

# **Monroe Connector/Bypass**

**STIP Project Nos. R-2559 & R-3329**

## **Public Hearing**

**December 9, 10 and 11, 2013**



# Agenda

- Purpose of Hearing
- Project Purpose, Description, & History
- Litigation
- Recent Activities
- Schedule
- Public Comments

# Purpose of the Hearing

- Present the project overview
- Review Preferred Alternative hearing map
- Receive comments on Environmental Document

# Copies of the maps and DSFEIS have available at:

- NCDOT Division 10 office, Albemarle;
- Monroe Planning Department;
- Indian Trail Planning Department;
- Monroe Library, 316 East Windsor Street;
- Edwards Memorial Library, Marshville;

# Copies of the maps and DSFEIS have available at:

- CRTPO/Charlotte-Mecklenburg Planning Department;
- Stallings Planning Department;
- Matthews Branch Library;
- Union West Library, Indian Trail; and
- Online:

<http://www.ncdot.gov/projects/monroeconnector/>

# Public Participation

- Your input is vital!
- Verbal comments will be recorded tonight.
- Written comments/questions can be mailed or emailed to Mr. Jamille Robbins or Ms. Jennifer Harris (addresses listed in handout).



# What is done with my input?

## Post-Hearing Meeting

- Following 45-day comment period
- All spoken and written issues are discussed
- Summary of the meeting is available to the public

# Project Purpose

“The purpose of the project is to improve mobility and capacity within the project study area by providing a facility for the US 74 corridor from near I-485 in Mecklenburg County to between the towns of Wingate and Marshville in Union County that allows for high-speed regional travel consistent with the designations of the North Carolina Strategic Highway Corridor (SHC) program and the North Carolina Intrastate System, while maintaining access to properties along existing US 74.”

# Project Description

The proposed Monroe Connector/Bypass would be a controlled-access toll road extending from US 74 near I-485 in Mecklenburg County to US 74 between the towns of Wingate and Marshville in Union County, a distance of approximately 20 miles.



# Detailed Study Alternatives

Alternative A

(Segments 18A, 21, 22A, 31, 36, 36A, and 40)



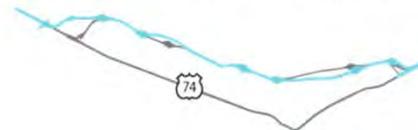
Alternative B

(Segments 18A, 21, 30, 31, 36, 36A, and 40)



Alternative A2

(Segments 18A, 21, 22A, 31, 36, 36B and 41)



Alternative B2

(Segments 18A, 21, 30, 31, 36, 36B and 41)



Alternative C

(Segments 2, 21, 22A, 31, 36, 36A, and 40)



\* Alternative D

(Segments 2, 21, 30, 31, 36, 36A, and 40)



Alternative C2

(Segments 2, 21, 22A, 31, 36, 36B, and 41)



Alternative D2

(Segments 2, 21, 30, 31, 36, 36B, and 41)



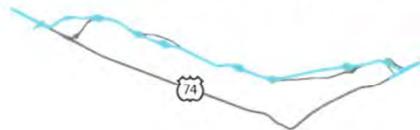
Alternative A1

(Segments 18A, 21, 22A, 31, 34, 34B, and 40)



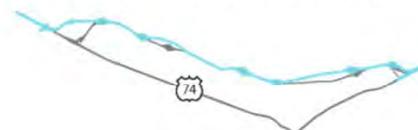
Alternative B1

(Segments 18A, 21, 30, 31, 34, 34B, and 40)



Alternative A3

(Segments 18A, 21, 22A, 31, 34, 34A, and 41)



Alternative B3

(Segments 18A, 21, 30, 31, 34, 34A, and 41)



Alternative C1

(Segments 2, 21, 22A, 31, 34, 34B, and 40)



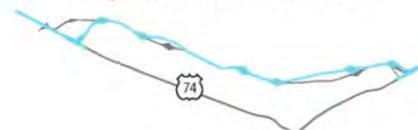
Alternative D1

(Segments 2, 21, 30, 31, 34, 34B, and 40)



Alternative C3

(Segments 2, 21, 22A, 31, 34, 34A, and 41)

