



PUBLIC HEARING

Loop 88 – Segment 3

Thursday, October 12, 2017

Lubbock-Cooper Performing Arts Center at 6:00p.m.



KYLAN FRANCIS, P.E.

Director of Transportation Planning & Development

Convene Public Hearing and Introductions

Public Hearing Agenda

Purpose of Project & Public Hearing

Public Hearing Agenda

Public Hearing Agenda

- Project Purpose
- Project Description
- ROW Acquisition
- Environmental Study
- Public Comments
- Project Schedule
- Governmental Relationships
- Closing Statements
- Contact Information

Project & Hearing Purpose

Need for the Proposed Project

- Development in the area
- Improve safety and efficiency of travel

Purpose of the Proposed Project

- To increase mobility by adding travel lanes
- To facilitate the safe and efficient movement of goods and people
- To foster economic development by providing accessibility

Purpose of the Public Hearing

- To inform the public of the status of planning on the project and present the Lubbock District's recommendations based on studies performed to date.
- To describe the recommended highway project design so that the public can determine the project's potential to affect their lives and property.
- To develop a record of public views and participation to accompany recommendations for subsequent decisions.

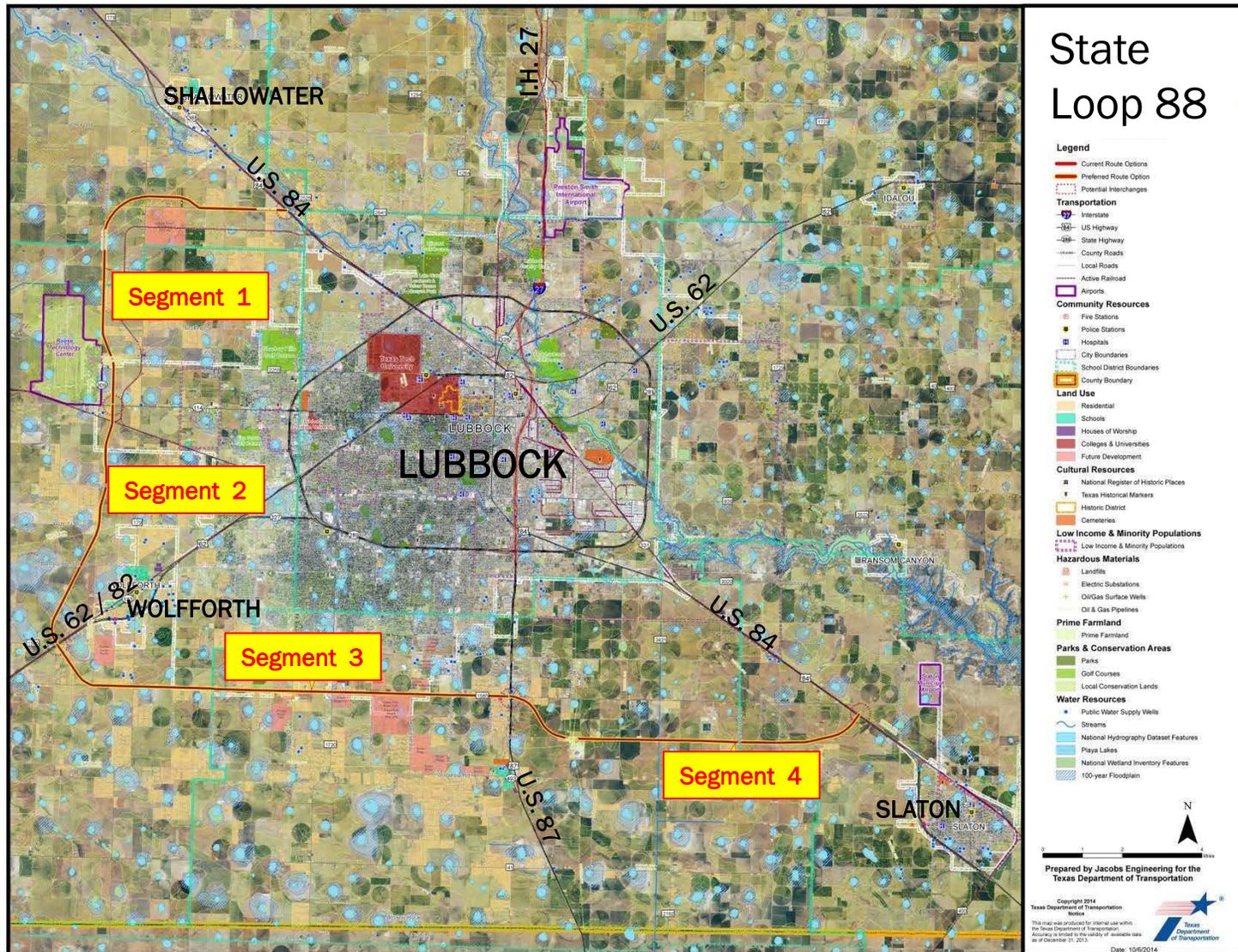


SHELLEY HARRIS, P.E.

