Welcome

Tonight's Agenda
- Welcome & Introduction
- History and Status of the Project
- Project Design
- Environmental Presentation
- Right-of-Way Acquisition & Relocation
- Recess
- Public Comment

Purpose of Tonight's Hearing
- Inform Community of the Status of the Planning Efforts and Present Evaluations Based on Studies Performed to Date
- Describe the Preferred Alternative
- Provide the Community an Opportunity to Present Information & Their Views When There is Flexibility to Respond to Comments & Before Location & Decisions are Finalized
- Develop a Record of Public Views & Participation to Accompany Recommendations for Subsequent Decisions

Location Map

Purpose and Need
- The Purpose and Need for FM 2499 Section 4 is to address:
  - Rapid Regional Growth
  - Transportation Demand
- and the Need for:
  - Improved Mobility and Reduced Congestion
  - Improved System Linkages
  - Improved Economic Development
Population Growth

Denton County Population

Source: NCTCOG, 2025 Demographic Forecast, August 2000

Congestion Levels

Rail System Map

History of Project

- 1985 Denton County Comprehensive Transportation Study identifies need for north/south corridor in south central Denton County
- 1987 FM 2499 Task Force was formed
- 1988 Feasibility Study identifies 10 alternative alignments

Feasibility & Justification Study
History of Project

1990 Alternative 4 and Alternative 3 identified as technically and locally preferred alternatives.
1995 TxDOT Authorizes Development of Environmental Assessment for FM 2499-4.
1996 US Congress Update National Highway System which includes FM 2499.
1997 Corps of Engineers requires all alternatives be environmentally reviewed at same level of detail – become cooperating agency.
2001 - 2002 Corps of Engineers, Highland Village and Copper Canyon mitigation requests included in environmental document.
Nov 2002 Final Draft EA submitted to TxDOT/FHWA for clearance.
Apr 2003 FHWA clears FM 2499 EA for further processing and public comment.

Public Involvement and Resolutions

- TxDOT Minute Order No. 91656 Accepting Extension of FM 2499.
- Highland Village Resolution No. 87-276 Supporting FM 2499 Corridor.
- Town of Copper Canyon Resolution 93-04 Support of FM 2499 East of Corporate Limits.
- Denton County Letter of Support to Develop FM 2499-4.

Three Alternatives Studied in the Environmental Assessment

Project Description

The proposed action is the construction of a four-lane divided urban arterial on a new location extending from FM 407 to FM 2181, a distance of approximately 4.7 miles.
Three Alternatives Studied in the Environmental Assessment

Typical Section

Typical Section With Retaining Walls

Bridge Typical Section

Environmental Process/NEPA
- Type of Document: Environmental Assessment.
- Document has Received State and FHWA Approval for Public Comment.
- Discusses the Social, Economic & Environmental Effects of the Alternatives.
- EA Outline:
  - Summary, Purpose & Need, Alternatives Considered, Affected Environment, Environmental Consequences, Section 4(f) Evaluation, Public & Agency Involvement, and Appendices.
Environmental Assessment

- Description of Existing Facility
- Description of Purpose and Need
- Description of Proposed Action
- Presentation of Reasonable Alternatives, including the No-Build

Preliminary Investigation
- Analysis
- Environmental Report

- Document Existing Conditions
- Field Visits
- Evaluate Alternatives
  - Social
  - Economic
  - Natural
- Draft Report
- Public Involvement
- Conclusion of Findings

Environmental Assessment

- Land-Use
- Social Impacts
- Relocation and Right-of-Way Requirements
- Economic Development
- Environmental Justice
- Air Quality
- Noise
- Permits
- Water Quality
- Wetlands/Jurisdictional Waters
- Floodplains
- Visual Impacts
- Construction Impacts
- Prime and Unique Farmlands
- Pedestrian and Bicycle facilities
- 4(f) and 6(f) Properties and Open Space
- Recreational Uses
- Vegetation Wildlife
- Wild and Scenic Rivers
- Threatened and Endangered Species
- Historic and Archaeological Preservation
- Hazardous Waste Sites

