

# WELCOME

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Marlar Engineering Company, Inc.

Open Forum Location and Design Public Hearing – Job No. 061294

McCain Rail Grade Separation

City of North Little Rock

Tuesday, July 10, 2012

## HOW THIS HEARING WORKS:

1. Please register your attendance at the Registration table.
2. Gather information, view the displays, and ask questions *at your own pace and convenience*. Personnel are on hand to assist you by answering questions about the project and providing pertinent information.
3. If you wish to make an oral statement about the project, *you must* have your comments recorded on tape at the recording station set up at the hearing. A Marlar Engineering employee will be there to record your statement.
4. Written statements may also be submitted. Forms are available which may be filled out and left in the drop box at the hearing, OR your written comments will be accepted at the offices of Marlar Engineering, 5318 John F. Kennedy Boulevard, North Little Rock, Arkansas, 72116 through 4:30 p.m., Wednesday July 25, 2012.

**• REMEMBER •**

**Your comments must be in writing or recorded on tape to be considered part of the official record of this public hearing.**

*Thank You For Your Attendance and Participation  
In This Public Hearing*

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This packet has been prepared to provide general information about the project and its potential impacts. Information has been included pertaining to the proposed design, environmental impacts and right-of-way. Additional information on each of these topics is available at the hearing or by contacting the City of North Little Rock.

The City of North Little Rock holds public hearings to insure that highway locations and designs are consistent with the highest possible goals and objectives. One of the primary objectives of this hearing is to provide a medium of free and open discussion which hopefully will result in the resolution of any problems or controversial issues. In order to accomplish this goal, we must have your cooperation and participation. The City hopes to make you familiar with the proposed design and give you an opportunity to express your opinions.

Over the years, state, federal, and local governments have worked closely together in the building of our highways and in the overall improvement of our transportation system. The federal government is concerned about providing a modern transportation system to serve the nation as a whole, and of course, your State Highway Commission is working to provide the best possible system of highways for all the citizens of Arkansas.

These interests have resulted in a closely coordinated effort between the Federal Highway Administration, the AHTD, and local governments. This joint involvement in this project is more than just a funding arrangement, however. The design to be proposed by the City is subject to the approval of the Federal Highway Administration. All policies, procedures, and activities involved in the proposed project must comply with all federal and state laws and regulations.

Your comments, either written or verbal, are encouraged. Verbal comments will only be accepted at the hearing, but written statements may be submitted at the hearing or delivered to the offices of Marlar Engineering Co., INC by 4:30 p.m., Wednesday July 25, 2012.

The address is:     Marlar Engineering Co., Inc.  
                          5318 John F Kennedy Boulevard  
                          North Little Rock, AR 72116  
                          Telephone: 501-753-1987

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## **GENERAL PROJECT INFORMATION**

Welcome to the Location and Design Public Hearing for Job No. 061294. This public hearing is being held for the purpose of permitting all interested persons, agencies and organizations the opportunity to express their views regarding the proposed location and design of improvements to McCain Boulevard in the vicinity of Forrester Road to Highway 161 including a railroad overpass.

The proposed project will construct a new railroad bridge over the Union Pacific Railroad and will consist of four 11-foot lanes and 5-foot sidewalks with curb and gutter.

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## **RIGHT-OF-WAY**

### **ACQUISITION**

The acquisition of right-of-way involves the property owners being contacted by different individuals from the AHTD Right-of-Way Division. These may include appraisers, negotiators, closing agents and possibly property managers.

The initial step in the acquisition process is the property valuation. Once the valuation is prepared, reviewed and approved, a negotiator will contact the property owner by mail or in person to begin the negotiation process. If negotiations are successful, a Contract to Sell is executed and submitted for payment. Once the Department completes the title opinion and the deed is prepared, a closing agent will be in touch to get the deed signed and deliver the check. At this time, the state takes possession of the property.

For those cases where all efforts to negotiate are unsuccessful, the tract is submitted to the AHTD Legal Division to file condemnation. The appraisal amount is deposited in the court and the landowner may withdraw the funds placed on deposit without affecting their right to claim additional compensation.

No one will be required to surrender possession of their property or improvement until just compensation has been made. A detailed policy and procedures brochure is available at the Right-of-Way table at the public hearing, or through the AHTD Right-of-Way Division.

