



TEXAS DEPARTMENT OF TRANSPORTATION



SH 146 PROJECT

Seabrook Open House
July 24, 2014

SH 146 Project – Open House

1 Introductions

Raquelle Lewis – TxDOT Public Information Office

2 Project History,
Schematic Design,
Proposed Ramps and
Design Status

Patrick Gant – TxDOT Schematic Design

3 Right-of-Way Process

Rudy Eguia – TxDOT Right-of-Way Division

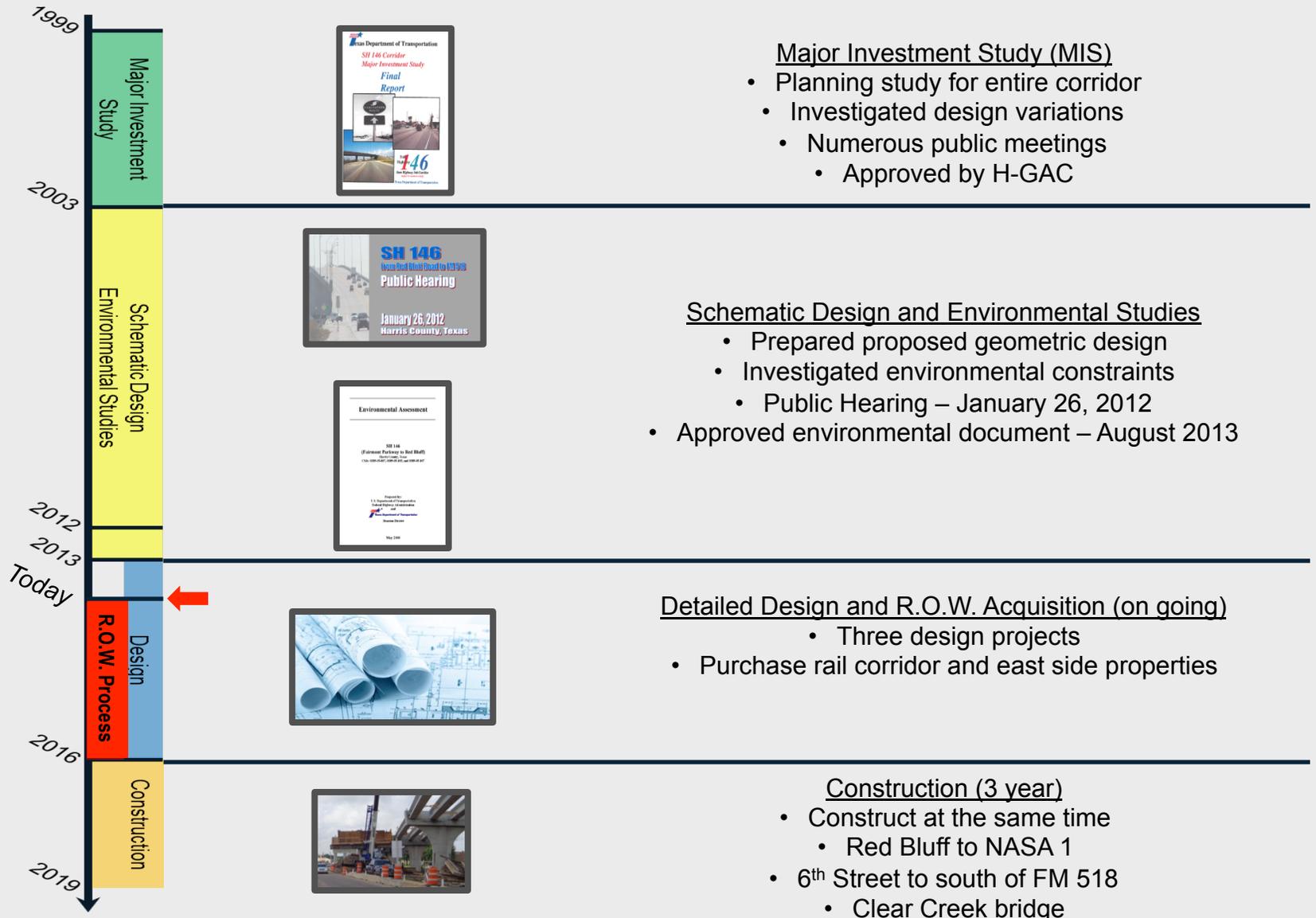
4 Right-of-Way Status

David Bryant – TxDOT Right-of-Way Division

5 Questions

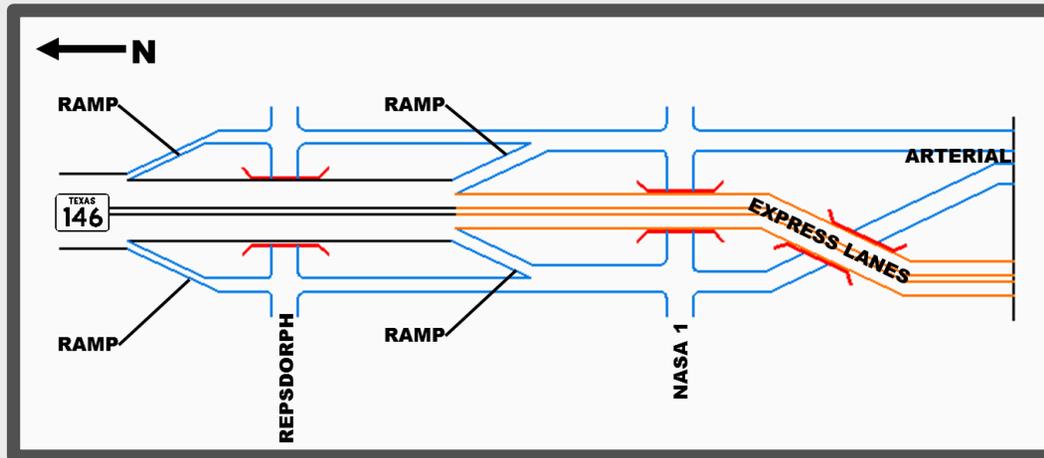
TxDOT Staff

Project History and Timeline



Original Schematic Design

