



# FORT BEND

## SUBREGIONAL PLAN

Prepared For  
HOUSTON-GALVESTON AREA COUNCIL | FORT BEND COUNTY  
ARCOLA | MEADOWS PLACE | MISSOURI CITY | RICHMOND | ROSENBERG | STAFFORD | SUGAR LAND

PREPARED BY: **TRAFFIC ENGINEERS, INC.**

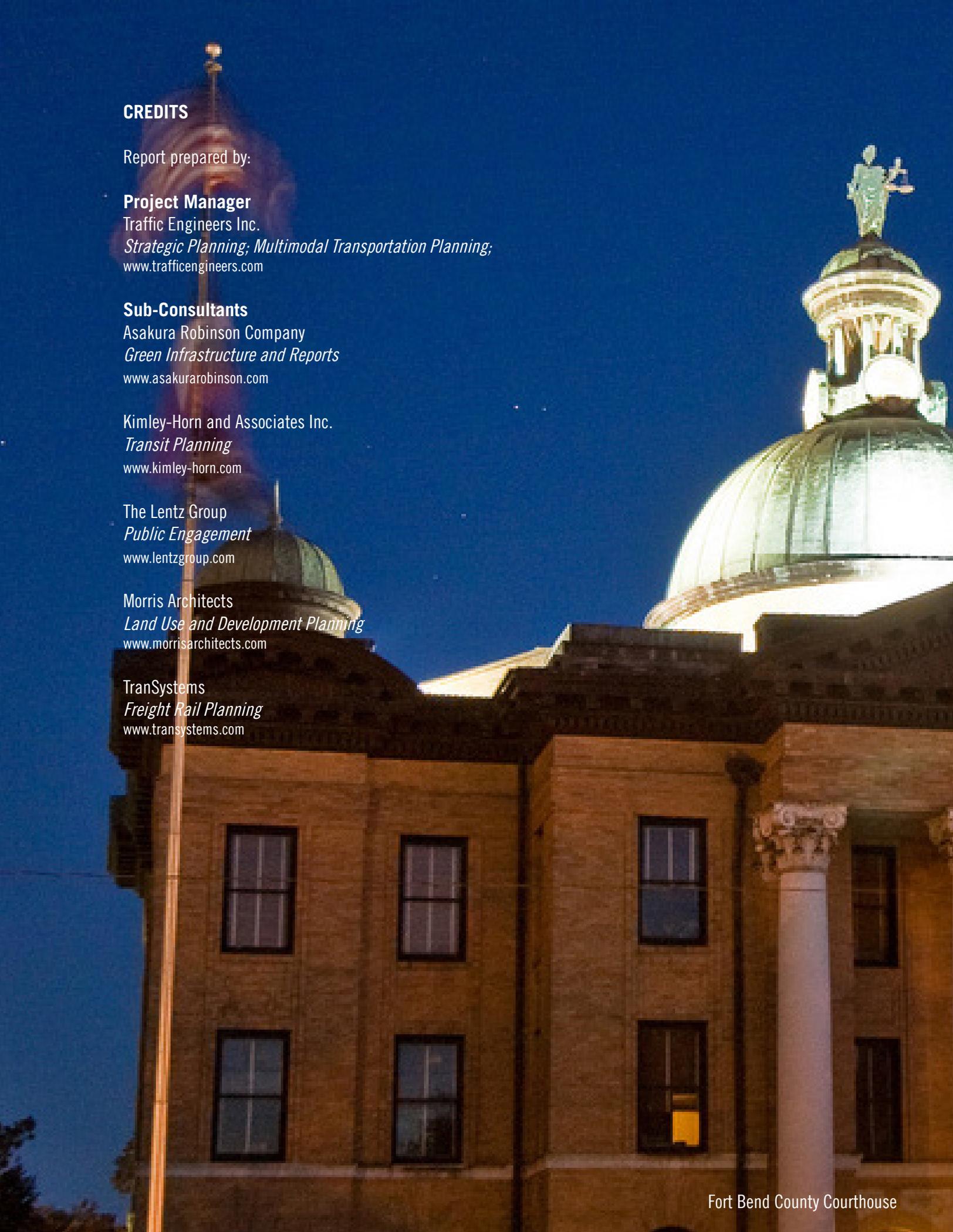
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## EXECUTIVE SUMMARY

The Fort Bend Subregional Plan is a joint effort between the Houston-Galveston Area Council (H-GAC), seven local stakeholder cities, and Fort Bend County to develop a common vision and strategic framework to help the Fort Bend study area successfully manage the significant growth projected for the region. H-GAC is the Metropolitan Planning Organization for the 8-county Gulf Coast Planning region of Texas. Its service area is 8,700 square miles and contains more than 5.8 million people. The Fort Bend Subregional Plan is one of several studies H-GAC has developed under the Subregional Planning Initiative (SPI) to develop long range land use and transportation plans for local communities in defined geographic areas within the region. In recognition of the need for a more holistic, strategic approach to regional planning, the SPI was created as a way to develop locally-conceived plans that identify local transportation goals and define projects and implementation strategies to achieve these goals.

