

I-75 Reconstruction

Welcome!

Those wishing to make an official comment concerning any of the projects presented this evening are asked to pre-register. Please fill out a registration form at the sign-in table.

Official comments will be accepted following the presentations.



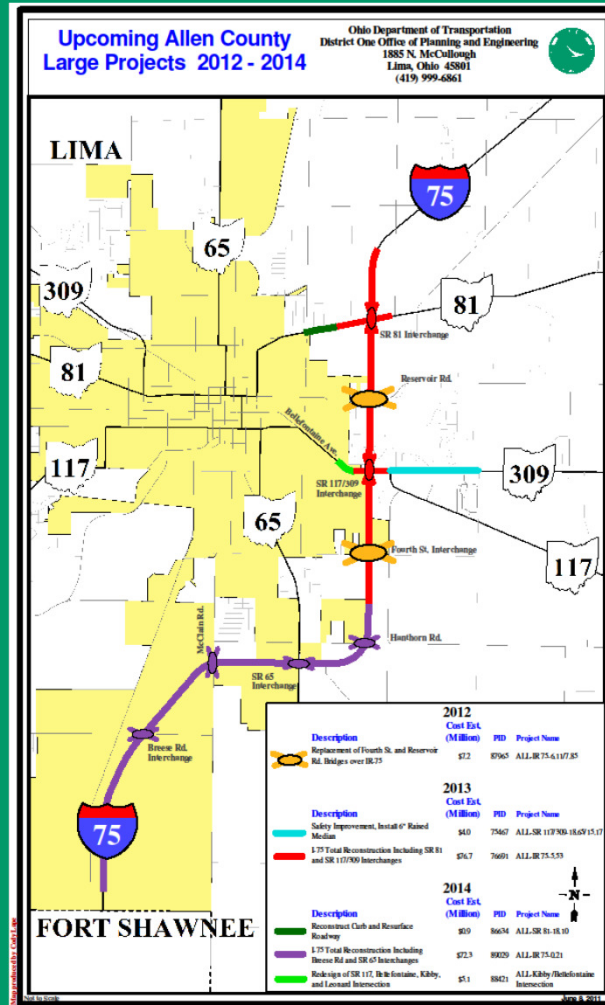
IR-75 Corridor Public Hearing Introduction

What we'll cover:

- ① Five upcoming projects along the IR-75 Corridor east of Lima
- ① Real Estate Acquisition Process



IR-75 Corridor Public Hearing Introduction



IR-75 Corridor Public Hearing Introduction

Agenda :

🕒 Presentations:

- 🕒 IR-75 projects – Ed Carmichael, Parsons Brinckerhoff
- 🕒 SR-117/309 (Harding Hwy) project – Dan Kaseman, ODOT
- 🕒 SR-81 (Findlay Rd) project – Dan Kaseman, ODOT
- 🕒 Right of Way Acquisition Process – Shell Miller, ODOT

🕒 Comment/Q&A Period

- 🕒 State your name if you want your comment to be a part of the hearing record

🕒 Open House



IR-75 Corridor Public Hearing Introduction

Housekeeping:

- ④ Displays and Representatives
- ④ Real Estate Table
- ④ Hearing is being recorded
- ④ Comment Sheets





I-75 Reconstruction

ALL-75-0.21 Interstate Reconstruction Project

Public Hearing

Allen County, Lima, Ohio

June 28, 2011

(PIDs 87965, 76691 and 89029)





I-75 Reconstruction

- ① **Total Reconstruction**
- ① **Approximately 10 miles long.**
- ① **From Auglaize-Allen County Line, extending northward through Lima to the Bible Road overpass.**





I-75 Reconstruction

- ④ **Four Lanes (two in each direction)**
 - ④ Third lane can be added in the future
- ④ **Narrow concrete barrier median replaced with a 51 ft wide grass median**





I-75 Reconstruction

Goals of the project:

- ① To replace deteriorated pavement and bridges originally constructed in the 1950s.
- ② To enhance safety and improve capacity through meeting current design standards and eliminating deficiencies.





