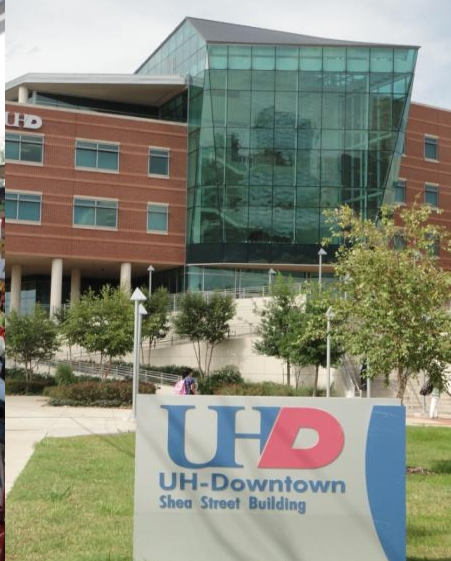




# Greater Northside Management District 2022 Public Hearing



<https://animoto.com/play/yxaZRKwMesTV21cvTjKMXA>





# Greater Northside Management District

## Who We Are

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- A Political Subdivision created in 2001 during the 77th Texas Legislative Session, pursuant to H.B. 3634.
- The District has a volunteer Board of Directors
- 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 Ten Year Service and Improvement Plan 2020 - 2030**

Developed by the Board of Directors of the District who represent a variety of property owners and businesses in the District. With input from commercial property owners through Town Hall Meetings to implement this Service Plan. The major goals of the new Ten-Year District Service

**Plan are as follows:**

1. Security & Public Safety
2. Visual & Area Image
3. Business and Workforce Development
4. Marketing & Enhancing the Perception of the Area
5. Planning & Infrastructure
6. District Operation & Administration



# Greater Northside Management District Mission Statement

In order to enhance the District and increase economic activity for the business property owners, to enhance the overall experience in living, working, and playing in the District, the District will work to establish and implement projects and programs to:

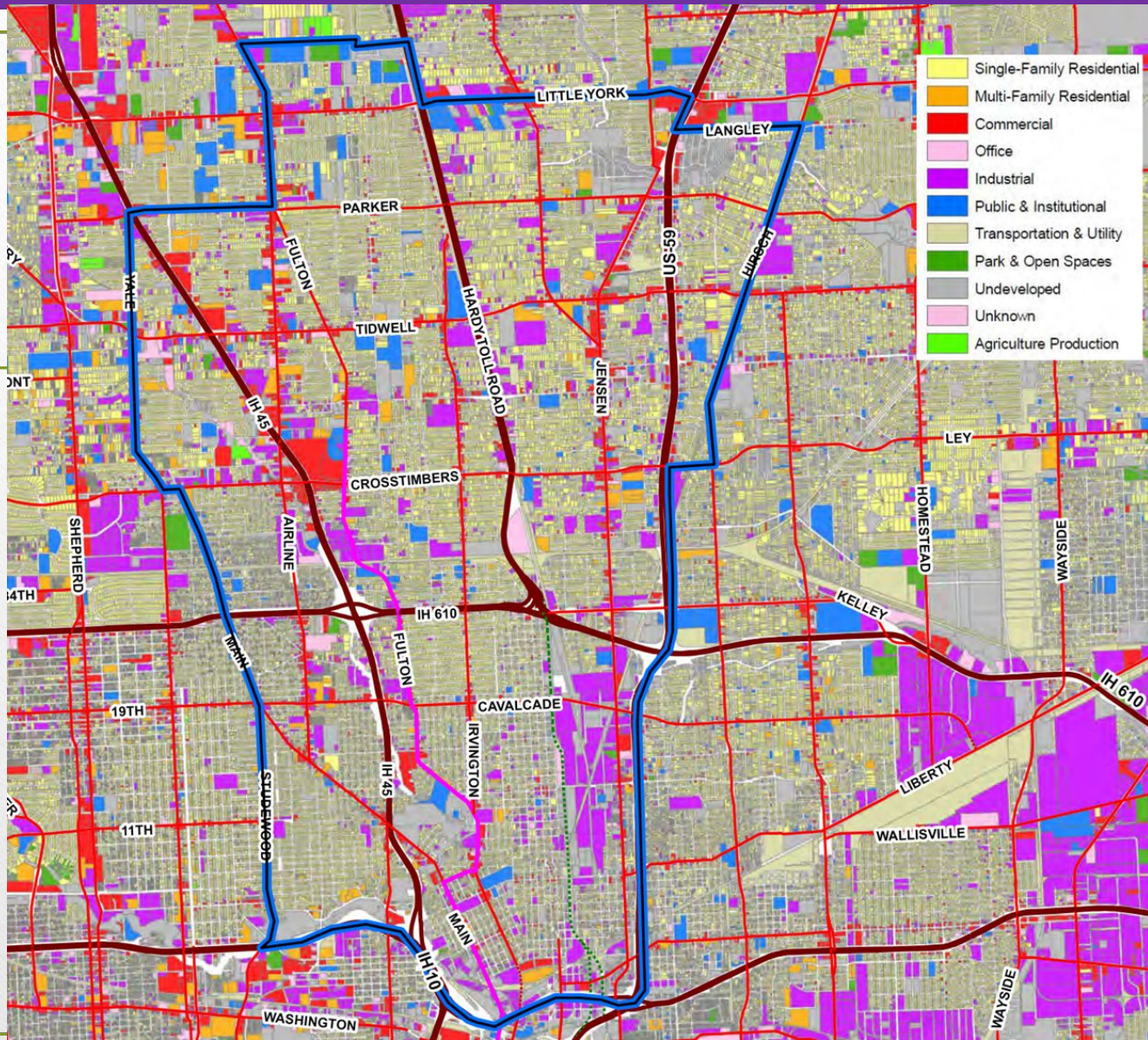
- a. Promote public safety in the District and pursue creating a safe environment in both perception and reality;
- b. Attract more business and additional investment to the District, by building relationships with Individuals, Governmental Agencies, and other Organizations;
- c. Enhance the image of 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.