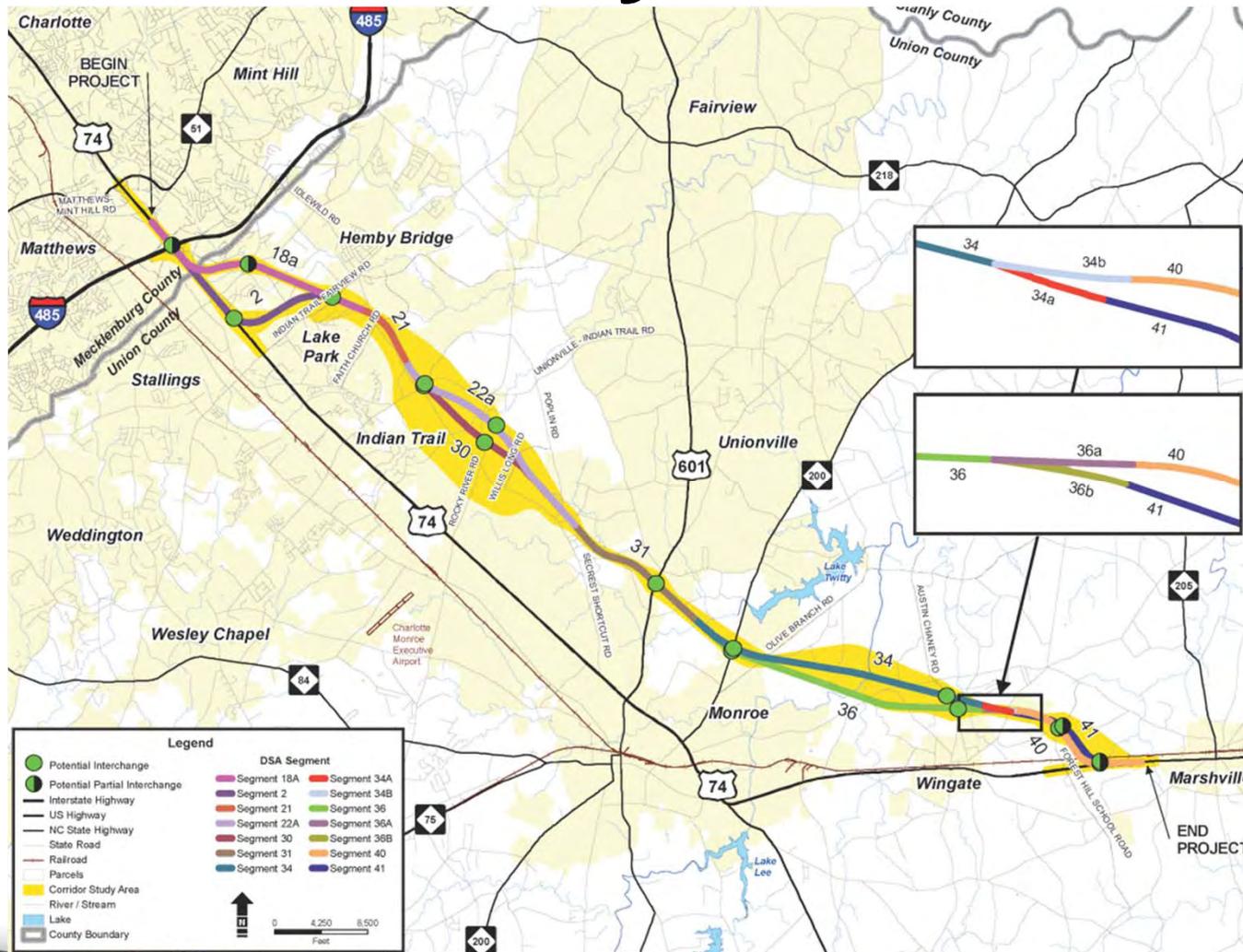


Alternative D3

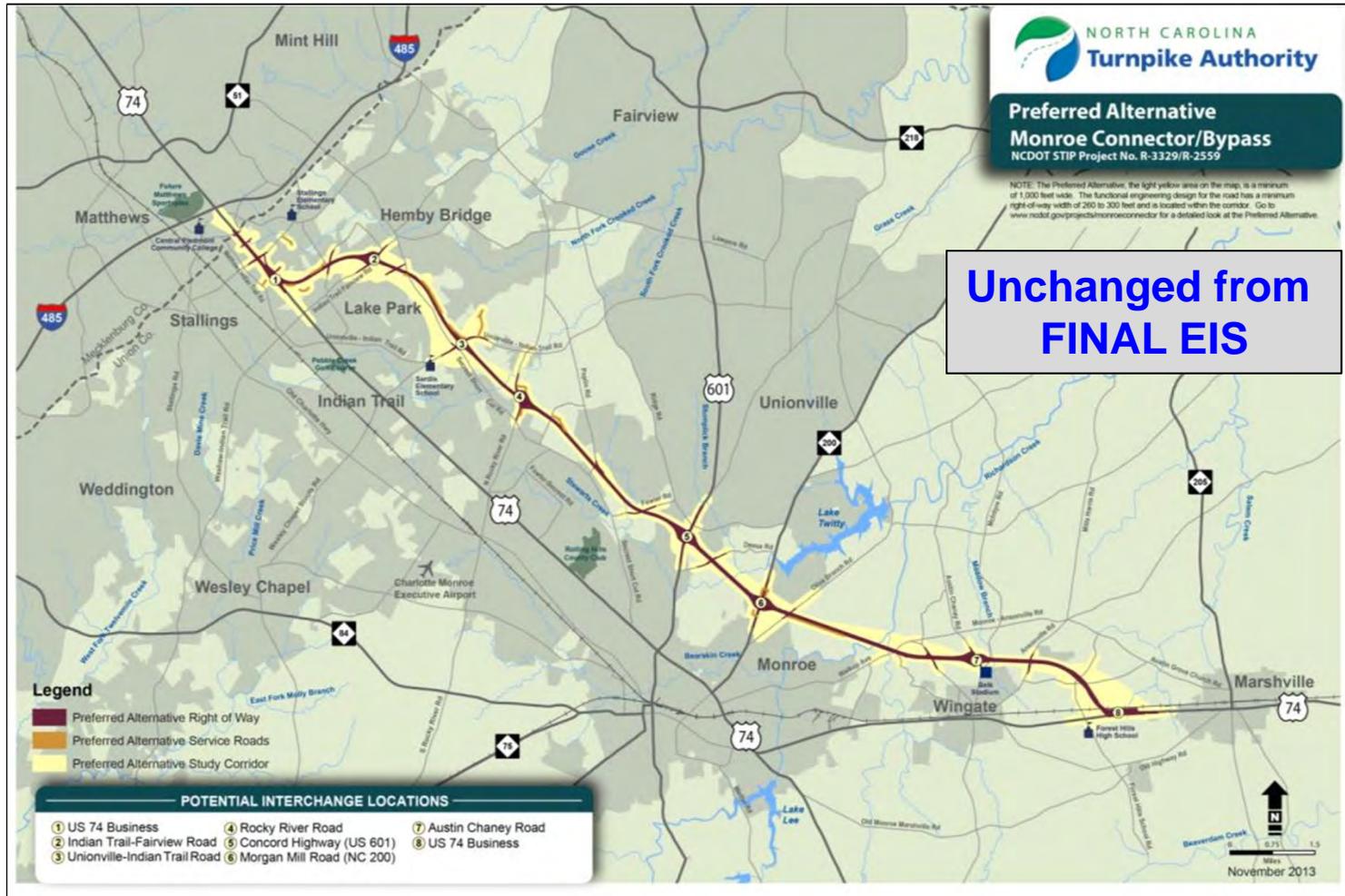
(Segments 2, 21, 30, 31, 34, 34A, and 41)



