



SH114/SH121 DFW Connector

Public Hearing
February 24, 2009



SH 114/SH 121 DFW Connector

Public Hearing

SH 114 - FROM: Business 114L
TO: International Pkwy

SH 121 - FROM: SH 360
TO: FM 2499

**City of Grapevine, City of Southlake, City of Coppell,
Tarrant and Dallas County, Texas**

**CSJs: 0353-03-059, 0353-03-079, 0364-01-072,
0364-01-112, 0364-01-113, 0364-01-115**

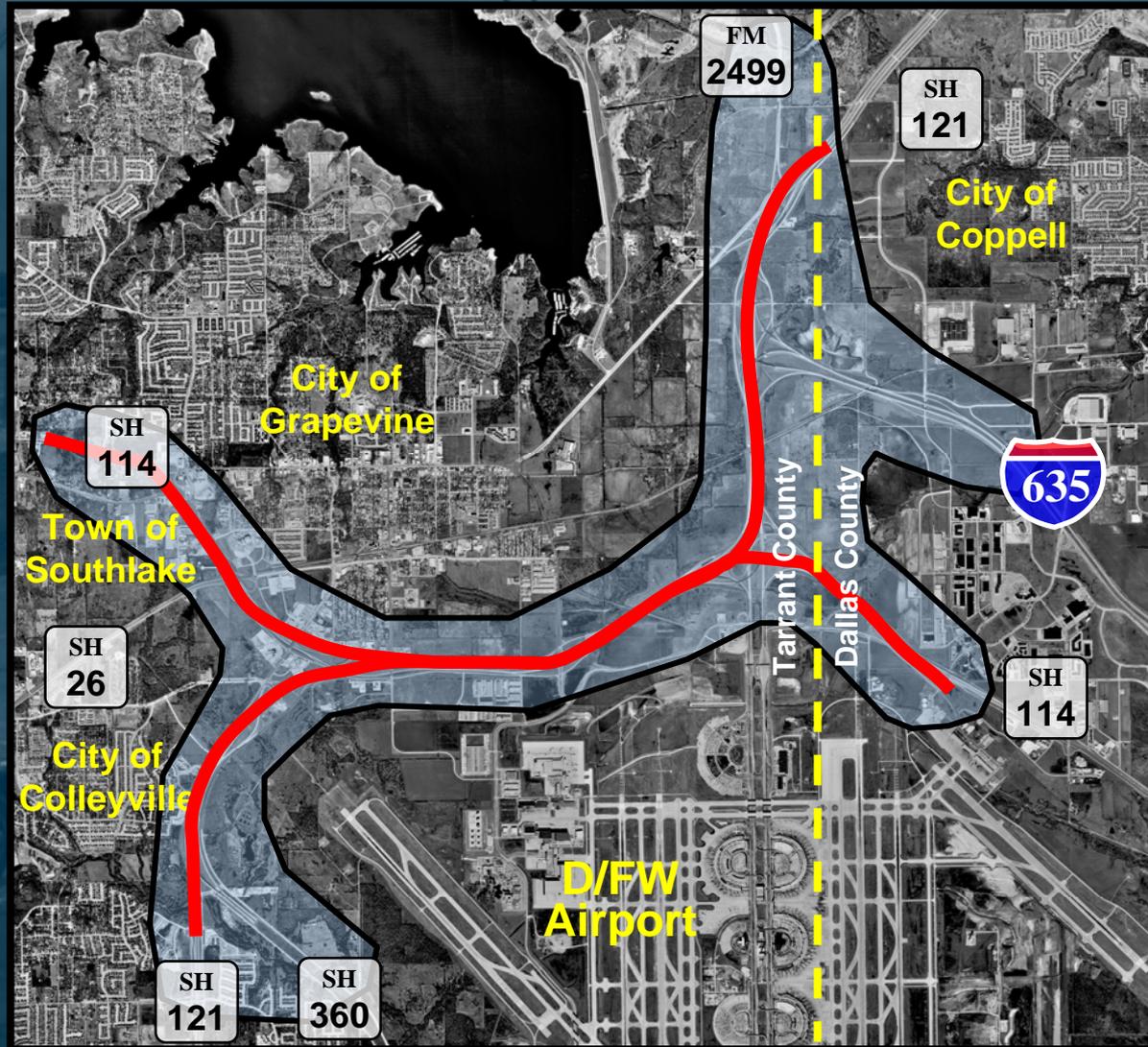
Grapevine Convention Center
February 24, 2009





Project Vicinity

Approximately 14.4 Total Miles





Project Implementation

A CDA:

- Is a Public/Private Partnership
- Enables TxDOT to Construct Projects to Reduce Congestion and Improve Traffic Operations
- Provides Assistance to TxDOT through Right-of-Way/Utility Services, Design, Construction and Capital Maintenance of the DFW Connector.



