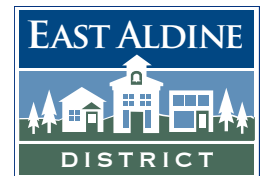




# 15

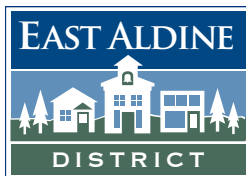
  
EAST ALDINE  
DISTRICT  
*Year*  
ANNIVERSARY





## CONTENTS

- Board of Directors and Committee Meetings
- 15 Years of Development in Our Community
- Budget & Executive Summary
- Water and Sewer
- Public Safety and Security
- Economic Development
- Marketing and Public Relations
- Mobility and Environmental Design
- Community Collaboration
- 16 Years & Beyond



5333 Aldine Mail Route  
Houston, Texas 77039  
+1 713.595.1220 tel  
+1 281.449.2009 fax  
[www.AldineDistrict.org](http://www.AldineDistrict.org)

## BOARD OF DIRECTORS

Gerald Overturff,  
*Chairman*

Bob Beasley,  
*Vice Chairman*

Deborah Foster,  
*Secretary*



Reyes Garcia,  
*Asst. Secretary*

Carlos Silva,  
*Treasurer*

Patti Acosta



Virginia Bazan

Gilbert E.B. Hoffman

Joyce Wiley



## BOARD & COMMITTEE MEETINGS

**Board of Directors** – 3rd Tuesday - 7pm

**Public Safety** – 2nd Tuesday - 11am

**Business & Economic Development**

Quarterly - March/June/Sept/Dec - 2nd Tuesday at 12 noon

**Water & Sewer** – 2nd Monday 12 noon

**Mobility & Environmental Design** – 2nd Monday 11am

**Public Health & Neighborhood Services** – 2nd Tuesday 9:30am

**Facility Development** – 2nd Monday 2pm

\*All meetings are held at the District offices unless otherwise noted. Please visit our website for updates



## EAST ALDINE SERVICES [ 2001 - 2016 ]

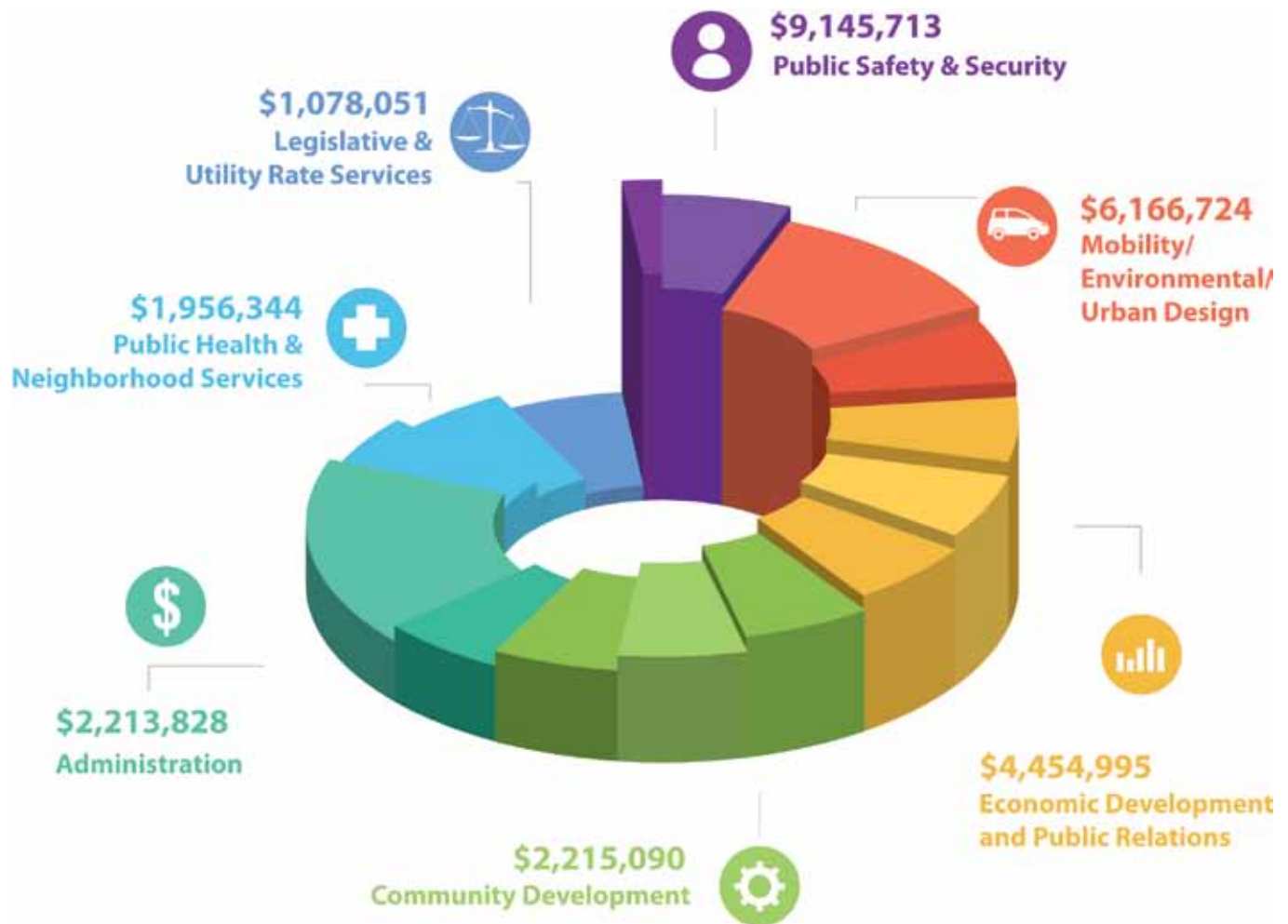
In 1998, East Aldine was a nearly forgotten semi-rural, unincorporated area with high crime, limited county services, aging infrastructure, inadequate utilities, and virtually no sidewalks. Concerned business leaders, along with community and strategic partners, unwilling to accept the idea that nothing could be changed, lobbied state officials to assist with legislation to create an improvement district. In 2001, they were ultimately successful in getting legislation passed which created the East Aldine Improvement District. Finally they had the governmental framework needed to begin the next phase of their journey, and what a journey it would be.

It was the holiday season of 2001 and the newly elected Board of Directors was facing a crisis on two fronts. The local news had just reported that another young student had been killed by a bus while walking home from school along Aldine Mail Route (AMR). Parents walking their children to and from school often had to walk in the street because AMR did not have sidewalks. The second crisis they faced was how to address the high number of residents who had failing septic systems which were polluting water wells. These two issues would become the top priorities of the board for the first five years of the Districts existence.

