MIDWAY ROAD:
Managing Stakeholder Interests and Expectations

Presented by:
Patrick Diviney, PE (Town of Addison)
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
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
PROJECT BACKGROUND
PROJECT LIMITS

Approximate Limits of Midway Road Revitalization Project

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

ROW: 108'

10' Sidewalk  6' Buffer  11' Travel Lane  11' Travel Lane  11' Travel Lane  16' Median  11' Travel Lane  11' Travel Lane  11' Travel Lane  4' Buffer  6' Sidewalk
Reconstruct aging and failing pavement (1950s)
Improve pedestrian and bicyclist safety
Enhance Streetscaping
World’s Largest Grate Inlet
Industrial on North Half
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

1. FUNDING
2. UTILITY RELOCATION
3. RIGHT OF WAY ACQUISITION
4. TRAFFIC MANAGEMENT
5. PROPERTY & BUSINESS IMPACTS
STAKEHOLDERS
DIVERSE STAKEHOLDER INTERESTS

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

ADDISON

FARMERS BRANCH

THE COUNTY OF DALLAS
STATE OF TEXAS

DART

CARROLLTON
TEXAS

NORTH TEXAS TOLLWAY AUTHORITY
NEIGHBORING CITIES

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

• Carrollton
  – Adjustments to utilities
  – Properties front Midway Road
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
• Keller Springs/Addison Airport Toll Tunnel
• Traffic control to ensure continuous access to tunnel
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
• 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

Explorer Pipeline

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
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
LESSONS LEARNED
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.
CONTACT INFORMATION

Jonathan Bengfort, PE
jbengfort@tnpinc.com
817.665.7188