



Public Hearing

IH 820

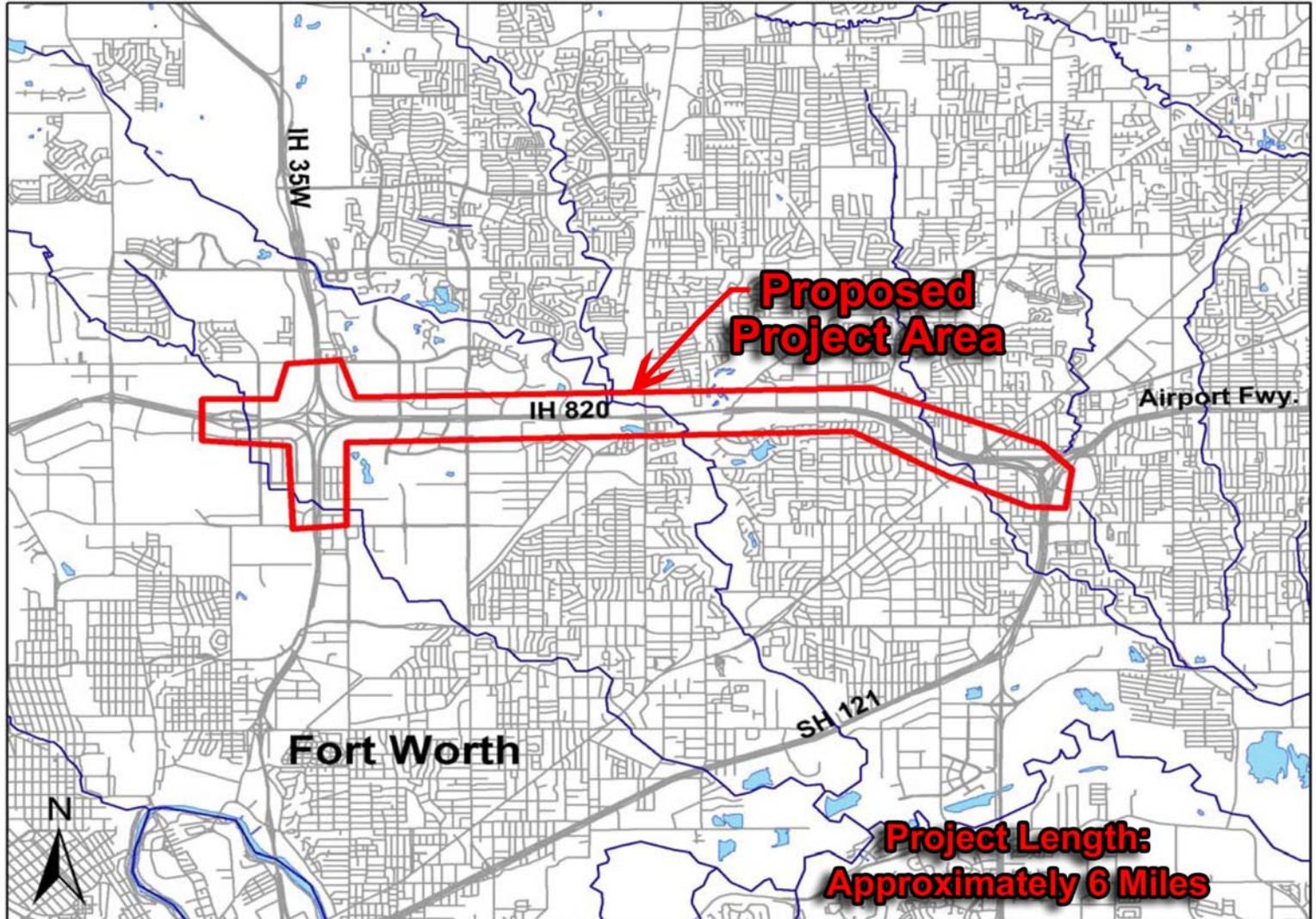
FROM: IH 35W
TO: SH 121/SH 183/SH 26

Richland Hills Church of Christ
July 1, 2008

**City of Fort Worth, City of Haltom City, City of
North Richland Hills, Tarrant County, Texas**

CSJs: 0008-14-058, 0008-14-059, 0014-16-194

Project Vicinity



0 0.5 1 2 3 4 Miles

A CDA:

