



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

WHERE PARKS & TRAILS INTERSECT

**New Projects Expand Access
to Exercise & Play**

ALSO INSIDE

- ▶ **Public Safety Initiatives**
- ▶ **Infrastructure Progress**
- ▶ **Field Services in Action**

SUMMER 2026

IN THIS ISSUE

Welcome to the Summer 2026 edition of *Quadrants*!

Our team here at the District has been hard at work over the past several months, and we are excited to be able to share with you several updates on the programs and projects that are underway!

In this edition, you will learn about our Public Safety community engagement efforts, the work we are doing to help keep the area "clean and green," an important sidewalk project in the planning stages near Aldine High School, our efforts to connect the District's eight miles of trail to create a fully connected system, and some development news on the continued growth of our booming industrial/warehouse sector.

But it is summer, and if you are looking for opportunities to get outside, we have them for you! In 2023 we commissioned a Parks Master Plan, which gave us recommendations on redevelopment opportunities in our existing parks and ideas about possibilities for new park development opportunities. Our cover story brings you up to speed on the progress we are making and our plans for the future.

In that story you will also find a map of our park system along with an address on our website where you can learn more about the individual parks. Each park offers something different – ranging from the extreme (skateboarding and BMX riding) to the more casual (playgrounds, walking trails, and outdoor workout stations) and almost everything in between. I hope you will find some time to visit!

Sincerely,

Greg Simpson
President
North Houston District

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ADMINISTRATIVE ASSISTANT

Brenda Spratt
SUPPORT SERVICES

Special thanks to our creative partners:

[Foreword](#)

BOARD OF DIRECTORS

Decades of Dedication

Each year the District recognizes board members for milestone service anniversaries. This year board members George Lunnon and Karen Marshall were recognized for twenty-five and twenty years of service, respectively.

George Lunnon is the owner and agent of a State Farm Insurance office located in the District. George joined the Board of Directors in 2000 and has served in various capacities including as a member of the Budget Committee and as Chair of the Public Safety Committee. He has been a member of the Executive Committee since 2018.

Karen Marshall has been with the Metropolitan Transit Authority of Harris County (METRO) since 2002 and currently serves as the Director of Ridership and Client Services. She joined the District's Board of Directors in 2005 and has served on the Economic Development, Marketing and Public Affairs, and Transportation committees.

The District's service awards are based on artistic interpretations of the District's logo and public art installations located in the District. George received a custom glass artwork of the District's logo created by Reach Unlimited's glass program, and Karen received a scaled replica of Folding Planes, a sculpture by Kevin Box located on Greenspoint Drive.

Congratulations to George and Karen, and many thanks for their years of valuable insight and guidance to the District. 🌱



Pictured from left: NHD Board Chair, Michelle Wogan, George Lunnon, Karen Marshall, and NHD President Greg Simpson

Board Business

The District's Board of Directors met in February and April. Here is a sampling of significant items approved in those meetings:

Construction of Gateway Improvement Program Phase 7

The board authorized District staff to enter into a contract for construction of the District's 21st Gateway improvement, located on Greens Road just west of the Hardy Toll Road.

Purchase of District Public Safety Vehicle

The board authorized District staff to purchase an additional public safety vehicle to support the District's off-duty officer program. This will be the second public safety vehicle in the District's fleet and will allow for additional patrols throughout the District.

Engineering Services for Design of West Road Pedestrian Improvements

The board authorized District staff to begin design work to improve the sidewalk network on West Road between I-45 and Airline Drive.

You can find agendas and minutes of board meetings at northhouston.org/about/board-of-directors.

PUBLIC SAFETY

Public Safety Outreach Leads to a Safer Community

The North Houston District participated in the City of Houston's annual March on Crime week March 9-13. This year the District's efforts were centered on connecting with local businesses in the area. Joined by Tracy Harrison, NHD's Vice President of Public Safety, local law enforcement officers visited with businesses in the District to educate them about crime prevention best practices and the resources available to them.

