



MIDWAY ROAD: **Managing Stakeholder Interests and Expectations**

Presented by:

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Jonathan Bengfort, PE, CFM (TNP)

Scott Wilhelm, PE, CFM (TNP)

INTRODUCTIONS



THE TEAM



Patrick A Diviney, PE

- **40 Years Experience**
- **Bond Infrastructure Manager**



Jonathan Bengfort, PE, CFM

- **17 Years Experience**
- **Director of Engineering Services**



Scott Wilhelm, PE, CFM

- **31 Years Experience**
- **President**

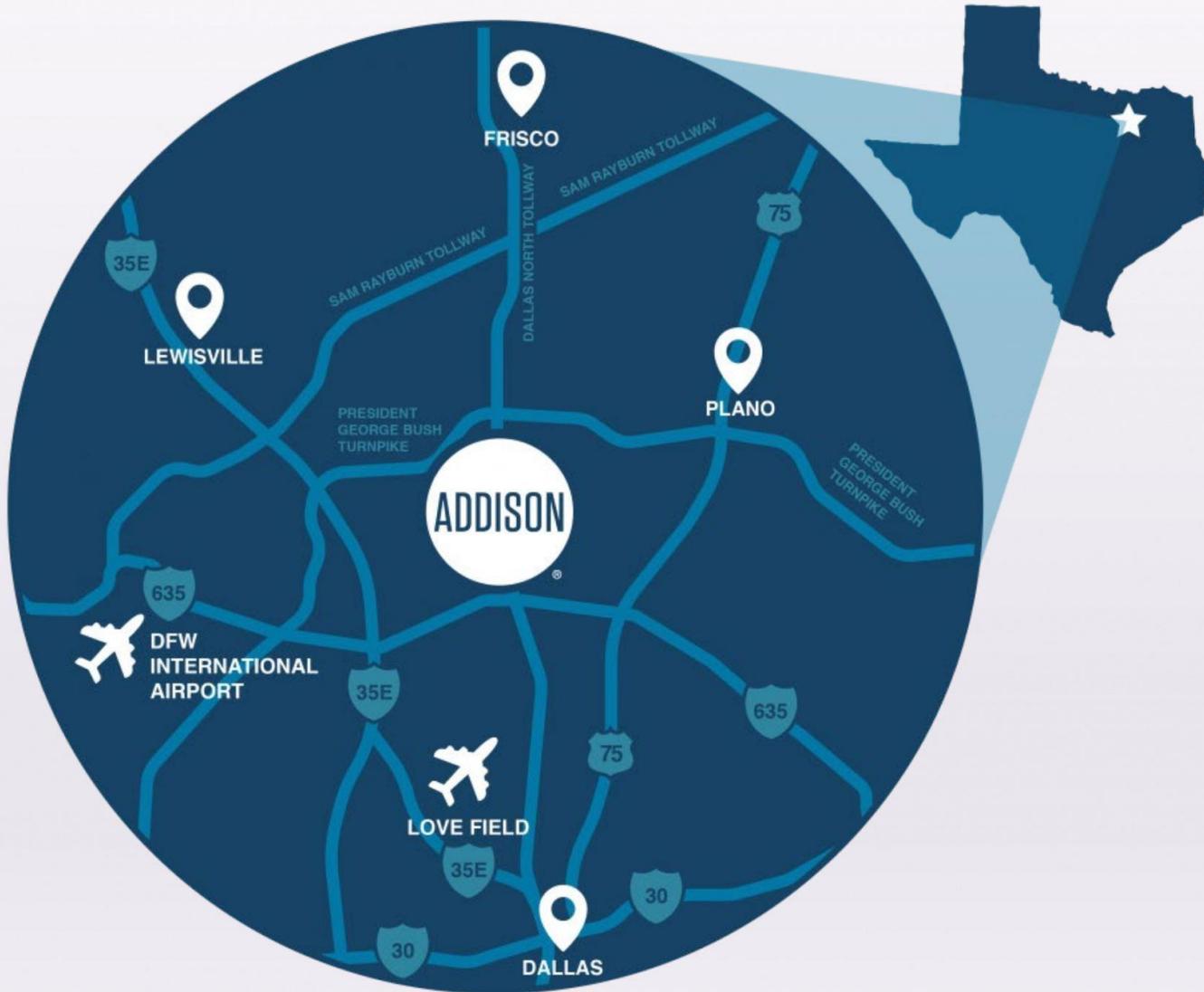
OVERVIEW

- **Town Background**
- **Project Background**
- **Project Scope**
- **Stakeholders**
- **Lessons Learned**
- **Q & A**