By 2006, the construction of sidewalks along AMR was underway and a long range strategic plan for programed services had been completed. This comprehensive plan addressed water and sewer infrastructure development, public safety and security, community development, mobility, environmental and urban design, business and economic development, and public health and neighborhood services. To date these programs have been funded with more than **\$27,000,000** in General Fund revenues. Additionally, another **\$43,000,000** has been invested in water and sewer projects and with over **\$100,000,000** in expected public and private investment for the East Aldine Town Center, the total investment completed or planned in our first fifteen years is over **\$170,000,000**.

None of what we have accomplished in the past 15 years could have been done without the support of the community. For all the elected officials, community and strategic partners, and countless volunteers who have given so much to the East Aldine community this past 15 years, **WE THANK YOU**. As we move into year 16 and beyond, we hope that **YOU** will continue to work with us to continue the legacy of leadership and commitment that has made the East Aldine District a place of **“Unlimited Possibilities”**.





## 15 YEAR BUDGET REPORT [ 2001 - 2016 ]

### Public Safety & Security

Project Management Services  
Public Safety Center Expenses  
County Contract Public Safety  
Contract Bicycle/Courtesy Patrol  
County Attorney Contract  
Public Safety Youth Program  
Surveillance Cameras  
Training & Supplies

### Mobility/ Enviro/ Urban Design

Project Management Services  
Street Light Operations  
Street Light Outage Survey  
Graffiti Abatement  
Greens Bayou Corridor  
Median Water/Electric Usage  
Maintenance and Repair -Signage  
Median Maintenance  
Litter Abatement  
Mowing & Tire Recycling

### Administration

Executive & Board Admin  
Legal Services  
Audit Services  
Bookkeeping Services  
IT Maintenance & Security  
District Office Lease  
District Office Operations  
District Office Furniture & Equipment  
Insurance Expense  
Continuing Disclosure Fee  
Copies & Postage  
Mileage & Phone  
Misc. Board Meeting Support

### Community Development

Project Management Services  
Community Development Fund

### Economic Dev. Public Relations

Project Management Services  
Business Dev/PR & Marketing  
Real Estate Advisory Services  
GIS Mapping  
Website  
Online Communications

### Public Health & Neighborhood Services

Project Management Services  
Community Health Programs  
Community Garden  
Community Clean Ups/Dumpsters  
Mosquito Control  
SNAP/Pet Education  
HOPE  
Nuisance Abatement Outreach  
Art/Mural Project



*The following is a summary of services provided by the District and the budgetary investment in the community by service category.*

### Over \$43M invested in **Water & Sewer infrastructure** including:

- Development of Master Plan for infrastructure planning and improvements
- Secured Texas Water Development Board (TWDB) and Community Development Block Grants (CDBG) to assist with funding
- Successfully negotiated with the City of Houston so Tasfield residents could access the City sewer system once the project was complete
- New service to over 1,336 homes and an estimated 3,600 residents
- Completed water and sewer upgrades in North Houston Heights
- Completed or have planned, 13 projects in "Service Zone 11" (Hirsh/East Mount Houston/Langley)

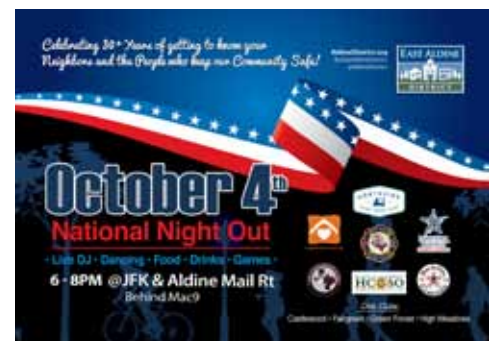
Of the \$43 million expended, approximately 60% (or \$26 million) is from CDBG and TWDB grants obtained by the District and Harris County and 40% (or \$17 million) has come from the District through its general fund or through bonds issued by the District.

### Over \$9.1M Invested in **Public Safety & Security Programs:**

- County Contracted Public Safety Deputies
- Contracted Bicycle and Courtesy Patrols
- Public Safety (Storefront) Center Support
- County Attorney Nuisance Abatement Program
- Public Safety Youth Program – Explorers
- Mobile Hot Spot Surveillance Cameras
- Training & Supplies for Contracted Deputies

### Over \$4.4M invested in **Business & Economic Development and Marketing & Public Relations** programs designed to enhance the business climate and attract new investment in the community:

- Business Retention, Expansion and Recruitment Plan to retain and assist current businesses in expansion efforts and attract new investment
- Comprehensive Communications Plan including website and social media
- Real Estate Advisory Services to assist site selectors and developers
- GIS Mapping & Demographic Services which provide insight into district growth and development



## Over \$6.1M invested in

### Mobility, Environmental & Urban Design

- Street Light Installation and Outage Surveys
- Graffiti and Litter Abatement
- Support of Greens Bayou Corridor  
*addressing flooding challenges and cleanup of bayous*
- Median Maintenance, Water and Electric Usage
- Maintenance and Repair of District Branded Signage
- Mowing & Tire Recycling

## Over \$2.2M invested in the Community Development Fund, with over \$1.9M directly benefiting community youth:

25 endowed scholarships annually through the **Lone Star College Foundation** for graduates of MacArthur High School to attend LSC.

9 endowed annual scholarships through the **Aldine Education Foundation** for MacArthur High School graduates to attend any college in the country.

*Support of community partner programs at:*

Aldine ISD, Aldine Youth, Bonding Against Adversity, Friends of Scouting, Aldine Greenspoint YMCA, Macedonia, Aldine Optimist Club, Grandparents Raising Grandchildren, Stony Creek Camp for Youth, and more.

These partner programs supported youth sports - cross country, soccer, volleyball, tennis and basketball, funded Project Graduation Honors Banquets, ACHIEVE and Project Prom programs, as well as the **“Move Up to Mac”** 9th grade drop-out prevention, back-to-school, teen business education, literacy, the C.H.I.C.K.E.N. Club anti-drug, and job training and one-on-one mentoring for at risk youth programs and much more.

