



## COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert  
County Judge

(281) 341-8608  
Fax (281) 341-8609

December 10, 2009

Ms. Teri Kaplan  
Houston District TE Program Coordinator  
Texas Department of Transportation  
7600 Washington Avenue  
Houston, TX 77007

**Subject: Submittal of Transportation Enhancement Project  
US 59 / FM 762 Landscaping Project**

Dear Ms. Kaplan:

Fort Bend County presents the enclosed application of the US 59 / FM 762 Landscaping Project located in Richmond and Rosenberg, Texas; for submittal to the Texas Department of Transportation's Surface Transportation Program (STP) Transportation Enhancement (TE) Project Call.

Fort Bend County, in cooperation with the West Fort Bend County Management District, will be the local project sponsor for the US 59 / FM 762 Landscaping Project.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert E. Hebert", is written over the word "Sincerely,".

Robert E. Hebert  
County Judge

/Enclosure



STATEWIDE TRANSPORTATION ENHANCEMENT PROGRAM STEP 2009 Nomination Form  
NOMINATION FORM 2009 (Rev. 09/15/2009)

TE Tracking Number: \_\_\_\_\_

Please use the Instructions for Nomination Form Completion to assist in completing this form. Additional information can be found in the Statewide Transportation Enhancement Program Guide.

I. PROJECT NAME: US 59 / FM 762 Landscaping Project

II. NOMINATING ENTITY NAME:

Fort Bend County

Contact Person: Jason Vaughn, PE

Title: Fort Bend County Traffic Engineer

Mailing Address: 1124 Blume Road

City: Rosenberg State: Texas

Zip Code: 77471 Fax: 281-342-7366

Daytime Telephone: 281-633-7506 Email: jason.vaughn@co.fort-bend.t

Type of Entity

County ▼

Signature	Jason Vaughn
Printed Name	December 11, 2009
Date	

III. PROJECT ELIGIBILITY CRITERIA

A. Relationship

What is the proposed project's relationship to the surface transportation system?

Impact ▼

B. Above and Beyond Standard Activities

Do the proposed activities go beyond standard activities the Texas Department of Transportation performs?

Yes ▼

C. Qualifying Categories

(5) Landscaping and Other Scenic Beautification ▼



#### IV. PROJECT DESCRIPTION AND LOCATION

Project Location:   
Address (if applicable):   
County:  TxDOT District(s):  ▼  
Project Limits (point to point):   
Project Length (feet/miles), if applicable:   
Building Dimensions, (size in square feet), if applicable:

##### STATE OF TEXAS/LEGISLATURE

###### House of Representatives

District #:	<input type="text" value="28"/>	Name:	<input type="text" value="John Zerwas"/>
District #:	<input type="text" value="27"/>	Name:	<input type="text" value="Dora Olivo"/>
District #:	<input type="text" value="26"/>	Name:	<input type="text" value="Charlie Howard"/>

###### State Senate

District #:	<input type="text" value="18"/>	Name:	<input type="text" value="Glenn Hegar"/>
District #:	<input type="text" value="17"/>	Name:	<input type="text" value="Joan Huffman"/>
District #:	<input type="text"/>	Name:	<input type="text"/>

##### FEDERAL CONGRESSIONAL

###### House of Representatives

District #:	<input type="text" value="22"/>	Name:	<input type="text" value="Pete Olson"/>
District #:	<input type="text"/>	Name:	<input type="text"/>
District #:	<input type="text"/>	Name:	<input type="text"/>

#### DESCRIPTION OF PROJECT:

*(Limited to 1630 Characters)*

US 59 at FM 762 serves as the primary entry to West Fort Bend County and the welcome post for businesses, tourists, and residents coming to the county seat of Richmond, the home of the Mother of Texas Jane Long and Mirabeau B. Lamar, the father of Texas education. Stephen F. Austin's Old 300 colonists settled this territory that is home to more than a half million people. US 59 (I-69) is the major transportation thoroughfare running east to west across the county to service Texas, America, and NAFTA. At this major interchange the cities of Richmond and Rosenberg become the hub of the Gulf Coast, and more than 80,000 residents, are serviced by three railroads (62 trains daily incl. 110+ coal cars), three major highways, numerous FM roads, and one airport. Traffic on US 59 in 2008 equaled 67,500 vehicles a day. More than 83,000 vehicles a day are predicted for 2018. On FM 762, 19,686 travelers drove north and 12,852 south in 2009. This enhancement project covers 44 ac of sandy loam soil within TxDOT ROW and involves reforestation of 170 30gal. live oaks along the access ramps with mixtures of about 1,200 Southern red oak, Nuttall oak, Drummond's Red maple, and Montezuma cypress planted 6-8 ft on center, triangular spacing with solar drip/bubbler irrigation system with a rainwater retrieval tank. About 63,600 hardy white oleanders planted 48 in on center spacing will compliment as crop rows that wrap the two existing park and ride pads. These hardy plants and the addition of more gentle slopes are similar to the district's existing planting schemes and the 1997 Houston District Green Ribbon project.

#### ADDITIONAL INFORMATION REQUIRED

**DIRECTIONAL MAPS, SITE MAPS, GENERAL FLOOR PLANS AND PHOTOGRAPHS - LABEL AS 'PROPERTY DESCRIPTION AND LOCATION - ATTACHMENT A' (NO MORE THAN 10 PIECES)**



## V. PROJECT USE AND BENEFITS

- A. Describe how the project will complement the movement of people and goods of the surface transportation system:

*(Limited to 800 Characters)*

Fort Bend County citizens are diverse and utilize many products carried by various transportation modes to its business centers and retail outlets. With US 59 & FM 762 as a major service interchange, travelers drive E to Sugar Land, N to historic Richmond (about 1,000 persons daily access the county courthouse and jail facilities), S to 3 new schools, George Ranch Historical Park (school and corporate busses), Brazos Bend State Park (one of the most used Texas parks) and the George Observatory (Houston Museum of Natural Science), and W to railroad intermodal facilities (KCS and UP) and foreign trade zone complex. The project eases on-off access and traffic flow, defines roadway border widths, and improves driver attention and decision making (from the AASHTO Green Book).

- B. Describe the activities and benefits that the project provides under the category which it qualifies:

*(Limited to 800 Characters)*

The planting of vegetation and tall native trees greets you with contrasting colors on both sides of the divided four-lane road. What a dramatic impact! The aesthetically designed 44 acres respects the natural heritage of the land where trees once marked homesteads or watering holes to the traveler. Crabgrass removal and weed control yields to vegetation management. An underground irrigation system and rainwater retrieval tank allows for more green space. Also, regrading the slopes allows for better erosion control and curtails the flat terrain of the Gulf Coast. The project enhances roadside scenery to improve driver attention and overall safety, and complements the existing park and ride surfaces located along FM 762 and east of the Brazos Town Center.

- C. Describe how the project will improve social, economic and environmental aspects of the area, region or state:

*(Limited to 800 Characters)*

West Fort Bend County residents have survived on a strong work ethic. An appreciation of beauty comes after all work is completed or not at all. The landscaping enhances access to destinations unnoticed in the past and intermingled between continuous signage. The reforestation areas are an expansion of the 1997 TxDOT Houston District Green Ribbon project and can lead to projects such as mini-parks, biking trails, and pedestrian pathways. This project increases tourism and invites travelers to the many cultural and historical events hosted in the vicinity. Future roadway construction will have little effect on the project (see Attachment A, page 7 of 8), and the landscaping will help provide scenic beauty for future growth which is rapidly increasing in the area.

- D. Tell us who will benefit from the project and how:

*(Limited to 800 Characters)*

This project brought governmental agencies and residents together to work for a common purpose. This eye-catching and breath taking 44-acre reforestation project reflects the beauty the early pioneers sought but lost through rivalry. This project brings two historically competitive towns together and challenges them to grow with a common vision for progress. Since the beginning of Texas, Fort Bend County residents have exerted a synergy to be first and innovative. In population, it is the most diverse county in Texas and third in the nation. For years, the US 59 & FM 762 interchange has served as a mid-point for Houston-Victoria-Port of Freeport business travelers to meet and complete business. This project gives the community an identity and will be a reward.



