which connect several parks together; designing the **signage and identity** for the district; **special intersection and median treatments**; and entry way monuments. In this district, K&W designed the Highway 59 improvements of signage, pavers and pedestrian walkways. The district includes 215 intersections. K&W is working with Harris County on the Aldine Mail Route as well as working to obtain Federal Grant Money for a "safe sidewalks" program. K&W Role(s) were Master Planning, Conceptual Design, Design Development, Construction Documentation, and Construction Administration.

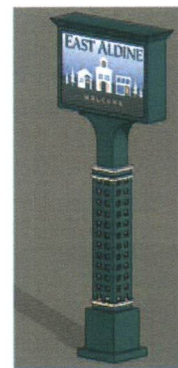
**Contact:** David Hawes (713) 541-0447 dhawes@hhcllp.com



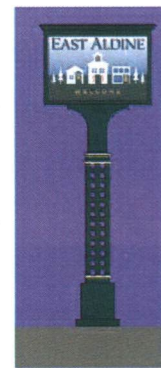
PRIMARY IDENTITY GRAPHIC - 2 COLUMN



PRIMARY IDENTITY GRAPHIC - 2 COLUMN



PRIMARY IDENTITY GRAPHIC - 1 COLUMN



PRIMARY IDENTITY GRAPHIC - 1 COLUMN



**MUD 154**  
**Houston, Texas**



**Description:**

The Municipal Utility District #154 project was divided into multiple phases to accommodate the client's budgets, schedules, and construction impact on the site. Phase 1 included an overview of the district's current conditions and preparation of a master plan identifying key elements of concern which included landscape improvements, redevelopment of **parks**, and pedestrian circulation and access through the district. Phase Two consisted of completing construction documents for the **hardscape** and **landscape** improvements, which were outlined in the **master plan**, for Imperial Valley Drive providing a vehicular and pedestrian connection from the district to Interstate 45.

**Contact:** Municipal Utility District #154, Board of Directors  
/o Fulbright & Jaworski, Carla Christensen, Senior Legal  
ssistant





## Golden Nugget Hotel & Casino Las Vegas, Nevada

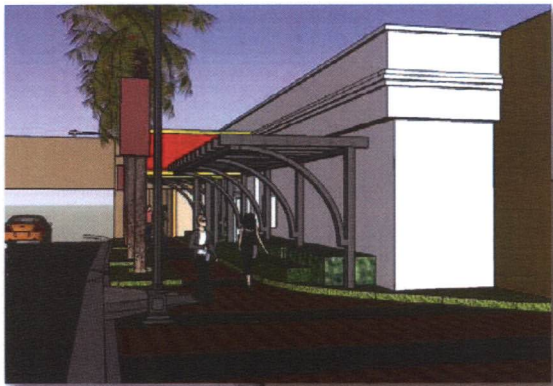


### Brief Description:

Designed by Kudela & Weinheimer, The Golden Nugget streetscape was completed in July of 2009. Guests arriving at the Golden Nugget will immediately be taken back by the impressive million dollar landscaped **streetscape** and entrance at First Street and Carson Street. As visitors enter the property they will be captivated by the **brilliant lighting** which combine to create an inviting and sophisticated ambiance. The tall palm trees accent the **special pavements** in the street to provide a special greeting to all of the guests.

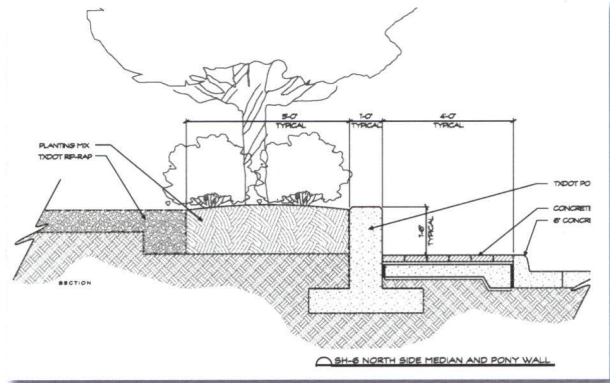
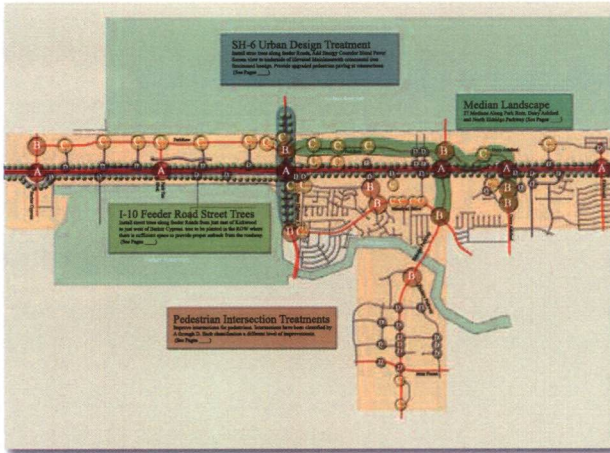