TOWN BACKGROUND



TOWN OF ADDISON



ADDISON STATISTICS

16,263

Residents

4.4

Square Miles of
Land

11m

Square Feet of
Office Space

180

Restaurants

22

Hotels

60%

Households
25-54 Yr. Olds

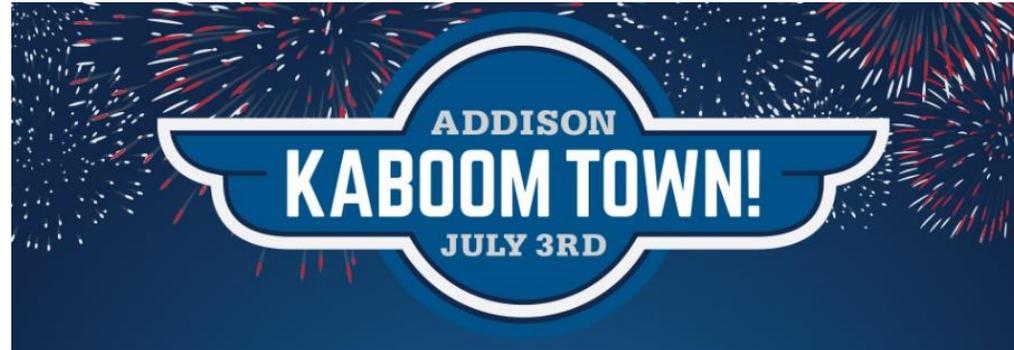
\$90k

Average
Household Income

118

Acres of Parks

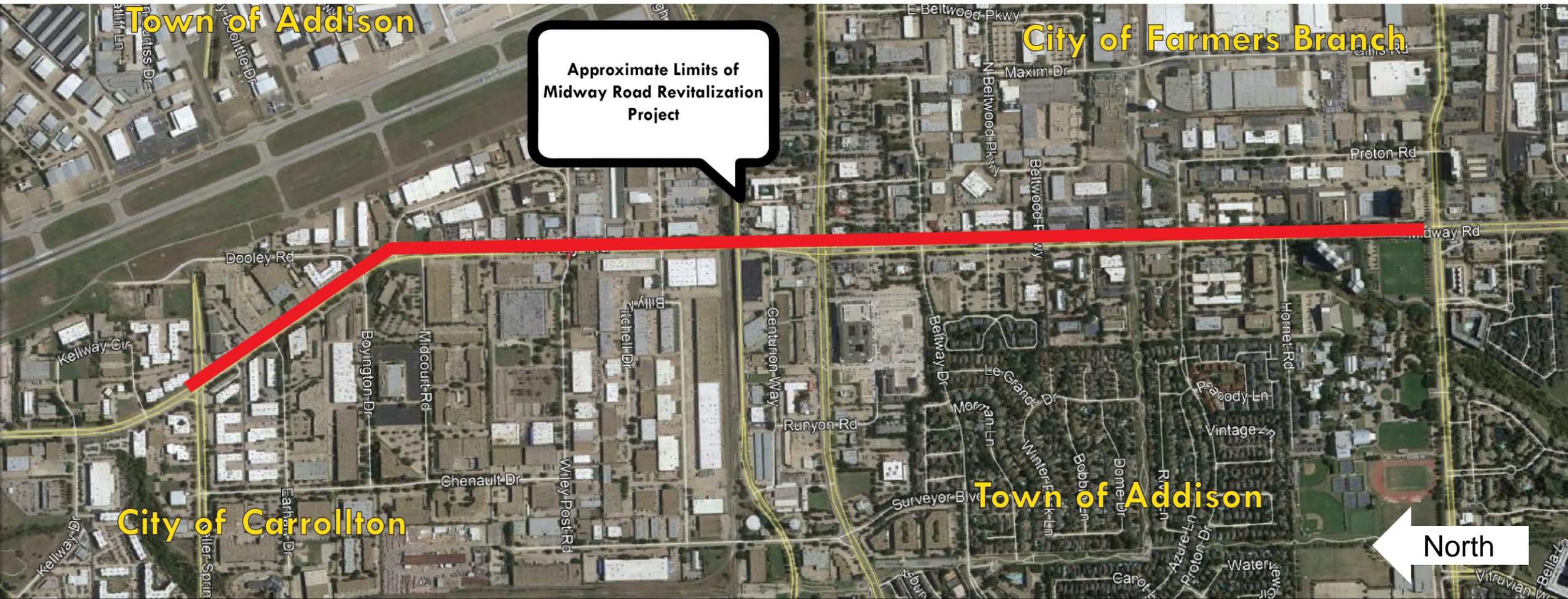
HOME OF...