## VI. PREVIOUS ENHANCEMENT PROGRAM FUNDED PROJECTS

Has the nominating entity submitted any nominations under previous Transportation Enhancement Program calls? ☒ Yes ☐ No

Has the nominating entity received funding for any nominations submitted under previous Transportation Enhancement Program calls? ☒ Yes ☐ No

If yes, please input the total federal funding amounts and the number of projects selected:

Federal Funds: \$ 240,000 Number of Projects: 1

Total Number of Projects Completed: 1

Has this project been submitted in previous Transportation Enhancement Program calls?

☐ Yes ☒ No

Is this project a part of another previously selected Transportation Enhancement project?

☐ Yes ☒ No

If yes, please describe (Limited to 900 Characters):

The previous enhancement project involved exterior rehabilitation to the 1909 Fort Bend County Courthouse and grounds (the fifth county courthouse). Located on US 90A, the original courthouse is recognized in the National Register of Historic Places. Fort Bend County was awarded this project in 1994 with \$240,000 in federal funds and matched with \$60,000 in local tax funds. The courthouse rehabilitation work was undertaken in 1995 and completed in 1996.

## VII. PROJECTED TIME ESTIMATE

Estimate the amount of time it will take to complete the project from start to finish. Approximate the time required for each activity. The activities can run concurrently causing the total time to be different from the total of the activities. Consider time for (but not limited to):

Months

12 **Planning Activities**

(Executing contract, hiring consultant, planning, schematic and design, utility relocation,

12 **Environmental Clearance**

(Assessments, possible mitigation for Hazardous Materials, permits, review by THC, COE,

0 **ROW Acquisition**

(Surveying, appraisals, title transfer, clearance...)

12 **Project Design and Plan Preparation of PS&E Package**

(Including PS&E Review by TxDOT District, Austin Divisions, TDLR, and other agencies...)

12 **Project Construction/Implementation**

(Advertising/hiring contractor, demolition, construction, inspection...)

Other

**Total Time in Months** 36



## VIII. ITEMIZED BUDGET SUMMARY

List all costs to be incurred by the nominating entity on attachment B for a complete cost estimate.  
(No more than 10 pieces)

*Do not include in-kind contributions as costs in itemized budgets.*

<b>Preliminary Engineering/Architectural Planning Total:</b>	155,083
<b>Environmental Costs Total:</b>	25,100
<b>Real Property Costs Total:</b>	0
<b>Construction Costs Total:</b>	1,215,562
<b>Other Costs Total:</b>	0
<b>TOTAL ITEMIZED BUDGET:</b>	1,395,745

## IX. FUNDS REQUESTED

Total Itemized Budget (from above):	1 .	1,395,745
TxDOT Administrative Expenses: ( 15% of Line 1 )	2 .	209,362
Subtotal of Expenses (Line 1 + Line 2):	3 .	1,605,106
In-Kind Contributions (if applicable):		
Real Property		0
Materials		0
Preliminary Engineering (services)		0
*Total In-Kind Contribution:	4 .	0
Total Project Value:	5 .	1,605,106

*\*All in-kind is limited to 20% of the total itemized budget and must provide supporting documentation.  
Label attachments as 'In-Kind Contributions - Attachment C' (No more than 10 pieces)*

### Local Match:

20% of Total Project Value (Line 5)	6 .	321,021
Less In-Kind Contributions (Line 4)	7 .	0
Local Cash Match (Line 6 less Line 7)	8 .	321,021

*Be aware that there will always be a local cash match required for TxDOT administrative expenses.*

Federal Funds Requested ( 80% of Line 5)	9 .	1,284,085
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*The minimum amount of local match required is 20%. Sponsors are not limited in their maximum local match. If a larger local match is provided, please adjust accordingly the percentage shown on this page*

This space for TxDOT use only



## X. PUBLIC INVOLVEMENT AND SUPPORT

(Label attachments as 'Public Involvement and Support - Attachment D')

- A. Attach letters of support and other documentary evidence of public interest  
(no more than 10 pieces)
- B. Provide dates and information about public meetings and events held to discuss the project.  
(Limited to 1640 Characters)

Prior to this US 59 / FM 762 landscaping nomination, there have been numerous attempts to improve regional landscaping through garden clubs and city committees, like the City of Rosenberg's monthly beautification awards program. In 2005, the Texas Legislature approved the West Fort Bend Management District with five elected board members representing the cities of Richmond and Rosenberg. The WFBMD held a public workshop on April 17, 2008 to receive comments for a Landscaping Master Plan (see public comments in Attachment D, page 6 of 10). WFBMD formed several marketing and focus committees that led to the development of the Landscaping Master Plan (adopted in July 18, 2008). In addition, WFBMD held monthly public meetings with various speakers whom addressed continuing needs within the county for promoting future growth, economic development, and protection of open spaces. Speakers such as Meridith Dang with the Houston-Galveston Area Council provided a community planning presentation and a trip to the Woodlands, that focused on mobility (sidewalks, rail transit, etc) and landscaping (pocket parks, etc) improvements. This commitment is to enhance 13.7 miles of the US 59 (I-69) corridor and an improved connection to the surrounding communities. This plan integrates roadway engineering to optimize visual potential, creates unity in area landscaping design, and minimizes the noise impacts of railroad and vehicle traffic. The Fort Bend County Commissioners recently held meetings and approved funding for this landscaping project.

### C. Ranking by Nominator

1

of

1

## XI. PROPERTY OWNERSHIP AND ACQUISITION INFORMATION

(Label attachments as 'Property Ownership and Acquisition Information - Attachment E'. (No more than 10 pieces) Provide a written statement from the current property owner stating their willingness for sale, lease, easement or donation of the property, the fair market value, and a description of the property's location.)

### A. Who currently owns the property where the project is to be implemented?

TxDOT

Will property be acquired for the project?

☐ Yes

☒ No

If yes, provide the following:

### B. How will property be acquired?

	Size (ac)	Duration	Owner	Value
<input type="checkbox"/> Lease				
<input type="checkbox"/> Easement				
<input type="checkbox"/> Donation				
<input type="checkbox"/> Purchase				
Total Size	0			0



## **XII. ENVIRONMENTAL PROJECT IMPACTS**

(Label attachments as 'Environmental Impacts - Attachment F') (No more than 10 pieces)

**By applying to the program you are agreeing to comply with all applicable local, state and federal environmental laws, regulations and requirements, if your project is selected.**

Attach any previously prepared environmental documentation to the application. If no previously approved environmental documentation is available, the applicant must complete necessary studies for selected projects if any, and have them approved prior to project implementation. Please indicate below any anticipated impact the project is expected to cause. (This requirement does not apply if the application is only for planning or educational and research studies that do not involve construction activities.)

<b>IMPACT:</b>	<b>YES</b>	<b>NO</b>
Displacement of residences or businesses	<input type="radio"/>	<input checked="" type="radio"/>
Disruption of neighborhoods	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to agricultural or recreational lands	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to historical/archeological sites	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to wetlands, streams, lakes, floodplains	<input type="radio"/>	<input checked="" type="radio"/>
Located within a coastal zone	<input type="radio"/>	<input checked="" type="radio"/>
Endangered species in area	<input type="radio"/>	<input checked="" type="radio"/>
Impacts to air/water quality	<input type="radio"/>	<input checked="" type="radio"/>
Adverse effects of noise	<input type="radio"/>	<input checked="" type="radio"/>
Hazardous waste site	<input type="radio"/>	<input checked="" type="radio"/>

*Any county, state, and/or federal permits or approvals required will have to be secured by the applicant prior to construction. These may include the Army Corps of Engineers, Office of Coastal Resource Management, Coast Guard, Texas Historical Commission (State Historic Preservation Office), Lower or Upper Colorado River Authority, Texas Parks and Wildlife Department, Texas Commission of Environmental Quality, Texas Department of Licensing and Regulations, etc*

### **Additional Comments** (Limited to 830 Characters) :

The US 59 / FM 762 Landscaping project involves several environmental benefits and improvements, including the use of hardy plants and reforested trees that creates more greenspace, preserves and restores native vegetation, and can help absorb sounds from passing traffic. The trees and plants will be placed in sandy loam soil that allows for good rooting and growth and can also reduce stormwater runoff. The project is irrigated by a solar-powered drip – bubbler system and an underground rainwater retrieval tank. The landscaping project is completely contained within TxDOT right-of-way, and the slopes will be regraded for minimizing erosion. There will be a Categorical Exclusion conducted as part of this landscaping project, but no environmental impacts are anticipated within TxDOT ROW.