SEABROOK



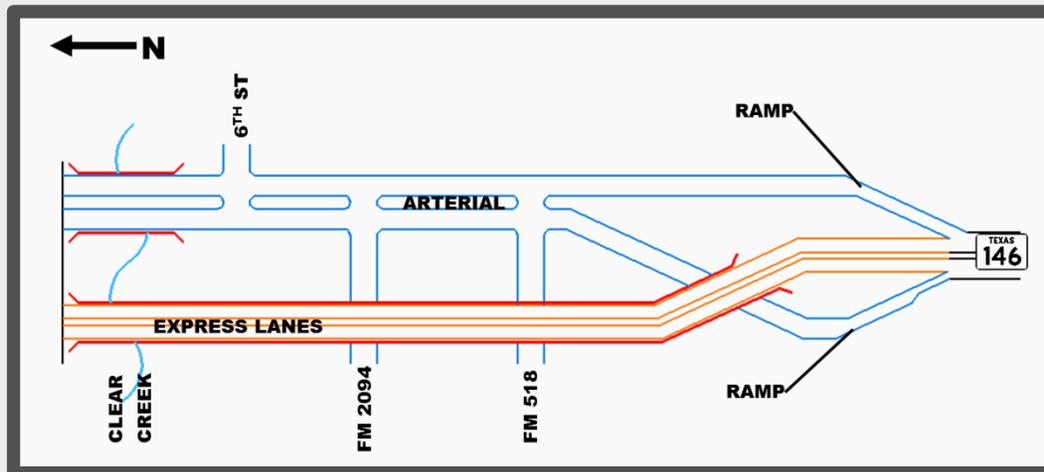
Southbound Ramps

- Exit Ramp to Repsdorph
- Exit Ramp to NASA1 and Kemah

Northbound Ramps

- Entrance Ramp from Repsdorph
- Entrance Ramp from NASA1 and Kemah

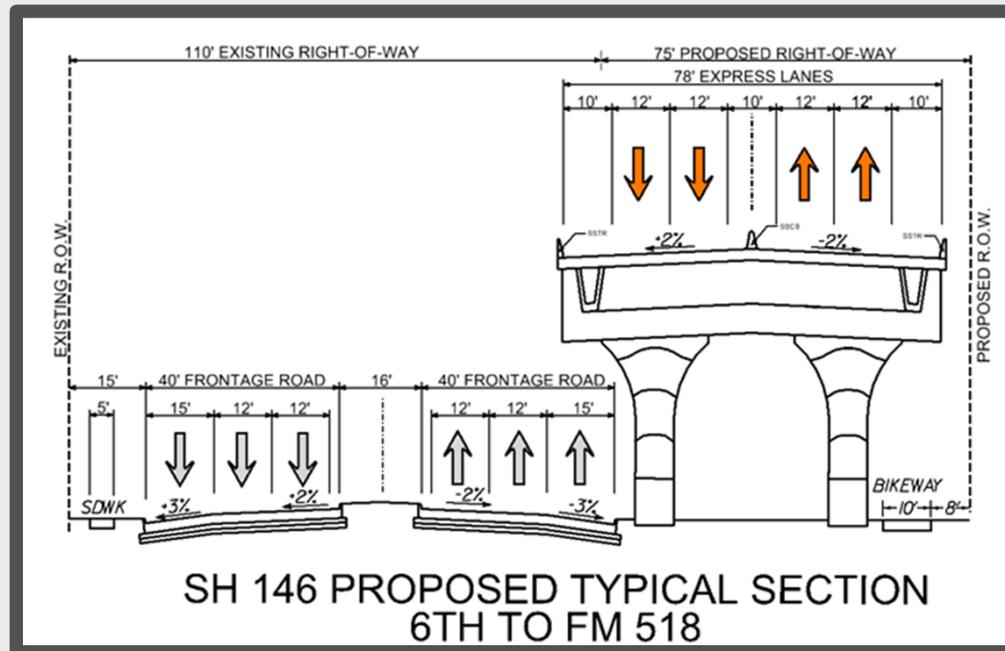
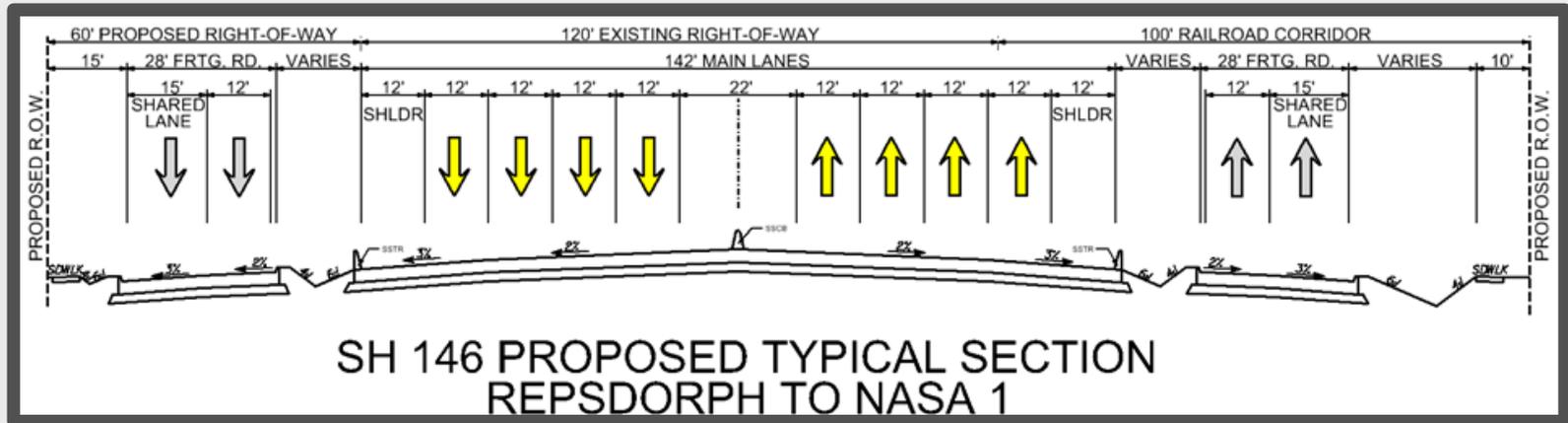
KEMAH



