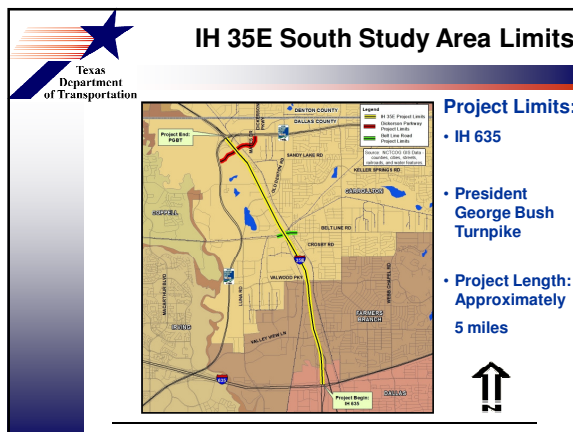
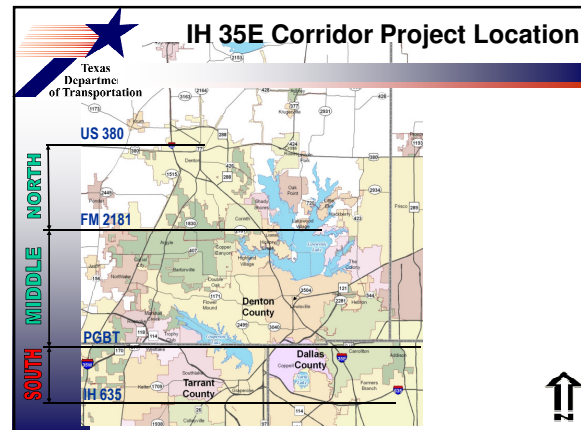


TxDOT Public Hearing: IH 35E from IH 635
to President George Bush Turnpike



Public Hearing
IH 35E
From: IH 635
To: President George Bush Turnpike
September 27, 2011
Dallas, TX



Public Hearing Agenda

- Introduction
Mr. Moosa Saghian, P.E.
- Project Design Presentation
Mr. Phil Ullman, P.E.
- Environmental Presentation
Ms. Jennifer Halstead
- Right-of-Way Acquisition and Relocation
Mr. Cecil Saldana
- 20 Minute Recess
Questions
- Public Comments
Mr. Moosa Saghian, P.E.

Public Hearing Purpose


1. Inform the public of project status and present recommendations
2. Describe the project so the public can determine how they may be affected
3. Provide the public another opportunity to provide input
4. To develop a record of public participation

Public Inquiries

Schematics may be viewed at:

| | |
|--|---|
| TxDOT Dallas District Office 4777 East Highway 80 Mesquite, TX 75150 | City of Carrollton 1945 E. Jackson Road Carrollton, TX 75006 |
| City of Dallas 1500 Marilla Street Dallas, TX 75201 | City of Farmers Branch 13000 William Dodson Pkwy Farmers Branch, TX 75234 |

<http://www.keepitmovingdallas.com/>




Project Description

IH 35E South Section

Proposed Project Improvements Include:


- ✓ Reconstruction of the existing IH 35E facility from IH 635 to the President George Bush Turnpike
- ✓ Extension of Dickerson Parkway over IH 35E
- ✓ Improvements to the IH 35E and Belt Line Road Interchange



Project Description

IH 35E South Section


- ✓ From IH 635 to the President George Bush Turnpike:
Mainlanes on the IH 35E south section would be expanded from six to eight 12-foot (ft) wide lanes (four in each direction) with inside and outside shoulders.
- ✓ From Sandy Lake Road to the President George Bush Turnpike:
Two to four collector distributor lanes will be incorporated (in each direction).



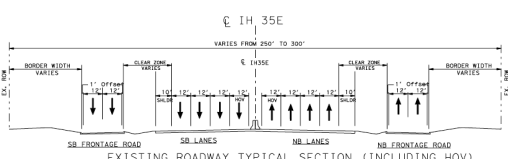
Project Description

IH 35E South Section continued...

