**Missouri City Park & Ride**

Project Description

The project would allow METRO to enter into a long-term capital lease

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.

▪ In March 2022, the METRO Board of Directors issued a Request for

Proposal (RFP) for a Public-Private Partnership (P3) that would construct

a parking structure in a new location to replace the temporary site.

▪ NewQuest Properties was the sole respondent to the RFP. Details of the

agreement between the developer and METRO are being negotiated but

the general parameters are:

• METRO would sign a 40-year capital 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 Toll Road in Missouri City, Fort Bend County, Texas.

Schedule

**Activity Timeline**

Submit request for LONP July 2023

Approval of LONP July 2023

Submit technical memorandum for CE December 17, 2022

Approval of CE technical memorandum December 27, 2022

Design for parking structure (by developer) February - May 2023

Finalize P3 agreement July 2023

Construction (by developer) September 2023 – May 2024

Begin park and ride operations July 2024

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