## **XIII. CERTIFICATION OF FUNDING AND SUPPORT**

(Label attachment as 'Certification of Funding and Support - Attachment G') (No more than 10 pieces)

## **XIV. MPO and/or COG PROJECT SUPPORT (if applicable)**

(Label attachment as 'MPO/COG SUPPORT - Attachment H') (No more than 10 pieces)-(if applicable)

## **XV. DETERMINATION OF ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES**

(by the State Historic Preservation Officer) - (if applicable)

(Label attachment as 'Determination of NR Historic Eligibility by SHPO - Attachment I')

(No more than 10 pieces)



## XVI. MAINTENANCE & OPERATIONS

- A. Identify all parties responsible for operation and maintenance of the projects.

Fort Bend County will be responsible for maintaining the landscaping improvements upon project completion and for the 10-year maintenance period.

- B. Estimate the annual cost to operate and maintain the facility.

\$ 78,400

- C. Identify the source of funding.

Fort Bend County will schedule funding in the year 2014 budget for maintaining these improvements.

- D. Expected annual operational income from the facility.

\$ 0

- E. Intended use of that income.

N/A

### COMMENTS:

Fort Bend County will partner with the West Fort Bend Management District to provide funding for the landscape maintenance.

#### To be completed by TxDOT District Office:

Does the application contain all requested information?

☐ Yes

☐ No

Signature of District Personnel / Date

Type or Print Name

*Complete nomination packages must be received at the district by the final due date. One signed original, two additional copies and two CDs containing an electronic file of the nomination form in Excel. The TxDOT District has the right to refuse a nomination if it is determined to be incomplete.*

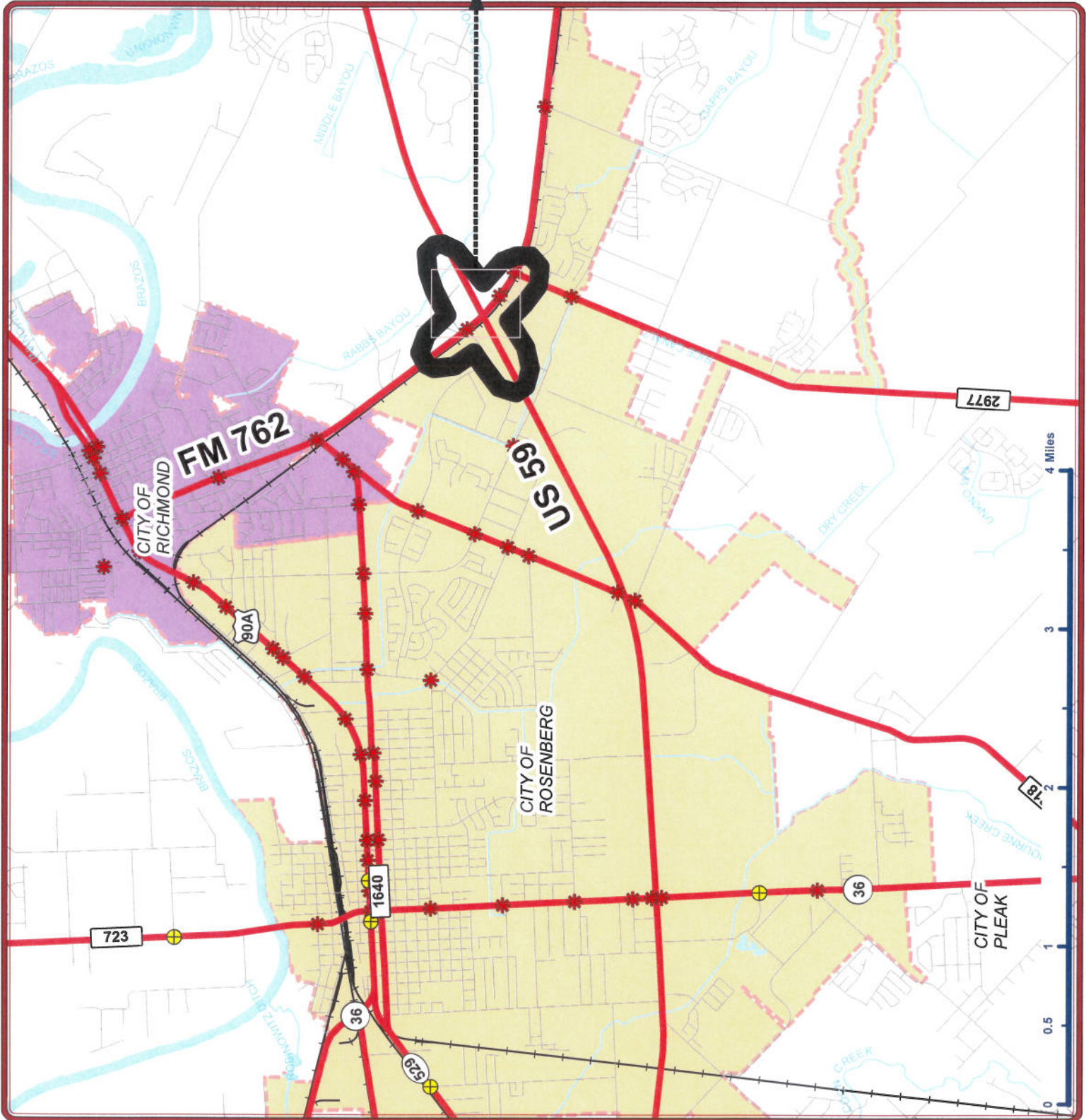
**FINAL SUBMISSION DUE DATE  
FOR ALL DOCUMENTATION  
Friday, December 11, 2009 by 5:00 pm**



**US 59 / FM 762  
Landscaping Project  
Fort Bend County, Texas**

**Legend**

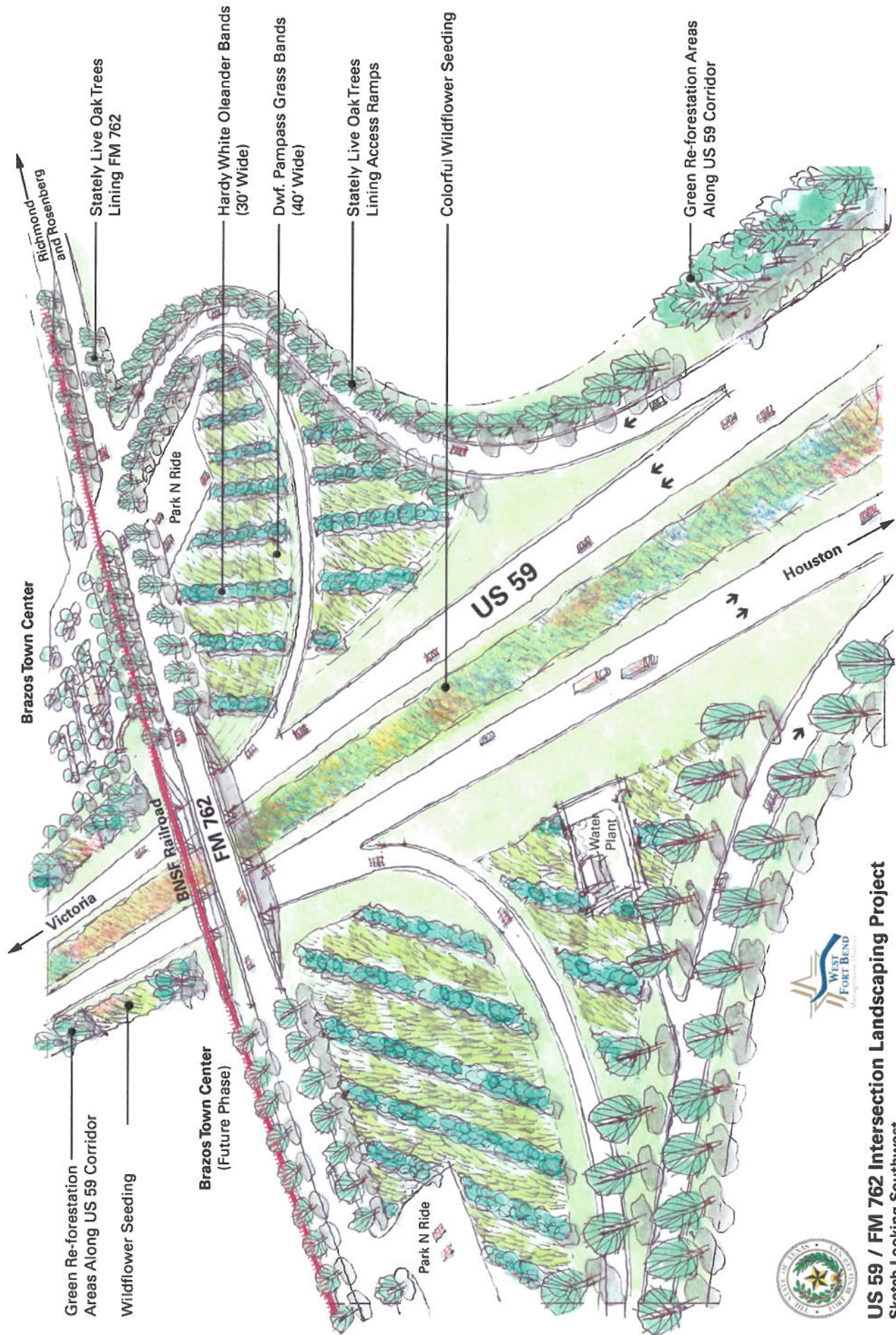
- Traffic Signal
- Caution Light
- TxDOT Roads
- Local Roads
- Railroad or RR ROW
- Lakes
- Richmond
- Rosenberg











