

Houston-based firm believes region has 'tremendous future'

Weingarten Realty Investors (WRI), a Houston-based real estate Investment trust (REIT), has long been committed to Houston. Of 113 properties in six states, approximately 82 percent of the company's portfolio is located here.

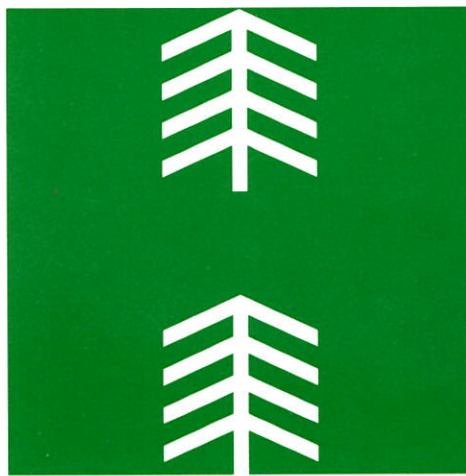
WRI has seven projects in north Houston. Attracted by the area's quality of life, phenomenal growth and excellent transportation network, WRI began developing in north Houston in 1976 with the 350,000-square-foot North Oaks Mall.

According to David Daleiden, Director of Research for Weingarten Realty and Chairman of NHA's Research Committee, "We are well represented on the northside and believe the area has a tremendous future. It is certainly an area we are looking at for future projects due in large part to the potential growth projected."

WRI continues to be very active in north Houston, and its most recently developed shopping center is Randall's/Cypress Station (I-45 and FM 1960 West). Developed in 1986, the center received a 55,000-square-foot addition last year.

Other activity includes the company's most recent acquisition of Central Park North. Located near Sam Houston Parkway and Hardy Toll Road, the five-building project contains more than 150,000 square feet. WRI also has designated 20 acres of unimproved land in the River Pointe mixed-use project for its next proposed community shopping center. In addition, Humblewood Shopping Center, which WRI developed in 1976 at U.S. 59 and FM 1960, is currently undergoing a major renovation and remerchandising of some of its tenants.

"The new toll road and improvements to the north/south freeways, coupled with improvements to the airport and the growth of the two major master-planned residential communities, keep us busy researching new proposals for north Houston," Daleiden says. "I think the north side has as many—if not more—pluses as other areas of Houston."

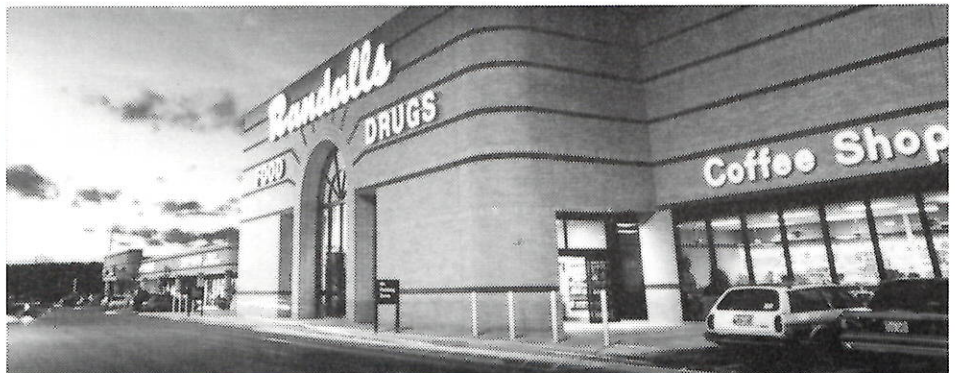


THE NORTH HOUSTON ASSOCIATION

Autumn 1988

WRI was founded in 1948 to develop free-standing stores for Weingarten Supermarkets, the former Houston grocery chain. The company, which specializes in developing neighborhood and community shopping centers, was restructured in 1985 to a REIT, went public that same year, and is now listed on the New York Stock Exchange.

Known as one of the Southwest's most prominent real estate firms, WRI is a recent addition to *Business Week's* top U.S. 1,000 companies, is ranked as the nation's 37th largest owner of shopping centers and third largest in Texas. WRI's 113 properties aggregate some 10 million square feet of building area. The portfolio includes 100 shopping centers, 10 industrial projects, two multifamily complexes and an office building serving as company headquarters. WRI's projects are in Texas, Louisiana, Arkansas, Tennessee, Maine and New Mexico. ■



WRI's most recently completed shopping center, at I-45 and FM 1960.

In Brief

Institute Moves to Sam Houston Parkway

Credit courses started August 29 at the University of Houston/North Houston Institute's new home, 250 Sam Houston Parkway (in the North Harris County College District office building).

Formerly located in The Woodlands, the Institute specializes in business and education courses at the graduate level. Most classes meet once weekly for three-hour sessions. In addition, a series of professional development courses is being offered on a non-credit basis. For more information, call 591-3570.