# Greater Northside Management District Assessment

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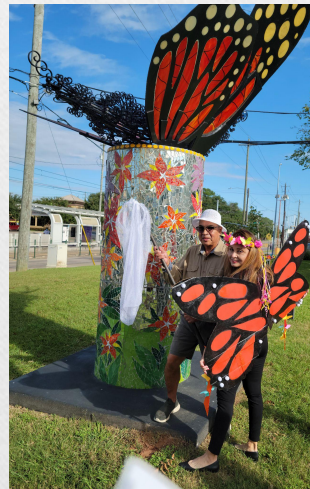
- \$0.10 for every \$100.00 valuation that the Board can raise to \$0.12 subject to caps.
  - \*This was lowered in 2010
- Statements are sent by Utility Tax Services, LLC.
- Based on the Harris County Appraisal District Rolls
- Values based on current year Assessments
- **THIS ASSESSMENT IS ONLY ON  
COMMERCIAL PROPERTY**





# Board of Directors All Volunteers

- Chair - Jeanette Rash
- Vice Chair - Christian Barraza
- Secretary - Ed Reyes
- Richard Mason
- Joe Galindo
- Edwin Caviedes
- Mary Lawler
- Linda Smith
- Anas Muegez







# Highlights Security & Public Safety

---

- Over **317,336** business contacts by our Patrol Officers & **1,893** Arrest
- Implemented a Crime Prevention Program to educate business owners and employees about safety and steps they can take to have a safer environment
- Creation of Public Safety Committee
- Implemented regular Law Enforcement Meetings to coordinate between the **10** different Agencies that serve the Greater Northside
- Implemented a Proactive Patrol Hot Spot Initiative to address targeted hot spot zones on **July 2019** that has led to **13,085** additional Business Checks and Trespass Warnings
-



# Highlights Visual & Area Image



- Abated more than **27,245** sites of graffiti
- Coordinated over **12** murals and **13** mini-murals
- Coordinated **3** sculpture
- Creation of Artist Meet and Greet Gatherings – 2015
- Currently have **298** trees in the Right of Way –with Trees for Houston
- Implemented an ongoing and effective litter abatement program in the right of way (ROW), including mowing, removal of debris, tire removal, and more
  - Over **1,163** Tons equivalent to over **2,327,315** pounds of trash/debris collected
  - Over **17,531** tires collected
  - District H Tire & Illegal Dumping Partnership – Council Member Karla Cisneros– Since July 2019, GNMD has abated **4,252** tires and **972,000** lbs of trash

# Current Programs



Safety Patrol  
Graffiti Abatement  
Litter Abatement





# Total 2006-2022 (YTD) Graffiti Program Abatement Program

---

**Total 2006 – 2022 (YTD):  
Graffiti Sites abated: 27,245  
Total Hours: 8,033**

**Total Cost 2006 – 2022: \$912,976.00  
Average Cost per Hour: \$85.00**





# Total 2008-2022 (YTD) ROW Maintenance Litter Abatement Program

---

**Total 2008-2022 (YTD)**

**Trash (lbs): 2,327,315**

**Total Tires Abated: 13,279**

**Total Cost 2008-2022: \$3,372,177.45**





# Litter Abatement Program and Partnerships

District H Dumpsters Yearly since 2019

HGAC Trash Bash Clean ups Yearly since 2013

Career Recovery Clean ups Pilot Program

Clean and Green County DA's Office Clean ups Pilot  
program





# Total 2007-2022 (YTD) Safety Patrol Program

**Total 2007-2022 (YTD)**

**Business Contacts: 317,336**

**Arrest: 2,464**

**Total July 2019 – 2022 (YTD):**

**Proactive Hotspot Initiative: 13,085**

(Combined Business Checks and Trespass Warnings)

