

RM 12 PARKWAY PROJECT

RM 12 from RM 32 to SH 80

Open House

December 5, 2013, 5-8 p.m.

Wimberley Community Center

14068 Ranch Road 12, Wimberley, TX 78676



Welcome!

Welcome to the Open House for the RM 12 Parkway Project. Hays County, in cooperation with the Texas Department of Transportation (TxDOT) and the Federal Highway Administration (FHWA), is continuing its effort toward improving approximately seven miles of RM 12 from RM 32 to SH 80.

In order to make this project feasible, we need to purchase additional right-of-way on RM 12. We are taking the next steps to preserve the corridor when funding becomes available for design and construction in the future.

Your input is appreciated and will help us as we explore improving mobility on RM 12. We are here tonight so that you may:

- Learn more about the RM 12 Parkway Project
- Review and provide input on the proposed design modifications

Project team members from Hays County and the Texas Department of Transportation will be on hand to answer any questions you may have about the project and listen to your feedback. This packet of information contains a project overview, a proposed project location map, typical sections, a summary of the right-of-way acquisition process, and a comment form.

All of the materials shown at the Open House tonight will be available for you to download and review at www.RM12ParkwayProject.com.

We welcome your comments! For your convenience, a comment form is available at tonight's meeting for written comments and is the last page of this packet of information. You may also provide verbal comments by visiting our court reporter this evening. Please leave your written comments with us today, mail them to the address listed on the comment form, or fax them to (512) 832-7157.

All comments must be received by Monday, December 16, 2013 to be included in the official record of this Open House.

Thank you for attending tonight's Open House. Public involvement is critical to the project development process and we sincerely appreciate your participation.

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Project Overview

The purpose of the RM 12 Parkway Project is to improve mobility and safety in the corridor. Increases in population, traffic volumes, and vehicular crashes indicate a need to improve mobility and safety on RM 12.

WHERE WE'VE BEEN

The original project design, which was presented to the public at a March 8, 2007 Public Hearing, included widening RM 12 from two lanes to four lanes as well as adding shoulders, turn lanes, and improvements to the intersection of RM 12 and RM 32. The project is approximately seven miles in length. An existing and approved typical section is attached to this information packet. Approximately 57 acres of additional right-of-way was proposed at that time, with no residential or commercial displacements. An Environmental Assessment (EA) was prepared and the project received a *Finding of No Significant Impact* (FONSI) from the Federal Highway Administration (FHWA) on October 5, 2007.

In the following years, approximately 42 acres of right-of-way have been purchased and phases of the project were constructed, including the safety improvements projects:

RM 12/RM 32 Junction *(funded by the 2008 County Road Bond)*

Included the realignment and reconstruction of one mile of RM 12 to improve the flow of traffic between RM 12 and RM 32. The project also added turn lanes and shoulders. A traffic signal was added at the intersection of RM 12/RM 32.

Sink Creek Bridge *(funded by the 2008 County Road Bond)*

The existing Sink Creek culvert was replaced with a 40-foot wide by 200-foot long bridge and there were improvements to the roadway approaches to the bridge.

Hugo Road Turn Lane *(funded by the 2008 County Road Bond)*

Included the construction of a west bound turn lane to Hugo Road and a right turn bay onto Hugo Road. Shoulders were also added.

Pioneer Trail *(funded by stimulus funds from American Recovery & Reinvestment Act of 2009)*

Included the widening of RM 12 for approximately one mile from the San Marcos Baptist Academy to Pioneer Trail. A continuous center turn lane was added, as well as four-foot shoulders along the length of the project. Right and left-turn lanes were constructed at the driveway to the Baptist Academy.

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WHERE WE ARE TODAY

After completing the environmental process, members of the community continued to voice concerns regarding the potential environmental impacts of widening RM 12. In response to this input regarding the project's footprint, Hays County integrated a Context Sensitive Solutions process within the early stages of the project's development process.