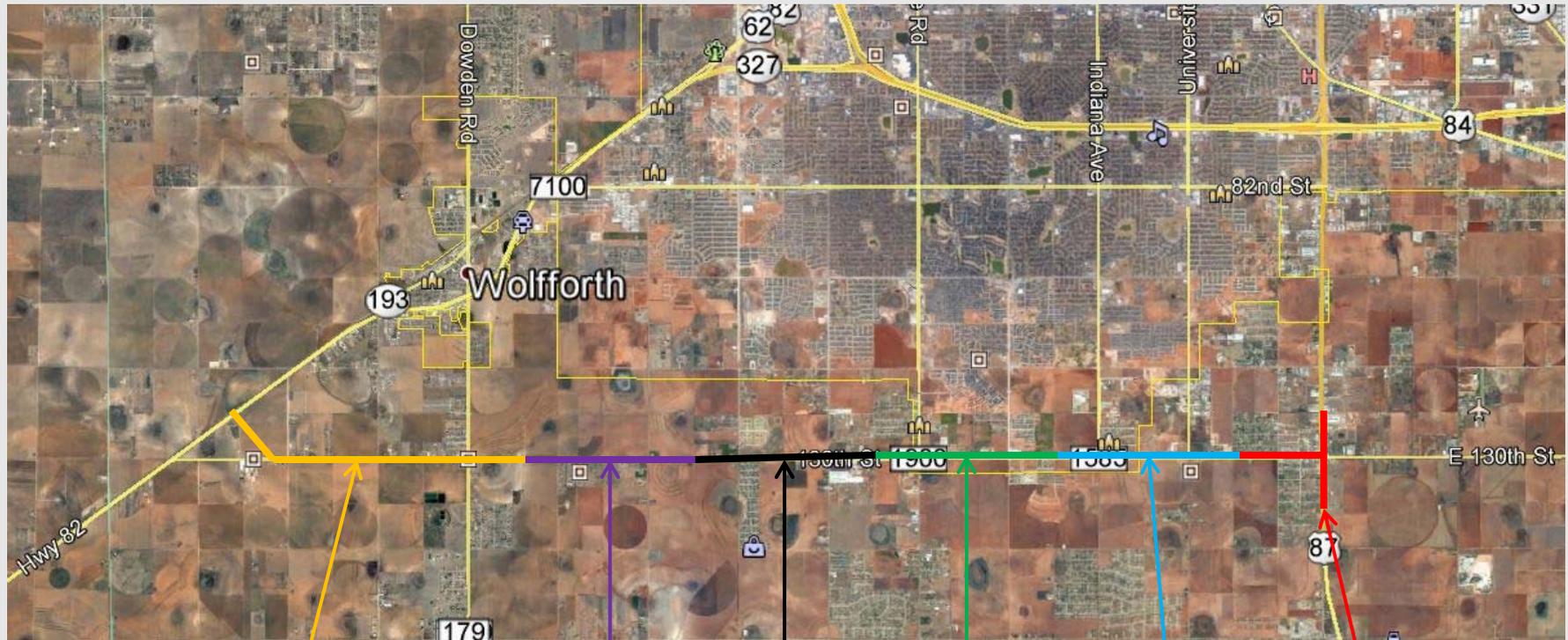
District Design Engineer

Project Description

Route Study - Preferred Route Option



6 Projects



0.5mi W of US 62/82 to 0.5mi E of FM 179

0.5mi E of FM 179 to Quincy

Quincy to Chicago

Chicago to Memphis

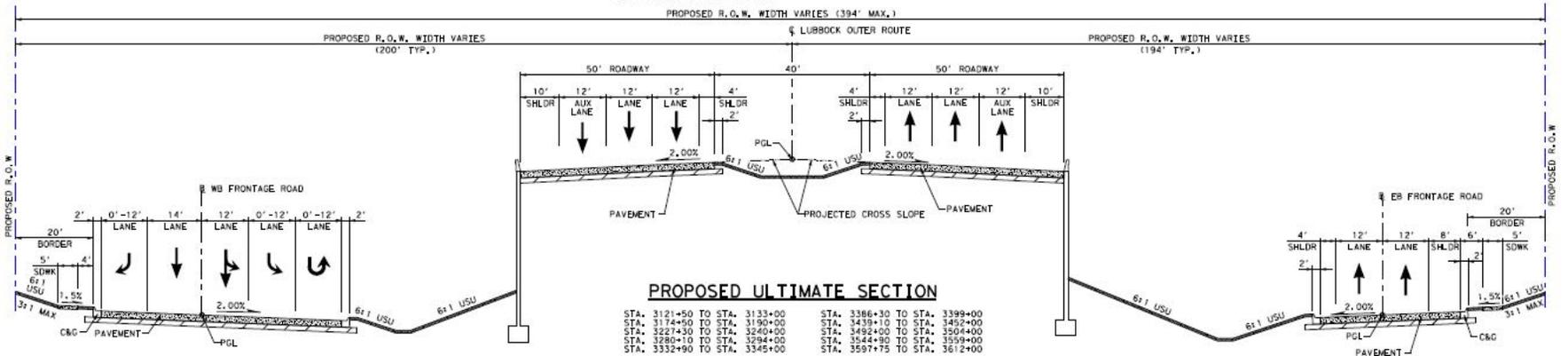
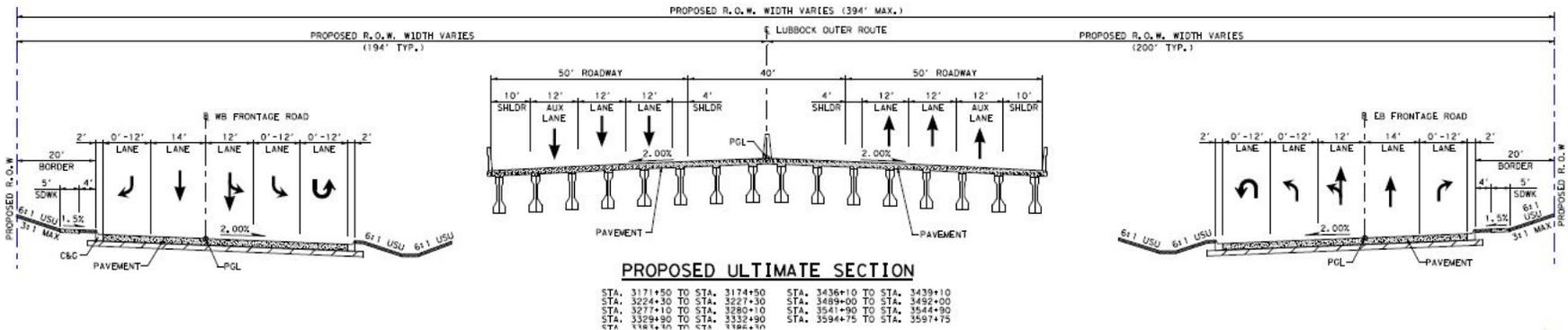
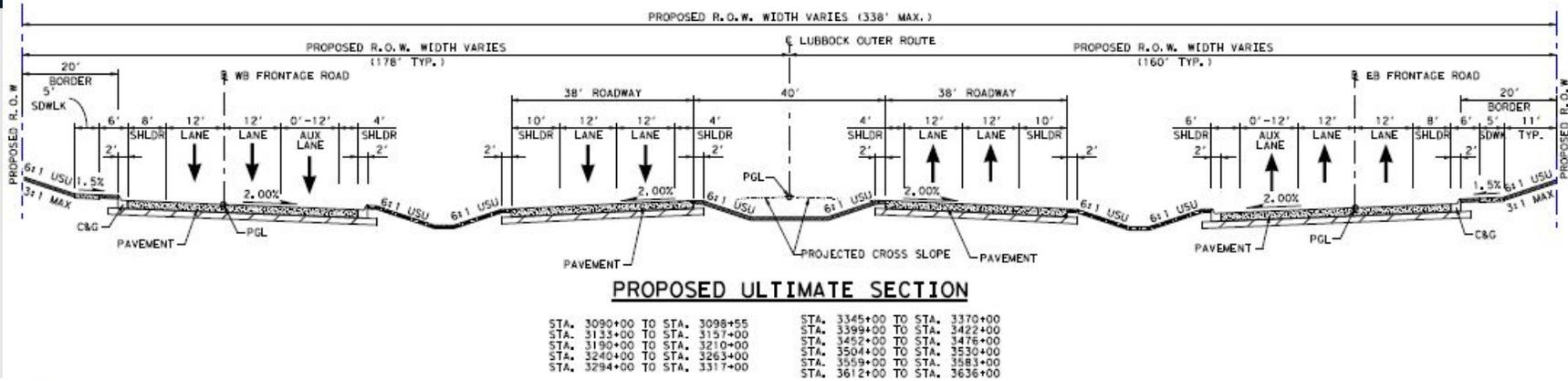
Memphis to Ave U