## Over \$1.9M invested in Health & Neighborhood Services:

- Community Health Programs
- Community Garden
- Community Clean Ups and Dumpster Program
- Mosquito Control
- SNAP/Pet Education
- Project HOPE – Home Repair Services
- Nuisance Abatement Outreach
- Art/Mural Project







**The East Aldine Town Center which will have:**

- Over \$100M in both public and private investment
- 300,000 sq. ft. of commercial and institutional space, including:
  - 100,000 sq.ft. of commercial retail and office space
  - Roadway and trail access to Keith-Wiess Park
  - New facility for the East Aldine District
  - Splashpads and play areas
  - Lone Star College East Aldine campus, including an early college high school
  - Facilities for Neighborhood Centers Inc., with an innovative “**maker space**” to assist in skill and business support for the East Aldine community
  - 9-1-1 call center for Harris County to replace aging downtown facility
  - Amphitheater and community green with a 1,500 person capacity
  - Stormwater detention serving as a large scale passive green space





# WATER, SEWER, & INFRASTRUCTURE PROGRAMS

## EXECUTIVE SUMMARY

The District has made great strides in the area of water and sanitary sewer infrastructure since its formation in 2001. To date, the District has been able to construct or is in the process of constructing over \$43 million worth of water and sewer infrastructure that is providing new water and sewer service to over 1,336 homes and an estimated 3,600 residents of Aldine. Of the \$43 million, approximately 60% (\$26 million) is from CDBG and TWDB grants obtained by the District and Harris County. The other 40% (\$17 million) has come from the District through its general fund or through bonds issued by the District.

## BACKGROUND

The initial evaluation of the area in the late 1990s revealed that over 4,500 single family homes relied on shallow, private water wells as their source of drinking water and traditional septic tank systems for wastewater disposal. Had these neighborhoods been located within the City of Houston, state law would have required that the City provide municipal water and sewer service to these residences; however, being unincorporated, the neighborhoods and homes had no way of accessing those services. Upon its creation, the first effort of the new board of directors was to initiate a master planning study for the District (primarily funded by a grant from Texas Water Development Board) which was completed in 2004 and identified over \$200 million in needed water and sewer infrastructure improvements in the District. The study laid out a system of major water transmission and regional wastewater infrastructure (lift stations and treatment plants) that would need to be funded to fully service the District. The study also identified 11 distinct "Service Zones" in the District.

Given the high cost to fully implement the plan and with no ability to tax or access grants large enough to fund the major infrastructure, the District quickly realized that the focus of its water and sanitary sewer program needed to be smaller and neighborhood based. Projects needed to be smaller in scale so they would qualify for Community Development Block Grants (CDBG); therefore, the District chose to shift the focus from major water and sewer infrastructure to providing water and sewer services to Service Zones (or specific areas or neighborhoods within Service Zones) with the highest need based on failure rates of conventional septic tank systems and prevalence of private water wells.

A pilot project was proposed for the Tasfield neighborhood, a three street subdivision located on the edge of the District near US Highway 59 and Little York. A \$1 million CDBG grant was

secured through Harris County, and the District matched the grant with \$250,000 of its own funds. However, the District did not have a place to convey the wastewater once the sanitary sewer collection system was constructed. Over the course of twelve months, the District successfully negotiated an agreement with the City of Houston that provides water and wastewater treatment and conveyance capacity for District projects that can access the City sanitary sewer system, at no cost to the District. The new customers would be hooked-up and pay the same water and sewer rates as City residents. The agreement also provided that if the systems were designed and built to City of Houston standards, the City would accept the water and sewer lines into its system where they would be maintained by the City. This was the first agreement of its kind that the City had entered into and represented an important partnership with the District. Not only did the City agree to accept the customers as if they lived in the City, the agreement alleviated the District of having to maintain the water and sewer lines, a burden that would drain resources away from additional projects and plans.

The Tasfield project was successfully completed in 2007, and nearly every one of the 100 eligible residents connected to the new sewer system and abandoned their septic tanks. Having felt the success of the Tasfield project, the District took on a much larger project in 2008 in the North Houston Heights neighborhood. North Houston Heights was the original poster child for the water and sewer deficiencies in East Aldine. The \$6.15 million project was much larger and more complicated than Tasfield, and required a new partnership this time with Sunbelt Fresh Water Supply District. The initial \$1 million of the project went to upgrade the Sunbelt sewer system in order to make capacity available for North Houston Heights. Once completed, the actual water and sewer lines were laid in the neighborhood and again, nearly all of the eligible residents chose to connect.

**ON-SITE SEWER  
SYSTEM EVALUATION  
(DECEMBER 2004)**

■ Water/Sewer Service Planned  
■ Service Zone  
■ Public Utility District  
■ Investor Owned Utility  
■ Future Water/Sewer Project  
■ Wastewater Treatment Plant  
■ EA District Boundary  
■ District Office  
■ Open Waterway  
■ Cemetery within East Aldine

	Number of Systems Failing	Number of Systems Evaluated
1	0	1
2	0	1
3	0	1
4	0	1
5	0	1
6	0	1
7	0	1
8	0	1
9	0	1
10	0	1
11	0	1
12	0	1
13	0	1
14	0	1
15	0	1
16	0	1
17	0	1
18	0	1
19	0	1
20	0	1
21	0	1
22	0	1
23	0	1
24	0	1
25	0	1
26	0	1
27	0	1
28	0	1
29	0	1
30	0	1
31	0	1
32	0	1
33	0	1
34	0	1
35	0	1
36	0	1
37	0	1
38	0	1
39	0	1
40	0	1
41	0	1
42	0	1
43	0	1
44	0	1
45	0	1
46	0	1
47	0	1
48	0	1
49	0	1
50	0	1
51	0	1
52	0	1
53	0	1
54	0	1
55	0	1
56	0	1
57	0	1
58	0	1
59	0	1
60	0	1
61	0	1
62	0	1
63	0	1
64	0	1
65	0	1
66	0	1
67	0	1
68	0	1
69	0	1
70	0	1
71	0	1
72	0	1
73	0	1
74	0	1
75	0	1
76	0	1
77	0	1
78	0	1
79	0	1
80	0	1
81	0	1
82	0	1
83	0	1
84	0	1
85	0	1
86	0	1
87	0	1
88	0	1
89	0	1
90	0	1
91	0	1
92	0	1
93	0	1
94	0	1
95	0	1
96	0	1
97	0	1
98	0	1
99	0	1
100	0	1

