Public Hearing
SH 121/SH 183

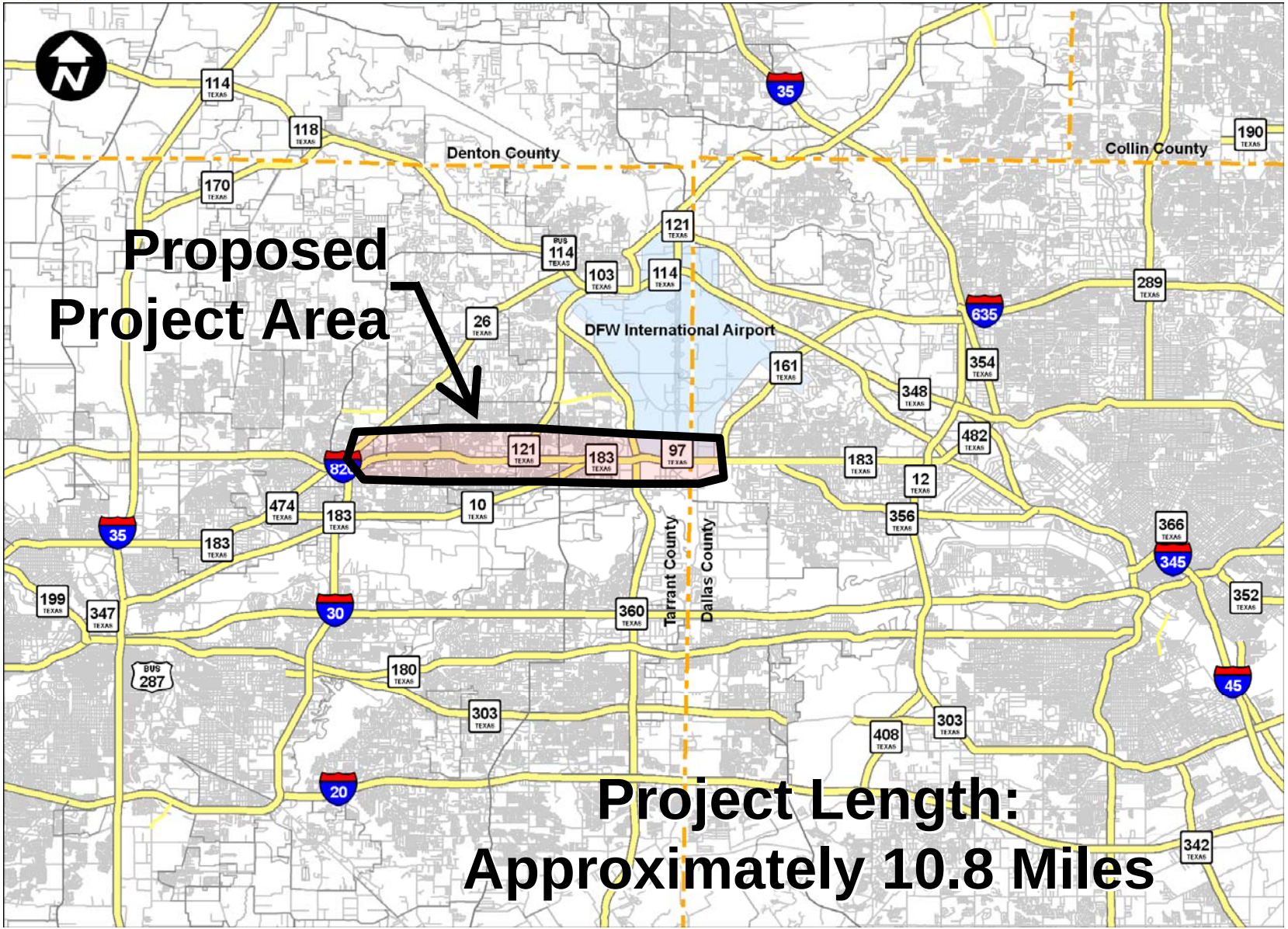
FROM: IH 820
TO: SH 161

First Baptist Church Euless
Campus West
August 25, 2009

Cities of Hurst, Bedford, Euless,
North Richland Hills, and Fort Worth
Tarrant and Dallas Counties, Texas

