

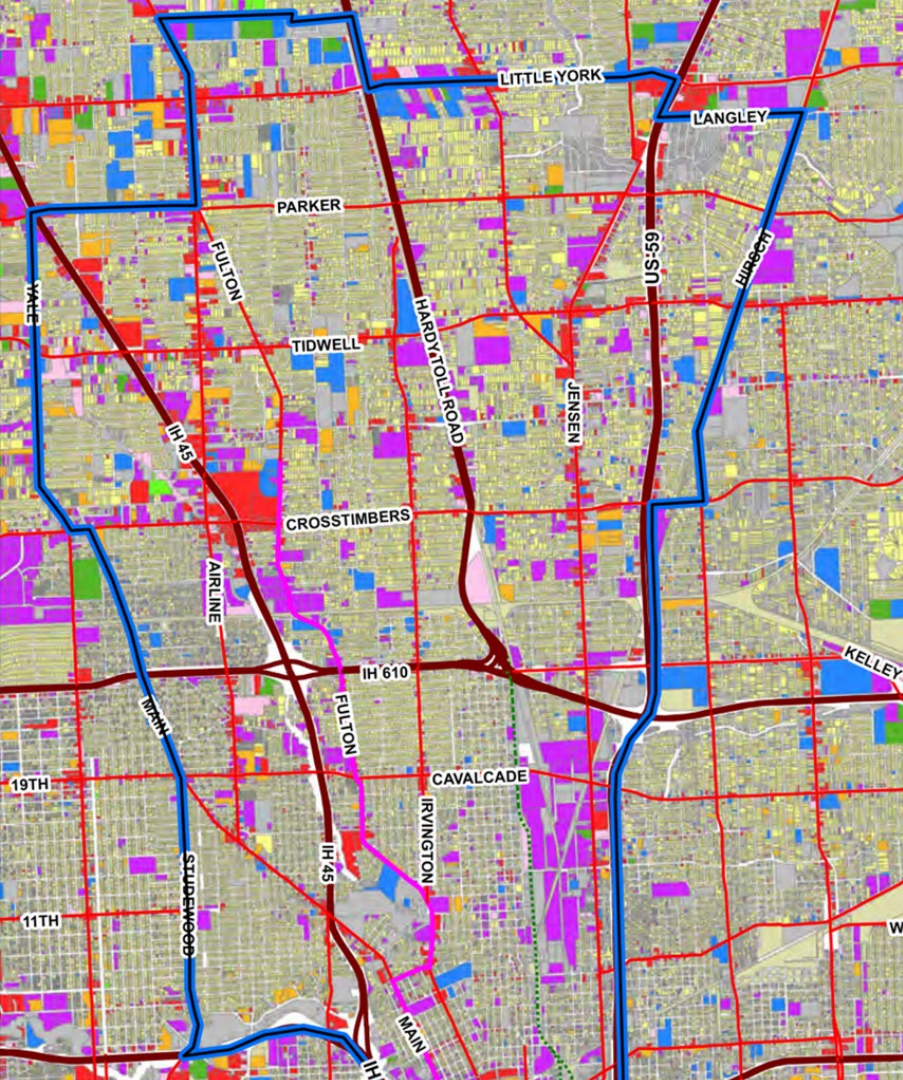
# Greater Northside Management District

**DEVELOPERS TOURS 2023**

Introductions







# Greater Northside Management District Who We Are

- A Political Subdivision created in 2001 during the 77th Texas Legislative Session, pursuant to H.B. 3634.
- The District assesses .10 for every 100.00 valuation.
- The District has a volunteer Board of Directors - All are Commercial Property Owners or Agents
- The District is here to serve commercial property owners.
- The District is guided by a Service Plan
- The District is here to improve the conditions perception of the area.



# Greater Northside Management District Mission Statement

In order to enhance the District and increase economic activity for the business property owners, the District will work to establish and implement projects and programs to:

- a) Promote public safety in the District and pursue creating a safe environment in both perception and reality;
- b) Attract more business and additional investment to the District, by building relationships with Individuals, Governmental Agencies, and other Organizations;
- c) Enhance and Promote the image of the District;
- d) Seek additional public and private funds to invest in the District;
- e) Improve infrastructure and amenities in the District; and
- f) Administer the District efficiently and effectively.





