



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

BRIDGING ART AND INFRASTRUCTURE WITH *Sally Bradford*

PARTNER

Public art advocate makes profound and lasting impact.

BUZZ

Biscayne at CityView Apartments is in the middle of a flood buyout. Get the skinny.

SHINE

Meet the man who keeps our District looking fresh and clean, touting his signature cowboy hat and million-dollar smile.

A WORD FROM THE PRESIDENT

It's summertime in Houston, and the record-breaking high temperatures have seemed relentless this year. We've been feeling the heat here at North Houston District as we work to keep our parks and trails in tip-top shape through the scorching days and sultry nights. We are thankful that folks can still enjoy the great outdoors as many of our parks and trails are made in the shade. We invite you to visit our website to see all our park attractions, and we hope you find something that fits your lifestyle.

By the time this edition of Quadrants reaches your mailbox, most of us will be counting down the lazy days of summer and busy with the back-to-school bustle. We are thankful to have several community partners planning school supply drives and we wish all the kiddos a happy and productive school year.

Finally, Fall is just around the corner. Please make sure to save the date for our annual National Night Out event on Tuesday, October 4, 2022, at Wussow Park. It's one of the largest National Night Out gatherings in the Houston area and a great opportunity for our community to build lasting relationships with local law enforcement.

You can keep up with the latest news by following us on social media and registering for e-news at northhouston.org/connect.

Until next time, thanks for reading our newsletter.



Greg Simpson
North Houston District President



ON THE COVER

Sally Bradford sits with one of her favorite commissioned art installations at Buckboard Park in the Southeast Quadrant of North Houston District. Sally is the Executive Director of TIRZ 11 and is credited with bringing more than 40 pieces of public art to our region. Read more about her on page 7.



NHD STAFF

Greg Simpson
PRESIDENT

Bart Baker
EXECUTIVE VICE PRESIDENT
& CHIEF OPERATING OFFICER

Tracy Harrison
VICE PRESIDENT, PUBLIC SAFETY

Asdrubal "Dru" Gutierrez
DIRECTOR, FIELD SERVICES

Treena Dockery
MANAGER, PARKS & RECREATION

Colleen Martin
MANAGER, MARKETING & PUBLIC AFFAIRS

Amy Craig
BRAND MANAGER & GRAPHIC DESIGNER

Karen Davis
EXECUTIVE ASSISTANT
& OFFICE COORDINATOR

NHD BOARD OF DIRECTORS

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Lone Star College-Houston North

The District is governed by a board of directors who serve staggered terms of four years. Directors are appointed by Houston City Council from a list of persons recommended by the District to serve on its Board of Directors.

What's Happening

Skate & Jam with the Fam

N. Houston Development Corp is hosting several events at Rockstar Energy Bike Park and North Houston Skate Park this summer.

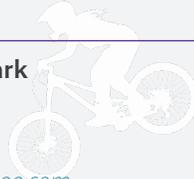


Back to School Jam

6:30 PM - 8:30 PM @ Rockstar Energy Bike Park

School supplies, vendor booths, music, food and water activities.

Info: tdockery@northhouston.org and dsperkins@yahoo.com



Ice Cream Social & North Houston Market

2:00 PM - 6:00 PM
Rockstar Energy Bike Park

Free ice cream social to kick off our new farmers market, occurring every Saturday.

Info: tdockery@northhouston.org

Farmer's market contact: popshopsaces@gmail.com



Skate Jam

6:30 PM - 9:00 PM
North Houston Skate Park

Skate contests, prizes, food and music.

Info: tdockery@northhouston.org

Visit Facebook for more info: [@rockstarenergybikepark](https://www.facebook.com/rockstarenergybikepark) & [@nhoustonsk8park](https://www.facebook.com/nhoustonsk8park)

Lifelong Learning at the Library

The Aldine Branch Library has a variety of reading and continuing education programs for children and adults.

Please visit their website at hcpl.net/events for information.

TUESDAYS

Aprenda Computacion

Sitio web de la clase

5:00 PM - 7:00 PM in the Aldine Computer Lab

WEDNESDAYS

Bilingual Story Time! Hora del cuento bilingue!

10:30 AM - 11:00 AM in the Aldine Children's Area

Cloud Computing

Microsoft Office 365 and Google Workspace Apps

5:00 PM - 6:30 PM in the Aldine Computer Lab

THURSDAYS

In-Person English Language Class

Beginners @ 6:00 PM

Intermediate @ 7:00 PM

SATURDAYS

Aldine Spanish Book Club

10:00 AM



Please Join Us! FREE FAMILY FUN at National Night Out!

North Houston District invites you to bring your family & friends for an evening in the park!