**US 59 / FM 762 Intersection Landscaping Project**  
**Sketch Looking Southwest**  
**Fort Bend County**

December 30, 2009

Asakura Robinson Company  
 Landscape Architects







**US 59 / FM 762 Intersection Landscaping Project**  
**Master Plan**  
**Fort Bend County**

December 30, 2009

Asakura Robinson Company  
Landscape Architects



**Brazos Town Center**  
Target  
Best Buy  
Home Depot  
Hobby Lobby  
Kohls  
Hampton Inn  
Cinemark

**Brazos Town Center**  
Kroger  
JCPenney  
Conn's  
Walgreens  
Academy  
Spring Hill Marriott





**1** View from Bridge - Looking South



**2** View from Bridge - Toward Houston



**3** View from Bridge - Toward Houston



**4** Train Crossing at FM762 and Brazos Town Center



**5** View down FM762 - Toward Richmond/Rosenberg



**6** View of BNSF RR Trestle from FM762 Bridge



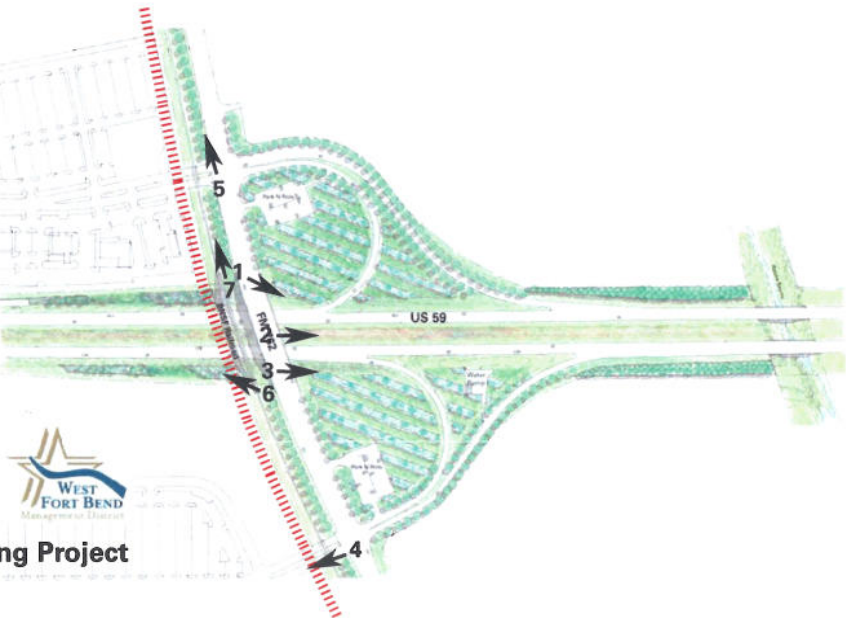
**7**

Cotton Plant Volunteer on FM762 Shoulder!



**US 59 / FM 762 Intersection Landscaping Project  
Site Photos  
Fort Bend County**

December 30, 2009



Asakura Robinson Company  
Landscape Architects





**1** US59-S Corridor View from Rabbs Bayou Bridge



**2** View of FM762 Access Ramp from US59-S



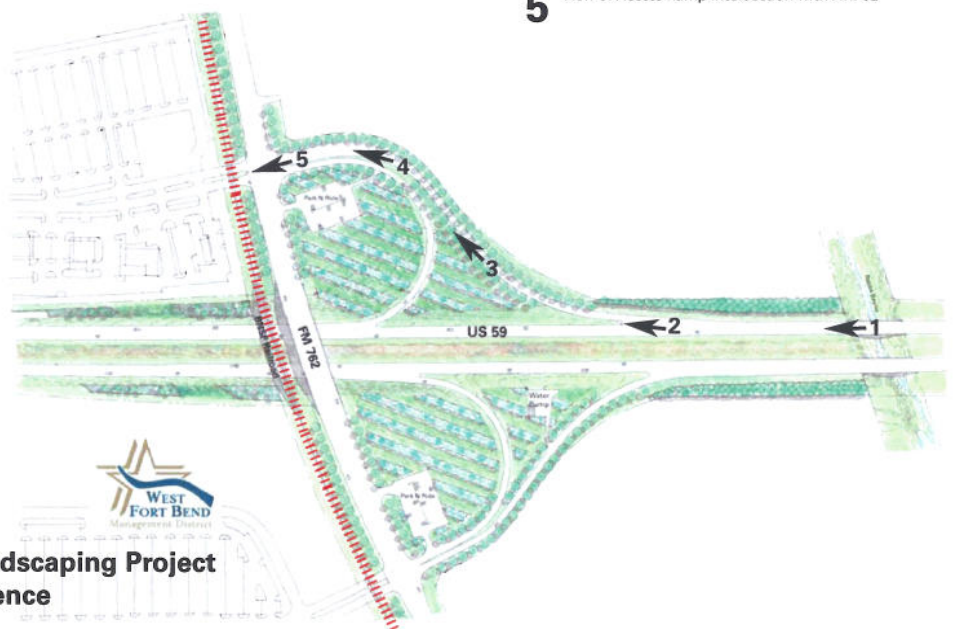
**3** View of FM762 Access Ramp from US59-S



