WHERE ENERGY MOVES
WORKING TO CREATE A PREMIER PLACE TO WORK, LIVE AND INVEST ... NOW AND FOR YEARS TO COME.
WHERE ENERGY MOVES

For as long as humans have looked skyward, they have sought a brightly glowing star to guide them. For the global energy industry, hundreds of firms, thousands of residents and more than 91,000 employees, The Energy Corridor is a pole star, a place where energy moves - vibrant and boundless as the night sky.

Since its creation by the Texas State Legislature in 2001, The Energy Corridor District has been guided by a singular vision: to help The Energy Corridor be internationally recognized as a premier place to work, live and invest.

Our mission: improve livability and attractiveness for our residents, employees, businesses and visitors through a variety of initiatives, encompassing mobility, security and public safety, streetscape beautification, recreation, community identity and business development.

WHAT THE ENERGY CORRIDOR DISTRICT MEANS TO YOU

Through visionary planning and vigorous action, The Energy Corridor District works as a collective voice for the benefit of property owners, businesses, employees and residents.

Facilitating the reconstruction of IH-10 and widening of Eldridge Parkway, beautifying esplanades, planting thousands of trees, providing security patrols and generating significant local, state and national government support for major infrastructure improvements are just a few of the more visible efforts carried out by The District. Each program is carefully designed to enhance livability and workability in The Energy Corridor ... now and for years to come.
Imagine a future where The Energy Corridor District is the nation’s most desirable place to work and live. Using growth forecasts for the next two decades, The District’s Service Plan is designed to help make that vision a reality – benefitting property owners, businesses, employees and residents by:

Providing strong leadership and representation with national, state and local agencies

Improving transportation mobility and traffic management

Enhancing and beautifying the urban realm

Providing security and public safety

Creating safe, enjoyable places to walk and bicycle

Connecting the community and enhancing The Energy Corridor identity

Boosting business development and property values

Planning to accommodate future growth
ROOTS OF COMMERCE

Home to some 300 multinational, national and local companies, The Energy Corridor is poised to host more than 160,000 employees by 2030. Astonishing, perhaps, but then this special place has always been the epicenter of commerce in western Harris County.

Fertile black soil, bayou and creek bottoms graced with hardwoods, and vast grasslands bursting with buffalo, deer, prairie chickens, quail, turkey and geese drew early pioneers to what is now Addicks Reservoir. By the early 19th century, those natural riches encouraged settlers to seek land grants from the Mexican government.

Soon, German homesteaders were forming tight-knit communities in Addicks and Bear Creek, near the San Felipe Trail that Texas’ founding fathers used to transport goods west. They grew corn and cotton (milled in Addicks), raised cattle and built turnvereins – octagonal buildings where communities barbecued and danced together – and formed dairy co-ops that quenched Houston’s growing thirst for milk.
When the Missouri, Kansas and Texas (MKT) railroad was built along the old trail connecting Cane Island (now Katy) to the burgeoning rail and port hub of Houston, towns like Barker and Letitia (known as Addicks) bustled with farmers and ranchers going to market. They often gathered at the MKT rail depot where the Addicks Park and Ride serves commuters today.

That historical natural bounty lives on throughout 26,000 acres of open space and parks and 50 miles of bike and hike trails, helped by The District’s leadership with the West Houston Trails Master Plan. And 18-lane Interstate Highway 10 has replaced the San Felipe Trail, connecting The Energy Corridor to the nation, strategically positioning The District as Houston’s premier center for commerce and living.
Beginning 80 years ago, 20th-century homesteaders began feeding the spark that would eventually fuel development of The Energy Corridor. Houston executives and their families seeking suburban refuge, spacious yards and quality schools filled new neighborhoods along Buffalo Bayou west of downtown from River Oaks to Memorial Villages and beyond. Businesses followed, serving the needs of a growing suburban population.

