



# **Public Hearing**

# **SM Wright Project**

**January 31, 2013**

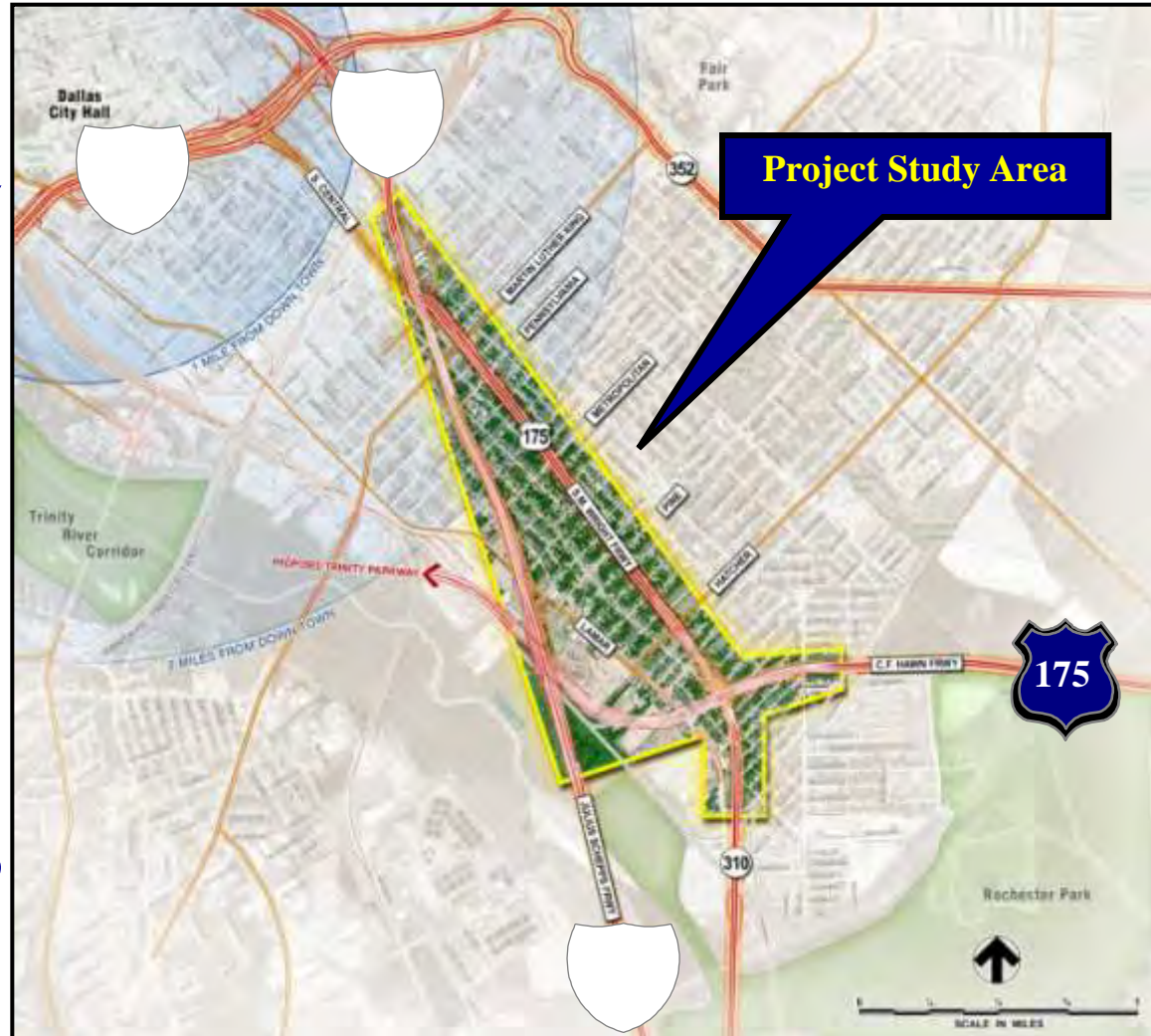
**Dallas, TX**

## 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

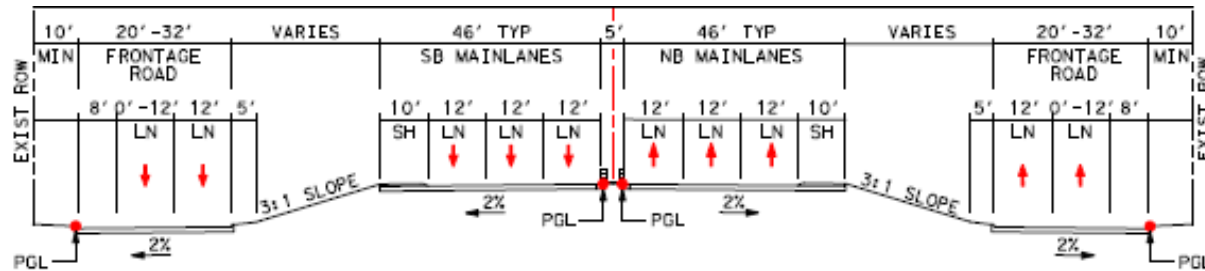


## Phase II

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

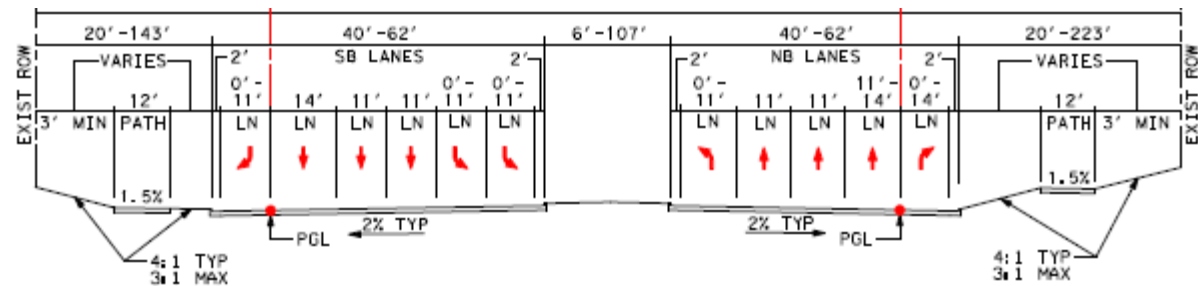
