

# State Highway 183 Fact Sheet



State Highway 183 Future Typical Cross-Section

## Summary

- The project area covers east-west transportation needs along existing State Highway 183 from State Highway 360 east to Interstate Highway 35E and includes West Dallas, Irving and the southern area of DFW International Airport.
- Funding for this project is a compilation of sources that includes: standard Texas Department of Transportation (TxDOT) funding, Federal Highway Administration, public/private partnerships and anticipated tolling revenue.
- The proposed plan calls for the construction of two- to three-lane frontage roads in each direction, four non-toll main lanes in each direction and two managed tolled lanes in each direction.
- For ongoing project information, corridor maps and updates, visit TxDOT's website at [www.keepitmovingdallas.com](http://www.keepitmovingdallas.com).

## Milestones

- **February 2004** – The Federal Highway Administration (FHWA) issued a Finding of No Significant Impact for the State Highway 183 project.
- **April 2005** – The City of Irving conducted a special City Council meeting (public input) for the State Highway 183 to consider design revisions.
- **August 2006** – FHWA approved the design schematic for the proposed concurrent flow HOV/managed lanes concept.
- **August 2010** – The FHWA's Satisfactory for Further Processing (SFP) on the environmental assessment re-evaluation is anticipated.
- **October 2010** – Public Hearing to receive input to be scheduled.
- **December 2010** – Sound wall construction to begin on the eastbound frontage roads at Plymouth Park between Harvard Street to William Brewster Drive (18-24 months for construction).
- **December 2010** – Sound wall construction to begin on the westbound frontage roads at Nichols Park between O'Connor Boulevard and Wingren Road (18-24 months for construction).
- **June 2011** – The FHWA's approval on the design revision is anticipated.

## Property Owners Along State Highway 183

### Right-of-Way Acquisition Process

TxDOT establishes the right-of-way (ROW) need based upon project and construction design. TxDOT prepares ROW maps, exhibits and other necessary documentation. TxDOT has property appraised, makes offers and negotiates settlements directly with property owners.

- Total of 342 parcels to be acquired at a projected cost of \$278 million.
- 64 percent of the parcels along State Highway 183 have been acquired.
- 7 percent of the parcels are currently in eminent domain (targeted possession September 2010).
- Offers on the remaining 29 percent of the parcels are pending additional project funding.

The Greater Irving-Las Colinas Chamber of Commerce is providing impacted businesses with retention-oriented assistance to include: advertising, marketing and relocation consulting. To date, 34 businesses have relocated within Irving.

### Frontage Roads

TxDOT's goal is to complete frontage roads prior to main lane construction. There will be variable lane closures during construction, which will have impact on local traffic. The City of Irving will work in partnership with TxDOT to provide as much notice as possible of these closures.

- Access will be provided to all properties during construction. There will be detours at different points of construction.

### Vacated Buildings

TxDOT is responsible for demolition of vacant buildings. City staff and TxDOT coordinate to ensure the buildings are secured and kept in a neat and orderly manner prior to demolition. There are a total of 70 buildings to be demolished. To date, 37 percent of the buildings have been demolished, 26 percent are pending demolition and the remaining 37 percent will be demolished once they are acquired by TxDOT. An asbestos study will be performed by TxDOT to determine if any asbestos abatement will be required. A demolition plan will then be compiled, which is inclusive of any asbestos abatement requirements. Smaller commercial buildings typically take between 30–60 days. However with larger properties the timeframe can vary and could require several months. While recent funding issues have delayed the demolition of some of the vacant buildings, TxDOT is working to reinstate funding adequate to complete the demolition of the remaining vacant buildings.

## Surrounding Businesses and Residents along State Highway 183

- Access will be provided to all surrounding properties during construction. There will be detours at different points of construction and directional signage will be in place throughout the duration of the project.
- Project updates will be provided through a variety of methods to include: news releases to newspapers, radio and TV stations, and the TxDOT and City of Irving websites.

## Overlay District Planning

### State Highway 183 Overlay District planning will be designed to:

- Contain land use and development standards that encourage a creative and innovative approach to the future redevelopment of the corridor; and
- Permit creative mixtures of uses, quality site designs, and enhanced retail, office, entertainment and employment opportunities for resident and visitors.

### The proposed timeline development components are as follows:

- **April to July 2009** – Identify boundaries, sub-areas, transition zones, and baseline data.
- **July to October 2009** – Draft ordinance including maps, design guidelines, and recommended land uses.
- **November 2009 to January 2010** – Review draft ordinance with City Council
- **February to May 2010** - Conduct stakeholder meetings, meet individually with property owners and others
- **May to July 2010** - Review community responses with City Council and modify draft ordinance as appropriate
- **July to August 2010** - Conduct additional stakeholder meetings, meet individually with property owners and others
- **September to October 2010** – Public hearings on final draft, possible adoption by City Council

## Project Contacts

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