CSJs: 0364-01-054, 0364-05-025, 0364-05-026, 0094-02-077

Project Vicinity



Project Implementation

- TxDOT executed two comprehensive development agreements (CDAs) for the North Tarrant Express (NTE) with NTE Mobility Partners on June 23, 2009
  - Concession CDA: design, develop, construct, finance, maintain, and operate IH820 and SH121/SH183 from IH35W to SH121 for a period of 52 years
  - Segments 2 – 4 CDA: prepare master development and financial plans for SH183 from SH121 to SH161, IH35W from IH30 to SH170, and IH820 east from SH121/SH183 to Randol Mill Road in Tarrant and Dallas counties, as well as other facilities for connectivity, safety and financing

Public Hearing for NTE CDA

- Held on April 14, 2009
- Described Project Financial Information
- Provided Opportunity for Public Comment

Project Information

- Estimated Start of Right of Way, Utility and Construction Activities from IH 820 to SH 121 Split: 2010 (utilizing the CDA process)
- Estimated Duration: 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
Mr. Brian R. Barth, P.E.

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

Project Design
Mr. Joe Atwood, P.E.

Right of Way Acquisition and Relocation
Mr. Scott Hall

20 Minute Recess

Public Comments
Mr. Brian R. Barth, P.E.

Adjournment
Mr. Brian R. Barth, P.E.

Public Comments

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 Friday, September 4, 2009**

Prior Public Involvement

- **1993** – Preliminary Design and Public Involvement for Facility Improvement Began
- **1993** – First Public Meeting Held on August 4, 1993
- **2001** – Second Public Meeting Held on November 15, 2001
- **2006** – Third Public Meeting Held on May 25, 2006

SH 121/SH 183 Traffic Growth

- Existing Facility's Capacity – 166,800 ADT
- **2007 Traffic Volumes**

From Bedford-Euless Road to SH 121	- 188,000 ADT
From SH 121 to SH 360	- 143,000 ADT
From SH 360 to SH 161	- 200,000 ADT

- **2030 Projected Traffic Volume**

From Bedford-Euless Road to SH 121	- 378,100 ADT
From SH 121 to SH 161	- 421,700 ADT

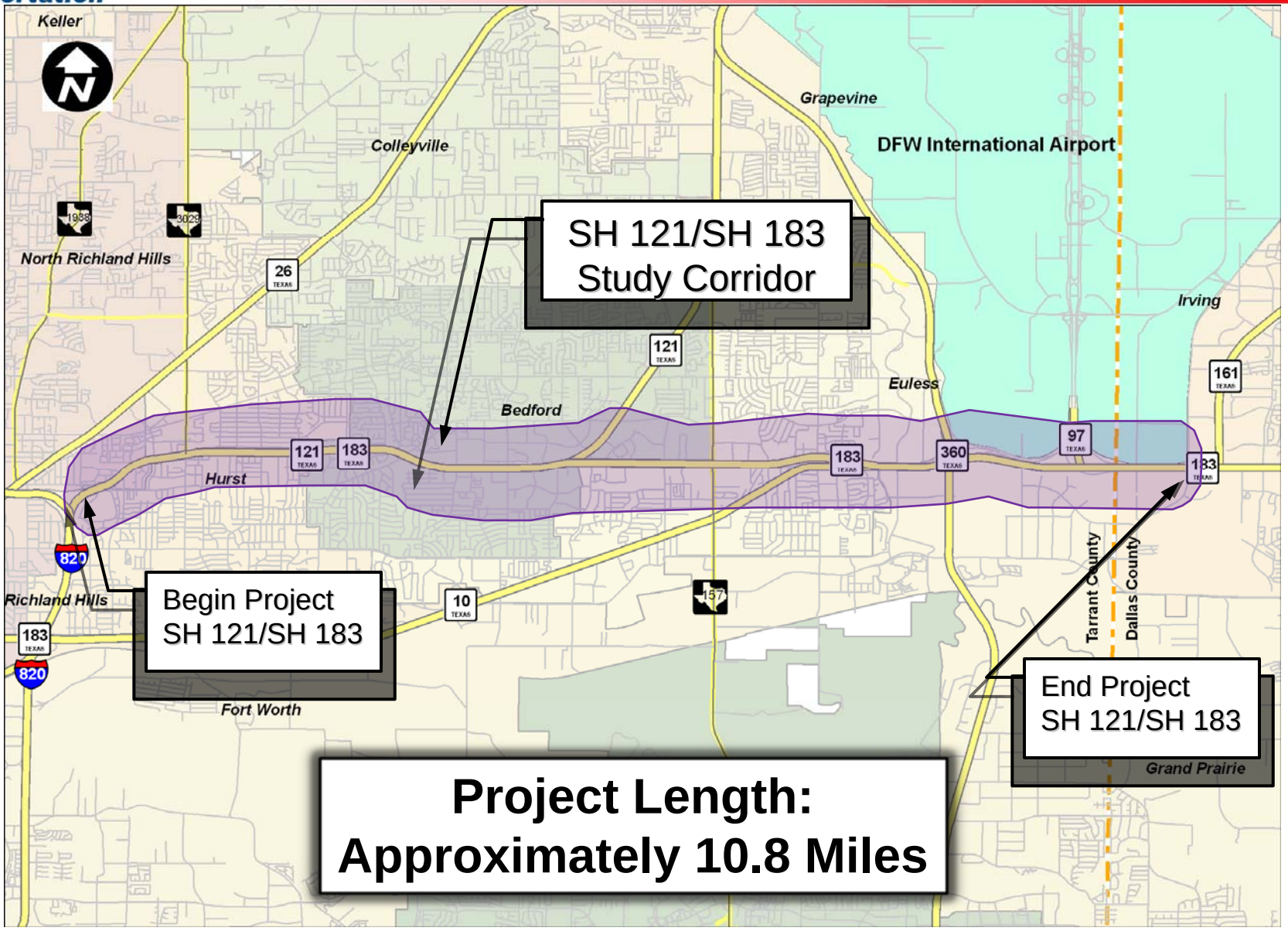
(ADT = Average Daily Traffic)