- ★ Free Food & Snacks
- ★ Petting Zoo & Family Fun
- ★ Giveaways & Raffles
- ★ Meet Local Law Enforcement
- ★ Crime Prevention Tips & Resources

Tuesday, October 4

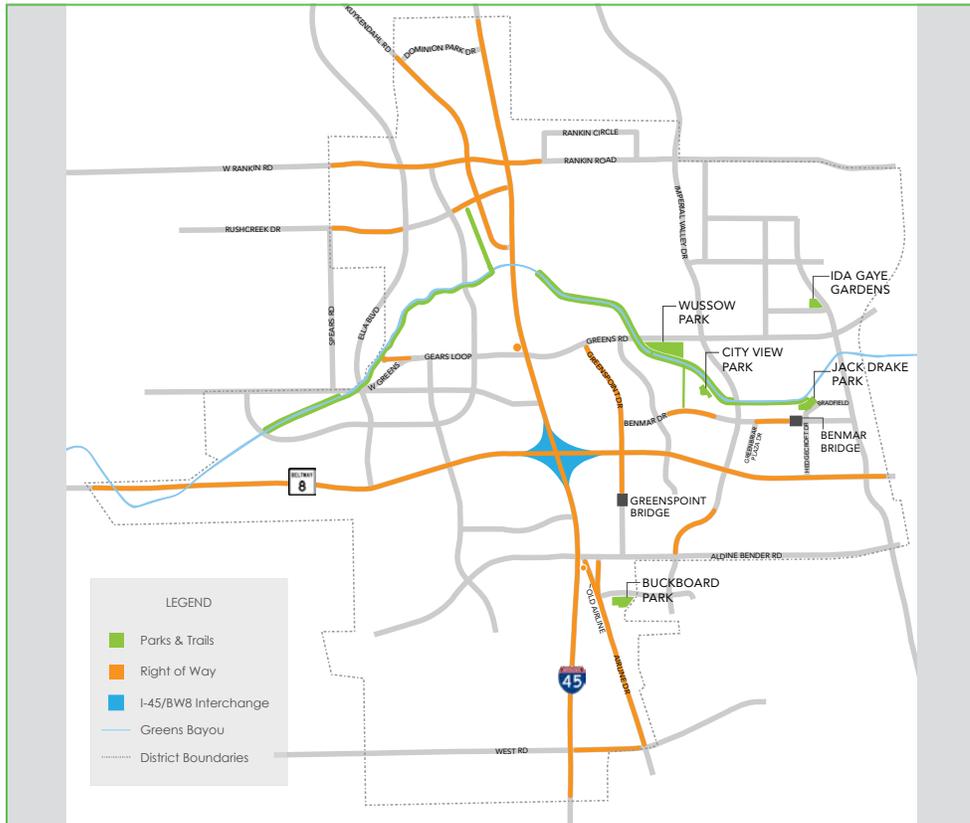
5 - 8 PM

Thomas R. Wussow Park

500 Greens Road

For information, call 281-874-2128 or email tharrison@northhouston.org.

Clean, Green Beautifying Machine



The District's 12-square-mile area is bordered by the Hardy Toll Road to the east, Airtex Boulevard/Drive to the north, Veterans Memorial to the west and West Road to the south. North Houston District Field Services is dedicated to keeping every corner looking sharp.

The North Houston District spans 12-square miles, perched at the intersection of I-45 North and Beltway 8. The District works to provide enhanced services in public safety, planning and development, beautification and maintenance, and development of parks and trails.

Ensuring that our area is recognized for its cleanliness and beauty is an important part of the North Houston District's mission, and the responsibility of keeping trees trimmed, landscaping manicured, and rights-of-way neat and tidy falls to our Director of Field Services, Asdrubal "Dru" Gutierrez. It can be a tough job, but he loves it. And it shows.

According to Dru, he works daily to create a sense of place in the District. It's important to him that our thoroughfares and common areas are



always maintained, and he's committed to adding to the quality of life for people who live and work here.

"When people drive into our District, I want them to know they've arrived," said Gutierrez. "It's a team effort and we have amazing partners on board who are dedicated to making North Houston District a destination."

In addition to preserving the overall appearance of the District, Dru monitors conditions of public infrastructure including bridges, traffic signals, curbs, sidewalks, street lighting, road conditions and transit stops shelters. He's responsible for code enforcement, field services contracts and facility operations. Dru partners with stakeholders who have shared goals of making our region the best. He partners with local Property Owners Associations, City of Houston,

Harris County and Tax Increment Reinvestment Zone Number Eleven. Maintenance of park playgrounds, recreation and open space facilities, and certain TIRZ 11 capital improvement projects fall within his purview, too, and he serves as a liaison for special projects that impact public spaces within District's boundaries.

Through strong relationships with District contractors and partners, Dru systematically monitors our area, addresses whatever issues he can, and then reports problems to appropriate city and county departments when necessary. The maintenance program includes:

- 60 acres of community parks
- 6 miles of hike-and-bike trails
- 14 major intersections
- Gateway monument entrances



BRANDED STREET SIGNS

In 2018, every street sign within the boundaries of the North Houston District was replaced with our new brand and logo. Today, our Field Services Department is responsible for maintaining 196 overhead signs and 303 corner, replacing damaged or lost signs when necessary.



