


McHard Road Extension Project



 FREESE AND NICHOLS	
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McHARD ROAD EXTENSION	

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McHard Road Extension Project



- **Basic Project Information**

- The project, consist 3.2 miles of a 4-lane divided concrete curb and gutter roadway with raised medians, and a shared use pedestrian/hike/bike sidewalk.
- A water and wastewater line will precede the roadway construction within the ROW

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- **Basic Project Information**

- » a piped underground storm sewer system
- » In some locations there will also be ditches to handle roadside run off
- » Two detention ponds
- » Signalized intersections at Max Rd., Roy Rd., Garden Rd., O'Day Rd., and Hatfield Rd.
- » Street lights
- » Landscaping and irrigation

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- **Project Status Update**

- 83 parcels impacted by the project.
- To date, 72 parcel owners have granted Right of Entry (ROE) to the surveyors and geotechnical sub-consultants
- survey and geotechnical field work is now complete.
- draft environmental report underway
- right of way maps will

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- **Project Status Update**

- A Utility Coordination will begin this month (March)
- A Public Hearing will be scheduled after the draft Environmental Assessment has been accepted by TxDOT.
Projected for late May or early June 2016

**NO LAND ACQUISITION ACTIVITY
AT THIS TIME-MUST CLEAR
ENVIRONMENTAL STUDY FIRST**

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- **Project Status Update** (Other active items)
 - The draft Traffic Signal Warrant Report has been submitted for review.
 - The draft Hydrologic & Hydraulic Study has been submitted for review..
 - Noise modeling field work is complete results will be included in the Environmental Assessment.

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- **Project Status Update**
 - **Environmental Assessment**

The environmental field investigations are complete.

- Analysis phase includes:
 - Wetlands delineation/determination
 - Cultural and historical studies
 - Community impact studies
 - Fault zone studies

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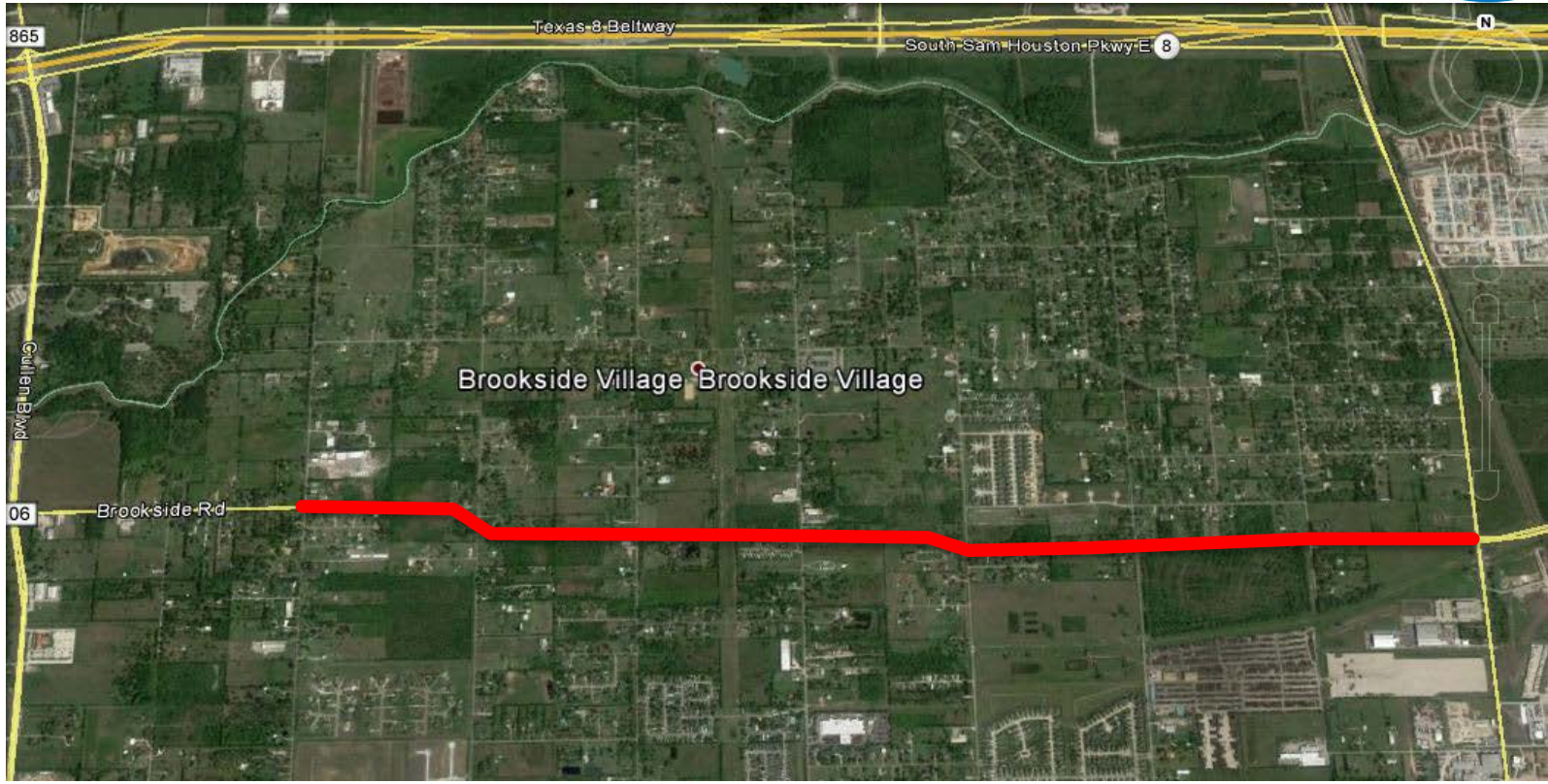
- **Project Design Process:**
 - Final approval of the EA is projected for July 2016. This will establish the final road alignment and property impacts.
 - Upon approval of the EA, the land acquisition process can finally begin.
 - The City will contact individual property owners through an authorized acquisition agent.