Project Implementation

TxDOT has solicited proposals to enter into a Comprehensive Development Agreement (CDA) for the DFW Connector Project.

- **SH 114: From Business 114L to International Parkway**
- **SH 121: From SH 360 to FM 2499**



Project Implementation

Project Information:

- Estimated Start of Construction: **2009**
(utilizing a CDA process)
- Estimated Duration of Construction: **5 years**



Project Overview



Public Hearing Purpose

Inform Attendees Of Project Status And Present Recommendations

Describe The Project So Attendees Can Determine How They May Be Affected

Provide Another Opportunity To Provide Input



Public Hearing Agenda

Welcome & Introductions
Ms. Maribel P. Chavez, P.E.

Project Overview
Ms. Judith J. Anderson, P.E.

Project Design
Mr. Brian Swindell, P.E.

Right-of-Way Acquisition and Relocation
Mr. Scott Hall

20 Minute Recess

Public Comments
Ms. Judith J. Anderson, P.E.

Adjournment
Ms. Maribel P. Chavez, P.E.





Public Comments

Oral Statements Tonight:
Please sign up at the front desk to speak

Mail Written Comments to:
Ms. Maribel P. Chavez, P.E.
ATTN: Curtis Loftis, P.E.
Texas Department of Transportation
P.O. Box 6868
Fort Worth, Texas 76115

**** Written Comments must be postmarked by
March 6, 2009**



Prior Public Involvement

- 1st Public Mtg (5/21/97) – Project Kickoff
- 2nd Public Mtg (9/3/98) – Alternative Identification
- 3rd Public Mtg (12/10/98) – Initial Screening
- 4th Public Mtg (4/27/99) – Preferred Mode Selection
- 5th Public Mtg (7/15/99) – Emphasis Area Evaluations
- 6th Public Mtg (2/23/06) – Proposed Alternative Presentation
- Technical Advisory Committee Meetings
 - Members include:
 - ◆ TxDOT
 - ◆ Cities
 - ◆ Counties
 - ◆ D/FW Airport
 - ◆ Fort Worth T
 - ◆ DART
 - ◆ FHWA
 - ◆ NCTCOG
 - ◆ Others





DFW Connector Capacity SH114/SH121 Concurrent Segment

| | | |
|--------------------------|----------|------------------------|
| 2030 Demand | = | 369,000 veh/day |
| Existing Capacity | = | 160,000 veh/day |
| <hr/> | | |
| Capacity Required | = | 209,000 veh/day |



NEPA Process

The Environmental Assessment prepared for the proposed project is based on the design that is being presented tonight.