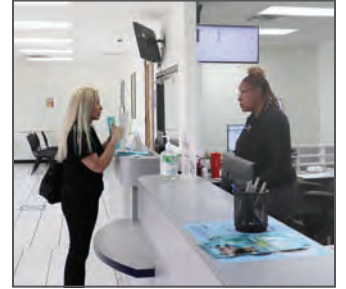
**THIS YEAR,
WE BUILT
RELATIONSHIPS
WITH LOCAL
BUSINESSES.**

Tracy Harrison, NHD VP of Public Safety

"For many years, the outreach focused on talking to citizens living in the area. But this year, we built relationships with local businesses along the main thoroughfare areas—both business owners and employees," she says.

Harris County Sheriff's Office deputies and Houston Police Department officers joined NHD's outreach in an effort to get to know the individuals working in North Houston businesses, talk to them on a more personal level, exchange important information, and offer support with any safety or security concerns. Harrison and local officers also educated businesses on trespass affidavits, patrol efforts, and infrastructure and park improvements in the area.

Harrison and the District's public safety partners stopped by 198 businesses, including retail shopping centers and standalone office buildings. 🌍



Tracy Harrison, NHD's Vice President of Public Safety, and local law enforcement officers visit businesses in the District to share crime prevention best practices and the resources available.

Mark Your Calendar

**AUG
5**

North Houston District's
Public Safety Apartment & Business Summit

Wednesday, August 5 at 9:30 a.m.

CityNorth Conference Center

12190 Greenspoint Drive, Houston, TX 77060

For questions or to learn about sponsorship opportunities,
email Tracy Harrison, Vice President of Public Safety, tharrison@northhouston.org.

**Houston Police Department
Positive Interaction Program
(PIP) Meetings**

HPD NORTH BELT DIVISION
100 Glenborough, 10th Floor

BUSINESSES & APARTMENTS
3rd Thursday every month at 12:00 p.m.

Info: hpdnorthbeltdivision@houstonpolice.org

FIELD SERVICES

A Cut Above

The District's Field Services department recently completed a tree-trimming project along I-45 in an effort to beautify the area, improve safety, and provide better sightlines to commercial and retail properties along the freeway.

Working with a local contractor, the District trimmed 833 trees from the District's southern boundary at West Road to its northern boundary near Rankin Road. These trees were planted by the District and the Texas Department of Transportation (TxDOT) over several decades and contribute to the District's long-time reputation for being "green."

"Most of these trees have not been maintained regularly and had gotten a bit crowded," said Asdrubal "Dru" Gutierrez, the District's Field Services director. "Our plan is for this to be the beginning of a regular cycle of trimming that leads to a healthier tree canopy along the freeway. It will also help travelers better see the various restaurants and other businesses along I-45 that serve the area." 🌳



The recently completed tree-trimming project along I-45 beautifies the area, improves safety, and provides better sightlines to commercial and retail properties along the freeway.

Tree-mendous Progress

This project is part of a larger effort to care for trees in the District's medians, rights-of-way, and parks. Other recent trimming has included trees in the Airline Corridor, along Greenspoint Drive, and in Wussow and City View parks.

833

TREES TRIMMED
I-45 PROJECT



707

TREES TRIMMED
TOTAL FY2025

1154

TREES TRIMMED
FIRST HALF FY26

To learn more about this and the other Field Services programs, visit northhouston.org/field-services.

Elevating Public Parks

A Transformative North Houston District Campaign



New playground area at City View Park

The North Houston District has dedicated significant effort to implementing improvements across the park system in recent years, from major renovations to incremental upgrades. With eight parks—each offering unique experiences—and over eight miles of trails, the District is putting in the work to live up to its Clean & Green moniker.

Renovated Wussow Park Offers More Opportunities for Recreation

In 2025, the North Houston District completed an impactful \$1 million expansion and renovation of Thomas R. Wussow Park. Two new youth soccer fields debuted, accompanied by field and trail lighting, picnic tables, and spectator seating. The new fields were unveiled alongside the Thomas R. Wussow Park Mini Pitch in the lead-up to World Cup 2026.