- Litter pickup programs
- Graffiti abatement
- Street sign program
- Code enforcement including bandit sign removal

Dru serves as a Board Member for Partnership Lake Houston and the Humble ISD Education Foundation, Vice President of Harris County MUD 152, and is a Past Board Chair for Aldine-Greenspoint Family YMCA. He has earned numerous accolades, awards and accomplishments including being recognized as a 2021 Top 4 Under 40 recipient. He is a dedicated community advocate, and all-around great guy!

From litter pickup to mowing schedules to monitoring vacant lots and nuisance abatement, Dru keeps North Houston District shining. If you see him in the District truck, wave and say hello! 🌱

APPEALING AND ACCESSIBLE

Check out some of the ways Dru and his team have worked behind the scenes to keep the North Houston District beautiful over the past 18 months.



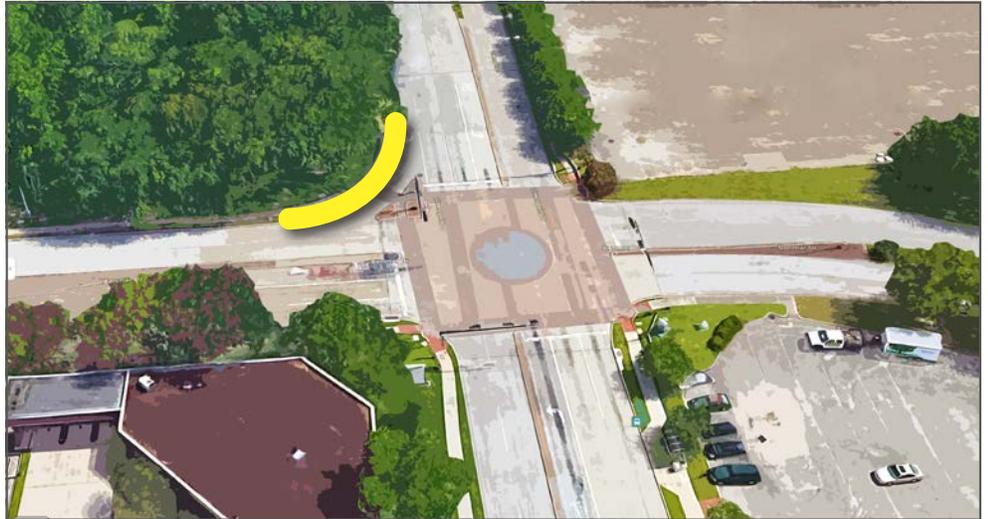
Asdrubal "Dru" Gutierrez joined the North Houston District in June 2018.

Tight Corners

Benmar Drive is a prominent throughfare in the Northeast Quadrant of the North Houston District. The intersection of Benmar Drive and Greenspoint Drive serves a hub of dining and retail options near CityNorth and has been a well-traveled path for folks who live and work in the region.

In 2009, as part of a Tax Increment Reinvestment Zone Number Eleven capital improvement project, 5300 linear feet of Greenspoint Drive was reconstructed, burying utilities, adding black lamp posts, and creating a divided boulevard with bus lanes and updated landscaping. At that time, the intersection of Benmar Drive and Greenspoint Drive was overhauled and beautifully rebuilt.

There is just one problem – the corner is tight. It's so tight that METRO buses and delivery trucks have a hard time making the turn, and it's resulted in



broken curbs with muddy ruts. The District, in coordination with TIRZ 11, City of Houston, METRO and several other partnering agencies, devised a plan to widen the intersection. It took acquiring a sliver of private property, and then turning it over to City of Houston as right-of-way. Now that the paperwork is done, construction bids are underway.

Travelers should expect to see a construction zone over the next few months. Once completed, the corner at Benmar and Greenspoint will be widened, crosswalks repaired, and the intersection revived. Please stay tuned and follow us on social media for updates. 🌱



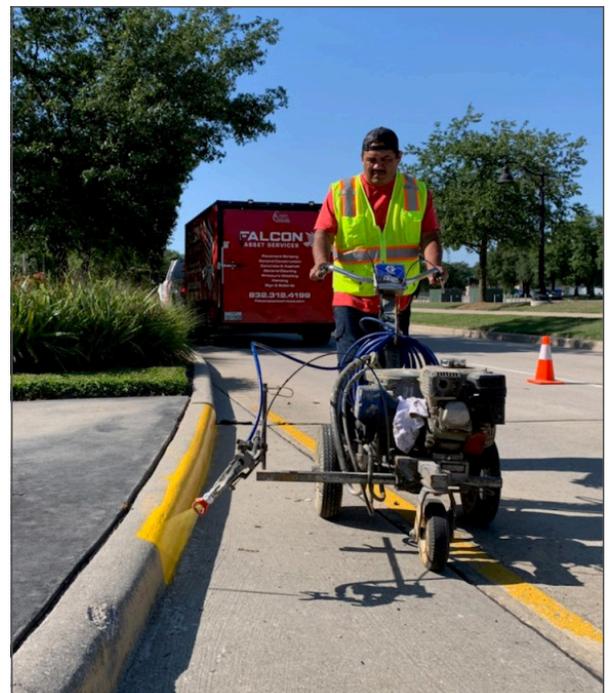
Curb Appeal

Speaking of curbs, we painted ours. Sometimes pictures really are worth 1,000 words.

