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Bay Area Houston Economic Partnership (BAHEP) is a member-driven organization that provides leadership to stimulate regional economic development and employment in a range of industries such as aerospace engineering, biotechnology/bioscience, specialty chemicals and plastics, and information technology and communications. BAHEP partners with 270 member companies, 13 cities, Galveston County, Harris County and the Port of Houston Authority in southeast Texas to foster economic vitality through regional collaboration.

Commercial / Office / Industrial Development

Industrial news ...

Teadit North America will build its headquarters operation, a 110,000 SF office/warehouse, in Bayport South Business Park on Red Bluff Road in **Pasadena**. Construction will start this fall with completion expected in summer 2014.

Celanese Corporation and Mitsui & Company Ltd. have announced plans to build a new methanol production plant in **Pasadena's Bayport** Industrial District. This is an \$800 million investment!

Linde North America will expand its synthetic gas operations in **La Porte** – a \$200 million investment.

Kuraray America Inc. broke ground on its new polyvinyl alcohol plant in **La Porte** on Bay Area Blvd. The project will create approximately 100 jobs. Also underway is an expansion project at its plant in Pasadena, an ethylene-vinyl production facility. An additional 15 employees will be hired.

Construction is underway for Silver Eagle Distributors' new \$25 million, 400,000 SF distribution facility on SH 225 at Beltway 8 on approximately 50 acres in **Pasadena**. The company is the nation's largest Anheuser-Busch distributor and employs more than 1,300. Facility completion is expected 2Q 2014.

GSL Welcome Group has a new 15,000 SF spec building under construction in **Bayport North** Industrial Park. It includes 1,500 SF office, tilt-wall façade, 10-ton crane ready, 26 ft. eave height, clear span, and it has visibility from Fairmont Parkway. Delivery is planned for 4Q 2013.

The new 20-acre Brittany Business Park in **League City** (NWC Butler Road/Gulf Freeway) has a spec 7,500 SF building currently under construction. Delivery is expected in August. Build-to-suits for sale or lease are available; also, land can be purchased.

Port Commerce Business Park is planned for Genoa-Red Bluff Road in **Houston**, east of Space Center Blvd. Build-to-suits are available on 2.5 to 20+ acre sites.

Intercontinental Terminals Company, an affiliate of Mitsui & Co. began construction of a \$150 million

tank terminal/ship docking facility and 10 tanks in **Pasadena**. The site is 180 acres, has approximately 1,250 ft. water frontage and access to the Houston Ship Channel.

Rentech Nitrogen Partners is building a \$30 million power generator at its **Pasadena** facility.

Kinder Morgan Energy Partners L.P. plans to build nine new storage tanks on 20 acres adjacent to its existing **Pasadena** terminal on the Ship Channel – a \$106 million investment.

Medical news ...

Clear Lake Regional Medical Center celebrated the grand opening of its \$92 million expansion in **Webster**. The new tower includes 155,000 SF of new construction and 90,000 SF of renovations. Included in the project: 16-bed observation unit, surgical suites – 10 new operating rooms, 25 new post-op rooms and two da Vinci robots for minimally invasive procedures, and a 30-bed Intensive Care Unit. CLRMC currently employs approximately 2,000 and is served by more than 900 physicians in multiple specialties.

Land is going under contract at an unspecified location for a 45-bed rehabilitation hospital. Medistar and Dallas-based Cobalt are co-developing the new facility. More than 250 will be employed there. Construction will take approximately 11 months. Medistar and Surgical Development Partners are building a new 248-bed hospital in **Webster** - Bay Area Regional Medical Center - a \$160 million project that will open next spring.

Abbott Laboratories will purchase IDEV Technologies Inc., a medical device company headquartered in **Webster**, for \$310 million. IDEV Technologies has about 70 employees in the Houston area and 100 total throughout the U.S. The company manufactures products such as a self-expanding stent system used to treat blocked blood vessels.

Kelsey-Seybold Clinic opened its new 36,400 SF medical facility at 5001 E. Sam Houston Parkway in **Pasadena**. The clinic offers many medical specialties including orthopedics, sports medicine, spine center, podiatry, endocrinology, neurology, gastroenterology, dermatology, family and internal medicine, pediatrics, pulmonary, cardiology, and OB/GYN. This new facility doubles the size of the former location on SH 225.