**Contact:** Don Rakoski Phone: (713) 850-1991,  
drakoski@ldry.com





# ENERGY CORRIDOR MANAGEMENT DISTRICT Houston, Texas

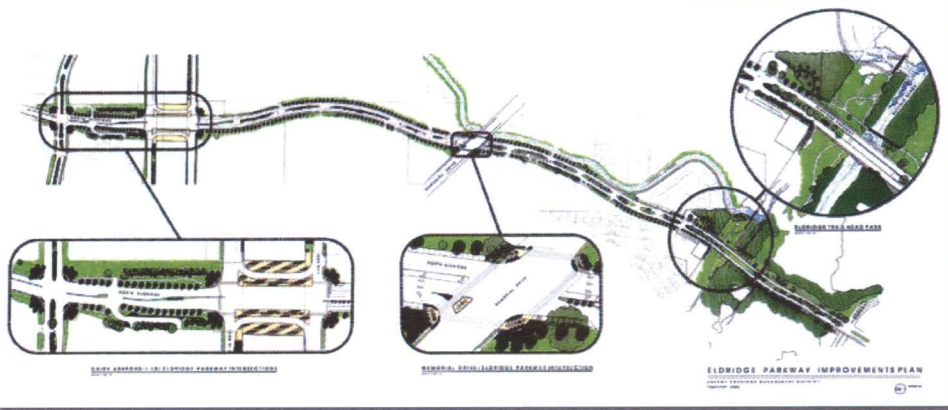


## Brief Description:

Within the Energy Corridor Management District, Kudela & Weinheimer was responsible for a master plan that addresses **branding and iconic recognition** for the area. K&W worked closely with **TxDOT** on the **expansion of I-10**. Kudela & Weinheimer is responsible for the landscape and **urban design elements** that create identity, visual continuity and inviting streetscapes. A **system of parks and trails** makes the Corridor distinctive and memorable. The National Park Service is developing a master plan of trails connecting homes to work and Kudela & Weinheimer is responsible for connecting the trails to the other public spaces not being done by the National Park Service. K&W Role(s) were Master Planning/Urban Design, Conceptual Design, Design Development, Construction Documentation, and Construction Administration.

**Contact:** Clark Martinson (281) 759-3800  
cmartinson@energycorridor.org

*The Energy Corridor District's primary purpose is to increase the value of properties in the District. Local and national property interests recognize the benefit of special districts to protect property owners' investments and increase values.*





## URBAN EXPERIENCE



### Gables West Ave



#### Project name and location

Gables West Ave  
Houston (Upper Kirby), Texas

#### Name of Owner

Gables Residential  
Ben Pisklak  
2925 Briarpark Suite 1220  
Houston, Texas 77042  
713.2677023

#### Name of Architect

Looney Ricks Kiss  
Michael Zielinski  
2370 Rice Boulevard, Suite  
210  
Houston, Texas 77005  
713.526.5436



#### Description

The West Ave project is completely **on-structure, urban planning design**, beneath the entire development is where they have planned the parking garage, making even the street level landscaping on-structure. As well as street level being "on-structure" there is a **7th floor infinity edge pool** with soaring views of downtown Houston. Gables West Ave is a luxury **mixed-use retail and residential** development located at the corner of Kirby Drive and Westheimer; at the edge of the prestigious and historical River Oaks neighborhood. With its vibrant energy, upscale shopping and dining, and urban sophistication, Gables West Ave is a distinctive new residential landmark. The building's architecture pays homage to the best of Art Deco style; it exhibits 1930s elegant stone work, intricate details, and functional design. Gables West Ave is only minutes away from Memorial and Bayou Bend Parks; it offers both the excitement of city living and escape from the stress of everyday life.



