



## WAMM CIVIC ASSOCIATION QUARTERLY MEETING

March 25, 2025

### Annunciation Orthodox School

### MINUTES

Lane Llewellyn, President, called the meeting to order at 6:30 pm. She introduced herself and thanked AOS for hosting WAMM's quarterly and the opportunity to learn about AOS's new campus development.

#### 1. Introduction of Officers

Board members present at the meeting, included: Lane Llewellyn, President; Maria Morandi, 2<sup>nd</sup> Vice President, and Kevin Sokol-White, Treasurer.

#### 2. Order of Business

##### 2.1. Introduction of Speaker and Guests.

Lane Llewellyn announced that the main topic for the evening was the upcoming start of Phase II of AOS's campus redevelopment plan. She asked the speakers and guests to introduce themselves. They included:

AOS

- Dr. Samuel Fragomeni, AOS Head of School

Members of the construction project team:

- Mr. Erwin Jimenez, Construction Manager, Forney Construction
- Douglas Potts, Project Director, Harvey Cleary
- Matt Coscio, Director/shareholder, Harvey Cleary
- Michael Irish, Superintendent, Harvey Cleary
- Brennan Domangue, Project Manager, Harvey Cleary
- Aaron Blackwell, Harvey Cleary
- A representative from Gabriel Architects

##### 2.2. Presentations by Speakers

Mr. Jimenez explained that Forney is not directly involved in the construction of the new buildings but has a general supervisory role. Forney worked closely with Harvey Cleary since the pre-construction phase. He indicated that Dr. Fragomeni's presentation of the

history and general outline of the project will be followed by Mrs. Doug Potts and Michael Irish presentations about timeline and logistics.

#### 2.1.a. Dr. Samuel Fragomeni, Head of School, AOS

Mr. Fragomeni briefly recapitulated the history of the AOS campus redevelopment plan, which is now entering its 7<sup>th</sup> year with the start of Phase 2. Its focus is on reenvisioning AOS's arts and athletics facilities.

All structures of the campus between the Glassell Main Building and W. Alabama will be torn down. A new arts center and a gymnasium will be constructed in their place. Dr. Fragomeni showed renderings of the indoor and outdoor spaces. The arts center will have a blue box theater which can be converted to a large stage. It will also have new classroom space for visual arts, theater classes, and also a dance room.

Lock rooms in the 2-story gymnasium building will be large enough to accommodate all AOS students. The outdoor spaces will have seating areas and more covered spaces.

Lane Llewelyn asked which is the maximum number of students AOS can accommodate (and, in jest, whether WAMM residents can get tuition discounts). Dr. Fragomeni responded that the number of students is 700-750.

Kevin Oskol-White said that he found the new theater interesting, and asked about the maximum number of people AOS expects to attend theater events. Dr. Fragomeni responded that the theater was not conceived for big productions, so the space will not be maxed out. Current attendance to some of the school activities, such as the AOS Olympics, can be up to 2,000, which are spaced in time in two or more groups due to current limited space. The total number of people attending will not increase, but the new buildings can accommodate all attendees at one time.

Jerry Baiamonte asked whether AOS is considering partnering with others for productions, given the very attractive and spacious theater space. Dr. Fragomeni responded not at this time but something in this vein could be done in the future.

#### 2.1.b. Matt Coscio, Director/shareholder, Harvey Cleary

Mr. Erwin introduced Matt Coscio. Mr. Coscio was involved with Phase 1 of the AOS campus development plan and also the University of St. Thomas new building construction. Mr. Doug Potts added that He (Mr. Potts), Michael Irish, and Brennan Domangue were also involved in the construction of the Covenant House new campus, and the Montrose Collective.

#### 2.1.c. Douglas Potts, Project Director, Harvey Cleary

Mr. Potts described the schedule of the planned demolition and new building construction. Site preparation will start in May with fencing of the construction site with

signage including contact names and phone numbers. Demolition and new construction will follow this summer. It is planned that the exterior of the buildings will be complete during the first quarter of 2026. Buildings and outdoor spaces will be completed by the end of 2026. Heavy construction equipment and truck traffic will start this summer through the summer of 2026.

#### 2.1.d. Michael Irish, Superintendent, Harvey Cleary

Mr. Irish explained that he will be on-site most days and deal with the day-to-day activities. He will be the main contact for the neighborhood if any issues arise during construction.

The fence around the construction site will display his name and phone number prominently. There will be two gates for access to the site for entrance and exit, respectively. Construction-related traffic will move along Mt. Vernon. Large trucks may need to occasionally back partially on Marshall St. There will always be a Harvey Cleary employee monitoring traffic on Mt. Vernon.

