



Public Hearing

SM Wright Project

January 31, 2013
Dallas, TX

Project Limits:

SM Wright Freeway

I-45 to SH 310

2.2 miles

CF Hawn Freeway

Bexar Street to I-45

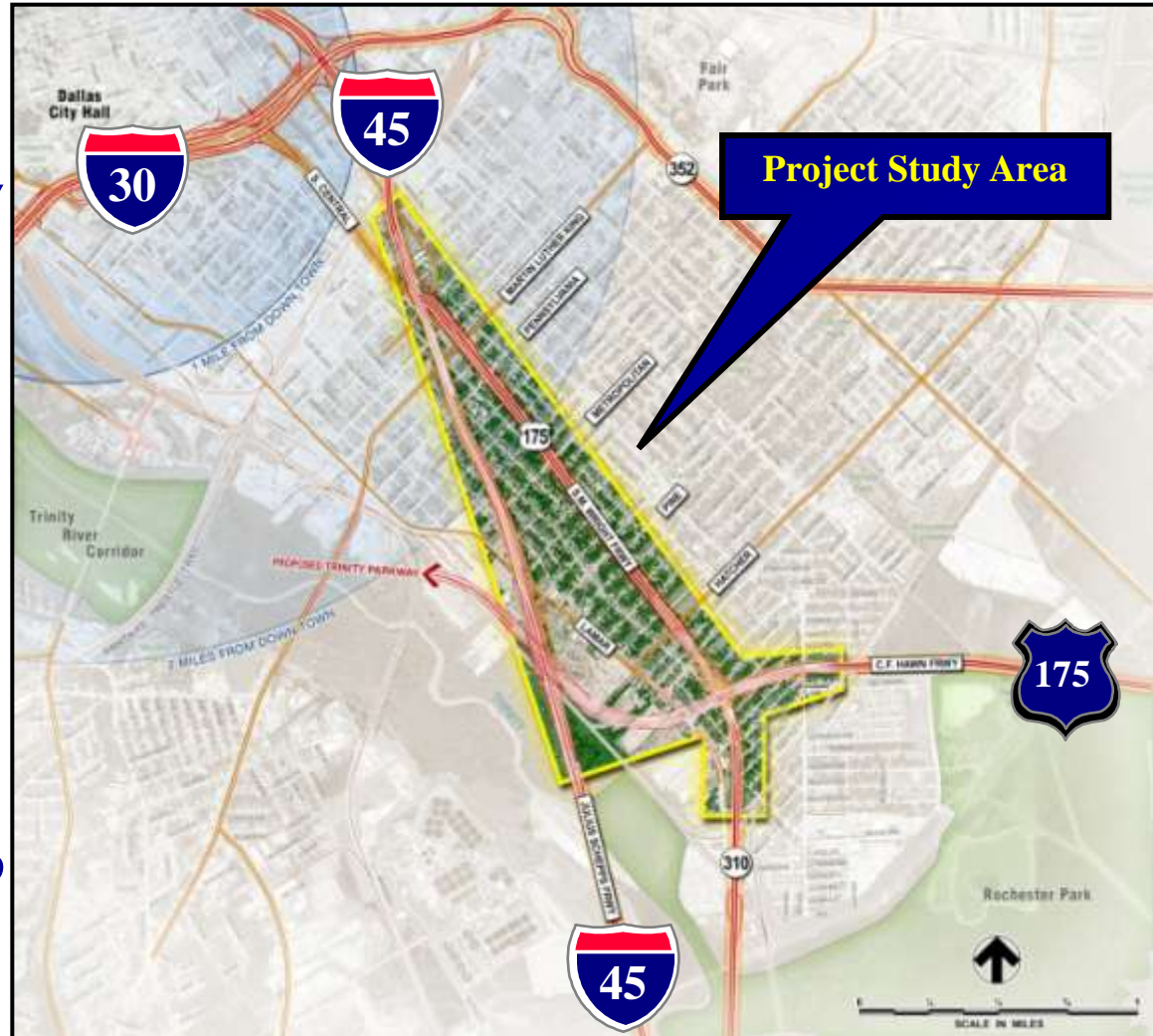
1.5 miles

I-45

SM Wright Freeway to

Lamar

2.3 miles





Public Hearing Agenda

- **Introduction**
Mr. Kelly Selman, P.E.
- **Project Design and Environmental Presentation**
Mr. Matt Craig, P.E.
- **Public Involvement and Job Opportunity Presentation**
Ms. Alva Baker
- **Right-of-Way Acquisition and Relocation**
Mr. Cecil Saldana
- **20 Minute Recess**
Questions
- **Public Comments**
Mr. Kelly Selman, P.E.



Public Hearing Purpose

- 1. Inform the public of project status and present recommendations**
- 2. Describe the project so the public can determine how they may be affected**