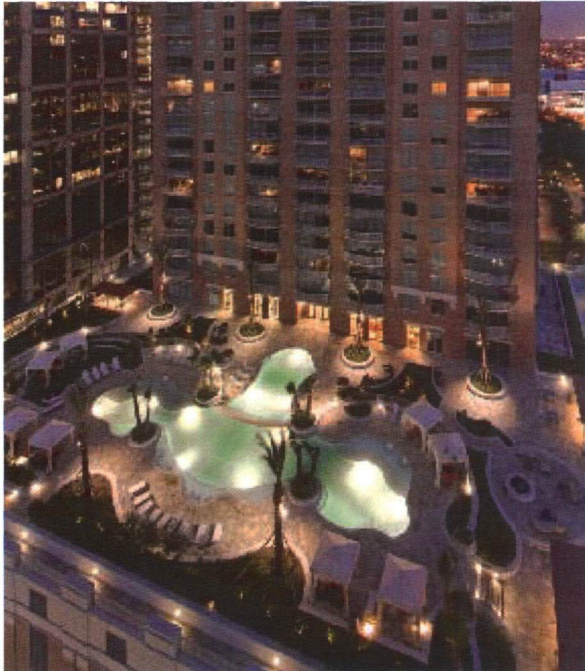




## One Park Place

### Awards:

2009 ULI Houston Development of Distinction  
2010 Houston Business Journal Multi-Family Landmark Award



### Project name and location

One Park Place  
Houston (Downtown), Texas

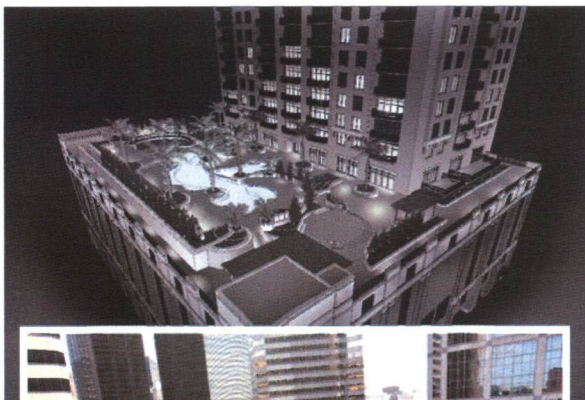
### Name of Owner

Finger Companies  
Marvy Finger  
99 Detering Street,  
Suite 200  
Houston, Texas 77007  
713.864.3313

### Description

A \$125,000,000 development, One Park Place offers high-rise luxury apartment residences ideally situated overlooking Houston's new Downtown Park, scheduled for completion in the fall of 2009.

Rising 37 stories, with 347 units on 30 residential levels, One Park Place is reminiscent of the historic structures that architecturally define Central Park in New York City, and other great urban park spaces in Boston, Chicago and San Francisco. One Park Place residents will be within a short walk to many urban amenities in addition to the Park. The on-structure landscaping on the 8th floor includes a Two-tiered resort-style swimming pool with a cascading waterfall, outside furnishings, private cabanas and cozy fire pit, Grand lounging terrace overlooking Discovery Green Park, hardscape, water features and plantings. At the street level, K&W was responsible for softscape and hardscape surrounding the building, connecting pedestrians with the nearby Discovery Green. This project is also a mixed-use development with retail on the ground level.