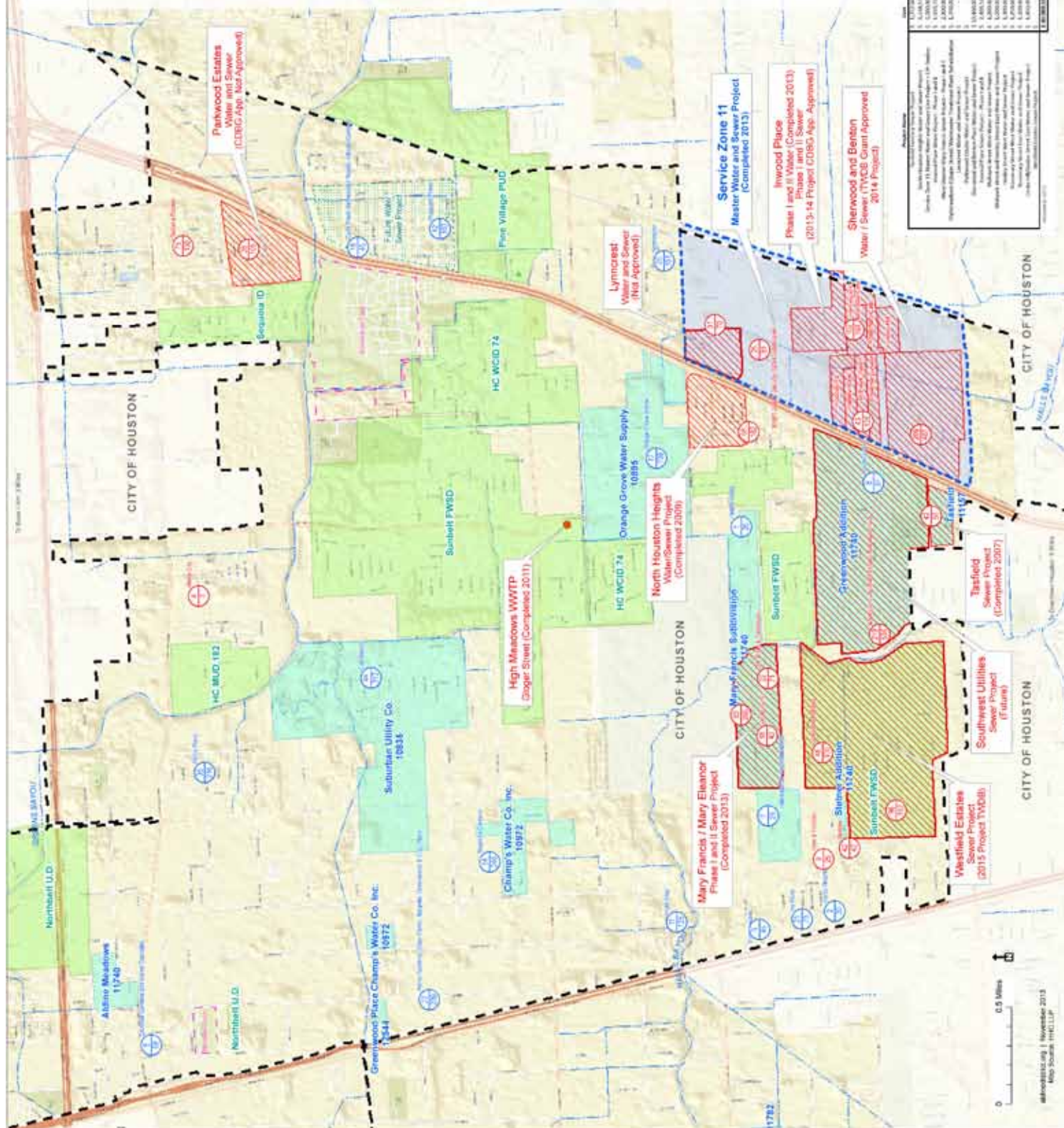
**Ⓐ < 30% Failure**

⊖ > 30% Failure

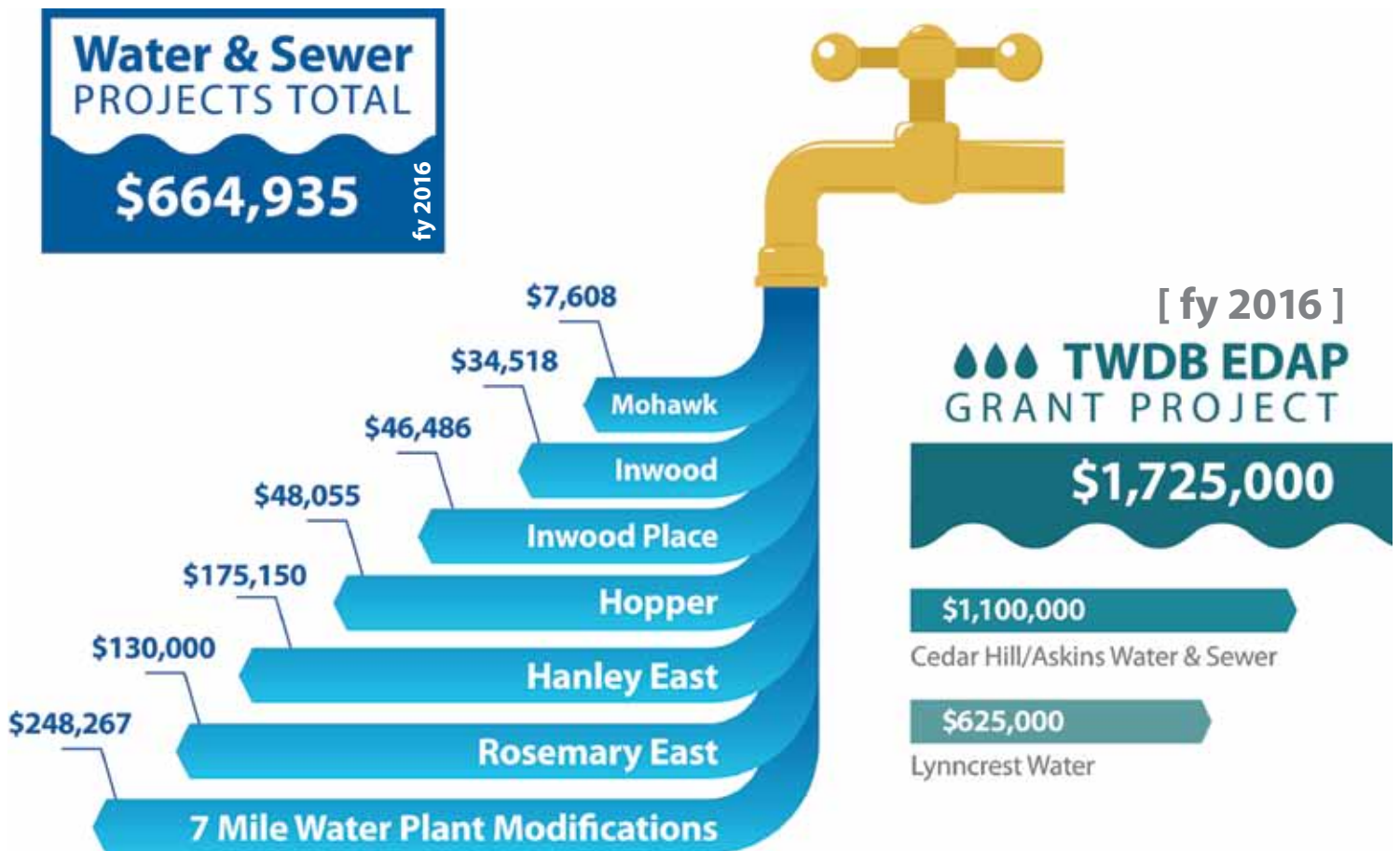


**EAST ALDINE  
DISTRICT**

**WATER / SEWER  
CAPITAL IMPROVEMENTS PLAN**

[illegible]





