



GREENS CROSSING

GREENSPOINT

PINTO BUSINESS PARK

AIRLINE CORRIDOR

## North Houston District Selected for Livable Centers Study

One of the best ways that local communities can improve infrastructural connectivity, mobility and economic growth is through participation in a Livable Centers study. These studies are conducted by the Houston Galveston Area Council (HGAC), and the North Houston District has been selected as one of the upcoming locations to be evaluated.

The Livable Centers concept is part of HGAC's 2035 Regional Transportation Plan, which addresses population growth. With 3.5 million more residents expected in the region, strategies to minimize traffic and vehicle use are crucial.

Livable Centers are walkable, mixed-use places that provide various transportation options, improve environmental



Photo by: evlpro.com

Approximately 245,000 commuters cross the I-45 North and North Sam Houston Parkway interchange every day.

quality and promote economic development. A Livable Centers study creates the groundwork for future projects by

identifying potential investments and generating implementation designs and plans.

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### A Word from the President

It's my pleasure to share with you our first issue of *Quadrants*, a quarterly publication highlighting the latest developments and activities taking place in the North Houston District.

The way the District team focuses its work in our 12-square-mile service area, which covers the I-45 North and the North Sam Houston Parkway intersection, is by quadrants. Thus, the publication's name and design. Our commitment to enhancing services in public safety, infrastructural planning and development, and beautification and maintenance of public areas is leading to exciting growth in these four unique quadrants.

Upcoming projects include \$100 million in renovations over the next five years at the rebranded CityNorth office park next to the mall, and Coca-Cola moving into Pinto Business Park, which will support future growth in the region.



So, take a look through *Quadrants* for details on how we are making progress in the North Houston District.

Greg Simpson  
North Houston District President

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## North Houston Bike Park Update

Currently under construction, the North Houston Bike Park (NHBP), will be the site of the 2020 UCI BMX World Championships, the world's largest BMX racing competition.

A North Houston Development Corp. (formerly the Greater Greenspoint Redevelopment Authority) project, the NHBP will be a world-class park expected to attract major BMX Super Cross events sanctioned by USA BMX and others, and will provide a unique recreational and biking experience for the greater North Houston area residents and visitors.

The site is approximately 20 acres, and will include a BMX Super Cross track with grand stands, track entry and education building, dirt jump track, flatland and street riding plazas, bowl riding, pump tracks, multi-skills trails, hybrid bike skills area, boardwalk, pedestrian bridges, restrooms and an open seating performance pavilion.

Admission will be free, and wheelchairs will be welcome!



## Aldine ISD Dr. Archie L. Blanson CTE High School Near Completion

Aldine ISD will open the doors of its much anticipated Blanson Career and Technical Education High School (CTEHS) this fall. The state-of-the-art campus and training facility will be inaugurated by its new superintendent Dr. LaTonya Goffney.

The CTEHS will serve 1,500 ninth through 12th grade students who will graduate with licenses, work-force certifications and hours toward post-secondary education.

### Quick Facts:

**Size:** 227,000 sq. ft. on 44-acre site

**Unique features:** specialized classrooms for robotics, animation, auto technology, engineering, welding, health science programs and more

**Program opportunities:** audio/video production, computer programming & game design, construction technology and more

**Design by:** Molina Walker Almaguer Architects, Inc.

**Builder:** Drymalla Construction Inc.



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## Jack Drake Park Now Open

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Do you enjoy the outdoors? Did you know that the North Houston District has 36 acres in parks and green spaces for your leisure?

Well, if you haven't already checked out Jack Drake Park located off of Benmar Drive, in the northeast quadrant of the District, then swing by with your co-workers after lunch for a stroll along Greens Bayou.

The park is dedicated to Jack Drake who served as the president of the District from 1991-2012.