**Total Cost 2007 – 2022: \$5,842,695.26**

(includes Vehicle Rental, Coordinator Fees, Fuel & Officers Payroll, Cameras)





# Total 2007-2022(YTD) Safety Patrol Program

**Pilot cameras:**

**Zaladium Cameras**

**Flock:**

March 2021 to 2023 (2 for 2 years)

Crosstimbers and Little York

October 2022 (4 for 1 year)



## Insights Dashboard

### Plate Reads

[View Details](#)

282,337



### Hot List Hits

[View Details](#)

221







# Additional Safety Programs



- Law Enforcement Meeting– Started 2014
  - Law enforcement from the District meet to receive reports from GNMD Programs. Local Law Enforcement including HPD (North, Northeast, Central), Metro Police Department, Constable (Precinct 1 and 6), UHD PD, HCC PD
- Public Safety Committee – Started 2016
- Safety Talks, Ice Cream with an Officer
- Proactive Patrols: North Main Initiative and Airline Initiative
- Promote See Something, Say Something Campaign



**Important Numbers**  
All Calls Can Be Anonymous

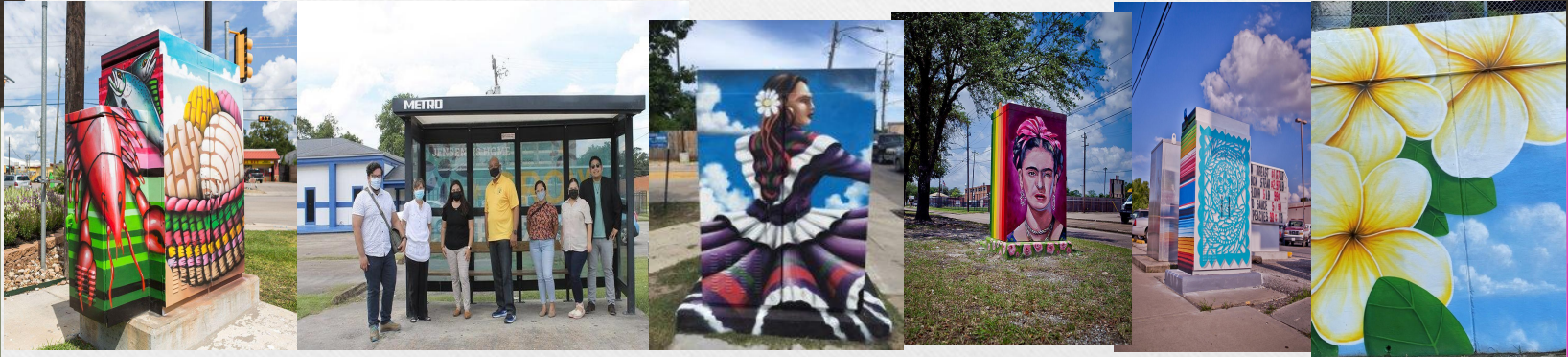
**See Something  
Say Something**





# SPECIAL PROJECTS

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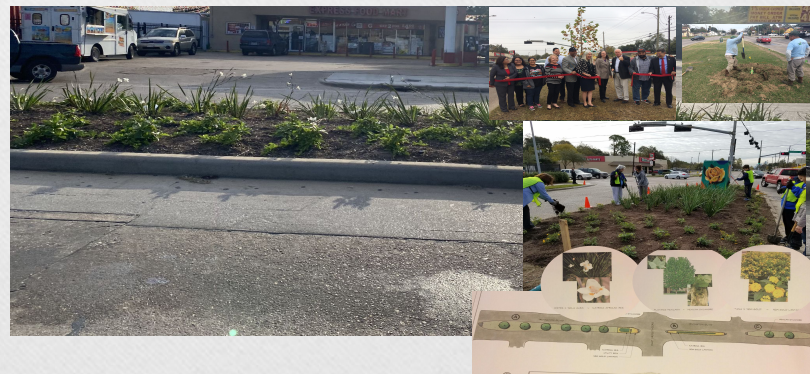
# Collaboration: Tree of Life & Esplanade Project

**Partners:** Rose Toro, GO Neighborhoods, Avenue CDC, Capital One, METRO

Funds leveraged:       **\$6,000**  
GNMD contribution:   **\$ 5,000**  
Total Cost:               **\$11,000**

Partnering with area businesses to improve the esplanades along major commercial corridors.