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- **Property Acquisition Process:**
 - The City follows the procedures detailed in the Texas Landowners Bill of Rights.
 - Provide the property owner with a written appraisal from a certified appraiser.
 - Provide specific documentation
 - Make a bona fide offer to buy your property.
 - Offers are based on current market values.
 - Under certain conditions:
 - Can include “damages paid” to the remaining property value
 - Can include Reimbursement of costs to move personal property or relocate a business.

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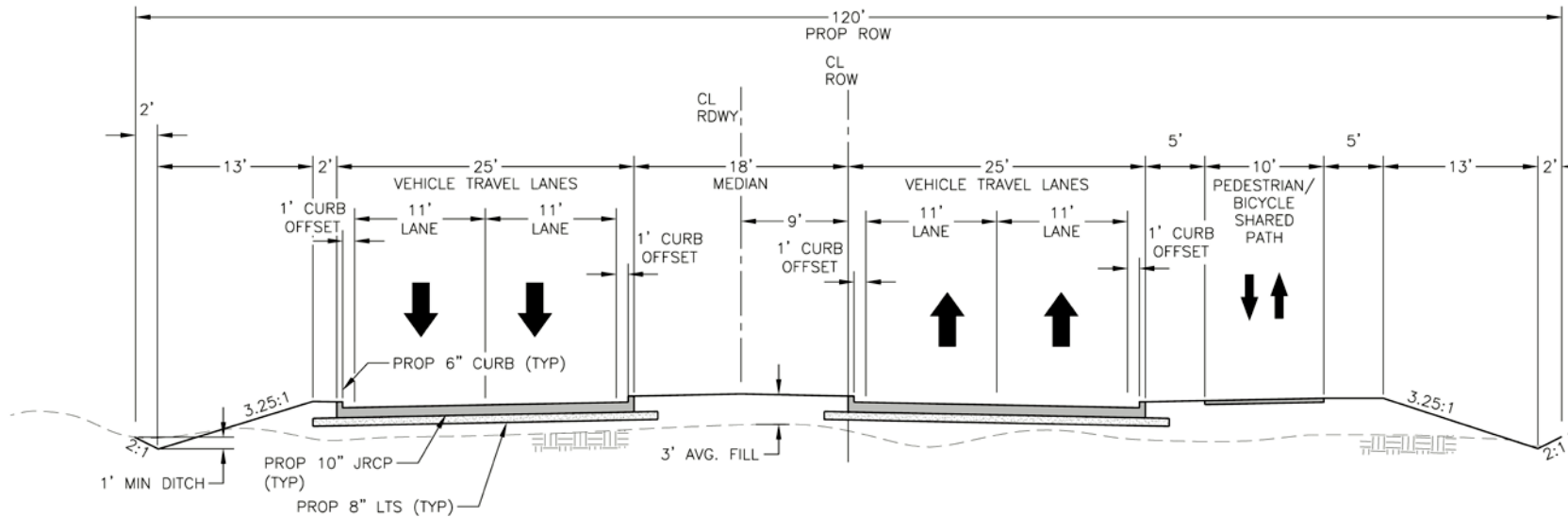


Proposed McHard Road has not changed significantly since the approved alignment established by the Public Meeting.

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- **Typical Cross-section** (west looking east)



TYPICAL SECTION
PROPOSED McHARD ROAD EXTENSION

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- Project Major Milestones***

Activity	Approximate Beginning	Planned Duration	Planned Completion
Design Begins	Sep-14	31 months	Apr-17
Environmental	Sep-14	20 months	Apr-16; Jul-16 Final Approval
Public Meeting	Jan-15	2 months	Feb-14
Right of Way Acquisition	Jul-16	12 months	May-17
Construction	Sep-17	24 months	Oct-19

*Schedule may be impacted by unforeseen factors which may cause unexpected delays.

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- **Project Team**

- **Texas Department of Transportation**
- **City of Pearland**
- **Design Consultant:** Freese and Nichols, Inc.
- **Environmental Assessment:** Freese and Nichols, Inc.
- **Surveyor:** C.L. Davis and Co.
- **Land Acquisition:** Cobb, Fendley and Associates
- **Appraisals:** Integra Realty Resources and Rutherford Real Estate
- **Traffic Signal Design:** GC Engineering
- **Drainage/Storm Design:** GC Engineering
- **Materials Testing/Geotechnical:** Geotest Engineering, Inc.
- **Public Involvement:** Lentz Group

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ARE THERE ANY QUESTIONS?



 **FUTURE McHARD ROAD CORRIDOR PROJECT**

FROM CULLEN BLVD TO MYKAWA RD

Proposed Construction Schedule: 4th Quarter 2017

For more information and to follow the progress:
pearlandtx.gov/mchard
City of Pearland Project Management Department at 281.652.1732

  
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