SH 114 - FROM: Business 114L
TO: International Pkwy

SH 121 - FROM: SH 360
TO: FM 2499

City of Grapevine, City of Southlake, City of Coppell, Tarrant and Dallas County, Texas

CSJs: 0353-03-059, 0353-03-079, 0364-01-072, 0364-01-112, 0364-01-113, 0364-01-115

Grapevine Convention Center
February 24, 2009
Project Vicinity
Approximately 14.4 Total Miles

D/FW Airport

City of Grapevine

City of Coppell

City of Grapevine

City of Colleyville

Town of Southlake

D/FW Airport

SH 114

SH 121

SH 26

SH 360

SH 121

SH 114

FM 2499

SH 121

SH 114

635

Tarrant County

Dallas County

Dallas County

Tarrant County
A CDA:

- Is a Public/Private Partnership
- Enables TxDOT to Construct Projects to Reduce Congestion and Improve Traffic Operations
- Provides Assistance to TxDOT through Right-of-Way/Utility Services, Design, Construction and Capital Maintenance of the DFW Connector.
TxDOT has solicited proposals to enter into a Comprehensive Development Agreement (CDA) for the DFW Connector Project.

- SH 114: From Business 114L to International Parkway
- SH 121: From SH 360 to FM 2499
Project Information:

- Estimated Start of Construction: 2009 (utilizing a CDA process)
- Estimated Duration of Construction: 5 years
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
Welcome & Introductions
Ms. Maribel P. Chavez, P.E.

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

Project Design
Mr. Brian Swindell, 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 Statements Tonight:
Please sign up at the front desk to speak

Mail Written Comments to:
Ms. Maribel P. Chavez, P.E.
ATTN: Curtis Loftis, P.E.
Texas Department of Transportation
P.O. Box 6868
Fort Worth, Texas 76115

** Written Comments must be postmarked by
March 6, 2009
Prior Public Involvement

- **1st Public Mtg (5/21/97)** – Project Kickoff
- **2nd Public Mtg (9/3/98)** – Alternative Identification
- **3rd Public Mtg (12/10/98)** – Initial Screening
- **5th Public Mtg (7/15/99)** – Emphasis Area Evaluations
- **6th Public Mtg (2/23/06)** – Proposed Alternative Presentation

- Technical Advisory Committee Meetings
  - Members include:
    - TxDOT
    - Cities
    - Counties
    - D/FW Airport
    - Fort Worth T
    - DART
    - FHWA
    - NCTCOG
    - Others
DFW Connector Capacity
SH114/SH121 Concurrent Segment

2030 Demand = 369,000 veh/day
Existing Capacity = 160,000 veh/day
Capacity Required = 209,000 veh/day
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/Corridor Features

Tarrant County
Dallas County
TxDOT-Fort Worth
TxDOT-Dallas
FHWA
NCTCOG

D/FW Airport
City of Grapevine
City of Coppell
City of Colleyville
Town of Flower Mound
City of Southlake

DART
Fort Worth T
DFW Rail

Grapevine Mills Mall
Bass Pro Shop
Gaylord Texan
Baylor Hospital
Operational Constraints

- 10 System Connections
- 6 Interchanges
- Spacing

- 1 Mile
- 2.5 Miles
- 3 Miles
Existing Facility
SH114/SH121 Concurrent Segment

Frontage Road

Westbound General Purpose Lanes

4

Frontage Road

Eastbound General Purpose Lanes

4
Proposed Facility
SH114/SH121 Concurrent Segment

Frontage Road
7
Westbound General Purpose Lanes
2
Managed (Toll) Lanes
2
Eastbound General Purpose Lanes
6
Frontage Road

Dallas Fort Worth Connector
Texas Department of Transportation
Fort Worth District
The Proposed Preferred Alternative

- Route Continuity
- Lane Balance
- Interchange Design
- Collector-Distributor Managed Facility
- Utility Considerations
- Accommodate Light/Commuter Rail
Right-of-Way Acquisition and Relocation
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.
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.
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.
Displacements and Relocations

- 192 acres of right-of-way required – Majority is DFW Airport property
- 0 residential displacements
- 7 buildings displaced including 16 businesses

Project Timing

- Anticipate being released to begin right of way acquisition by **Summer 2009**.
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.
817-370-6551

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 Officials
Public Inquiries

Environmental Assessment and Schematics may be viewed at...

**TxDOT- Fort Worth District Office**  
2501 Southwest Loop 820  
Fort Worth, Texas 76115  
Contact: Phyllis Thompson, District Librarian  
(817) 370-6549

**City of Grapevine – Library**  
1201 Municipal Way  
Grapevine, TX 76051  
Contact: Janis Robertson, Library Director  
(817) 410-3410

**City of Southlake**  
1400 Main Street, Suite 310  
Southlake, TX  76092  
Contact: Ken Baker  
(817) 748-8621

**City of Coppell**  
255 Parkway Blvd  
Coppell, TX 75019  
Contact: Ken Griffin  
(972) 304-3686

**City of Grapevine – City Hall**  
200 S. Main St., 1st Floor  
Grapevine, TX 76051  
Contact: Linda Huff, City Secretary  
(817) 410-3182
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.
Mail Comments to:

Ms. Maribel P. Chavez, P.E.
ATTN: Curtis Loftis, P.E.
Texas Department of Transportation
P.O. Box 6868
Fort Worth, TX 76115

Written comments must be postmarked by Friday March 6, 2009

THANK YOU FOR YOUR ATTENDANCE.