Aerospace news ...

NASA **Johnson Space Center** announced its newest astronaut class, which includes eight accomplished individuals who will be among the first to launch from U.S. soil on commercial American spacecraft since the space shuttle's retirement.

Boeing revealed the first full-scale model of its CST-100 space capsule that's designed to carry up to seven astronauts to and from low Earth orbit. The reusable commercial space vehicle is the result of collaborations between Boeing and NASA as part of NASA's commercial space program and is scheduled for its first piloted flight in 2016. The capsule model showcases a minimalistic interface consisting more of screens and tablet computers rather than the switches and dials of spacecraft in the past. The craft is built to touch down on land but can perform emergency water landings. NASA hopes to have astronauts flying onboard in 2017. Boeing has also partnered with Bigelow Aerospace to work on a commercial space station.

Sierra Nevada is also working on the commercial space vehicle and has achieved several major milestones in the last couple of months.

NASA **Johnson Space Center** and Deloitte Center for Energy Solutions are partnering to offer advanced risk-management services aimed at oil and gas companies looking to minimize the risk of catastrophic failures that can occur in remote and harsh environments. (For example, activities like deep-water drilling, undersea production and pipeline operations all face the same kind of unpredictable events that pose a threat to space exploration.)

TRAC Labs, an engineering firm headquartered in **Webster** that's known for pioneering robotics and

automation R&D, recently completed a second round of testing for the Defense Advanced Research Projects Agency's Virtual Robotics Challenge. Twenty-six teams from eight countries qualified to compete. TRAC Labs' entry placed fourth and was one of nine teams selected to move forward. The top six teams received funding and also received a DARPA Atlas Robot to compete in the subsequent physical challenge competitions that will occur in December 2013. For more information, please visit the City of Webster's Gateway magazine article: <http://www.cityofwebster.com/documentcenter/view/1589>

NASA **JSC** is building its own custom robot, based on Robonaut, to compete in the physical challenges in December. Robots will need to perform disaster response operations in eight vignettes that will likely include the following events: drive a utility vehicle at the site, travel dismounted across rubble, remove debris blocking an entryway, open a door and enter a building, climb an industrial ladder and traverse an industrial catwalk, use a power tool to break through a b

arrier, locate and close a valve near a leaking pipe, attach a connector such as a wire harness or fire hose. In December 2014, the teams will be expected to perform all eight tasks as part of one continuous physical disaster scenario.

Ellington news...

J. A. Billipp Company is underway with its marketing effort to secure air cargo and other aviation-related building users for development of build-to-suit facilities at **Ellington** Air Commerce Center. The site is a 36.8 acre development on private property adjacent to the north side of Ellington Airport. Ellington Air Commerce Center, through the cooperation of Houston Airport System, will have direct access to Ellington Airport runways, taxiways and ramp areas. The commerce center, with a potential of more than 600,000 SF of new commercial/industrial buildings, can accommodate a wide range of domestic and international businesses requiring airport access. Foreign trade zone status is also available for companies shipping product internationally. Buildings are anticipated to range from 60,000 SF to 300,000 SF (and potentially larger) with immediate access to Beltway 8 via Farley Road and Genoa-Red Bluff. The site is only minutes from I-45 and nearby Houston Port facilities. Buildings are for lease or sale.

A commercial spaceport at **Ellington**? Houston Airport System has plans to support horizontally launched reusable vehicles that can carry micro-satellites, experiments, tourists and astronauts from Ellington. Facilities adjacent to the spaceport could conduct research, provide aerospace engineering work and even assemble some of the space vehicles. Recently approved by Houston City Council, a consultant firm is conducting an environmental assessment and working on obtaining a spaceport launch site operator's license. Read more: <http://www.bizjournals.com/houston/news/2013/07/17/commercial-spaceport-moves-one-step.html?page=all>

A new public hangar broke ground at **Ellington** Airport, the seventh one there for Southwest Airport Services. The \$2.5 million, 40,000 SF building will have room for eight or nine corporate jets plus offices.

Other news ...