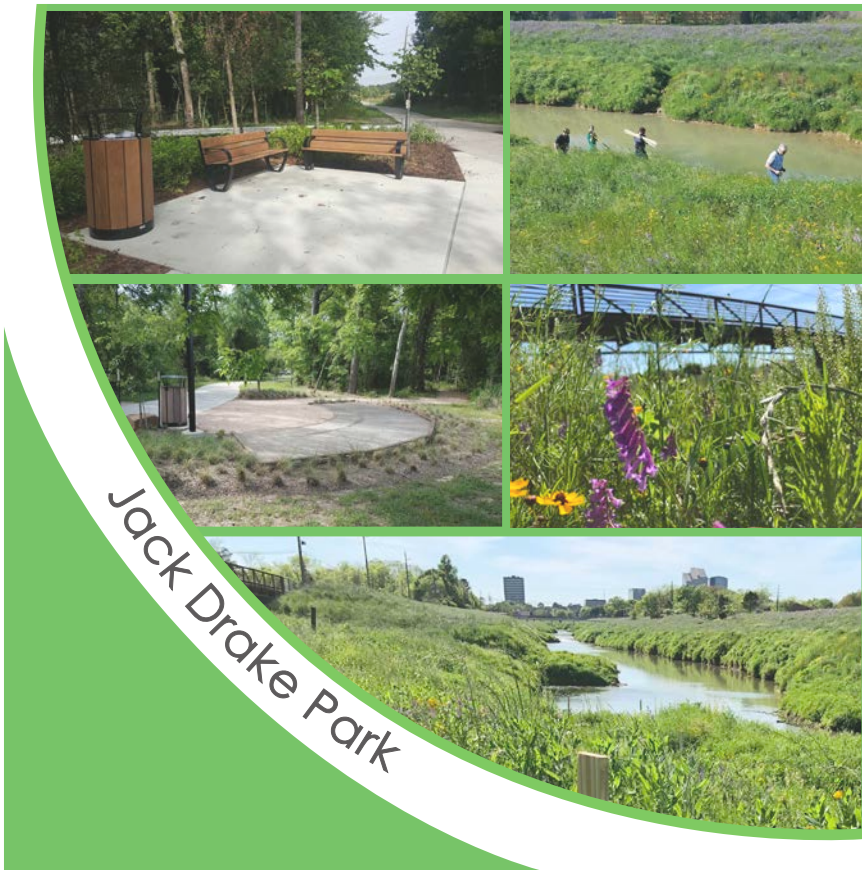
By 2019, a canoe launch will be installed as part of the 27.5 mile Greens Bayou Paddle Trail.

The North Houston District is proud to add another green space to its parks and trails. Be sure to check it out!

Location:

641 Bradfield Road  
Houston, TX 77060

Hours: Dawn to Dusk



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## New Name, New Signage

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As you drive through the North Houston District, you may notice some changes at our intersections and streets the next couple of months. The Greenspoint District street signs produced in 2009 will be replaced with rebranded street signs, which have been upgraded to meet the current City of Houston street sign standards.

The new design, produced by Kudela and Weinheimer Landscape Architects, incorporates the updated district logo, and a switch from green to black for the street name portion for a more contemporary look.

The project, managed by Hardman Signs, entails the production and installation of approximately 500 signs to be completed by the end of the fall.



# Community Agencies, Apartments and Advocates Unite to Keep District Safe



**Knocks-and-Talks:** Green House International Church Pastor E.A. Deckard, The Thicket Apartment Manager, Deputy Calhoun and North Houston District Public Safety Director Tracy Harrison spoke with more than 300 Northborough Drive residents during door-to-door visits.



The North Houston District is experiencing a lower crime rate compared to years past, which is great news, but to ensure that these figures remain this way, the District and its partners have kicked off a proactive plan to further reduce and prevent crime in the area.

In a crime analysis completed in 2017, it was determined that the area in which most crimes occurred in the District took place on Northborough Drive. Northborough Drive is located in the northwest quadrant of the District with approximately eight apartment communities of 300+ units each.

After a series of meetings with law enforcement agencies, apartment property owners and management, and community partners like the Lighthouse Church and Ambassadors for Christ (AFC), an unprecedented collaboration was formed resulting in the **Northborough Initiative**.

Today, the task force behind the initiative has visited six apartment communities and outreached to 1,200 residents to help improve relations and communication between residents and law enforcement.