I-75 Reconstruction

The project has been divided into three separate segments (Please refer to map):

- ☉ Reservoir Road & Fourth Street overpass replacement (2012)
- ☉ I-75 North Segment from Fourth Street to Bible Road (Begins 2013)
- ☉ I-75 South Segment from the Auglaize County line to Fourth Street (Begins 2014)





I-75 Reconstruction

Reservoir Road & Fourth Street Overpass Replacement:

- Currently in right-of-way acquisition.
- Construction will begin in spring of 2012 and be completed by the end of 2012.
- \$8 million.





I-75 Reconstruction

Reservoir Rd.:

- ⦿ Includes reconstruction of a portion of Bryn Mawr Avenue
- ⦿ Sight distance at the intersection of Bryn Mawr Avenue and Reservoir Road will be increased to meet current standards.
- ⦿ Sidewalks will be added.
- ⦿ Reservoir Road and the north end of Bryn Mawr Avenue will be closed and traffic detoured.





I-75 Reconstruction

Fourth St.:

- ⦿ Fourth Street overpass will be closed
- ⦿ IR-75/Fourth Street ramps will remain open.





I-75 Reconstruction

I-75 North Segment

- Right-of-way acquisition began spring 2011.
- Construction will begin in spring of 2013 and will be completed by the end of 2014.
- \$77 million.





I-75 Reconstruction

I-75 North Segment

- ① **Interchange at SR309/117 (Harding Hwy)**
 - ① Interchange will be reconfigured.
 - ① Ramps will be signalized.
 - ① Sidewalks added to Harding Hwy .
 - ① Dean Ave. access from Harding Hwy will be removed and Bryn Mawr Avenue will be connected to Wellesley Ave.





I-75 Reconstruction

I-75 North Segment

④ Interchange at SR 81

④ Interchange will be reconfigured.

④ Ramps will be signalized.

④ SR 81 will be reconstructed between Neubrecht and Stewart as a four-lane undivided highway.





I-75 Reconstruction

I-75 North Segment

- ① Noise walls will be constructed on both sides of I-75 from SR309/117 to Reservoir Road.





I-75 Reconstruction

I-75 North Segment

Maintenance of Traffic:

- ☉ Two lanes of traffic will be maintained on I-75 in each direction with a few exceptions.
- ☉ Ramp closures at Fourth Street, SR 309/117 and SR 81 will be necessary.
- ☉ Traffic on SR 309/117 and SR 81 will be maintained.
- ☉ Neubrecht Road possibly closed for 14 days





I-75 Reconstruction

I-75 South Segment

- ⌚ **Right-of-Way Acquisition to begin late fall 2011**
- ⌚ **Construction will begin in Spring of 2014 and will be completed by the end of 2015**
- ⌚ **\$72 million**





I-75 Reconstruction

I-75 South Segment

Breese Road Interchange:

- Reconstructed similar to the existing.
- Sidewalks will be added.
- Breese Road overpass will be closed approximately five months.
- Ramps reconstructed with traffic maintained most of the time.





I-75 Reconstruction

I-75 South Segment

McClain Road:

- ⦿ Overpass reconstructed and shifted.
- ⦿ McClain Road will be closed for one full construction season (April-November of 2014).





I-75 Reconstruction

I-75 South Segment

SR 65 interchange:

- ⦿ Interchange reconstructed similar to existing
- ⦿ Ramps will be signalized.
- ⦿ SR 65 reconstructed at interchange.
- ⦿ Northbound entrance ramp merge movement considerably improved.
- ⦿ SR65 traffic maintained with some restrictions.





I-75 Reconstruction

I-75 South Segment

SR 65 interchange:

- ⌚ The southbound exit ramp and the northbound entrance ramp will remain closed for one full construction season.
- ⌚ The northbound exit ramp and southbound entrance ramp will be reconstructed with traffic maintained most of the time.