**4** View of Access Ramp Intersection with FM762



**5** View of Access Ramp Intersection with FM762



**US 59 / FM 762 Intersection Landscaping Project  
Site Photos-Access Ramp Sequence  
Fort Bend County**

December 30, 2009

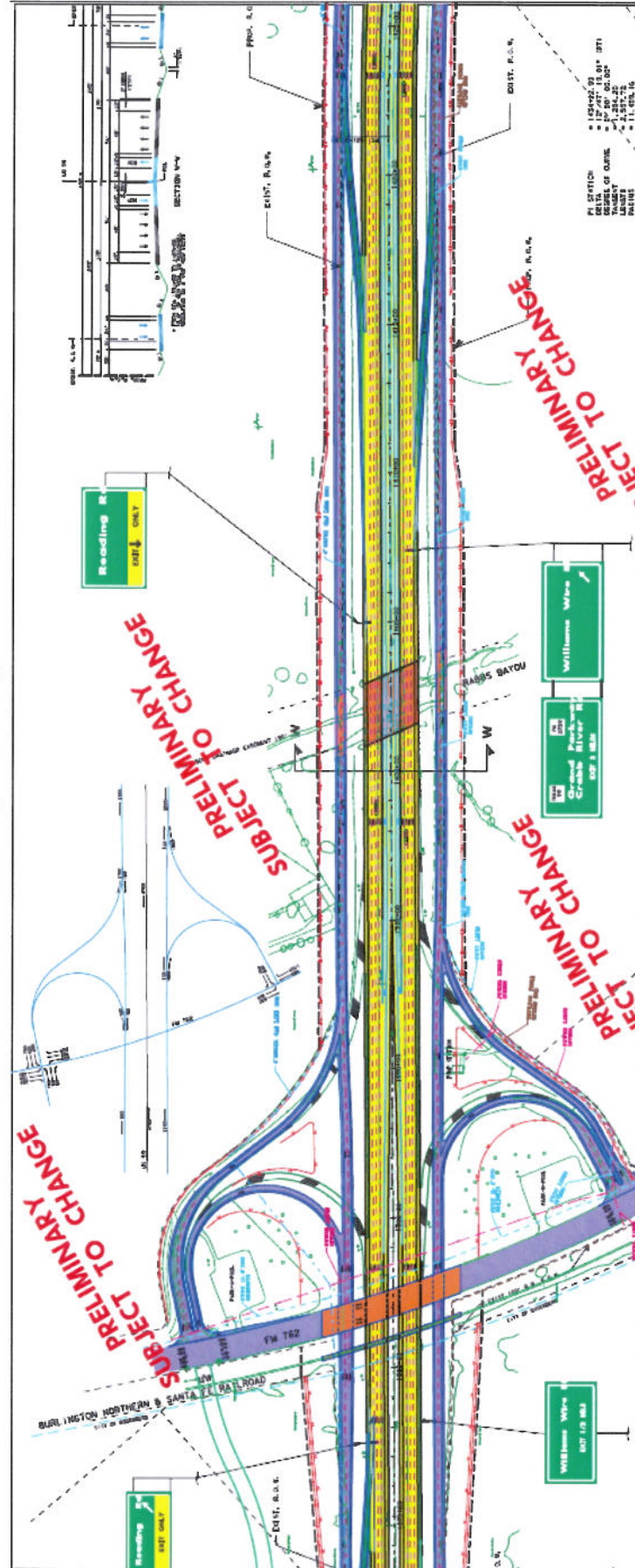


Asakura Robinson Company  
Landscape Architects



# US 59 Widening Project

## TxDOT Proposed Layout

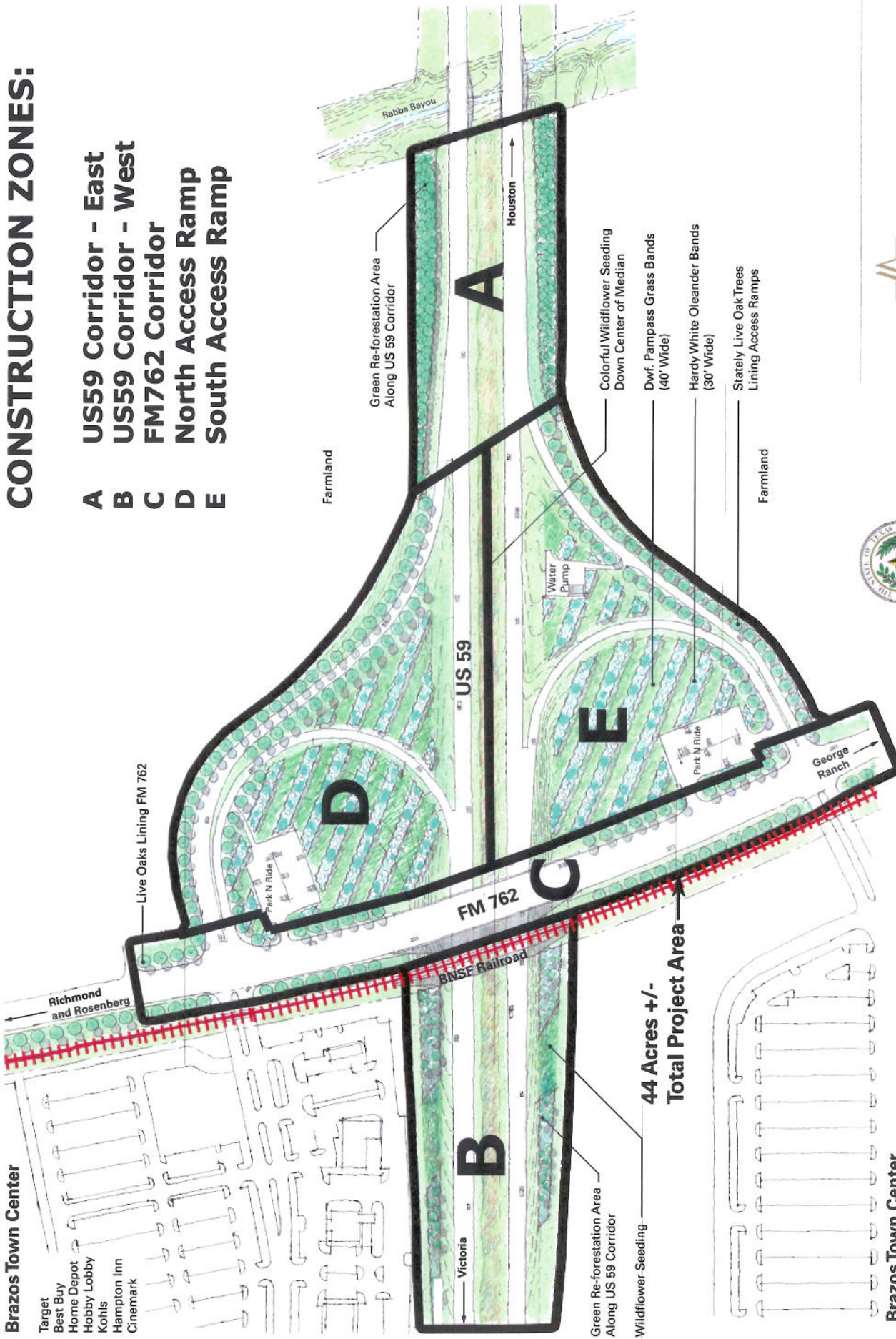


**NOTE:** Fort Bend County has met with the TxDOT Rosenberg Area Engineer to ensure that the landscaping improvements are consistent with the TxDOT road widening improvements.



# CONSTRUCTION ZONES:

- A** US59 Corridor - East
- B** US59 Corridor - West
- C** FM762 Corridor
- D** North Access Ramp
- E** South Access Ramp



## US 59 / FM 762 Intersection Landscaping Project Construction Zones Plan Fort Bend County

December 30, 2009

Asakura Robinson Company  
Landscape Architects

Kroger  
JCPenney  
Conn's  
Walgreens  
Academy  
Spring Hill Marriott



## Itemized Budget - Attachment B

### Preliminary Engineering/Architectural Planning Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
PS&E	0.11	EA	1,240,662.01	130,270
Surveying	0.02	EA	1,240,662.01	24,813
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
Total:				155,083

### Environmental Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
Environmental Documentation	1	EA	23,000.00	23,000
Permits (City of Richmond, West Fort Bend Mgmt District, Centex Pipeline)	3	EA	700.00	2,100
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
Total:				25,100

