

Past Issue 4 - January 27, 2004



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### **A Vision for NASA**

President George W. Bush outlined a vision for NASA that brought cheers to the aerospace and bioastronautics industries that surround NASA Johnson Space Center.

That expertise is in place in our region to develop and operate the new Crew Exploration Vehicle, therefore, NASA Johnson Space Center is the logical choice. Bay Area Houston is home to 52 NASA JSC contractors and the aerospace industry cluster is 16 times the national average.

We predict that the President's new vision will have a significant economic impact, not only in Bay Area Houston, but in the state of Texas as well.

### **New City Member**

We are pleased to announce the City of La Porte has joined our partnership. At the bottom of this newsletter is a convenient link to all our cities -- Houston (SE), Friendswood, Kemah, La Porte, League City, Nassau Bay, Pasadena, Seabrook, and Webster.

### **Commercial / Office Development**

- Plans have been announced for The Heart Hospital at Clear Lake Regional Medical Center in **Webster**, a new \$90 million, 200,000 sf expansion project that will employ 450 people and increase patient beds to 471. Located on a site across from the main tower, the new addition will be connected by a glass pedestrian skyway. The hospital is an Accredited Chest Pain Center, the second in Texas and fourth in the nation.

- Groundbreaking: American National Insurance Company is not only constructing but will occupy a new 52,800 sf service and processing center at South Shore Harbor in **League City**. A 5-story, 120,000 sf office building is under construction at the same site and will be leased out. Expected completion for the tower is April, 2004 and the service center, September, 2004.
- Triumph Hospital Medical Center will build a 92,000 sf building (100 private and 14 ICU beds) across from Clear Lake Regional Medical Center in **Webster**. Completion scheduled for January, 2005; this will create approximately 300+ jobs.
- Taking advantage of the Municipal Grant Program, Easthaven, Inc., a masonry construction company, is relocating from the Hobby airport area and will build on Mandale St. in **Friendswood** -- 22,000 sf.
- Soon under construction:
  - In **Friendswood**, an 8,500 sf office building on FM 2351 and Friends Knoll.
  - In **League City**, Marina Bay Village Business Center, an 11,000 sf professional office building on FM 2094 /Twin Oaks Blvd. near South Shore Harbour.
- A developer has plans for two office buildings in **Friendswood** at FM 528 and Friendswood Lakes Boulevard (continuation of Brittany Bay that will connect to Pearland Parkway): a 5-story 60,000 sf building, and a 2-story 24,000 sf building overlooking Stoney Lake North. Other pad sites and lease spaces are available for office and retail use.

Did you know **Friendswood's** size is about 21 square miles and is approximately 67% built-out?

- Big League Dreams, a 40-acre, \$13 million sports complex at I-45 and Calder Road, will be built by The Linbeck Group. Construction will be started soon and completion is expected in 2005. Replicas of six stadiums include Boston's Fenway Park, New York's Yankee Stadium, Detroit's Tiger Stadium, Chicago's Wrigley Field, Brooklyn's Ebbets Field and St. Louis' Sportsman's Park. Also planned are 2 multi-sport pavilions, 4 volleyball courts and parking for 450 cars. The complex should attract hotels and restaurants to the city. The idea to build the facility came from **League City's** desire to attract national adult baseball and softball tournaments.
- Plans for an all-suite 68-room La Quinta have been announced. It will be built on N. Texas Avenue in **Webster** and include a climate-controlled indoor pool.
- Office Leases:
  - DI Central Corporation, a data storage and monitoring firm, has leased 4,000+ sf in Camino Center II in Bay Area Houston. The steady-growing company was founded in 2000.
  - Barrios Technology has leased an additional 4000+ sf in One Corporate Plaza. The expansion includes 60 new employees.
  - ARES Corporation, a full service engineering firm specializing in risk engineering and integrated management, has leased 16,000 sf at Armand Plaza, 16441 Space Center Blvd. An additional 100 employees have been hired.

Coming soon:  
[Friendswood - Southwest Bank of Texas - FM 528 and FM 518](#)

Kemah - [Days Inn](#) - Hwy. 146

What's New?