NEPA Process

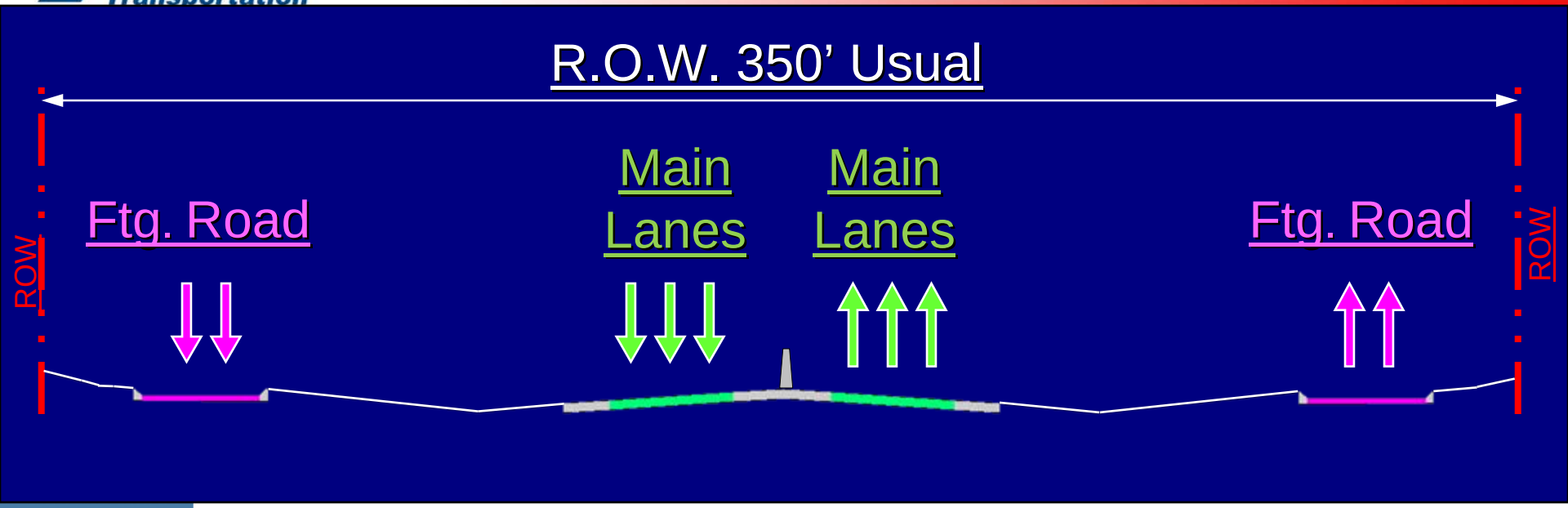
- The Environmental Assessment prepared for the proposed project is based on the design that is being presented tonight.