The renovations also included a new playground pod and a covered adult workout station with exercise equipment, offering something for everyone in the community.

Meeting Neighborhood Needs at City View Park

City View Park recently received over \$300,000 in upgrades to meet the needs of shifting neighborhood demographics.



New soccer field at Thomas R. Wussow Park

Originally a passive green space, the influx of young families in nearby apartment complexes necessitated upgrades.

Completed in April 2026, the project included tree removal for sightline improvements throughout the 2.5-acre park, plus additional amenities, pergola renovations, and new gardens and landscaping.

The District worked with Kraftsman to install a new playground area in the center of the park. The playground structure includes a treehouse-style climbing ladder, slide, monkey bars for older kids, a multi-person swing, and a climbing structure for younger children.

Reimagining Ida Gaye Gardens

Ida Gaye Gardens is slated for exciting improvements in 2027. The 3-acre park was originally built in 2011 and intended to cater to senior citizens from nearby senior living facilities. However, since then, shifting age demographics in the area have prompted the District to upgrade the park to offer more for active young adults.

The exercise area will receive a fresh look with new machines and equipment and a shade structure to increase usability in the warmer months. Aesthetic improvements will be made to the pond, including an updated water feature, hardscaping, and landscaping. The decomposed granite walking trail and park signage will also be upgraded.

Buckboard Park Gets New Equipment & Amenities

The North Houston District is nearing completion on updates at Buckboard Park, including replacing the pergolas, picnic tables, and all existing furnishings throughout the park. The new amenities and landscaping wrap up years of improvements, which have included artwork and lighting upgrades, walking path upgrades, and the installation of multiple pieces of playground equipment.

Ten Magnolia trees were recently installed by LandCare, joining other trees planted by the Greens Bayou Coalition as a part of earlier park upgrades.

A Park for Everyone: North Houston Bike Park Welcomes Non-BMXers, Too!

Thanks to the N. Houston Development Corp (TIRZ 11), major additions are planned for the North Houston Bike Park to make the facility more inviting to local families. While the BMX track portion of the 20-acre bike park is for sanctioned races and tournaments only, the majority of the park is open to the public, including the BMX park features and pump track.

Led by Executive Director Sally Bradford, the TIRZ 11 project will feature a brand new Children's Park, with a unique signature playground piece installed in the center of the public bike park. The equipment will appeal to a wide range of ages, offering experiences for both younger kids and older kids.

The project will also include renovations to the existing pump track. N. Houston Development Corp has enlisted a pump track design specialist, Valo Solutions, to upgrade and expand the pump track with new features to make it suitable for competition.

The \$1M construction is slated to begin in the summer and conclude by fall 2026. The park will remain open during construction, but active work zones will be roped off.

North Houston's 'Central Park' in the Works

When the Biscayne at City View Apartments were deemed to be in the Greens Bayou floodway and needed to be removed from harm's way, the City of Houston and the Harris County Flood Control District (HCFCD) acquired the property in 2021.

Presently, the North Houston District is in the process of collaborating with the HCFCD to develop the property into a new Central Park, located on Imperial Valley Drive in the District's Northeast quadrant. The property will be a dual-use

OUR GOAL WITH THE PARK SYSTEM IS TO PROVIDE INCREASED PLAY AND RECREATIONAL OPPORTUNITIES FOR THE NEIGHBORHOODS THAT OUR PARKS SERVE.