As a result of additional coordination with citizens and local officials in the Wimberley and San Marcos area, a series of modifications to the original design have been proposed. The proposed design modifications would include a parkway (travel lanes divided by a grassy median) between Oakwood Loop/Saddle Mountain Dr. and Pioneer Trail as well as the addition of a 10-foot wide shared-use path for pedestrians and cyclists along the length of the project. The currently proposed typical sections are attached. Approximately 37 acres of additional right-of-way (an addition to the 57 acres in the original project design) is needed. There would be no residential or commercial displacements.

A Re-Evaluation of the 2007 FONSI is currently being prepared and FHWA will determine if the FONSI remains valid. Community outreach will continue to be an integral part of this project development process in order to keep all stakeholders informed and involved.

WHERE WE'RE GOING

It is anticipated that FHWA will find that the FONSI is still valid. This environmental clearance would result in project corridor preservation, allowing Hays County to purchase the 37 acres of additional right-of-way for the much-needed proposed parkway improvements. Plans to construct the project, including the parkway section and shared-use path, may not occur for several years. If approved, the RM 12 Parkway Project will be constructed once funding is identified and population growth warrants the additional travel lanes.

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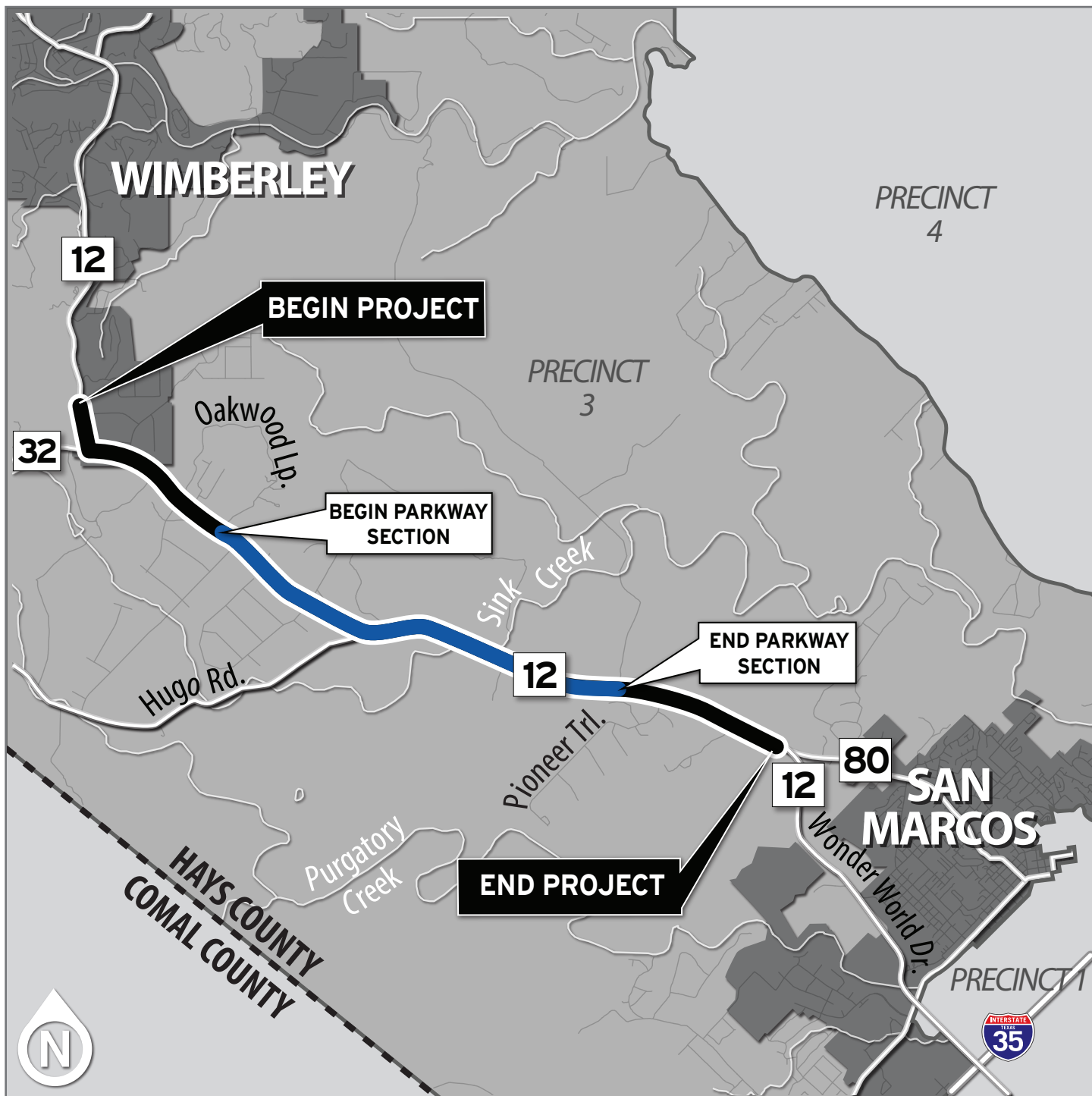
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Project Location Map



