BEST PRACTICES FOR ENHANCED R/W PROJECT DELIVERY

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Streamline R/W Acquisition

- **Problem**
  Acquisition and Utility adjustments are not completed prior to construction letting dates.

- **Goal**
  Prior to letting date, complete 100% of the acquisition and utility adjustments that affect construction.
Streamline R/W Acquisition

Concept:
Reduce project delivery cycle time in support of agency staff and property interest owners.

Project Scope:
- Funding, planning, appraisal, review, approval process
- R/W acquisition by negotiation, donation, eminent domain
- Relocation process
- Removal of improvements
- Utility accommodation process
- 3rd party acquisition oversight
- Clearly defined roles and responsibilities for District, Region and Division
### Comparison of R/W Process

<table>
<thead>
<tr>
<th>Unique Time</th>
<th>50 Days</th>
<th>150 – 180 Days (Appr Assig to A-10)</th>
<th>310 – 340 days (A-10 to Closing)</th>
<th>400-430 days (ED start to Poss)</th>
<th>70 Days + 18 Months</th>
<th>440 days (Closing to Move)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ideal</td>
<td>50 Days</td>
<td>200 - 230 Days</td>
<td>510 – 570 Days</td>
<td>N/A</td>
<td>580 – 640 Days</td>
<td>950 – 1,010 days</td>
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<td>980 – 1,070 Days</td>
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</tbody>
</table>

### As-Is Process

- **Pre-Project Planning**
  - R/W Mapping
  - Appraisal

- **Negotiations**
  - Let Date
  - Make Offer
  - Administrative Settlement

- **Eminent Domain**

- **Relocation**
  - 80.2%
  - 19.8%
  - 10.1%
  - 80% - 90%

### To-Be Process

- **Pre-Project Planning**
  - Appraisal
    - Design/Mapping
    - Environmental
    - R/W
    - Utility Conflict Analysis

- **Negotiations**
  - Make Offer
  - Administrative Settlement
  - Enhanced Negotiation Process
  - Concurrent

- **Relocation**
  - RELO @ time of Offer
  - Let Date

### Utilities

- Utility Conflict Analysis
- Coordinate Design
- Utility Assembly Package
- Physical Move

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Electronic Mapping

State of Texas ~ Department of Transportation
Plans of Proposed Right of Way Project
Interstate Highway 35 ~ Bell County
Limits: FM 2484 to Amity Road

City of Belton

Bell County

IH 35

1 in = 50 ft

IRWA 2012 TxDOT Transportation Submission
Path: T:\RAMGIS\IRWA_2012_ROW_Maps\IRWA_ROWIS_IH35_1C_5.mxd

TxDOT “Virtual” R/W Map
R/W Asset Management System

Legend
- Parcel Boundary
- Utility Parcels
- Access Control Parcels
- Existing R/W
- Survey Points
- City Limits
Q&A