Funds leveraged:       **\$18,000**  
GNMD contribution:   **\$ 5,000**  
Total Cost:               **\$23,000**





# Better Block (Broken Window Theory) & Houston Avenue Improvements

**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.

**GNMD Maintenance Partner**

Project by: Memorial Heights TIRZ 5



# B-Cycle Stations & Selfie Sculpture

B-Cycle Station installed:

- At Lyons in collaboration with Saint Arnolds.
- At Quitman/Fulton in collaboration with METRO and HISD
- At Hardy Yards in collaboration with Council Member Cisneros.



**GNMD Maintenance Partner**

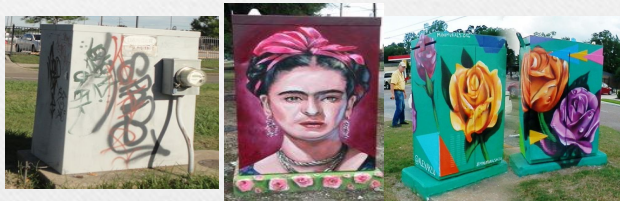
- Collaboration with Fresh Art, local Artist Nicola Parente and Tami Merrick, Commissioner Adrian Garcia, Pct. 2, and BakerRipley.



# Greater Northside Mini Murals & Driving Jensen

## Mini-Murals

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



## Driving Jensen: LISC HOUSTON University of Houston CDRC, Houston Northeast CDC and GNMD

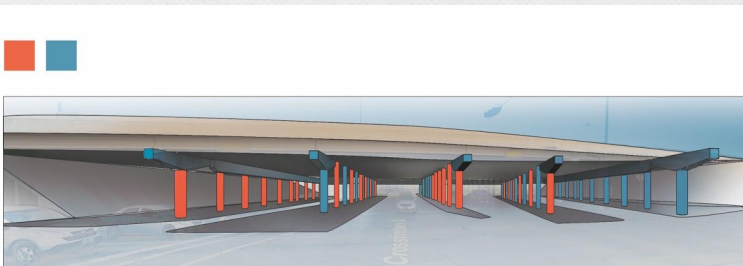




# I-45 & Crosstimbers Underpass



Collaboration with UP Art Studio and APA to paint the columns at I-45 and Crosstimbers – A plan that comes from the H-GAC Independence Heights /Northline Livable Center Study.





# 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







## Improvements – Judge Alfred J. Hernandez Tunnel

### **Visioning Workshop Partners 2015-2016:**

COH Housing and Community Development, Houston Arts Alliance, Judge Hernandez family, stakeholders such as artists, Go Culture and Super Neighborhood 51.

**Mural Theme:** Honoring the history of Judge Hernandez and the Northside symbolic symbols

**Artist:** Gelson Lemus (w3r3on3)

**Total Cost:** \$30,000

**Leveraged:** \$15,000 match from Hardy Yards

TIRZ





Greater Northside Business Revitalization- THRIVE  
With our community partner Avenue, and the assistance of Cultura Codes, over 25 businesses were selected to receive mentors, classes, and one on one assistance after COVID.





## Special Projects and Capital Improvements

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- The District has invested or committed **\$679,330** in funding to leverage **\$7,093,533** in additional funding from federal, public, non-profit, private and other investment partners in the District.
- By 2022, multiple projects will be completed in the District worth **\$7,670,864** in value.

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# Ongoing Projects



# Quitman Pedestrian-Transit Improvements

The Quitman St. Partnership Project includes pedestrian and bike improvements from Houston Ave to Elysian St. anticipated date of completion by end of 2023. The project was selected by GNMD Capital Improvement Program Committee

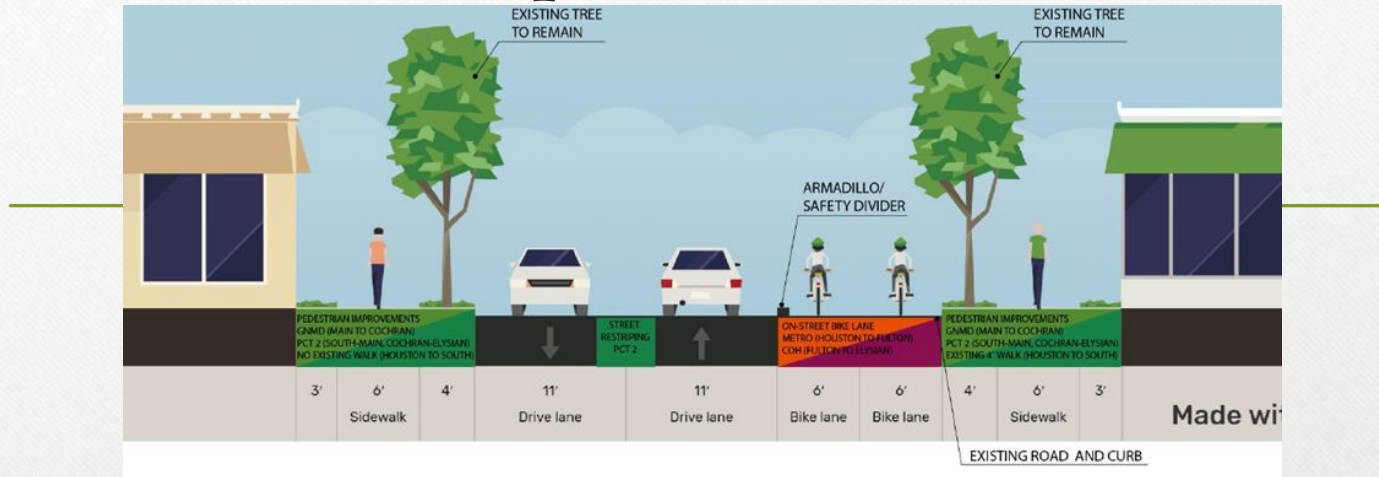
After the partnership agreement occurred with the following agencies, the budget includes:

- Commissioner Adrian Garcia - Precinct 2 Pedestrian Improvements - \$3,400,000
- Greater Northside Management District - GNMD/Federal Transit Authority Grant - Pedestrian Improvements - \$1,999,000
- METRO - On-Street Bike Lanes - \$365,000
- City of Houston - On-Street Bike Lanes and Mill and Overlay Funding - \$815,000





# Quitman Pedestrian-Transit Improvements

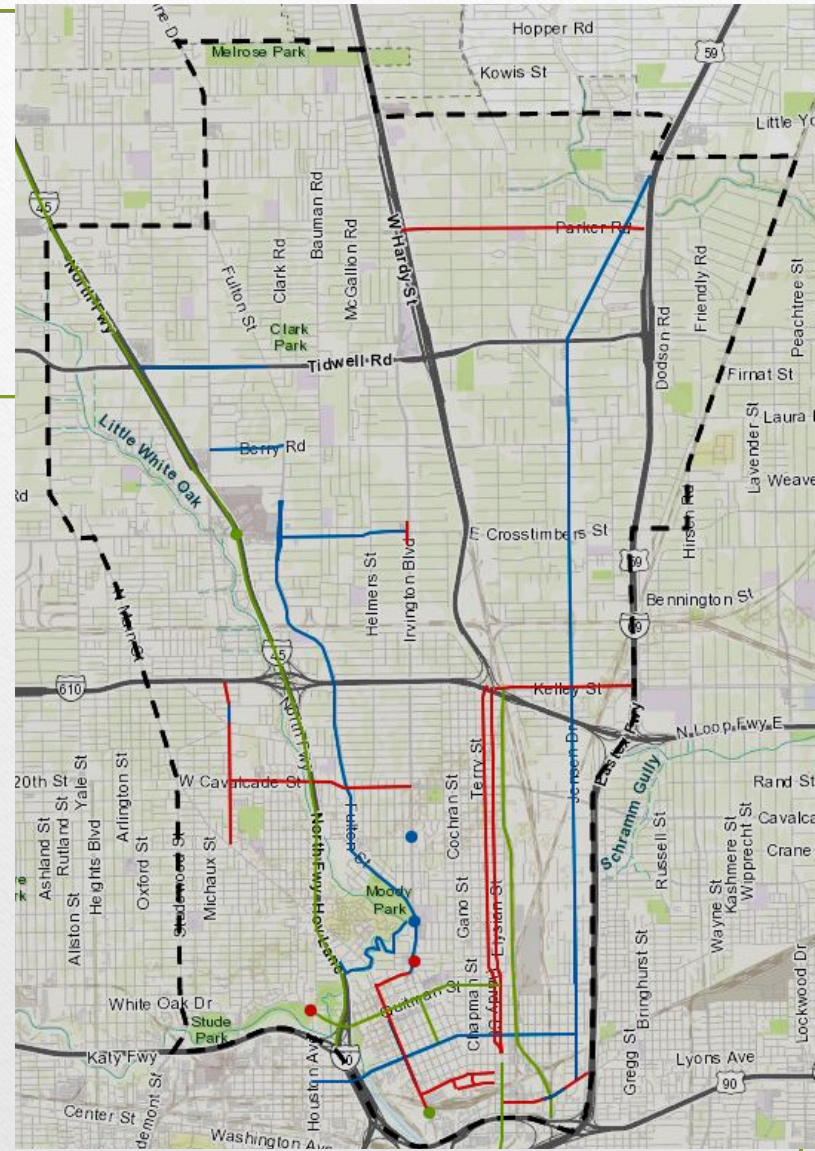


- Pedestrian Improvements Project from South St. to Gano St. (0.8 miles).
- In 2015, GNMD received a Federal grant from Houston Galveston Area Council (H-GAC).
  - Funds leveraged (H-GAC): **\$1,591,001** + GNMD match: **\$397,800**  
Total Funds: **\$1,988,801**
- Intergovernmental Partnerships with METRO, the City of Houston and Harris County Precinct 2 has increased project funding to **\$6,712,762**.
- Starting construction by 2023.