A below ground level retention pond will be constructed on the Mt. Vernon side of the fence.

Lane Llewellyn asked whether damage to the street/road will be repaired, and to please take care of the recently resurfaced Hawthorn St and the new road on Kipling. Mr. Irish responded that they will repair damage such as curbs, gutters, and minor damage to the road, probably involving a third party. They will not resurface Mt. Vernon.

Anne Miller asked about school-related traffic. Dr. Fragomeni responded that the current student drop-off and pickup schedules will be maintained.

Maria Morandi asked whether the construction team is aware of the small water line project that the COH may start in May. Mr. Potts and Mr. Irish responded that they were not. Maria Morandi said that she will email the COH contact information for the project.

Lori Soderberg asked whether there are any plans for workers' parking. Mr. Irish explained that there will be rotating work crews, with some parking available on site. However, most parking will be on the local streets. Harvey Cleary will be talking to Skanka's people for availability of parking at their site.

Kevin Oskol-White and maria Morandi asked about the issue of heavy traffic and parking during AOS carpool periods. Mr. Irish responded that there will be no parking on the streets designated for AOS carpools.

A question was asked about disposal of trash generated by workers, which has been a problem in recent construction projects in WAMM. Kevin Oskol-White indicated that trash was a problem during the construction of Covenant House's new campus. Mr. Irish responded that he has a tight trash management plan and all will be cleaned up.

Leana Colmenares indicated she appreciated the effort at considering neighborhood issues. She asked 1) how security in and around the site will be handled, 2) whether the trees around the perimeter will be protected, and 3) the easement setbacks between the fence and the construction perimeter. Mr. Irish responded that 1) there will be increased lighting and guards on site, 2) trees around the perimeter of the site will be protected, and 3) he does not know all the setbacks, but it will be 20ft in some sections.

Ms. Colmenares also asked about the type of materials that will cover the outside face of the buildings. Mr. Irish responded that it will be glass and plaster. The gymnasium will be 3 story high but matching the height of the current building, i.e. 42ft.

Kevin Oskol-White asked about how the new buildings will look visually from W Alabama. Mr. Irish responded that it will be the best view esthetically.

Lane Llewellyn made the comment that there will be construction-related heavy traffic on W Alabama in addition to Mt. Vernon.

Leana Colmenares asked when demolition will start. Mr. Irish responded that it will be at the end of May.

A question was asked about whether Harvey Cleary had considered having access to the site from Yoakum Blvd. Mr. Irish responded that they consider multiple alternatives. Access from Yoakum would involve too many trees that they could not assure protection for.

Lane Llewellyn asked to let the neighborhood know the schedules for concrete pouring, which has been an issue with recent construction.

Leana Colmenares asked how they will manage the periods of construction during when AOS classes are ongoing. Mr. Irish responded that they have plans to manage the situation when school is on.

Lane Llewellyn asked about the hours for on site work. Mr. Irish responded that work will typically start at 6:00 am, and that work activities go on from dusk to dusk, especially during some parts of the construction. He added that the temporary fence will have some “artsy” displays, and that Mr. Jimenez will continue working with Harvey Cleary through completion of the project.

Lane Llewellyn thanked Dr. Fragomeni and all the construction team for their instructive presentations. She indicated that WAMM will keep lines of communication so everything proceeds as smoothly as possible. She also thanked AOS and Dr. Fragomeni for hosting the meeting.

Ms. Cruz Almonaci, Community Outreach Manager for the Office of Council Member Abbie Kamin, City of Houston, District C, arrived late at the meeting because of a

conflicting commitment. She requested whether she could briefly provide some information for the attendees. Lane Llewellyn said to go ahead.

Ms. Almonaci said that on Wednesday, April 2, 2025, Houston City Council will consider adopting the Short-Term Rental ordinance, which would create regulations for properties operating within the Houston City limits. The text of the ordinance, as well as a draft of a sample application can be accessed here: [ARA - Business Licensing](#). If residents have any feedback they would like to share with Council Member Kamin, please email the District C office ([districtc@houstontx.gov](mailto:districtc@houstontx.gov)) by April 1st. Residents who would like to voice their feedback in front of City Council in person during public session at 1:30pm, can sign up to speak the day before on Tuesday, April 1<sup>st</sup>. Sign up instructions can be here: <https://www.houstontx.gov/council/meetingsinfo.html>

Rain Barrel Availability is filling up fast! District C residents can secure theirs for only \$10 (normally \$150). Free trees are also available for the first 100 people who sign up to purchase, provided by Trees for Houston: [bit.ly/DistCRainBarrel2025](https://bit.ly/DistCRainBarrel2025)

Lane Llewellyn adjourned the meeting at 7:35pm.