I-75 Reconstruction

I-75 South Segment

SR 65 interchange:

- ☉ Yoder Road will be reconfigured to intersect directly with SR 65 south of the Speedway gas station.





I-75 Reconstruction

I-75 South Segment

Hanthorn Road:

- ⦿ Overpass will be reconstructed and shifted.
- ⦿ Hanthorn Road will be closed:
 - ⦿ Approximately a year and a half
 - ⦿ Beginning in Spring 2014





I-75 Reconstruction

I-75 South Segment

Maintenance of Traffic:

- ① Two lanes of traffic will be maintained on I-75 in each direction with a few exceptions.
- ① Ramp closures coordinated so that no two consecutive exit or entrance ramps are closed at the same time.





I-75 Reconstruction

- ④ **Aesthetics**
 - ④ Color, texture and community branding theme incorporated into bridges and noise walls.
 - ④ Comments regarding aesthetics are encouraged.





I-75 Reconstruction

- 🕒 For more information feel free to access the project website at:

www.Allen75Study.com



SR117/309 (Harding Hwy) Safety Upgrade

ALL-117/309 SAFETY UPGRADE

Allen County – Harding Hwy Just east of IR-75

(PID 75467)

Public Hearing

June 28, 2011



SR117/309 (Harding Hwy) Safety Upgrade

Reason For Project

- ① High on ODOT's list of high accident rate locations
- ① Rear end and angle crashes



SR117/309 (Harding Hwy) Safety Upgrade

- ① What will be done?
- ② Apply Access Management Techniques
- ③ Widen lanes – 12 ft
- ④ Replace curbs – enhance drainage
- ⑤ Install/modify right turn lanes



SR117/309 (Harding Hwy) Safety Upgrade

- ① What will be done?
 - ② Widen shoulder at fair grounds
 - ③ Replace/upgrade traffic signals
 - ④ Construct 5 ft wide sidewalks
 - ⑤ Perry and Bath Township maintenance agreements
 - ⑥ Resurface the roadway



SR117/309 (Harding Hwy) Safety Upgrade

Project Limits

- From Saratoga Ave. to Bowman Rd
 - 1.1 miles
- Abuts SR-117/309 interchange reconstruction (Part of IR-75 Reconstruction)



SR117/309 (Harding Hwy) Safety Upgrade

Access Management Techniques

- ④ Replace a section of center two way left turn lane with six inch high curb
 - ④ Eliminates left turns
- ④ U-Turn locations will be provided



SR117/309 (Harding Hwy) Safety Upgrade

Access Management Techniques

- ① Consolidation and/or relocation of drives
- ① Similar Techniques applied in Defiance proving successful



SR117/309 (Harding Hwy) Safety Upgrade

Traffic During Construction

- ☉ SR-117 and SR-309 Traffic will be maintained
- ☉ Day: Two lanes in one direction, one lane in the other
- ☉ Night: One lane in each direction
- ☉ Lane closures restricted to areas of active work



SR117/309 (Harding Hwy) Safety Upgrade

Traffic During Construction

- ④ Fair Week:
 - ④ Work limited to night
- ④ Access to Properties:
 - ④ Maintained at all times
 - ④ Part-width drive construction
 - ④ Drives will be completed within 14 days of drive work commencement



SR117/309 (Harding Hwy) Safety Upgrade

Traffic During Construction

☉ Intersection cross roads will be closed for reconstruction (seven day maximum, one at a time)

- | | |
|---------------|-----------------|
| ☉ Eastern | Willard |
| ☉ Bristol | St. Andrews |
| ☉ Mt. Holyoke | Radcliffe |
| ☉ Belmont | Lost Creek Blvd |



SR117/309 (Harding Hwy) Safety Upgrade

Traffic During Construction

- ④ Traffic maintenance will be carefully coordinated with the IR-75 reconstruction project.