Ave U to US 87

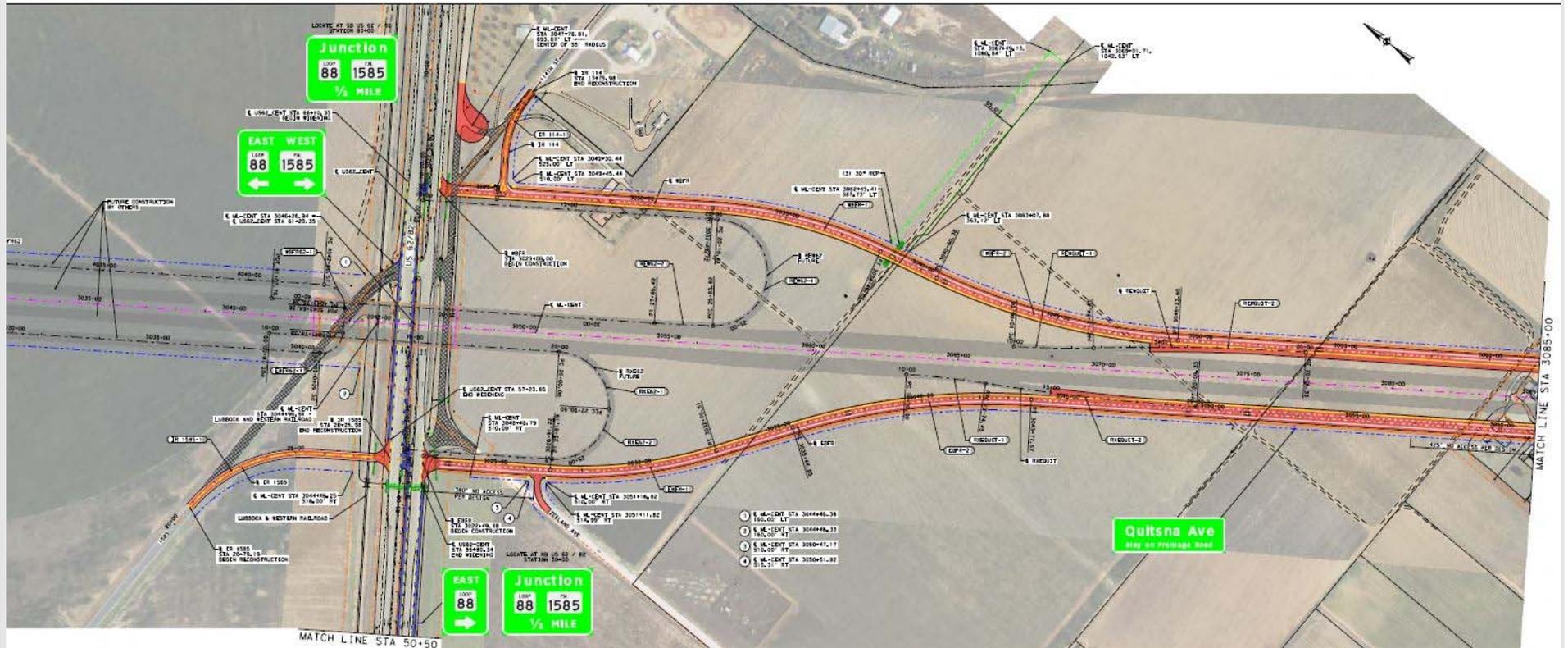
LP 88 Project Information

- 6 construction projects
- 1st Project in 2021. Go to bid with another project every 2 years.
- Description – Widen 2-lane roadway to a 4-lane divided freeway with frontage roads
 - Ability to widen in the future
 - Concrete paving for the mainlanes and frontage roads
 - Retaining Walls
 - Direct connects at US 87 Interchange
 - On/Off Ramps with auxiliary lanes
 - Traffic Control – build frontage roads then mainlanes
 - Safety Lighting at intersections and ramps
 - Traffic Signals at the major intersections
- Approximate Total Length = 2 Miles per project, 12.5 Miles total.
- Current Construction Estimate = \$60 Million per project, \$360 million total