League City's city council rezoned 25 acres of land on FM 646 directly across from the Whispering Lakes Ranch subdivision from residential to general commercial.

Nassau Bay City Hall will be relocating to the second floor of a new 22,000 SF building on Space Park Drive, next to Courtyard by Marriott.

Recent lease transactions

- 46,000 SF – United Fire Group leased space at Galaxy II at 455 E. Medical Center Blvd. in **Webster**.
- 32,000 SF - Furmanite America leased a crane-served facility at 10200 New Decade Drive in Bayport North Industrial Park, **Pasadena**.
- 31,200 SF and 20,000 SF – Two leases at Bay Area Business Park in **Pasadena** -- CB&I and USA Wire & Cable, respectively.
- 20,100 SF and 6,569 SF and 4,100 SF – Three leases at **Houston's** One Corporate Plaza on Bay Area Blvd. -- FlowCal, Walker Parking and Coldwell Banker, respectively.

- 19,651 SF - SCP Distributors leased at **Houston's** Ellington Trade Center; 12552 Highway 3.
- 17,000 SF - 1st Detect, a subsidiary of Astrotech, leased at 555 Forge River in **Webster**.
BAHEP member Colliers represented the building owner.
- Urgent Clinics Medical Care has leased three locations in the area – 4,514 SF to be built on League City Parkway at South Shore Blvd., 4,860 SF at 2660 Marina Bay Drive and 3,500 SF at 4420 W. Main St. – all in **League City**. The company is working on two more locations in the area. The facilities offer urgent care and physical therapy for area residents.
- 10,000 SF – CED Astro leased additional space at Bay Area Business Park in **Pasadena** bringing it to 41,600 SF.
- 8,600 SF – Wounded Warriors leased space at 2200 Space Park Drive in **Nassau Bay**.
BAHEP member Transwestern represented the building owner.
- 2,875 SF – Friendswood Consulting, Bo-mac Contractors, QPS Engineering and Edward Jones signed leases at 3526 E. FM 528 in **Friendswood**.

Recent sale transactions ...

- A three-building portfolio in **Houston** near NASA's Johnson Space Center has sold – 16840 and 16850 Buccaneer Lane and 1045 Gemini Street. The two office buildings are 40,000 SF each; the tilt-wall lab is 49,000 SF with a 10,000 SF clean room. The new owner has them on the market again.
- Braun Enterprises purchased Bay Terrace I and II in **Webster** – over 200,000 SF flex/office properties – at 17155 Feathercraft and 555 Forge River. Occupancy is near 70%; new deals are in the works. *BAHEP member Colliers International represented the seller.*
- Duke Realty purchased a 598,000 SF fully-leased distribution center at 13001 Bay Area Blvd. in the **Bayport Industrial District**.
- KM Liquid Terminals purchased a 78,000 SF office/warehouse on 20 acres at 1550 N. Witter in **Pasadena**. *BAHEP member Studley represented the buyer.*
- Matchpoint Industrial Properties purchased 18 acres at 10525 Red Bluff Road in **Pasadena's** Bayport South Business Park. This will kick off the second phase of development at the 200-acre industrial park.
- The 21,590 SF building at 17041 El Camino Real in **Houston** sold to a new owner.
- 6109 Fairmont in **Pasadena** – 36,000 SF on 6 acres – sold to Sozo Church
- Corsair Investments purchased 5.9 acres at FM 518 and Westover Park Blvd. in **League City**.
- Bay Colony Center I, a 16,524 SF shopping center at 660 FM 517 West in **Dickinson**, sold to a private California investor.

Now Open

League City - The Cottages at Clear Lake, 450 Landing Blvd., a 48-bed assisted living facility specializing in Alzheimer's and other related dementias.

Coming soon

League City - DaVita Dialysis at Victory Lakes at 3290 S. Gulf Fwy.

FOR A BIRD'S EYE VIEW of what's going on in Bay Area Houston, click on

<http://www.bayareahouston.com.profusionwebsites.net/Assets/hot%20projects/hot%20projects%20-%20august%202013.pdf>

There's always something new!

Did you know BAHEP has a new website? Check it out! www.bayareahouston.com We hope you like it let us know.