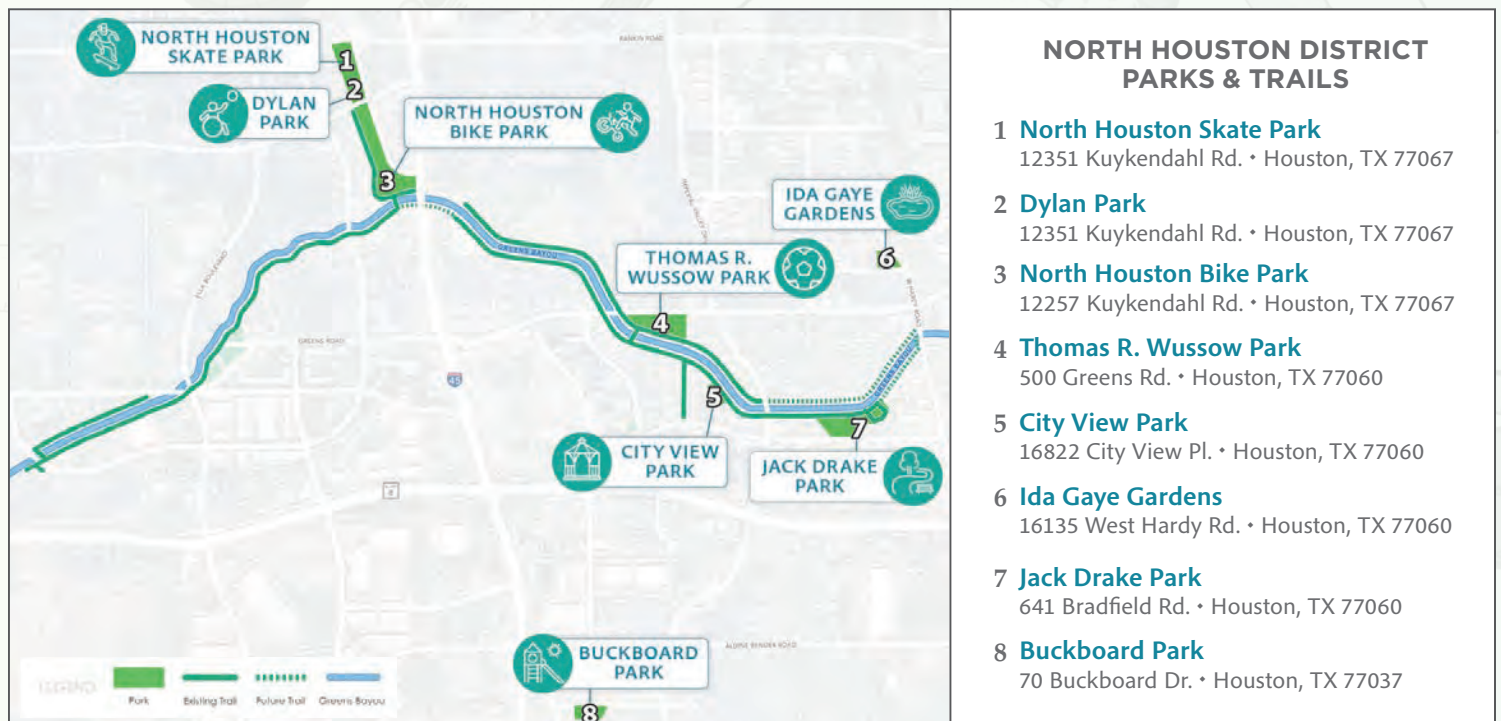
Robert Fiederlein
NHD VP of Planning and Infrastructure

greenspace that will serve as a flood mitigation zone as well as a recreation space.

NHD has engaged landscape architecture firm Asakura Robinson to develop schematic planning for a Central Park that will include the former Biscayne property. The schematic planning is in the final stages of refining the concept, after several iterations. The project is expected to be a multi-year, multi-phase project.

From activities geared toward kids and families, like sports fields and playgrounds, to amenities for adults, including walking and biking trails and workout equipment, North Houston District parks offer recreational opportunities for everyone.

Get out and explore all that our green spaces have to offer, and keep your eye out for more to come! 🌱



To learn more about our parks, visit northhouston.org/parks-and-trails.

PLANNING & INFRASTRUCTURE

Creating Safer Sidewalks on West Road

The District has started planning to improve the sidewalks along West Road between I-45 and Airline Drive.

This short corridor is heavily traveled, with Aldine High School on the north, a growing retail sector on the south, and a busy Airline corridor and residential neighborhoods to the east.