Rice University's Office of Continuing Studies is offering courses in The Woodlands. For more information and a free brochure, call Rice's Office of Continuing Studies, 520-6022.

Renovating Greenspoint Mall

The first phase of renovation of Greenspoint Mall—including new entries, lighting, fountains, flooring and foliage—is scheduled to be completed this fall. The next phase will include improvements to the parking lot, says Steve Vittorio of The Prudential Property Company, Inc.

L/JA Acquires Firm

Lichliter/Jameson & Associates, Inc., through its parent company, LJA, Inc., has expanded its water resources engineering capabilities with the acquisition of Winslow & Associates, Inc.

David E. Winslow, P.E., will serve as president of the subsidiary, L/JA Water Resources, Inc., according to a statement from John C. Lichliter, L/JA Chairman. W&A, founded in 1975, worked on major projects for The Woodlands and League City. ■

Hardy Toll Road opens ahead of schedule

The Hardy Toll Road, completed ahead of time and nearly \$35 million under budget, opened to great fanfare June 28. County Judge Jon Lindsay was on hand for the ribbon-cutting, and the master of ceremonies was Tom Wussow, Chairman of the North Houston Association.

The 21.7-mile arterial, one of NHA's top priorities in recent years, is already easing traffic congestion. Development of the area will be enhanced because of the convenience and time-saving capabilities of the new road. Adding extensions to the tollway is now in early discussion stages.

In addition to savings on right-of-way and construction costs, the Harris County Toll Road Authority was able to refinance bonds at lower interest rates. The bonds, floated to pay for the \$332 million project, may be retired early because of growing traffic and tolls collected. Stretching from The Woodlands to I-610/North Loop, the road has two collection zones (12-lane Park Spring Toll Plaza and 15-lane Aldine Toll Plaza), as well as 11 entrance and exit points.

New proposals would increase mobility even further. A new viaduct at Hardy and Elysian would connect the tollway to U.S. 59, enabling easier access to downtown



NHA Chairman Tom Wussow at the opening of the Hardy Toll Road.

and, in particular, Brown Convention Center and The Texas Medical Center. In addition, the City of Houston's Aviation Department is reviewing a plan for a high-speed road linking Hardy to the airport.

The NHA supports these proposals, as well as upgrading I-45 and U.S. 59, additional crosstown service and other road improvements.

Jim Royer, President of Turner Collie & Braden and chairman of NHA's Aviation Committee, reports these developments about Sam Houston Tollway (Beltway 8):

- Construction will continue in 1989 between I-10 and U.S. 290 and, the following year, between 290 and I-45.
- The Texas Turnpike Authority is completing a feasibility study to extend Sam Houston Tollway from U.S. 59 North to

I-45 South, which would improve north Houston's accessibility to the Ship Channel and southeast Houston.

With these new roadways in place, perhaps in five years, north Houston residents would be within 25 minutes' travel time of the entire metropolitan area, Royer says.

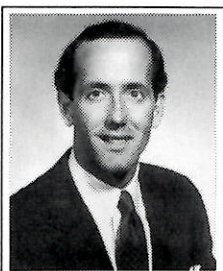
In addition, the Texas Department of Highways has authorized a study for the proposed "Aggie Expressway." The \$253 million project would turn FM 149 into a controlled-access, six-lane highway with ramps and overpasses.

The expressway eventually would link Texas A&M to Sam Houston Tollway in northwest Houston. No start date is set; officials from Harris and Montgomery counties still need to review the plan. ■

FROM THE EXECUTIVE DIRECTOR

Vote 'Yes' on Nov. 8 for The Good Roads Amendment

By John W. Craddock, Jr.



At the end of a long ballot this November, Texas voters will be asked to vote on the Good Roads Amendment.

A YES vote will mean the \$800 million a year that

Texas receives from the U.S. Highway Trust Fund will continue to be used exclusively for highways. The NHA supports passage of this vital amendment,

which maintains the historical designation of U.S. highway funds for federal road projects in Texas.

Motorists pay a federal fuel tax—9 cents/gallon—which goes to the Trust, and U.S. funds pay for 50-60 percent of highway construction in Texas. The amendment keeps a promise to the people, who were told fuel taxes would be used to improve highways.

A strong economy is dependent upon efficient transportation, which is one of NHA's continuing priorities. A YES vote

preserves current funding practices and allows better longterm planning.

Passage of the proposal will NOT result in increased taxes or additional funding for roads. Nor will it remove legislative oversights of highway projects.

Since 1917, when federal highway funds first became available to states, Texas has used 100 percent of its funds exclusively for highways. But a movement arose last year to divert funds for other purposes. To prevent this, the Texas Legislature approved (almost unanimously) the

Good Roads Amendment. Voters need to approve it Nov. 8 so it can be added to the State Constitution.