# Detailed Study Alternatives



# Preferred Alternative



# Typical Section

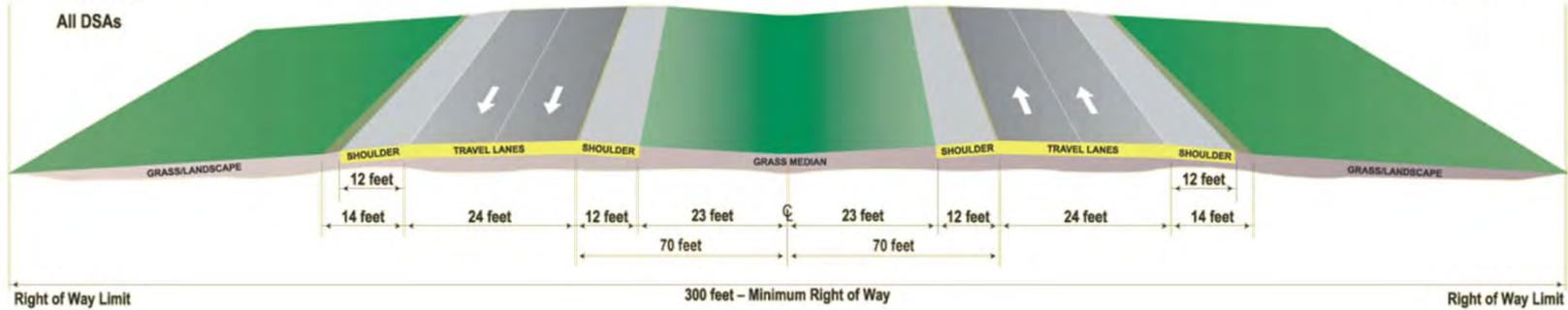
TYPICAL SECTION No. 1  
TOLL ROAD WITH SERVICE ROADS  
DSAs C, D, C1, D1, C2, D2, C3, D3

NOT TO SCALE



TYPICAL SECTION No. 2  
TOLL ROAD  
All DSAs

NOT TO SCALE



# Map Review



# Project History

- January 2007 – FHWA issues Notice of Intent to prepare an Environmental Impact Statement (EIS) for the Monroe Connector and Monroe Bypass projects combined
- June 2007 – Citizens Informational Workshops
- April 2009 – Draft EIS (including Recommended Alternative)
- May 2009 – Public Hearings
- May 2010 – Final EIS (including Preferred Alternative)
- August 2010 – Record of Decision (including Selected Alternative)
- November 2010 – Legal challenge filed against project

# Project History

- October 2011 – Federal District Court rules in favor of NCDOT and FHWA
- November 2011 – Design-build construction contract awarded
- May 2012 – 4<sup>th</sup> US Circuit Court of Appeals overturned the lower court's decision
- May 2012 – Construction and ROW activities suspended
- June 2012 – NCDOT holds public workshops to provide updates on the project status
- July 2012 – FHWA rescinded the Record of Decision

# Litigation

- Full opinion can be found at:
  - <http://isysweb.ca4.uscourts.gov> and search for Monroe Connector

# Recent Activities

- NCDOT and FHWA have been working to address the Circuit Court's concerns
- Additional field reviews, environmental studies, and coordination
- Prepared Draft Supplemental Final EIS and supporting analyses
- Draft Supplemental Final EIS signed on November 8, 2013 and distributed for public and agency review
- Public hearings to receive comments

# Topics Evaluated

- Purpose and Need
- Traffic
- Alternatives Analysis
- Socioeconomic Characteristics
- Community Resources
- Land Use and Transportation Plans
- Noise
- Air Quality
- Farmland
- Utilities
- Hazardous Materials
- Floodplains and Floodways
- Historic Resources
- Soils
- Natural Communities and Wildlife
- Streams and Wetlands

# Indirect And Cumulative Effects Analysis

- Analyzes changes in the **vicinity** of the project **with and without** the proposed project
  - Qualitative versus Quantitative Analysis
- Results were central part of the prior litigation
  - the Appeals Court’s opinion focused largely on the data used as the “**no-build**” scenario

# What is an ICE Analysis?

- An Indirect & Cumulative Effects (ICE) analysis evaluates the *indirect effects* of a project and the project-related *cumulative impacts*.
  - **Indirect effects** are caused by the action and are later in time or farther removed in distance.
    - For example, additional development that would occur only with the project.
  - **Cumulative effects** are effects on the environment, which result from the incremental impact of the action when added to other past, present, and future actions.
    - For example, total impact of additional development that would occur only with the project plus all other growth and development that would occur