- 3. Provide the public another opportunity to provide input**
- 4. Develop a record of public participation**



Schematic and EA may be viewed at:

**TxDOT Dallas District Office
4777 East U.S. Highway 80
Mesquite, TX 75150**

**Dallas City Hall
1500 Marilla Street, Room 6BS
Dallas, TX 75201**

**Martin Luther King Branch Library
2922 Martin Luther King Jr. Blvd.
Dallas, Texas 75215**

<http://www.keepitmovingdallas.com>

Project Segments & Phasing



Phase I

- Adds direct connecting ramps between US 175 CF Hawk Freeway & I-45

Phase I: US 175 to I-45 Connection

Project Segments & Phasing



Phase I

- Provides lane balance on I-45 to facilitate new direct connecting CF Hawk ramps

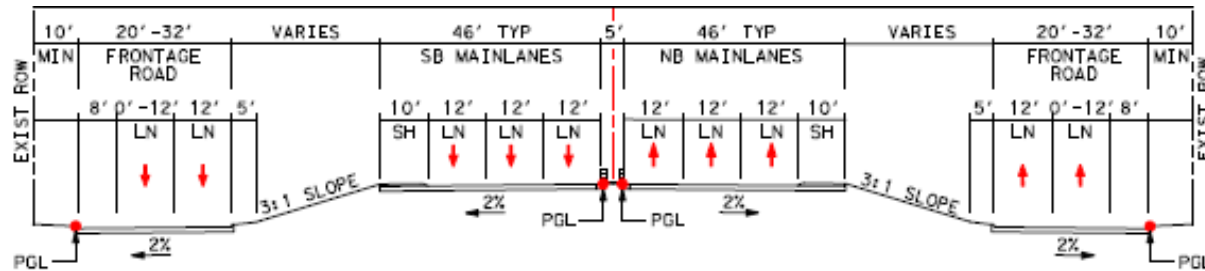
Project Segments & Phasing

Phase II

- Converts SM Wright to a low speed, signalized, pedestrian-friendly, landscaped arterial