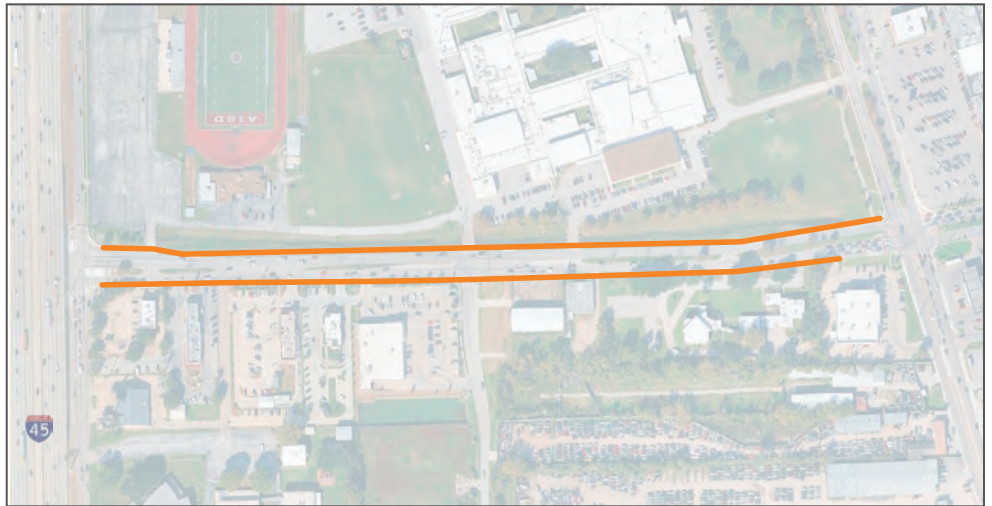
There are sidewalks on the north side of West Road, along Aldine High School, but they are not up to current standards. The sidewalks on the south side of the roadway are patchy, with gaps of dirt paths worn down by pedestrians.

The District has contracted with engineering firm Quiddity to develop and design an upgraded sidewalk system that will result in a new sidewalk network of six-foot-wide pathways on both sides of West Road, meeting the current standard and providing better, safer access for pedestrians.

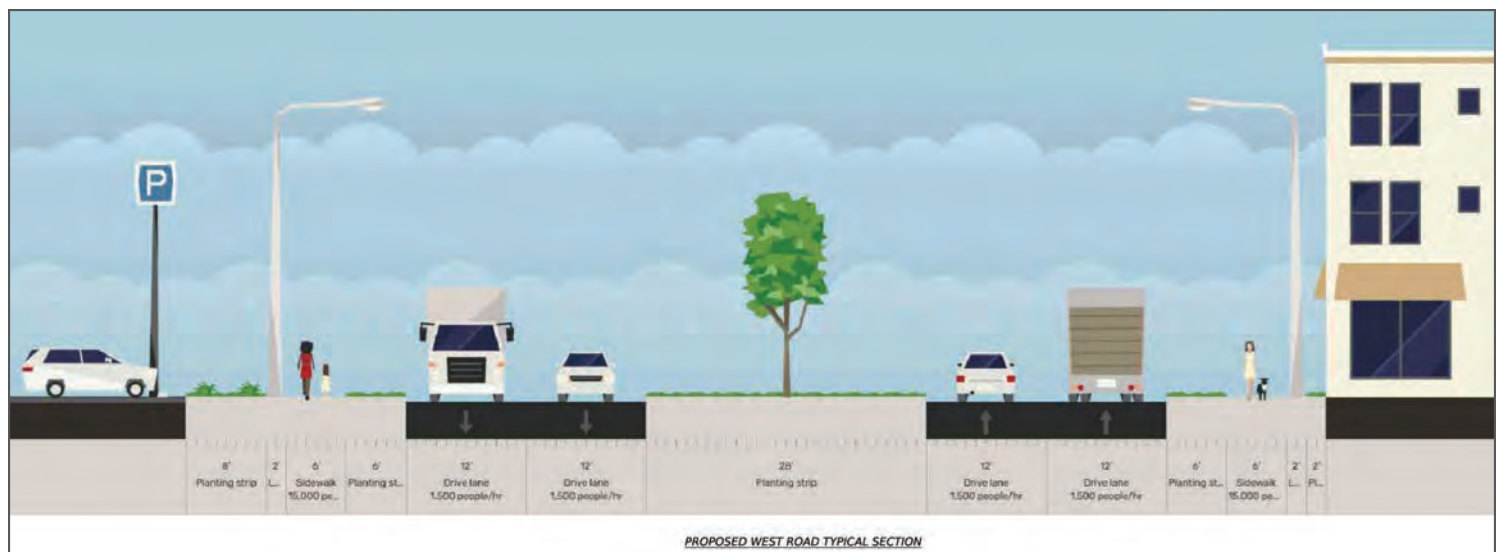
The project is a continuation of other recently completed work in the area. The District added monument signage and new landscaping at the intersection of West Road and I-45 in 2024, and the City of Houston completed an overlay repair of West Road late last year. Additionally, the District and Harris County Precinct 2 improved sidewalks along Airline Drive from West Road to Aldine Bender in 2024.