- Is a Public/Private Partnership
- Enables TxDOT to Construct Projects to Reduce Congestion and Improve Traffic Operations
- Provides Assistance to TxDOT through Design, Financing, Construction, Maintenance and Operation of the NTE

The Department has Solicited Proposals to Enter Into a Comprehensive Development Agreement (CDA) for the North Tarrant Express (NTE) which includes the Following Corridors:

- IH 820: From IH35W to SH 121/SH 183/SH 26
- Portions of IH 35W
- Portions of SH 121/SH 183
- Other portions of IH 820

Project Information:

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

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. Darrell Thompson, 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.



Oral Comments Tonight:

Please sign up at the front desk to speak

Mail Written Comments to:

Ms. Maribel P. Chavez, P.E.

ATTN: Judith J. Anderson, P.E.

Texas Department of Transportation

P.O. Box 6868

Fort Worth, Texas 76115

**** Written Comments must be postmarked by
July 14, 2008**

Prior Public Involvement

- **1992** – Preliminary Design and Public Involvement for Facility Improvement Began
- **1993** – First Public Meeting Held on June 3, 1993
- **2006** – Second Public Meeting Held on April 27, 2006

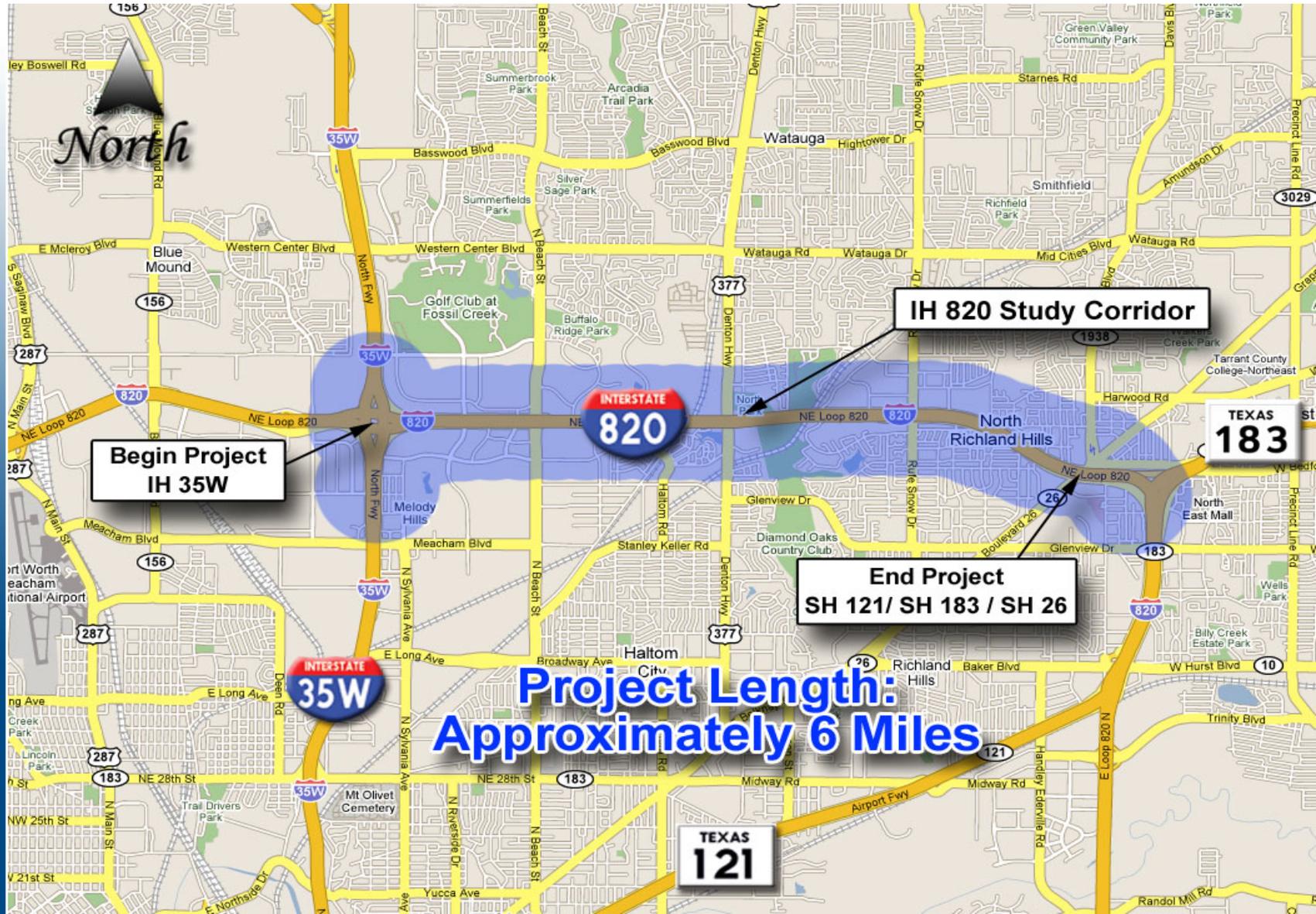
IH 820 Traffic Growth

- Existing Facility's Capacity – 80,000 ADT
- 2010 Projected Traffic Volume – 214,300 ADT
- 2030 Projected Traffic Volume – 321,400 ADT

(ADT = Average Daily Traffic)