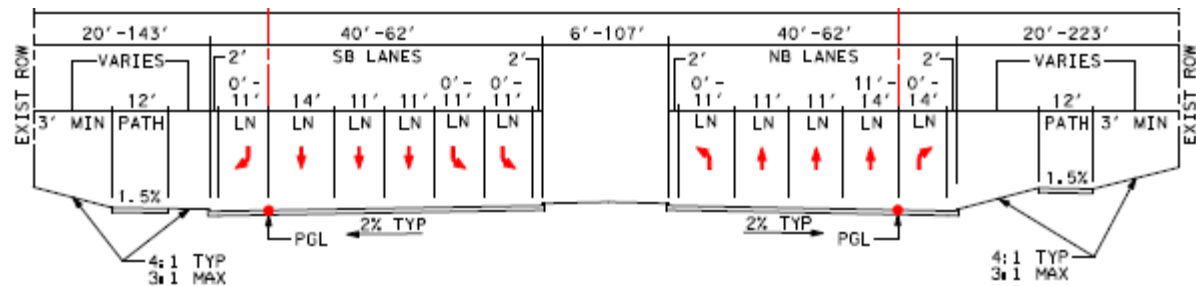


Phase II: SM Wright Redevelopment



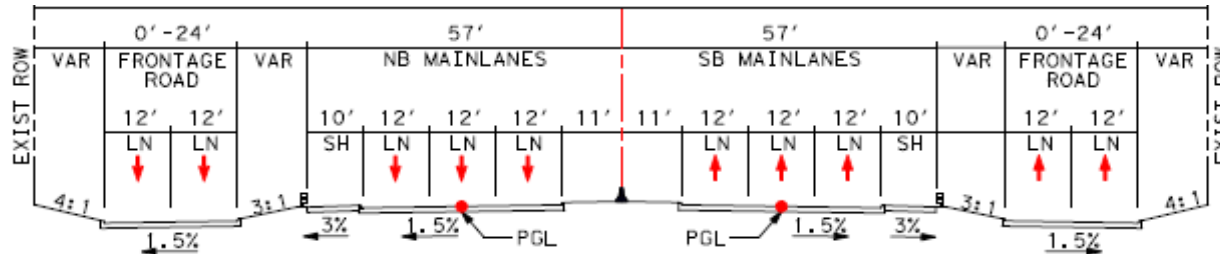
Existing Typical Section

North of CF Hawn Freeway to Martin Luther King Jr. Boulevard

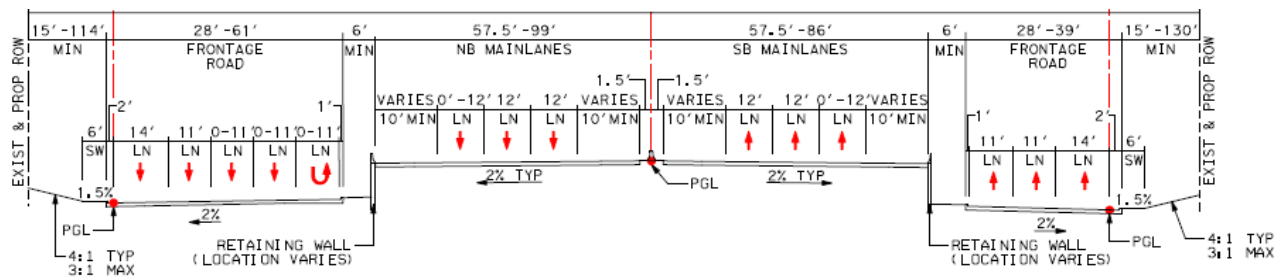


Proposed Typical Section

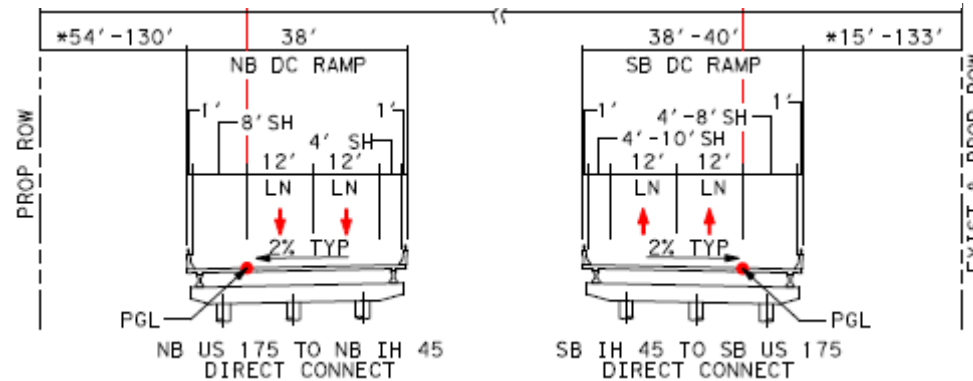
North of CF Hawn Freeway to Martin Luther King Jr. Boulevard