# PROGRAMS

Safety Patrol  
Graffiti Abatement  
Litter Abatement

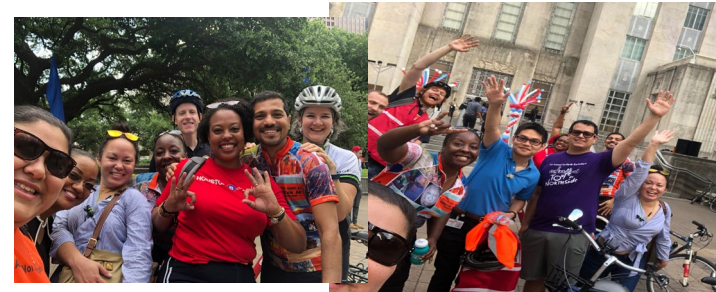


# SPECIAL PROJECTS & IMPROVEMENTS



# Greater Northside Event Community Project Partnerships

- Monster Mash
- Northside Back to School Health and Resource Fair
- Sabor de Northside
- National Night Out
- UP Art Studio Mini Mural Tours
- AARP Shredding Event
- HGAC Trash Bash
- Art on the Avenue
- HPD Northeast Bike Ride
- Lindale Park 4th of July Parade
- Cigna Sunday Streets HTX
- Kaboom Grant with OAH



**Back Against Fraud!**

**OPERATION: STOP SCAMS**

Join us for a free shredding event

Every two seconds someone's identity is stolen. Shredding documents you no longer need is a good way to protect yourself, and the AARP Fraud Watch Network wants to help. Join AARP in Houston and the Greater Northside Management District for a FREE community paper shredding event. Come dispose of sensitive documents with confidence and receive information on how to protect your identity from crooks. Paper items only.

Limited to 3 boxes per vehicle. Open to everyone regardless of AARP membership status. **Must RSVP in advance.**

Saturday, December 8, 2018  
9 a.m. - noon  
Lindale Medical Plaza  
615 North Loop East, TX 77022

**AARP**  
Fraud Watch  
Network







# Tour de Northside & Mercado de Northside

- Tour De Northside Bike Ride – Began 2013.
- Northside Festival – Began 2022
- Mercado de Northside - Began 2014.
  - Approximately 120 participants per year and over 40 partners and sponsors.
  - Promotes Northside businesses, connectivity, infrastructure, area image and safety.



Northside Art Market  
1ST ANNUAL  
**NORTHSIDE  
FESTIVAL**  
NOV 12

MUSIC ART  
SALSA TASTING  
CONTEST!

PERFORMANCES BY:  
TEXAS SALSA CONGRESS  
ZENTENO SPIRIT 1-2PM  
FOLKLORICO DANCERS

JAMS BY: DJ CARI BEATS & DJ JOHNNY MAMBO  
FOLLOWING TOUR DE NORTHSIDE

UNIVERSITY OF HOUSTON  
DOWNTOWN  
315 N MAIN, 77002

ART MUSIC 10:00AM  
FOOD 5:00PM

WWW.SHOPLOCALMARKE.COM | @SHOPLOCALMARKET

PROUDLY SPONSORED BY

UPD THE GOODMAN CORPORATION SAINT ARNOLD SYLVIA GARCIA ACHRISTINA MORALES FROST HEB PROSPERITY BANK



# Saint Arnold Brewing Company

## Santo de Mayo 5K

### Lyons Enhancement Fund

#### Santo de Mayo 5K (now Art Car 5K)

- Saint Arnold hosted their first 5K with 1,900 attendees. For its 5th year, they capped the event at **4,000 attendees**.
- We were benefactors for the Lyons Enhancement Fund and **leveraged over \$40,000**:
  - Funded new B-Cycle Station at Saint Arnold.
  - Designed new Way Finders and bike racks with art to enhance connectivity with Open Architecture Houston and Rice University - Design for America.