One of the largest “unserved” areas in the District is the area bounded by US 59 on the west, Hirsh Road on the east, East Mount Houston on the north, and Langley Road on the south. The interior of the service zone contains over 1,000 single family homes that exist on private water wells and septic tanks. This area, known as **“Service Zone 11”** has been identified as an area of high need based on these criteria. A more in-depth engineering study of Service Zone 11 was commissioned by the District and estimated that it would cost approximately \$18 million to construct water and sewer lines to serve the area. Because CDBG grants are only available to fund neighborhood level water and sewer systems, the District knew it needed a large amount of capital to put in the master water and sewer lines that would ultimately service the neighborhood level systems and provide service for commercial development along the freeway. The District prepared a bond application to the Texas Commission on Environmental Quality to fund the major water and sewer lines (trunk lines) that were the necessary first step toward providing service to this Service Zone. The cost for the trunk utilities was estimated approximately \$7 million, and \$5.8 million in bonds were issued for

the water and sewer trunk line construction. Construction on this project began in late summer 2011, and was completed in eighteen months. The trunk lines now provide tie-in points for all neighborhood systems that will be funded with CDBG and Texas Water Development Board grants.

Thirteen water and sewer projects have now been completed or planned in Service Zone 11 along with the \$10.4M project for the Sherwood and Benton Place neighborhoods that is 94% grant funded by the TWDB EDAP program. Eligibility for this grant was made possible by a change in state law in 2005 that made East Aldine eligible for “colonial” grants that were previously reserved for neighborhoods along the Texas/Mexico border.

All told, the District has approximately **\$43 million** in water and sewer projects in its current water and sewer capital plan and plans to add over \$35 million more in coming years. Once complete, an estimated 2,500 homes and hundreds of businesses will have access to safe drinking water and reliable sewer service.



## PUBLIC SAFETY & SECURITY

### Harris County Sheriff's Store Front Office

The East Aldine Management District maintains a 4,000 square foot Sheriff's Store Front at 5202 Aldine Mail Route. The office is open during regular business hours Monday through Friday and staffed by Deputies from the Community Services Division. Citizens can walk in to make a report, request department assistance, or obtain literature or information on a variety of crime prevention and public safety related issues. In addition, there are numerous Sheriff's investigative units housed at the store front that also serve the community.



### Working Smarter: DRT comes to East Aldine District

East Aldine has created the first Differential Response Team, (DRT) for the Harris County Sheriff's Office! Comprised of three deputies and one sergeant, the team addresses many of the community's most chronic issues, conducts investigations ahead of potential Chapter 125 Nuisance Abatement actions and investigates a wide variety of community problems both civil and criminal in nature with the goal of providing permanent solutions.



DRT activities may be focused on chronic drug trafficking in specific neighborhoods or apartment communities, illegal game rooms, illicit dump sites and junk yards, sexually oriented businesses, local serial crime, organized gang activity, and homeless/panhandling issues.

Permanent solutions require collaboration and partnerships. DRT builds working partnerships with sheriff's specialized units, outside law enforcement agencies, county attorney, district attorney, health department, EPA, local charitable and faith based organization, as well as local citizen groups. Such partnerships prove to be powerful, creative, and build community support.



### Reactive Patrol Initiative

The District deploys six patrol deputies with two assigned to day shift & four assigned to evening shift to increase reactive law enforcement presence and reduce call hold time. All personnel are supervised by the DRT supervisor who maintains authority to divert all contracted personnel to address serious or chronic problems in real time. In total, the district employs nine Deputies and one Sergeant to protect and serve the community.



### Real Time Crime Center

East Aldine Deputies regularly interface with the Sheriff's Office Real Time Crime Center which assists Deputies on daily operations and investigations with intelligence data and research as situations unfold. This serves to advance investigations at a faster pace and keep operational personnel safe.





### The District also:

Contracts with the Harris County Attorney's Office to conduct Chapter 125 Nuisance Abatement -Investigations and file suit to remove illicit businesses from the area and pursue derelict property owners who condone or promote illegal activity.

Advocates for security needs and funding with county, state and national law enforcement and criminal prosecution agencies.

Places mobile security cameras in key areas of the district to deter theft, vandalism, and illegal dumping.

Conducts street lighting surveys to ensure that CenterPoint is notified immediately of any outages in public areas. The District has also facilitated the installation of over 500 additional street lights to enhance safety around schools, bus stops, and other areas of concern.

Coordinates a Bike and ATV Patrol, which provides for enhanced public safety in area parks and commercial corridors.

Participates in the Texas House District 140 Salvage Yard Task Force, which seeks to combat the proliferation of auto salvage yards in residential areas as well as coordinates inspections of auto salvage yards.

Maintains aesthetically appealing business environment through a Graffiti Abatement Program, which cleans up graffiti once per week.

Has organized a Community Emergency Response Team (CERT) which are teams of local citizens trained by the Harris County Department of Homeland Security and Emergency Management to assist during local emergencies or disasters until professionals can arrive and take over.

Supports the Sheriff's Office Law Enforcement Explorers Post comprised of East Aldine high school students who have demonstrated an interest in pursuing a career in the field of law enforcement.



## MOBILITY PROJECTS

- Little York Road, between the Hardy Toll Road and US 59, was widened to four concrete lanes with medians, curbs, and gutters, thereby providing improved access to the southern portion of the District.
- Expansion of the Aldine Mail Route bridge over Hardy Toll Road with the addition of two lanes plus a turn lane, including the widening of AMR to a four-lane divided road East past Reeveston Rd.

### **Other planned mobility projects that will greatly enhance access for area businesses and residents and increase traffic capacity within the District include:**

- Reconstruction and widening of Aldine Westfield Rd. from Little York North to the Beltway to include four lanes with medians. The section between Little York and AMR is currently on the city's CIP plan for construction in 2020 and will feature six lanes, medians, sidewalks, and storm sewers. This project will improve access to Keith-Wiess Park and area businesses, and is the most critical North-South thoroughfare between Hardy Toll Rd. and Eastex Freeway.
- Extending Gulf Bank Rd from Hardy Toll Road to Aldine Westfield as a four-lane divided roadway and through Keith Wiess Park, to connect with an improved East Mount Houston Rd to US. This will significantly improve access to and from the central portion of the District as well as internal access to the park itself for District residents.
- Widening of Aldine Mail Route between Reeveston and Aldine Westfield to a four-lane divided road and improvement of AMR east to US 59. These projects will provide better access to the existing retail centers and other businesses along AMR and enhance development prospects for the vacant properties between Aldine Westfield and JFK.
- Extension of JFK Blvd. from AMR south to the future Gulf Bank/East Mt. Houston connection and continuing south to connect with an improved Bentley Rd. This will create another needed North-South route through the district between Hardy and the Eastex Frwy.
- Reconstruction of Lauder to a four-lane divided roadway between Hardy Toll Road and US 59. When coupled with the Mid-Reach Greens Bayou flood control project, this project will greatly enhance the industrial, residential and retail development potential of the properties along the north side of Lauder Road, as well as on both sides of JFK between Aldine Bender and AMR identified earlier.