PROJECT BACKGROUND



PROJECT LIMITS



**Miway Road Revitalization
Project Limits**

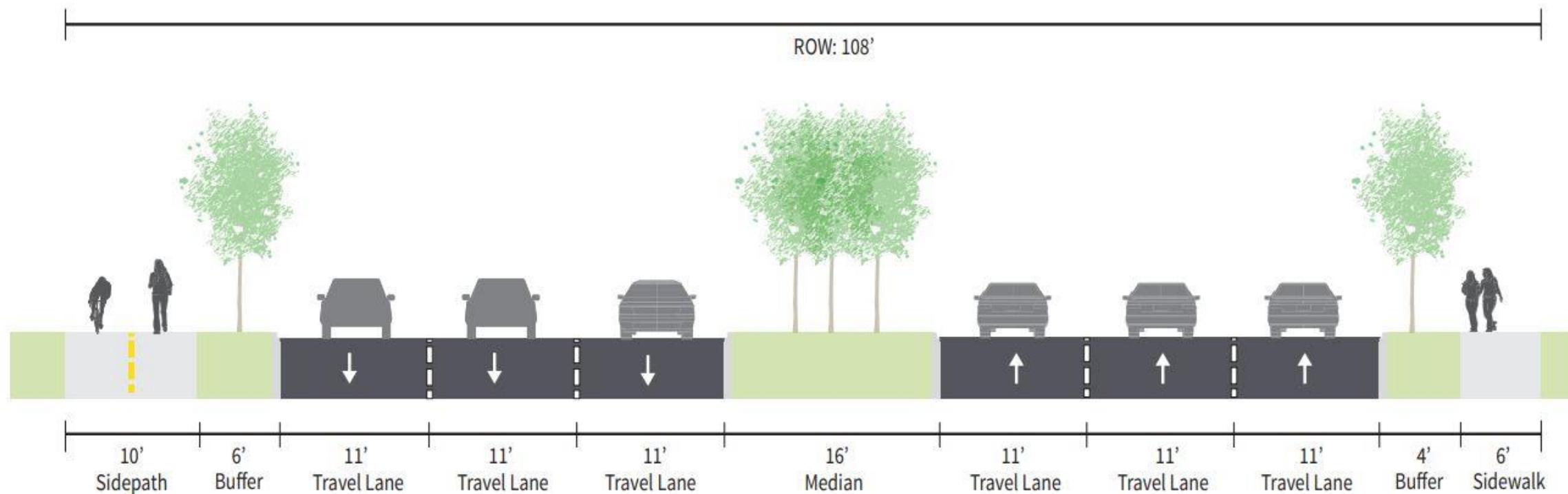


OBJECTIVES AND PRIORITIES

- **Reconstruct aging and failing pavement (1950s)**
- **Renew aging and undersized utilities**
- **Mitigate drainage concerns**
- **Improve multimodal traffic flow and safety**
- **Integrate Town “Master Transportation Plan”**
- **Enhance aesthetics and streetscaping**

Integrate Master Transportation Plan Elements

SIDEPATH TRAIL



Reconstruct aging and failing pavement (1950s)



Improve pedestrian and bicyclist safety



Enhance Streetscaping



Spring Valley /School/ Greenhill Towers



World's Largest Grate Inlet



Belt Line Intersection



Parkway Constraints



Arapaho Bridge



Industrial on North Half



PROJECT SCOPE



PROJECT SCOPE

- **2-mile corridor**
- **6-lane principal arterial**
- **100,000+ SY of 12" concrete pavement**
- **8 signalized intersections**
- **20,000 LF of 6"-24" water and sewer**
- **2,000 LF of storm drain**
- **9,000 LF of sidepath trail and sidewalk**
- **Landscaped parkways and medians**
- **Street lighting**

PROJECT SCOPE

\$31.5M

CONSTRUCTION COST

CHALLENGES



STAKEHOLDERS



DIVERSE STAKEHOLDER INTERESTS

- **Addison and its citizens**
- **Adjoining governmental entities**
- **Thoroughfare users**
- **Franchise utilities**
- **Property and business owners**