# Tree of Life Collaboration

**Artist:** Rose Toro

**Partners:**

GO Neighborhoods,  
Avenue CDC,  
Capital One,  
METRO





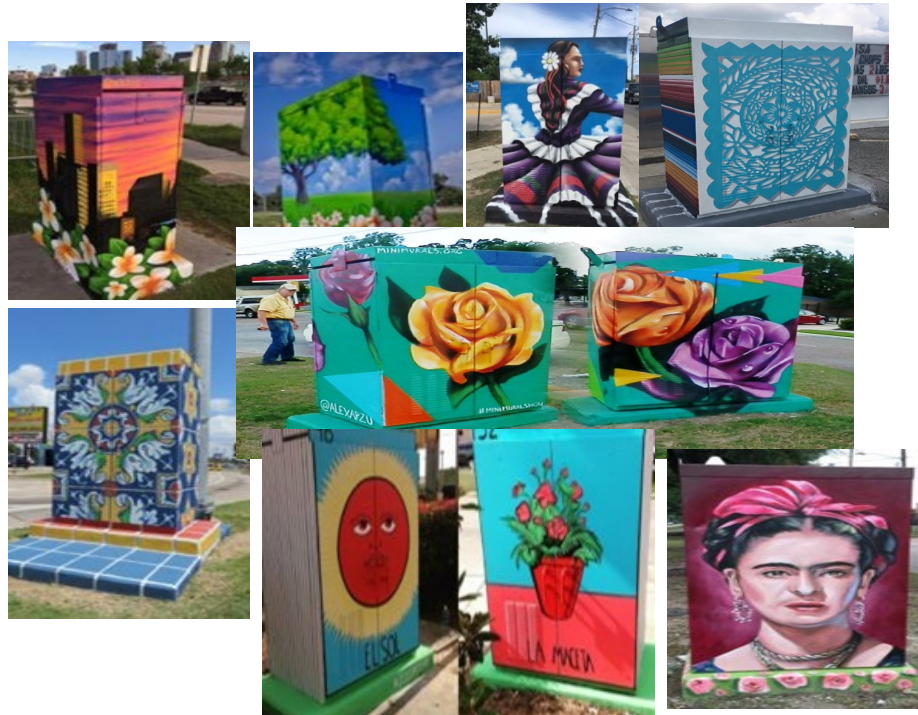


# Greater Northside Mini Murals

**Partners:** UP Art Studio, Avenue CDC, McDougald-Steele, Council Member Karla Cisneros

**Artist:** Anat Ronen, Gelson Lemus, Jessica Rice, Alex Arzu

**Locations:** N. Main/Quitman, Crosstimbers/Irvington, Bigelow/Irvington, Patton/Fulton, Crosstimbers/Fulton, Boundary/N. Main, Cavalcade/Fulton, Irvington/Collingsworth, Cavalcade/Irvington, Brooks/N. Main





# Esplanade Project

Partnering with area Businesses to improve the Esplanades along major commercial corridors.

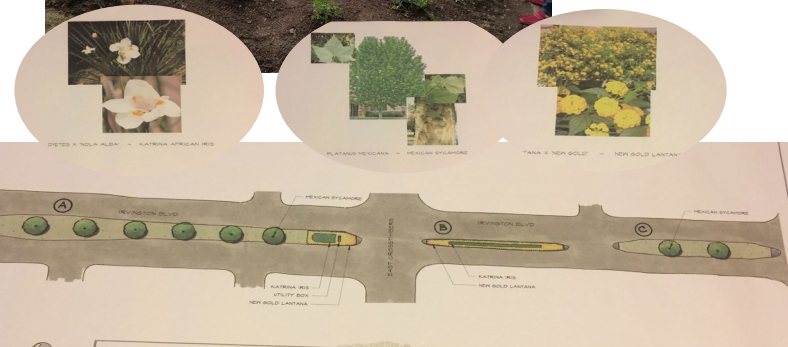
**Funds leveraged**

\$18,000

**GNMD contribution**

\$5,000

**Total Cost**

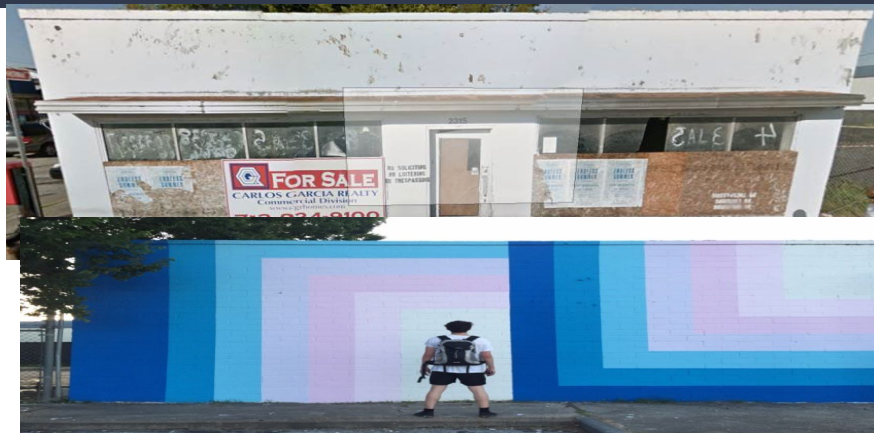




# 2315 N. Main Revitalization

**Partners:** Owner- Fadi Albana, Open Architecture Houston, GNMD, Avenue CDC Facade Grant

**Benefits:** Assist with community revitalization, change the perception of the area through art, enhance the area and increase economic activity for the community, promote transit-oriented development.





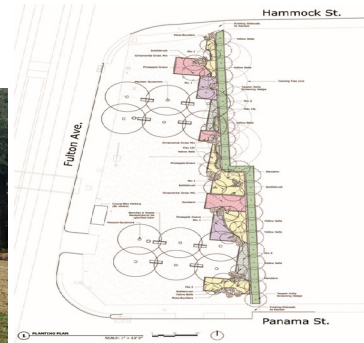


# Butterfly Pocket Park

**Funded by:** GNMD, Avenue CDC, Houston Arts Alliance, Wilderness Fund, River Oaks Association Grant and City of Houston Parks

**Completed 2020:** With six Mexican sycamore trees, multiple pollinators and plants

**Award:** Houston-Galveston Area Council Parks and Natural Areas Award in the On-the-Ground Project Under \$500k Category







# Driving Jensen

Funded by LISC HOUSTON partners:  
University of Houston CDRC, Houston Northeast CDC and GNMD

## Lighting Paths

Design Team | Paris David | Sam Farley | Chris Roberson

### CONCEPT & DESIGN

Lighting Paths seek to illuminate and encourage pedestrians as they commute to and from work. Solar powered lamps would provide lighting along the underdeveloped sidewalk and serve as a barrier between the pedestrian and the road. Made out of styrene, the circular bowls would be diecut in styles that are unified with the rest of the lamps. Also die-cut, inspiring words in both English and Spanish would cast upon the ground when it is dark outside. It is our hope that through vibrant imagery and positive words that passersby would be personally touched and encouraged on their journey to and from their long work hours.