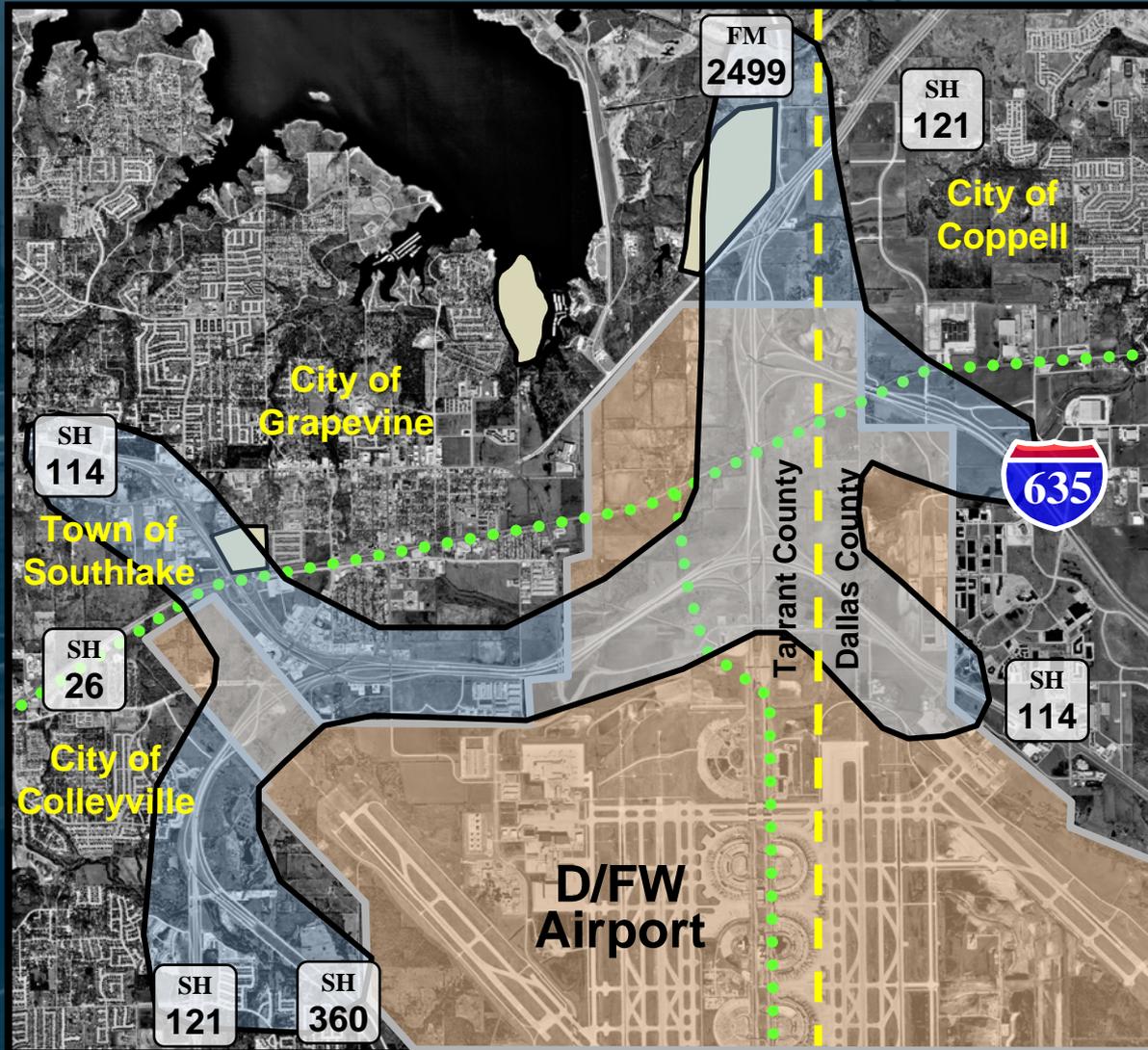
The Environmental Assessment evaluated effects of the proposed project on various physical, biological, social, and economic categories.



Project Design



Project Location/ Corridor Features



Tarrant County
Dallas County

TxDOT-Fort Worth
TxDOT-Dallas
FHWA
NCTCOG

D/FW Airport

City of Grapevine
City of Coppel
City of Colleyville
Town of Flower Mound
City of Southlake