As part of the District's dedication to beautification, our curb painting program keeps esplanades and medians looking polished. Brightly colored curbs help keep our roadways looking nice, but it also promotes public safety for drivers and pedestrians. It's these small improvements that make a big difference over time. 🌱

Have you seen a curb that needs some love?

Please let us know by emailing district@northhouston.org.



Where Art and Infrastructure intersect

PUBLIC ART ADVOCATE AND HONORED NORTH HOUSTON DISTRICT PARTNER

Sally Bradford

EXECUTIVE DIRECTOR, N. HOUSTON DEVELOPMENT CORP

Sally Bradford has been bridging art and infrastructure in the North Houston region for more than four decades. Sally serves as the Executive Director of the N. Houston Development Corp, or TIRZ 11, and she is a treasured partner to the North Houston District. She's a visionary, a lover of art in all forms, and she's had a profound positive impact on this community.

For most of her decorated tenure, devotion to public art has flown alongside her career advancement. Her work has created a sense of place and sparked community pride.

ALONG CAME SALLY

The City of Houston established the Greater Greenspoint Redevelopment Authority (TIRZ Number Eleven) in August 1998 to facilitate the development of residential and commercial properties within Zone 11. In 2003, Sally Bradford became director, and she brought a robust understanding of how business and government can create partnerships to promote economic development.

AIRPORT DAYS

Before Sally came to work for TIRZ 11, she was Executive Director of the Houston Airport System. It all started during a transformative time in her life, when she took a temporary job that she expected to last a few days.

"The temp job turned out to be for six weeks," said Bradford. "I enjoyed working in aviation, and I was thrilled when they asked me to stay. I started at the lowest possible position, and over the years, I was able to finish the last two years of my degree, earn airport accreditation, and keep moving up the ranks."

Sally worked her way up through positions in the Planning, Design and Construction and Properties Divisions. She changed the footprint of the Houston Airport System and negotiated real estate deals that expanded the boundaries of Bush Intercontinental Airport.

Somewhere along the line, her love for art began to crossover into her career. She landed on the airport systems' Public Art Committee and eventually served as a special liaison to Houston City Council. Today, the Houston Airport System has one of the largest collections of public art in the State of Texas. Sally had a hand in adding art throughout the airport's terminals and grounds, including everything from sculptures to photographs — predominantly by Texas-based artists.

REDEVELOPMENT

Sally was recruited to TIRZ 11 by former District President Jack Drake.

"I was very happy in aviation, she said. "I loved my director, and I loved working on special projects with City Council. One day, Jack Drake approached me about the opportunity at the TIRZ. If you know Jack, you know he can be very persistent. He tried several different approaches, and then one day he said - 'Sally, you can make a difference'. I had seen a positive change in the

Greenspoint area, and the idea of building parks and community improvements was enough for me to make the shift."

Generally, the TIRZ is an economic development organization that funds infrastructure improvements, flood mitigation projects, mobility enhancements, retail expansion, parks and attractions. The goal is to create an appealing area where people want to visit and helps the local community thrive.

"If your home or business is in a TIRZ, it's not an additional tax," Sally explained. "It just means the property taxes you're already paying stay within your area. This allows the City to build better streets, better parks, and bring amenities in specific areas. Instead of your property taxes going to another region, they stay right here."



Sally Bradford stands proudly on the observation deck at Rockstar Energy Bike Park, which was funded and constructed by TIRZ 11. The \$25 million bike park opened August 16, 2019, and serves as a worldwide tourism draw.



North Houston Skate Park was built by TIRZ 11 in the Southwest Quadrant of our District. It's home to epic competitions that attract famous skaters including Tony Hawk and Aaron Wheelz. Park access is free and open to the public.

Sally's job is to develop priority projects and beautification efforts within the TIRZ's jurisdiction that will lead the area to a stronger economic position. Together with her Board of Directors, alongside Houston City Council and in partnership with the North Houston District, she has built boulevards, bridges, and bus stops, pavilions, parks, and trails.

North Houston is home to premier skate and bike parks – free and open to the community. She's commissioned public art from murals to tile mosaics and metal sculptures to big, beautiful butterflies. And now, thanks to her inspired action, more than 40 pieces of public art are sprinkled around the District. Esplanades are landscaped, sidewalks are lighted and community pride is sparked.

HOW SHE DOES IT

Her approach is simple. Sally believes that adding beauty is an essential element in redevelopment of any area, but especially to a challenged place, where the people who live there don't have many public amenities. She asks the TIRZ Board of Directors to fund an element of public art with every infrastructure improvement project. The model has worked.