TOWN OF ADDISON

THE TOWN AS A STAKEHOLDER

- **Evolving scope**
 - **Added utility renewals and upsizing**
 - **Added sidepath trail and streetscaping**
- **Funding shortfall and resolution (\$16M vs. \$40M)**
 - **Sought partnership with Dallas County**
 - **Value engineering**

VALUE ENGINEERING

- **Paving**
 - **Paving thickness added cost**
 - **Safety and longevity considered**
 - **Reduced pavement cross-section**
- **Drainage**
 - **Initial 1D analysis showed issues**
 - **No reported flood history**
 - **2D flood study confirmed limited flooding**



GOVERNMENTAL STAKEHOLDERS



NEIGHBORING CITIES

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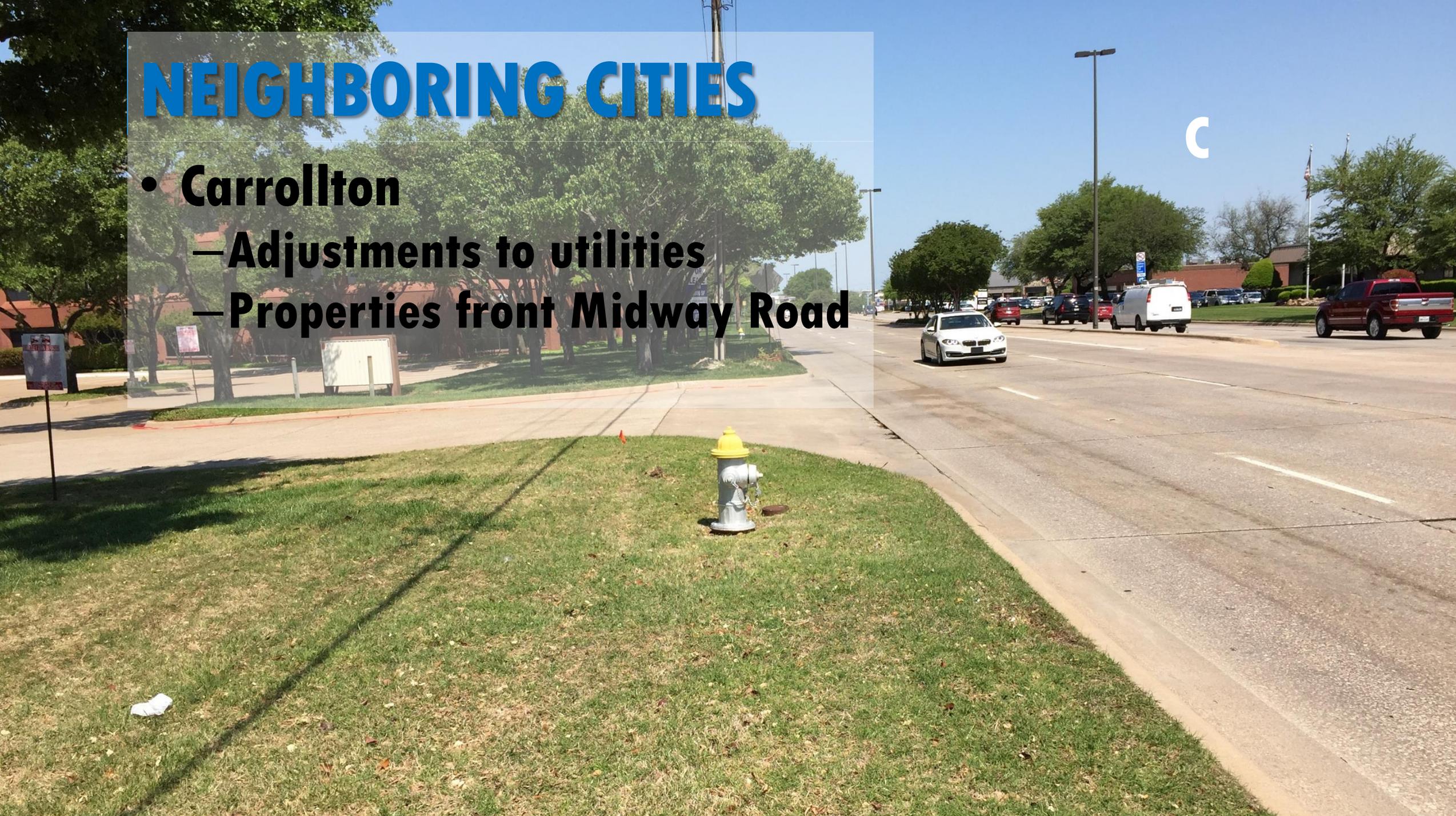
- **Farmers Branch**
 - Adjustment to City Limits
 - Adjustments to utilities
 - Properties front Midway Road