The federal government built Addicks and Barker Reservoirs in the 1940s, containing floodwaters and laying the groundwork for future development. But it wasn’t until the 1970s that The Energy Corridor earned its name. Global energy companies began moving near the homes of their executives and engineers. Shell Oil Co., Conoco and Amoco (now BP) built tree-lined campuses; the Park 10 Regional Business Center created a master-planned, mixed-use business development; and in 1980, Exxon Chemical USA (now ExxonMobil Chemical) carved out its world headquarters in a parklike setting off Memorial Drive and Eldridge Parkway. Other oil and gas leaders like Arco moved here; supporting engineering and energy firms followed. And The Energy Corridor became reality.

By 2030, office/mixed-use space in The Energy Corridor is expected to reach 42.4 million square feet.
WHAT IS THE ENERGY CORRIDOR DISTRICT?

The District sprung from a vision to better manage and facilitate growth in The Energy Corridor. Commercial development in The Energy Corridor had slowed from the torrid early 1980s. By 1999, leaders from the West Houston Association – a group promoting quality development, with members representing Energy Corridor companies – saw opportunity and organized a governing entity focused on The Corridor. They petitioned the Texas State Legislature, and in 2001 Harris County Improvement District #4, known today as The Energy Corridor District, was created.

Its mission: promote and increase the value of the area within its boundaries. Managing 2,000 acres, the District’s “Big T” stretches along Interstate 10 from just west of Barker Cypress to Kirkwood, then south down Eldridge Parkway beyond Briar Forest.

Our first task? We tackled the most significant change to West Houston since the construction of the Addicks and Barker Reservoirs after World War II. The District played a pivotal role in the rebirth of IH-10, reviewing plans and coordinating construction with TxDOT to ensure the best possible transportation access for The Energy Corridor.

Vision: to help The Energy Corridor District be internationally recognized as a high-quality place in which to work, live and invest.
IH-10 RECONSTRUCTION

Our active leadership with TxDOT provided design and architectural enhancements to significantly improve one of the nation’s busiest stretches of interstate. We’ve landscaped and now maintain a seven-mile “green ribbon” along IH-10, planting and nourishing stands of native trees.

TRANSPORTATION

What began with IH-10 reconstruction leadership is now one of the more forward-thinking transportation demand management programs along the Gulf Coast. We’re not waiting for traffic to worsen. We’re doing something about it today ... improving turn lanes and traffic signal operation; adding new bus service to connect the Addicks Park and Ride with businesses up and down Eldridge Parkway; promoting carpools and vanpools; helping bicyclists commute safely; and providing CarShare vehicles so those taking alternative transportation have a ride, when needed, at work.

TRAIL CONNECTIONS

Trails are changing the way people here exercise, commute to work and have fun. The District has been instrumental in promoting trail connections between city and county parks, linking Cinco Ranch, Memorial and Spring Branch neighborhoods to The Energy Corridor. Working with the National Park Service, we led the creation of the West Houston Trails Master Plan, aiming to double walking and bicycling paths connecting The Energy Corridor.
SECURITY & PUBLIC SAFETY

A safe environment is a more successful one. The District places a priority on maintaining safety – providing police visibility and public safety programs to address everything from community concerns to code violations. Harris County Precinct 5 Constables patrol District streets in marked vehicles and travel trails on bicycles to provide the security companies demand for their employees, guests expect at hotels, and shoppers and residents appreciate in The Energy Corridor.

PEDESTRIAN SAFETY / ACCESS

By completing gaps between developer-built sidewalks, The District is creating walkable connections to work, Terry Hershey Park, stores, restaurants, hotels, places of worship and schools. Installing benches and bus shelters and modifying crosswalks and street corner ramps have made pedestrian travel safer.

CURB APPEAL

It takes more than sidewalks to make a highly livable place. The District has planted thousands of shade trees, reforested esplanades and open property frontages. Throughout The District our crews sweep streets, remove trash, mow road easements and keep a “green ribbon” healthy along seven miles of IH-10.

The Energy Corridor is one of the largest job centers in the region; by 2030 employment capacity is expected to reach 163,000.
Unprecedented growth creates new challenges. With a forward-thinking, 10-year view, The Energy Corridor District believes these challenges can become opportunities to enhance our community’s quality of life and sense of place.