- ✓ Four lanes of concurrent flow variable priced toll HOV/Managed lanes (two in each direction), each 12-ft wide, with outside shoulders
- ✓ The northbound and southbound HOV/Managed lanes would be separated by a 10-ft wide median and concrete traffic barriers (CTB)
- ✓ The concurrent HOV/Managed lanes would be tolled (using variable pricing) per NCTCOG policy
- ✓ Continuous frontage roads varying from two to three lanes (each direction), which includes a 14-ft wide outside shared use bicycle/vehicle lane including 2-ft curb offset (max width 38-ft throughout the length of the project)
- ✓ Pedestrian sidewalks are proposed at cross roads and along each side of the entire project




Existing IH 35E

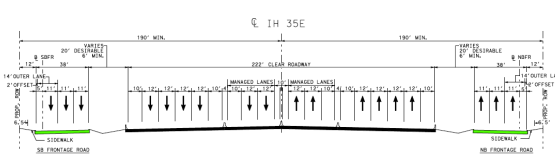


EXISTING ROADWAY TYPICAL SECTION (INCLUDING HOV)


Existing Typical Section



Proposed IH 35E



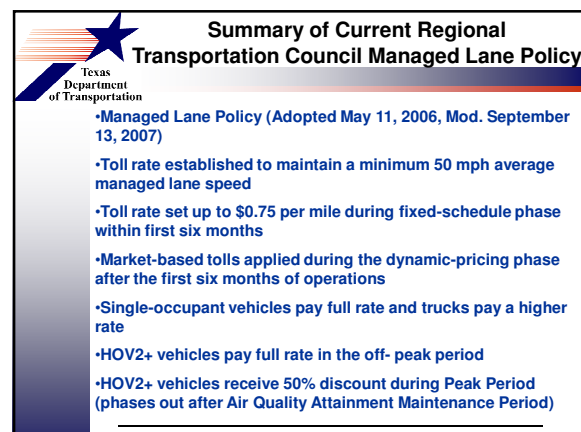
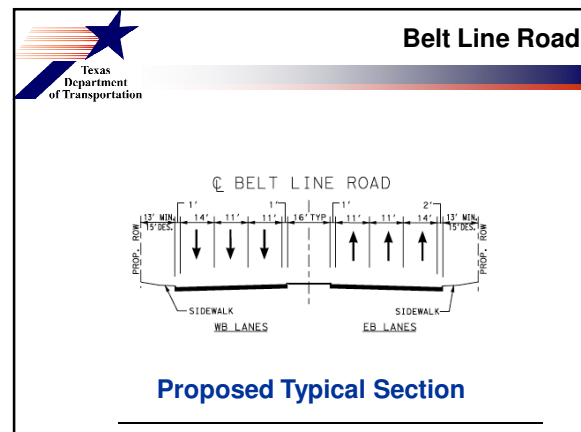
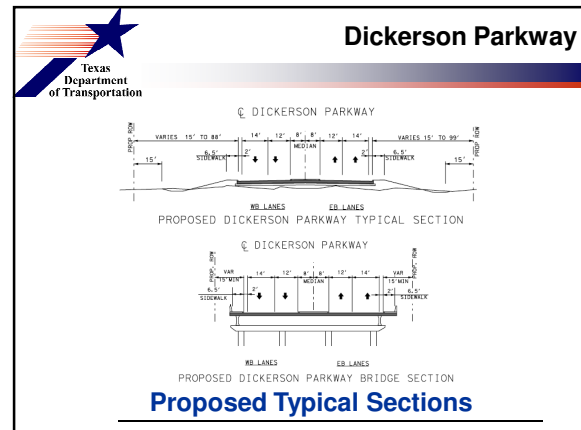
Proposed Typical Section From IH 635 to the President George Bush Turnpike



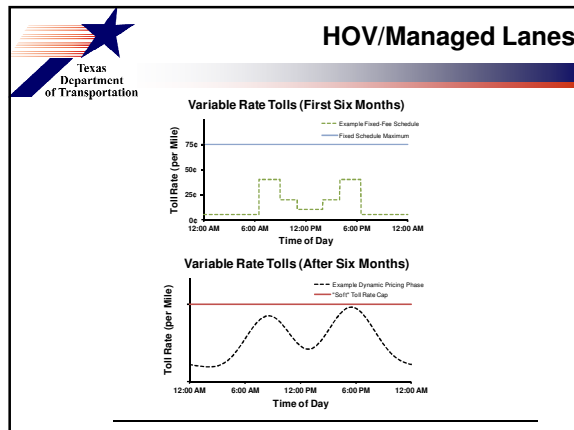
Project Description

IH 35E South Section continued...