## URBAN EXPERIENCE



### 2727 Kirby



#### Project name and location

2727 Kirby  
Houston (Upper Kirby), Texas

#### Name of Owner

MDA Holdings  
Mike Davis  
3630 Wakeforest St  
Houston, Texas 77098  
713.975.0300

#### Name of Architect

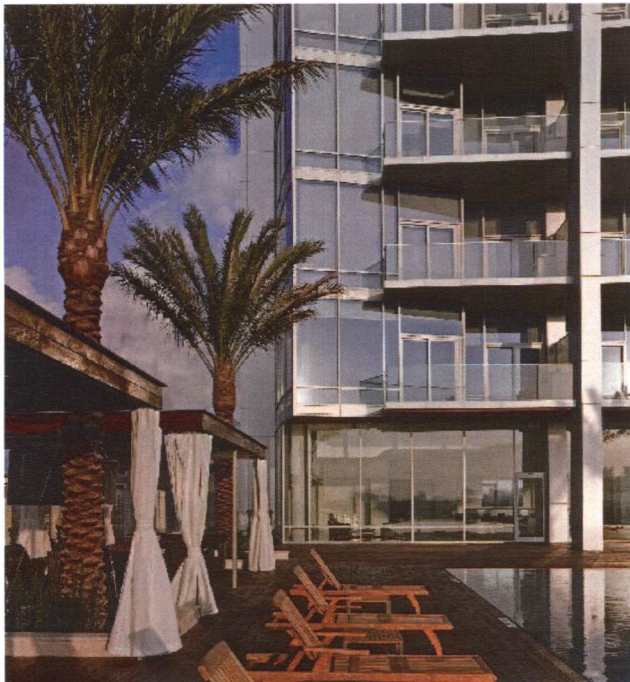
Ziegler Cooper  
Scott Ziegler  
600 Travis Suite 1200  
Houston, Texas 77002  
713.374.0000

#### Description

2727 Kirby at River Oaks, a 400 foot-high, 30-story high-rise condominium is poised to be the visual focal point the prestigious Upper Kirby/River Oaks area. The 96-unit, 30-story building will have one-, two- and three-bedroom condos ranging in size from 1,250 square feet to 6,100 square feet. The units are divided into residences and estates — with estate owners having an elevator that drops them off into their unit. Each residence will enjoy 12' ceilings, fireplaces, and a private terrace equipped with an outdoor kitchen.

The tower itself is fashioned as an elegant 21st century building crafted in glass, stainless steel, and stone and sits on a narrow lot that's less than an acre in size. Twenty-four hour valet is available, in addition to, private parking in a 6-level garage, where atop sits the Aqua Level — an extension of the residents' living room, providing 30,000 square feet of comprehensive entertainment, fitness, pool and spa facilities for family and guests to enjoy.

Looking out onto the pool, the Aqua Lounge offers a more casual feel and features billiard tables and a sophisticated, contemporary bar. Just outside the Aqua Lounge, the elegant infinity pool is surrounded by private cabanas, towering palm trees, a private hot tub and outdoor fireplaces for residents and guests to enjoy views of the Houston skyline before heading their home in the sky.





## URBAN EXPERIENCE



### Gables Park Plaza II Austin



#### Project name and location

Park Plaza II  
Austin, Texas

#### Name of Client and or Owner

Gables Residential  
Ben Pisklak  
2925 Briarpark Suite 1220  
Houston, Texas 77042  
713.2677023

#### Name of Architect

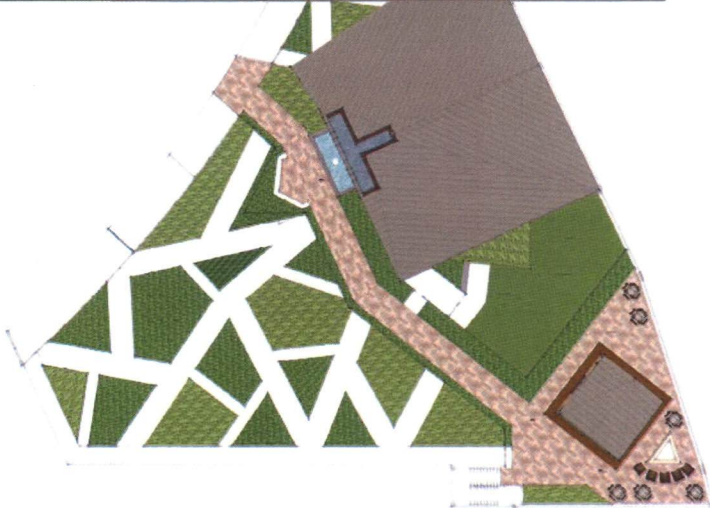
Ziegler Cooper  
Scott Ziegler  
600 Travis Suite 1200  
Houston, Texas 77002  
713.374.0000



#### Description

Park Plaza II is located on Lake Austin. It's an 18 story, Class A multi-family development with 191 units. The development is estimated to be completed in June of 2013.

