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City Adopts Future Land Use Map

In November 2008, City Council adopted a map that includes the community's vision of future land uses for the city. The last map was adopted in 1998 as part of Friendswood's Comprehensive Plan. The [new future land use map](#) includes additional designated special study areas where commercial and mixed-use development with a commercial emphasis is desired.

Coordinator's corner



Karen Capps, CEcD
Economic Development Coordinator

Annual Broker and Developer Day Focuses on Building Green

2008 has certainly been an exciting year for the City of Friendswood. The Community and Economic Development Committee worked diligently to provide recommendations to City Council that will generate new business and add value to our community. Likewise, Council has approved new incentive programs, streamlined ordinances and passed resolutions to provide businesses with assistance and to reinvigorate downtown. As we reflect on the year and look forward to 2009, I am pleased with our progress and readily see the positive impact we have had on our city.

I wish you a happy holiday season and a prosperous new year!



Area brokers, developers and community members came out to Timber Creek Golf Club Thursday, Nov. 6, for the 6th annual Broker and Developer Day. Brett Banfield, vice chairman of the Community and Economic Development Committee, welcomed the crowd and served as emcee for the event.

The morning's feature speaker was Jeff Mickler, president of Jacob White Construction Co. and Friendswood native. Mickler, whose company is constructing the city's first green building, spoke about the importance of building green and some of the benefits – such as better indoor air quality and comfort, reduced operating costs and higher employee productivity. Mickler captivated the audience as he spoke about green building R-values in the 70s and electricity bills for these buildings being less than a common bill for a single family home.

Friendswood Mayor David Smith, economic development coordinator Karen Capps and Friendswood Chamber of Commerce chairman William Rearick also addressed the group. The day ended with the Friendswood Chamber of Commerce's 11th annual "Swing into Fall" golf tournament.

CALENDAR OF EVENTS

Mark your calendar and look for the City of Friendswood Economic Development Office at the following:

IEDC Leadership Summit

Jan. 25-27, 2009
Tempe, AZ

Texas Economic Development Conference

Feb. 16-18, 2009
Austin, TX

Municipal Grant Projects Coming to Fruition

To date, three grants totaling \$180,000 have been recommended by the City's Community and Economic Development Committee and approved by City Council. These projects will provide the city with 111,330 square feet of new development, more than \$16 million in new taxable values and create or retain more than 70 jobs. These three projects are making significant progress and are truly gems in Friendswood.

Medical Wellness Center

The grand opening for the Medical Wellness Center at Friendswood, located on 1.6 acres at 1505 E. Winding Way, was held on Tuesday, Dec. 9. The 28,940-square-foot, two-story facility houses Dr. Ronald Baden & Associates and Memorial Hermann Imaging Center.



The City of Friendswood
is a proud member of:



Bay Area Houston Economic Partnership
www.bayareahouston.com



Galveston County Economic Alliance
www.gcea.us

Friendswood Chamber of Commerce
www.friendswood-chamber.com



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Park Plaza

The groundbreaking for Park Plaza, a two-story office and retail development at 907 S.

Friendswood Drive, will take place mid-

December. The \$2.2-million project will house three Friendswood businesses – Crystal Creek Developers, P.E. Square Engineering Consultants and Everest Design Group.



HomeTown Center

The groundbreaking for HomeTown Center, a 60,789-square-foot, mixed-use development, will occur first quarter 2009. The three-story building will feature office space and retail uses on the first and second floors, as well as high-end lofts on the third floor. Some of the future tenants include Buzbee Properties, Inc., HomeTown Bank, a coffee shop and a title company.



Live Here Work Here

Friendswood residents are passionate about their dynamic quality of life. From superior city services and amenities to first-class schools and a strong economy, residents enjoy the characteristics of this city. For many, it goes beyond home life as several locals choose to place their business here making Friendswood an ideal place to “live where you work and work where you live.”