- Access provided by arterial roadway

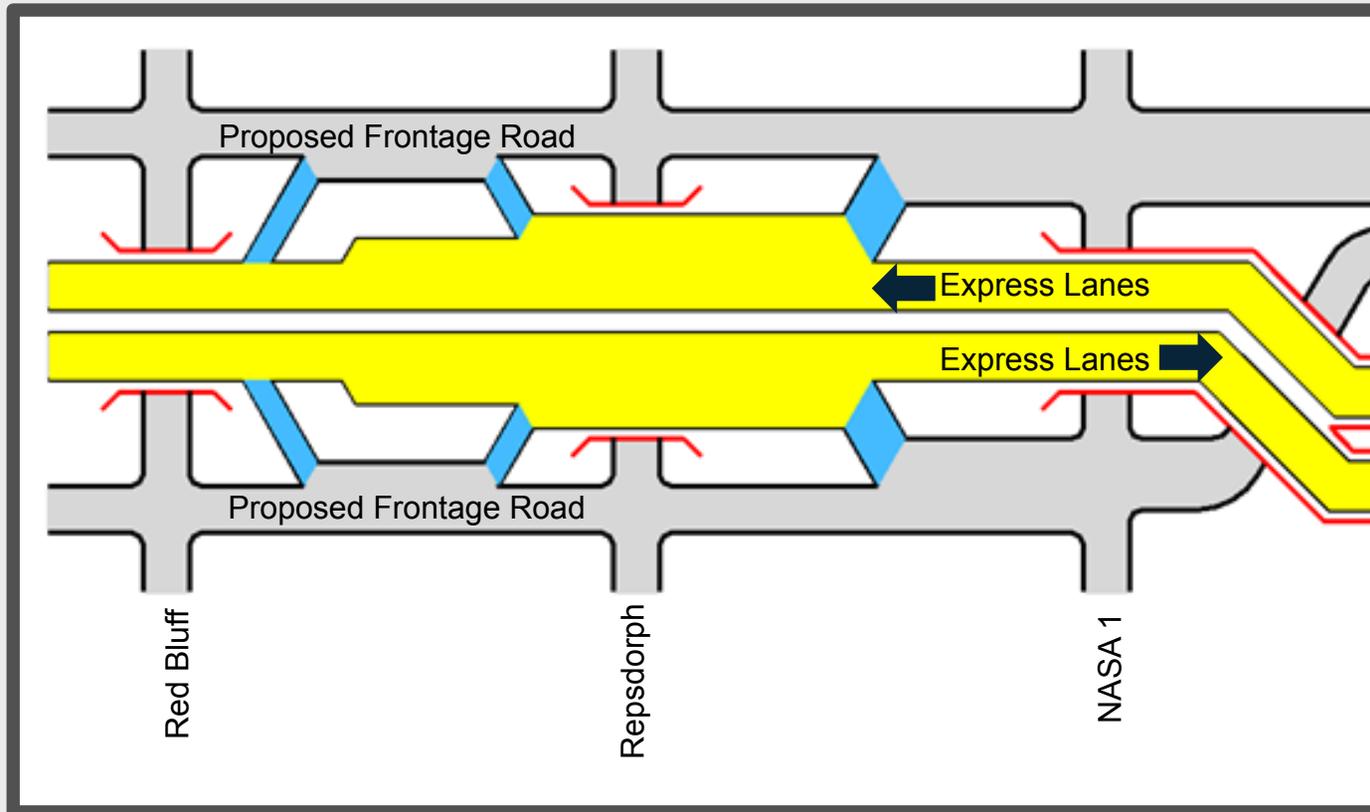
- Entrance and Exit south of FM 518

Original Schematic Design – Typical Sections



Proposed Frontage Roads – Red Bluff to Repsdorph

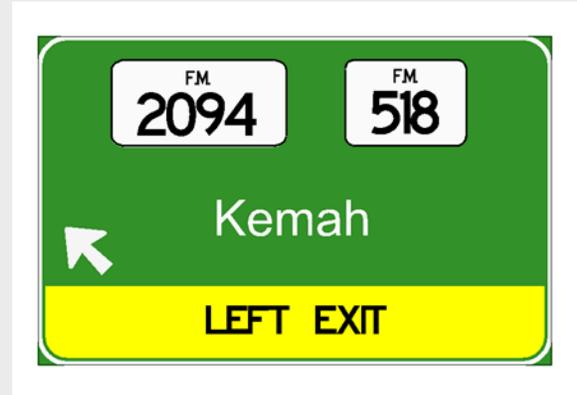
SEABROOK



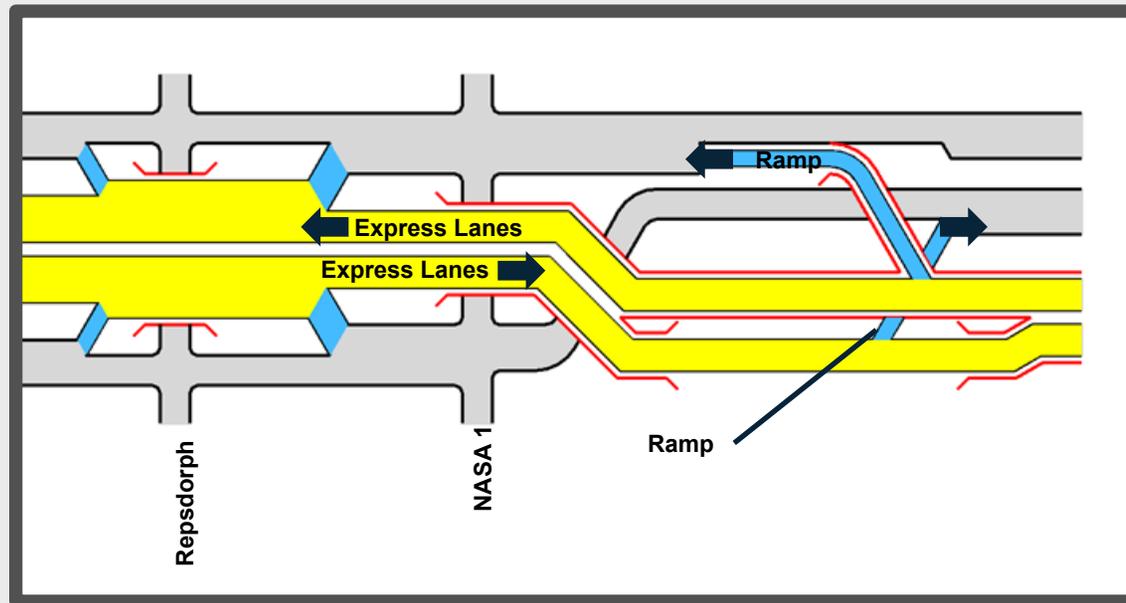
Proposed New Exit Ramps



Proposed Northbound Seabrook Express Lane Exit