# Possible Future CIP Projects

- **GNMD Area Projects**
  - Active
  - Completed
  - Planning
- **COH Bicycle Plan**
- **H-GAC Sidewalk Inventory**
- **Crashes:** All, bicycle and pedestrian
- **GNMD Project Map**





# Capital Improvement Projects Meetings

- Quarterly Meetings
- Updates from agencies
- Meeting rotates around district for accessibility and to help promote different businesses.

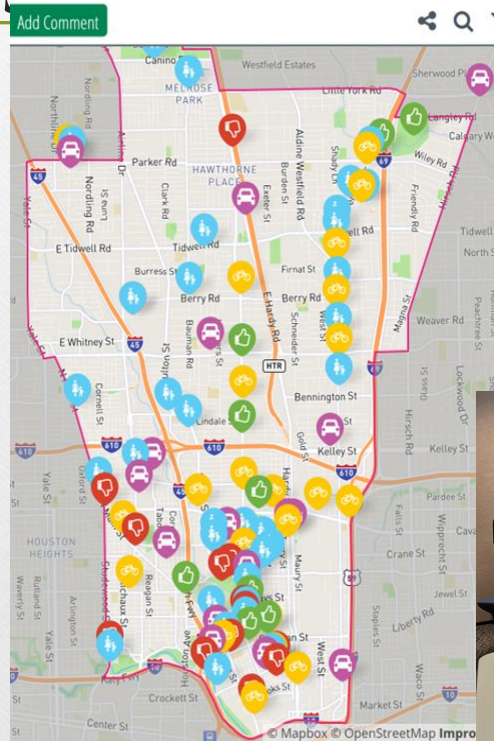




# NORTHSIDE ON THE MOVE

## NORTHSIDE ADELANTE

- 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.



# Studies



North Main Street and Hogan Street early 1900's - looking north. Buildings are oriented to the sidewalk and streetcar runs in center of street. (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 be in center of street.

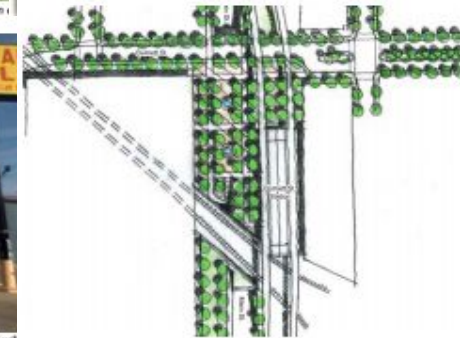


Figure 48 A transit plaza is recommended on top of the North Main Street tunnel.



# Studies



- **H-GAC Livable Center Studies**
  - Near Northside & Independence Heights/Northline
- **ULI - TECHNICAL ASSISTANCE PANEL (TAP) 2011**
  - Partnered with METRO; University of Houston-Downtown; Central Houston, Inc.
- **Airline Corridor Community Design Resource Center 2011**
  - University of Houston.
  - **VISION:** Redesign Airline to enhance the public realm.
  - **PEDESTRIAN THREADS:** Create a safe, comfortable pedestrian zone.



# Pedestrian/Transit Access Master Transportation Plan

## Completed in 2013:

- Allowed us to apply for Federal Grants for transportation improvements.
- Documented pedestrian and transit infrastructure along 11 corridors throughout GNMD.
- First grant awarded in October 2015 for Quitman Pedestrian-Transit Improvements.

*Greater Northside Management District  
Pedestrian/Transit Access Master Plan*

**Cavalcade Street – Airline Drive to Irvington Boulevard (1.26 miles) 37 block faces**



Cavalcade is an east-west, two-way arterial that runs throughout the district. There is a similar mix of commercial and residential land uses as on Crosstimbers. Sidewalks and driveways are in Good or Fair condition with better conditions near IH 45 and Fulton Street. A few block faces will need minimal improvements, while other, especially near Airline Drive, will need more extensive improvements. Curbs are generally in Good condition. Planting strips are in Fair condition. Several drainage and overgrowth issues occur along the corridor. Corridor lacks pedestrian-oriented lighting.

*Recommendations:* Improve pedestrian infrastructure on corridors that have failing infrastructure. Install pedestrian-oriented lighting, ADA ramps and crosswalks, where needed.

Cavalcade Street Improvements		
Item Type	Unit Type	Quantity
	LF	10,265
	LF	6,871
Lighting	EA	152
Street Irrigation	LF	11,579
	EA	2

**Hardy Street (0.78 miles) 22 block faces**



Two-way street that operates along Jefferson Davis High School. Land use is more commercial, while land use near Hardy Street is more residential. Land use varies block face to block face, but it generally is in better condition near Hardy. Curbs are in Fair condition for most of the corridor. Sidewalks are in Good to Excellent condition. There is a segment of the corridor where the sidewalk abuts the street. Several utility poles impede the corridor's pedestrian-oriented lighting.

