

# MUD 113 Newsletter

March, 2019

## Commercial Update

Woodforest consisting of 3,150 acres, remains true to its carefully envisioned master-planned community by advancing in great strides with both residential and commercial development. On the residential side, about three quarters of the 4,000 total lots in MUD 113 have finished home sites, with the remainder to be completed in the next several years. On the commercial side, approximately 33 acres of the 130 acres allotted to commercial development have been purchased and are either under construction or open for commercial business. The majority of the dedicated commercial lands are North of Elk Trace Blvd and adjacent to Fish Creek Thoroughfare (FCT). All of the commercial acreage is within MUD 113 and not MUD 121. Figure 1 shows a map of the commercial area.

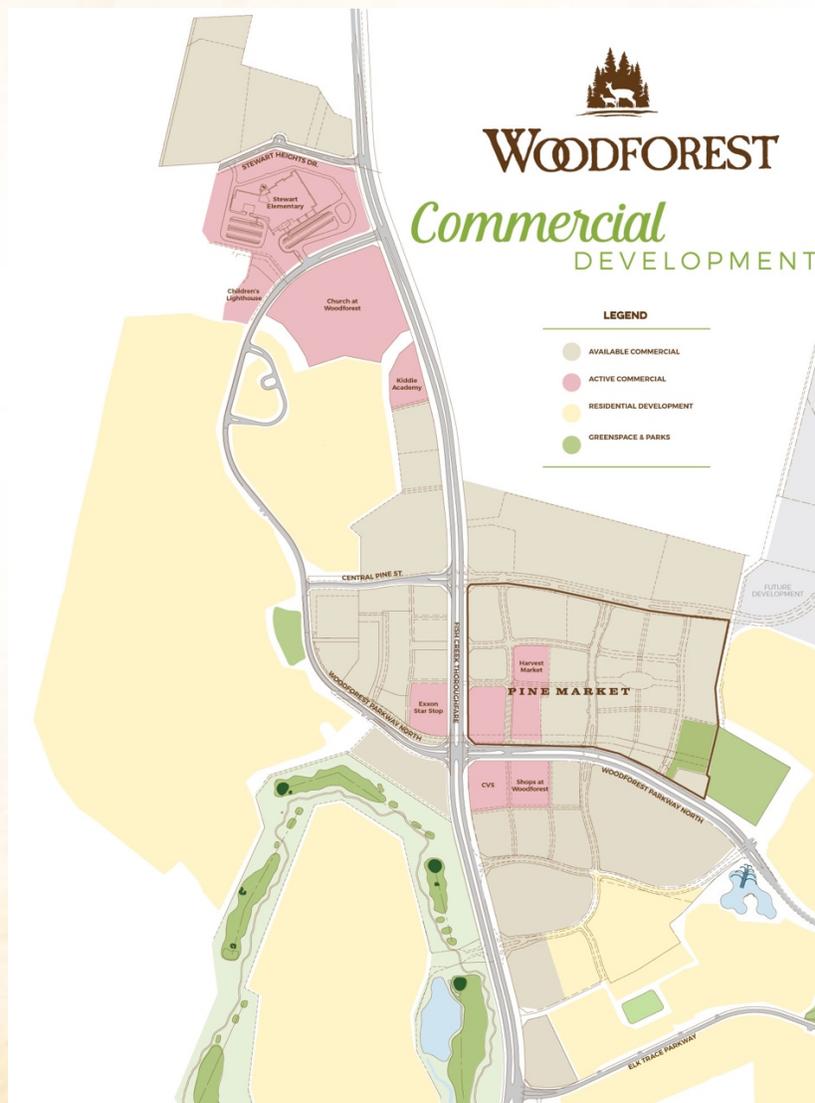


Figure 1

Our first commercial building was CVS at the SE corner of FCT and Woodforest Parkway N. This was soon followed by the Shops at Woodforest (Hunington Properties) center to the east of CVS containing Crust Pizza, Fantastic Sams, Grand Liquor, Rush Cycle, Woodforest Dental Loft, and HotWorx leaving two stores yet to be leased. Diagonally across FCT on the NW corner of Woodforest Parkway N. and FCT is an expansive Exxon Star Stop gas station with car wash, and soon to come Clean Touch Cleaners.