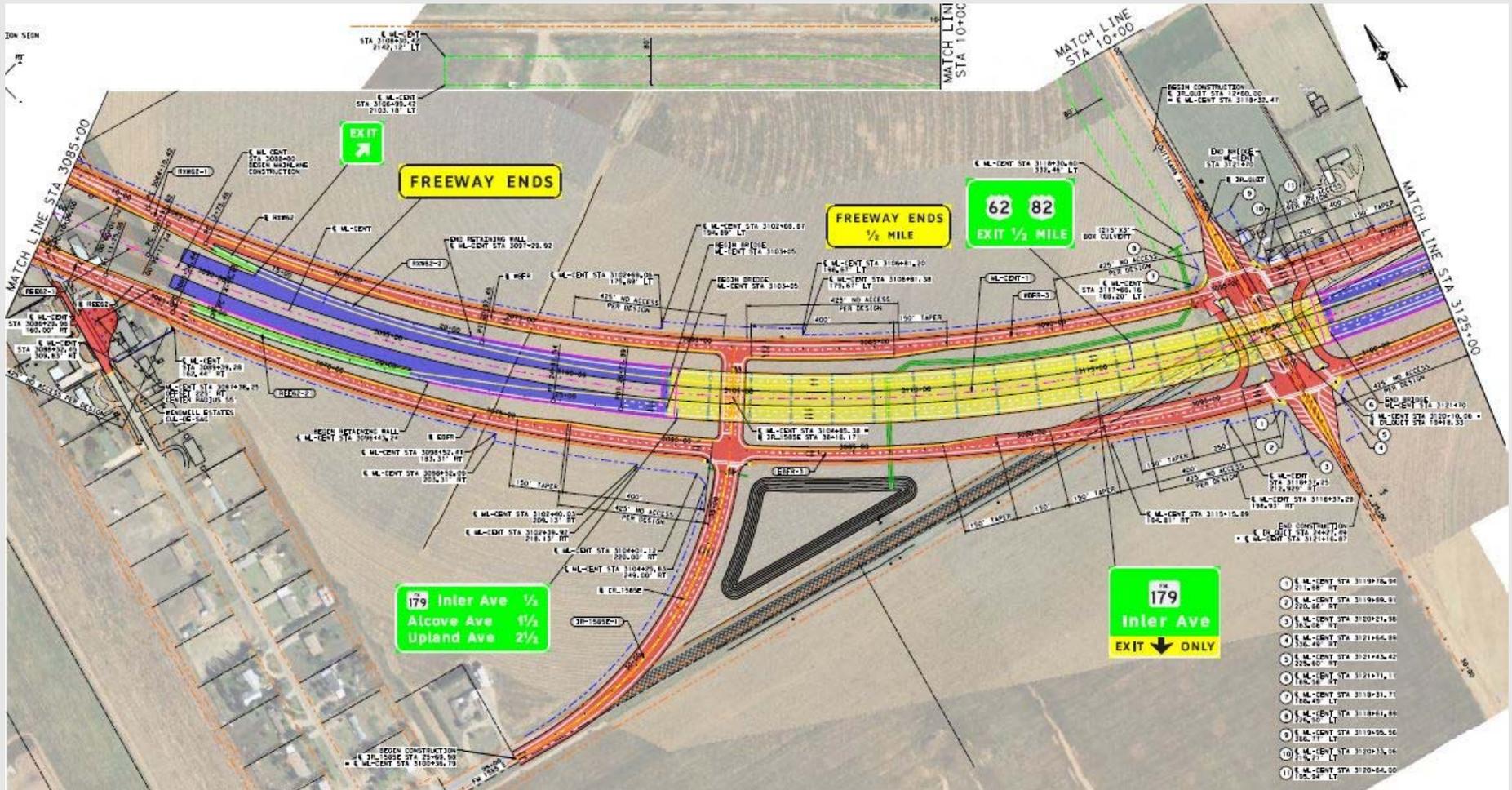
Proposed Typical Section



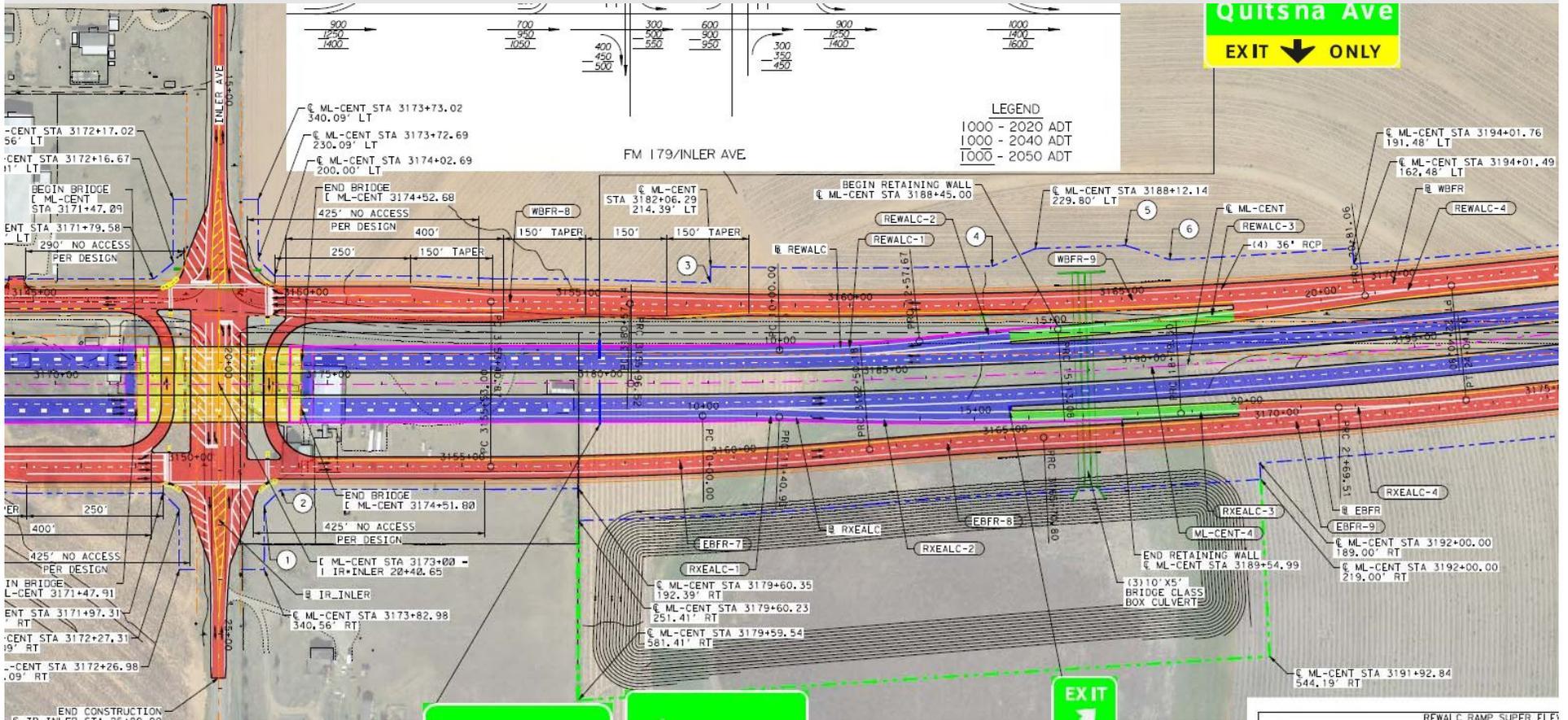
US 62/82 Interchange



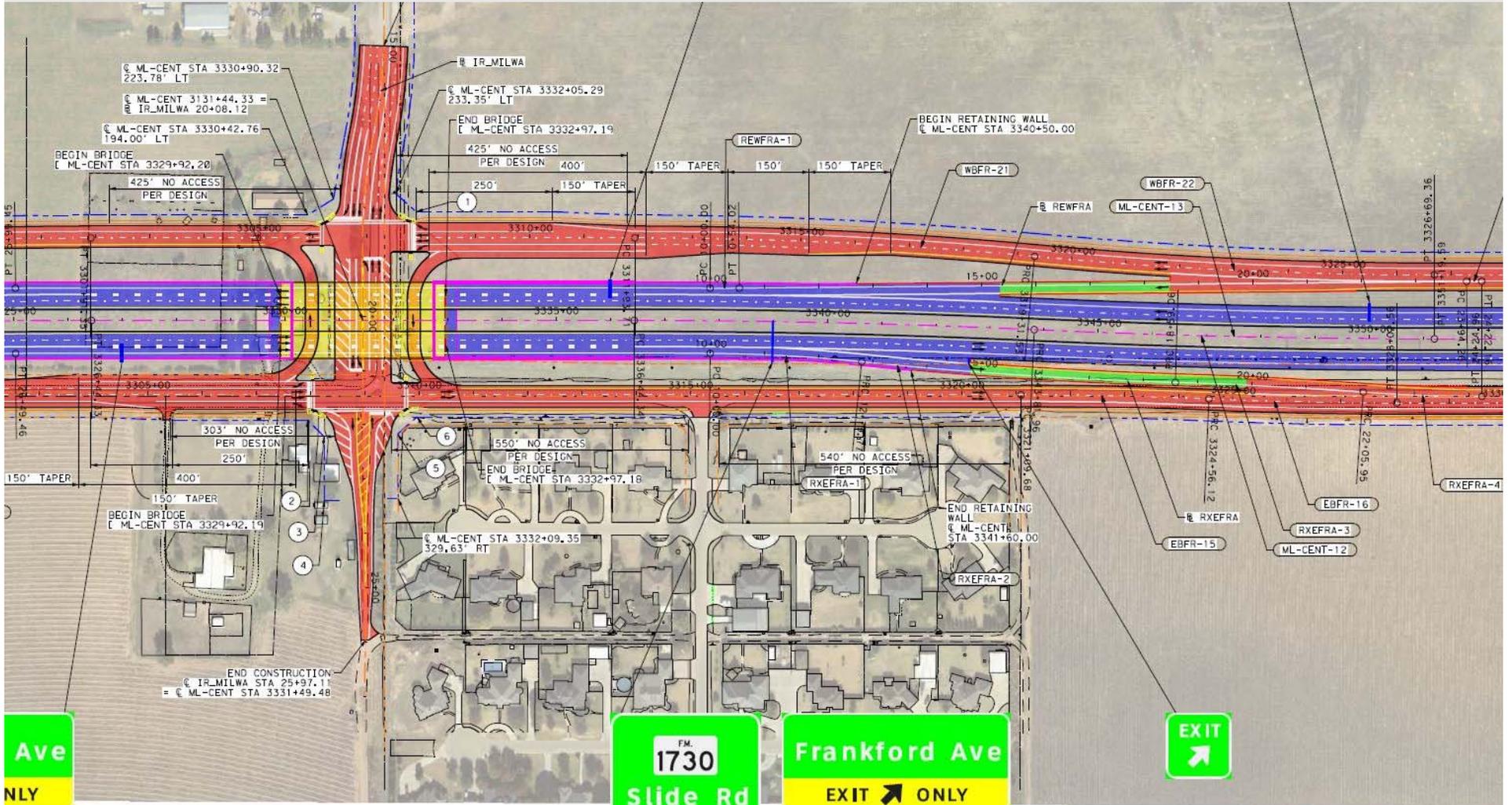
FM 1585 & Quitsna



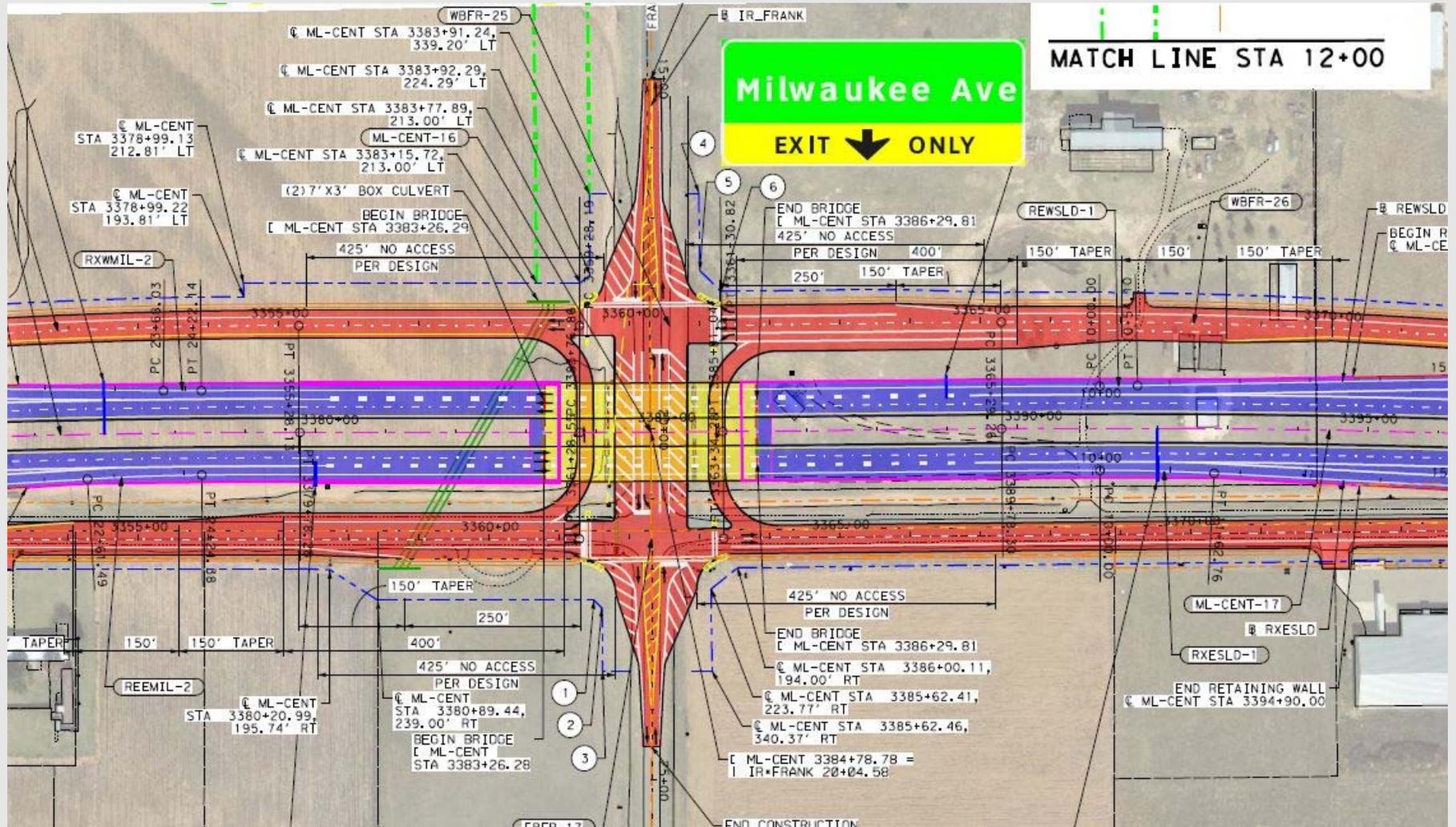
FM 179



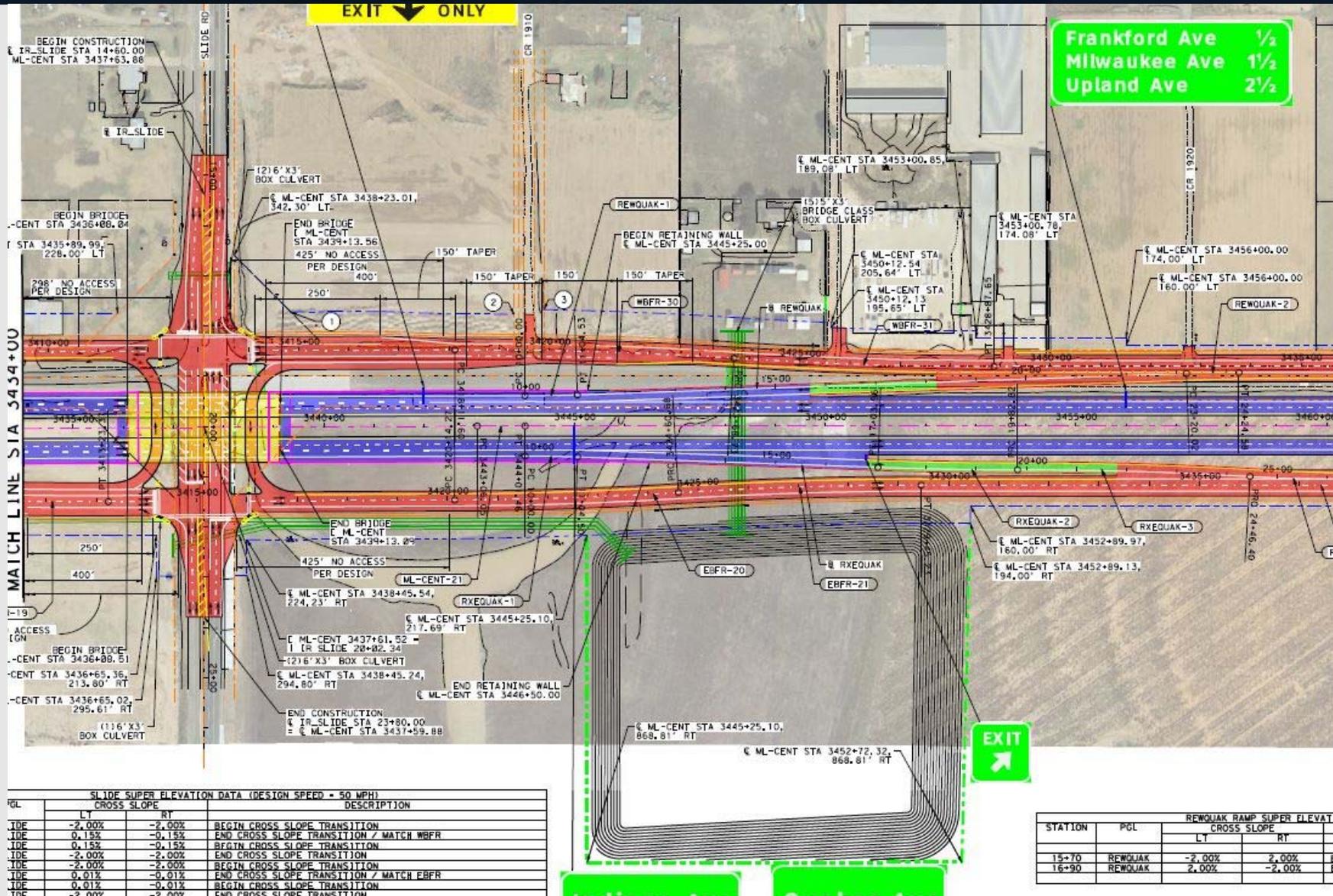
Milwaukee

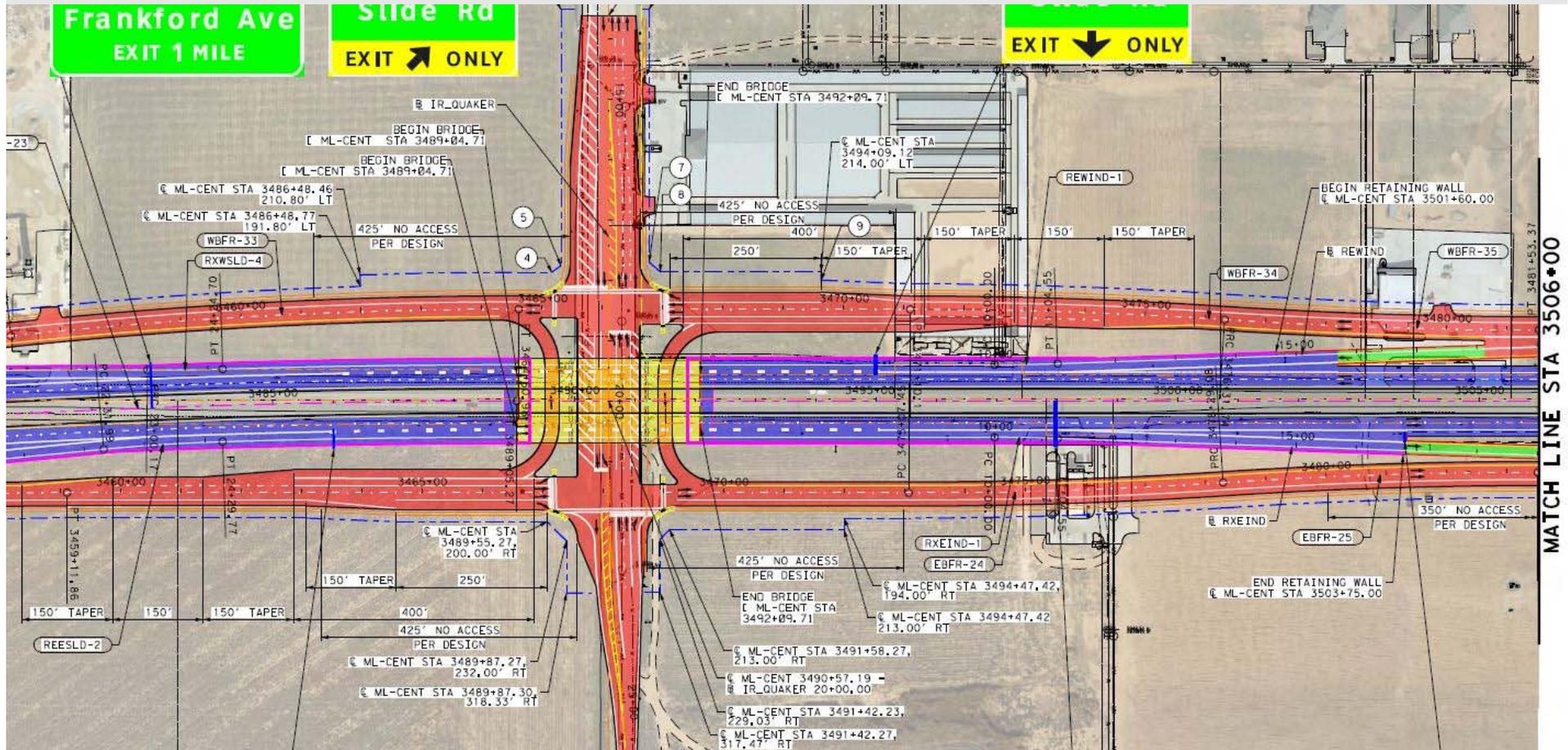


Frankford



Slide







CRYSTAL DAMRON

West Right of Way Project Delivery Supervisor

Right-of-Way Acquisition Process

Right of Way Acquisition

1. Before making offers TxDOT obtains:

- *Environmental clearance*
- *Local government ROW agreements*
- *Certified property descriptions (land surveys)*
- *Appraisals from independent certified appraisers*
- *Title Insurance Commitments*

2. Offer of Just Compensation:

- Appraisals prepared by Independent Appraisers
 - Determine value
 - Compensable damages to Remainder
 - Cost to cure damages