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## **RELOCATION ASSISTANCE PROGRAM**

The relocation assistance program is intended to help offset expenses incurred by those who are displaced by federally aided highway projects. This program provides advisory assistance and payments to help offset those expenses.

No one can be required to move without at least ninety (90) days advance written notice, and comparable replacement housing will be made available to all residential displacees (built if necessary) before construction begins on the project. This housing must be fair housing and offered to all affected persons regardless of race, color, religion, sex, or national origin.

Relocation assistance, which is separate from the compensation a person receives for real estate, comes in two basic forms — physical assistance and monetary assistance. In order to be eligible for relocation assistance and compensation, a person must be in occupancy at the initiation of negotiations for the property. The type of relocation payments one is eligible for depends on the type of displacee: i.e., owner, renter, etc.

Relocation assistance and payments will be provided until all displacees have been relocated from the project. If a person is not satisfied with the amounts that have been offered as relocation compensation, an appeal may be filed and the case heard promptly and carefully reviewed by an AHTD Appeals Officer.

Relocation assistance brochures which explain each payment and each eligibility requirement in detail are available at the Right-of-Way table at this hearing.

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## ENVIRONMENTAL

An Environmental Assessment was approved by the Federal Highway Administration in June 7, 2012 that identified potential social, economic and environmental impacts and determined if any of the impacts are significant. Copies of this documentation are available for review at this hearing.

The analysis of the proposed project did not identify significant impacts to the natural or social environment. The primary impacts to the natural environment will be conversion to right-of-way and restructuring of the physical landscape.

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## CONCLUSION

The information presented at this hearing is preliminary and is the best indication of what the City of North Little Rock is proposing at this time. The City is sensitive to the concerns of the citizenry and final plans will be developed after the comments from this public hearing are received and an evaluation of all impacts of the project can be completed.

In order for the best design to be selected, the City needs your input. Please take the time to look over the information being presented and give your opinion, either tape-recorded or in writing. Comments will be taken at this hearing, or they can be mailed to the address found on page two of this packet. All comments must be received by Marlar Engineering Company by Wednesday, July 25, 2012, to be considered as part of the public hearing documentation.

Your attendance and participation in this hearing is greatly appreciated.

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Table 6 - Impact Summary

Alternative	Est. Cost Million \$	Est. Length Miles	Design Speed mph	Relocations	Stream Crossings	Wetland Impact	Cultural Resources	Noise Receptors
No.Action	n/a	n/a	40	None	None	None	None	n/a
1	9.76	0.42	40	9	None	None	None	9
2	9.53	0.38	40	14	None	None	None	4
3	10.39	0.67	40	0	1	None	None	4
4	9.93	0.38	40	14	None	None	None	4



# COMMENT FORM

**Open Forum Location and Design Public Hearing – Job No. 061294  
McCain Rail Grade Separation  
North Little Rock  
Tuesday, July 10, 2012**

*Please Print*

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Street Address

City, State, Zip

1. Do you feel there is a need for the proposed railroad overpass and McCain Blvd improvements?  
 Yes  No Please explain.

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2. Do you feel the proposed project will have any impacts ( Beneficial or  Adverse) on your property and/or community (either economic, environmental, social, etc)? Please explain.

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3. Do you consider it important to have pedestrian and vehicular access to each side of McCain/Fairfax at the current location? Please explain.

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Continued

4. How often do you use the current crossing on McCain/Fairfax?

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5. How many times per month do you experience delay due to the railroad overpass

0\_\_\_ 1-5\_\_\_ 5-10\_\_\_ 10-15\_\_\_ 15-20\_\_\_ 20-25\_\_\_ 25-30\_\_\_ > 30\_\_\_

6. Which Alternative would you consider to be your preferred Alternative for the proposed improvements of McCain/Fairfax including a railroad overpass? Select only one.

- Alternative 1 – Northerly alignment of McCain/Fairfax
- Alternative 2 – Maintain current alignment along McCain/Fairfax
- Alternative 3 – Southerly alignment along Faulkner and Rosemary Roads
- Alternative 4 – Current alignment 50 feet south of McCain/Fairfax
- NO BUILD OPTION

Why is that your preference?

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Additional Comments:

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(Use additional sheets if necessary)

**Written Comments should be left in the drop box at this hearing or received by 4:30 p.m., Wednesday July 25, 2012 at the following address:**

Marlar Engineering Company, Inc.  
5318 John F Kennedy Boulevard  
North Little Rock, AR 72116