NEIGHBORING CITIES

- **Carrollton**
 - Adjustments to utilities
 - Properties front Midway Road

C



DART

LLTON

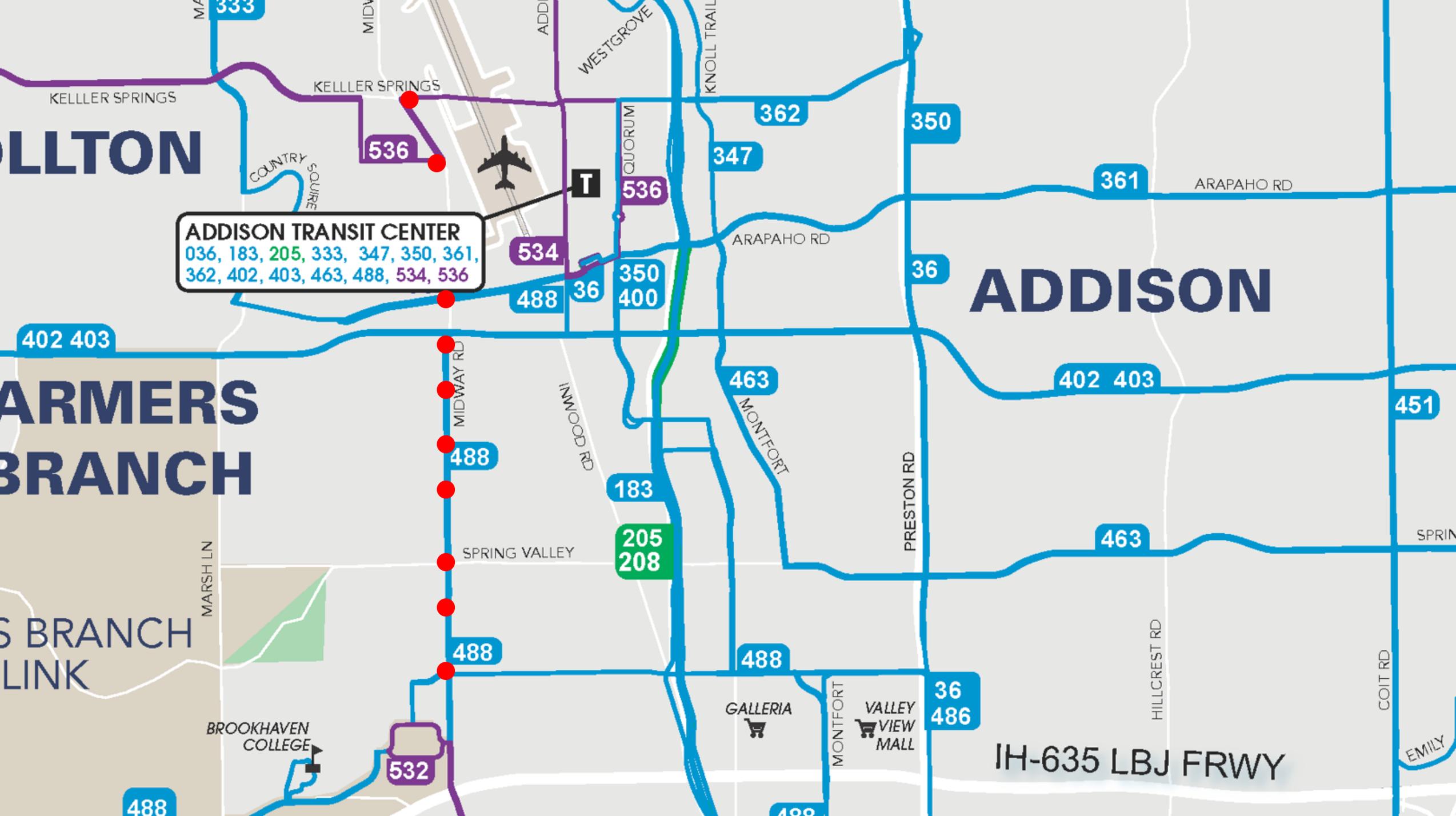
ADDISON TRANSIT CENTER
036, 183, 205, 333, 347, 350, 361,
362, 402, 403, 463, 488, 534, 536