# Protected Species



Carolina Heelsplitter



Schweinitz's Sunflower

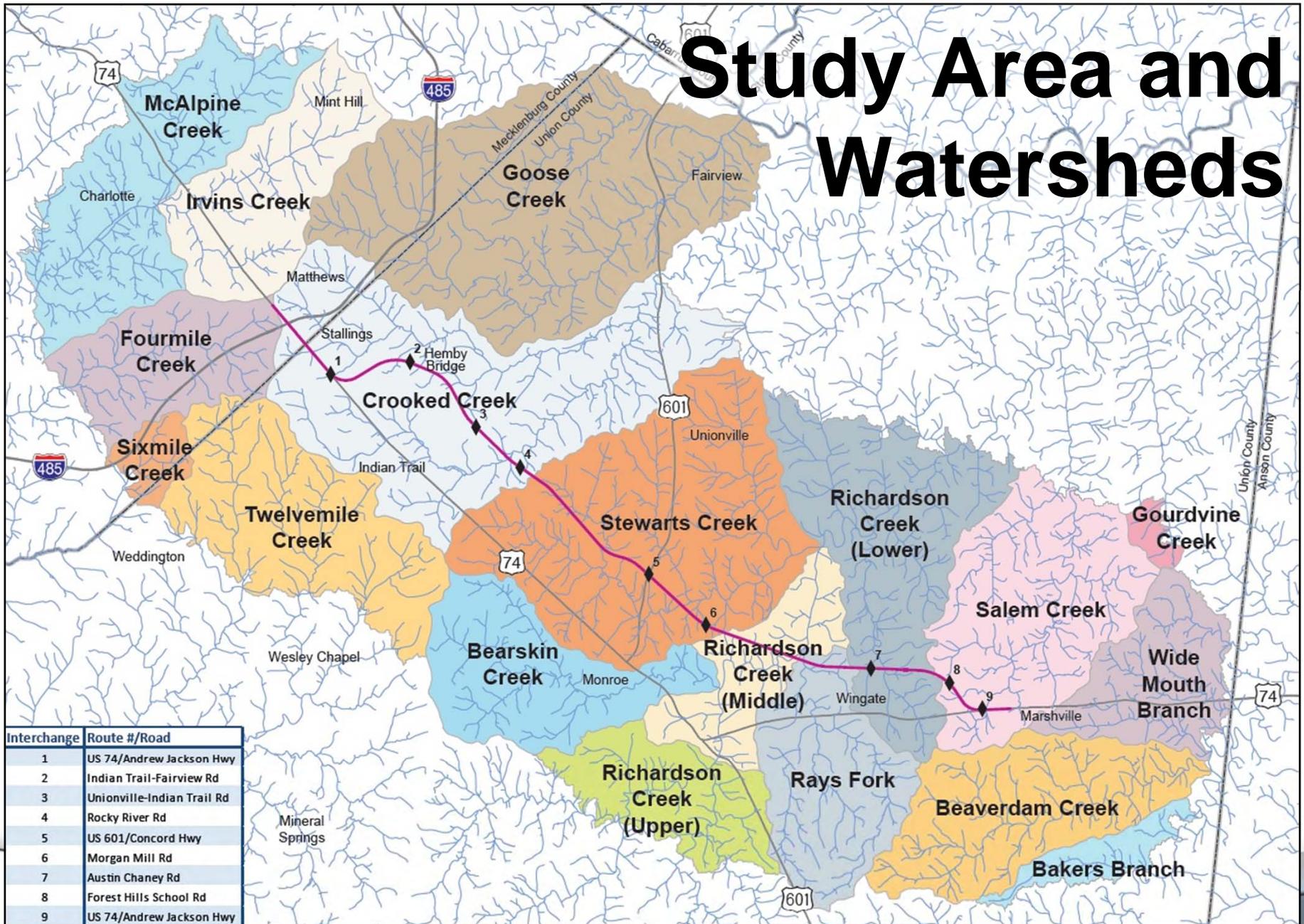


Smooth Coneflower



Michaux's  
Sumac

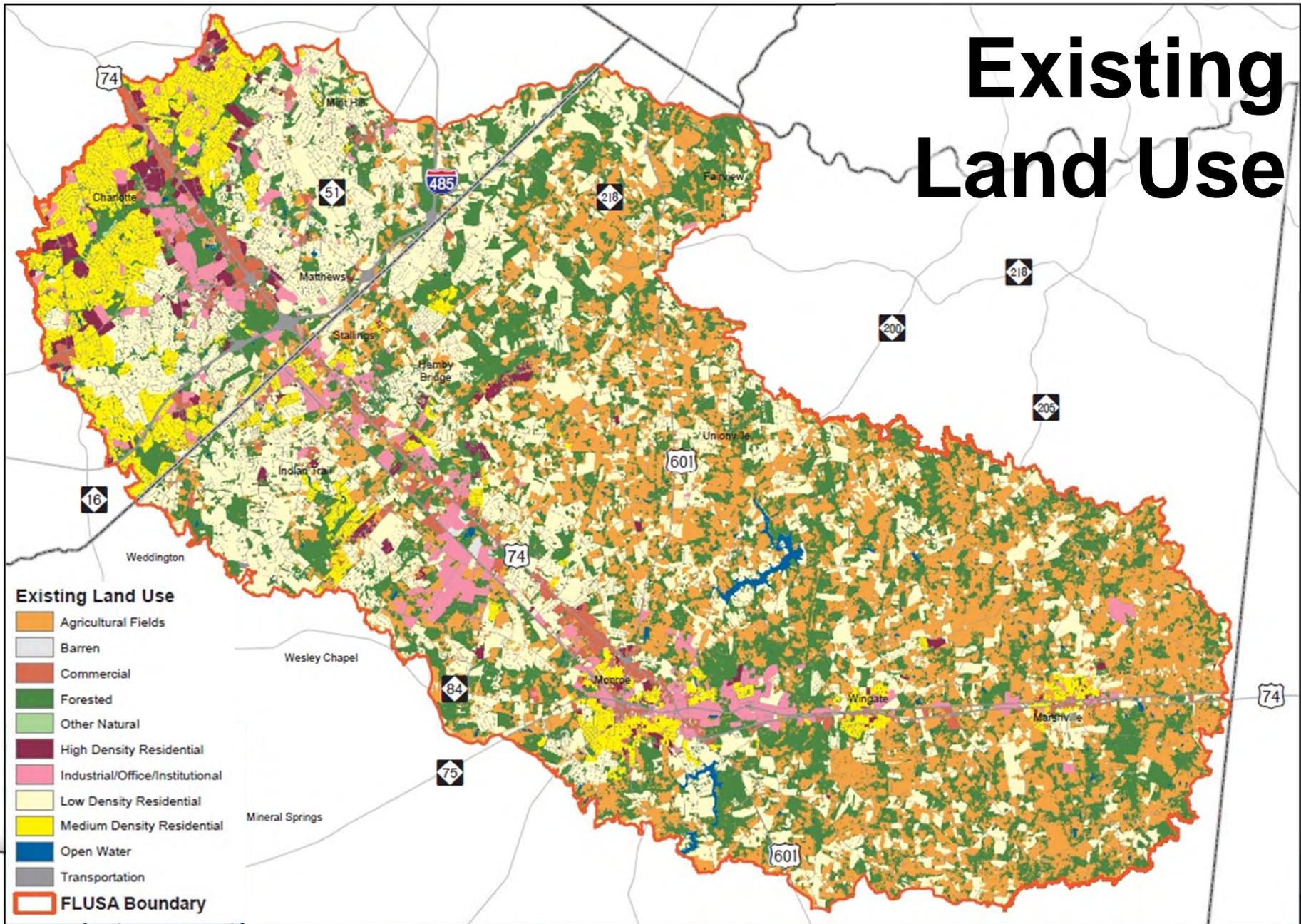
# Study Area and Watersheds



# How Did We Analyze ICEs?

- Assessed existing land use
- Developed future land use scenarios
  - No-Build and Build Scenarios
- Assessed differences between scenarios to assess indirect and cumulative impacts