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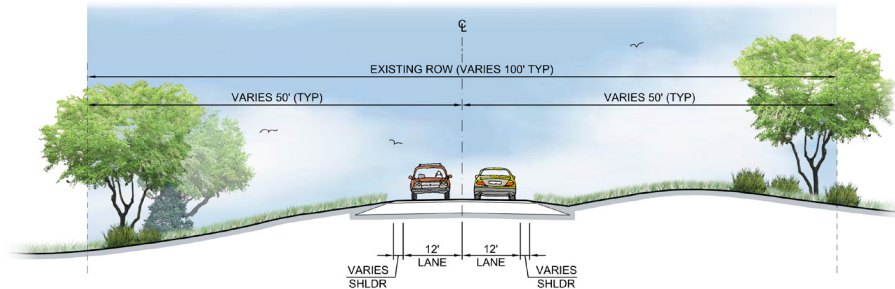
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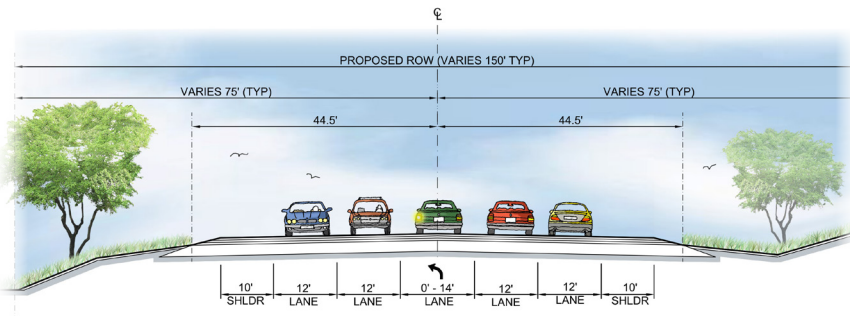