Current focus is on development of the Pine Market region. A conceptual design is shown in Figure 2. This exciting area, bordered by FCT to the west, the fire station to the east, Woodforest Parkway N to the south, Central Pine St. to the north, will be the heart of the commercial, retail, and entertainment within the commercial district of Woodforest.

## OVERVIEW

### B. PINE MARKET CENTER CONCEPTUAL VISION

Pine Market Center is envisioned as the village center of Woodforest. The massing of architecture, orientation and frontage along streets, are critical components that all contribute to establish a pedestrian friendly scale and sense of place that is reminiscent of a small town "Main Street" village. The graphic below demonstrates the vision for Pine Market Center and is the basis for the criteria established in these design guidelines.



*Rendering is conceptual in nature and subject to change without notification*

Figure 2

Currently under construction is the commercial tract known and referred to as 3B-1 and illustrated in Figure 3. This first property being developed in Pine Market at the NE corner of FCT and Woodforest Parkway N. consists of 2 Buildings adding approximately 21,000 sq.ft. of retail. This location is currently advertising to feature the following tenants: Sandstone Family Medicine, Dr. Gillogly Dentistry, F45 Training Studio, Plush Nails, Jugo Juicery and Tune Up – The Manly Salon.

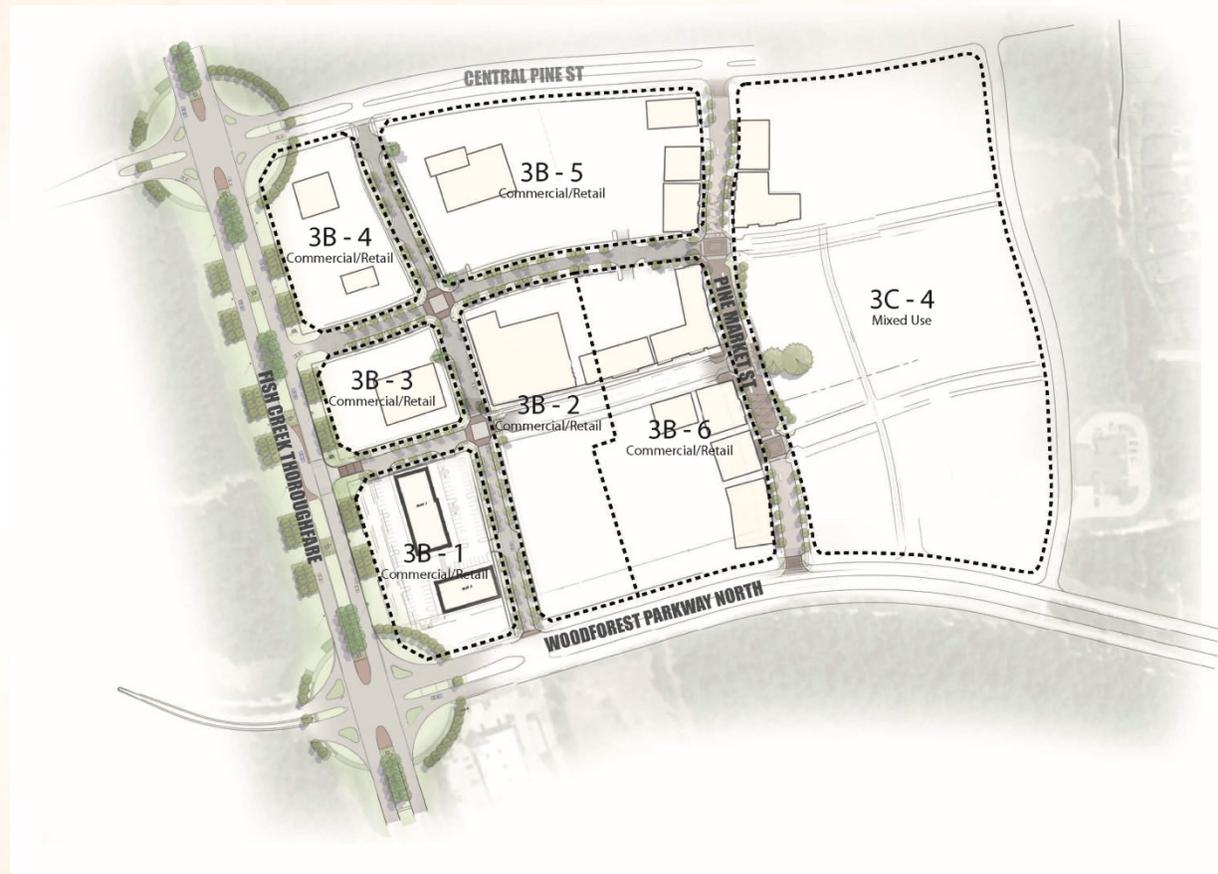


Figure 3

On 3.7 acres to the East of 3B-1, an existing announcement was just made about the grocery store named Harvest Market coming to Woodforest. It will be their 4<sup>th</sup> Houston area store and largest yet at approximately 40,000 sq.ft. Harvest Market features a variety of departments such as grocery goods, produce, dairy, meat, seafood, bakery, floral department, home and garden and more. Unique to Harvest Market, the store will contain a food court that offers an array of diverse meals prepared or requested by in house Chef's to enjoy in store as casual dining or on-the-go. To better service the Woodforest community, Harvest Market plans to have curbside pick-up, home delivery and a drive through coffee kiosk. Harvest Market will serve as the primary anchor within Pine Market and has intentions of opening in the 1<sup>st</sup> Quarter of 2020.