2-12 *Existing Conditions Inventory*



# Greater Northside Urban Design Toolkit

- **University of Houston CDRC - 2018.**
- Developed design standards and economic development tools:
  - Hosted multiple community meetings with business owners and partners in the Jensen Eastex, Greater Heights, Independence Heights, Northline and Near Northside.
  - Environmental Design Research Association (EDRA) 2022 Place Planning Award



**NEIGHBORHOOD SIGNS**  
Neighborhood signs are developed and located in each of the five neighborhood clusters. The signs are uniform, with content developed in consultation with stakeholders and placed on high-visibility, well-located sites. Signs are placed on the following streets: Northline Street and 25th Street in Independence Heights, former Heights Transit Center in the Heights, Independence Boulevard and 16th Street in Near Northside, and 16th Street and 10th Street in Northline.

**NEIGHBORHOOD SIGNS**  
13'x18' Standard Sign Size  
13'x18' Standard Sign Size  
13'x18' Standard Sign Size

**DISTRICT SIGNS**  
District signs are developed for five neighborhoods in each of the five neighborhoods: Northline and 10th Street in Independence Heights, former Heights Transit Center and 16th Street in the Heights, Northline and 16th Street in Near Northside, and 16th Street and 10th Street in Northline. The signs are placed on high-visibility, well-located sites, provide information and provide local information.

**DISTRICT SIGNS**  
13'x18' Standard Sign Size  
13'x18' Standard Sign Size

**DESIGN PROCESS**  
The GNDU Urban Design Toolkit was developed through a series of community meetings, including a visioning meeting in each of the five Greater Northside Management District neighborhoods. The meetings focused on identifying concepts and strategies to promote the identity of each neighborhood, along with defining key locations for investment. In total, 55 neighborhood leaders, stakeholders and business owners attended the meetings.  
Specifically, in each neighborhood a mapping and brainstorming exercise was carried out to inform the design opportunities and locations included in this toolkit. Working with stakeholders a color was identified for each neighborhood, the color is used consistently to reinforce the character of each community.

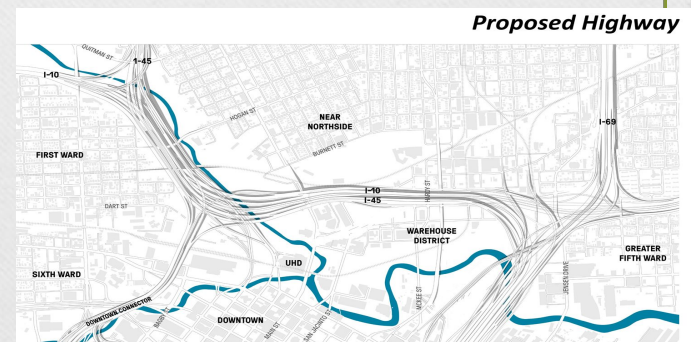
**DESIGN PROCESS**  
1. CLARIFY  
2. ASSESS  
3. ANALYZE  
4. IDENTIFY  
5. DEVELOP  
6. IMPLEMENT  
7. MONITOR  
8. EVALUATE  
9. ADJUST  
10. CELEBRATE

**DESIGN PROCESS**  
Independence Heights  
Greater Heights  
Near Northside  
Northline



# Transportation and Infrastructure Projects

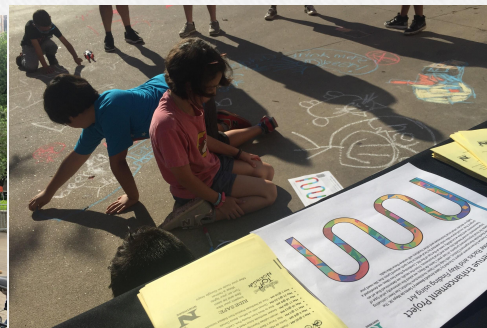
- North Houston Improvement Project - AKA I-45 Expansion
- Hardy Toll Road Extension
- Elysian Viaduct
- Halls Bayou
- High Speed Rail
- White Oak Bayou
- Complete Communities
- Walkable Places Hogan Street
- Houston Bike Plan
- Heights Northside Mobility
- Houston General Plan
- Little White Oak Hike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





# Greater Northside Events

## Promoting OUR Northside





# Jensen Jubilee Parade and Fall Festival 2014-2022

The Jensen Jubilee grew out of community efforts to promote sustainable revitalization through residential, commercial and economic development; historic preservation; and neighborhood empowerment.