- ✓ Dickerson Parkway over IH 35E:
Improvements would consist of an overpass that would be constructed for the extension of Dickerson Parkway over IH 35E. The proposed facility would consist of four through lanes in total (two in each direction) and a raised concrete median. The inside lanes would be 12-ft wide, while the eastbound and westbound outside lanes would be 14-ft wide to accommodate the shared use of bicycles and vehicles.



TxDOT Public Hearing: IH 35E from IH 635 to President George Bush Turnpike



HOV/Managed Lanes

HOV/Toll - Managed Lanes - Dynamic Pricing

| | Maintain Flow | M/HOV/Toll Lanes | Maintain Flow |
|--|---------------|---------------------------|---------------|
| | Mixed Flow | HOV & SOV | Mixed Flow |
| 1 Morning Peak 6:00 a.m. to 9:00 a.m. (approx. 85/mile) | Non-tolled | HOV - \$5 SOV - \$5.55 | Non-tolled |
| 2 Midday Off-Peak 9:00 a.m. to 3:00 p.m. (approx. 25/mile) | Non-tolled | HOV - \$5 SOV - \$5 | Non-tolled |
| 3 Evening Peak 3:00 p.m. to 6:00 p.m. (approx. 85/mile) | Non-tolled | HOV - \$5 SOV - \$5.55 | Non-tolled |
| 4 Late Night Off-Peak 12:00 a.m. to 5:00 a.m. (approx. 15/mile) | Non-tolled | HOV - \$5 SOV - \$5 | Non-tolled |

HOV - High Occupancy Vehicle
SOV - Single Occupancy Vehicle

The estimated average travel distance per household that would use the proposed tolled HOV/managed lanes on IH 35E from IH 635 to PGBT would be 4.5 miles.

TxDOT estimates that HOV/Managed lane use would average 2.5 trips per week for the morning peak and evening peak scenarios, and would average 2 trips per week for the off-peak scenarios.

- ## Other Issues
- ### RIGHT-OF-WAY
- Existing:
 - The existing right-of-way width for this stretch of IH 35E varies from 250 to 300 feet.
 - Proposed:
 - The proposed project would be constructed within a proposed right-of-way width that varies from approximately 380 to 556 ft.
 - The proposed IH 35E improvements would require approximately 86.4 acres of proposed right-of-way and approximately 0.4 acres of proposed easement.
- ### UTILITIES
- Underground and Overhead Utilities
 - Adjustments and relocations are required
 - No substantial interruptions anticipated

Estimated Cost

Total Project Cost: \$831,000,000


- ## NEPA Process
- ### Environmental Assessment
- | | |
|--|--|
| <ul style="list-style-type: none"> Need and Purpose Proposed Design Right-of-Way/Easements Project Cost and Funding Displacements and Relocations Waters of the US, including Wetlands Lakes, Rivers, and Streams Water Quality Floodplains Socio-Economic Impacts Community Cohesion and Environmental Justice Public Facilities and Services | <ul style="list-style-type: none"> Parkland/Section 4(f) Properties Threatened/Endangered Species and Wildlife Habitat Historic and Archeological Sites Aesthetic Considerations Topography and Soils Land Use Air Quality Assessment Traffic Noise Assessment Hazardous Materials Construction Impacts Indirect and Cumulative Impacts |
|--|--|

EA Specifics

| | Right-of-Way | Floodplains | Waters of the U.S. including wetlands | 4(f) |
|--------------------------|--|--|---|---------------------------|
| Natural Resources | 86.4 acres of proposed right-of-way and 0.4 acres of proposed easement | No increase the base flood elevation Facility would permit the conveyance of the 100-year flood | 2 wetlands and 13 potential jurisdictional waters (approx. 5.04 acres) located within the proposed right-of-way Section 404 USACE permits required | No 4(f) property affected |
| Human Environment | 111 commercial entities (approx. 2,427 employees potentially impacted) 24 vacant buildings 3 places of worship No residential displacements | Displacements | Noise | Noise |


Workforce Solutions of North Central Texas will offer various services to assist displaced employees.