- TxDOT approves value

3. Negotiation Process:

- Initial Offer Letter of Just Compensation sent by Certified Mail and includes:
 - Appraisal Report
 - Landowner Bill of Rights
 - Booklet explaining acquisition process
- Owner has 30 days to accept offer or submit counter offer

Right of Way Acquisition

4. Property Owner choices:

- May Donate land
- May Accept offer
- May Submit counter offer
- May Reject offer
- If agreement on offer is not reached State may start eminent domain (condemnation) proceedings

Right of Way Acquisition

4a. When Owner Accepts Offer:

- Owner signs Deed and Memorandum of Agreement
- TxDOT issues payment to owner and title company
- Owner attends closing at title company to receive payment

Right of Way Acquisition

4b. When Owner Submits Counteroffer:

- Owner may submit counteroffer if owner believes State's offer does not represent just compensation
- TxDOT reviews counter offer and either accepts or rejects it
- If TxDOT rejects Owner's counteroffer then Owner may accept original offer

Right of Way Acquisition

4c. Final Offer:

- TxDOT will send a Final Offer Letter:
 - If Owner rejects initial offer and does not submit a counter offer
 - If TxDOT rejects Owner's counter offer
 - 31 days after the initial offer letter
- Owner has 14 days to accept Final Offer
- If Owner rejects Final Offer then TxDOT will request Minute Order from Texas Transportation Commission to approve Condemnation

Right of Way Acquisition

4d. Eminent Domain:

- Court appoints 3 Special Commissioners:
 - Disinterested Landowners resident in County project is located
- Commissioners awards value
- TxDOT deposits award in registry of court and takes possession of needed property
- Judgment recorded in county real property records and title transfers to the State
- Either owner or TxDOT may file objections
- If objections filed then jury trial scheduled

5. Relocation Assistance:

- Available to those who qualify as a result of the acquisition of right of way
- Additional payments and services under the State's Relocation Assistance Program
- Handled separately from the acquisition



STEPHEN NAVA

Engineering Assistant

Review of Environmental Studies

Hearing Rules & Procedures

Public Involvement

Public meetings: May 11, 2016 and August 23, 2016

- Inform the public of TxDOT's transportation plans
- Exchange of information during project development

Public hearing: October 12, 2017

- Present TxDOT's recommended design
- More formal and occurs near the end of the environmental and engineering processes
- A court reporter will provide an official record of the public hearing