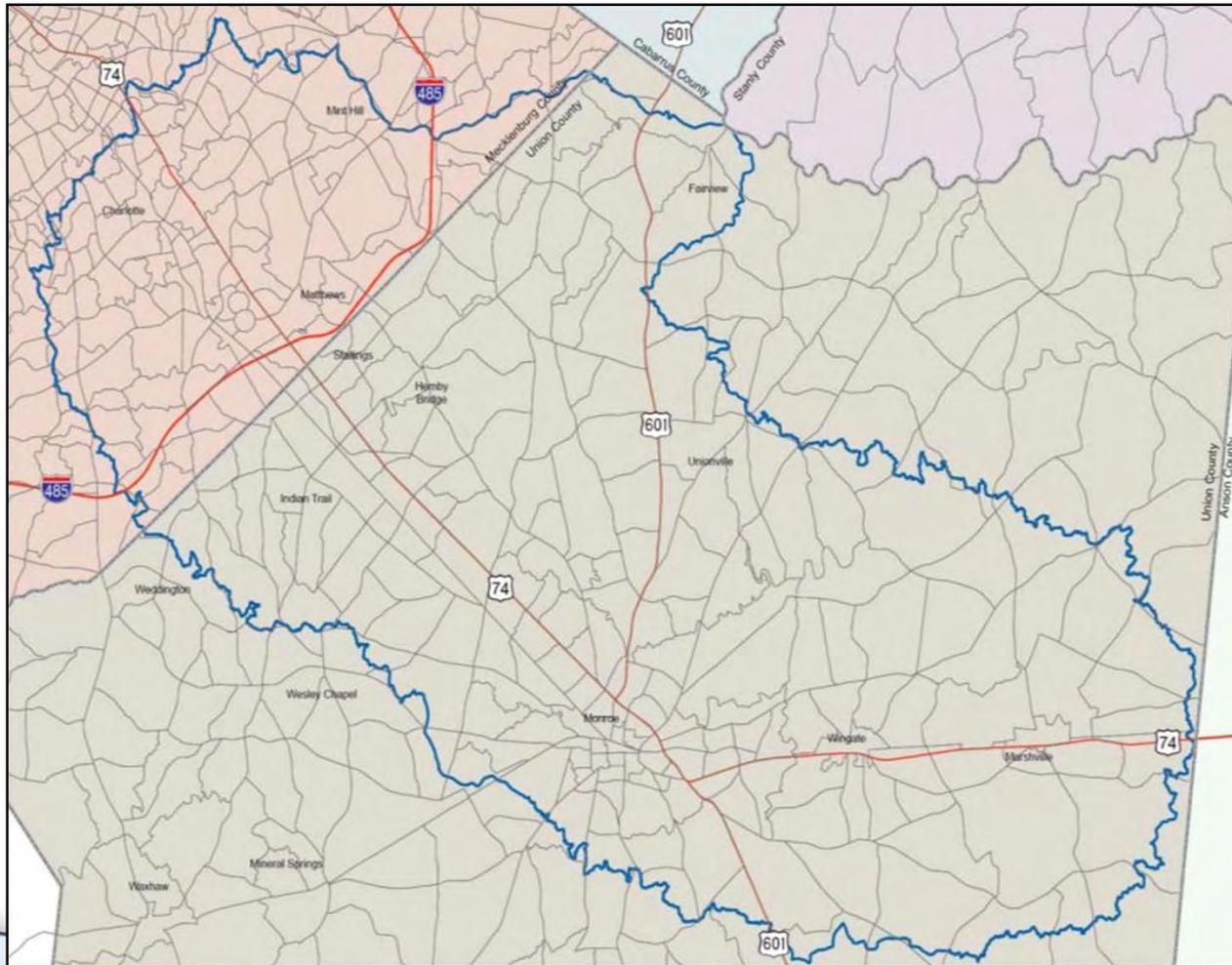
# Existing Land Use



# Future Scenarios

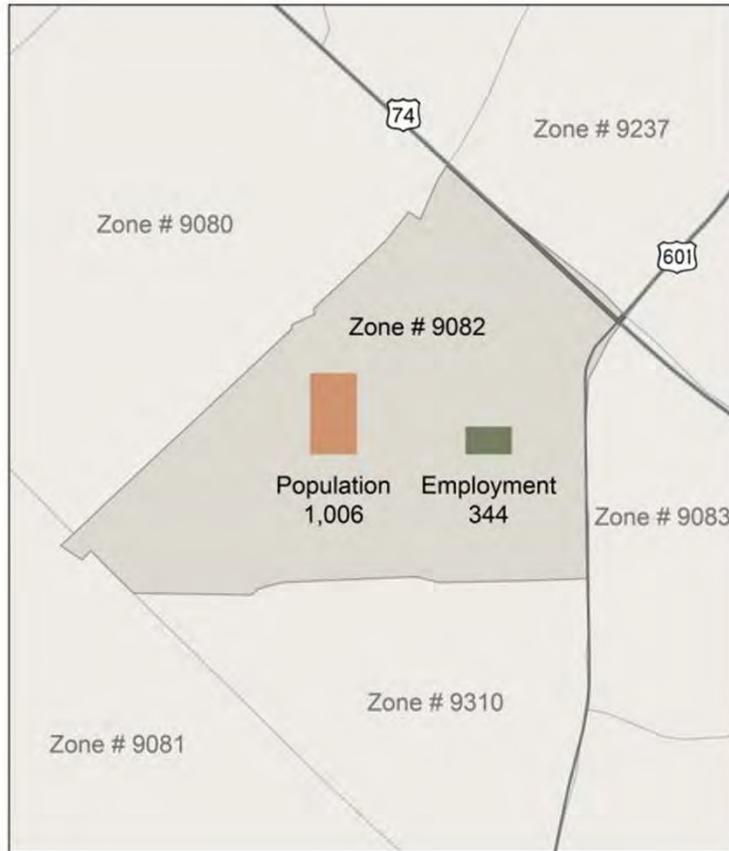
- How to project future land use?
  - Need to project changes
    - Out to year 2030 (the design year of the project)
    - At a small geographic scale
- Metropolitan Planning Organizations (MPOs) are the only entities that develop long range forecasts at the scale needed for ICE type analyses.