Typical Sections

EXISTING



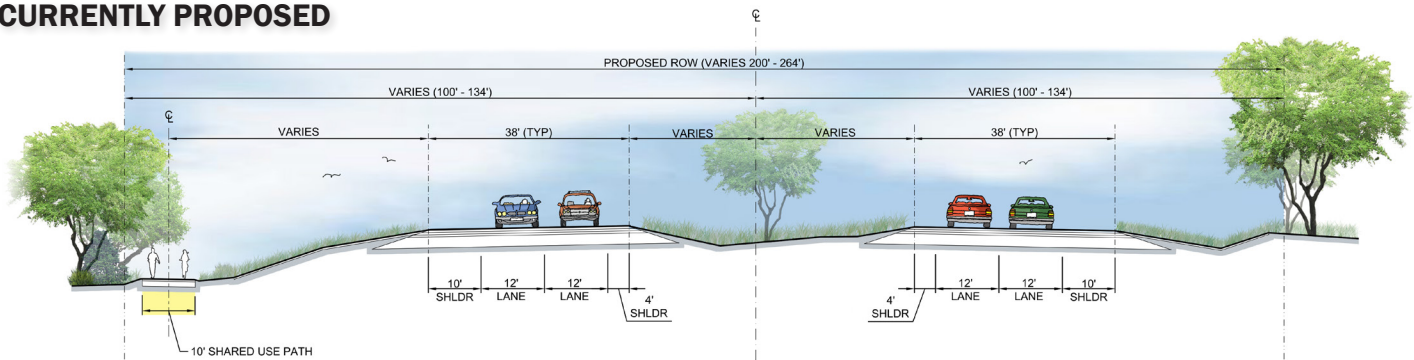
APPROVED IN 2007



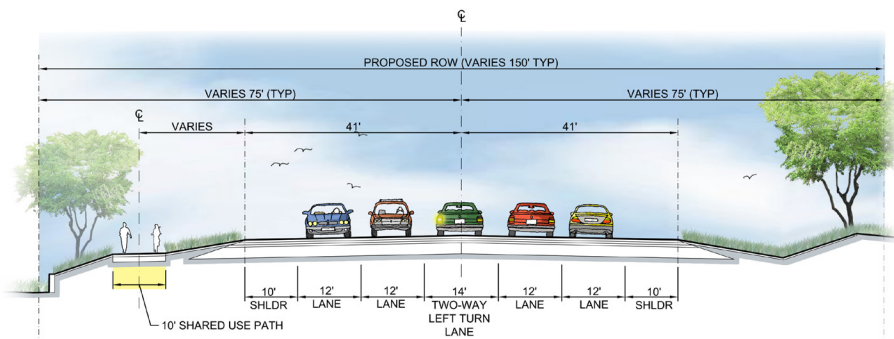
Project Turn Lane Locations

Packsaddle Pass, RM 32, Saddleridge Dr., Oakwood Loop / Saddle Mountain Dr., Oakwood Loop, Ranch Encino Dr. / Falconwood Dr., Hugo Road, Fulton Ranch Road, Pioneer Trail and Alumni Dr. (Baptist Academy)

CURRENTLY PROPOSED



Typical would occur between Oakwood Loop / Saddle Mountain Dr. and Pioneer Trail



Typical would run from RM 32 to Oakwood Loop / Saddle Mountain Dr. and from Pioneer Trail to SH 80

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Right-of-Way Acquisition & Relocation Assistance

The acquisition of additional right-of-way would be required to construct the proposed project; however, no residences or businesses would be displaced. For each property acquired, with the exception of donated properties, an appraisal would be completed to determine just compensation under the laws of the State of Texas. The determined value would then be offered to each property owner. Each property owner would be afforded the opportunity to accompany the appraiser(s) during the inspection of the property.

In all cases, the property owner would be reimbursed for any reasonable, incidental expenses necessarily incurred in transferring title to the property for use by Hays County. Expenses eligible for reimbursement generally include recording fees, closing costs and similar expenses incidental to conveying the real property to the County and penalty costs that are required for prepayment of any pre-existing recorded mortgage entered into in good faith encumbering the real property.

Relocations are not anticipated to be required as a part of the proposed project. However, if relocations become necessary, it is the policy of Hays County that no family or individual would be required to relocate unless and until adequate replacement housing has been made available to all affected persons. Further, replacement housing must be offered to all affected persons regardless of race, color, religion, sex or national origin. All replacement housing must be fair housing, open to all persons regardless of race, color, religion, sex, or national origin.

The information brochure Relocation Assistance is available at this Open House. The brochure outlines the services offered and any payments for which displaced individuals, families, businesses, and non-profit organizations may be eligible to receive, such as moving expenses and replacement housing payments for residential owners and tenants. The brochure also outlines the eligibility requirements for receiving these payments. A representative from the County and TxDOT Austin District Right-of-Way Office is available to answer questions you may have.

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Comment Form

Name (please print): _____

Comment: _____

Comment forms and/or letters should be mailed to: TxDOT Austin District Environmental Coordinator, Texas Department of Transportation, P.O. Drawer 15426, Austin, Texas, 78761-5426, or faxed to (512) 832-7157. Comments must be received by Monday, December 16, 2013. All written comments received on or before Monday, December 16, 2013 will be included in the official Open House record.

This form may be used to provide written comments on this project. Any questions placed on this form will not be considered an open records request and will not be treated as such. If you have an open records request, it must be submitted under a separate letter.

(Texas Transportation Code, §201.811(a)(5). Check each of the following boxes that may apply to you:

- ☐ I am employed by TxDOT
- ☐ I do business with TxDOT
- ☐ I could benefit monetarily from the project or other item about which I am commenting on
