



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

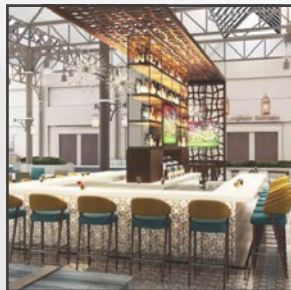
Mega-makeover
in 2020 for one of
North Houston's
largest hotels



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A WORD FROM THE PRESIDENT



After a year of exciting changes in the North Houston District, we're optimistic about the potential developments for 2020!

Soon, the opening of the new **Coca-Cola Southwest Beverages** production facility (an **Arca Continental** Company) in Pinto Business Park will be underway, which will bring 2,000 employees to the area. Another company also just broke ground in Pinto! Seefried Industrial Properties, a partner for USAA Real Estate, announced the construction of **Ella West Crossing** inside Pinto Business Park in December.

And in case you didn't already know, this spring could be one of the busiest seasons for the businesses here as international BMX competitions draw thousands of visitors to the new **Rockstar Energy Bike Park**.

We're also proud to announce the first installation of our gateway improvement project, on Rankin Road at I-45. Construction is scheduled to begin in January. Additionally, we will begin designing the next two installations: Imperial Valley at Beltway 8, and Kuykendahl at I-45. These enhancements will add some much-needed curb appeal to some of the District's busiest intersections.

As far as the District's goals this year, we will continue to support businesses through our proactive public safety programs, collaborate with our city and county partners on road and highway improvements impacting our area, care for our parks and green spaces and leverage our partnerships to build a better North Houston District.

Greg Simpson
North Houston District President

ON THE COVER

Richard Slutter, new general manager of both the Hilton and Marriott in the North Houston District, pictured in one of the newly renovated and modernized guest rooms.



Learn more about Richard and the major overhaul of changes at the Hilton North on page 4.

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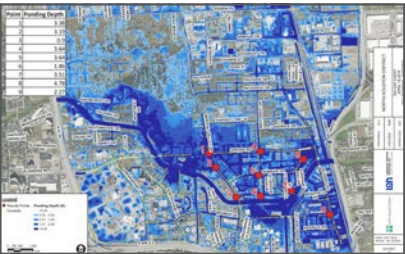
2019 District Public Hearing Recap

In November, the North Houston District held its public hearing where president Greg Simpson reported on the District’s assessment funding and areas of focus as set in its 2030 Plan.

According to Simpson, the District’s projected annual expenditures from commercial property assessments in 2019 equaled to approximately \$4 million and were invested in increased public safety services, planning and infrastructure projects, and field services, to name a few.



New HPD North Belt Division headquarters



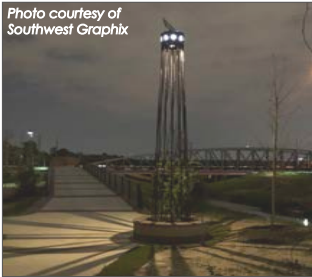
2016 Tax Day Flood Analysis showing ponding

Examples of these services include funding of the Houston Police Department (HPD) North Belt Division lease, bike patrol during peak season, the Livable Centers Study project focusing on improvements to the Greenspoint quadrant, landscaped streets and roadways, litter pickup of 14 intersections weekly, maintenance of 56 acres of park land and 6 miles of trails and much more.

Simpson also pointed out some of the partnerships which have brought value to the area.