# What are the MPO Projections?

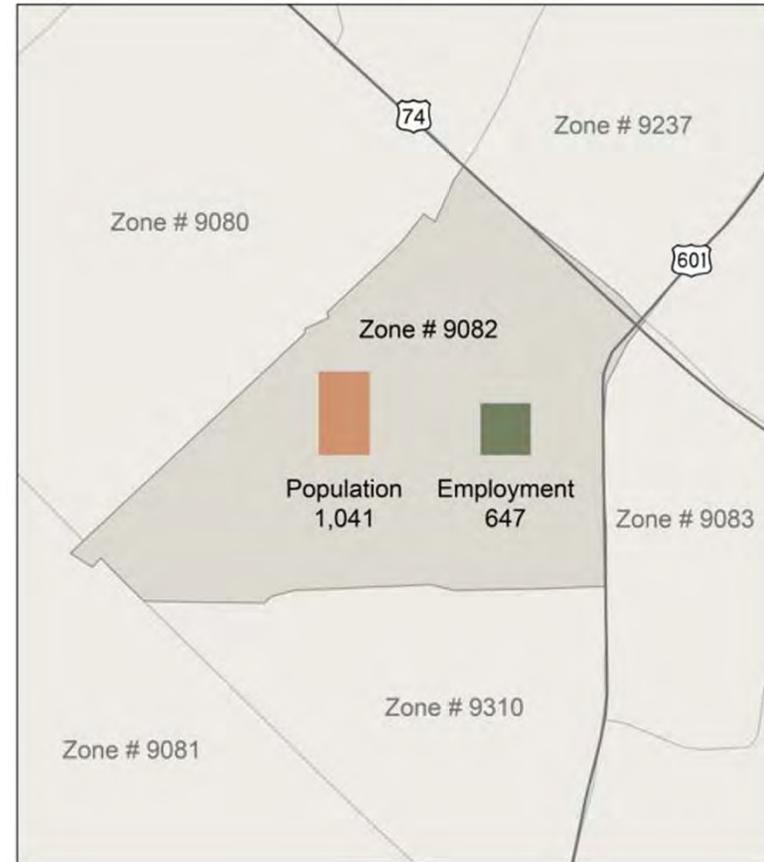


# Example of MPO Projections

2010



2030



# MPO Projection Assessment

- Reviewed and assessed
  - How projections were developed
  - Pattern of growth in MPO projections
  - How other researchers have used these MPO projections for other purposes
  - What projections from other sources show
  - Demographic and other growth trends in the region

