

H-GAC Call for Projects “0-2 Year” Submittal for

Missouri City Park & Ride Capitalized Lease



Submitted by:

Metropolitan Transit Authority of Harris County,
Texas



Project Narrative

The project would allow METRO to enter into an agreement with a private developer to construct a parking structure from which METRO would operate Park & Ride service.

METRO currently provides Park & Ride services from Missouri City to the Texas Medical Center from a temporary location near the proposed development. Due to rapid population growth and development in Missouri City, METRO determined the need for a permanent site that would accommodate more riders and provide improved passenger amenities.

Details of the agreement between the developer and METRO are being negotiated but the general parameters are:

- METRO would sign a 40-year lease agreement to operate a Park & Ride service from a site owned by the developer.
- The developer, NewQuest Properties, would design and construct, at its expense, a multi-story parking structure with space for approximately 1,750 vehicles to METRO specifications.
- The parking structure would include multiple bus bays and passenger amenities.
- The parking structure would be part of a mixed-use development constructed and owned by the developer.
- In addition to the parking structure, the mixed-use development would include retail and multi-family housing.
- METRO is responsible for environmental clearance of the Park & Ride site. The agency submitted a technical memorandum to FTA for its consideration to amend the approved CE. FTA approved the technical memo on December 27, 2022.

The project would be located near the intersection of SH 6 and the Fort Bend Parkway in Missouri City, Fort Bend County, Texas.

Budget

\$60,000,000 (See attachment for detailed budget.)

Project Schedule

See attached.

Project Scope

See attachment

Project Benefit

Vision, Goals, Performance Measures and Strategies	
Goal: Improved Safety Desired Outcome: Zero Roadway Fatalities by 2050	<p>The project will reduce dependence on congested major highways, such as IH 69 S, US 90A, and the Fort Bend Parkway Toll Road. A portion of IH 69 S leading to downtown Houston and TMC is one of the top ten most congested highways in Texas according to the Texas Transportation Institute. Providing a reliable transportation alternative to IH 69 S would reduce crashes during peak periods.</p> <p>The new facility will be safer for pedestrians, bicyclists, and drivers. Currently the Missouri City Park & Ride operates out of a temporary parking lot site for a retail center with limited passenger amenities and safety features. The new site will comply with METRO's standards for park & ride safety. For example, pedestrians and bicyclists will have protected access and autos will be separated from bus activity, reducing the potential for conflict between different modes of travel.</p> <p>In addition, the new park & ride will have covered areas for passengers, safety lighting, call boxes, and other safety features common to METRO's Park & Ride facilities. Passengers and drivers will benefit from a more secure environment.</p>
Goal: Achieve and Maintain a State of Good Repair Desired Outcome: Roads, Bridges, and Transit Facilities in Good Condition	<p>The project is included in METRONext, the 2045 Regional Transportation Plan, and the 2023-2026 Transportation Improvement Program (TIP) and Statewide TIP.</p>
Goal: Move People and Goods Reliably and Efficiently Desired Outcome: Reliable Commuting Options and Incident Response Times.	<p>The new park & ride facility will be designed to better withstand flooding events and hurricanes.</p>
Goal: Strengthen Regional Economic Competitiveness Desired Outcome: Reliable Freight Movement with Alternatives to Driving Alone	<p>Missouri City is in the rapidly growing southwest sector of Houston metropolitan area. Its population has grown from 67,358 in 2010 to 74,850 in 2021. Missouri City is a majority-minority city with a resident composition of 41% African American, 30% White, and 19% Asian. A little over 17% of residents are Hispanic/Latino.</p> <p>Minority populations accounted for 84.2 percent of the total population in census block groups intersecting a one-mile radius of the project area. Limited English Proficiency (LEP) populations in the individual census block groups intersecting a one-mile radius of the project area range from approximately 4.7 to 13.1 percent of the total population over the age of five.</p> <p>The Missouri City Park & Ride will provide safe, fast, reliable transit to major employment centers including downtown Houston and TMC. It is a part of a larger network of high-capacity transit for the southwest sector described in METRONext. Included in that network is a 2-way HOV service on IH 69 S.</p> <p>The Missouri City Park & Ride will be served by METRO's 363 Missouri City curbside service, launched in 2018. The service, available in designated areas, allows METRO to tailor services to the unique needs</p>

	of diverse communities throughout its service area. The connection to the Park & Ride will give Missouri City residents a convenient connection to jobs in the Texas Medical Center, and other regional employment hubs via the 270 and 271 Missouri City park & ride routes.
Goal: Conserve and Protect Natural and Cultural Resources	<p>The project has several features that will address climate change and contribute to a greener environment:</p> <ul style="list-style-type: none"> ○ It will provide a reliable transit alternative in a high-growth area with otherwise limited transit service. ○ The Park & ride will be pedestrian and bicyclist friendly with wayfinding, lighting, bicycle racks, pedestrian crossings, and connections to existing sidewalks along SH 6, making transit more accessible. ○ METRO estimates that its commuter buses eliminate 20,000 auto trips each day, reducing vehicular emissions and congestion, and contributing to a greener environment.
Desired Outcome: Minimal Impacts to Natural Environment and Historic Integrity	