WHY SHE DOES IT

It's not all about the art, all the time. Sometimes it's about public safety. In 2015, The TIRZ funded Houston Fire Department Station #84 at 320 Gears Road. The station protects businesses and residents in the North Houston District region, and the building is modern and beautiful. Next, the TIRZ will fund a ground-up, multi-story Houston Police Department substation right next door.



Houston Fire Department Station #84 was built at 320 Gears Road in 2015.

Sometimes it's about flood mitigation. Sometimes, pedestrian walkways need to be improved. The TIRZ helps fulfill unmet needs in the community and prioritizes projects based on a Capital Improvement Plan that City Council approves.

HER FIRST

In 2005, city officials planned a construction project to improve mobility, spur new commercial development, and reduce flooding in the North Houston Area. Benmar Bridge was Sally's first project as director of TIRZ 11. A new bridge would be constructed in the 600 block of Benmar Drive in the Northeast Quadrant of North Houston District, crossing a major drainage ditch servicing businesses in the vicinity of Hardy Toll Road and Beltway 8. Sally's stance was that the bridge could be functional, and beautiful.

Once the engineering design was done, Sally commissioned artist Dixie Friend Gay to create custom tile mosaics that would be placed along Benmar Bridge. She advocated for a wide sidewalk, lighting and painted the bridge bright blue. To this



The bright blue Benmar Bridge was Sally Bradford's first project bridging art and infrastructure in her role as Executive Director of TIRZ 11.

day, the bridge serves as a traffic artery in the area, and the ditch below moves significant amounts of storm water during heavy rain events. Perhaps equally important, it invokes community pride and creates a sense of place. Benmar Bridge paved the way for future public art projects that have all been welcomed and appreciated by the community.

MUTUALLY BENEFICIAL PARTNERSHIP

The boundaries of TIRZ 11 lie wholly within the boundaries of the North Houston District, so the organizations benefit from mutual success. The leadership team at the District has a longstanding partnership with Sally, and we are all working on a shared mission of making this region of Houston the best it can be.

The North Houston District participates in the planning and execution of TIRZ projects and serves as a liaison for other partner organizations such as City of Houston, Texas Department of Transportation, Harris County Flood Control District and

"The TIRZ has been instrumental in transforming our area and Sally has been the driving force behind that success. She brings a unique and creative approach to her work that has resulted in special and meaningful projects for our community. Through Sally's vision we now have a system of park amenities unlike any other in the region. We deeply value and appreciate the partnership between the TIRZ and the District."

Bart Baker, Executive Vice President & Chief Operating Officer, North Houston District

METRO, just to name a few. Once TIRZ projects are complete, the North Houston District traditionally steps in to oversee and fund the long-term maintenance of TIRZ enhancements.

Sally and Bart

Bart Baker, Executive Vice President and COO of North Houston District, has a strong working partnership with Sally. Bart came to work at the District around the same time Sally started working for the TIRZ. They are colleagues and friends and meet every few weeks to update each other on progress and identify new projects that maximize funding options and partnership possibilities.

FROM BLIGHT TO BUCKBOARD PARK

Once upon a time, Buckboard Park was just a large overgrown lot with busted concrete slabs and frequent dumping. The site is in the Southeast Quadrant of North Houston District, near Airline Drive in a heavily populated neighborhood near the Aldine-Branch Library and Thomas Elementary School. There were no public parks in the area, so the TIRZ partnered



Families gather and children play in the educational gardens at Buckboard Park. The joint venture between TIRZ 11 and the North Houston District has resulted in an asset that's enjoyed daily by the surrounding community.

NEW NAME, SAME MISSION



TIRZ Number Eleven was created by the City of Houston in August 1998. Today, the names TIRZ 11, Greater Greenspoint Redevelopment Authority, and N. Houston Development Corp are used interchangeably.



WHAT'S A TIRZ?

TIRZ stands for "Tax Increment Reinvestment Zone." A TIRZ is an economic development tool used to incentivize development and redevelopment in a designated geographic area. At the very core, a TIRZ works to keep ad valorem property tax proceeds within the zone. That means, taxes that are generated in the zone, stay in the zone, and are reinvested in the zone.

There is no new tax passed on to the taxpayers when a TIRZ is developed. This financing method allows local governments to invest in public infrastructure upfront and pay later by capturing the future anticipated increase in tax revenues.



DID YOU KNOW?

- » Tax increment financing is a public financing method used in countries across the world.
- » In Texas, TIRZs are governed by Chapter 311 of the Tax Code.
- » There are more than 180 TIRZs throughout Texas.
- » There are 27 TIRZs in the City of Houston.
- » Every TIRZ in Houston is created by City of Houston Ordinance and exists to make recommendations to City Council concerning the administration of the zone.



Infrastructure improvements are a priority for Sally and the TIRZ. Beltline Drive connects the Beltway 8 feeder road to Greens Parkway, and has been instrumental in industrial and distribution growth in the North Houston District. Sally put in a new boulevard and she made it beautiful.

with North Houston District to create a safe family attraction the neighborhood could be proud of. The two organizations secured the overgrown lots and merged them, creating a six-acre parcel.