FARMERS
BRANCH

S BRANCH
LINK

ADDISON

IH-635 LBJ FRWY



KELLER SPRINGS

COUNTRY
SQUIRE

KELLER SPRINGS



WESTGROVE

QUORUM

ARAPAHO RD

MIDWAY RD

INWOOD RD

SPRING VALLEY

GALLERIA

MONTFORT

VALLEY
VIEW
MALL

PRESTON RD

HILLCREST RD

COIT RD

EMILY

MARSH LN

BROOKHAVEN
COLLEGE

SPRIN

333

536

534

536

488

36

350

400

402 403

488

183

205
208

463

347

488

362

36

350

402 403

463

361

36

486

488

488

451





Cotton Belt Corridor Regional Rail Project





DALLAS COUNTY



- **Funding opportunities**
- **Design collaboration with County to secure grant**
- **\$2.7M grant dedicated to trail construction to provide connectivity to the Regional Trail System**

NTTA

A photograph showing the interior of a tunnel. The tunnel has a curved, ribbed concrete ceiling and walls. The floor is a smooth, light-colored concrete. Several cars are driving through the tunnel, their headlights illuminating the road ahead. The tunnel is lit by a series of rectangular light fixtures mounted on the ceiling. A blue metal railing runs along the left side of the road. A yellow sign is visible on the left wall. The overall atmosphere is bright and clean.

NTTA

- **Keller Springs/Addison Airport Toll Tunnel**
- **Traffic control to ensure continuous access to tunnel**

Photo Credit: Schnabel Engineering

TRAVELING PUBLIC

TRAVELING PUBLIC

- **45,000+ vehicles per day**
- **Primary north-south arterial**
- **Large percentage of heavy vehicles**
- **Busy commercial and industrial area**
- **Pedestrian and bicycle users**



TRAVELING PUBLIC

- **Optimized geometrics to maximize safety and mobility**
 - Turn lanes
 - Median openings
 - Driveway locations
 - Sidepath location
- **Evaluated multiple construction phasing plans.**
 - Balanced traffic delay, construction cost, and construction duration

