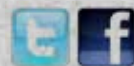


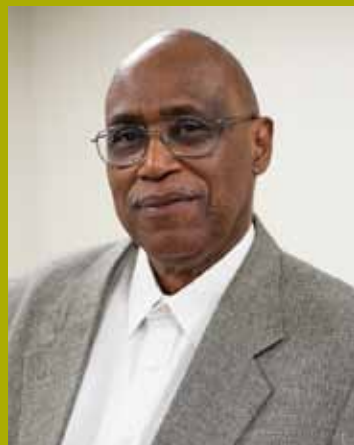


Around the Corner

5 CORNERS NEWSLETTER - FALL 2015



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Homer Clark

Chairman, Board of Directors
Five Corners District

Elevate & Promote! A word from the chairman

Welcome to the beginning of fall in the Five Corners District! Students are back in school, the weather is turning cooler, and your board of directors never stop in their efforts to improve our community.

Our District enjoys the unique advantage of a great location, in proximity to the major business centers like Texas Medical Center, Downtown Houston, and transportation sites and corridors such as Hobby Airport and Beltway 8. Having those connections serves the District well with new economic development opportunities as we continue to brand the area with distinctive street signage and promote it as a safe, low-crime area in which to live and do business.

Part of our plan for economic development includes a partnership with the newly formed Tax Increment Reinvestment Zone (TIRZ) 25. The TIRZ will help us attract and fast-track residential and commercial development by financing construction of public infrastructure. Having this infrastructure in place will also lead to more private capital investments.

As we continue to promote Five Corners as an ideal spot to do business, we make sure to highlight the geographic advantages, beneficial partnerships, and abundance of land available for development.

Already, we're watching a significant new project by Hines investments that broke ground this summer on 80 acres at Beltway 8 at Hillcroft. The new \$65 million manufacturing and distribution center will be called Beltway Southwest Business Park and will surely help open the door for attracting other businesses to the area in the future.

Building and maintaining a solid and stable public infrastructure to support economic development means we need to focus on building or improving roadways, sidewalks, esplanades, bridges and underpasses, an efficient water and sanitary sewer system, and public parks. Of course, drainage improvements are also a high priority as the hurricane season reminds us of every year.

All of these things are part of our agenda to elevate and promote Five Corners, and we are making significant progress because we have the enthusiastic support of this thriving community. For that, I want to thank you and encourage you to share your ideas and suggestions as we move forward.



ABC DENTAL PLANS TO "OPEN WIDER" WITH EXPANSION IN FIVE CORNERS CLINIC



By early 2016, the ABC Dental clinic in Corinthian Pointe Plaza at 5505 West Orem Drive will have added six new exam and treatment rooms and 2,186 more square feet to its existing 3,700 square-foot location.

Office Manager Laura Cumiga says the expansion will diminish the wait time for patients and enable the clinic staff to provide better treatment. This expansion, which will be completed at the beginning of 2016, may mean the addition of five or six more staff to the current staff of 20 employees.

The first ABC Dental location was launched in 1995 by Dr. Iraj Jabbar. Including the West Orem clinic, the practice now includes five locations—6704 Hillcroft in Southwest Houston, 5751 Blythewood in the Texas Medical Center, 1500 E. Southmore in Pasadena, and the newest location that opened in March at 4400 N. Freeway in North Houston. Expansion is happening throughout the practice as the Pasadena location is also adding space, Cumiga said.

ABC Dental is unique in that it does not use traditional advertising and marketing methods. Instead, the philosophy is to inform the public about the importance of dental care and hygiene through its Community Outreach Program. "We believe in education," she said, adding that presentations about good oral health have been beneficial to building the practice.

Art & Business Development

put District K, Five Corners in the spotlight



Larry V. Green, Esq
Houston City Council Member
District K

“The murals are an exciting way to bring civic art to our district ... and also helps to provide a sense of community.”

You can follow
Council Member Green on facebook at:
[HoustonCityCouncilDistrictK](https://www.facebook.com/HoustonCityCouncilDistrictK)

“Houston City Councilman Larry Green of District K has reported several events and initiatives that will benefit the residents of the Five Corners District—both economically and culturally.