"With Buckboard Park, our arrangement was the TIRZ would build the amenities, and then the District would maintain it," said Sally. "We've done several projects this way. It's a great partnership. The TIRZ couldn't build these parks if we didn't have the District to maintain them."

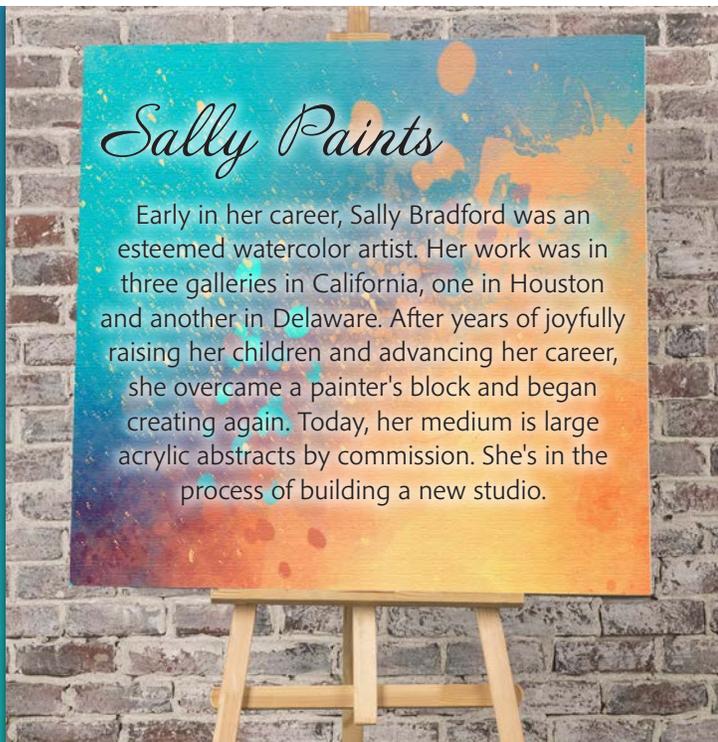
In 2008, the property was cleared, cleaned and repurposed into a gated, safe community gathering place. Sally commissioned butterfly educational art, added native landscaping, built a pavilion and installed playground equipment. Now the North Houston District manages the upkeep and maintenance of the park.

BELTLINE EXPANSION

Over the years, land developers had met with City of Houston officials about property near Beltway 8 and I-45 North. It was an overgrown grass field, with no water or sewer utilities and no connecting roads. The costs of adding these utilities were so steep that it made the developing the tract unprofitable.

The location, however, was prime for commercial uses, including logistics and distribution. The City, the TIRZ, and the District each had a vested interest in smart development that would result in long-term prosperity for our region, so Sally stepped up, and the TIRZ Board inked a reimbursement deal that's still spurring corporate relocations to this day.

The developer constructed Beltline Road, a landscaped boulevard connecting Beltway 8 to Greens Parkway in the Northwest Quadrant of North Houston District. Upon completion, the TIRZ reimbursed the developer for a



Sally Paints

Early in her career, Sally Bradford was an esteemed watercolor artist. Her work was in three galleries in California, one in Houston and another in Delaware. After years of joyfully raising her children and advancing her career, she overcame a painter's block and began creating again. Today, her medium is large acrylic abstracts by commission. She's in the process of building a new studio.

LOCAL TALENT & TEAMWORK



TimePiece



Yellow Dancers

Eric Ober is a Houston metal sculptor with multiple pieces of art throughout the District. His work is featured along Benmar Drive with Yellow Dancers and at Greens Crossing at Greens Parkway with TimePiece.

Eric also created the metalwork for the tile mosaic butterfly featured on the cover of our magazine from Buckboard Park.



Near Beltline sits Greens Crossing Linear Park, complete with walking trails, shaded seating areas and several art pieces, including *I Went Up*, by artist Kevin Box.



Ribbon cutting for Greenspoint Drive Bridge in 2008 with TIRZ 11 board members, Sally, and representatives from the project teams and the District.

portion of the construction costs. The project was a win-win, because the TIRZ's financial contribution promoted economic expansion. Today, corporate headquarters, global logistics and nationwide distribution operations thrive along Beltline Drive. Those new companies generate property taxes, which fund future TIRZ projects.

Thousands of jobs were created by the initial buildout, and more follow each time a new company relocates here. With every new project, the vortex of business expansion becomes stronger. Employees who work at these new companies need places to each lunch, shop and visit after work, which benefits the existing businesses. The hope and goal is that new small businesses, restaurants and stores will open to support the growing employee base.

BRIDGING ART & INFRASTRUCTURE

Sally has vision. She pushes us to be more mindful and to

take time out to enjoy all the beauty of our surroundings. She encourages us to take pride in our neighborhood and to take action when action is needed.

"To me, art evokes emotion," said Sally. "It could be different for every person. It's an emotional experience. I think our work brings pride to the people who live and work here. We see it when we build new roads and new businesses come. We see it when we add a piece of art, a new mural pops up. We see moms walking their kids to the park on the sidewalks we installed – and that's why we do it."