**Phase II: SM Wright Redevelopment**





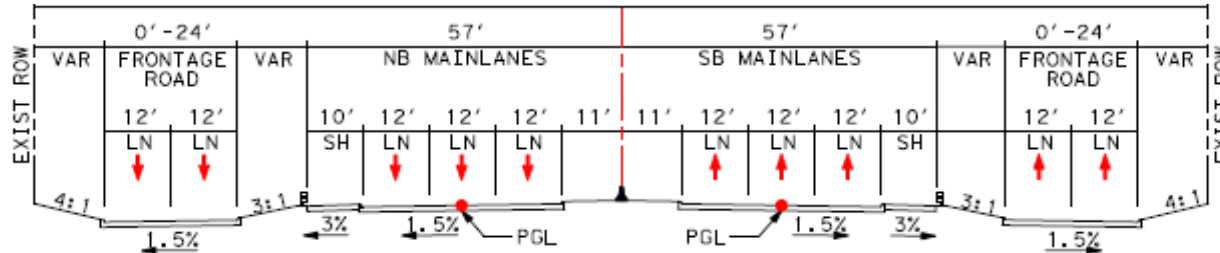
## Existing Typical Section

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

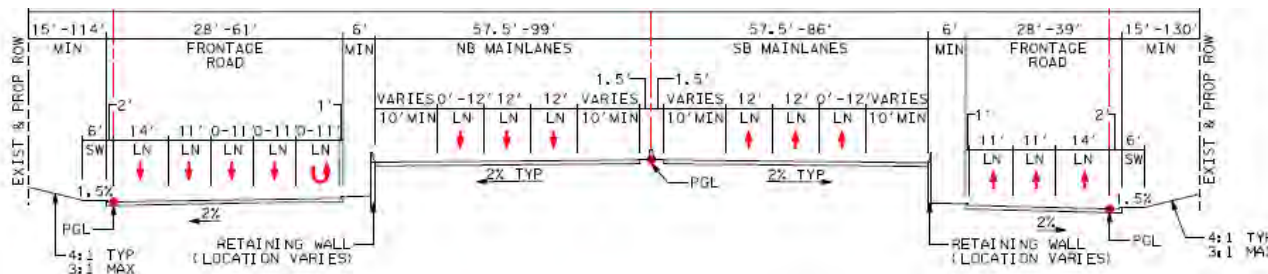


## Proposed Typical Section

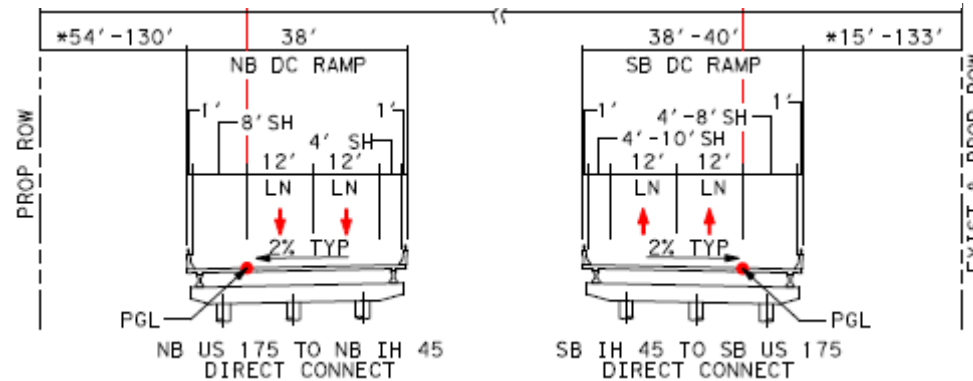
North of CF Hawn Freeway to Martin Luther King Jr. Boulevard



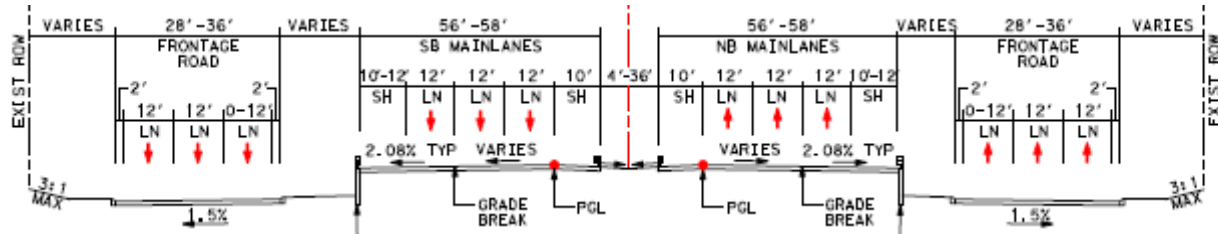
**Existing Typical Section**  
SM Wright Freeway to UP Railroad



**Proposed Typical Section**  
Lamar Street to UP Railroad

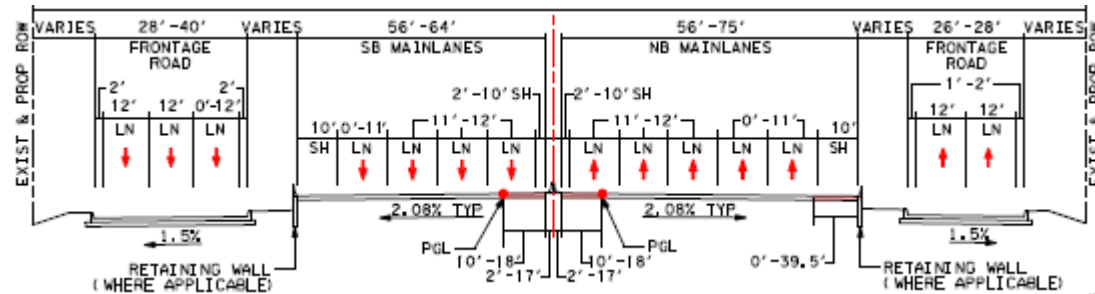


## Proposed Direct Connectors I-45 to West of Lamar Street on New Location



## 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**



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

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