Green said that **Hines Interests** is already in discussions with the TIRZ 25 about helping to fund a \$65 million light manufacturing and distribution center that began this summer. Construction on Phase I of the 930,000 square-foot facility began in July on 75 acres located at the northeast corner of Beltway 8 and the Fort Bend Tollway, and will be called the **Beltway Southwest Business Park**. Phase I, which consists of more than 350,000 square feet includes a 240,000 square-foot cross dock building and an 110,000 square-foot rear load building. Phase II, slated to begin construction in early 2017, will consist of more than 480,000 square feet. Overall, the facility will provide convenient access to major highways for distribution needs.

The Councilman also reported that the ground breaking for the extension of Buffalo Speedway took place on May 18, and construction should begin early next year. In a public meeting in December 2014, the City’s Public Works and Engineering Department outlined a plan to extend Buffalo Speedway as a 4-lane divided roadway with raised median, 5-foot wide sidewalks on both sides, and curbs and gutters. The project would provide access to adjacent lands and a through route from West Bellfort to Holmes Road and areas south of Holmes Road, crossing the Union Pacific Railroad.

Art projects in the District are also making headlines. In June, the District unveiled the first of 31 mini-murals that will bring an artistic touch to unsightly traffic control boxes at some major intersections. Fifteen of the city’s most talented urban artists were commissioned by District K to transform the control boxes at a cost of \$48,000. This unique art should help deter graffiti and save abatement costs.



Artists & Locations:

W3R3ON3

West Fuqua @ White Heather Dr

SHELBI NICOLE

South Post Oak @ Tidewater

PILOT FX

West Orem @ White Heather Dr

“The mini murals are just another piece of the puzzle to help beautify Five Corners. It was a project that was brought to Five Corners for the enhancement of our community. We currently have 11 boxes in the area, and they have been accepted very well, the feedback has been very positive.”

— Melva Thornton,
Vice Chairman, Board of Directors
5 Corners District

WILEY ROBERTSON

West Fuqua @ White Heather Dr

SHELBI NICOLE

West Fuqua @ South Post Oak

ANAT RONEN

West Fuqua @ Hiram Clarke



“The curiosity about who’s doing them and who’s funding has been overwhelming. People are asking about how they can get a box with a mini mural for their organizations and taking tours around the District to look at the mini murals, which is beautiful.”



You can follow UP on facebook at: [facebook.com/UpArtStudio](https://www.facebook.com/UpArtStudio)

CEMEX COMMITS TO DISTRICT K BEAUTIFICATION

“We are just trying to make improvements overall so we can attract businesses who want to settle here.”

— Janet Krolczyk,
Director of Environmental
Texas & New Mexico Region
CEMEX

Although it is a key component in almost all construction projects, and surrounds us daily in the places we live and work, most people don't think too much about concrete. In fact, most don't know that it's the second most consumed product on earth—following water, according to Janet Krolczyk, Director of Environmental for the CEMEX Texas and New Mexico Region.

“The concrete construction industry represents millions of jobs throughout the United States and is a significant economic generator for local communities,” Krolczyk said. “Essentially, we help build and sustain communities.”

The company's facility located at 202 Holmes road—one of 21 batch concrete plants operated by CEMEX Construction Materials South, LLC—is now giving back to its local community through active participation in Houston City Council District K's initiative to clean and beautify that segment of the city.

“CEMEX is participating in the ‘Klean it Up, Green It Up’ campaign led by Council Member Larry Green by making improvements to our Holmes Road Plant to demonstrate our support of this incredible initiative,” Krolczyk said. CEMEX representatives also have participated in several meetings and initiatives led by representatives from the Five Corners Management District, South Houston Concerned Citizens group, and with State Representative Alma Allen.

In June, the company installed a new 10-foot cedar fence along the front of the site facing Holmes Road. Since the campaign encourages the planting of crepe myrtle and oak trees, CEMEX installed the wood fence further back and directly behind several mature crepe myrtle trees. Plans are in the works to plant some additional native plants over the next several months and this fall to enhance the landscaping.

Chris Hadley, CEMEX Holmes Road Area Manager, added that the company, which has been in operation 25 years, has also made site improvements within the plant operation such as adding pavement, property buffer areas, and traffic pattern changes. Storm water from the site is typically maintained within a storm water pond periodically used by egrets, cranes and ducks.