The amendment reads: "The constitutional amendment and/or clarification providing that federal reimbursement of state highway dedicated funds are themselves dedicated for the purpose of acquiring rights-of-way and constructing, maintaining and policing public roadways."

First-of-a-kind event attracts more than 500 people

North Houston is on its way back, and it was never more evident than at the Aug. 23 Economic Showcase, attended by more than 500 business people, clients and media.

Fifty tables of stunning exhibits demonstrated the progress this area is making in everything from county parks and road construction to airport expansion and new companies, developments and services.

The event, first of a kind, was held at the Wyndham Hotel-Greenspoint and co-hosted by the North Houston Association and the Houston Northwest Chamber of Commerce.

John E. Walsh, Jr., President of Friendswood Development Company and President of the Houston Economic Development Council, was the keynote speaker.

First tracing north Houston's early development, Walsh urged the region to develop into a high-quality community rather than becoming suburban sprawl. "We can be a passive recipient of Houston's growth as the regional economy recovers or we can pro-actively create a showcase city," he said.

The area's major issues, he said, are regionalization of utility systems, intra-regional mobility, enhancement of educational institutions and image improvement.

Dan Daniels, marketing vice president for Champion Realty Corporation, raised the sponsor seed money that guaranteed the event's financial success. And



More than 500 people attended the Economic Showcase in late August.

Connie Elston, Champion's manager of public relations and advertising, showed once again why she is among the best in her field.

Media from New York to Houston attended, and Billie Lim, editor of the New York-based Financial Times, was impressed by the strength of economic development groups in north Houston.

The North Houston/South Montgomery County Economic Showcase was underwritten by Compaq Computer Corp., Friendswood Development Company, Champion Realty Corp., Houston Lighting & Power, Houston Northwest Medical Center, Mitchell Development Co., Wilma Southwest Inc., Woodcreek Bank and Union Pacific Realty. ■

'Don't Mess' campaign reducing litter

"Don't Mess With Texas," a provocative ad campaign to clean up state highways, has been controversial in some quarters. But in a luncheon address to the North Houston Association, Texas Highway Commissioner John Butler reported the campaign has reduced litter by 54 percent and is saving the state money.

Texas had been spending \$24 million a year to pick up trash along 73,000 miles of highways. But with an aggressive media campaign, coupled with the volunteer Adopt-a-Highway program, roadways have become much more attractive to travelers.

Tourism is booming in Texas, with some \$17 billion spent annually by visitors to the state. Butler said the Highway Department realizes the importance of tourism and has been actively involved in promoting state attractions. Travel counselors, who counted more than 3.5 million visitors to the state last year, distributed more than 12 million pieces of promotional material.

Since 1984, when the state gasoline tax rose from 5 to 15 cents, highway work has increased statewide, providing better roads and more jobs. Butler says the state is spending about \$1.6 billion for construction and maintenance projects on highways each year, translating into thousands of jobs.

The May 19 noontime gathering also included a briefing from Milton Dietert, District 12 Engineer for the Highway Department, who outlined ongoing and upcoming road projects.

Speaking of the savings of the anti-litter campaign, Butler said, "Maybe you don't know what \$24 million will buy in highway department terms, but I can sure tell you Milton Dietert would love to add that amount to our construction and maintenance budget in Houston."

The luncheon included a brief award ceremony. NHA Chairman Tom Wussow honored Humble mayor Dr. Haden McKay for 50 years of public service. ■

New members

CONTINENTAL AIRLINES, based in Houston, is the largest airline serving Texas' Gulf coast. With almost 200 flights a day from Houston, the nation's fifth largest air carrier has a fleet of more than 300 planes and offers more service to Mexico than any other U.S. airline.

FULBRIGHT & JAWORSKI is a full-service law firm with extensive experience in water district, real estate, municipal law, tax and litigation practices.

MOBIL EXPLORATION & PRODUCING U.S. INC. will occupy Mobil Plaza-Greenspoint with over 600 employees later this fall. Mobil's Houston Onshore Division is responsible for exploration and production activities onshore in Texas, Louisiana, Arkansas, Mississippi, Alabama and Florida.

MORGAN-RIENIETS, INC. specializes in land development and municipal engi-

neering projects, with special emphasis on water resources, hydrology and hydraulics, wastewater, surveying and mapping, computer systems developing and applications.

NORTHEAST MEDICAL CENTER HOSPITAL a 237-bed, acute care hospital providing family-centered maternity care, general adult psychiatric care and chemical dependency unit, breast diagnostic center, extensive outpatient services, 24-hour emergency department, physician referral service, and community education.

S&B ENGINEERS INC. The municipal division handles civil/structural design, including wastewater treatment facilities, streets, highways, bridges, airports, drainage, hydraulic studies, architectural and construction management services. The industrial group designs petrochemical facilities. ■

The North Houston Association is a non-profit organization of major landowners, developers, corporations and financial institutions in north Houston. NHA works with public and private agencies to promote the region's quality of life.