### Real Property Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
Total:				0



## Itemized Budget - Attachment B

### Construction Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
Biodegradable Erosion Control Logs (18"):	7,800.00	LF	3.00	23,400
Construction Zone A (20.51%)				0
Construction Zone B (19.23%)				0
Construction Zone C (12.82%)				0
Construction Zone D (26.92%)				0
Construction Zone E (20.51%)				0
				0
Bed Prep (Re-forestation areas):	12,550.00	SY	3.15	39,533
Construction Zone A (64.14%)				0
Construction Zone B (35.86%)				0
				0
General Use Compost (mulch for shrub areas):	4,479.62	CY	20.00	89,592
Construction Zone A (14.98%)				0
Construction Zone B (8.37%)				0
Construction Zone D (38.31%)				0
Construction Zone E (38.34%)				0
				0
Soil Amendments (Type II) (all plant types):	81,594.43	SY	0.08	6,528
Construction Zone A (21.38%)				0
Construction Zone B (27.25%)				0
Construction Zone C (0.87%)				0
Construction Zone D (25.24%)				0
Construction Zone E (25.26%)				0
				0
Soil Amendments (Type IV) (foliar spray for trees):	14,438.89	SY	0.25	3,610
Construction Zone A (55.75%)				0
Construction Zone B (31.17%)				0
Construction Zone C (4.92%)				0
Construction Zone D (4.62%)				0
Construction Zone E (3.54%)				0
				0
Soil Amendments (Type V) (1x injection for trees):	14,438.89	SY	2.44	35,231
Construction Zone A (55.75%)				0
Construction Zone B (31.17%)				0
Construction Zone C (4.92%)				0
Construction Zone D (4.62%)				0
Construction Zone E (3.54%)				0
				0
Fertilizer (for all seeding areas 2x per year):	41.47	AC	300.00	12,441
Construction Zone A (9.36%)				0
Construction Zone B (17.68%)				0
Construction Zone C (7.76%)				0
Construction Zone D (33.66%)				0
Construction Zone E (31.54%)				0
				0
<b>Subtotal:</b>				<b>210,334</b>



## Itemized Budget - Attachment B

### Construction Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
Straw or Hay Mulch for Wildflower / Love Grass				0
Seeding Areas:	7.48	AC	478.00	3,575
Construction Zone A (12.30%)				0
Construction Zone B (21.66%)				0
Construction Zone D (33.82%)				0
Construction Zone E (32.22%)				0
				0
Seeding Mix (Hydroseed Bermuda):	13.25	AC	3,484.80	46,174
Construction Zone A (7.70%)				0
Construction Zone B (15.40%)				0
Construction Zone C (12.15%)				0
Construction Zone D (33.58%)				0
Construction Zone E (31.17%)				0
				0
Wildflower Seeding (in center median of US 59):	3.76	AC	5,325.99	20,026
Construction Zone A (24.47%)				0
Construction Zone B (43.09%)				0
Construction Zone D (16.22%)				0
Construction Zone E (16.22%)				0
				0
Seeding Mix (Love Grass between Oleander				0
Shrubs):	5.38	AC	4,356.00	23,435
Construction Zone A (30.86%)				0
Construction Zone D (35.69%)				0
Construction Zone E (33.46%)				0
				0
Rainwater Collection System - Const. Zone D:	1.00	LS	67,017.00	67,017
Atlantis Rain Tank System in 1 location,				0
60' x 10' x 6'd, 10,182 gallon, Raintank				0
excavation, Solar pump for raintank				0
				0
Vegetative Watering (supplemental to rainwater				0
collection system, as needed):	1,800.00	MG	40.00	72,000
Construction Zone A (22.22%)				0
Construction Zone B (22.22%)				0
Construction Zone C (22.22%)				0
Construction Zone D (11.11%)				0
Construction Zone E (22.22%)				0
				0
Irrigation System (Type I):	1.00	LS	238,972.00	238,972
Solar collectors, gate valves, soil moisture				0
sensor, rain sensor, drip emitters, drip line,				0
mainline, valve boxes				0
				0
				0
<b>Subtotal:</b>				<b>681,533</b>



## Itemized Budget - Attachment B

### Construction Costs:

Work Activities:	Quantity	Unit	Unit Price	Amount
Construction Zone A (13.64%)				0
Construction Zone B (7.63%)				0
Construction Zone C (7.77%)				0
Construction Zone D (36.03%)				0
Construction Zone E (34.93%)				0
				0
Plant Material (1 gal) (Tree):	374.00	EA	3.75	1,403
(25% Red Maple, 25% Red Oak, 25% Nuttall				0
Oak, 25% Montezuma Cypress)				0
Construction Zone A (64.17%)				0
Construction Zone B (35.83%)				0
				0
Plant Material (5 gal) (Tree):	374.00	EA	9.25	3,460
(25% Red Maple, 25% Red Oak, 25% Nuttall				0
Oak, 25% Montezuma Cypress)				0
Construction Zone A (64.17%)				0
Construction Zone B (35.83%)				0
				0
Plant Material (15 gal) (Tree):	374.00	EA	45.00	16,830
(25% Red Maple, 25% Red Oak, 25% Nuttall				0
Oak, 25% Montezuma Cypress)				0
Construction Zone A (64.17%)				0
Construction Zone B (35.83%)				0
				0
Plant Material (30 gal) (Tree) (Live Oak):	170.00	EA	200.00	34,000
Construction Zone C (37.65%)				0
Construction Zone D (35.29%)				0
Construction Zone E (27.06%)				0
				0
Plant Material (1 gal) (Shrub) (Dwarf Pampass				0
Grass) (Planted in 40' wide bands, 24" o.c.				0
triangular spacing):	55,524.00	EA	3.50	194,334
Construction Zone D (51.34%)				0
Construction Zone E (48.66%)				0
				0
Plant Material (5 gal) (Shrub) (Hardy White				0
Oleander) (Planted in 30' wide bands, 48" o.c.				0
triangular spacing):	8,092.50	EA	18.50	149,711
Construction Zone D (51.62%)				0
Construction Zone E (48.38%)				0
				0
Grading, Drainage:	20,347.22	CY	6.60	134,292
Construction Zone D (50.61%)				0
Construction Zone E (49.39%)				0
				0
<b>Subtotal:</b>				<b>1,215,562</b>



### Itemized Budget - Attachment B

### Construction Costs:

[illegible]



### Other Costs:

[illegible]





OFFICERS  
Lynne Humphries  
Chairman  
Dan McDonald  
Vice Chair  
Tom Crayton, CPA  
Treasurer  
Mark Magee  
Past Chairman  
Gail Parker  
President/CEO

December 7, 2009

DIRECTORS

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Karen Bell  
Jim Brown  
Dean Carpenter  
Alicia Casias  
Karyn Dean  
Lee Duggan  
Ron Ewer  
Joe Freudenberger  
Steve Greenley

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Glen Gilmore, City of Richmond  
Jack Hamlett, City of Rosenberg  
Betty McCrohan, WCJC  
Com. Andy Meyers, FBC Pct. 3  
Com. Richard Morrison, FBC Pct. 1  
Dick Phillips, UH System-Sugar Land  
Dr. Thomas Randle, LCISD  
Mayor Jamie Roberts, Fuishear

MUNICIPAL STAKEHOLDERS

City of Rosenberg  
City of Richmond  
City of Fuishear

CHAIRMAN'S CABINET

Alana Development Company  
Caldwell Companies  
Cross Creek Ranch  
Del Webb  
First Community Bank—Fort Bend  
Greater Fort Bend EDC  
Group 1 Automotive  
Houston Landscapes Unlimited  
Memorial Hermann Sugar Land Hospital  
OakBend Medical Center  
S & B Infrastructure  
Showalter Law Firm  
SouthWest Water Company

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AECOM  
Amegy Bank-Rosenberg  
Best Trash  
Bison Building Materials, Ltd.  
Brazos Dialysis  
Capital One, N.A.  
CenterPoint Energy  
CenterPoint Properties  
Comcast  
E3 Electric, Ltd.  
The Fort Bend Herald  
Gurecky Manufacturing Service, Inc.  
The Hunton Group  
IBC Bank  
JE Dunn SouthCentral, Inc.  
Kona Grill  
Lamar CISD  
Legacy Ford Lincoln Mercury  
Newland Communities  
NewQuest Properties  
Null-Lairson, P.C.  
Prosperity Bank  
Republic Services, Inc.  
Sewern Trent Environmental Svcs. Group  
Silver Eagle Distributors, Inc.  
St. Luke's Sugar Land Hospital  
Sugar Land Magazine  
Turner Construction  
Wal-Mart Store #546  
Wal-Mart Store #3827

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Dear Judge Hebert,

The Central Fort Bend Chamber Alliance fully supports Fort Bend County and The West Fort Bend Management District, along with support of the Cities of Richmond and Rosenberg on the 44 acre Tx Dot Right of Way project to enhance the landscaping at "the gateway" into the Cities of Richmond and Rosenberg, at Hwy. 59 and FM 762 and encourages the Texas Department of Transportation to award the \$1.4 million Texas Transportation Enhancement Fund to this worthy project. These improvements will enhance significantly the eastern entrance to these two cities. With the area population reaching 80,000 and continuing to grow and attract new businesses, there is no better time than now to make the necessary landscaping improvements to make our community shine to all the potential businesses looking to call this community home.