DART
Fort Worth T
DFW Rail

Grapevine Mills Mall
Bass Pro Shop
Gaylord Texan
Baylor Hospital



Operational Constraints

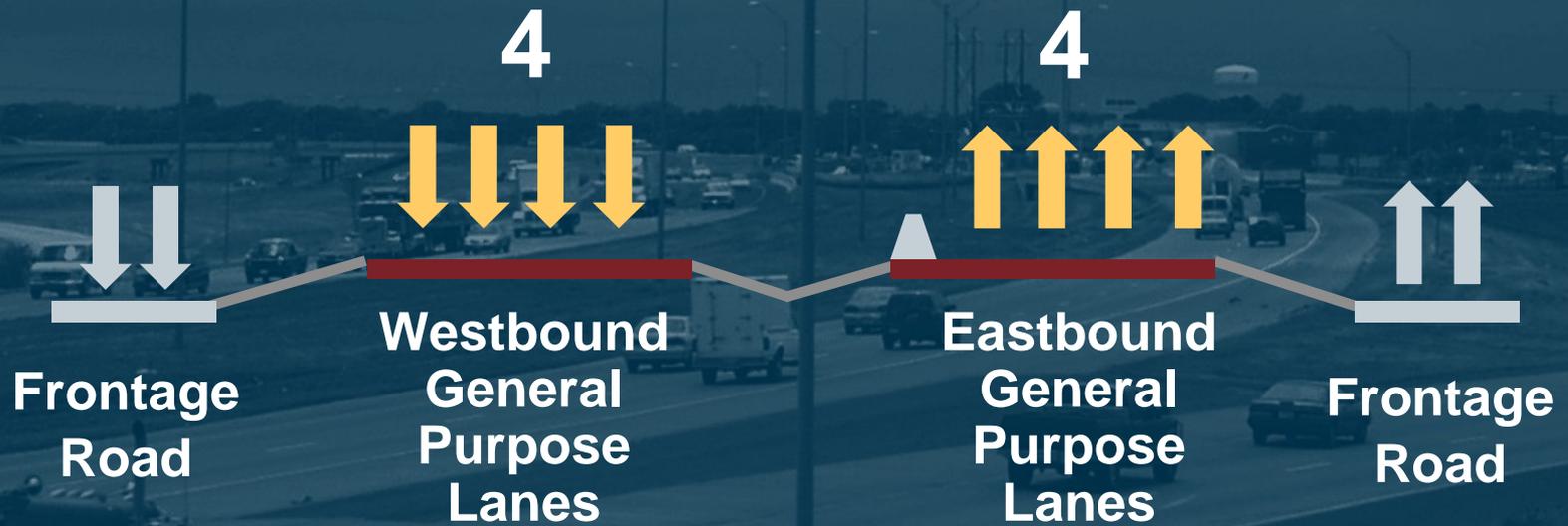


- 10 System Connections
- 6 Interchanges
- Spacing



Existing Facility

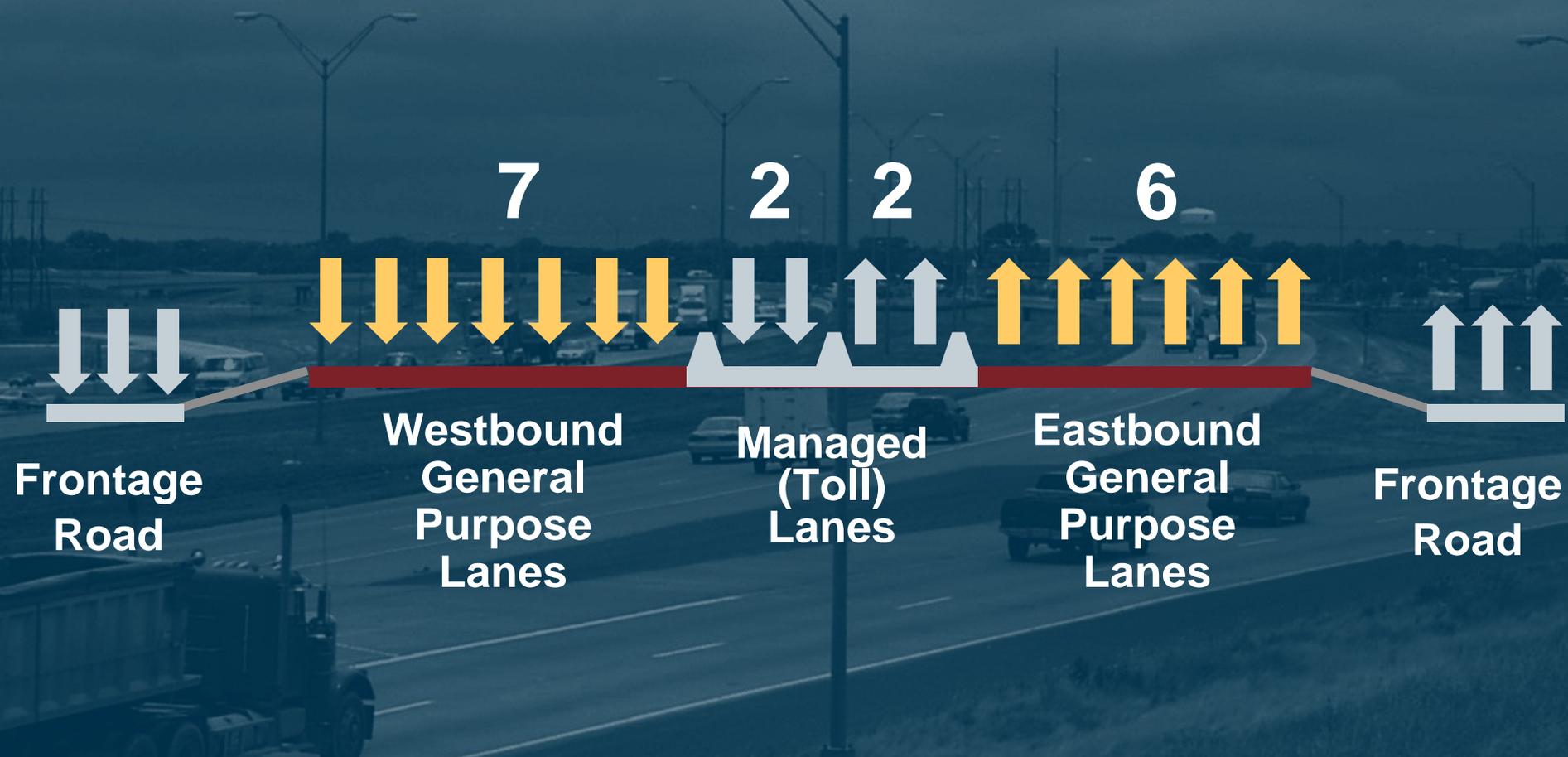
SH114/SH121 Concurrent Segment





Proposed Facility

SH114/SH121 Concurrent Segment



Westbound
General
Purpose
Lanes

Managed
(Toll)
Lanes

Eastbound
General
Purpose
Lanes

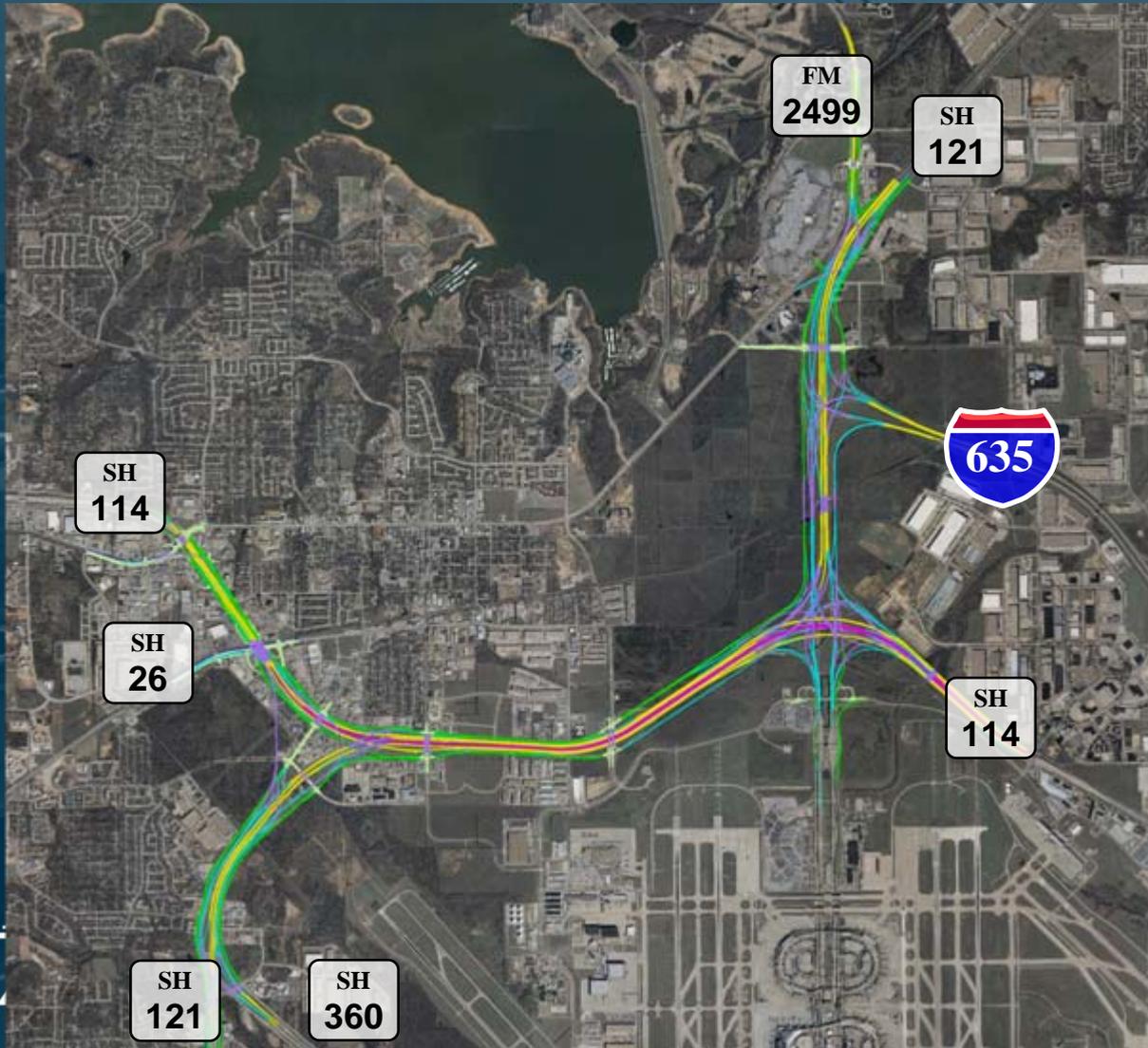
Frontage
Road

Frontage
Road





The Proposed Preferred Alternative



Route Continuity

Lane Balance

Interchange Design

Collector-Distributor

Managed Facility

Utility Considerations

Accommodate Light/Commuter Rail



DFW Connector Computer Visualization





Right-of-Way Acquisition and Relocation



Public Need for Private Property

- US Constitution (First Amendment) protects individual rights to own property.
- Fifth Amendment to the Constitution establishes the Laws of Eminent Domain.
- Eminent Domain Law applies only to projects with a demonstrated public need.
- Advanced planning identifies a need and through public involvement and local coordination, compelling support for the project is established.



Uniform Relocation Assistance and Real Property Acquisition Act of 1970

1. Law passed in 1970 that was designed to ensure that anyone who owned property needed for a public purpose would be treated fairly.
2. The law establishes guidelines for the acquisition of property and the relocation of displaced individuals and businesses.



Acquisition of Property

- Property owner must be notified in writing of the need for his/her property.
- An independent appraiser is hired to do a detailed appraisal of the property.