- 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 Location

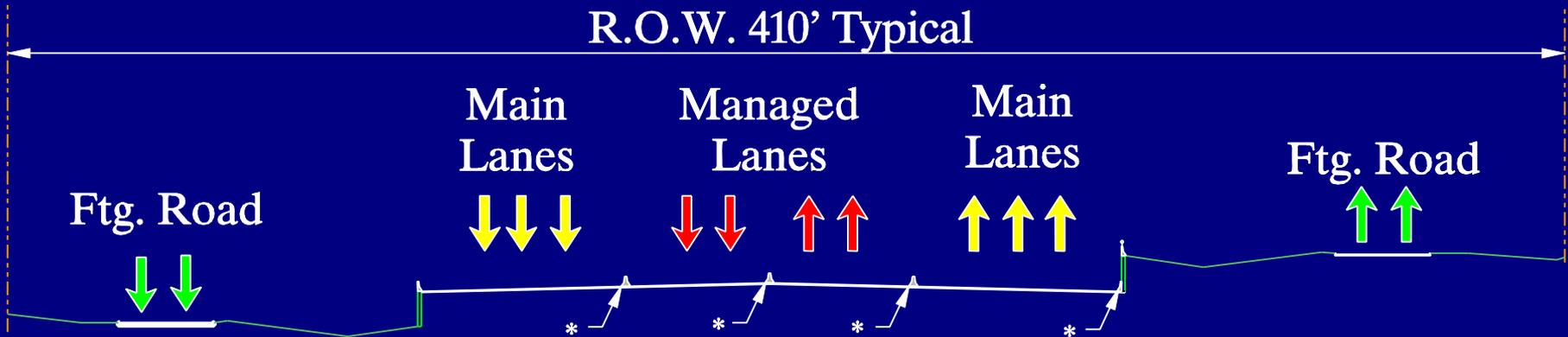


IH 820 Existing Facility

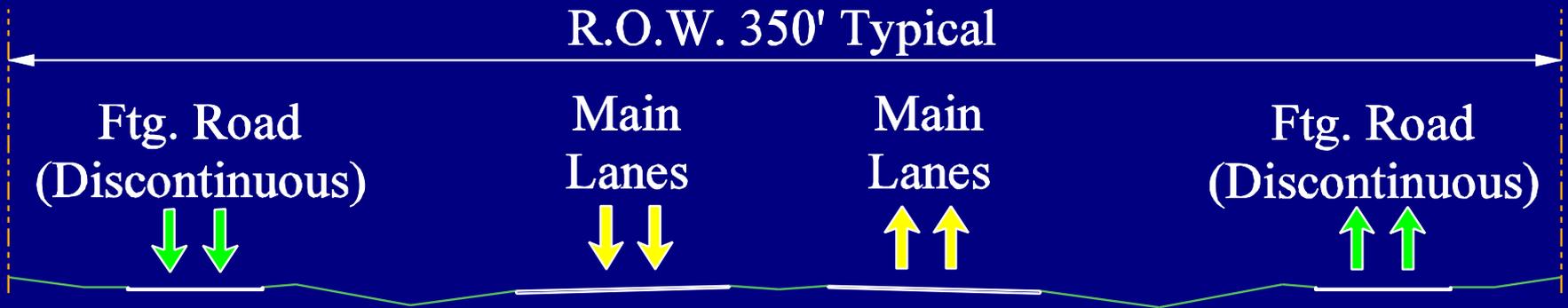


IH 820 Proposed Facility

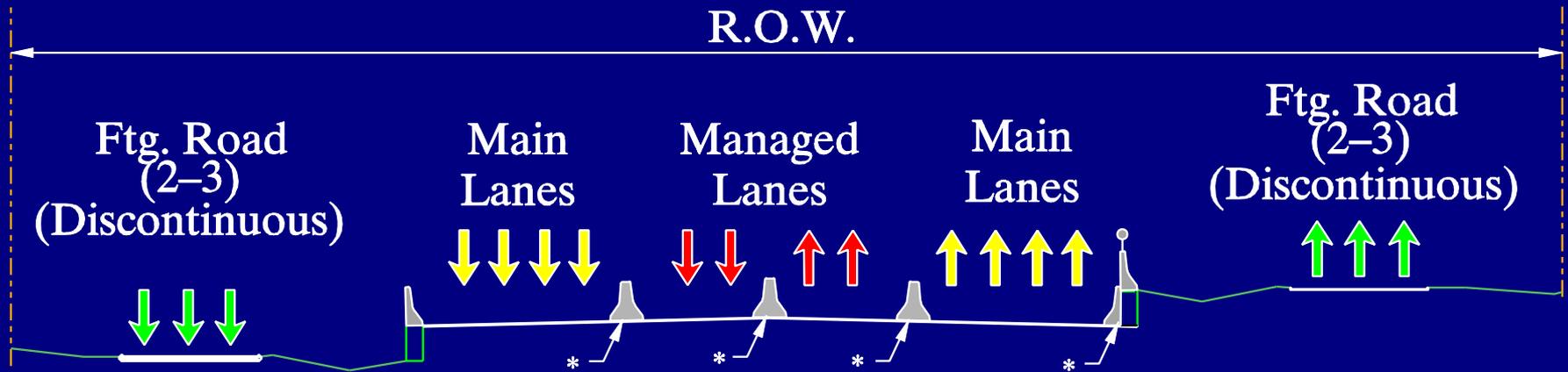
R.O.W. 410' Typical



IH 35W Existing Facility



IH 35W Proposed Facility





Texas
Department of
Transportation

IH 820 Computer Visualization



[Loop820-complete.wmv](#)



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.

- 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



- **Displacements and Relocations**
 - 3 business and 3 residence relocations required
 - 122 Parcels are anticipated to be acquired
- **Project Timing**
 - Anticipate being released to begin right of way acquisition by Fall 2008.

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.

If you have questions, please call.

817-370-6565

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.

Environmental Assessment and Schematics may be viewed at:

TxDOT Fort Worth
District Office
2501 SW Loop 820
Fort Worth, TX 76133
(817) 370-6549

Fort Worth City Hall
1000 Throckmorton
Street
Fort Worth, TX 76102
(817) 392-8900

City of North Richland Hills
7301 NE Loop 820
North Richland Hills, TX 76180
(817) 427-6000

City of Haltom City
5204 Broadway Avenue
Haltom City, TX 76117
(817) 222-7700

- **20 Minute Recess**
 - Please register your attendance and sign up to speak at the front desk
- **Public Comment Period Following Recess**

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.

Speaker's Time:

03:00

**Please state your name and
address for the record.**

Mail Comments to:

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

*** Written comments must be postmarked by
Monday July 14, 2008.**

What Happens After the Public Hearing?

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

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THANK YOU FOR YOUR ATTENDANCE.