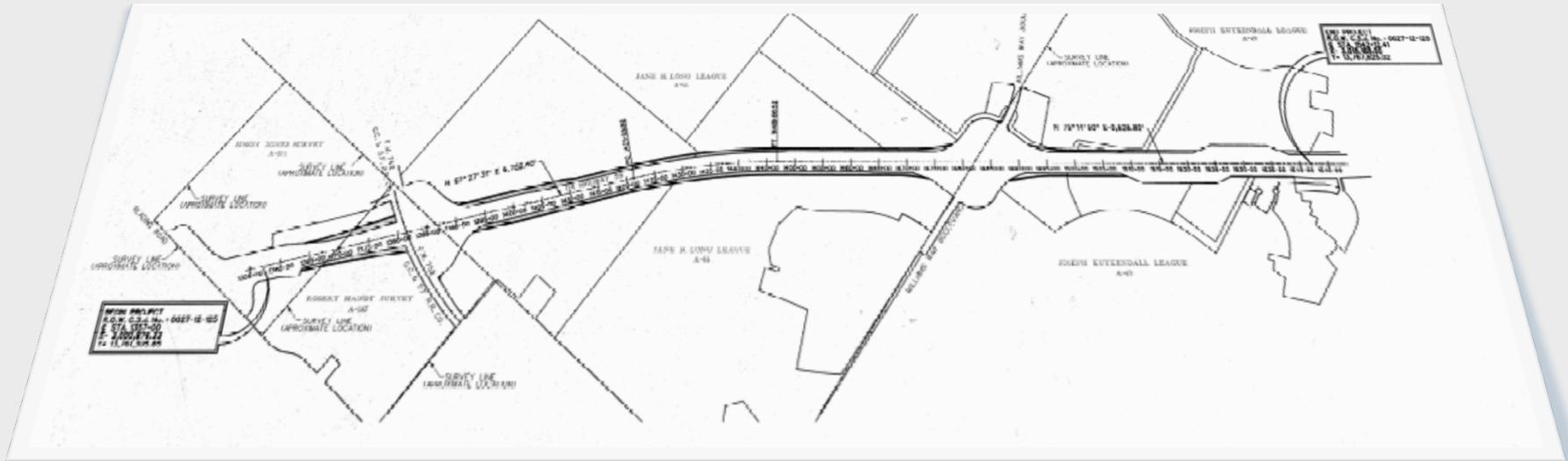
Proposed Southbound Kemah Express Lane Exit



Design Status

- Currently preparing final design plans
- Approximately 20-25% complete
- Broken into three small projects
- Entire project constructed at one time
- Construction is targeted for 2017
 - Contingent on Railroad Acquisition
 - \$189 Million currently allocated
- Approximate 3 year construction duration