- **200+ attendees.**
- **First festival - 2014.**
- **First parade - 2016.**







# Saint Arnold Brewing Company

## Santo de Mayo 5K

### Lyons Enhancement Fund

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#### Santo de Mayo 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.





# Tour de Northside & Mercado de Northside

- Tour De Northside Bike Ride – Began 2013.
- 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.

6TH ANNUAL  
**TOUR DE NORTHSIDE  
BIKE RIDE**

**SATURDAY • NOVEMBER 3, 2018**

SIDEOUT VOLLEY BAR  
2623 KEENE STREET, HOUSTON, TX 77009  
REGISTRATION - 9 AM  
6 - 13 MILE BIKE RIDE BEGINS - 10 AM

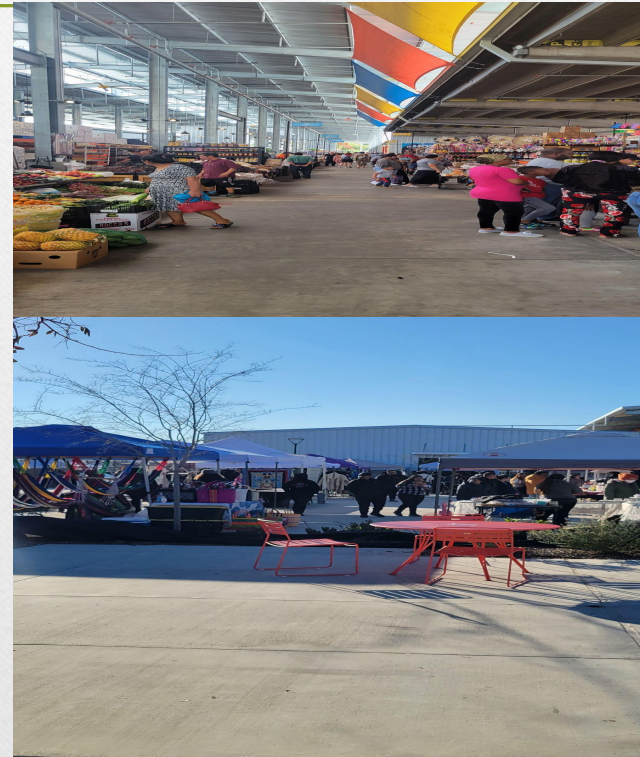
TOUR de NORTHSIDE  
NORTHSIDE  
BakerRipley  
State Farm  
PRECINCT TOGETHER

For Information Contact  
Greater Northside Management District  
info@greaternorthsidedistrict.org  
713-229-6900





# Northside Art Market





SAVE THE DATE

NOV 12, 2022

9th Annual



TOUR de  
NORTHSIDE

[tinyurl.com/tourdenorthside22](http://tinyurl.com/tourdenorthside22)

Bike Ride Starts

Scan to Register

SAINT ARNOLD BREWING  
2000 LYONS AVENUE, 77002

8 AM - 10 AM  
10 + MILES  
WEAR A HELMET



PROUDLY SPONSORED BY



Northside Art Market

1ST ANNUAL  
**NORTHSIDE  
FESTIVAL**

NOV 12

MUSIC ART  
SALSA TASTING  
CONTEST!

shoplocalmarket

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

JAMS BY: DJ CARL BEATS & DJ JOHNNY NAMED  
FOLLOWING TOUR DE NORTHSIDE

UNIVERSITY OF HOUSTON  
DOWNTOWN  
315 N MAIN, 77002

ART MUSIC 10:00AM  
FOOD 5:00PM

WWW.SHOPLOCALMARKE.COM @SHOPLOCALMARKET

SAVE THE DATE

NOV 12, 2022

1st Annual

NORTHSIDE  
FESTIVAL

[GreaterNorthsideDistrict.Org](http://GreaterNorthsideDistrict.Org)

Venue

Scan to Register

UNIVERSITY OF HOUSTON - DOWNTOWN  
SCIENCE & TECHNOLOGY BUILDING  
315 N MAIN ST, 77002

10 AM - 5 PM  
FREE

NORTHSIDE ART MARKET, MUSIC,  
SALSA TASTING CONTEST



PROUDLY SPONSORED BY





# Greater Northside Events and 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
- H-GAC Trash Bash
- Art on the Avenue
- HPD Northeast Bike Ride
- Lindale Park 4th of July Parade
- Cigna Sunday Streets HTX
- Kaboom Grant with OAH
- Trees for Houston





## OUR FUTURE

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- **How you can participate:**
  - Join our Capital Improvement Project Committee.
  - Join our Safety Patrol Committee.
  - Join us at monthly Board Meetings.
  - Sign up for our Newsletter.
  - Follow us on Social Media!



**713-229-0900**

**info@greaternorthsidedistrict.org**

**www.greaternorthsidedistrict.org**

**Greater Northside Management District.**

**A Place for Tradition and Growth.**