Retail / Hospitality Development

Food! My favorite subject ...

- The Fresh Market is coming to **Baybrook Village** -- just west of the Gulf Freeway. The 24,000 SF grocery store is planned to open next year at 1507 W. Bay Area Blvd. The Fresh Market is the North Carolina-based grocer that recently leased grocery stores previously occupied by Rice Epicurean. Read more here: http://www.bizjournals.com/houston/news/2013/08/01/fresh-market-unveils-plans-to-grow-in.html?ana=e_du_pub&s=article_du&ed=2013-08-01&u=kyaD9qW0clzxy70KXXIM1YU2nOW&t=1375388305

- New to **Friendswood** - Masa Sushi Japanese Fusion restaurant will break ground soon at the corner of FM 518 at Hunters Lane. The city approved an incentive grant of \$20,000 for the new 5,236 SF restaurant and 4,252 SF retail building, altogether a \$1.545 million project on 2.71 acres. The restaurant will employ 23; the retail building is available for lease. Adjacent to this development is Chara Christian Dance Academy, a 10,000 SF dance and music studio, currently under construction.
- **League City's** entertainment district (east side of the Gulf Freeway near Victory Lakes Drive) has two new restaurants coming -- Quaker Steak & Lube (known for their chicken wings) and Galveston-based Olympia Grill specializing in Greek cuisine and seafood. Three more restaurants are also looking there. A new road project was approved for the entertainment district -- Jag Hollow Road will run from the Gulf Freeway to Town Center Drive.
- Looking across the Gulf Freeway on the west side of **League City**, developers of Pinnacle Park are marketing 100 acres for retail, restaurants, hotels, office and multi-family projects. For easier access to the property, the City, State and developer are working on reversing the entrance ramp onto I-45 north of the League City Parkway to an exit ramp. The City is also working in partnership with the developer to construct Brookport Drive connecting FM 646 to Big League Dreams. This will open the property for development.

*Did you know, according to **League City** officials, that so far this year,
60 new businesses have opened or plan to open?*

- Lorenzo's El Tiempo Cantina will open a 10,776 SF restaurant at 20235 I-45 (Gulf Freeway) in **Webster**. Interior demolition has begun on the building site.
- Aldi has a new 11,000 SF grocery store going up in **Kemah** on FM 518 across from Wal-Mart.
- Aldi will also open a new store at 3100 FM 528 at Bay Area Blvd.
- Whataburger plans to build in **Kemah** in the FM 518/SH 146 area. It will be one of the restaurant's larger concepts ... approximately 3,400 SF.
- Salata, known as the next generation salad bar, leased 2,902 SF at **Nassau Bay** Town Square's new retail center.
- No final word yet on the new location for Chick-fil-A which closed at Baybrook Passage due to roadwork. It's heard that the restaurant will build at El Dorado and the Gulf Freeway near Home Depot.

Questions ...

What's that under construction at **Baybrook Passage** (SEC of Gulf Freeway and El Dorado Blvd.) next to Lowe's and LongHorn Steakhouse? Two new streets – one will tie into Gatebrook Drive; the other will run parallel to the freeway.

What's that being built in the 2400 block of Marina Bay Blvd. in **League City**? Starbucks and Zoyo Yogurt. There's a 1,700 SF end-cap still available.

What's with all the dirt moving at Clearpoint Crossing on Space Center Boulevard? It's for a 20,000 SF building for UT Physicians, 8,000 SF building for Bayshore Pediatrics, 8,000 SF for retail building and 3,000 SF for Skin Essentials Med Spa and Hair Salon.

Shuttle and 747 Carrier Exhibit ...

The Shuttle and 747 Carrier Exhibit is coming to **Space Center Houston!** The full scale, 176,000 pound, space shuttle model and the iconic, modified Boeing 747 that carried the space shuttles for more than 35 years will be featured in classic piggyback configuration at a new \$12 million permanent exhibit. Inside the carrier will be exhibits and illustrations of Space Shuttle history and aeronautics

research.