DRIVING  
JENSEN

### MATERIALS

Necessary materials include coroplast, cement, and solar powered lights with steel poles. The lights would likely have to be installed at least halfway up the length of the lantern in order to ensure sufficient power from the sun and cast an appropriate angle of the shadow. The lanterns would be installed with cement bases to ensure their structural capacity.



### VISUAL LANGUAGE







# Improvements: Judge Alfred J. Hernandez Tunnel



- **Visioning Workshop Partners 2015-2016:** COH Housing and Community Development; Houston Arts Alliance; Judge Hernandez Family; Northside stakeholders, including artists, Go Culture and Super Neighborhood 51.
- **Mural Theme:** Honors the history of Judge Hernandez and utilizes symbolic symbols of the Northside.
- **Artist:** Gelson Lemus (w3r3on3) curated by UP Art Studio
- **Total Cost:** \$30,000
- **Leveraged:** \$15,000 match from Hardy Yards TIRZ and GNMD

# Special Projects and Capital Improvements

- The District has invested or committed **\$679,330** in funding to leverage **\$7,209,533** in additional funding from federal, public, non-profit, private and other investment partners in the District.
- By 2024, multiple projects will be completed in the District worth **\$7,888,864** in value.



# Future Improvements Greater Northside Management District

URBAN DESIGN TOOLKIT: WAYFINDING



**DISTRICT**  
District Signs  
North Main at  
Calvacade St  
Fulton and C  
Eastex/Jense  
promote eve

ESTIMATED C  
\$ \$







# Greater Northside Studies



North Main Street and Hogan Street early 1900's - looking north. Buildings are oriented to the sidewalk and streetcar runs in center (photo courtesy of Metropolitan Research Center, Houston Public Library)



N. Main Street and Hogan Street today - looking north. Several historic structures remain on west side of street. MetroRail will run in center of street.





# Capital Improvement Projects Meetings



- Quarterly Meetings
- Updates from agencies (bikelanes, TxDOT, HCTRA)
- Meeting rotates around district for accessibility and to help promote different businesses.

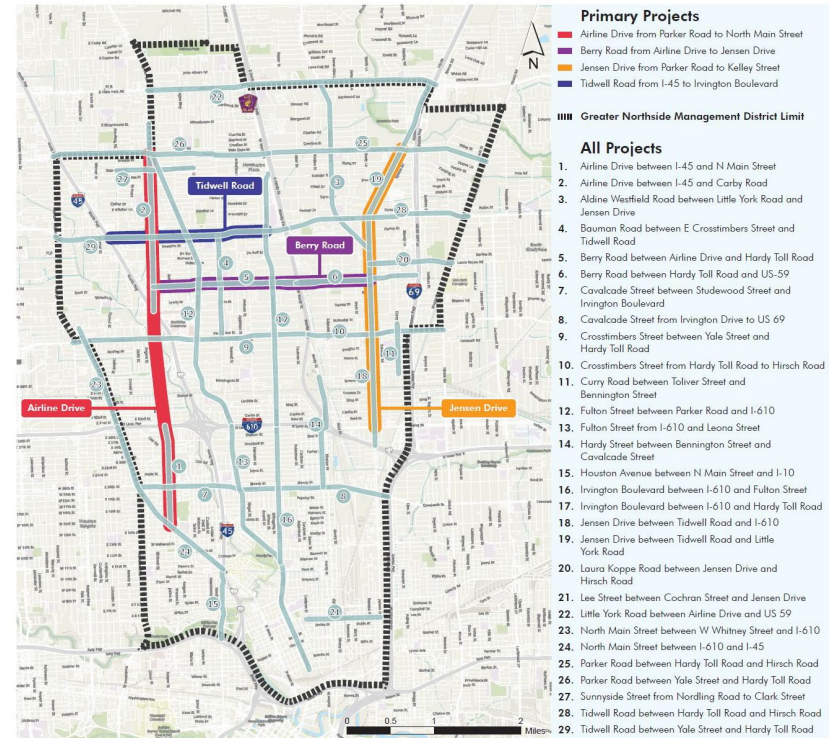




# Northside on the Move Planning Study

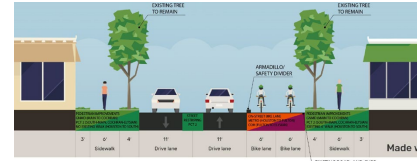
- A partnership project between the district and Harris County Precinct 2.
- The goal is developing a forward-looking strategy for future infrastructure improvements in Greater Northside.
- Previous planning efforts – like the GNMD Capital Improvement Plan, GNMD Pedestrian and Transit Master Plan, H-GAC Livable Centers studies, GNMD Urban Design Toolkit, and many others.
- Jensen Drive Further Design & Berry Road

## Corridors Considered for Preliminary Review





# Quitman Street Project



- Pedestrian Improvements Project from South St. to Gano St. (0.8 miles).
- In 2015, GNMD received a Federal grant from Houston Galveston Area Council (H-GAC).
  - Funds leveraged (H-GAC): **\$1,591,001** + GNMD match: **\$397,800**  
Total Funds: **\$1,988,801**
- Intergovernmental Partnerships with METRO, the City of Houston and Harris County Precinct 2 has increased project funding to **\$6,712,762**.
- In progress to be completed by 2024.