SR117/309 (Harding Hwy) Safety Upgrade

Schedule

- R/W Acquisition has started
- Construction in 2013

Cost

- Right of Way: \$ 1.0 M
- Construction: \$ 4.5 M



SR - 81 (Findlay Rd) Roadway Improvement

ALL-81 Roadway Improvement

Allen County – Findlay Rd Just west of IR-75

(PID 86634)

Public Hearing

June 28, 2011



SR - 81 (Findlay Rd) Roadway Improvement

Reason For Project

- ① Drainage and pavement deficiencies
- ① Need for access management



SR - 81 (Findlay Rd) Roadway Improvement

- ① What will be done?
 - ① Replace curb along both sides of the road
 - ① Install a new storm sewer system
 - ① Apply Access Management Techniques
 - ① Consolidation and/or relocation of drives
 - ① Widen lanes – 12 ft



SR - 81 (Findlay Rd) Roadway Improvement

Project Limits

- ④ From just east of Sugar St. to just west of Neubrecht Rd
 - ④ 0.5 mile
- ④ Abuts SR-81 interchange reconstruction (Part of IR-75 Reconstruction)



SR - 81 (Findlay Rd) Roadway Improvement

Traffic During Construction

- ⦿ SR-81 Traffic will be maintained, one lane in each direction.
- ⦿ Traffic maintenance will be carefully coordinated with the IR-75 reconstruction project.



SR - 81 (Findlay Rd) Roadway Improvement

Schedule

- ④ R/W Acquisition will begin in November, 2011
- ④ Construction in 2014

Cost

- ④ Construction: \$ 800 K





Property Acquisition

Right-of-Way Property Acquisition





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Appraisal Process

- ① Appraiser schedules appointment
- ① You accompany the appraiser
- ① Advise the appraiser of all features that you think will affect its value, i.e. parking, signs, underground storage tanks, fences
- ① Estimate of the fair market value
- ① Report reviewed for compliance





Major Steps in Acquisition Process

Appraisal Process

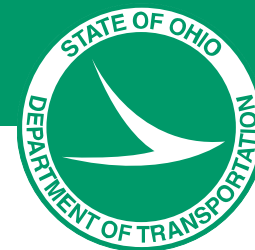
Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Written Offer

- ① Meeting Scheduled
- ② Describe the project & effect of the project to your property
- ③ Brochure
- ④ A copy of the appraisal report
- ⑤ A written purchase offer
- ⑥ Reasonable amount of time to consider the offer
- ⑦ Ask questions
- ⑧ ODOT only acquires what is needed to construct & maintain the highway system





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain



Major Steps in Acquisition Process

Agreement Reached

- ☉ Offer to purchase signed
- ☉ Terms and conditions





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Payment / Closing

- ④ Paperwork is prepared for transferring the title of the property
- ④ Partial Mortgage release may be required
- ④ Incidental expenses will be incurred by ODOT such as:
 - ④ Recording fees
 - ④ Survey & legal descriptions
 - ④ Other necessary expenses to convey property





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Possession

- ⌚ ODOT will not take possession of your property unless:
- ⌚ You have been paid the agreed purchase price

Or





Major Steps in Acquisition Process

Appraisal Process

Written Offer

Agreement Reached

Payment / Closing

Possession

Eminent Domain





Major Steps in Acquisition Process

Eminent Domain

- ⦿ If an agreement cannot be reached
- ⦿ An action will be filed in the Court of Common Pleas
- ⦿ ODOT deposits with the Clerk of Courts at least the amount of the appraisal
- ⦿ Once deposited those funds can be withdrawn
- ⦿ Negotiations may continue at all times
- ⦿ Jury of peers will decide the amount of the award



IR-75 Corridor Public Hearing

Next Steps

- ① Finish Designs
- ① Acquire right of way
- ① Coordinate traffic control between projects and with local officials
- ① Sell five contracts
- ① Hold preconstruction public meeting



IR-75 Corridor Public Hearing

***QUESTIONS and
COMMENTS?***