Relocation efforts would be consistent with the requirements of the Civil Rights Act of 1964, the Uniform Relocation Assistance and Real Properties Acquisition Act of 1970 as amended, and the Housing and Urban Development Act of 1974.



NEPA Process


Studies and evaluation of the proposed project indicate no significant environmental effects



Project Schedule

What Happens After the Public Hearing?

- Public Comment Period
- Environmental Clearance
- Plan Preparation
- Right-of-Way Acquisition
- Utility Clearance
- Construction



Right-of-Way Acquisition Process

1. TxDOT obtains:

- Environmental clearance
- Local agency agreements
- Approved right-of-way map
- Funding
- Release from TxDOT Austin to begin the acquisition process



Right-of-Way Acquisition Process

2. Agency orders:


- Property title information
- Five-year sales data
- Preliminary title commitment



Right-of-Way Acquisition Process

3. Acquiring agency assigns independent appraisers:

- Appraisers contact owner
- Appraisers submit appraisals
- TxDOT reviews appraisals for approval



Right-of-Way Acquisition Process

4. TxDOT's acquisition agent presents offer to property owner, including:

- Appraised value of property
- Compensable damages to remaining real property
- Relocation assistance



Right-of-Way Acquisition Process

5. Property owner may then:

- a. Donate land
- b. Accept offer
- c. Submit counter offer, if appropriate
- d. Begin eminent domain proceedings, if agreement on value is not reached



Right-of-Way Acquisition Process

5b. When owner accepts:


- Owner signs deed and Memorandum of Agreement
- TxDOT issues warrant to owner and title company
- Owner closes at title company and is compensated for new right-of-way



Right-of-Way Acquisition Process

5c. Owner counter offers:


- Owner may submit counter offer if owner believes it does not represent fair market value
- TxDOT reviews counter offer and either accepts or rejects it
- If rejected, owner may accept original offer or proceed to eminent domain



Right-of-Way Acquisition Process

5d. Eminent Domain:


- Court appoints 3 commissioners to hear owner and TxDOT
- Commissioners decide award
- TxDOT deposits award in registry of court and takes possession
- Either owner or TxDOT shall have the right to appeal to jury trial



Right-of-Way Acquisition Process

6. Relocation Assistance


- Administered by the State
- Available to those who qualify as a result of the acquisition of right-of-way



Right-of-Way Acquisition Process

6a. Relocation Assistance (cont.)


- The benefits are applicable to all individuals, families, businesses, farmers, ranchers and non-profit organizations without regard to race, color, religion, sex, or national origin



Right-of-Way Acquisition Process

6b. Relocation Assistance (cont.)


- If the owner will need to move, do not do so until negotiations have begun unless you first secure a written notice of "Intent to Acquire" from the acquiring agency



Right-of-Way Acquisition Process

6c. Relocation Assistance (cont.)


- Appeal procedures are available for displacees who do not agree with any amounts offered for relocation reimbursement (see page 39 of the "Relocation Assistance" booklet)



Right-of-Way Acquisition Process


6d. Relocation Assistance (cont.)

- See pages 31 and 32 in the "Relocation Assistance" booklet for regulations governing the relocation of advertising signs which are not purchased by the acquiring agency as real property



Public Comments


- 20 minute recess
- Comment period following recess



Public Comments

Comment Period

Please note that we will not attempt to respond to your comments at this time



Public Comments

Mailing Address


- TxDOT Dallas District
Attn: Robert Hall, P.W.S, CFM
P.O. Box 133067
Dallas, TX 75313-3067
- Written Comments must be post-marked by Friday, October 7, 2011
- <http://www.keepitmovingdallas.com/>



Public Comments

Speaker's Time Remaining:

0:00



**Thank you for your interest
in the IH 35E
Improvement Project**

Texas Department of Transportation