



June 9, 2010

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The Honorable Judge Alan Sadler  
Montgomery County  
501 N. Thompson, Suite 401  
Conroe, TX 77301

RE: Grand Parkway Segment G Priority

Dear Judge Sadler:

The North Houston Association supports the completion of Grand Parkway Segment G (IH 45 to US 59) as a top priority for Montgomery County. As project developments move forward on Segments E, F-1 and F-2 in Harris County, it is critical to fund the final steps to implement Segment G. This segment is ready for design as the Environmental Impact Statement has been completed and approved, the route has been determined, and right of way is readily available for acquiring. The completion of Segment G will provide significant financial and other growth to all of Montgomery County as well as promote regional mobility.

The key reasons for our recommendation are:

- **Expanded Capacity:** Transportation demand continues to grow and with increased development along the US 59 corridor, the collector roadways that provide partial circumferential movement in the area of Segment G (FM 1314, FM 1485, SH 242) will not be able to meet future traffic demand. The Grand Parkway Segment G will address transportation demand, improve the Level of Mobility (LOM), reduce traffic congestion, and provide travel options for area residents.
- **System Linkage:** The current transportation system does not allow for efficient circumferential traffic movement, i.e., it does not provide efficient connections, or linkage, between major suburban communities and major roadways. The Grand Parkway system, including Segment G, would improve system linkage, or connectivity, within the existing transportation network. The various segments of the Grand Parkway will provide linkage between I-10 in Katy to US 59 in New Caney, which will provide opportunities for increased regional mobility.
- **Economic Development:** Growth will continue to strain the existing transportation infrastructure, creating a barrier to businesses, commuters, and economic development. High-quality infrastructure, including roads and bridges, is an essential requirement for continued growth and economic development in the region. The Grand Parkway would accommodate demographic and economic growth by improving the movement of persons and goods, thereby minimizing barriers between businesses, consumers, and transportation infrastructure. Consider the following economic development facts (provided by Ron Welch, PhD, University of Houston):
  - In the first five years the assessed value along Segment G will increase by an approximate \$700 million and continue to increase at \$150 to \$200

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- million per year thereafter. An estimated \$3.72 billion in assessed value over the first 18 years of operation.
- The property tax revenues for Montgomery County will increase by \$4 million in year five. School taxes generated for New Caney ISD will increase by \$10.3 million by year five based on their current tax rate. Going forward, annual increases of approximately \$1 million in county revenue each year with a total impact in the 18<sup>th</sup> year of operation of \$20,845,979 in annual revenue for the county and \$55 million for New Caney ISD. It should be noted that these numbers do not include the Earth Quest project (\$550 million for Phase 1 alone) or the new minor league baseball complex (\$20 million plus) slated to start construction later this year.
  - Over 15,000 housing units to be added with a population of 42,000 persons by the end of the 18-year period.
  - Significant retail development along the parkway will provide an estimated \$4.8 million in sales tax revenue as well as over 4,000 new jobs.
- **Safety:** Even with the improvements to FM 1314 and FM 1485, the increased level of traffic will continue to have an impact on the safety of area citizens. The completion of the Grand Parkway Segment G will improve regional and local safety for the traveling public by minimizing conditions in which they encounter intersections, driveways and other hazards.
  - **Right-of-way:** The property owners along the proposed route of the Grand Parkway Segment G are ready and willing to work with Commissioners Court on the development of this segment.
  - **Financial Feasibility:** Segments D through G from US 59 southwest of Houston to US 59 in Montgomery County are toll viable projects. With the exception of Segment G, all other Grand Parkway segments that have received environmental approval are moving forward in design or receiving request for proposals for design from Fort Bend County and Harris County. Montgomery County is the leader of the Greater Houston Area and Montgomery County should be leading the way in this project as well.
  - **Current Business Climate:** Now is the time to do this project. The current construction climate and cost of construction as illustrated by other recent Montgomery County road projects makes this project viable at this time.

We urge you and the other members of the Montgomery County Commissioners Court to make the Grand Parkway Segment G a top priority that will be completed as soon as possible. This segment will improve access to the existing and future thoroughfare system, improve safety and improve area-wide mobility, and enable economic development opportunities. Ultimately, such improvements create the quality of life that we support.

Sincerely,



Mark Froehlich, Chairman of the Board  
North Houston Association



Jon Lindsay  
President