Overgrown lots are now family attractions. Major thoroughfares have been transformed. Sidewalks are safe, streetlights shine bright and bus stops are shaded. Each improvement creates a ripple of pride for all those who live, work and visit the North Houston Area. Sally Bradford bridges art and infrastructure. 🌱

Up, Up & Away OR OUT of THE BOX



Blowing Leaves



Folding Planes

It's hard to say she has a favorite, but Sally is very fond of *Folding Planes*, a large metal sculpture on Greenpoint Drive. This piece is an early work of Kevin Box, who now has a successful gallery primarily working with recycled metal creating showstopping origami. He also created *Blowing Leaves*, which stands proudly at Greens Parkway and Gears.

HALL-OF-FAMERS



High Noon



Crossed Upside Down

Not only is Steve Olson a legendary hall-of-fame skateboarder, he's also an esteemed artist. Sally commissioned a one-of-a-kind, life-sized sculpture, *High Noon*, for North Houston Skate Park.

Five years later, he created *Crossed Upside Down* for Rockstar Energy Bike Park next door.

Biscayne Buyout Buzz

An ongoing flood buyout program at Biscayne at CityView Apartments is generating buzz among residents and curious neighbors. Biscayne at CityView is a 560-unit apartment community in the Northeast Quadrant of North Houston District, situated along Greens Bayou at 17050 Imperial Valley Drive in Houston.

Named for the high-rise views of nearby office buildings, the complex is surrounded by mature trees and residents enjoy amenities including nearby walking trails, a clubhouse, and a pool. Unfortunately, the complex also stands in the floodway and is home to dangerous and repetitive flooding.

DATA BASED DECISIONS

The North Houston District's mission is to advocate for projects and services that attract quality commercial and residential life to our area. That includes flood mitigation, and as part of that mission, the District has been working with city officials to identify high-risk structures that pose a threat to public safety.

Research, including the North Houston / Greenspoint Livable Centers Study conducted by Houston-Galveston Area Council and the Living With Water Houston Report conducted by City of Houston, has allowed local, state and federal agencies, to work together to solve long-term resiliency challenges.

HERE AND NOW

City officials identified the Biscayne as a priority property several years ago and began working to purchase the property. Recently, the complex was acquired through a joint endeavor between Harris County Flood Control District and the City of Houston Housing and Community Development Department. Next steps include relocating residents who live there, and eventually, the complex will be demolished.

HELPING HAND

The complex is roughly 70 percent occupied. No new leases are permitted, and as existing leases come to term, they will not be renewed. As residents begin

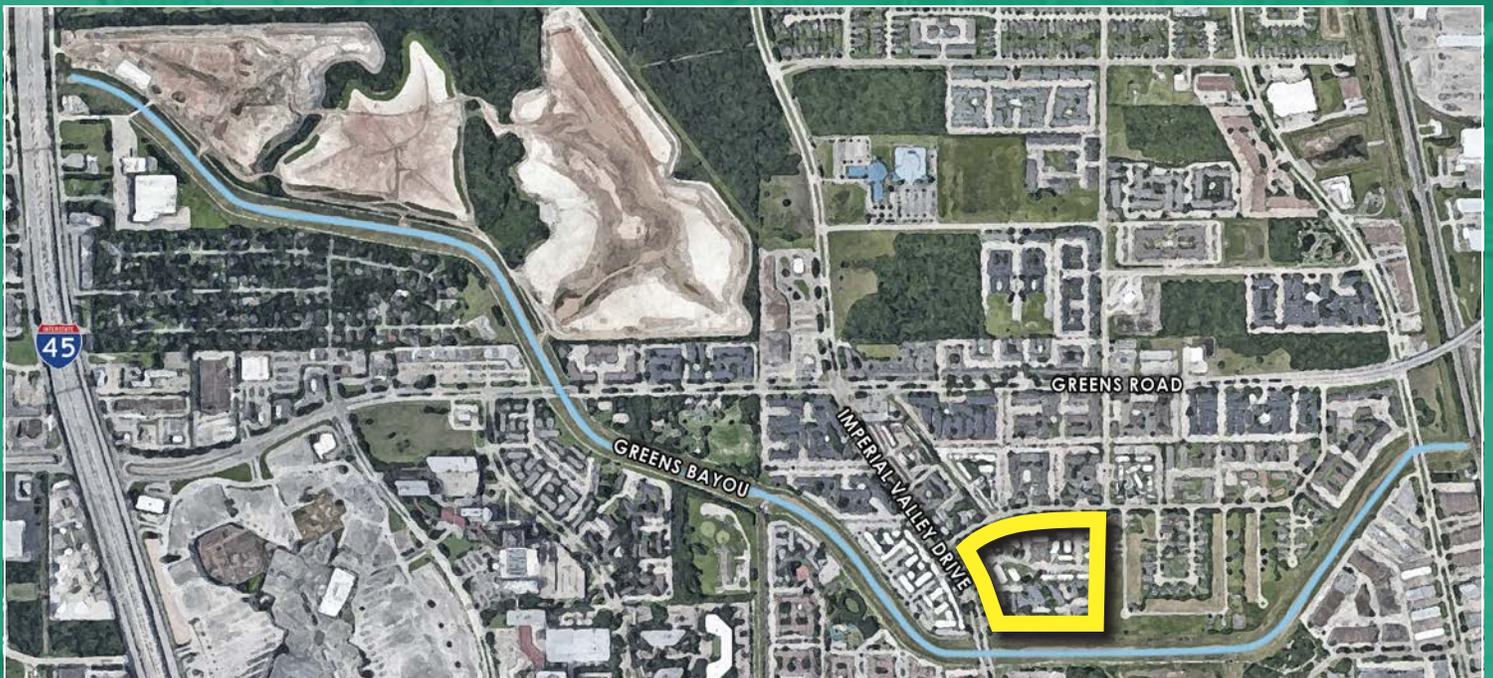
the process of looking for a new place to call home, resources are provided by the City of Houston.