# MPO Projection Development Timeline

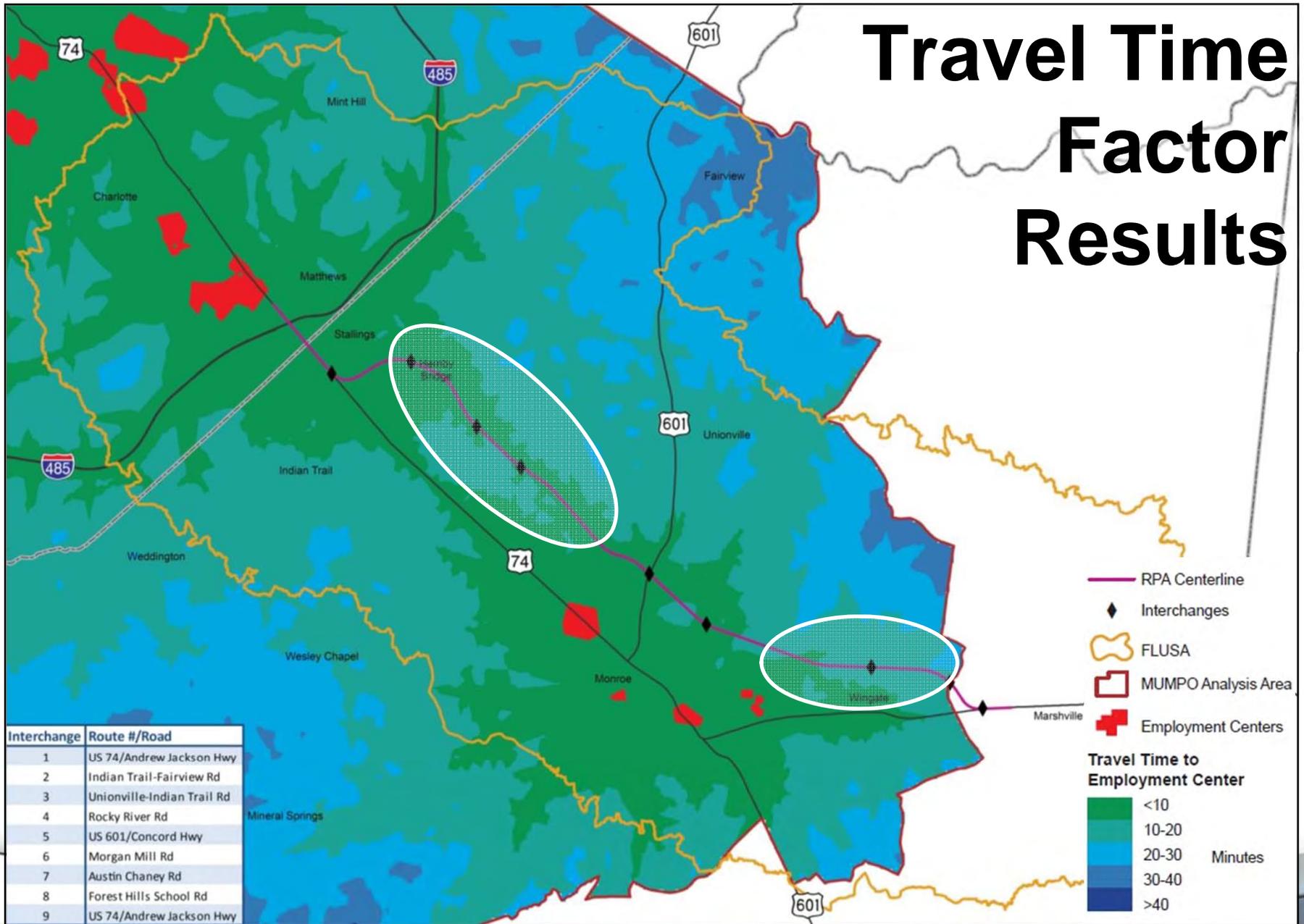
## Development Timeline: Metrolina Regional Model Socioeconomic Projections