- Appraiser must have experience in appraising properties similar to the subject property.
- Property owner must be given the opportunity to accompany the appraiser when the property is inspected.
- Appraisal report must be reviewed by another appraiser who will certify that uniform standards of appraisal practice were used in determining value.



Acquisition of Property

- A written offer to the property owner is made based on the value determined in the appraisal.
- Property owner is given a minimum of 30 days to consider the offer.
- If the offer is acceptable, a closing at a title company is arranged.
- If the property owner considers the offer unacceptable, the options available to the landowner under the laws of eminent domain will be explained.



Relocation Assistance

- At the time of the offer of purchase or shortly thereafter, a Relocation Assistance Agent will meet with the property owner to explain the benefits of the program.
- This program is designed to ensure that a displaced residential occupant is properly relocated with no undue financial hardship and minimum inconvenience.
- Business displacees are entitled to reimbursement of cost to move personal property and inventories.
- Some reestablishment expenses are eligible for reimbursement under this program.



Right of Way Acquisition Process





Project Specifics

■ Displacements and Relocations

- 192 acres of right-of-way required – Majority is DFW Airport property
- 0 residential displacements
- 7 buildings displaced including 16 businesses

■ Project Timing

- Anticipate being released to begin right of way acquisition by Summer 2009.



Equal Treatment Policy