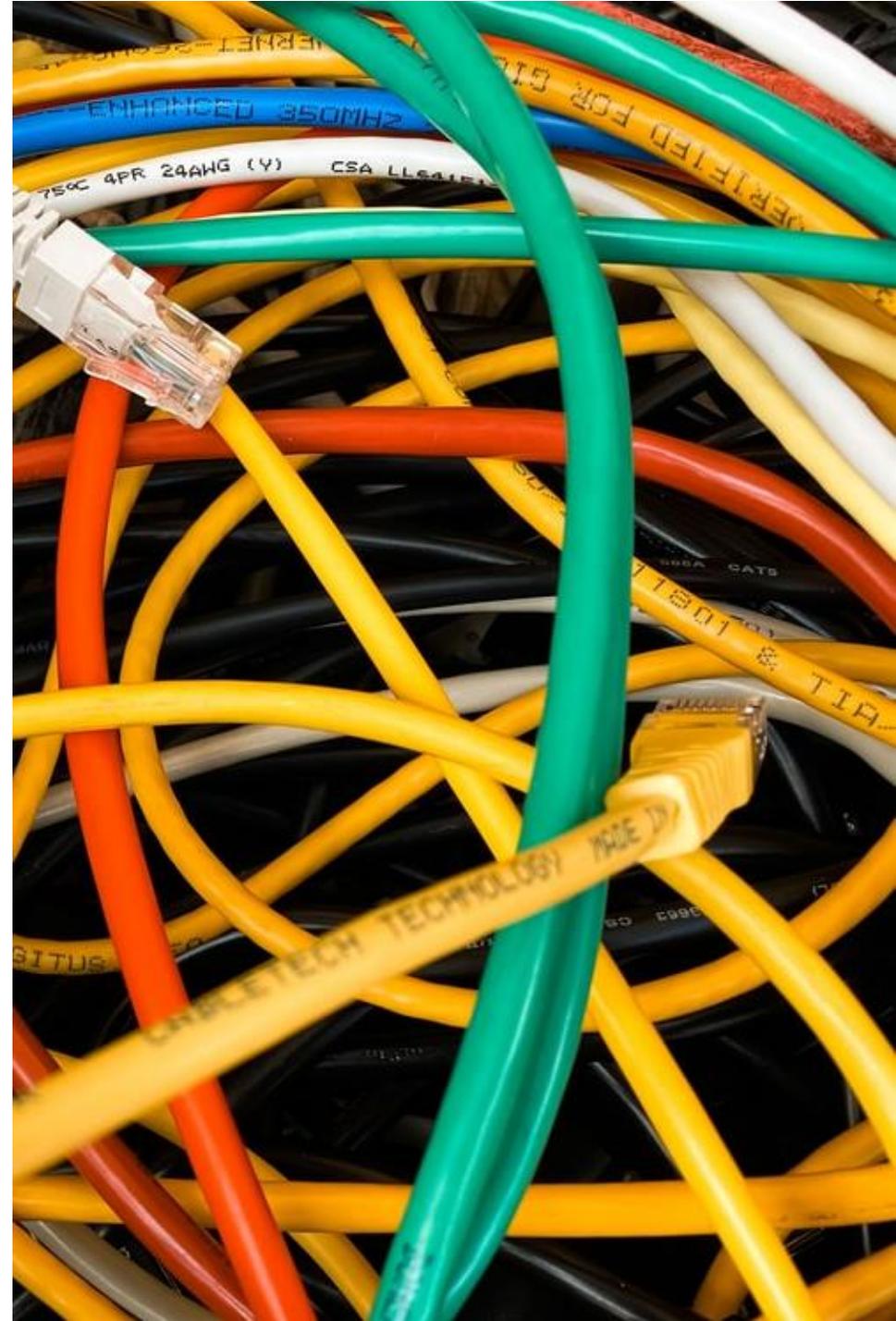
LEVERAGING SOCIAL MEDIA OUTREACH



UTILITIES

UTILITIES

- **Over 13 miles of franchise utilities identified**
- **10 franchise utility companies**
- **11 miles of Town utilities (water, sewer, storm)**



FRANCHISE UTILITIES



AT&T

ATMOS
energy®



CenturyLink®

ONCOR

FiberLight®



Spectrum▶

verizon✓

LOGIX
BRANDS

zayo®



TNP IDENTIFIED 70,000+ LF OF UTILITIES



POP QUIZ!

Franchise Utilities can be:

- A) Unresponsive**
- B) Challenging**
- C) Slow**
- D) Disorganized**
- E) All of the above**