Kudela & Weinheimer is designing all of the landscaping for the Gables Park Plaza II. The amenities deck, with an on-structure pool that overlooks Lake Austin. There is a front entry plaza and detailed streetscaping to enhance the first floor retail. The project has 2 on-structure decks, one is a "green roof" and the other is the amenities deck with a pool, outdoor kitchen and lounging areas. The green roof will have native plants and a geometric design, which will also have a lounging area with a fire pit and a dog park. The project is aiming for LEED Platinum as well as trying to get Austin Energy Green Building status. For the streetscaping K&W is adhering to strict Great Streets Ordinance of Austin.

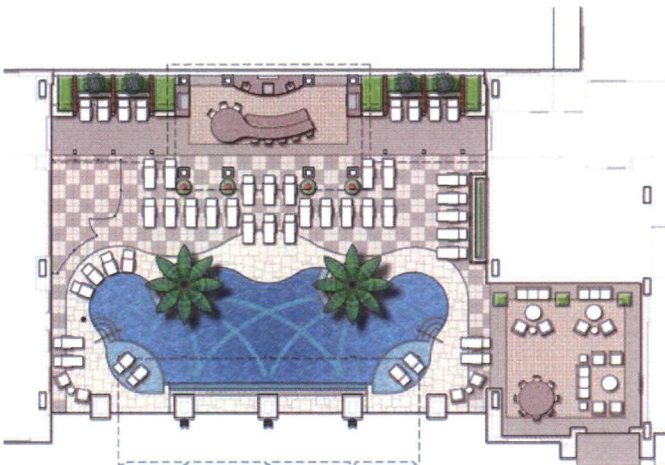




## URBAN EXPERIENCE



### Gables Bering



#### Project name and location

Gables Bering  
Houston, Texas

#### Name of Client and or Owner

Gables Residential  
Ben Pisklak  
2925 Briarpark Suite 1220  
Houston, Texas 77042  
713.2677023

#### Name of Architect

Ziegler Cooper  
Scott Ziegler  
600 Travis Suite 1200  
Houston, Texas 77002  
713.374.0000

#### Description

This upscale mixed-use development is located in the prestigious Tanglewood area, just west of Houston's Galleria area. The 8-story concrete frame building will include a spectacular rooftop pool terrace with a club room and outdoor living room, with views of the Galleria and Uptown Houston.

Gables Bering is a 306 unit building with 12,300 sf of retail space and parking garage. Kudela & Weinheimer is responsible for all of the landscape architecture of the 8th floor amenity deck, dog park and streetscaping at ground level. The Class A urban style multi-family development will include a pool deck, outdoor living and lounging areas, first floor retail and a dog park.



## REFERENCES



**Robert Valenzuela, City of Sugar Land  
Project Manager**

2700 Town Center Blvd, North

Phone: (281) 275-2780, rvalenzuela@sugarlandtx.gov

*Projects: Highway 6 Medians at Highway 59 (2), and 16 additional Medians at Highway 6 extending north and south of 59 - total of about 3 miles of medians*

**David Hawes, Hawes Hill Calderon, LLP**

10101 Fondren Road, Suite 106, Houston, Texas 77096

Phone: (713) 595-1209, dhawes@hhcllp.com

*Projects: Spring Branch Management District, East Aldine Management District, Montrose District*

**Pat Walters, Memorial City Management District**

820 South Gessner, Suite 1530, Houston, Texas 77024

Phone: (713) 984-8737, patw@memorialcitydistrict.org

*Projects: Memorial City Management District, I-10 Expansion, Gessner Widening*

**Dan Moody Jr., Moody Rambin Interests, Inc**

303 West Alabama, Houston, Texas 77098

Phone: (713) 271-5900, dan.moody2@moodyrambin.com

*Projects: Silver Oaks, Town & Country Village Renovation, Hawks Landing, Shops at Bella Terra*