Some of the Northborough Initiative goals are to:

1. review crimes for each property and the number of calls for service, while focusing on crime trends and patterns
2. secure property managers/supervisors for the long-term to better enforce the highest operating standards
3. train apartment staff on how to implement the best screening methods in leasing
4. engage with every resident on Northborough Drive through “knocks and talks” to assess public safety needs
5. facilitate law enforcement and apartment property manager trainings on how to handle common challenges
6. provide residents a safe environment with access to counseling, support, and mentorship within walking distance and at no cost



Left to right: Harris County Sheriff's Office Sgt. Adolf, Deputy Barboza, The Thicket Apartment Manager, Tracy Harrison, Deputy Calhoun, Pastor E.A. Deckard and AFC's David Turner formed one of three groups doing outreach at the seven participating apartments.

## North Houston District Staff

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Greg Simpson

**Executive Vice President & Chief Operating Officer**  
Bart Baker

**Director, Public Safety**  
Tracy Harrison

**Director, Financial & Support Services**  
Brenda Spratt

**Director, Marketing & Public Affairs**  
Alexa Valencia

**Parks & Recreation Manager**  
Treena Dockery

**Field Services Manager**  
Asdrubal “Dru” Gutierrez

**Executive Assistant & Projects Coordinator**  
Karen Davis

**Brand Manager & Graphic Designer**  
Amy Craig

For suggestions or comments, email [avalencia@northhouston.org](mailto:avalencia@northhouston.org).



1. Greens Rd. & Imperial Valley Dr.  
2. Wussow Park

3. Imperial Valley Dr. Bus Stop  
4. Jack Drake Park

5. Greenspoint Transit Center  
6. North Houston Skate Park

7. North Houston Bike Park  
8. Sidewalk along Greens Rd.

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“This study can reveal untapped opportunities and guide us for the future,” says Bart Baker, executive vice president and chief operating officer, North Houston District.

The focus area will primarily be the northeast quadrant of the District, including Greens Rd., Imperial Valley Drive, Wussow Park, the Greenspoint Transit Center, and 26 apartment communities, to name a few.

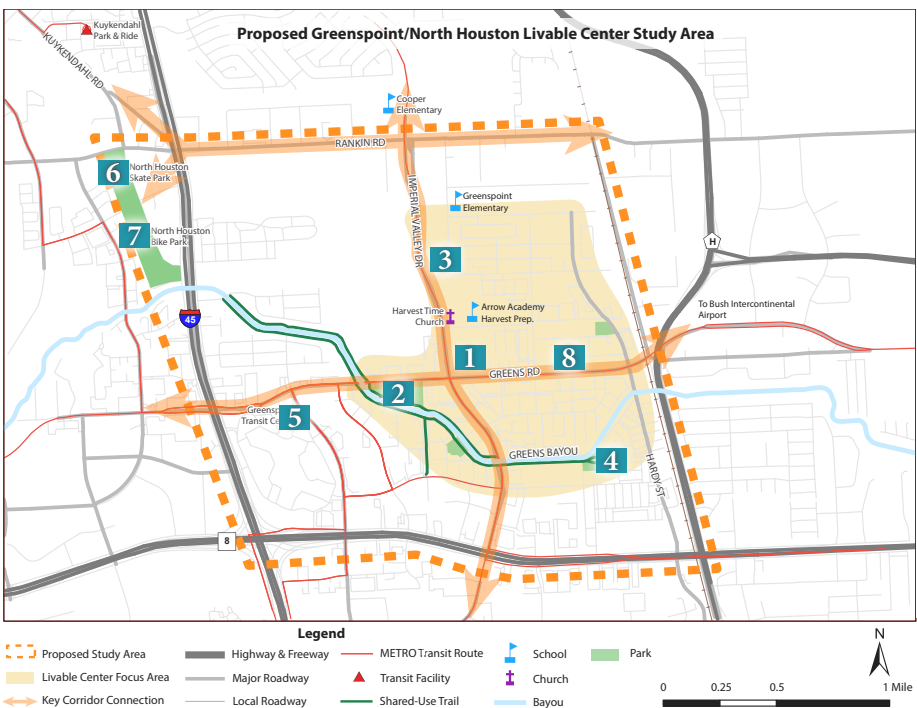
The District’s goal - to create a safe, attractive neighborhood which better connects into nearby and regional surroundings by building a walkable, transit-friendly community with enhanced access to employment opportunities,

“This study can reveal untapped opportunities and guide us for the future,” says Bart Baker, executive vice president and chief operating officer, North Houston District.

civic infrastructure and amenities that can improve people’s lives.