Comparison of Alternatives

- Est. Cost (Construction + ROW) 2020 Dollars (Million)
- Local Government Support Yes/No
- Consistent w/Local Land Use Policies Yes/No
- Community Cohesion Adverse Impact Low/Med/High
- Residential Displacements Number
- Commercial Displacements Number
- Community/Public Facility Displacements Number

Comparison of Alternatives

- FM 2499 Alternatives
  - Comparison Factors
  - Unit of Measure
  - No Build
  - Acres
  - Miles

Comparison of Alternatives

- Noise Receivers Impacted Number
- Consistent w/ EJ Order Yes/No
- Threatened and Endangered Species Number
- Corps of Engineers Section 4(f) Lands Acres
- Equestrian Trail Impacts Yes/No
- Other Section 4(f) Lands Number
- Other Woodland and Grassland Acres
- Prone to Potential Historic Sites Number
- Hazardous Material Sites Impacted Number
Proposed Equestrian Trail Mitigation

The mitigation has been proposed to insure that the equestrian trails remain continuous through the roadway corridor.

Design Features Include:
- Trail crossing Poindexter Branch under the proposed bridge.
- Trail crossing at Hickory Creek Branch in the form of a tunnel.
- Relocation of the trailhead/staging area at Bishop Road
- Trail Crossing Hickory Creek Branch Under the Proposed Bridge.

Proposed Equestrian Trail Parking

Typical Section Proposed Equestrian Tunnel

Proposed Habitat Mitigation

- Establish 62 acres of reforestation
- Restore 14 acres of grassland
- Create 38 acres of emergent wetlands
- Coordination with Corps of Engineers and US Fish and Wildlife

Water Quality Mitigation

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<th>General Condition B Soil Erosion and Sediment Control</th>
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* Proposed features for FM 2499 - 4
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 Acquisition Process

2. TxDOT Orders:
   - Right-of-Way Acquisition Process
   - Appraisers Contacts Owner
   - Appraisers Submit Appraisals
   - TxDOT Reviews Appraisals for Approval

3. TxDOT Assigns Independent Appraisers:
   - Right-of-Way Acquisition Process
   - Appraised Value of Property
   - Compensable Damages to Remaining Real Property
   - Relocation Assistance

4. TxDOT’s Acquisition Agent Presents Offer to Property Owner, Including:
   - Right-of-Way Acquisition Process
   - Appraised Value of Property
   - Compensable Damages to Remaining Real Property
   - Relocation Assistance

5. Property Owner may then:
   - Right-of-Way Acquisition Process
   - a. Donate Land,
   - b. Accept Offer,
   - c. Submit Counter Offer, if Appropriate, and
   - d. Begin Eminent Domain Proceedings, if Agreement on Value is not Reached.

5b. When Owner Accepts:
   - Right-of-Way Acquisition Process
   - Owner Signs Deed & Memorandum of Agreement
   - TxDOT Issues Warrant to Owner & 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

5d. Eminent Domain:
- Court Appoints 3 Commissioners to Hear Owner & TxDOT
- Commissioners Decide Award
- TxDOT Deposits Award in Registry of Court & Takes Possession
- Either Owner or TxDOT Shall Have the Right to Appeal to Jury Trial

6. Relocation Assistance
- Administered by the State with no local government funding
- Available to those who qualify as a result of the acquisition of R.O.W. – Residential & Business
- For businesses, benefits may include personal moving costs and some reestablishment costs or a fixed payment

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.

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.

6c. Relocation Assistance - CONT.
- Appeal Procedures Are Available For Displacees Who Do Not Agree With Any Amounts Offered For Relocation Reimbursement. (See Page 49 Of The “Relocation Assistance” Booklet.)
Right-of-Way Acquisition Process

6d. Relocation Assistance - CONT.

- See Pages 39 Thru 41 In The "Relocation Assistance" Booklet For Regulations Governing The Relocation Of Advertising Signs Which Are Not Purchased By The Acquiring Agency As Real Property.

Submission of Comments

- Verbal Comments and Written Comment Cards will be Accepted Tonight.
- Submit Written Comments to:
  David Morgan
c/o Halff Associates
8616 Northwest Plaza Drive
Dallas, Texas 75225
- Comments must be Postmarked by October 14, 2003

Thank You!