RIGHT OF WAY PROCESS

Mapping Appraisal Acquisition
Relocation Property Management

SH 146 PROPOSED TIMELINE

From Red Bluff to the Harris County/ Galveston County Line

UNION PACIFIC RAILROAD												
ACTIVITY	2014				2015				2016			
	1 QTR	2 QTR	3 QTR	4 QTR	1 QTR	2 QTR	3 QTR	4 QTR	1 QTR	2 QTR	3 QTR	4 QTR
PH 1: UPRR Appraisal												
PH 1: UPRR Negotiation												
PH 1: UPRR AGREEMENT IN PRINCIPAL												
PH 2: UPRR PROPERTY OWNERS, TENANTS												
PH 2: Appraisal												
PH 2: Acquisition/Negotiation												
PH 2: Relocation Process												
PH 2: Property Management -Clearing												

Today

SH 146 EAST SIDE, PROPERTY OWNERS, BUSINESS OWNERS, TENANTS												
ACTIVITY	2014				2015				2016			
	QTR. 1	QTR. 2	QTR. 3	QTR. 4	QTR. 1	QTR. 2	QTR. 3	QTR. 4	QTR. 1	QTR. 2	QTR. 3	QTR. 4
Appraisal												
Acquisition/Negotiation												
Relocation Process												
Property Mgmnt. -Clearing												

Preliminary: Subject to Change

Statement From UPRR

"Union Pacific has received a request from the Texas Department of Transportation to sell a portion of the railroad's right-of-way along the Seabrook Industrial Lead. Union Pacific has an extensive review process for these types of requests. The process considers all current and likely future use of the rail line, including a thorough review of current leases on the line. If you are a current lessee and have questions regarding Union Pacific's review process,

Please Contact:

Rebecca Hoffman at

rhoffman@up.com or 402-544-8570."



MAPPING PROCESS

MAPPING PROCESS

- Design
- Parcel sketch/ Right of Way map
- Legal property descriptions
- Delineation of disputed boundary lines



APPRAISAL PROCESS

APPRAISAL PROCESS

- Appraisal performed on each parcel by independent fee appraiser
- Appraiser contacts property owners for input
- Fair Market Value determined



ACQUISITION PROCESS

ACQUISITION PROCESS

- Initial offer based on appraised fair market value
- Property owner can accept offer and sign deed
- Property owner can decline offer and make counteroffer
 - TxDOT accepts counteroffer

ACQUISITION PROCESS

- Property owner can decline offer and make counteroffer
 - TxDOT accepts counteroffer

 - TxDOT declines counteroffer:
 - Owner can sign deed for initial offer
 - TxDOT commences with condemnation proceedings
 - Special Commissioner's Hearing is set



RELOCATION PROCESS

RELOCATION PROCESS

- Preliminary contact made with property owner during appraisal stage
- Determination of eligibility
- Identification of benefits and assistance
- Calculation of expenses related to moving and/or reestablishment



TEXAS DEPARTMENT OF TRANSPORTATION

CONDEMNATION PROCESS

(Special Commissioners' Hearing)

CONDEMNATION PROCESS

Reasons to proceed to condemnation:

- Property owner declines offer or refuses to negotiate
- Title curative issues
- Tenant or 3rd party disagreements
- Unable to locate all interest holders

CONDEMNATION PROCESS

- Updated appraisal is ordered for hearing
- Owner can sign deed for updated value before the Petition is filed
- Petition is filed naming interest holders
- Appointment of three (3) Special Commissioners by the County Judge

CONDEMNATION PROCESS

- TxDOT represented by Office of Attorney General
- Owner may represent their own interests or obtain legal counsel
- Commissioners listen to both sides
 - Award their opinion value based on evidence presented at the hearing
 - Award is deposited into the registry of court

CONDEMNATION PROCESS

- TxDOT takes possession once deposit is made
- Any party joined in Condemnation can contest award of commissioners
- Informal mediation held
- Trial by Jury if no agreement can be reached



TEXAS DEPARTMENT OF TRANSPORTATION

PROPERTY MANAGEMENT

PROPERTY MANAGEMENT

- Property owner/ tenant identifies which improvements they want to retain
- Test structures and/or property for contaminants and hazardous materials
- Demolition of property



UTILITY PROCESS

UTILITIES

Public Utilities

- Moved by utility company

Private utilities

- Appraisal compensates property owner for private utility expenses
- Moved by property owner

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Thank You