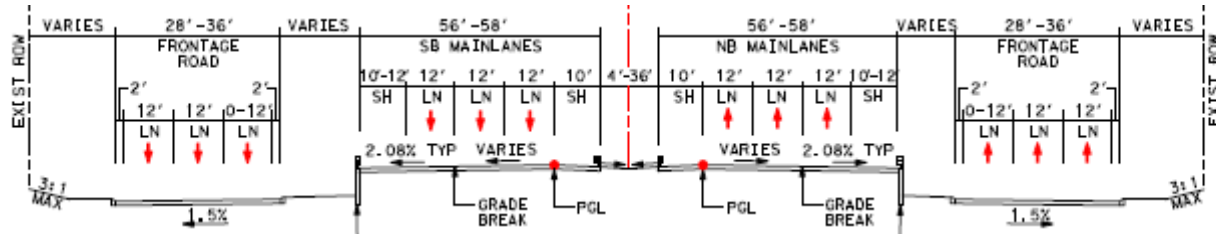
Existing Typical Section
SM Wright Freeway to UP Railroad



Proposed Typical Section
Lamar Street to UP Railroad

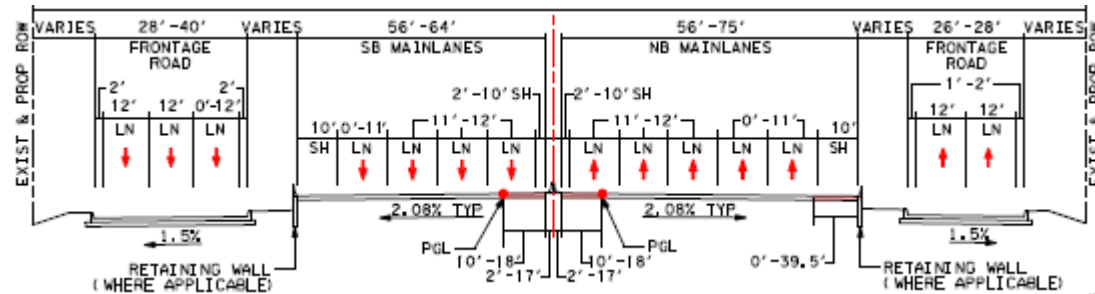


Proposed Direct Connectors I-45 to West of Lamar Street on New Location



Existing Typical Section

Lamar Street to SM Wright DC Ramps



Proposed Typical Section

CF Hawn DC Ramps to SM Wright DC Ramps



RIGHT-OF-WAY

- **Approximately 30 acres of additional ROW and approximately 1 acre of aerial rights**
- **No additional ROW along SM Wright**
- **To accommodate the proposed project, additional ROW is required along CF Hawn and along I-45 south of Lamar street.**

UTILITIES

- **Underground and Overhead Utilities**
 - **Adjustments and relocations would be required**
 - **No substantial interruptions would occur**

