



NNMD
NEAR NORTHWEST
MANAGEMENT DISTRICT

An ideal location
for business and to live.

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Near Safe Green & Growing

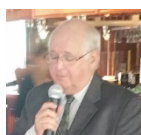
NNMD E-news 06/22/2015

Near Northwest Future - Our Real Estate Panel Weighs In



Our Business Network Breakfast earlier this month brought together a remarkable panel of experts to share their opinions and report on trends in the Near Northwest. The panel included (left to right above) Blake Tartt (New Regional Planning), Ronnie Matthews (RE/MAX Legends), Mike Spears (TNRG Brokerage Services) and Jeff Taebel (Houston-Galveston Area Council).

Don Ball (Lone Star College Small Business Development Center) moderated.



Overall factors affecting growth in the Near Northwest are: jobs creation in the region, traffic, interest in living closer in, and improving neighborhoods in close-in areas. Blake cited the increasing level of investment in the Garden Oaks/Oak Forest area that is spilling into the Near Northwest. A key factor for future growth is education - for families and businesses to get involved in public schools. The Houston area's diversity and its low barriers to entry in the business markets are major assets. Ronnie shared data on the growth of residential sales prices per square foot - increasing 15% between 2012 (\$47.95) and 2014 (\$65.92). Currently pending single family home sales will push that average to \$72.43.

Mike, in addressing the industrial sector, noted that the overall vacancy rate is 4.8% - compared to the national vacancy rate of 7%+. There is pent-up demand, and new deliveries are underway. In the Near Northwest, the vacancy rate is 2% and much of the new construction is pre-leased. Jeff noted that Houston-Galveston Area Council predicts a population growth of 3.5M people over the next 25 years in the 8-county region - like adding the City of Los Angeles! Location, access, transportation facilities, and connectivity will influence future growth.

Stewart Tubular Named Change Champion

Our Business Network Breakfast earlier this month brought together a remarkable panel of experts to share their opinions and report on trends in



Alan Whitney, Steve Goldstein, Wayne Norden and Jim Kilpatrick

Stewart Tubular built a new state-of-the-art plant and headquarters, located at 5951 N Houston Rosslyn. The 105,000 square foot facility employs more than 200. Stewart Tubular chose this location for its proximity to freeways, their suppliers, and their customers. Stewart Tubular makes a wide variety of premium tubular accessories.



Steve Goldstein, Steve Samuel, Wayne Norden

New Projects

Commercial building permits issued in May for projects within the Near Northwest totaled \$22,929,512. Here are some of them:

IDM Private Storage 7123 Spindle Drive	Warehouse, site preparation and paving	\$245,000
The Falls on Antoine 6101 Antoine Drive, Bldg 7	Apartment building rebuild (shell)	\$250,000
Projectdox 6000 1/5 Sunforest Drive 6000 Sunforest Drive, Bldg 7	Retail build out	\$1,686,862
Mustang Caterpillar 5410 Burr Oak Drive, Bldg A	New warehouse and wash bay	\$3,150,000
Mustang Caterpillar 5410 Burr Oak Drive, Bldg B	New wash rack building	\$40,000
Mustang Caterpillar 5596 Burr Oak Drive	Office, fabrication and storage with mezzanine and seatwork	\$17,500,000
Cell phone retail 7444 W Tidwell Road B	Cell phone build-out	\$48,750



Get Your White Oak

Pool Membership!

Summer is heating up, but the White Oak Pool is getting even cooler since the new renovations! The 25 yard outdoor pool has a dedicated lap lane, toddler pool, patio furniture with umbrellas, and palm trees. Life guards are on duty, some come on in!

7603 Antoine Drive, 77088
2015 Season Schedule
Tuesday through Sunday
May 23-September 7
Hours 1:00-8:00 PM



Purchase [your membership online](#) or stop by the NNMD office (8:00 am - 5:00 pm M-F). Call 713-895-8021 for more information.

THINGS TO DO

Parks Master Plan

The 2015 Parks Master Plan proposal is the result of a two year assessment of the city.

The public will be invited to submit written comments regarding the [2015 Parks Master Plan and their review of individual Park Sectors](#) through the end of July 2015. The 2015 Parks Master Plan will then be finalized and is tentatively scheduled to be presented to the City of Houston Quality of Life Committee in August 2015 and to City Council in September of 2015.



Houston Bike Plan

The City of Houston is kicking off the Houston Bike Plan, a 12-month planning effort to update the City's Comprehensive Bikeway Plan. The City and the Houston region have made great strides in improving people's ability to bike to more destinations, earning a Bronze-level Bicycle Friendly Community award from the League of American Bicyclist in 2013. New trails are being built along our bayous, new protected bikeways have been installed, and more people are riding all over the City.