## ECONOMIC DEVELOPMENT & MARKETING

The District supports economic development by obtaining leads from the Governor's Economic Development Office and Greater Houston Partnership and forwarding them to property owners, developers, and owners. Also by working with these real estate professionals to identify new opportunities for recruitment and development. New developments by land use that have taken place in the East Aldine District since our ten year report include:

### Land Use

- **International Investment Group (IIG)** cleared its 41.0 acre property on the north side of Aldine Bender on the west side of Greens Bayou and excavated a 24.0 acre detention pond. The dirt was used to fill a 14.7 acre developable site on the west side of the property and two other properties owned by IIG – an 11.1 acre property at the southwest corner of Beltway 8 and Intercontinental Blvd. and a 15.6 acre property in the northwest quadrant of Aldine Westfield and Aldine Meadows.
- **IIG** sold the 15.6 acre property to Northwinds Construction & Development.
- The 4.5 acre property at the southeast corner of Beltway 8 & Northgreen Blvd. was sold to Bremmen Investments for expanding its neighboring **Crown Fork Lift Truck operations**.

### Hotel

- A 4-story limited service hotel is being developed on the east bound Beltway 8 Service Road west of Northgreen by Sam Shah, Galveston. The hotel is expected to open sometime in 2017. The operator has not been announced.
- **Galveston Comfort** is constructing a 2-story Holiday Inn Express hotel on a 2.00 acre parcel of the 9.45 acre tract the firm owns between the Shell-Burger King and Staybridge Suites on the east bound Beltway 8 Service Road. The project is expected to be completed in 2017.

### Goods and Services

- A 16,000 SF **Old Dominion** truck repair shop has been completed next to its existing office and storage facility on the north side of Aldine Bender east of Greens Bayou.

### Retail

- The once vacant HEB store at the southeast corner of Aldine Westfield & AMR was redeveloped by American Realty into the **Aldine Plaza Center** with a separate retail/office building added in 2015.
- **Dollar General** opened a 9,026 SF store at 15625 Aldine Westfield between Beltway 8 and Greens Road.
- In May, 2016, **Maxi's Seafood and Oyster Bar** opened at 12106 Eastex Freeway between Winfield and AMR. The restaurant has a covered patio in back and seating for 150.
- **Travel Plaza** located at the east bound Beltway 8 Service Road & Chaplin will open by year end 2016. The complex includes a convenience store with seven Mobil gasoline pump islands for cars, SUVs and light trucks, and seven diesel pump islands for heavy duty trucks, plus a **Schlotzsky's** sandwich shop and a **Denny's** restaurant. A Mexican restaurant will be opened soon. The complex sits on a 12.7 acre site with substantial space for truck parking.



## ECONOMIC DEVELOPMENT & MARKETING

...continued

### Industrial & Office

- **Noble Drilling Co.** completed two 50,000 SF warehouse, training and engineering support buildings on its tracts in the southwest quadrant of JFK and Aldine Bender.
- **Clay Development & Construction, Inc.** completed development of its 186.2 acre Kennedy Green Business Park east of JFK north of Greens Bayou which is over 90% occupied.

Tenants (with square feet shown) include:

**Woodgrain** @182,000, **Cummins** @67,500, **National Oilwell Varco** @101,250  
**Gaffney Kroese** @110,000, **Texas Aluminum** @40,000, **Clover International** @70,000  
**Precision Drilling** @74,000, **Alliance**@47,745, **Special Piping Materials** @15,000  
**Halliburton** @140,000 warehouse and 15,750 office • **Beck Aluminum** @40,000  
**Express Energy Services** @23,200, **Zimmerman & Jansen** @120,750

- **Clay** also completed land development of its 145.0 acre Kennedy Green South Business Park south of Greens Bayou. As of mid-2016, this park has substantial acreage available. The two existing users, with facilities completed in 2015 and 2016 respectively are:

**Trueaire** @150,000 and **MEI Rigging & Crating** @80,000

- **Capitol Commercial Real Estate** developed a 30,000 SF warehouse on its owned 37 acre tract on the south side of Aldine Bender east of Greens Bayou.
- **Rosen Engineering** added 16,000 SF to its facility in InterBelt Business Park.
- **Investment & Development Ventures** completed land development for its 32.0 acre Reeds Landing Business Park at the southwest corner of Greens Road and Aldine Westfield and constructed the first of four planned buildings – Building A with 147,112 SF on a 7.93 acre site. The building has a 30' clear height, 20 ton overhead bridge crane, 20 dock high doors and 8 grade level doors. Leasing is being handled by CBRE.
- **McElroy Metal**, an Arkansas company, contracted construction of a 40,000 SF manufacturing plant and distribution center on a 6.5 acre site which it now occupies on the south side of Aldine Bender west of Christman.
- A 127,622 SF multi-tenant warehouse was constructed at 3004 Aldine Bender. Tenants include **KBR**, **TE&S**, **Adgan Murray Corp.**, **GAF** and **Commercial Distribution Specialists**.
- **Davis Commercial Development** constructed the Beltway North Commerce Center, a 352,000 SF cross dock warehouse/manufacturing building at 971 North Sam Houston Parkway East on the north side of Beltway 8 just east of Hardy. The building has a 32' interior clear height, 118 dock high doors, four 9'x10' overhead doors per bay, 4 drive-in ramps and 130' wide truck aprons. In January, 2016, Davis sold the property to TIAA, Boston. Leasing is being handled by Stream Realty.
- **Skymark Development** has completed land development at its 18.5 acre Kennedy Green West development on the west side of JFK opposite Kennedy Green South. Engineering and design has been completed for a 50,000 SF office/flex building but no construction start date has been set.