Other communities that have benefited from Livable Center studies include Midtown, the East End and the Energy Corridor.

Once the study begins, it will take approximately nine to 12 months to complete.



# Development Updates

The North Houston District continues to grow. Companies are signing new leases and building state-of-the-art, million dollar facilities here. Who will the next company be?

## NEW CONSTRUCTION



**1 Million SF**

Production Facility in Pinto Business Park

**\$250 Million**

Investment

**Q3 2018**

Break Ground

**Q1 2020**

Expected Completion

**Production, Distribution,  
Warehouse & Sales**

## NEW LEASES



**108,000 SF**

Pinto Business Park



**16,505 SF**

396 W. Greens Rd.



**20,000 SF**

600 N. Sam Houston  
Pkwy.



**62,137 SF**

16825 Northchase  
Drive

## JUNE OPENINGS



- Largest Privately Held Designer & Marketer of Tile & Natural Stone Products in the U.S.
- 600,000 SF Distribution Center in Pinto Business Park
- 120 Employees



- First Houston Location
- 185 Employees
- Butcher Shop
- Seafood Department
- Full-Service Bakery
- Authentic Tortilleria
- Latin American Homestyle Food Court



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# A Day in the North Houston District

## LUNCH HOT SPOTS



Area employees can't get enough of local favorite Super Chicken, located on the north Beltway near Imperial Valley.

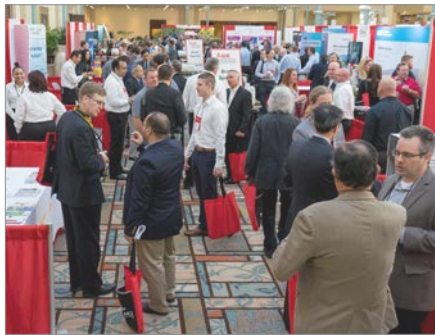


Mikki's Café on Greens Rd. on a Friday. Save room for dessert!

## SPECIAL EVENTS & MEETINGS



The American Association of Drilling Engineers Conference at the Hilton Houston North with over 500 attendees.



The North Houston District Public Safety Committee meeting at the CityNorth Conference Center (formerly known as Greenspoint Place).



The Hanson Wade Advancing Project Controls Conference in April at the Hyatt Regency Intercontinental Airport with attendance from industry leaders, representing infrastructure and energy to industrial and commercial buildings.

## SPECTACULAR VIEWS



North Houston District sunrise – A busy conference day at the Hilton Houston North on Greenspoint Drive.

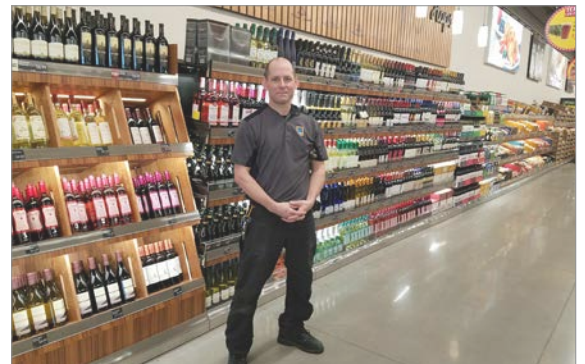


North Houston District at dusk – The CityNorth (formerly known as Greenspoint Place) evening skyline.

## NEW BUSINESSES



The Aldi on West Rd. between 45 North Fwy. and Airline is one of the newest grocery stores in the area. Terry Simpson, general manager, in the fine wines section.





# North Houston District

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[northhouston.org](http://northhouston.org)



## Board of Directors

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[Steve Moore](#) *Villa Serena Communities*

*And...action!*

The North Houston District is producing a promotional video featuring favorite restaurants in the area, interviews with key partners and more.

*Coming soon this fall!*

[northhouston.org](http://northhouston.org)

# LARGEST SKATEPARK IN NORTH AMERICA



Photo by Pat Laughrey



@ Lance Childers

**FREE Admission**



**Helmets REQUIRED**

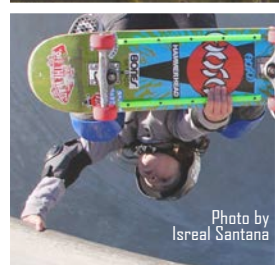


Photo by Isreal Santana

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