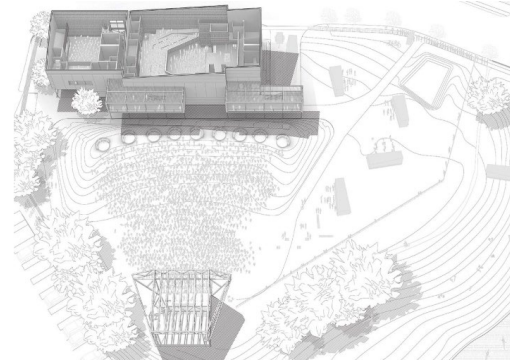
# Development in District



# White Oak Music Hall

- Completed 2016
- Location: 2915 North  
Main, Houston, TX 77009

Source: Culture Map





# Saint Arnold's Expansion

## Saint Arnold's Beer Garden

- Completed 2018
- Location: 2000 Lyons, Houston, TX 77009

Source: Culture Map



# Hardy Yards

## Residences at Hardy Yards

- Completed 2019
- 350 units (Market, Affordable)
- 1391 Hardy St. Houston, TX 77026

Source: Residence at Hardy Yards



# Houston Farmers Market

- Completed
- ULI 2023 Award Winner
- Location: 2520 Airline, Houston, TX 77009



Source: Culture Map





# Higher Education Development

## University of Houston Downtown

- Science and Technology Building
- Daly and N. Main Street
- Expansion in Development - 2019

Source: UHD

## Houston Community College - Northline

- Instructional Building and Parking/Faculty
- Completed 2018

Source: HCC



# Moncrief Lenor Development

## Residences at Hardy Yards

- Coming 2025
- Mixed Use Development
- *Meow Wolf*
- Lyons Avenue Corridor
- Source: Moncrief Lenor



# New Breweries in Northside

## Development

- Black Page Brewery
- Bad Astronaut
- Big Owl
- City Acre
- Gristwortz
  
- Source: Black Page Facebook





# Holiday Inn Express

## Major Hotel

- Big Investment



# Avenue Center

## Non-Profit

- Opened in 2020
- Mixed Use Development
- **Source: Avenue**



# Marquette Multifamily Development

## Market Rate

- Coming 2025
- Multi-family
- Near TOD Street
- Source: Houston Chronicle





# The White Oak Condos

## Residential Tower

- Coming 2025
- Higher Densities
- Quitman Street
- Source: White Oak Condos

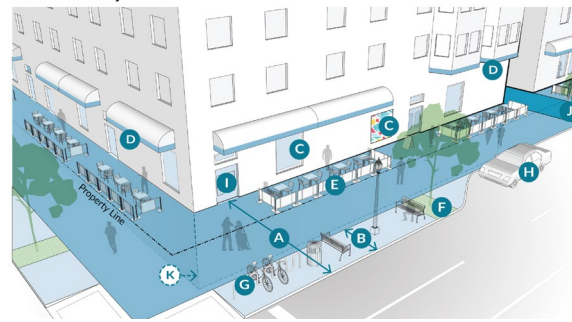


# Transportation and Infrastructure Projects

- Elysian Viaduct
- I-45 Expansion
- Halls Bayou
- High Speed Rail
- White Oak Bayou
- Hardy Toll Road Extension
- Complete Communities
- Walkable Places District
- Hogan Street TIRZ Project
- Houston Bike Plan
- Heights Northside Mobility
- Houston General Plan
- Little White Oak Hike and Bike Trail



Walkable Places Key Elements



# Harris County Tollroad Authority (Hardy Connector)

## PROJECT AREA

- The 3.6-mile Hardy Toll Road Downtown Connector will provide faster, easier north-south regional access by extending the Hardy Toll Road from its current southern end at the IH 610 North Loop into downtown Houston at IH-69 South.