In future e-newsletters, we will profile several members of the community who live here and work here. We’ll share the stories of these residents and business people to demonstrate all that Friendswood has to offer. In the meantime, visit www.livehereworkhere.com to learn more about the various services the city offers for businesses.

2008 Year in Review

As we wrap up 2008, we would like to take this opportunity to reflect on some of the highlights from these past 12 months. As you can see, it was a successful year for Friendswood.

First green office building nearing completion in Friendswood

Jacob White Construction Co. is close to completing its new green office building headquarters at 2000 West Parkwood Ave. – a first for the City of Friendswood. The nearly \$2-million project will have a grass roof and water catchment system. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, the nationally accepted standard for design, construction and operation of green buildings, will deem this a Gold project – one of the highest levels of certification.



Council approved new incentives for downtown

City Council designated the downtown district as Neighborhood Empowerment Zone (NEZ) #1. This designation means the City will provide incentives, including waiving fees, to encourage development, renovation and expansion in the downtown area. City Council also amended the city's [Chapter 380 municipal grant program](#) by reducing the minimum investment requirement to \$250,000 and allowing grant funds to be utilized for paved sidewalks, facades, street lighting, signage, benches

Clearwood Business Park breaks ground

GW Joint Venture is constructing Clearwood Business Park on FM 2351 in Friendswood. With an estimated value of \$4 million, the business park will total 45,000 square feet resting on 4.3 acres. Five office warehouses, each with approximately 6,000 square feet of space, along with two retail buildings, each with 7,500 square feet of space, will comprise the park.

ROAN Report® reveals unmet restaurant capacity

A diagnostic report that measures the balance between retail supply and retail demand in the Friendswood area, the ROAN Report® looked at opportunities in a three-, five- and seven-mile radius from the intersection of FM 528 at FM 518 in Friendswood. The results revealed a 69-percent unmet market capacity for restaurants within a three-mile radius of the intersection. Friendswood is already on its way to meeting this demand, with several new restaurants open and others opening soon.

To view the full ROAN Report®, visit <http://www.ci.friendswood.tx.us/COF/business/Business+Resources/Default.htm>.

Business News

New Businesses:

- UTMB Friendswood Medical and Surgical Clinic, 121 W. Parkwood Ave.
- UTMB Endocrinology and Rheumatology, 117 W. Parkwood Ave.
- UTMB MRI Mobile Unit, 100 W. Parkwood Ave.
- Friend's Pub and Restaurant, 2407 W. Parkwood Ave., #115
- A Step Ahead Tutoring, 200 E. Edgewood Dr.
- Action Roofing, LLC, 306 W. Edgewood Dr., Ste G.
- Happy Tails Grooming & Boarding, 5131 FM 2351

Residential Development

Residential subdivisions planned or under construction:

- Friendswood Lakes, Section 5 (FM 528 at Friendswood Lakes Blvd), 40 lots
- Tuscany Estates, 910 Falling Leaf, 2 lots
- West Ranch Estates, Section 2 (north side of FM 518), 31 lots
- Creekside at West Ranch, Section 3 (north side of FM 518), 37 lots
- The Lakes at West Ranch, Section 1 (south of FM 518), 75 lots

2008 Single-family Home Building Permits

Month	Homes	Valuation (in millions)
January	16	\$5.8
February	19	\$6.9
March	16	\$5.9
April	18	\$5.2
May	29	\$8.3
June	35	\$12.15
July	26	\$7.61
August	17	\$5.2
September	9	\$3.85
October	7	\$2.50
November	8	\$2.2
Total	200	\$65.61

Infrastructure Underway

Road Construction Projects:

- West Blvd. (connecting FM 518 to Friendswood Lakes Blvd.)
- Friendswood Link Road extension from Blackhawk to City limits
- Falcon Ridge Blvd.

Drainage Project:

- FM 518 downtown drainage improvements, which will serve the downtown area from south of Willowick to Cowards Creek.



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