We understand Fort Bend County must fund 20% of the total cost, and we support the County in raising all necessary funds for this important undertaking.

Very Truly Yours,

Dan McDonald  
Chairman of the Board  
Central Fort Bend Chamber Alliance

CC: West Fort Bend Management District  
Fort Bend County Commissioner's Court  
The City of Richmond  
The City of Rosenberg RDC



December 7, 2009

The Honorable Judge Robert Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Re: Texas Department of Transportation Enhancement Project at U.S. 59  
and FM 762, Fort Bend County, Texas

Dear Judge Hebert:

The George Foundation is a charitable trust/private foundation in Fort Bend County, Texas of which I am the Executive Director. The Foundation's grant focus is to benefit the citizens of Fort Bend County, and we believe that this project would enhance the safety and quality of life for our county's citizens and the traveling public. The location of the project is at the entrance to the cities of Richmond and Rosenberg, and the county seat of Fort Bend County. In 1980, the 1909 County Courthouse in Richmond was accepted for listing in the National Register of Historic Places.

The proposed improvements are supported by Fort Bend County, West Fort Bend Management District, Central Fort Bend Chamber of Alliance and the cities of Richmond and Rosenberg.

The George Foundation would greatly appreciate your favorable consideration of this worthy project.

Sincerely yours,



Roland C. Adamson  
Executive Director

cc: West Fort Bend Management District  
Fort Bend County Commissioner's Court  
The City of Richmond  
The City of Rosenberg RDC



GREATER FORT BEND  
ECONOMIC DEVELOPMENT  
COUNCIL

December 8, 2009

Robert E. Hebert, County Judge  
301 Jackson Street  
Richmond, Texas 77469

Dear Judge Hebert,

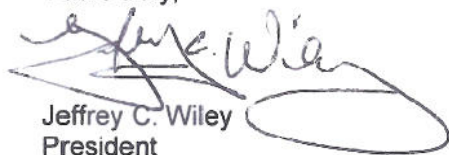
This letter is to express our full support of Fort Bend County's \$1.4 million application request from the Texas Transportation Enhancement Program.

Fort Bend County, in cooperation with the City of Richmond, the City of Rosenberg and the West Fort Bend Management District (District), is working to improve the entrance into the western portion of Fort Bend County at the intersection of US 59 and FM 762. This grant would provide improvements in the landscaping and beautification of the US59/FM 762 intersection, expand tourism, increase driver safety and fund improved park and ride/carpool lots. These modifications can be done within existing TxDOT right-of-way.

Fort Bend County, Fort Bend Green, the Greater Fort Bend Economic Development Council and a number of our cities and civic groups have consistently worked to expand green space, beautify our roadways and parks for the benefit of our community. Providing this grant will help continue the momentum and support within the community which has invested in ensuring that our transportation infrastructure is effective, efficient and aesthetically appealing.

Judge Hebert, the Greater Fort Bend Economic Development Council fully supports this application and encourages the Texas Department of Transportation to award this application in full. Thank you for your consideration of this request.

Yours truly,

  
Jeffrey C. Wiley  
President

cc: West Fort Bend Management District  
Fort Bend County Commissioner's Court  
City of Richmond  
City of Rosenberg RDC





## Lamar CISD

Thomas Randle, Ed.D. Superintendent of Schools

*A Proud Tradition • A Bright Future*

Tel: 832.223.0110 / Fax: 832.223.0111 / [terandle@lcisd.org](mailto:terandle@lcisd.org) / [www.lcisd.org](http://www.lcisd.org)  
3911 Avenue I / Rosenberg, Texas 77471

December 8, 2009

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

RE: Texas Department of Transportation Enhancement Project at U.S. 59 and FM 762, Fort Bend County, Texas

Judge Hebert:

As superintendent of the Lamar Consolidated Independent School District, I strongly support the efforts of the West Fort Bend Management District to add landscaping to the U.S. 59 corridor through Fort Bend County.

Lamar CISD occupies 345 square miles or thirty seven percent of fast-growing Fort Bend County with U.S. 59 running east and west through the center of the district. The location of the project will be a major intersection for the traffic flow for two of our four secondary complexes, and serves as the primary access to our administration building and athletic stadium. Our hope is the enhanced entry to our area will provide additional directional signage as well as a welcoming first impression of our community and our school district to new residents and visitors.

The George Foundation has enhanced the quality of life for residents of Fort Bend County through grants for many years. They have funded facilities for the library system, provided quality staff development for our instructional staff and most recently partnered with Lamar CISD to purchase a 150 acre tract for our fourth secondary complex.

Lamar CISD is proud to join the George Foundation, Fort Bend County, West Fort Bend Management District, Central Fort Bend Chamber of Alliance and the cities of Richmond and Rosenberg in voicing our support of this worthy project.

Sincerely,

Thomas Randle, Ed. D.

cc: West Fort Bend Management District



*We're making it  
seem a little smaller,  
one student  
at a time.*



December 10, 2009

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Re: Texas Department of Transportation Enhancement Project at U.S. 59 and FM 762,  
Fort Bend County, Texas

Dear Judge Hebert:

NewQuest Properties is a commercial development firm with approximately 9 million square feet of developed space over the history of our company. One of our most successful developments is Brazos Town Center which is located on the northwest and southwest corners of the US Highway 59 and FM 762 intersection. We chose this intersection primary because it is the gateway to the cities of Richmond and Rosenberg, Texas. NewQuest takes pride in our developments and has worked hard to improve the aesthetics of this gateway.

We support West Fort Bend Management District's vision to further enhance the gateway to the historic cities of Richmond and Rosenberg, Texas. NewQuest Properties would greatly appreciate your favorable consideration of the proposed project.

Sincerely,


Steven D. Alvis  
Managing Partner

8827

8807 W. Sam Houston Pkwy. N., Suite 200 • Houston, TX 77040 • Tel 281.477.4300 • Fax 281.477.4399

[www.newquest.com](http://www.newquest.com)

Brokerage • Development • Investment • Leasing • Tenant Representation

Member  ICSC





December 8, 2009

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Re: Texas Dept. of Transportation Enhancement Project at U. S. 59 and FM 762,  
Fort Bend County, Texas

Dear Judge Hebert:

OakBend Medical Center has two full service acute care hospital facilities located in Richmond, Texas. It is our belief that this project will benefit the residents of Richmond and Rosenberg as well as be a prime example of what collaboration in planning and leadership can accomplish for the community as a whole.

With the growth that West Fort Bend is experiencing and the demographic changes already happening in the community, we feel that it is very important that the improvements proposed by the West Fort Bend Management District be approved.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joe Freudenberger".

Joe Freudenberger  
Chief Executive Officer

HILMAR C. MOORE  
MAYOR

JIM GONZALES  
WILLIAM H. (BILL) DOSTAL, SR.  
COMMISSIONERS

## CITY OF RICHMOND

402 MORTON STREET  
RICHMOND, TEXAS 77469  
(281) 342-5456



December 9, 2009

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Dear Judge Hebert:

The City of Richmond supports the application for a \$1.4 million dollar Texas Transportation Enhancement Program application to improve the "gateway" into the Cities of Richmond and Rosenberg, Texas and the District at Hwy. 59 and FM762 immediately east of the Brazos Town Center. The project will consist of 44 acres of TxDOT right-of-way. The City of Richmond supports Fort Bend County, West Fort Bend Management District and the City of Rosenberg in this endeavor. This desired application will enhance the landscaping and beautification of the intersection of Highway 59 and FM 762, which is the entrance to both cities from Highway 59, driving southbound from Houston.

The City of Richmond fully supports this application and encourages the Texas Department of Transportation to make an award. These improvements will enhance significantly the eastern entrance to these two cities. We understand the City of Richmond must fund 20% of the total cost, and we support the City in raising all necessary funds for this important undertaking.