### 1. Idea For Buffalo Bayou Connection | Conexión al Buffalo Bayou



### 5. Idea for Lorraine Land Bridge | Puente de tierra en Lorraine

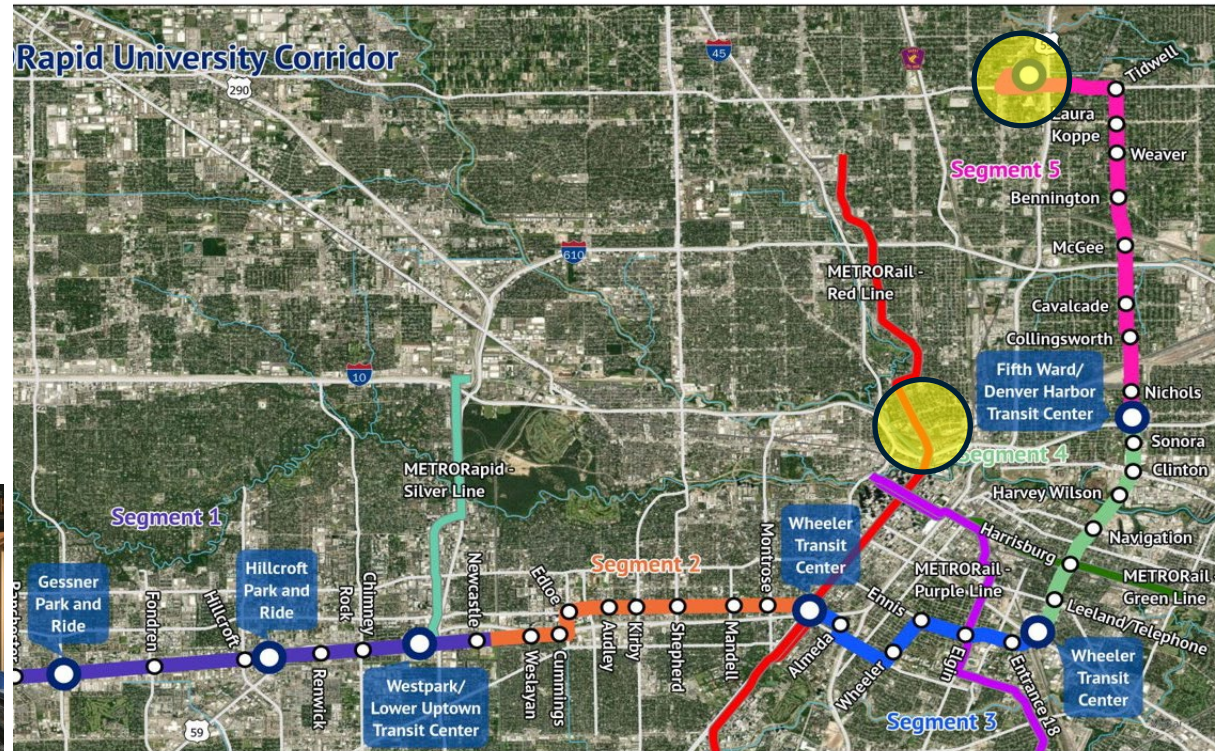




# METRO Transit Oriented Development (TOD)

## PROJECT AREA

- Tidwell Transit Center in Eastex Jensen
- Burnett Transit Station in Near Northside
- METRO properties effectively and equitably balance community and mobility needs and anchor compact, mixed-use, mixed-income communities across the region that are connected to each other and other major destinations by reliable, frequent transit service.



# North Houston Highway Improvement Project (NHHIP) - I-45 Expansion

- Held stakeholder meetings with Texas Department of Transportation and advocacy groups.
- Participated in the City of Houston Facilitation Meetings and Stakeholder Groups.

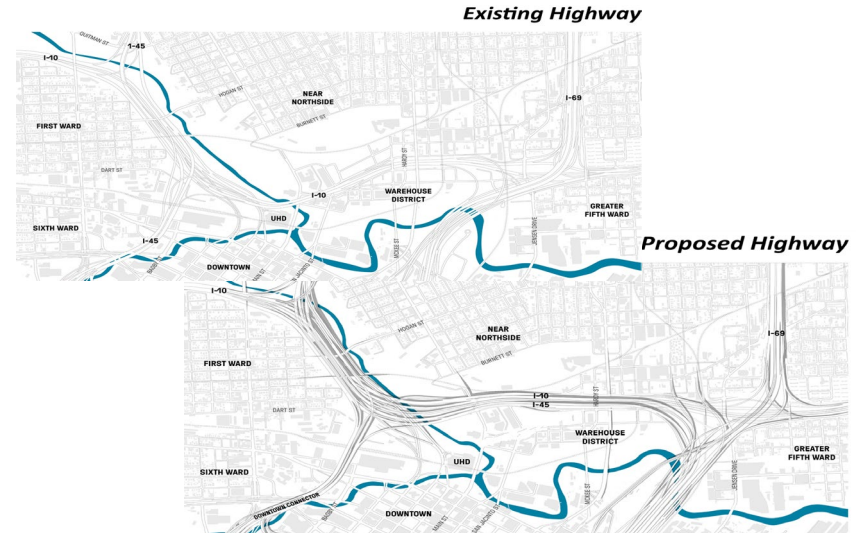
## Links:

<https://www.youtube.com/watch?v=iUFK6KcBbGA>

<https://www.youtube.com/watch?v=yvN9MmdjIWO>

<https://www.arcgis.com/apps/webappviewer/index.html?id=07cf8708fdde4c3eb0302b60c9e1eda0>

[http://www.ih45northandmore.com/pub\\_hear\\_doc.aspx](http://www.ih45northandmore.com/pub_hear_doc.aspx)