PROJECT	DISTRICT CONTRIBUTION	TOTAL VALUE
STEP Trail	421,000	\$2,100,000
Houston Parks Board Greens Bayou Greenway Trail	\$0	\$5,900,000
Kuykendahl & Glen Forest Basins	\$0	\$63,700,000
Addition of Sam Houston Parkway Auxiliary Lanes	\$0	\$27,000,000
Jack Drake Park	\$350,000	\$450,000
Greens Bayou Trail Pedestrian Bridge	\$0	\$500,000
Greens Bayou Federal Project	\$0	\$55,000,000
Tax Day Flood Analysis	\$30,000	\$60,000
Livable Centers Planning Study	\$45,000	\$218,000
HPD North Belt Substation	\$0	\$17,300,000
TOTAL	\$846,000	\$172,228,000

“Over the years, the District has leveraged many millions of dollars worth of projects, sometimes with a financial commitment, but just as often with expertise, time, credibility, innovation and advocacy – all for the benefit of the District as a whole,” says Simpson. “We are proud to continue this work in an effort to enhance our property values and our attractiveness as a place to live, work, visit and invest,” he added.



Houston Parks Board Greens Bayou Greenway Trail Project

The Hilton Houston North is Making Money Moves: Massive Renovations Underway



Rendering by Baskerville

New year, new look, new...everything. That's the \$35 million approach Hilton Houston North is taking into the next decade of this millennium. Sounds dramatic? That's because it is.

Slated for a mid-2020 completion, the transformation will include an overhaul of the 18,000 square foot ballroom, 12 salons, 40,000 square feet of lobby, and complete renovations of all 480 guest rooms, 190 of which are suites. The hotel complex, located at 12400 Greenspoint Drive, accommodates the

largest of conventions and meetings, with plenty of space, proximity to all of Houston's major arteries and less than eight miles from George Bush Intercontinental Airport.

"What's most impressive about the Hilton renovations is this 40,000 square foot lobby that would never be built now," says Richard Slutter, complex general manager. "Not many hotels have the footprint that we have, and we want guests to enjoy a broader experience throughout their stay. We want it to be a

The reimagined lobby will be home to a brand new tech center, an experiential bar and lounge

gathering spot for people, where they can get a cup of coffee in the morning, a cocktail in the evening, and anything in between."

The reimagined lobby will be home to a brand new tech center, an experiential bar and lounge, a grab-n-go kitchen concept, a sit-down restaurant, and a massive Starbucks, spanning 15,000 square feet.

Slutter also hopes the refreshed facilities provide more of a social hub for the community in addition to offering more options for guests and visitors.

"I'm so thrilled to have the opportunity here, in what I think in a short period of time will be one of the most prosperous areas in the city," says the New York native.

Being new to the area as of September 2019, Slutter was immediately impressed by the location and the expansiveness of Houston as a whole.

"The North Houston District is so close to The Woodlands, so close to Downtown," he said. "It's centralized and is surrounded by so much activity and business." 🌱



Before

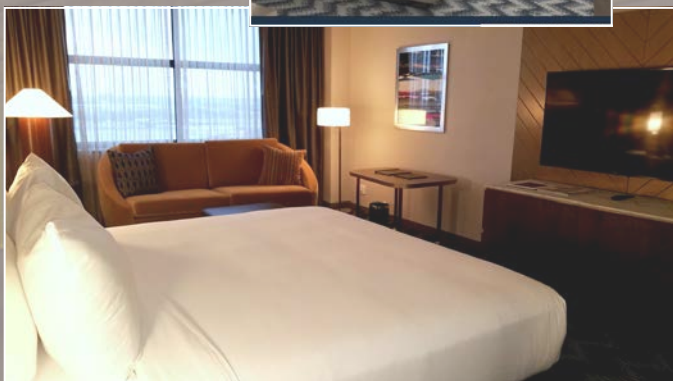
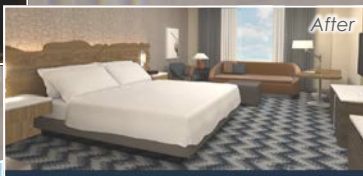


In progress

More on other hot



Updated marble vanity sink in the newly renovated guest restrooms



el renovations in our Spring issue.

Get to Know:



Richard Slutter, New General Manager of Hilton Houston North

How long have you been in the hospitality business?

14 years!

Where are you originally from?

New York

What surprised you the most about Houston?