It is the policy of the Texas Department of Transportation that individuals impacted by transportation systems expansion shall not be denied benefits excluded from participation or otherwise be subjected to discrimination based on the grounds of race, color, sex, age, handicaps, or national origin.



Caution and Concerns

If you have questions, please call.
817-370-6551

In the months ahead if you have questions or hear rumors about what's happening with this project, please call our office and we will get your questions answered.



Public Officials



Public Inquiries

Environmental Assessment and Schematics may be viewed at...

TxDOT- Fort Worth District Office

2501 Southwest Loop 820
Fort Worth, Texas 76115

Contact: Phyllis Thompson, District Librarian
(817) 370-6549

City of Coppell

255 Parkway Blvd
Coppell, TX 75019

Contact: Ken Griffin
(972) 304-3686

City of Grapevine – Library

1201 Municipal Way
Grapevine, TX 76051

Contact: Janis Robertson, Library Director
(817) 410-3410

City of Grapevine – City Hall

200 S. Main St., 1st Floor
Grapevine, TX 76051

Contact: Linda Huff, City Secretary
(817) 410-3182

City of Southlake

1400 Main Street, Suite 310
Southlake, TX 76092

Contact: Ken Baker
(817) 748-8621





- **20 Minute Recess**

- Please register your attendance and sign up to speak at the front desk

- **Public Comment Period Following Recess**



Public Comments

Public Comment Period

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

Please state your name and address for the record.



Public Comments

Mail Comments to:

**Ms. Maribel P. Chavez, P.E.
ATTN: Curtis Loftis, P.E.
Texas Department of Transportation
P.O. Box 6868
Fort Worth, TX 76115**

**Written comments must be postmarked by
Friday March 6, 2009**

THANK YOU FOR YOUR ATTENDANCE.