### LEADERSHIP FOR WEST HOUSTON

The Energy Corridor District will continue leading efforts to improve transportation mobility, public safety, streetscape design and business development. Our leadership role will carry onward, determined to generate support from governing bodies for needed infrastructure projects.

**Our goals:**
- Long-range master planning to make a better future
- Getting the most for District stakeholders
- Proactive representation to get results from national, state and local government and their elected officials
- Infrastructure planning hand-in-hand with city, county and state agencies
- Promote community involvement for infrastructure planning
- Provide matching funds for leveraged public dollars

### TRANSPORTATION MOBILITY AND DEMAND MANAGEMENT

For the next 10 years, we will continue leveraging national, regional and local resources to improve roadways, public transit and transportation amenities. By addressing current and future mobility needs concurrently, we can offer diverse commuting options that provide effective ways to get to, from and around in The District.

**Our goals:**
- Mitigating traffic and improving mobility
- Securing transit and commuter services
- Expanding access to businesses
- Creating safer streets for pedestrians, bicyclists and vehicles
- Fostering cleaner air quality and healthier lifestyles
**IMPROVING LIVABILITY (THE URBAN REALM)**

We are promoting compact quality development to create a pedestrian- and bicycle-friendly place that is enjoyable and people-oriented, one that attracts and retains employees, increases property values and facilitates business development.

**Our goals:**
- Enabling regional master planning and visioning
- Facilitating environmental, streetscape and urban design
- Improving curb appeal: enhancing and maintaining esplanades and public right-of-ways
- Enhancing sidewalks, trails and access to more than 26,000 acres of parks and natural areas
- Creating a pedestrian- and bicycle-friendly place
- Promoting quality development
- Envisioning a Livable Center, featuring transit corridors and transit-oriented development to better connect businesses

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**BUSINESS DEVELOPMENT**

One of our primary goals will persevere – helping to make The Energy Corridor one of the most desirable places in Houston to live, work, shop, visit, build or invest.

**Our goals:**
- Developing a “sense of place” through brand identity, awareness and affinity
- Enhancing quality of life
- Improving employee recruitment and retention
- Connecting the community through regular communication, community outreach and special events like Energy Corridor Recycles Day
- Promoting businesses with Member Deals and publicity

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**SECURITY AND PUBLIC SAFETY**

We seek to bring new investment to every aspect of The District by maintaining and enhancing a safe environment.

**Our goals:**
- Cultivating communication and instilling cooperation between property owners, tenants, the Houston Fire Department and Harris County Precinct 5
- Managing daily police patrols, with a neighborhood-oriented policing style
- Performing neighborhood code enforcement
- Advocating public safety

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Vision, curb appeal, public safety and transportation mobility are our primary objectives.
Smart planning, innovation and leveraged funding steers a 10-year budget designed to support five major areas: Transportation, Environmental Urban Design, Business Development, Security and Public Safety, and Administration/Leadership. Budgets are approved in open meetings by the Board of Directors, made up of property owners in The District.

Budgets are based on projections for needs and priorities anticipated today. From year to year, priorities may change. The Service, Improvements and Assessments Plan gives The District’s Board of Directors flexibility to adjust resources to meet changing needs. Each year the Board re-evaluates the plan, determines needed projects and approves an annual budget with stakeholder input.

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ASSESSMENT PLAN

The District collects an assessment from all eligible commercial properties within its borders, using an open, fair and equitable process. Each individual parcel of property, regardless of its location within The District, benefits by the services and improvements described in the Service Plan. The benefit equals or exceeds the amount of the assessment paid by the owners of each property.

The assessment rate is 10 cents per 100 dollars taxable value of land and improvements as determined by the Harris County Appraisal District (HCAD). This assessment rate can be increased by no more than five percent over the maximum allowable rate of the previous year. The Board has not increased the rate since inception.