The exhibit at SCH, Johnson Space Center's official visitor center, will give visitors the world's first and only all-access pass to an authentic carrier as well as an unforgettable experience aboard the full-scale shuttle model. The project will take about one and a half years to complete. Boeing and Jacobs Engineering Group are among those providing expertise to the work ahead, which will require the 747 to be disassembled at Ellington, moved and reassembled at the entrance to its new home.

Cruise News ...

The Port of Houston Authority reached an agreement with Princess Cruises to make passenger calls for two additional cruise seasons (2014-2015 and 2015-2016), in addition to the sailings that will kick off later this year in November at **Pasadena's** state-of-the-art **Bayport** Cruise Terminal. The two-year extension also includes two one-year options. While 27 departures are planned for the cruise season starting in 2013, the new agreement will mean an additional 50 sailings. The inaugural cruise, sailing between November 5 – 9th aboard the Caribbean Princess, will support U.S. veterans. Next year, Emerald Princess will make Houston its home port for western Caribbean sailings.

Norwegian Cruise Line is also set to sail from the cruise terminal beginning in 2014, with a total of 75 calls over three cruise seasons. Read more:

<http://www.guidrynews.com/story.aspx?id=1000053860#sthash.KcRnXd10.dpuf>

All the cruises together are expected to generate more than \$300 million in economic impact and lead to the creation of 736 direct, induced and indirect jobs over the three cruise seasons, according to the firm Martin Associates. An estimated \$3 million in state and local taxes is anticipated.

It's all good! A recent report from Cruise Lines International Association finds that Texas had the third-largest economic impact from the cruise industry out of all states in the U.S. Texas saw \$1.2 billion in direct spending from the cruise industry in 2012. Even better .. 20,000 Texans are directly employed because of that economic impact.

Did you know that in 2012, 604,000 cruise passengers embarked from Galveston, a 32% increase over 2011, making it the second-fastest growing cruise port in the nation? Read more:

http://www.bizjournals.com/houston/news/2013/07/19/dont-rock-the-boat-galvestons.html?ana=e_hstn_rdup&s=newsletter&ed=2013-07-22&u=kyaD9qWOCIZxy70KXXIM1YU2nOW&t=1374528596

Royal Caribbean's Navigator of the Seas will begin service from the **Port of Galveston** in November, replacing Mariner of the Seas. In January, the Navigator will be revitalized adding a surf simulator, new dining venues and new ocean view staterooms.

Recent real estate deals –

- Claudio's Piano Bar & Restaurant, Center Court Pizza and Brew have leased nearly 10,000 SF of space at Marina Bay Village shopping center in League City on FM 2094.
- Dollar Tree leased 11,000 SF at 2053 South Richey in Pasadena.
- Jumping World took 37,500 SF and Armstrong McCall, 2,100 SF at Pecan Park Plaza, NEC of Gulf Freeway and FM 518 in League City.

For a good time

Rock the Dock Summer concert series at the **Kemah** Boardwalk. Full schedule here: www.kemahboardwalk.com

Boogie, Blues and Brews in **League City**: The music festival includes a Chili Cook-Off and tailgating event. September 20 -22 at Walter Hall Park. www.boogiebluesandbrews.com

Coming Soon

Pasadena - Panda Express on Fairmont Parkway between the Beltway and Pansy

Webster - Sylvan Learning leased 2,800 SF at the Clear Lake Center, SWC of Gulf Freeway and NASA Parkway; Game Over Video Games at 587 W. Bay Area Blvd.; The Artist Within.org leased 3,000 SF studio at

Baybrook Gateway, 1023 W. Bay Area Blvd.

League City - Glass Mermaids at 2098 Marina Bay Drive. Park Avenue Showplace at 610 E. Main Street; Mathnasium at 2920 Gulf Freeway South; Texas Seafood at 3003 E. League City Pkwy.

Nassau Bay - Citris Nail Spa, 1,700 SF at Nassau Bay Town Square

Houston - AMOCO Federal Credit Union at 2585 Bay Area Blvd. opening Fall 2013.

Now Open

League City - Main St. Bistro at 615 East Main Street; Home by Eagles' Nest Gallery at 2800 Marina Bay Drive; San Lorenzo Mexican Restaurant and Cantina at 2441 FM 646

Friendswood - Justin's Seafood at 607 S. Friendswood Dr.