Pasadena - [Republic National Bank](#) - Fairmont Parkway at Burke

## **Retail Development**

- Redevelopment scheduled for 288,000 sf at **Baybrook** Square (I-45 and Bay Area Blvd.). Tenants include Marshall's Megastore, Cost Plus World Market, Pier 1 and DSW.
- It's reported that the new Super Wal-Mart in **Pasadena**, to be built on Kmart's former site, will be the largest store in the southeast Houston area. New private roads are being built for easy access to/from Fairmont Parkway or Beltway 8.

Did you know **Pasadena** has the second highest disposable income in Harris County?

- Construction on Webster Plaza - Bay Area Boulevard & N. Texas Avenue in **Webster**, has begun. Tenants for the 23,820 sf center include Buffalo Wild Wings, Jamba Juice, EB Games, a sandwich shop, and a fresh, fast-food Mexican restaurant.

Did you know in a 5-mile radius of **Baybrook Mall**, the average household income is \$79,132?

- Chair King has leased 31,000+ sf at the Centre at **Baybrook** in the former Best Buy spot. Other center tenants include Steinmart, Oshman's and Bed, Bath & Beyond.
- An upscale seafood restaurant will be built at Vista and Beltway 8 in **Pasadena**. In **Kemah**, the new Saltgrass Steakhouse is now under construction; word is that more restaurants are in the works.

Did you know **Nassau Bay**'s median family income is \$77,252 ....  
(there are approximately 2,243 families in this city of 4,170)?

- Construction started on Marina Bay Village Shopping Center, a 37,000 sf retail center at FM 2094 and Twin Oaks Blvd. in **League City**. The development also includes an office complex, and 200 storage units. And in **Friendswood**, work has begun on an 8,500 sq. ft. retail center at FM 528 and FM 518.
- FYI Traffic Counts:

**Pasadena** Traffic Count - 2001 24-hour count  
Fairmont Parkway west of Jana - 26,650  
Fairmont Parkway east of Jana - 40,740

**Seabrook** Traffic Count - 2002 Avg. Daily Count  
NASA Parkway west of SH 146 - 18,400  
NASA Parkway east of SH 146 - 31,000  
SH 146 south of NASA Parkway - 33,000

Coming soon!

Friendswood - [Dollar General](#) - Friendswood Plaza; FM 2351 and FM 518.

What's New?

Pasadena - [Kolache Factory](#)

Webster - [Annapurna Indian Restaurant](#) - Point NASA

## **Residential Development**

- Plans have finalized for Tuscan Lakes, Johnson Development's new community in **League City**. The new 870-acre project will include 2,000 homes, a 20-acre lake, trails, a 28-acre park, 144 acres for commercial development, 47 acres for apartments and a lot of green space. The master-planned community is on SH 96 and FM 270 in League City.
- Also in **League City**, Sam Boyd recently purchased 403 acres giving him a total of 1,411 for a new development off SH 96. He plans to build 1400 new homes and will extend So. Shore Harbour Blvd. through the project. State Highway 96 will connect to Hwy. 646 at Caroline Street. Construction should start this summer.
- The Lakes at Fairmont Greens, a new 400-home community by Arete Real Estate and Development is planned for **La Porte**. The upscale homes will border the Bay Forest Golf Course.

Did you know **Seabrook's Intermediate School** is proud to boast the District's Science Magnet Program

which has 210 students enrolled as of September 2001?