Environmental Study Process

Land Use – approximately 503 acres will be converted to transportation use

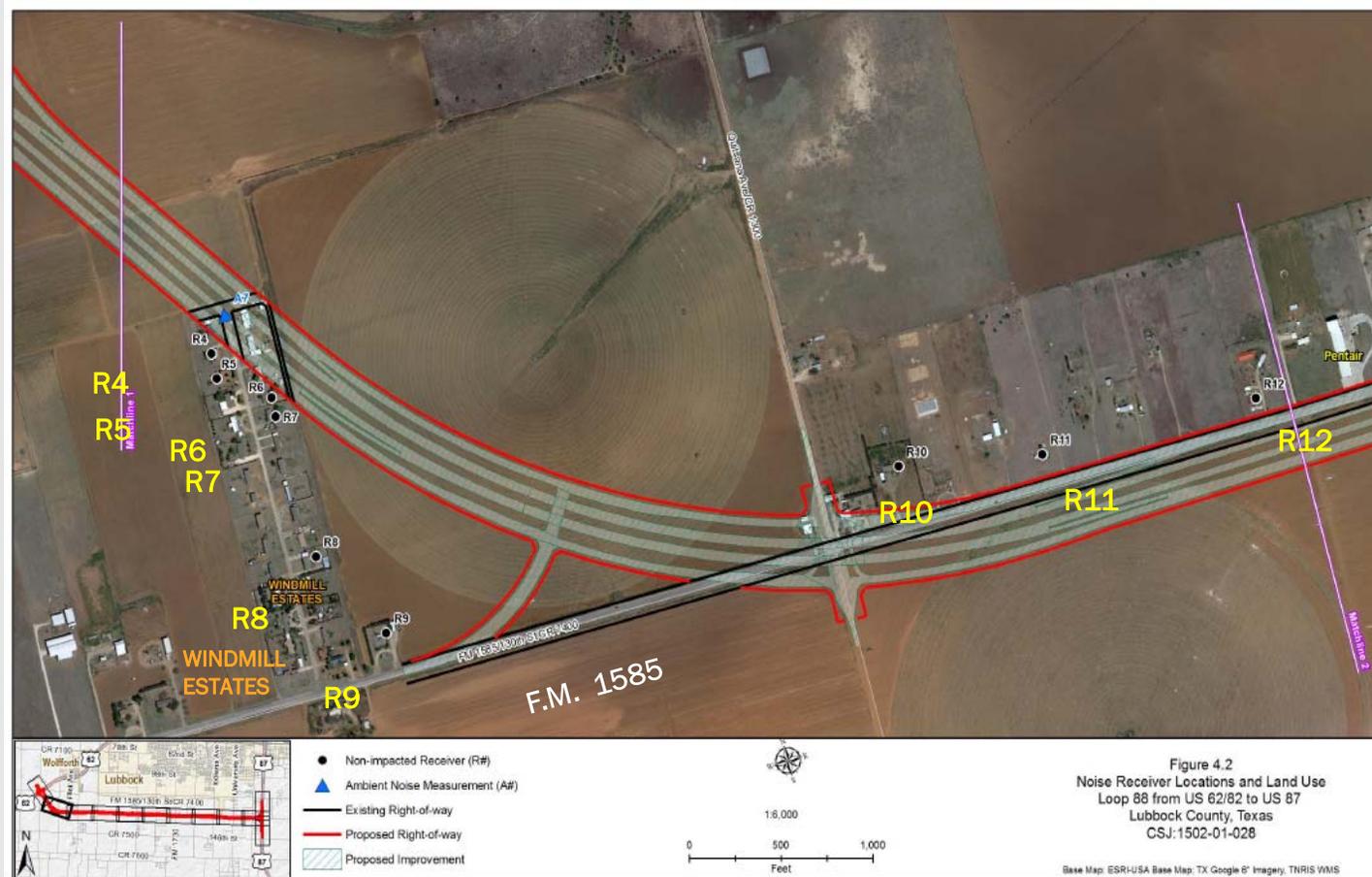
Waters of the United States – approximately 41 acres will be required from playa lakes for drainage purposes

Land Acquisition / Displacements – additional right-of-way anticipates displacement of 75 residential and 62 commercial properties

Section 4(f) and Chapter 26 Properties – approximately 14 acres of the Lubbock Youth Sports Complex property will be impacted

Environmental Study Process

Traffic Noise Analysis – Traffic noise will change however no traffic noise impacts will occur with the implementation of this project



Environmental Study Process

No environmental impacts to:

Air Quality

Biology

Social / Community Cohesion

This project will not affect a wildlife or waterfowl refuge or land from a historic site.

Cultural Resources – coordination with other agencies are ongoing

Hearing Rules and Procedures

- limitation of public speakers to three minutes
- TxDOT welcomes comments from any interested person; TxDOT will not respond to questions from the floor
- a court reporter will develop an official record of the hearing
- Please state your name and address before your comment
- written statements may be submitted during the fifteen day period following the hearing (Friday, October 27, 2017)

Public Comments



KYLAN FRANCIS, P.E.

Director of Transportation Planning & Development

Project Schedule

Governmental Relationships

Closing Statements / Adjournment

Estimated Project Schedule

- **Complete Environmental Studies.....Winter 2017**
- **Begin ROW Acquisition.....Const. Prj. 1, 2, 3 - Winter 2017**
.....Const. Prj. 4, 5, 6 - Summer 2018
- **Begin Construction.....Year 2021**
- **Estimated Construction Duration..... 10 - 15 years**
- **Estimated Construction Cost.....\$360 million**

State, Federal, and Local Governmental Relationships

Highway planning and construction requires the close cooperation among all levels of government. The highway project covered by this public hearing will be developed cooperatively by Lubbock MPO, the city of Lubbock, the Texas Department of Transportation, and the Federal Highway Administration;

The State of Texas will pay 100 percent of the cost of preliminary engineering and environmental studies. The ROW Acquisition will be a combination of federal, state, and local funds. The highway construction costs will be a combination of federal and state funds.

Closing Statements

- Estimated date for start of construction: 2021
- Contact information is located in the agenda and on the comment sheet
- Comments are due by 5 pm Friday, October 27, 2017



PROJECT CONTACTS:

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The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.