Seabrook - Royal Mediterranean Food at 2234 E. NASA Pkwy.; Karanchos Seabrook at 1505 Bayport Blvd.

Houston - Market Seafood at 16580 El Camino Real has reopened.

Clear Lake Shores - Szechuan Garden on FM 2094

Baybrook Mall - Caps & Corks (wine-and-beer bar in the food court)

Nassau Bay - Morning's Kolaches opens next week

Dickinson - Hustle & Muscle Training, 7915 FM 517 W

Kemah - Skallywag Suds n' Grub at 600 6th St.

Pasadena - Dunkin' Donuts at 4130 Fairmont Pkwy.

NOTE: Please feel free to pass this e-newsletter along to others who would enjoy it, and, whenever possible, remember to credit Bay Area Houston Economic Partnership for this information.

Residential Development

The Reserve at Clear Lake City – Trendmaker Homes announced they will develop a 372-acre community in **Houston** off Clear Lake City Boulevard at El Dorado Boulevard. The first lots will be delivered by summer 2014. The first phase will offer upscale single-family homes on 55, 70 and 80 foot sites as well as a gated section devoted exclusively to Trendmaker's new Villas patio homes.

Trendmaker Homes bought the land from Fidelis Realty Partners who owned the 412-acre tract. The remaining 40 acres on the northeast and northwest corners of the intersection will be developed by Fidelis as the Clear Lake Marketplace -- two retail developments including a large grocery anchored center. HEB is negotiating a new store that would be approximately 104,000 SF.

Plans for the development allow for the extension of El Dorado Boulevard to connect with Space Center Blvd. and Genoa Red Bluff Road.

What's new for Beacon Island? The new approved development plan calls for 69 patio home lots, 95 townhome lots, and on the multi-family side ... 301 mid-rise units and 385 high-rise units. This popular mix of smaller than larger - but still luxurious - residences appeal to all age groups. The 30-acre island on Clear Lake in **League City** was once planned for large estate homes.

Cypress Bay on FM 2094 in **League City** is in the planning stage for Pompeian courtyard style homes ranging in size from 3,000 – 4,000 SF. The unique plan is on an enclosed lot, has a private master suite plus a separate residence that can be used for guests, an office or extended family members. Construction should start in a month. Three speculative estate homes have been built and are available at Cypress Bay.

Avenues at Tuscan Lakes, 302 luxury apartment homes on 24 acres, are under construction at 1805 South Egret Bay Blvd. in **League City's** Tuscan Lakes community. Completion is expected next summer.

Did you know that building permits for single family homes in League City are up 91% for the first three months?

In 2012, there were 161 new home starts in January, February and March; this year there were 308. Home

sales are up, too ... 17%. This year, through June, 743 homes were sold with an average selling price of \$217,904 and median price of \$197,000 according to the Houston Association of Realtors.

Mariposa Apartment Homes are under construction on FM 517 and Calder Road in **League City's** Bay Colony. The 176-unit development is for persons 55+.

Transactions ...

- Bayou Village, a 108-unit multi-family development at 110 W. Deats in **Dickinson**, sold to a California investor.
- A national REIT purchased Armand Place, a 244-unit multifamily property in **Houston** on 10 acres at 300 Cyberonics Blvd.

Infrastructure News and Everything Else!

Southwest Airlines launched direct flights from **Hobby Airport** to Pittsburgh and will add service to Reagan National Airport in Washington, D.C. Plans were unveiled by Southwest Airlines for the new \$156 million terminal at **Hobby Airport**, a 280,000 SF facility for international flights to Mexico, the Caribbean and some Central and South American cities. It's expected to break ground in September with completion in late 2015.

United Airlines also offers a flight from **Bush Intercontinental Airport** to Reagan. United's new Terminal B south concourse at Bush is open – it's a \$97 million, 225,000 SF facility dedicated to United Express regional flights.

Did you know the Port of Houston and the Houston region have surpassed New York as the nation's export leader? Exports topped \$110 billion in 2012!