Relocation Specialists are available to help Biscayne at CityView tenants and to inform them of other properties that are leasing in the area with similar rents. Relocation expenses of \$400 to \$800 are provided and some residents are eligible for rent differential programs depending on a variety of circumstances. Great care is taken to help the residents find new homes in less flood-prone complexes, and to ensure the new property will be a good fit.

Estimates suggest the process of vacating the property could take up to a year. Once the property is vacant, the apartments will be demolished, and the land will be deeded back to Harris County Flood Control for long-term maintenance.

POSSIBLE PARKS

The area will serve as an ecological buffer, and a natural habitat during heavy rain



An aerial view of Biscayne at CityView Apartments shows its proximity to Greens Bayou. The complex is now owned by City of Houston Housing and Community Development.

Summer Bike Patrol



Each summer, North Houston District partners with the Houston Police Department's Bike Patrol to add an extra layer of security for our parks, trails, and common areas.

The bikes allow quiet response and increased mobility, and officers can navigate traffic easily using sidewalks and alleyways. Because officers are out and about, they tend to interact with citizens more regularly on routine patrols and get to know the community.

Bike Patrol is a Special Operations division of HPD. On top of becoming a certified patrol officer, Bike Patrol Officers take extra classroom training, pass an exam, and are prepared to ride 20 to 30 miles each shift.

Pictured from the left are Officer Montealegre-Cerrato and Officer Rubio. If you see them, please snap a selfie and send it to us at @nhdistrict.

Thank you, HPD! 🇺🇸



The City of Houston Housing and Community Development Department's mission is that Houstonians have access to safe homes that they can afford in communities where they can thrive.

For questions about Biscayne at CityView Apartments, or other flood buyout programs, please call 832-394-6200, email hcdd@houstontx.gov or visit houstontx.gov/housing.

and seasonal storms. A deed restriction has been placed on the property, so no improvements, such as housing or commercial development, will be allowed ever again.

City of Houston would, however, consider community assets like park amenities, or bike paths. Houston Parks Board and the North Houston District are both investigating possible partnerships that would extend the expanding parks and trails systems in our area and align with a city-wide green space initiative called Bayou Greenways.

BAYOU CITY

We are the Bayou City. Our homes, businesses and transportation systems are built around bays, bayous, rivers and estuaries. Over time, nature reclaims, and Houston's leadership is taking action to build a more sustainable future and prioritize citizen safety. 🇺🇸

Say Cheese!

Earlier this summer, North Houston District hosted a photo shoot at some of our most popular parks and area attractions to showcase what life is like on a normal day around the District. The photos will be used in future editions of Quadrants and in an upcoming social media campaign. Here's a sneak peek! Please let us know what you think.

Special thanks to our volunteers, Green House International Church, Houston Police Department, Harris County Sheriff's Office, our local youth soccer league, First Models and Talent Agency and Juan DeLeon Creative.





Where **Extreme and Sports** intersect

The North Houston District is a growing hub for some of the best extreme sports athletes in the world. The 77,000 square-foot North Houston Skate Park and 20-acre Rockstar Energy Bike Park bring athletes and enthusiasts to Houston to hone their skills at these world-class competition-scale courses, which are open to the public.



The North Houston District – where Opportunity and Growth intersect.





QUADRANTS

NORTH HOUSTON DISTRICT NEWS

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The North Houston District is a management district that advocates for projects and services that attract the best in commercial and residential life to the area.

It's a special purpose district created by the Texas Legislature and provides enhanced services in public safety, planning and development, beautification and maintenance of public rights of way, and development of parks and trails.

The District's service area includes four quadrants that span across the intersection of I-45 North and Beltway 8.

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To reach us at the office, please dial 281-874-2131.

Where Art & Infrastructure Intersect

The infrastructure known as Greenspoint Drive Bridge provides creativity and connectivity to the area. The structure as a modern design and includes 12 unique tile mosaics designed by students from YES Prep Academy.



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