As with the Airline Drive project, the District has applied for a Harris County Precinct 2 Partnership Grant to help fund construction of the sidewalks.

Design work for the new sidewalks should be completed by late summer, with construction planned for Fiscal Year 2027. 🌱



The project will be along West Road between I-45 and Airline Drive in the District's southeast quadrant.



PARKS & TRAILS

Connecting Trails, Expanding Access

The North Houston District is taking a major step toward a more connected trail system, with Board approval to pursue a landmark project linking trail networks on both sides of I-45.

Today, more than eight miles of hike and bike trails run through the District—but they don't yet function as a single system. That gap limits access between key destinations and restricts safe, non-vehicular travel across one of the area's busiest corridors.

To address this, the District has engaged HR Green to complete engineering and design for a proposed trail connector at I-45 and Greens Bayou. The project would create a continuous east-west link, allowing pedestrians and cyclists to move safely beneath I-45.

"The goal is a unified trail system," said Robert Fiederlein, Vice President of Planning & Infrastructure. "Right now, someone on the east side of I-45 can't reach the North Houston Bike Park by trail, and someone on the west side can't access Wussow Park. This project changes that."



The Trail Connector Project will close the gap between the trails on the west and east sides of I-45.

The connector will link trails developed by the District on the east side of I-45 with those built by the Houston Parks Board as part of the Bayou Greenways initiative to the west. Once complete, it will provide seamless access between Wussow Park, City View Park, and Jack Drake Park, and the North Houston Bike Park, Dylan Park and North Houston Skate Park.

Plans call for approximately 1,300 linear feet of new, 10-foot-wide trail running

along the south bank of Greens Bayou and passing beneath I-45.

The District is funding the design phase in 2026, with construction anticipated in 2027.

Expanding Access & Mobility

Beyond recreation, the connector strengthens how people move through the District. It introduces a safer, more practical alternative to crossing I-45—currently limited to heavily trafficked roadways.

"This isn't just about trails," Fiederlein added. "It's about access—to parks, to transit, to businesses. Right now, crossing I-45 on foot or by bike means navigating major roads. This creates a safer, more direct option."

As the project advances, the District expects to work with regional partners to bring the connector to life.

By closing a critical gap in the trail network, the project reinforces the District's long-term focus on connectivity, accessibility, and creating a place where businesses, employees, and visitors want to be. 🌱