## **Infrastructure News**

- Port of Houston expansion - City of **Pasadena** is reviewing permit applications for phase 1A of the Bayport - Port of Houston expansion. The first phase contains about 1,660 feet of wharf, 48 acres of container yard and about 11.8 acres of gate facilities and buildings.
- The second phase of **Bayport** North Industrial Park, south side of Fairmont Parkway and Underwood Road, will begin soon. This 362-acre development will also have rail access. Phase one new buildings just completed include: Sulzer Chemtech (15,500 sq) and Harcros Chemicals (24,000 sf).
- Zoning regulations are expected early next year, paving the way for construction to start for **League City's** River Market, a 5-mile long development encompassing 900 acres stretching from I-45 to FM 270 (Egret Bay Blvd.). The venture will include retail space, housing, entertainment venues and nature trails. The master plan calls for an estimated one million square foot of office, one million square foot of retail, 1400 units for residential use and includes a 400+ acre creekside park from Interstate 45 to FM 270. At least 4 developers have contacted the city about the project.
- A master plan is being prepared for a 135-acre tract on NASA Parkway in **Friendswood**. Frontage for the tract includes over 4,000 sf on the parkway and one mile along Clear Creek which is navigable to Galveston Bay. The mixed-use urban center contains an estimated one million sf - suitable for office, retail, residential and/or entertainment. Possibilities include a health club, marina, creekside hotel or restaurant.
- Other new projects for **Friendswood** include a 730-acre community on FM 518, SE of FM 528, that is planned to start within a year, and a 150-acre community that will open

up about 20 acres of commercial property along FM 528.

- **Seabrook** has approved funds to acquire 65 acres of wetlands for an ecotourism park to include hiking and jogging trails, birding facilities and an educational center.
- **Kemah's** boardwalk area will see eight to ten new upgraded rides and attractions that will take things to a new level --details at a later date. The city has also approved new parks, visitor's center and upgraded sidewalks.
- **League City's** Economic Development Empowerment Zone, located in the area south of Walker Street to the city limits, bounded on the west by State Highway 3 and on the east by the Union Pacific Railroad, was created to help smaller businesses locate in the area. Qualified businesses considering sites in the zone would be eligible for municipal grants to assist in their costs of extending water and sewer lines, paving public streets, or the cost of municipal fees. The City will grant \$1, up to \$25,000, for every \$2 spent by the business. Businesses must invest a minimum of \$250,000 in improvements to be eligible for grants. Grants will be considered for the following types of development: manufacturing facilities, distribution facilities, office warehouses and wholesale sales.
- Approximately 1,100 acres encompass the **La Porte** TIRZ (tax increment reinvestment zone). One project coming up for the area is upscale housing - 400 homes that will border the Bay Forest Golf Course. The 18-hole course has been ranked in the top 20 municipal courses in Texas. Also, 250 acres west of SH 146 are under contract for a business and industrial park, which includes three proposed distribution centers each being 249,750 sf.

Did you know the double-diamond towers that support **La Porte's** Fred Hartman bridge are as tall as a 45-story building?

- **La Porte** plans an expansion of Bay Area Boulevard from Fairmont Parkway to Spencer Hwy. This will connect to Sens Road making the route complete from Hwy. 225. Construction will start in the 3rd or 4th quarter of this year.
- **La Porte** also plans to extend East Boulevard. Already in place from SH 225, it now stops at Spencer Hwy. but will continue to Fairmont Parkway utilizing the Canada Road right-of-way. (Later, the city may consider a name change to East Boulevard.) Construction is expected to start in the last quarter of this year. New residential development and a large park are planned; acreage will be available on Fairmont Parkway for commercial use.
- Space Center Boulevard will be the new name for Jana Lane in **Pasadena**. The road was recently extended to Spencer Hwy. Space Center Blvd. now connects two state highways --- Spencer and NASA Parkway.

## **Food for Thought**

When you're hungry and in the Bay Area region, try one of my favorite eating establishments -

*Vincenzo's Cucina Italiana* at 1199 NASA Parkway - close to NASA. Perfect for taking your family or your sweetheart, Vincenzo's has the best pasta! My favorite is the Ravioli alla Emiliana, handmade ravioli filled with wild mushrooms sautéed in a cream sauce (with just a touch of

tomato!). It gets even better - the crème brulee is out of this world!

*"Leaders don't create followers, they create more leaders."*

*--Tom Peters*

Participating Cities:

[Friendswood](#) \* [Houston](#) \* [Kemah](#) \* [La Porte](#) \* [League City](#) \* [Nassau Bay](#) \* [Pasadena](#) \* [Seabrook](#)  
\* [Webster](#)

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