UTILITY CHALLENGES

- **Critical AT&T duct bank**
- **Permitting logistics**



PROPERTY & BUSINESS OWNERS

PROPERTY & BUSINESS OWNERS

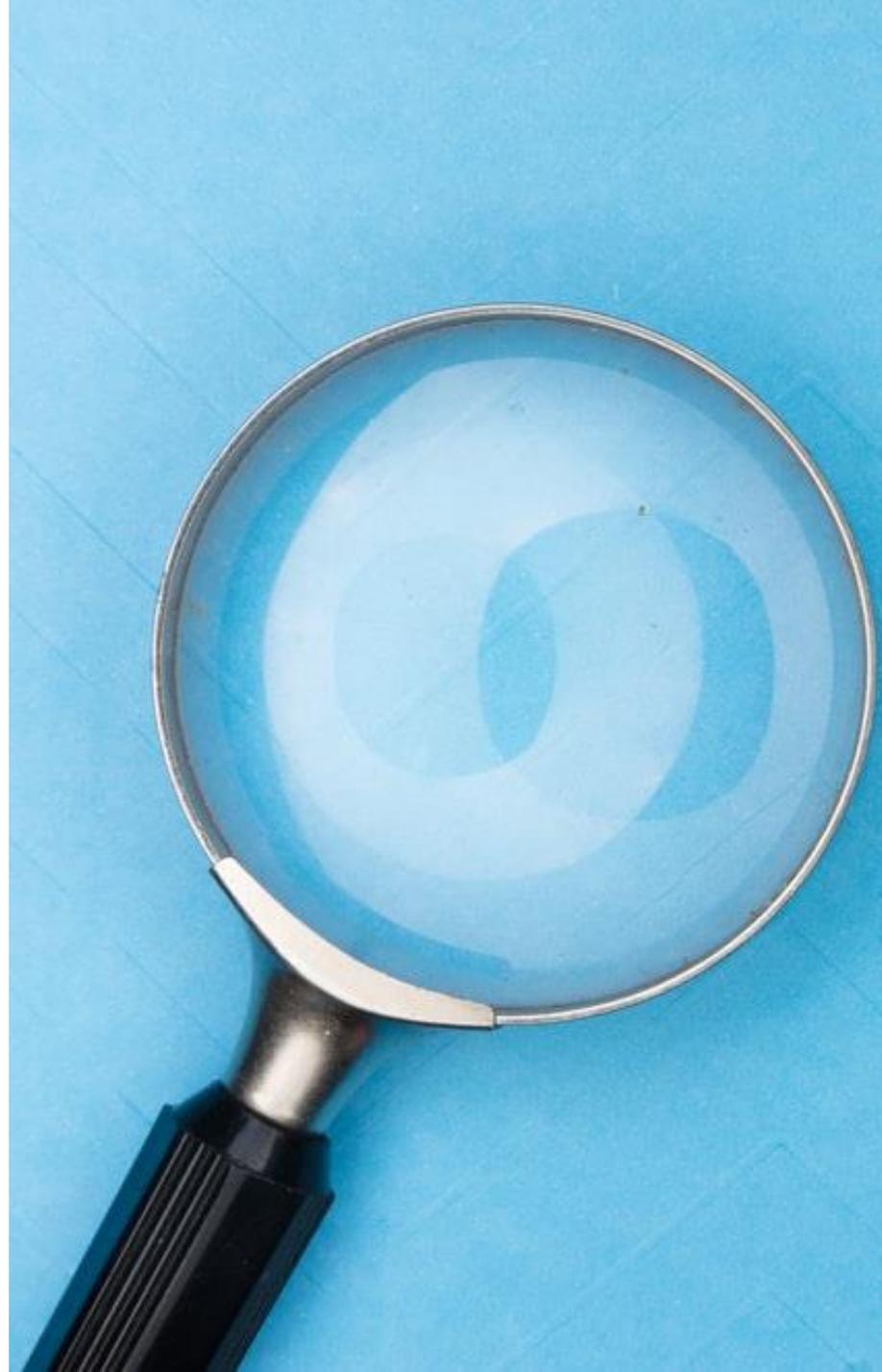


LOTS OF USERS, VARYING USES

- **64 unique properties along the corridor**
- **Dense commercial & business (south half)**
- **Industrial use (north half)**

LANDOWNER FEARS

- **Loss of property**
- **Property access concerns**
- **Impacts to business operations**
- **Tree loss**
- **Disruptions to daily life**
- **General fear and distrust**



PUBLIC MEETINGS BUILD SUPPORT



PUBLIC MEETINGS

- **Must-have for large arterial projects**
- **Build trust**
- **Allow communication and dispelling incorrect opinions**
- **Also held 1-on-1 meetings**

ACCOMMODATING STAKEHOLDERS

- **Where possible and practical, Town and TNP designed around stakeholder needs**
- **Demonstrates good will and trust**

ACCOMMODATING STAKEHOLDERS



ACCOMMODATING STAKEHOLDERS



ACCOMMODATING STAKEHOLDERS



ACCOMMODATING STAKEHOLDERS

...most of the time



ROW ACQUISITION

- **TNP started negotiations early**
- **Design required easement or ROW acquisition from 26 parcels**
- **10 parcels obtained through Eminent Domain**

CONSTRUCTION

- **Tiseo Paving Company**
- **NTP in January 2021**
- **Started with water and sewer**
- **Currently constructing Belt Line intersection**
- **3-Year Construction**









DF L&B

CAT

BURNS CONSTRUCTION



LESSONS LEARNED

An aerial photograph of a city intersection. The image shows a multi-lane road with traffic lights at the intersection. A dark-colored pickup truck is driving through the intersection. There are several large green trees on the right side of the road. In the background, there is a white building and a parking lot. The text "LESSONS LEARNED" is overlaid in large, bold, blue capital letters across the top of the image.

LESSONS LEARNED

- **Early identification of stakeholder interests and expectations streamlines the project.**
- **Great documentation overcomes poor memories.**
- **Intentional communication and collaboration plans are paramount.**
- **Clear and continuous public outreach is a key factor in building citizen trust and project support.**

LESSONS LEARNED

- **Mobile LiDAR scanning is safe and efficient.**
- **Utilizing drones for aerial imagery is very helpful for reference during design, public outreach, and ROW negotiations.**
- **Staking proposed ROW facilitates negotiations.**
- **Creating renderings of proposed improvements are invaluable.**
- **Interdepartmental/intercity communication can avoid franchise utility relocation headaches.**

Q&A



CONTACT INFORMATION



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