Another exciting feature in Pine Market will be the Central Green. The intention of the Central Green is to create a safe play, park-like environment open for planned and un-planned activity within the lawn area. It will serve as the community park for commercial development and become a destination, allowing visitors to gather, socialize with friends, neighbors or visitors. This Central Green presents the opportunity to allow for a space to enjoy live music, entertainment, holiday/seasonal celebrations, art festivals and other planned events. Businesses adjacent to the Green are encouraged to provide specific site improvements to create outdoor experiences to more of a pedestrian scale.

A key component of the Pine Market vision is the need to construct within the public right-of-way, infrastructure such as the water/sewer/drainage, paving, landscape, irrigation, sidewalks, streetlights, vehicle signage, etc. Plans have been approved for the requisite projects for the 3B-1 and 3B-2 tracts, and our Engineer will be advertising these projects for bid. Expected construction completion dates are mid-year. MUD 113 will be working with the Developer to fund these projects by including them in the 2019 Road Bond package. Within the 2019 Road Bond, the Developer is planning to extend the beautification of FCT esplanade north from Woodforest Parkway N to Central Pine St. This segment of FCT is within the heart of the commercial improvements and will help create/sustain the commercial value for the community.

The Developer has put together a thorough document giving the Commercial Guidelines for the Pine Market Center. All aspects of commercial construction must have the approval of the Woodforest Commercial Architectural Control Committee. These include: store frontage, streetscapes, sidewalks, parking, landscaping, street and site lighting, forest preserves, building design, walls and fencing, street furniture, and signage. When completed, Pine Market will be a place to enjoy and be proud of!

### **New Director Appointed to Precinct 5**

The Board appointed Ryan Wade to fill the vacated Board position for Precinct 5. The remaining term expires in May, 2022. We wish to thank the 7 residents who applied for this position.