The Houston Bike Plan will build on these efforts to help make Houston a safer, healthier, more bike-friendly city and will identify future projects to create a citywide bicycle network for people who bike at all skill levels. The Plan builds on current efforts such as the recent Bayou Greenways Initiative to create a well-connected citywide bicycle system. The plan is scheduled to be completed in spring 2016.

Your input is needed. Help define what Houstonians want in the Bike Plan and what we want biking to look like as we move forward. Participate at the next public meeting and through online activities on [the project website](#)

DATE: Tuesday, June 23, 2015

TIME: 6:00 pm - 8:00 PM

PLACE: Baker-Ripley Neighborhood Center

6500 Rookin, Houston, TX 77074

RSVP on the [Facebook Event Page](#)

DATE: Tuesday, June 30, 2015

TIME: 6:00 pm - 8:00 pm

PLACE: HCC Memorial City Performing Arts Center / Theater II, Room [4111060 W. Sam Houston Pkwy N., Houston, TX 77043](#)

RSVP on the [Facebook Event Page](#).

Other tools for the Bike Plan:

On-line Survey: Help us define the issues important to you. The survey takes about 15-20 minutes, but will affect bike planning in Houston for years to come.

Interactive Maps: Identify where gaps within the existing network. Discuss where you want to bike? Help locate key trail connection locations, and more!

Blog Forum: Review daily post and provide feedback, or post your own question and start a discussion!

Meeting in a Box: This is your instruction guide to have your own community meeting on the Houston Bike Plan. Click on the interactive links provided to download materials to assist you in conducting your own community meeting and gathering feedback for the Bike Plan. Pick and choose from the activities below or do them all.

Thanks for being a part of the Houston Bike Plan!

Project Website: www.HoustonBikePlan.org

Email: bikeways@houstontx.gov

PLAN
HOUSTON

Plan Houston

The purpose of the general plan for the City of Houston is to establish a common vision and goals to guide the city's future and high level strategies to help city leaders achieve those goals. After receiving considerable input, the City proposes 12 policy directives to help achieve the

community's vision and goals:

1. Spend money wisely
2. Grow responsibly
3. Nurture safe and healthy neighborhoods
4. Connect people and places
5. Support a global economy
6. Sustain quality infrastructure
7. Champion learning
8. Foster an affordable city
9. Protect and conserve our resources
10. Communicate clearly and with transparency
11. Build partnerships
12. Celebrate what's uniquely Houston

There will be four public meetings on the draft policy directives and the strategies needed to implement them.

DATE: Monday, June 29, 2015

TIME: 6:00 - 7:30 pm

PLACE: Northeast Multi-Service Center, 9720 Spaulding, 77016

DATE: Tuesday, July 7, 2015

TIME: 6:00 - 7:30 pm

PLACE: Sunnyside Multi-Service Center, 4605 Wilmington, 77051

DATE: Tuesday, July 14, 2015
TIME: 6:00 - 7:30 pm
PLACE: Tracy Gee Community Center, 3599 West Center Drive, 77042

DATE: Tuesday, July 21, 2015
TIME: 6:00 - 7:30 pm
PLACE: Trini Mendenhall Community Center, 1414 Wirt, 77055

[Learn more](#) about these draft policy directives and the strategies to implement them. For questions or comments, please email PlanHouston@houstonx.gov Comments accepted through July 24, 2015.

White Oak Bike Trail

Construction is wrapping up on the White Oak Bike Trail segment between Antoine Drive and Alabonson Road, and the ribbon-cutting is scheduled! Jon Mayor Annise Parker, Council Member Brenda Stardig, Houston Pars Board and Houston Parks and Recreation Department.

DATE: Thursday, July 9, 2015
TIME: 10:00 am
PLACE: White Oak Bike/Ped Bridge, 7060 Alabonson Rad
Limited Parking

REPORTING PROBLEMS

Potholes? Illegal dumping? Traffic signal not working? Blighted building? It's easy to report a concern or issue - call it in as soon as possible!

Potholes, dumping, unsafe conditions, code violations

Have the exact address if possible!

City of Houston: call 311 and the Council Member

Make note of your service request number and provide it to your Council Member's office. Follow-up with 311 on your report!

Harris County (unincorporated):

Precinct 1 - 281-820-5151

Precinct 4 - 281-353-8424

Traffic Signal Outages

City of Houston: call 311

Harris County (unincorporated): call 713-881-3210

Street Light Outage - CenterPoint Energy

Have the pole number and report by phone at 713-207-2222, OR [Report online](#)

Please remember to call 911 for an active crime or emergency. For non-emergencies, call Houston Police Department at 713-884-3131 or Harris County Sheriff's Office at 713-221-6000.

Near Northwest Management District
7603 Antoine Dr.
Houston, TX 77088
713-895-8021
info101@nnmd.org
www.nnmd.org

Regular updates also available at:



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