How large and expansive of a community it is. I wasn't aware that it was the fourth largest city in the country before I moved here from Dallas. It was surprising and refreshing to find out.

Your thoughts on the North Houston District?

Undervalued. Everything is so close. The airport is here, and there's so much activity and growth. I see a lot of opportunities.

Before you were a general manager, what did you do?

I got into hospitality through food and wine as a sommelier (a highly trained wine professional), and I have a degree in opera.

What do you like most about your job?

Every day is different. You see different people in your lobby and restaurants and no day is the same. I love to interact with the staff and guests. They're all different people with different stories.

Rice University - Kinder Institute's Dr. Klineberg Presents in North Houston



The educational community and business professionals from the North Houston District gathered at the **Hyatt Regency Intercontinental Airport Hotel** on Oct. 31 to hear **Rice University-Kinder Institute for Urban Research** founder Dr. Stephen Klineberg's report on the 2019 Kinder Houston Area Survey.



More than 120 guests attended the fall breakfast, which also served to garner input from area stakeholders on the next steps for the North Houston District Livable Centers Study.

The livable centers study is facilitated by the **Houston-Galveston Area Council** and focuses on improvements to the Greenspoint quadrant related to mobility, connectivity, green spaces and more.



Following a demonstration of boards related to the study's goals and recommendations and public surveys, Dr. Klineberg fascinated guests with his annual survey's findings.

Overall, his presentation revealed - 1.) to prosper in today's high-tech, knowledge-based, global economy, Houston will need to nurture a far more educated workforce and redress the rising inequalities; 2.) to attract the talent that will grow its economy, the city will need to develop into a more appealing urban destination and continue to make major improvements in its quality-of-life attributes across the board; 3.) and if this region is to flourish in the years ahead, it will need to evolve into a more united, equitable, and inclusive multiethnic society, pre-pared to capitalize fully on its burgeoning ethnic and cultural diversity.

The Kinder Institute's initiatives of Building Better Cities and Building Better Lives align with the District's livable centers study objective - to build a better North Houston District, which made Dr. Klineberg's popular presentation an ideal topic for the meeting.





Baker Builds Texas Tower

Baker Concrete Construction has been in the North Houston District since April 2017 and has been an instrumental part of major projects in Houston, from the construction of Moody Gardens in Galveston to the Marriott Marquis Hotel (yes, the one with the rooftop Texas-shaped pool and lazy river).

BAKER
CONCRETE CONSTRUCTION

As one of the top concrete subcontractors in the region, Baker Concrete is now working on another impressive project - the construction of a new skyscraper in downtown Houston.

The Hines and Ivanhoe Cambridge Texas Tower is at the 14th floor mark of completion with 48 floors planned in total.

North Houston District businesses are doing exciting things!



Rendering by Pelli Clark Pelli

The Texas Tower is located at Texas and Milam.



I-45 North at Beltway 8

EXCITING CHANGES ARE HAPPENING HERE



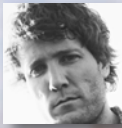
North Houston District

northhouston.org



Earth Like

Artist: Christopher Owen
Nelson represented by
Thornwood Gallery



North Houston District

16945 Northchase Drive, Suite 1900
Houston, Texas 77060



"We wanted a contemporary piece that was different," said Sally Bradford, N. Houston Redevelopment Corp. Exec. Dir, about the newest public art installation in the District. The crystals in the giant geode at the new Rockstar Energy Bike Park represent vitality.

"Public art is especially important to our area because it creates a sense of place," says Bradford. "We try to add art to all of our projects, even street projects. We're always open to adding more and on the look-out for another artist."



GREENS CROSSING

GREENSPPOINT

PINTO BUSINESS PARK

AIRLINE CORRIDOR



QUADRANTS

NORTH HOUSTON DISTRICT NEWS

Crossed Upside Down

Artist: Steve Olson,
a hall-of-famer considered the
godfather of skateboarding



WINTER 2020

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 Interstate 45 North and the North Sam Houston Parkway.