## MARKETING & PUBLIC RELATIONS

THE DISTRICT MARKETING AND PUBLIC RELATIONS OUTREACH INCLUDES A MULTI-FACETED MEDIA PLAN WHICH UTILIZES NOT ONLY TRADITIONAL MEDIA METHODS SUCH AS PRINT ADVERTISING AND DIRECT MAIL, BUT ALSO SOCIAL MEDIA AND COLLABORATION WITH STRATEGIC AND COMMUNITY PARTNERS. PROGRAMS INCLUDE:

- Paws in the Park
- Community Garden and events
- Workforce Development Initiatives with Lone Star College and Aldine ISD
- Annual Strategic Partner Awards
- Police Appreciation Events
- Business Retention Program
- Quarterly Business/Community Forums
- Public Safety Brochures and Flyers
- Promotional and Marketing items



# YOUTH PROGRAM INVESTMENTS

## [ 2001 - 2016 ]

Over \$2.2M invested in the Community Development Fund,  
with over \$1.8M directly benefiting community youth:



25 endowed scholarships annually through the **Lone Star College Foundation** for graduates of MacArthur H.S. to attend LSC.

9 endowed annual scholarships through the **Aldine Education Foundation** for MacArthur H.S. graduates to attend any college in the country.

*Support of community partner programs at:*  
Aldine ISD, Aldine Youth, Bonding Against Adversity, Friends of Scouting, Aldine Greenspoint YMCA, Macedonia, Aldine Optimist Club, Grandparents Raising Grandchildren, Stony Creek Camp for Youth, and more.

*These partner programs supported youth sports-*  
cross country, soccer, volleyball, tennis and basketball, funded Project Graduation Honors Banquets, ACHIEVE and Project Prom programs, as well as the "Move Up to Mac" 9th grade drop-out prevention, back-to-school, teen business education, literacy, the C.H.I.C.K.E.N. Club anti-drug, and job training and one-on-one mentoring for at risk youth programs and much more.

**Total Community Development Fund:**  
\$2,215,090.00

**Investment in Youth Programs:**  
\$1,836,038.00

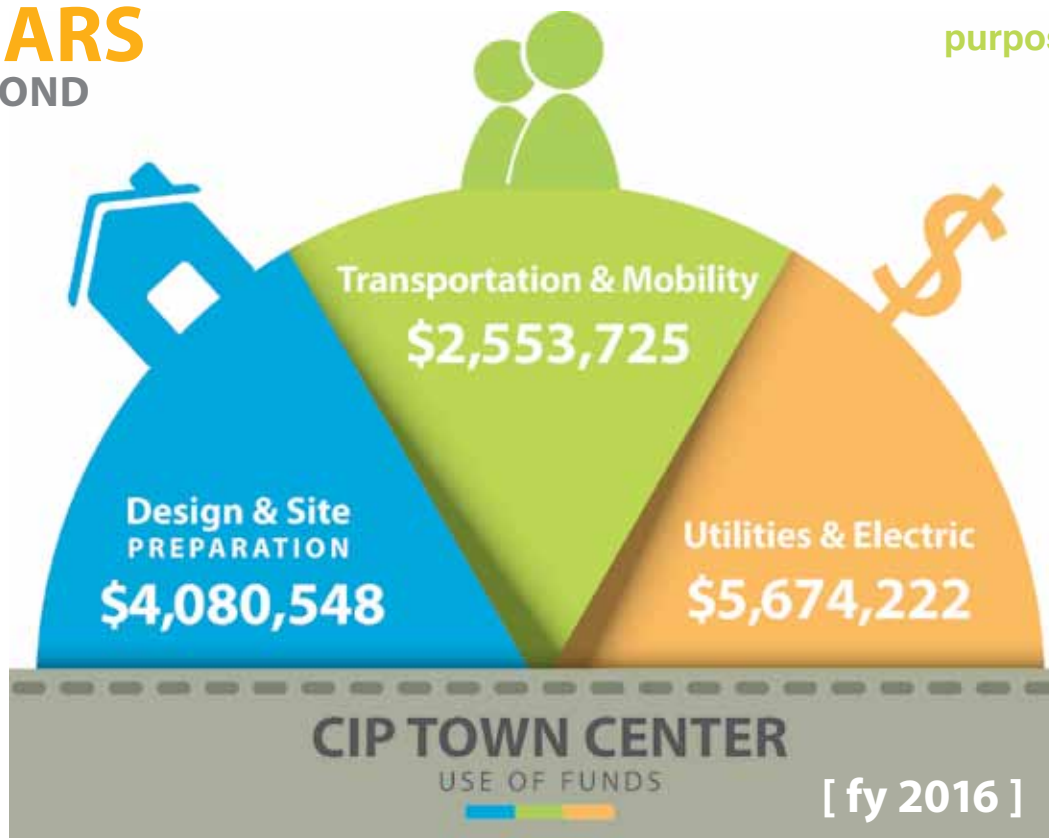
*note: 91.5% of Budget*  
**Allocated to Youth Programs**

\* Bonding Against Adversity  
\*\* Grandparents Raising Grandchildren



**16 YEARS**  
AND BEYOND

purpose driven



The EAST ALDINE DISTRICT HAS TAKEN A MULTI-FACETED APPROACH TOWARD ECONOMIC DEVELOPMENT THAT INCLUDES REGULAR OUTREACH TO LOCAL BUSINESSES AND PURSUIT OF NEW BUSINESS. AS A MAJOR COMPONENT OF THAT EFFORT, IN 2013 THE DISTRICT PURCHASED 61 ACRES ALONG ALDINE MAIL ROUTE FOR DEVELOPMENT OF COMMERCIAL AND INSTITUTIONAL CORE FOR THE COMMUNITY.

The Aldine Town Center is intended to reflect the needs and character of the East Aldine community. More, it is an economic development catalyst designed to enhance the skill sets and business opportunities of area residents and to introduce a new paradigm in local commercial development. Major features of the town center:

- Over \$100 million in public and private investment.
- Roughly 300,000 sq/ft. of commercial and institutional space, including:
  - 100,000 sq/ft. of commercial retail and office space.
  - 80,000 sq/ft. Lone Star College East Aldine campus, including an early college high school.
  - 50,000 sq/ft. of facilities for Neighborhood Centers Inc., including an innovative **“maker space”** to assist in skill and business support for the East Aldine community.
  - Over 25,000 sq/ft. 911 call center for Harris County to replace the aging downtown facility.
  - 25,000 sq/ft. new facility for the East Aldine District
- An amphitheater and community green with a capacity of 1,500 people.
- Stormwater detention that serves as a large scale passive green space.
- Splashpads and play areas.
- Roadway and trail access to Keith-Wiess Park.

## TOWN CENTER RETAIL

LIKE OTHER AMENITIES IN THE TOWN CENTER, THE RETAIL IS INTENDED TO REFLECT THE NEEDS OF THE EAST ALDINE COMMUNITY. IT IS INTENDED TO SUPPORT AND COMPLEMENT TOWN CENTER FACILITIES AND HELP ESTABLISH IT AS A UNIQUE DESTINATION WITH REGIONAL APPEAL.