Krolczyk and Hadley both emphasized that CEMEX is proud to be a community partner and the company looks forward to participating in additional initiatives that help create a better and greener community. A commitment to sustainability is already embedded in the company's day-to-day operations and business strategy, Krolczyk added, and passion, personal dedication, stewardship, and collaboration among community members are key elements to making positive changes happen.



CITY BREAKS GROUND ON WILD HEATHER PARK REDESIGN



State Representative Alma Allen presents award to Wildheather Civic Club president Danye Roland ^



You can read about the Wild Heather ground breaking at:
5CornersDistrict.org/community/city-breaks-ground-on-wild-heather-park-redesign

FIVE CORNERS COMMITTEE MEETINGS

Board of Directors Monthly Meeting

3RD FRIDAY AT 12 NOON Hiram Clarke Multi-Service Center 3810 W. Fuqua

Public Safety 1ST FRIDAY AT 11 A.M. 10103 Fondren, Suite 300

Marketing 1ST MONDAY AT 5 P.M.

Fountain of Praise Life Center -13950 Hillcroft

Environmental & Urban Design 1ST MONDAY AT 6 P.M.

Fountain of Praise Life Center -13950 Hillcroft

Super Neighborhood #39 & #40

BIMONTHLY - 2ND THURSDAY AT 7 P.M.

Hiram Clarke MSC - 3810 W. Fuqua

PIP meetings For more info on dates and times please visit our website at www.5CornersDistrict.org or contact: Officer Johns @713.433.2720

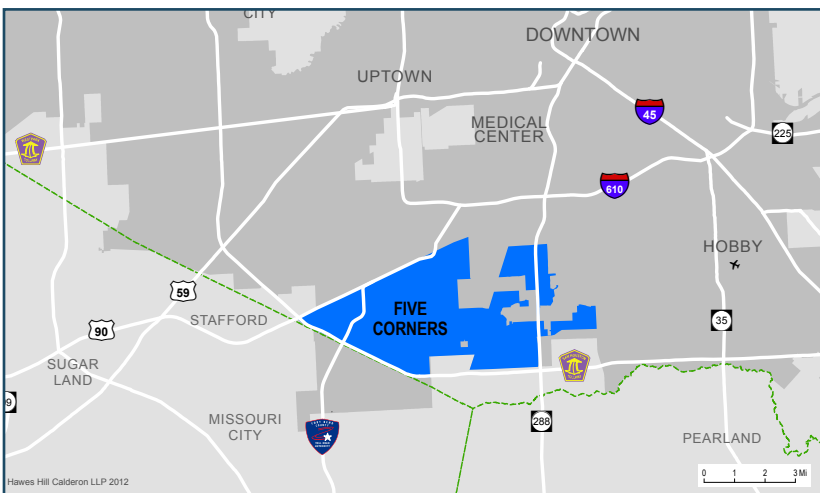
SHCCC 3RD THURSDAY AT 7 P.M. Hiram Clarke MSC - 3810 W. Fuqua
More Info: Linda Scurlock @713.433.5737

CM Green's Bridging the Divide community meeting

4TH THURSDAY 9:30 AM Hiram Clarke MSC - 3810 W. Fuqua

YMCA board meeting 2ND WEDNESDAY AT 6 P.M.

YMCA 5801 W. Orem - More Info: Becky Morris @713.726.1606



Five Corners District
PO BOX 22167
Houston, Texas 77227
www.5CornersDistrict.org



S Post Oak - before Fuqua



Another project in the works is the Levey Group's 5 Corners Business Center on Beltway 8 between Highway 59 and Highway 288.

"When it comes to the development of new speculative industrial developments, until recently, Houston's southwest market has been largely ignored by the industrial development community," said David Ebro, president of the Levey Group. Levey also developed the 22.7-acre Sam Houston Business Park in northwest Houston and is using that development as a model for 5 Corners.

High land prices, land scarcity and oversupply of industrial space in the north, northwest and west submarkets factored into the Levey Group's decision to build a park in southwest Houston, Ebro said.

"Despite the strength in the industrial market over the past three years, because the southwest market has been largely overlooked by industrial developers, its market fundamentals of supply, demand and rental rates make it a uniquely ripe market for development," Ebro said.

546,275 square feet of flex, rear-load and front-load industrial space.

Architect: Houston-based Three Square Design Group

General contractor: Not yet selected

Five Corners District

PO BOX 22167 Houston, Texas 77227

www.5CornersDistrict.org

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