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

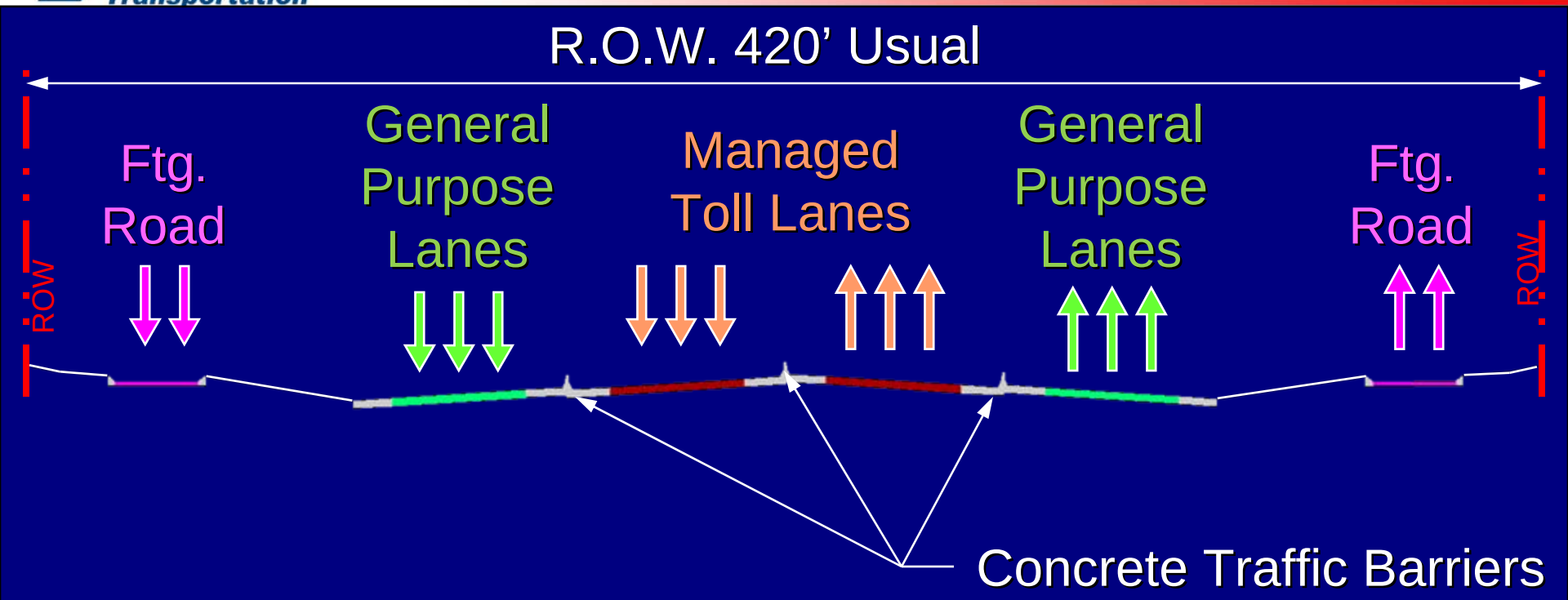
Project Location



SH 121/SH 183 Existing Facility

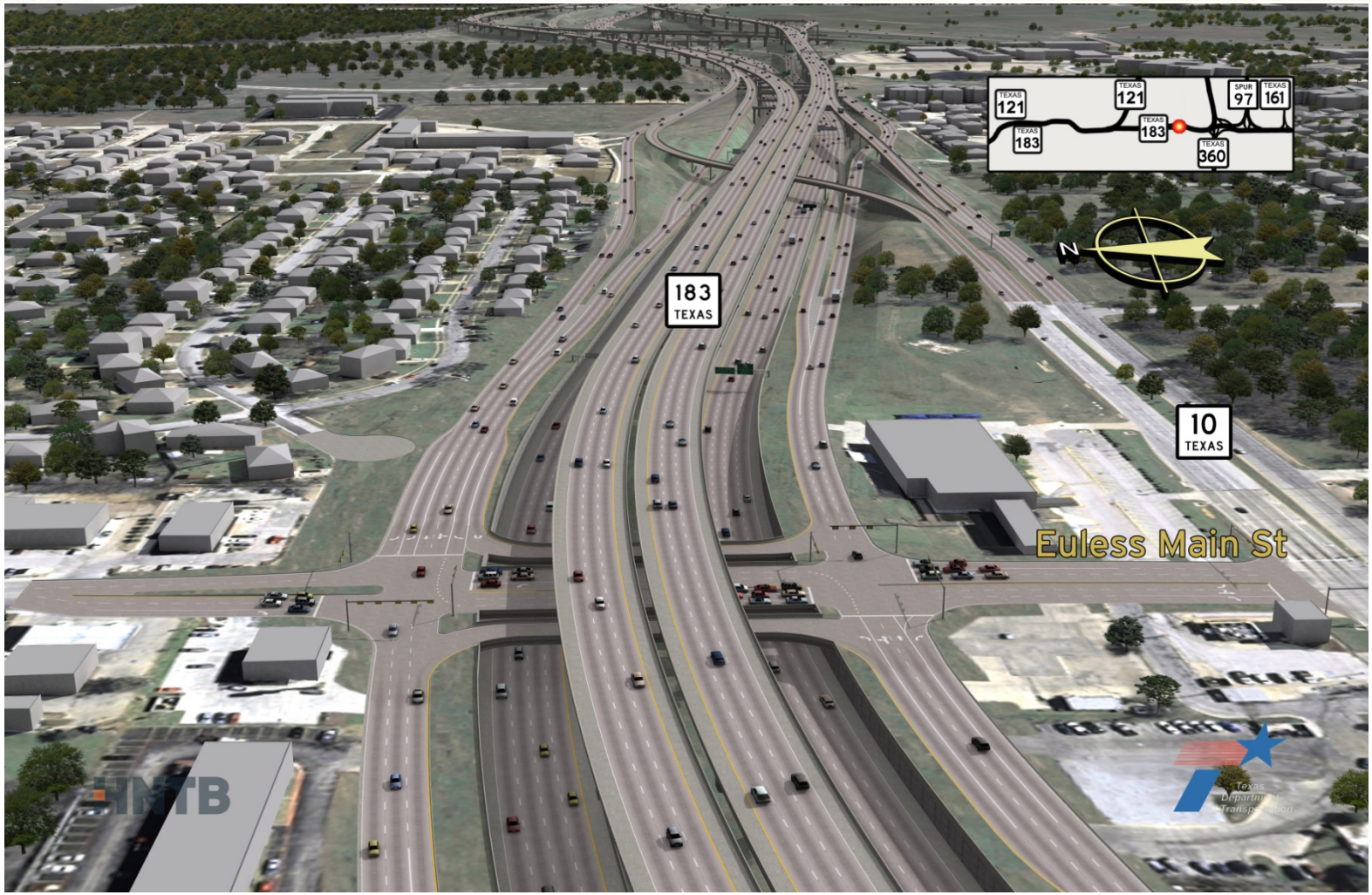


SH 121/SH 183 Proposed Facility



SH 121 / SH 183: From IH 820 to SH 161

SH 121/SH 183 Visualization



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**
  - 29 Business/Commercial, 128 Residence, & 104 Multi-Family Unit relocations required.
  - 324 Parcels are anticipated to be acquired.

- **Project Timing**
  - Anticipate beginning of right of way acquisition in 2010.

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.

817-370-6511

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 Inquiries

Environmental Assessment and Schematics may be viewed at:

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

City of Hurst
1505 Precinct Line Road
Hurst, TX 76054
(817) 788-7000

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 Euless
201 Ector Drive
Euless, TX 76180
(817) 685-1400

City of Bedford
2000 Forest Ridge Drive
Bedford, TX 76021
(817) 952-2101

Recess

- **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.

Public Comments

Speaker's Time:

3 Minutes

Please state your name and address for the record.

Public Comments

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**

Friday September 4, 2009.

Project Schedule

What Happens After the Public Hearing?

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

Public Comments

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THANK YOU FOR YOUR ATTENDANCE.