# Greater Northside Real Estate Properties

<http://www.greaternorthsidedistrict.org/PlanningAndGrowth.shtml>

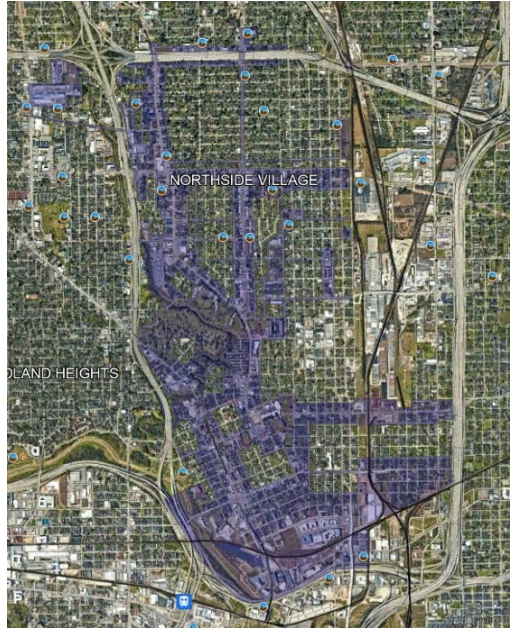




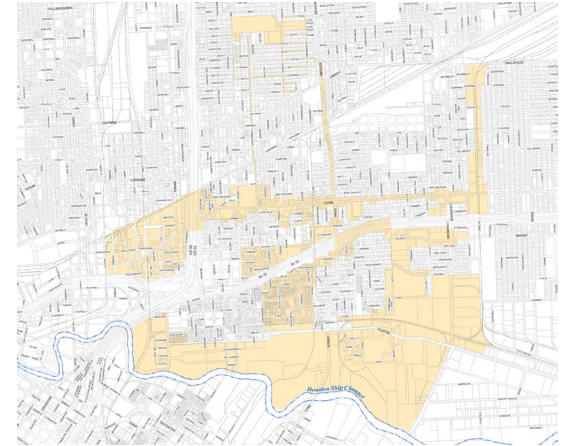
# Opportunities - Incentives

There are many reasons to invest in our area, especially with resources and programs available.

- Opportunity Zones
- HUB Zone
- Complete Community
- TIRZ (Near Northside & Fifth Ward)
- Walkable Places District - Pilot



Near Northside TIRZ



Fifth Ward TIRZ



# City of Houston - Walkable Places District



# Pedestrian Friendly Urban Development

**Walkable Places & Transit Oriented Development** Ordinances are tools that create new rules to promote pedestrian friendly development along designated streets. These rules are designed to encourage **higher density, mixed uses, walkability** and **multimodal transportation**.

## Promotes Higher Density and Mixed Uses

Both ordinances allow the building to be built closer to the street to have more buildable area for the development. This encourages higher density and mixed uses.

## Reduces Sidewalk Interruptions & Obstructions

By reducing the number of curb cuts and their width along a street or a block, the interaction between cars and people is reduced. By requiring an unobstructed sidewalk, there will be no obstructions for pedestrians such as fire hydrants and light poles. This encourages walkability.

## Promotes Multimodal Transportation

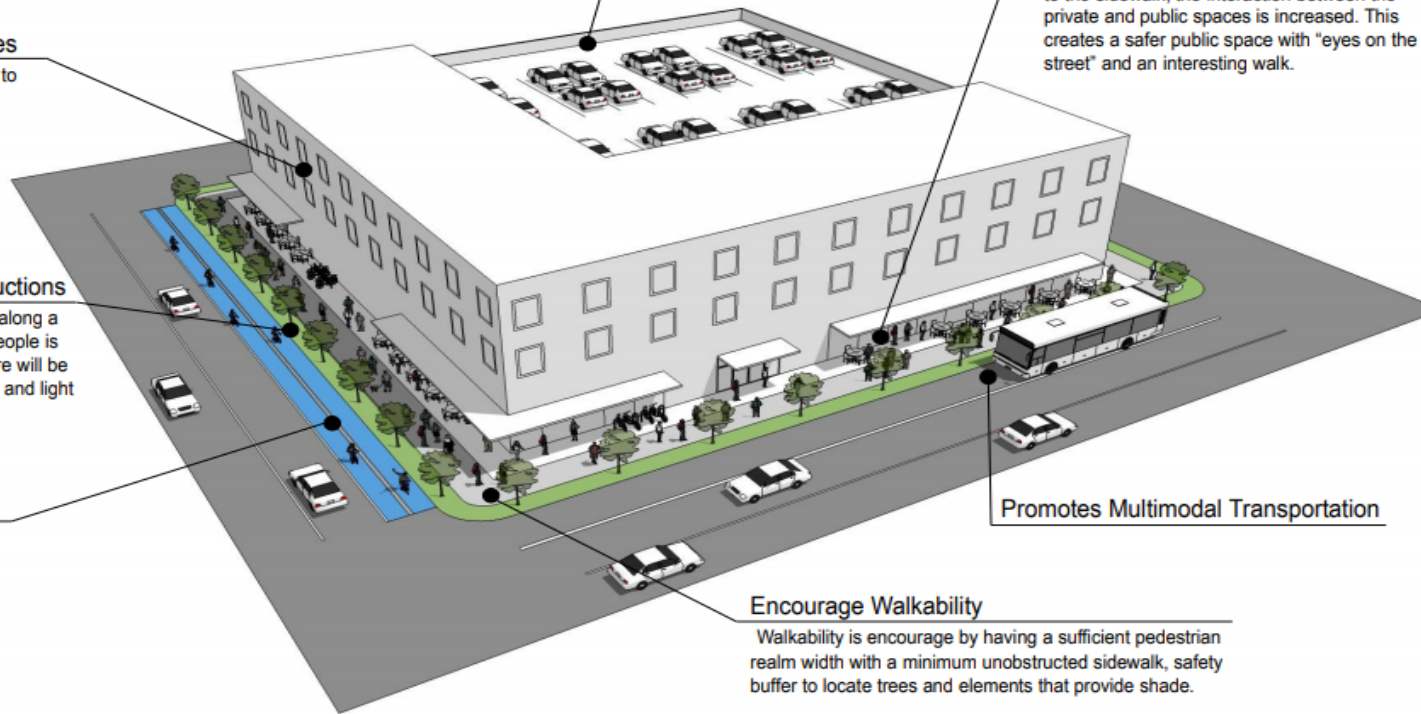
With the Walkable Places elements, multimodal transportation is more likely to happen.