District staff are preparing to conduct a retail study to determine the commercial retail and office needs within the surrounding area and to begin to target concepts and specific retailers. Needs expressed in the past for the area include a grocer, distinctive dining establishments, unique shopping and entertainment opportunities, and services that focus on the arts and fitness such as music lessons or a dance studio. Other options could include a public marketplace or spaces for small business owners to transition beyond home-based operations or NCI's adjacent maker space.

In all instances, the East Aldine District, as the owner of the property, will be able to manage the initial tenants of the commercial space. Furthermore, design standards and covenants are in place to ensure the integrity of development into the future.



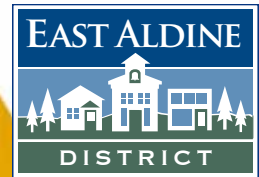
## TRAFFIC CONSIDERATIONS

Traffic Engineers Inc., completed a traffic impact assessment for the entirety of the East Aldine Town Center in February 2015 and concluded amendments in accordance with Harris County review on June 2015. The Executive Summary cited the following findings and recommendations based on analyses of anticipated Built-out (2018) traffic operations in the study area:

1. Transit service will be available along Aldine Mail Route Road on weekdays and weekends for 14 hours a day. The availability of transit should reduce the number of vehicular trips generated by Town Center, as well as the demand for parking for all facilities. However, worst case conditions are reflected in the analyses and the impact of transit on site trip and parking generation is not reflected.
2. Aldine Mail Route will be widened to a five-lane cross section with a two-way left turn from east of Russ Drive to west of Fall Meadows Lane.
3. A traffic signal with full ADA accommodations is proposed at the intersection of Aldine Mail Route at Deergrove Street/West Town Center Road; the signal should be installed prior to the opening of the LSC East Aldine Center.
4. Stephens Elementary School traffic is expected to impede access to the future LSC campus- driveway on Aldine Mail Road between 2:30 and 3:30 PM. Lone Star College students can utilize the driveway on West Town Center Road to avoid delays.
5. The maximum number of shared parking spaces needed to accommodate parking demand for events of 1,500 people during evenings and weekends at the open space in Town Center is 570 spaces. If parking at Stephens Elementary is included in the shared parking numbers, the amount of shared parking should be adequate. Parking demand for an event attended by approximately 735 people should be easily accommodated by parallel parking on Town Center Road and EAMD and NCI on-site parking.
6. EAMD should work with METRO to ensure that bus stops and other transit amenities are provided on both sides of Aldine Mail Route Road near West Town Center Road/Deergrove Street to serve Town Center. The traffic signal at Aldine Mail Route Road at Deergrove Street/West Town Center Road will have pedestrian heads and push buttons to assist pedestrians crossing the intersection.



The District has been in close coordination with the City of Houston Parks and Recreation Department since the initiation of the East Aldine Town Center project to ensure that the project remains complementary to the services and amenities provided in Keith-Wiess Park and to provide an opportunity for multi-modal connectivity between the park and town center sites.



## CONTRACTOR SELECTION

Given that Harris County will serve as the project manager for the project, contractors will be required to meet Harris County bid requirements and standards.

## TOWN CENTER COSTS

The East Aldine Town Center is the vision of the East Aldine District and is being funded by EAMD through the retail sales tax on area businesses transactions. EAMD has been responsible for acquisition of the property, site design, and will construct all infrastructure improvements within the site, as well as recreation and cultural improvements. The District is also covering a portion of the cost of improvements to Aldine Mail Route. Harris County, as a partner in development of the Town Center, has assisted in platting of the property and will be serving as project manager for site infrastructure improvements. The county has also offered to cover remaining costs associated with improvements to Aldine Mail Route.

Harris County will also maintain the roadway and infrastructure network as public facilities upon their completion and acceptance. Maintenance of landscaping and other improvements will be the responsibility of the EAMD with cost of maintenance shared with all partners excepting Harris County.

Each partner entity is responsible for their own site platting, development, and maintenance costs.

*Costs include:*

\$4.3 million - Land Acquisition

\$11.1 million - Design, Engineering, and Site Preparation

\$11.0 million - Mobility and Infrastructure Improvements

\$1.8 million - Park and Cultural Improvements

**\$28.2 million - Total Estimated Project Cost**

## PROJECT TIMELINE

Construction of the Lone Star College System - East Aldine Campus (including the early college entry wing in coordination with Aldine ISD), Neighborhood Centers Inc campus, the Harris County 911 Call Center, and recreational and cultural amenities are expected to be completed the end of summer 2018.

## OTHER PROJECTS

The East Aldine District has a strong history of active project implementation aimed at improving living and business conditions since inception of the District. The East Aldine Town Center represents the most ambitious project by EAMD to date, but it is not the only project underway by the District.



## DISTRICT STAFF



*Executive Director*

**DAVID HAWES**

713.595.1209

DHawes@AldineDistrict.org



*Deputy Executive*

*Director - OPS*

**RICHARD CANTU**

713.595.1226

RCantu@AldineDistrict.org



*Deputy Executive*

*Director - ADMIN*

**BRIAN BURKS**

832.851-0406

BBurks@AldineDistrict.org



*Director of Public Infrastructure*

**SCOTT BEAN**

713.595.1213

SBean@AldineDistrict.org



*Director of Services*

**VERONICA SANCHES**

713.595.1226

VSanches@AldineDistrict.org



*Director of Marketing &*

*Economic Development*

**GRETCHEN LARSON**

713.595.1215

GLarson@AldineDistrict.org



*Director of Planning &*

*Special Projects*

**TONY ALLENDER**

832.483.1853

TAllender@AldineDistrict.org



*Director of Construction*

**DON HUML**

713.882.3360

DHuml@AldineDistrict.org



*Community*

*Development & Grants*

**SUSAN HILL**



*Regulatory /*

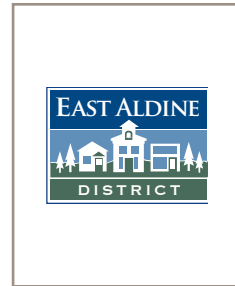
*Records Management*

**LINDA CLAYTON**



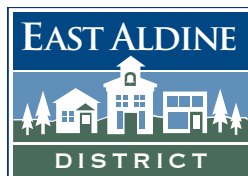
*Board Services*

**ROY HILL**



*Administrative Services*

**ELISA RODRIGUEZ**



**[AldineDistrict.org](http://AldineDistrict.org)**

5333 Aldine Mail Route | Houston, Texas 77039 | 713. 595.1220

[facebook.com/EastAldineDistrict](https://facebook.com/EastAldineDistrict) | [@AldineDistrict](https://twitter.com/AldineDistrict)