A key component to the SPI approach is the recognition that transportation systems, land use, and economic development are strongly linked and therefore need to be integrated into an overall plan. Priority projects that are identified through the SPI planning efforts will be incorporated into regional planning tools including the 2040 Regional Transportation Plan (RTP). For the Fort Bend Subregional Plan, H-GAC has partnered with seven local cities within Fort Bend County as project sponsors. These jurisdictions include: City of Arcola, City of Meadows Place, City of Missouri City, City of Richmond, City of Rosenberg, City of Stafford and City of Sugar Land. Other local agencies and jurisdictions have also served on the project steering committee and as stakeholders for the project including Fort Bend County and the Fort Bend County Transit Authority, Texas Department of Transportation, and the Metropolitan Transportation Agency of Harris County (METRO).

The study area is located in Fort Bend County, the second largest county in the H-GAC planning region. The county is located directly southwest of the City of Houston and Harris County. The primary study area for this project focuses around the seven sponsoring cities in the central and eastern portion of the county. Overall, the study area within Fort Bend County has been very successful in terms of growth, economic development and quality of life with the region and many local cities being recognized as premier locations to live and work. This plan identified six key drivers of success for the region.

1. Strong Mobility and Access to Major Job Centers
2. High Quality Residential Housing Options
3. Strong Economic Growth
4. Enhanced Quality of Life and Amenities
5. Excellent School District Reputation
6. Increasing Diversity



Mark McGrath Municipal Park, Meadows Place



This success has attracted continued development growth. This growth, along with significant demographic shifts that are likely to be experienced within the Fort Bend study area, will create challenges to continue to deliver the exceptional quality of life that residents and business have come to expect in the region. With these challenges are also opportunities where regional planning efforts can create benefits from coordinated investment in economic development, transportation, and other amenities. This plan represents the effort of these communities to develop coordinated strategies to address these challenges.

The Fort Bend Subregional Plan has been developed through a collaborative, phased approach starting with an evaluation of existing conditions for the study area as well as an assessment of projected conditions for key trends like demographics, socioeconomic factors, economic development, and demands on the transportation system. Working through the Stakeholder Advisory Committee with representatives of each of the sponsoring jurisdictions, the plan establishes a Vision for the study that emphasizes the goal of remaining a premier location.

### **Fort Bend Subregional Plan Vision**

Strengthen and grow Fort Bend County as the premier location in Texas to live, connect, prosper, learn, and enjoy an excellent quality of life while preserving the distinctive character, history and resources of the region

By comparing the needs assessment and future trends impacting the region with the Vision and goals, strategic priorities were developed. These were refined into a Strategic Plan Framework for the study area focused on three key areas.

1. **Strengthening Activity Centers** - Twenty-two activity centers were defined for the Fort Bend study area. These activity centers serve as the core locations for economic activity and transportation demand and in many ways provide the character of a community. A strategic toolbox to strengthen these centers was developed and applied to each commercial center to develop potential implementation strategies.
2. **Enhancing Multimodal Transportation Links** - regional mobility and access to job centers has been a key factor in Fort Bend's success. Future growth will create challenges that current infrastructure will have difficulty handling. Stakeholders are also increasingly interested in a more balanced set of transportation choices including transit, walking and biking. The Subregional Plan has developed a set of regional multi-modal transportation projects and strategies to manage future congestion issues and provide a more robust set of transportation options for the study area.
3. **Creating Sustainable Neighborhoods that Retain their Value** - Much of the Fort Bend study area was developed as master planned communities in the 1970s and 1980s. The developments, in particular the infrastructure, retail, and commercial, are reaching a point where reinvestment is required to maintain value. The Subregional Plan outlines strategies for neighborhoods to address this challenge. It also outlines strategies to develop new neighborhoods with the characteristics that will allow value to be maintained in a sustainable manner.

To support each of the stakeholder jurisdictions in implementing the strategies and projects developed in this plan, Implementation Workbooks have been developed outlining the strategies and projects included in this plan. These workbooks are intended to serve as organizing checklists for jurisdictions to use to manage funding strategies, coordination, and project implementation.