## Priority to People

By having the parking area on the back, the separation between the sidewalk and the building is reduced. This encourages direct pedestrian access from the building to the sidewalk giving priority to people over cars.

## Create Interesting & Safer Walk

By having a minimum requirement for openings and windows on the ground floor and a minimum number of doors that connect to the sidewalk, the interaction between the private and public spaces is increased. This creates a safer public space with "eyes on the street" and an interesting walk.



## Promotes Multimodal Transportation

## Encourage Walkability

Walkability is encouraged by having a sufficient pedestrian realm width with a minimum unobstructed sidewalk, safety buffer to locate trees and elements that provide shade.





# Opportunity Zones



## N. Main Transit Corridor – Hardy Yards



HARDY YARDS  
HOUSTON, TEXAS  
CYPRESS REAL ESTATE ADVISORS

SAN JACINTO: SHORT BRIDGE OPTION

### The Assets and Opportunities:

- 36 acres of developable land, currently held by Cypress Advisors or Austin, Texas. Hardy Yards has the infrastructure already in place for a mixed-use development potential. Abutting next to the Burnett Street Station of the METRO LRT, it is the perfect location for a multi-use Transit Orientated Development.
- At a major node of North Main and Burnett Street, with new wide sidewalks along Burnett and in the Hardy Yards, shovel ready.
- Near University of Houston- Downtown and with spectacular views of Downtown.
- Already existing a soon to open 350 multi-family, mixed use development by Zieban Group





# Local Incentives

The City of Houston is prepared to provide local incentives for projects that benefit both investors and existing residents and businesses.

[Chapter 312 - Property Tax Abatement](#)

[Renewables Franchise Tax Deduction](#)

[Chapter 380 – Economic Development Agreements](#)

[Renewables Property Tax Exemption](#)

[Enterprise Zone Program](#)

[The City of Houston Brownfield Redevelopment Program](#)

[Tax Increment Reinvestment Zones](#)

[Foreign Trade Zones \(FTZs\)](#)

[Freeport Exemption for Aircraft Parts](#)

Additional information may be found on the following website:

[Freeport Tax Exemption](#)

<https://www.houstontx.gov/ecodev/>

[Goods in Transit Exemption](#)

[LEED Incentive](#)





# State Incentives

[Business Relocation Incentive](#)

[Capital Development Fund](#)

[Economic Development and Diversification Waiver](#)

[Manufacturing Sales Tax Exemption](#)

[Sales Tax Exemption on Utilities](#)

[On-the-Job Training](#)

[Pollution Control Property Tax Abatements](#)

[Permit Assistance](#)

[Research & Development Tax Credit](#)

[Self Sufficiency Fund](#)

[Skills Development Fund](#)

[Skills for Small Business](#)

[Sales Tax Exemption for Qualified Data Centers](#)

[Talent Recruitment and Employer Services](#)

[Texas Capital Fund](#)

[Texas Economic Development Act – Chapter 313](#)

[Texas Enterprise Fund](#)

[Texas Enterprise Zone Program](#)

[Texas Manufacturing Assistance Center \(TMAC\)](#)

Additional information for each program may be found here:

<https://gov.texas.gov/uploads/files/business/IncentivesOverview.pdf>

# Additional Resources

## Technology and Analytic Platforms

1. [NextSeed](#) (Now Republic)
2. [CapZone](#)
3. [Smallchange](#)
4. [Fundrise](#)





# GNMD Developers Tour Packet 2023