NHA standing committees and chairmen:

Aviation

Jim Royer
Turner Collie & Braden, Inc.

Business Development

T. Brooke Farnsworth
Farnsworth & Associates

Education

Dr. Joe Airola
North Harris County College

Environment

Ron Smith
Friendswood Development Company

Public Affairs

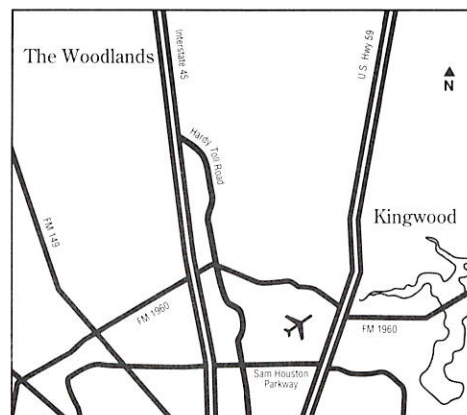
Dick Stromatt
Wilma Southwest, Inc.

Research

Dave Daleiden
Weingarten Realty Investors

Transportation

David Hightower
Wolff Companies



is published quarterly by the **North Houston Association**, 2 Northpoint Drive, Suite 310, Houston, Texas 77060-3235 Staff: John W. Craddock, Jr., Executive Director; Arlene B. Overstreet, Program Director; John R. Bowman, Projects Director. (713) 591-0199

BOARD OF DIRECTORS

Jack Linville, Chairman
Pierce Goodwin Alexander & Linville
Michael Richmond, Vice Chairman
The Woodlands Corporation
Gary Montgomery, Secretary/Treasurer
Montgomery Engineering Company
Roy I. Bennion—Wolff Companies
James C. Box—The Mischer Corporation
E. H. Daniels—Champion Realty Corporation
Sue Darcy—The Darcy Land Company
W. J. Farrell
Thomas Kalil—Continental Airlines
Tom W. Masterson—Masterson & Company
Jim Royer—Turner Collie & Braden, Inc.
W. Richard Stromatt—Wilma Southwest, Inc.
Roy White—Houston Lighting & Power Company
T.R. Wussow—Friendswood Development Company

MEMBERS

Real Estate/Development:
Champion Realty Corporation
Coldwell Banker Commercial Brokerage
Friendswood Development Company
Hendricks Management Company, Inc.
Henry S. Miller Company, Realtors
Homart Development Company
JMB Property Management Company
L&N Land Corporation
Mark Lee & Associates, Inc.
Marney Properties
Northgate Forest Development Corporation
Paragon Group, Inc.
Property Management Systems, Inc.
Ragsdale Development Corporation
Shell Oil Company
The Darcy Land Company
The Mischer Corporation
The Woodlands Corporation
Union Pacific Realty Co.
Weekley Properties
Weingarten Realty Investors
Wilma Southwest, Inc.
Wolff Companies
World Houston, Inc.
Wulfe & Co.
Corporations: CCA-Southwest
Continental Airlines
Houston Business Journal
Houston Lighting & Power Company
Mobil Exploration & Producing U.S. Inc.
Montgomery County Airport
Southwestern Bell Telephone Company
Union Pacific Railroad
Wyndham Hotel—Greenspoint
Public Accountants: White Petrov McHone
Medical: AMI—Parkway Hospital
Northeast Medical Center Hospital
Financial: First Interstate Bank of Texas
NCNB Texas National Bank
Gibraltar Savings Association
Greer Moreland Fosdick Shepherd,
Division of Lovett, Mitchell Webb & Garrison, Inc.
MBank Greenspoint
Masterson & Company
Mortgage & Trust, Inc.
The Westcap Corporation
Underwood, Neuhaus & Co., Inc.
Engineers/Architects: Bernard Johnson Inc.
Brown & Root U.S.A., Inc.
Carter & Burgess, Inc.
Dannenbaum Engineering Corporation
Jones & Carter, Inc.
Lichter/James & Associates, Inc.
Lockwood, Andrews & Newnam, Inc.
Montgomery Engineering Company
Morgan-Rieniets, Inc.
Pate Engineers, Inc.
Pierce Goodwin Alexander & Linville
3D/International
S&B Engineers, Inc.
Turner Collie & Braden Inc.
Walter P. Moore & Associates
Watkins Carter Hamilton Architects, Inc.
Contractors: Spaw-Glass, Inc.
Law: Farnsworth & Associates
Fulbright & Jaworski
Smith, Murdaugh, Little & Crawford
Vinson & Elkins
Research Consultants: CDS Research, Inc.
Gelb Consulting Group, Inc.
Education: North Harris County College
University of Houston, North Houston Institute