Galveston County Rural Rail Transportation District signed an agreement with League City-based Legacy Port Partners for a study to determine the feasibility of building a freight connection and four-lane car and truck traffic bridge to Pelican Island. At the same time, the **Port of Galveston's** Wharves Board of Trustees is looking for developers to build the bridge, the rail crossing and development of 285 acres of port-owned land on Pelican Island. Read more:

http://www.galvestondailynews.com/communities/galveston/article_72868ed0-dd45-11e2-9bff-001a4bcf6878.html

The **Port of Houston Authority** has started a new round of discussions about the future use of its Pelican Island property – about 1,000 acres, just north of Galveston Island.

City news ...

- **Friendswood** residents could be voting on a bond election this fall – about \$23.3 million – that would go toward projects such as the expansion of the city library, a new fire station, road improvements and park projects.
- As a tribute to the Apollo Program, the City of **Webster** plans to build the Apollo Center on five acres at West NASA Parkway near the Gulf Freeway. The new visitor center will include an 80 foot tall Apollo-era astronaut. There is still much work to be done by a separate foundation that will conduct fund raising activities and initiatives for the statue and visitors center.
- **Pasadena** has once again been recognized as a 'City of the Future' in the American Cities of the Future 2013/2014 ranking by fDi Magazine from the Financial Times. Judged against 422 cities across North and South America, the city placed fourth overall in the 'Small City' category for the first time and placed in the top 10 for the second time for infrastructure.
- Financial website NerdWallet's 10 best Texas cities for job seekers show **League City** taking the top spot. The site ranked the Texas cities by their rate of growth, average salary, and employment numbers by using numbers pulled from the U.S. census to tell us where you should go in Texas to land a job. The city came in fourth on the list as a great place for young families to thrive citing location to the Gulf, home prices, and family-friendly entertainment options. see more at: <http://guidrynews.com/story.aspx?id=1000054052#sthash.FmRre800.dpuf>

- City of La Porte hopes to have a completed 70+-page retail study within the next month. Information derived from the preliminary study shows:
 - Under-served categories include clothing stores, grocery stores, shoe stores, department stores, general merchandise stores and full service restaurants, just to name a few.
 - Vehicle counts going both north and south on SH 146 between Spencer Highway and Barbours Cut Blvd. are 71,411; between Spencer Highway and Fairmont Parkway – 68,015 north and south directions. Fairmont Parkway just east of SH 146 shows 41,641 both directions.
 - La Porte has higher incomes than its Primary Trade Area – the median income in 2012 was \$53,917 and is expected to grow 13% by 2017.
 - The city's major industrial districts operate 24/7 and employ more than 35,000 people in the Bay Area!
- What's going on at The Point in **Seabrook**? Construction began on the Pine Gully improvement project where excavated material is being taken from the channel to elevate the roadway and lots in the city's Waterfront District, also known as The Point. The excavation will also improve drainage in the area.

The Keels & Wheels Concours d'Elegance event held early in May at **Seabrook's** Lakewood Yacht Club had a record attendance. More than 15,000 guests from 25 states, Canada, Australia and Sweden came to see beautiful and rare automobiles and vintage wooden boats.

- Million dollar improvements at **Houston's** Sylvan Rodriguez Park off Clear Lake City Boulevard near SH 3! The completed construction includes a 155-car concrete parking lot with parking lot lights, new electric service and new sports field lighting on the existing fields, construction of a new multi-purpose field west of the two existing lacrosse fields, and paved sidewalk connections between the parking lot and fields. An electronic score board will be added to the two existing lacrosse fields located on the west side of the park. Houston City Council Member Dave Martin will 'cut the ribbon' on August 6 at 10:00 a.m.

Education news

Galveston's University of Texas Medical Branch School of Nursing graduated 600 in the last year. Of these, 191 earned advanced degrees including eight with Ph.D.'s from the UTMB graduate School of Biomedical Sciences.

Texas A&M University at Galveston graduated 170 students in May. Studies included marine biology, engineering technology, fisheries, sciences, transportation; also, maritime administration and systems engineering.