NORTH HOUSTON SPORTS COMPLEX UPCOMING EVENTS

JUNE		
21	Go Skate Day	

JULY		
10-12	Gold Cup & State Qualifier	
19	Go BMX Day	
25	Back to School Bash	

AUGUST		
22	Art in the Park	

SEPTEMBER		
26	Ice Cream Social	

OCTOBER		
17	Tricks & Treats Skate Jam	
TBA	Fall Festival	

NOVEMBER		
7	Rock N Roll Saturday	
21	BMX Jam	

Bike Park

Dylan Park

Skate Park

DEVELOPMENT UPDATE

INDUSTRIAL/FLEX

19M

SQUARE FEET

5.0%

VACANCY RATE

\$9.03

MARKET RENT
PER/SF

7.7%

CAP RATE

OFFICE CLASS A

3.7M

SQUARE FEET

54.7%

VACANCY RATE

\$19.34

MARKET RENT
PER/SF

9.9%

CAP RATE

OFFICE CLASS B/C

6.7M

SQUARE FEET

36.9%

VACANCY RATE

\$18.38

MARKET RENT
PER/SF

10.5%

CAP RATE

RETAIL

6.8M

SQUARE FEET

11.9%

VACANCY RATE

\$24.05

MARKET RENT
PER/SF

7.2%

CAP RATE

APARTMENTS

19k

UNITS

16.6%

VACANCY RATE

\$946

MARKET RENT
PER/UNIT

6.8%

CAP RATE

Source: CoStar, May 2026

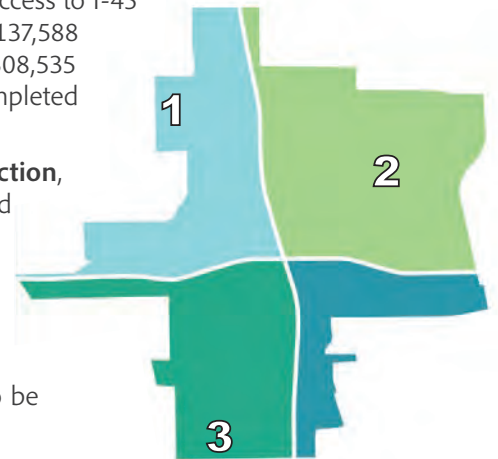
Warehouse and Logistics Continues to Grow in NHD

Development activity remains strong in 2026, with three major warehouse projects currently under construction in the District. Together, these developments will add more than 1 million square feet of new space—an approximate 5% increase over existing inventory.

1 Crow Holdings Development is developing **Rushcreek Business Park**, a new two-building development located at Rushcreek and Spears-Gears Road in the District's northwest quadrant with access to I-45 via Rankin Road. Building One will consist of 137,588 square feet and Building Two will consist of 308,535 square feet. Construction is expected to be completed this summer.

2 Fidelis is developing **Imperial Connection**, also a new two-building development. Located on Imperial Valley Drive just north of Greens Road in the District's northeast quadrant with access to both I-45 and Beltway 8, this development's Building A will be 142,629 square feet and Building B will be 139,349 square feet. Construction is expected to be completed this summer.

3 Panattoni Development is developing **West/45 Logistics Center**, a new single-building development located on West Road in the District's southwest quadrant near Pinto Business Park with access to I-45. Construction is expected to be completed in 2027.



Together, these projects reflect continued confidence in the North Houston District as a premier location for logistics and distribution—where location and access intersect to support long-term growth.



Rushcreek Business Park - Building 1, 878 Rushcreek Drive



WHERE PARKS & TRAILS INTERSECT

With 68 acres of parkland and more than eight miles of trails, the North Houston District is creating connected outdoor spaces designed for recreation, relaxation, and exploration.

With colorful mosaics in bustling playgrounds, sports fields, and tree-lined trails along Greens Bayou, the District's parks offer opportunities for all ages to walk, ride, play, and unwind.

To learn more about what is happening in North Houston, visit northhouston.org.



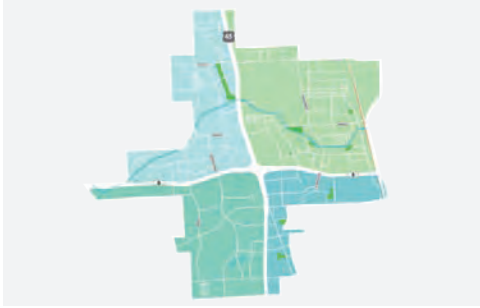
North Houston District



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

16945 Northchase Drive, Suite 1900
Houston, TX 77060
281-874-2131
northhouston.org



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.



¿Habla español?



¡Lea nuestra última edición de Quadrants en línea!
northhouston.org

WHERE **LOCATION & ACCESS** *INTERSECT*



North Houston District