

McHard Road Extension Project



CITY OF PEARLAND

Jennifer Lee, *Project Manager*

281.652.1760

jlee@pearlandtx.gov



Additional information regarding this project is on file and available for viewing at **TxDOT's Houston District** Office at 7600 Washington Avenue, Houston, TX 77007, and at **TxDOT's Southeast Harris Area** Office at 702 FM 1959, Houston, TX 77034. These offices are open Monday through Friday from 8:00 a.m. to 5:00 p.m., excluding state holidays.

McHard Road Extension Project



- **Project History**

- ❖ In 2012, the City of Pearland submitted the McHard Road Extension project to the Transportation Improvement Program (TIP) for joint funding from the federal, State and local sources.
 - In 2013 the project was selected to receive 80% funding through Texas Department of Transportation (TxDOT)
- ❖ In July 2014, Pearland City Council awarded a design services contract to Freese and Nichols Engineering to begin a two-year design process for McHard Road.

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- **Project Design Process**

- ❖ Based on the results of Needs Assessments Analysis, projects are identified that meet the needs of the developing community.
- ❖ In addition to alignment determination, drainage, constructability, community and environmental impact, scope identification, budget identification, and scheduling are all considerations that determine the viability of a project.
- ❖ The design must meet Federal Environmental and Right of Way guidelines.
 - » Complete Environmental Assessment (EA)
 - » Public Meeting for public review and comments
 - Public comments incorporated into the EA document as part of the final alignment decision

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- **Project Design Process**

- ❖ The Environmental Assessment (EA) for the McHard project is expected to take 15 to 20 months to complete.
- ❖ Upon completion of the EA document and final alignment approval, the land acquisition process will begin.
 - » The City will contact individual property owners directly with all details regarding right of way requirements *as that information becomes available.*
 - » *Property owners affected by the project will be provided with the State of Texas Landowners Bill of Rights to ensure you are aware of your legal rights and recourse.*

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- **Project Acquisition Process**

- ❖ The City will follow the procedures detailed in the Texas Landowners Bill of Rights.

- » Provide the property owner with a written appraisal from a certified appraiser
- » Make a bona fide offer to buy your property
- » Work with each property owner to adequately compensate you for your property
 - Adequate compensation means “Market Value” of the property
 - Compensation may include damages for the value of remaining property
 - Reimbursement for reasonable expenses to move personal property from the residence or relocate the business to a new site

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- **Project Acquisition Process**

- ❖ The City or its designated representative will contact all property owners directly affected by right of way requirements to discuss the requirements. Land acquisition cannot begin until the Environmental Assessment is complete and one of the proposed alignments has been accepted by FHWA. The City encourages all landowners to attend the Public Meeting(s). Property owners should continue to visit **pearlandtx.gov/mchard**, and sign up for project updates through the City's e-notification system - Everbridge to receive latest information on the project.

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- **Project Information**

- ❖ Once completed, McHard Road will provide an alternate east/west thoroughfare from Pearland Parkway to SH288 providing a second means of crossing the City north of FM518. The expanded lanes and enclosed drainage system will better accommodate peak traffic conditions, improve area drainage, provide a faster, safer travel experience, and provide an additional emergency response route.
- ❖ The project limits are from Mykawa Road to Cullen Parkway, a distance of approximately 3.4 miles. An exhibit showing the proposed alignment has been included with this project statement. The alignment is deliberately vague at this time because it cannot be refined until after the environmental study is complete and the public meeting has been held.

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- **Project Information**

- ❖ There will be a Shared Use Path with ADA ramps that meet city, state, and federal standards are planned on the south side of the new roadway.
- ❖ Landscaping in the median where possible.
- ❖ The speed limit will be set once construction is complete and a speed study is done. School zone speed limits will be posted no higher than 30 mph. The roadway will be designed to a 45 mph design speed.
- ❖ Streetlights are planned for the length of the project.
- ❖ Traffic signals will be included in the roadway project where warranted based on traffic warrant studies.

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- **Project Information**

- ❖ Access to all homes and businesses will be provided on a continual basis during construction. There may be intermittent disruptions to transition access points. Any disruptions should be relatively short in duration.
- ❖ There is no plan to phase the construction of this project other than what would be ordinarily necessary for the contractor to sequence the work. The contractor will determine the means and method in which the work will be completed. If there are disruptions, limited or prohibited access to homes and businesses during the construction, either the contractor, the construction manager, or the city will provide as much advance notice to each property owner as possible to mitigate any inconveniences.

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- **Project Information**

- ❖ The following are the ways the City provides timely information to the public during street improvement projects:
 - City of Pearland Web site - pearlandtx.gov
 - Project Department Web page, with continuous project updates located at pearlandtx.gov/projects
 - The City's email notification system - Everbridge
 - The Contractor or Construction Manager may utilize door hangers to provide notice of a short-term localized action.
 - Contractor or Construction Manager may schedule front yard meetings to convey scheduling or activity type information.
 - Electronic Message boards on site.

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• Project Schedule*

Activity	Approximate Beginning	Planned Duration	Planned Completion
Design Begins	Sep-2014	31 months	Apr-2017
Environmental	Sep-2014	19 months	Mar-2016
Public Meeting	Jan-2015	2 months	Mar-24-2015
Right of Way Acquisition	May-2016	12 months	May-2017
Construction	Sep-2017	24 months	Oct-2019

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- Activities in **Red** have already begun.
- Schedule may be impacted by unforeseen factors which may cause unexpected delays.

McHard Road Extension Project



- **Project Team**

- **City of Pearland**
- **Texas Department of Transportation**
- **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