San Jacinto College ranked 32nd in the nation among the Top 100 Associate Degree Producers for 2013, according to Community College Week magazine. - See more at: <http://www.guidrynews.com/story.aspx?id=1000053877#sthash.pCBweQos.dpuf>

San Jacinto College – North Campus completed construction of a three-story Science and Allied Health building. In addition to classrooms and labs, the \$38 million, 130,500 SF facility will house training areas for emergency medical technology, advanced lab experiments, simulated pharmacy and doctor's offices and competency labs.

Rice University was named one of the 20 best buys in private schools in the nation, according to Fiske Guide to Colleges – 2014 edition. This was determined by academic rating, price and quality of student life on campus. The school was also named by University Business Incubator Index as the No. 1 university incubator in the world.

Congratulations to **CCISD's Clear Falls High School Rocket Club**! They placed 6th from 100 top teams in the U.S. The competition is modeled around the aerospace industry's design, fabrication and testing processes. The teams design, build and fly a rocket with specific design parameters. This was a CCISD first – an all-female rocket team qualifying for the nationals.

The **Clear Creek ISD** \$367 million bond referendum passed. Funding will be used to rebuild, repair or

improve 40+ year-old schools, address student safety and security, improve wireless infrastructure and expand curricular facilities. The projects include a major rebuild of Clear Lake High School, rebuild completion of Clear Creek High School, rebuild of McWhirter Elementary, and significant improvements to Clear Brook High School.

Road News

Big Stuff –Sam Houston Tollway Widening (East)

The widening of the Sam Houston Tollway from IH-45 South to SH 225 will consist of widening the current tollway from two lanes to three or four lanes in each direction, widening of the inside shoulder lane, improvements to the main lane plaza, as well as reconstruction of tolled entrance and exit ramps. Schematic design development is underway and construction is expected to begin in 2017. This project is estimated to cost \$231 million.

Big Stuff –Sam Houston Tollway Widening (Ship Channel Bridge)

The widening of the Sam Houston Tollway between SH 225 and I-10 will consist of the construction of a new bridge span across the Ship Channel to provide the ultimate number of lanes in each direction. This project will require coordination with multiple agencies. HCTRA is in the process of negotiating with engineering consultants to assist with the development of this project and schematic design development will begin in 2013.

Read more here: https://www.hctra.org/about_construction/

Big Stuff – Gulf Freeway

TxDOT began work to expand I-45 from Beltway 8 to Medical Center Blvd. An HOV lane is currently being added in addition to two main lanes in each direction. An additional one to two lanes will be added on the frontage roads.

Officials with the Texas Department of Transportation said the work would take place in four phases:

- Phase One — Reconstruction of the southbound frontage road from FM 2351 to Medical Center Boulevard.
- Phase Two — Reconstruction of the southbound main lanes from FM 2351 to Medical Center Boulevard and the removal and replacement of the El Dorado and Bay Area Boulevard overpasses.
- Phase Three — Reconstruction of the northbound frontage road from FM 2351 to Medical Center Boulevard.
- Phase Four — Reconstruction of the northbound main lanes from FM 2351 to Medical Center Boulevard.

Construction began in December. Crews are performing shoulder work to prepare it for use as a main lane during construction. But major construction begins this month. The expected completion date is May 2016.

Meanwhile, another project, the I-45 South/Gulf Freeway project that's been going on since June 2011, stretches from Kurland to FM 2351. The project also involves widening the six main lanes to 10 and adding an additional frontage road in each direction. Crews already have replaced the Dixie Farm Road overpass. That \$77.5 million project is expected to be complete by the end of 2015. Officials at the transportation department said plans call for eventually widening the freeway down to Galveston but not in the immediate future due to funding.

Beamer Road extension project –

Currently, Beamer Road runs parallel to the Gulf Freeway and intersects with Beltway 8, Dixie Farm Road, Scarsdale and ends at Tall Ships. Segments of the Beamer Road Extension Project are on the Transportation Improvement Program scheduled to start in late 2014 – those include taking the road to West Bay Area Blvd. where the road will be widened to accommodate a four-lane boulevard. An environmental study is underway for the section south of Bay Area Blvd. to FM 528. The City of Webster is proposing construction of the NASA Road 1 Bypass Extension from the Gulf Freeway to FM 528. Read more: <http://www.changemagazine.net/profits/325-trail-blazers/1997-websters-mobility-mentality.html>

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