Each year values are compared to ensure that increases are within allowable limits. The amount paid in any given year cannot be more than four times the amount paid in the first year. If values increase more, the owner is invited to a special hearing to discuss HCAD value increases on existing improvements and new improvements constructed since the Service Plan was implemented. Assessments in subsequent years are calculated on the current year’s certified taxable value.

The intent is to continue to deliver services and construct improvements over 10 years. Assessments for the entire period are broken down into annual payments. Bills are mailed in the fall, payments are due by January 31st, late penalties and interest are assessed after February 1, and a lien can be filed on a property until paid. Since inception 100% of the assessments have been paid in full. No property may be assessed an amount in any year that exceeds four times the initial assessment, plus value added by new construction or improvements.

Not all properties within The District are subject to assessment. The District does not assess personal property. Other exemptions include single-family detached residential property, duplexes, triplexes and quadraplexes, property owned by a political subdivision of the State, property owned by an organization exempt from tax pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended; and property owned by a utility.

Other sources of revenue include donations, special events sponsorships and grants.
LEADERSHIP WITH A VISION

Unprecedented growth creates new challenges. With a forward-thinking, 10-year view, The Energy Corridor District believes these challenges can become opportunities to enhance our community’s quality of life and sense of place.

From developing solutions that improve livability to making sure The Energy Corridor is on the front line for public-financed projects, The District is unsurpassed as a civic leader for West Houston. We lead to actively represent all commercial property owners in The District, while addressing the concerns of residents, office tenants and businesses.

The District proactively partners with federal, state, county and local agencies to receive services and funding for projects that may otherwise be delayed or never happen. Whether it’s developing the West Houston Trails Master Plan or working closely with TxDOT and the Houston-Galveston Area Council on transportation solutions, we believe in setting the pace for improvements in The Energy Corridor.

Effective leadership requires skilled people. Our staff has expertise in project management, grants, risk management, finance, auditing, real estate, public safety, urban design, landscape architecture, forestry, horticulture, bicycle and pedestrian safety, transportation, transit, marketing, communications and special events.

They are led by District Board members representing District property owners – with notable experience serving on a variety of boards, including the West Houston Association, Urban Land Institute, the Institute of Real Estate Management, Municipal Utility Districts and top building owner and facilities management associations.

In addition, our team works closely with the City of Houston and Harris County Flood Control District to improve storm water drainage practices and management. We promote park and trail initiatives with Harris County Precinct 3 and the city’s Parks and Recreation and Public Works & Engineering departments. We coordinate with utilities to ensure high-quality access to reliable power and broadband communications. And Harris County Precinct 5 Constable officers keep criminal mischief at bay and coordinate security with all peace officers – from school districts, constables, neighborhood patrols and private company security forces.

Results: Representing Owners’ Interests with Public Agencies

- TxDOT IH-10 improvements - $400 Million
- Harris County Trail improvements - $4.8 Million
- City of Houston improvements and services - $24 Million
- Park Row Completion Project - $20 million
- 6-lane Eldridge widening - $2.9 million
ADVOCACY. MOBILITY. PUBLIC SAFETY. CURB APPEAL. LIVABILITY.

We serve for one reason: to make The Energy Corridor a premier place to work, live and invest ... now and for years to come.

Unmatched energy. Contagious vitality. Class-leading livability. These are the characteristics that define The Energy Corridor. Since 2001, The Energy Corridor District has worked to create and promote a high-quality place, one that is attractive to skilled employees, companies the world over and people seeking a vital lifestyle.

Delivering services and improvements not only adds value to all properties within The District, it benefits the Houston region. Property owners, companies, employees and residents trust The District to collectively leverage resources on their behalf. The result is the ability to provide increased levels of service, enhanced public awareness and a higher-quality place to live, work and play.
We view the next 10 years as opportunities, not challenges. Projected regional growth will demand thoughtful planning and the ability to implement projects with tangible results. It is our mission to make The Energy Corridor internationally recognized as a premier place to live, work and invest.

– Clark Martinson, General Manager, The Energy Corridor District