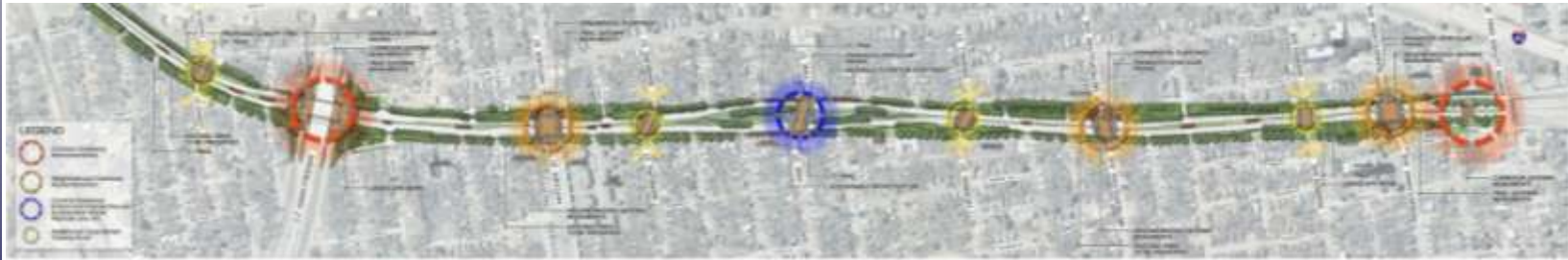
SM Wright Aesthetics



Water Feature



Intersection Enhancement



SM Wright Redevelopment – See Graphics on Display



Estimated Cost

Construction: \$119.7 Million

ROW/ENV/Utilities/ENG: \$31.9 Million

Total Project Cost: \$151.6 Million

- Phase I Project Cost: \$105.9 Million
- Phase II Project Cost: \$45.7 Million

Fully Funded

Environmental Document

- | | |
|---|---|
| <ul style="list-style-type: none">• Need and Purpose• Alternatives• Project Design• Right-of-Way• Project Cost and Funding• Displacements and Relocations• Waters of the US, including Wetlands• Lakes, Rivers, and Streams• Water Quality• Floodplains• Regional and Community Growth• Socio-Economic Impacts• Community Cohesion and Environmental Justice• Public Facilities and Services | <ul style="list-style-type: none">• Parkland/Section 4(f) Properties• Threatened/Endangered Species and Wildlife Habitat• Historic and Archeological Sites• Aesthetic Considerations• Topography and Soils• Prime, Unique, and Special Farmland Impacts• Land Use• Air Quality Assessment• Mobile Source Air Toxics• Congestion Management• Traffic Noise Assessment• Hazardous Materials• Construction Impacts• Indirect and Cumulative Impacts |
|---|---|

Natural Resources

Floodplains	Vegetation and Habitat	Right-of-Way (ROW)
<p>Would impact 3 acres of 100-year floodplain</p> <p>Would not increase base flood elevation beyond regulated levels</p> <p>Facility would permit the conveyance of the 100-year flood</p>	<p>Would impact: riparian/ bottomland forest and upland forest</p> <p>Mitigation proposed for 1.25 acres of riparian/ bottomland habitat</p>	<p>Approximately 30 acres of proposed ROW</p> <p>Approximately 1 acre of aerial rights</p>

Human Environment

Displacements		Noise
9 commercial properties (Approx. 18 to 33 employees potentially impacted)	Employment Opportunities Impact Assessment study included in EA	16 Noise Barriers determined to be feasible and reasonable at various locations. Final decision to construct would be after project design completed, utility evaluation & approval of adjacent property owners.
6 single-family residential properties	Comparable housing appears to be available for the potential residential displacements.	

- Workforce Solutions of Greater Dallas will offer various services to assist displaced employees.
- Relocation efforts would be consistent with the requirements of the Civil Rights Act of 1964, the Uniform Relocation Assistance and Real Properties Acquisition Act of 1970 as amended, and the Housing and Urban Development Act of 1974.



**Studies, analyses, and
evaluation of the proposed
project indicate no significant
environmental effects**



Public Involvement Meetings

- Dallas Council **Trinity River Committee Briefing** - February 5, 2008
- SM Wright Project **1st Stakeholder** Work Group Meeting – Mar. 31, 2008
- SM Wright Project **2nd Stakeholder** Work Group Meeting – Sept. 9, 2008
- City of **Dallas Public Meeting** hosted by Councilmember Davis – Oct. 14, 2008
- SM Wright Project **3rd Stakeholder** Work Group Meeting – Dec 9, 2008
- SM Wright Project **4th Stakeholder** Work Group Meeting – Jan. 13, 2009
- Dallas Council **Trinity River Committee Briefing** - April 21, 2009
- SM Wright **TxDOT Public Meeting** – April 28, 2009
- SM Wright Project **Elected Officials Briefing** – March 8, 2010
- SM Wright Project **TxDOT Public Meeting** – March 30, 2010
- SM Wright Project **Dallas Elected Officials Briefings** – May 23, July 13
Sept. 29, and Dec. 12, 2011; June 25, 2012
- SM Wright Project **5th Stakeholder** Work Group Meeting – July 30, 2012
- SM Wright Project **TxDOT Public Meeting** – August 7, 2012
- SM Wright Project **Dallas Elected Officials Briefings** – Sept. 7, Oct. 19, and Nov. 7,
2012
- SM Wright Project Meeting with **Community Stakeholders** - November 13, 2012
- SM Wright Project **TxDOT Public Hearing** – January 31, 2013



Stakeholder Work Group – Invited Participants

Adjacent Neighborhood Associations

South Boulevard/Park Row Historic District
Wendelkin/Driscoll Neighborhood Association
Ideal Neighborhood Association

Queen City Neighborhood Association
Forest Heights Neighborhood Association
Exline Neighborhood Association

Nonprofit Organizations

SouthFair Community Development Corporation
Clean South Dallas
Innercity Community Development Corp.