Sincerely,

CITY OF RICHMOND

R. Glen Gilmore - City Manager





December 9, 2009

County Judge Robert E. Hebert  
Fort Bend County  
301 Jackson Street  
Richmond, Texas 77469

Dear Judge Hebert:

As president of the Historic Richmond Association, I speak in favor of the \$1.4 million project designed for US 59 & FM 762 in Richmond, Fort Bend County Texas. Receiving transportation enhancement monies for the first official exit to Richmond could radically change the mindset of our residents and visitors.

For years, we've continued to preserve our downtown buildings, the majestic plantation homes and 400-year old oaks and pecan trees, shops, businesses and museums in our historic downtown district. As a volunteer organization, the Historic Richmond Association recently dedicated a statue of Mayor Hilmar Moore for his 59 years of continuous service to our city and as a salute to him as the longest serving mayor in the United States. As we honor the memories of Jane Long, Mirabeau B. Lamar, Carrie Nation, Scott Deaf Smith, and the Old 300, the first settlers of Stephen F. Austin colony, we also show our patriotism to our young who died in our wars.

The city of Richmond is nearing its 175 birthday and much of the downtown remains the same. The stores which once faced the railroad track have switched to make entrances at the store backs to accommodate the automobile. Annual events such as "Pigapoulousa" "Richmond Fire Department Halloween Carnival", "Miracle On Morton Street", and the "Richmond on the Brazos 5K Family Fun Run/Walk" bring people together to celebrate the seasons. Often times, the Texas or Houston Film Commissions or independent studios can be seen in town making films or commercials. Our downtown parks, include Decker Park, and one of the first public cemeteries in Texas, Morton Cemetery, offer Houston County based tourists the advantages of tourism and still being close to home.

As the county seat and as a historic city, Richmond receives visitors and tourists year round. Many international visitors come to see how government works, while others visit exhibits on the early settlement of Texas, the War Between the States, and how cowboys worked on the range.

We always welcome improvements.

Sincerely,

Mary A. Doetterl  
President

**Historic Richmond Association**  
310 Morton Street, Suite 174, Richmond, Fort Bend County Texas, 77469  
[www.HistoricRichmond.org](http://www.HistoricRichmond.org)



## ***Wharton County Junior College***

Fort Bend Technical Center  
5333 FM 1640 • Richmond, Texas 77469 • (281) 239-1500

December 9, 2009

Judge Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Dear Judge Hebert;

Wharton County Junior College supports the West Fort Bend Management District and Fort Bend County in their efforts to secure a TXDOT grant for landscape improvements to the US59/FM762 intersection in Richmond.

WCJC operates two branch campuses in Fort Bend County with one being located in Richmond some two miles from the proposed project. The enhancements proposed would improve the esthetics for many of our students who travel through this intersection on a daily basis. This could help in our efforts to keep students enrolled for a longer period of time thereby helping to build a better educated workforce for Texas.

Thank your for considering this proposed project.

Sincerely,

Betty A. McCrohan  
President





---

YMCA of Greater Houston

T.W. Davis Family YMCA  
911 Thompson Hwy.  
Richmond, TX 77469  
Tel 281.341.0791  
Fax 281.342.9368

12/10/09

Honorable Robert E. Hebert  
Fort Bend County Judge  
301 Jackson Street  
Richmond, Texas 77469

Re: T.W. Davis YMCA Support of Hwy 59 / FM 762 TX Enhancement Fund Project

Dear Judge Hebert:

On behalf of the T.W. Davis YMCA staff, volunteers and members, we would like to express support of the funding being asked for off US 59 leading into Richmond/Rosenberg. The T. W. Davis YMCA has been in Richmond, Texas off Thompson Hwy for the past 22 years and our staff/members/volunteers use this corridor 7 days a week. The YMCA currently has over 8000 people using it on a weekly basis. So, we utilize the community needs and transportation to get them to and from our facility as well. We believe that the funding would allow more traffic to move much quicker and easier. I can remember when 59 was a basic two lane highway, but with Fort Bend County being in the top five fastest growing counties in the nation, we really need to get the enhancement done off Hwy 59. Plus, we believe in capturing green space as more development comes to Fort Bend County. This will help in erosion control and rainwater capture especially as water comes to being an important aspect of the future of Fort Bend County. Also, Fort Bend County has so many great places to visit like the Brazos Bend State Park and George Ranch which could also benefit greatly with this enhancement. So, you can see that this funding would greatly help the Fort Bend County Community in many areas. So, please do consider allowing the funding to go thru as the T.W. Davis staff and members would greatly be appreciated for the future.

Thanks again for your support of our community and thanks in advance for your consideration of support. If you have further questions or need additional information, please feel free to contact me at (281)341.0791.

Sincerely,

*Jess Stuart*

T.W. Davis Family YMCA  
Executive Director

# **MINUTES FROM FORT BEND COUNTY COMMISSIONER'S COURT**

From Commissioner's Court (12/08/2009):

**Item 22 continued - Engineering:**

**B. Take all appropriate action to authorize the Engineering Department to submit a nomination form to the Texas Department of Transportation (TxDOT) for Statewide Transportation Enhancement Program (STEP) funding under Texas Administrative Code §11.200 through §11.205 in the amount of \$240,000 for the US 59/ FM 762 Cottonfield Scheme Roadway Project as detailed on the nomination form, authorize twenty percent cash match by the County, and determine funding source for the match, Precinct 1.**

Moved by Commissioner Morrison Seconded by Commissioner Prestage

Duly put and unanimously carried (5-0), it is ordered to authorize the Engineering Department to submit a nomination form to the Texas Department of Transportation (TxDOT) for Statewide Transportation Enhancement Program (STEP) funding under Texas Administrative Code §11.200 through §11.205 regarding US 59/ FM 762 Cottonfield Scheme Roadway Project, twenty percent (20%) cash match by Fort Bend County not to exceed \$321,109.40 and determine funding source for the match if approved, Precinct 1.

Judge Hebert	yes
Commissioner Morrison	yes
Commissioner Prestage	yes
Commissioner Meyers	yes
Commissioner Patterson	yes

From Commissioner's Court (12/15/2009):

**C. Ratify change to project name only for Agenda Item No. 22 B from Commissioners Court on December 8, 2009, so the application to Texas Department of Transportation for Statewide Transportation Enhancement Program (STEP) funding under Texas Administration Code §11.200 through §11.205 regarding US 59/FM 762 reads Landscaping Project. The twenty-percent cash match by Fort Bend County will not exceed \$321,109.40, funding source to be determined if application is approved.**



## RESOLUTION NO. RDC-67

A RESOLUTION OF THE ROSENBERG DEVELOPMENT CORPORATION BOARD OF DIRECTORS, SUPPORTING THE APPLICATION BY THE WEST FORT BEND MANAGEMENT DISTRICT FOR TRANSPORTATION ENHANCEMENT GRANT FUNDS

\* \* \* \* \*

**WHEREAS**, the West Fort Bend Management District (District) was created to promote economic development within its boundaries; and

**WHEREAS**, the District is proposing to improve the primary gateway to both the City of Rosenberg and the City of Richmond; and

**WHEREAS**, the proposed improvements reflect the history, culture and charm of the community; and

**WHEREAS**, the Rosenberg Development Corporation has determined that improving the image of the community and its transportation gateways is a priority; and

**WHEREAS**, an average of 66,000 automobiles travel on U.S. Highway 59 on a daily basis through Rosenberg; and

**WHEREAS**, the Brazos Town Center, a five hundred and fifty acre mixed-use development, which generates over a quarter of the sales tax revenues and in excess of 3,500 jobs, is located adjacent to the proposed improvements;

**NOW THEREFORE, BE IT RESOLVED RESOLVED BY THE BOARD OF DIRECTORS OF THE ROSENBERG DEVELOPMENT CORPORATION:**

Section 1. The Board of Directors hereby establishes its support to the grant application made by the West Fort Bend Management District to the Texas Department of Transportation to assist in the construction of gateway improvements at the Intersection of U.S. Highway 59 and F.M. 762.

**PASSED, APPROVED, AND RESOLVED** this 10<sup>th</sup> day of December 2009.



Linda Cernosek  
Linda Cernosek, SECRETARY

**APPROVED:**

Bill Knesek  
Bill Knesek, PRESIDENT