Forest Heights Neighborhood Development Corp.
Dallas Black Chamber of Commerce
T. R. Hoover CDC

Other Key Stakeholders

New Hope Baptist Church
Peoples Missionary Baptist Church
South Dallas Baptist Church
South Dallas Nursing Home
Revitalize South Dallas Coalition

Greater New Zion Baptist Church
Grace & Mercy Missionary Baptist Church
St. Philip's School and Community Center
Major commercial property owners
Cornerstone Baptist Church

Public Agencies

NTTA
DART
TxDOT
NCTCOG

Dallas Housing Authority
City of Dallas (PW & T, PARD, DPD)
MLK, Jr. Elementary School (DISD)
H.S. Thompson Elementary School (DISD)



Workforce Solutions

Workforce Solutions Greater Dallas

(214)290-1000

www.wfsdallas.com



What Happens After the Public Hearing?

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



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 the acquisition process**



Right-of-Way Acquisition Process

2. Agency orders:

- Property title information
- Five-year sales data
- Preliminary title commitment



Right-of-Way Acquisition Process

3. Acquiring agency assigns independent appraisers:

- **Appraisers contact owner**
- **Appraisers submit appraisals**
- **TxDOT reviews appraisals for approval**



Right-of-Way Acquisition Process

- 4. TxDOT's acquisition agent presents offer to property owner, including:**
 - Appraised value of property
 - Compensable damages to remaining real property
 - Relocation assistance



Right-of-Way Acquisition Process

5. Property owner may then:

- a. Donate land**
- b. Accept offer**
- c. Submit counter offer, if appropriate**
- d. Begin eminent domain proceedings,
if agreement on value is not reached**



Right-of-Way Acquisition Process

5b. When owner accepts:

- **Owner signs deed and Memorandum of Agreement**
- **TxDOT issues warrant to owner and 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



Right-of-Way Acquisition Process

5d. Eminent Domain:

- **Court appoints 3 commissioners to hear owner and TxDOT**
- **Commissioners decide award**
- **TxDOT deposits award in registry of court and takes possession**
- **Either owner or TxDOT shall have the right to appeal to jury trial**



Right-of-Way Acquisition Process

6. Relocation Assistance

- Administered by the State
- Available to those who qualify as a result of the acquisition of right-of-way



Right-of-Way Acquisition Process

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**



Right-of-Way Acquisition Process

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**



Right-of-Way Acquisition Process

6c. Relocation Assistance (cont.)

- **Appeal procedures are available for displacees who do not agree with any amounts offered for relocation reimbursement (see page 39 of the “Relocation Assistance” booklet)**



Right-of-Way Acquisition Process

6d. Relocation Assistance (cont.)

- **See pages 31 and 32 in the “Relocation Assistance” booklet for regulations governing the relocation of advertising signs which are not purchased by the acquiring agency as real property**



Public Comments

- **20 minute recess**
- **Comment period following recess**



Comment Period

- **Please note that we will not attempt to respond to your comments at this time. All substantive comments will be fully considered and responded to in the project record.**



Mailing Address

**Attn: Robert Hall, P.W.S., C.F.M.
TxDOT Dallas District Office
4777 East U.S. Highway 80
Mesquite, Texas 75150-6643**

- **Written Comments must be post-marked by Monday, February 11, 2013**
- **<http://www.keepitmovingdallas.com> under “*Upcoming Public Hearings*”**



Speaker's Time Remaining:

0:00



**Thank you for your interest
in the SM Wright Project**

Texas Department of Transportation