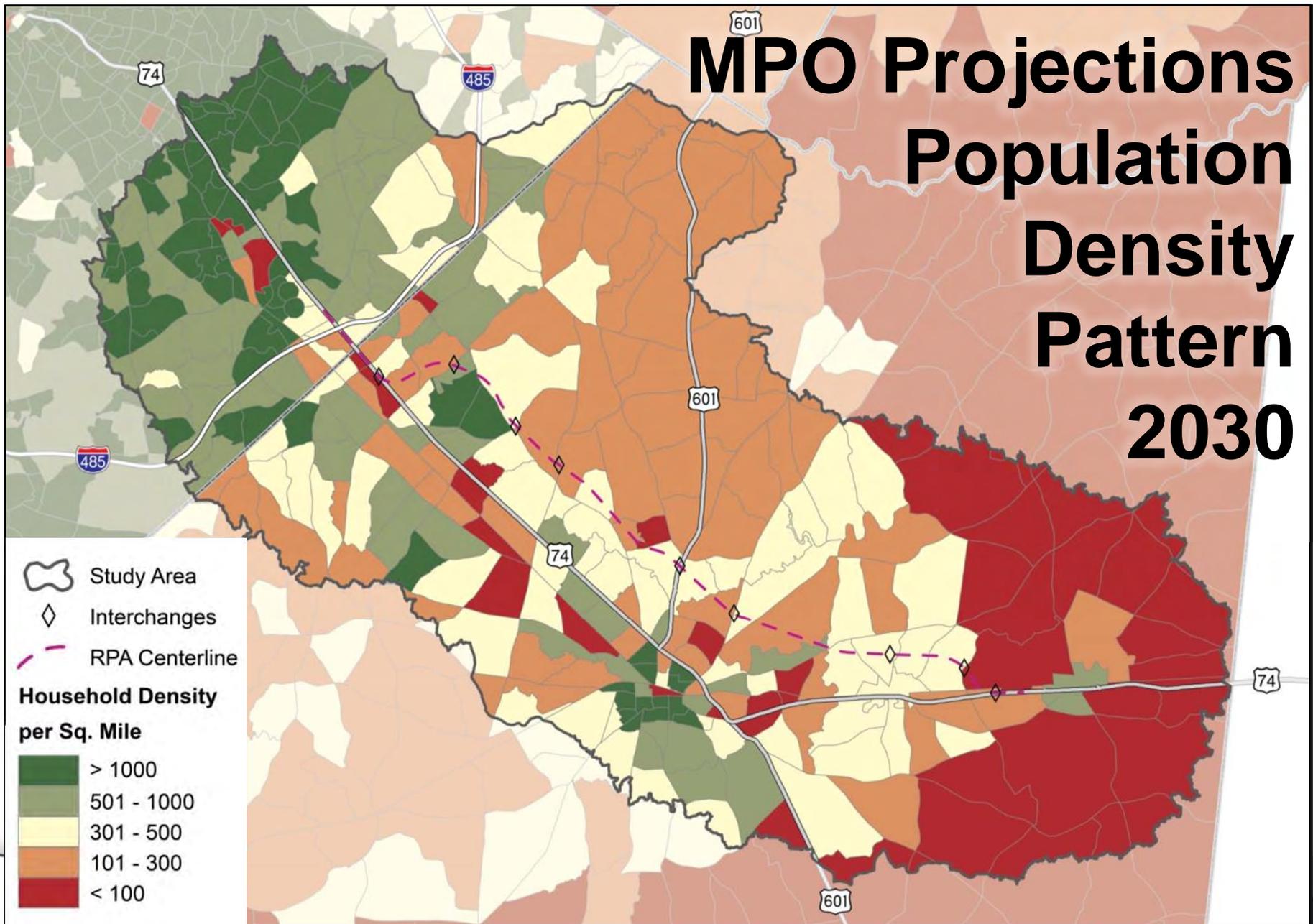
# MPO Projection Development

- **No influence** from the project in
  - 2008 and 2009 Adjustments (LUSAM Models)
  - 2003 Top Down Control Total Development
- **Potential influence** from the project in
  - 2004 Bottom Up Projection Development
    - Travel Time to Employment Factor

# Travel Time Factor Results



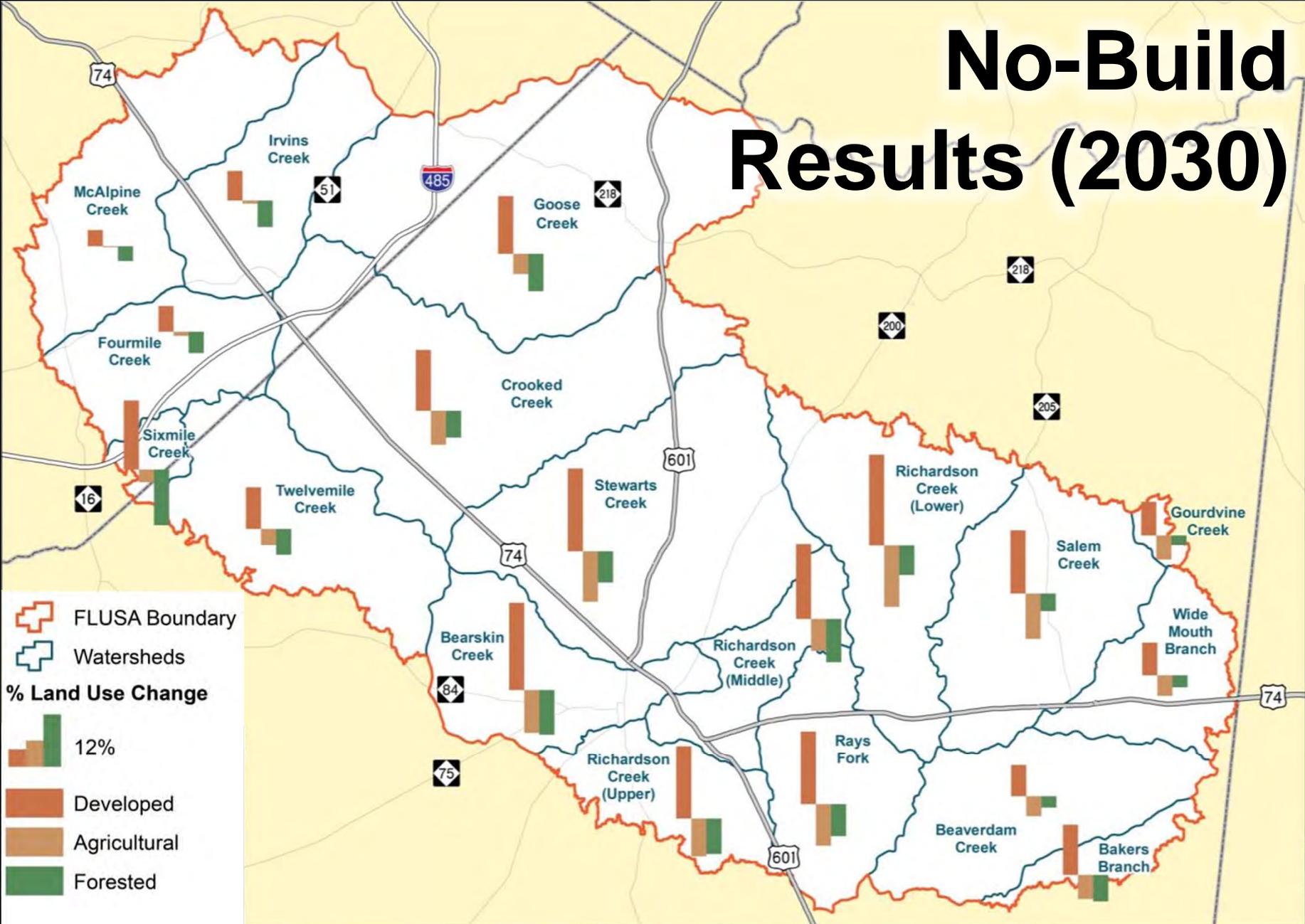
# MPO Projections Population Density Pattern 2030



# Development of Future Scenarios

- Used the MUMPO Projections as **basis** to develop a **No-Build Scenario**
  - Converted growth to **acres** of development
- Next, assessed potential for **induced growth**
  - **Added** that induced growth to the No-Build land use to create the **Build Scenario**

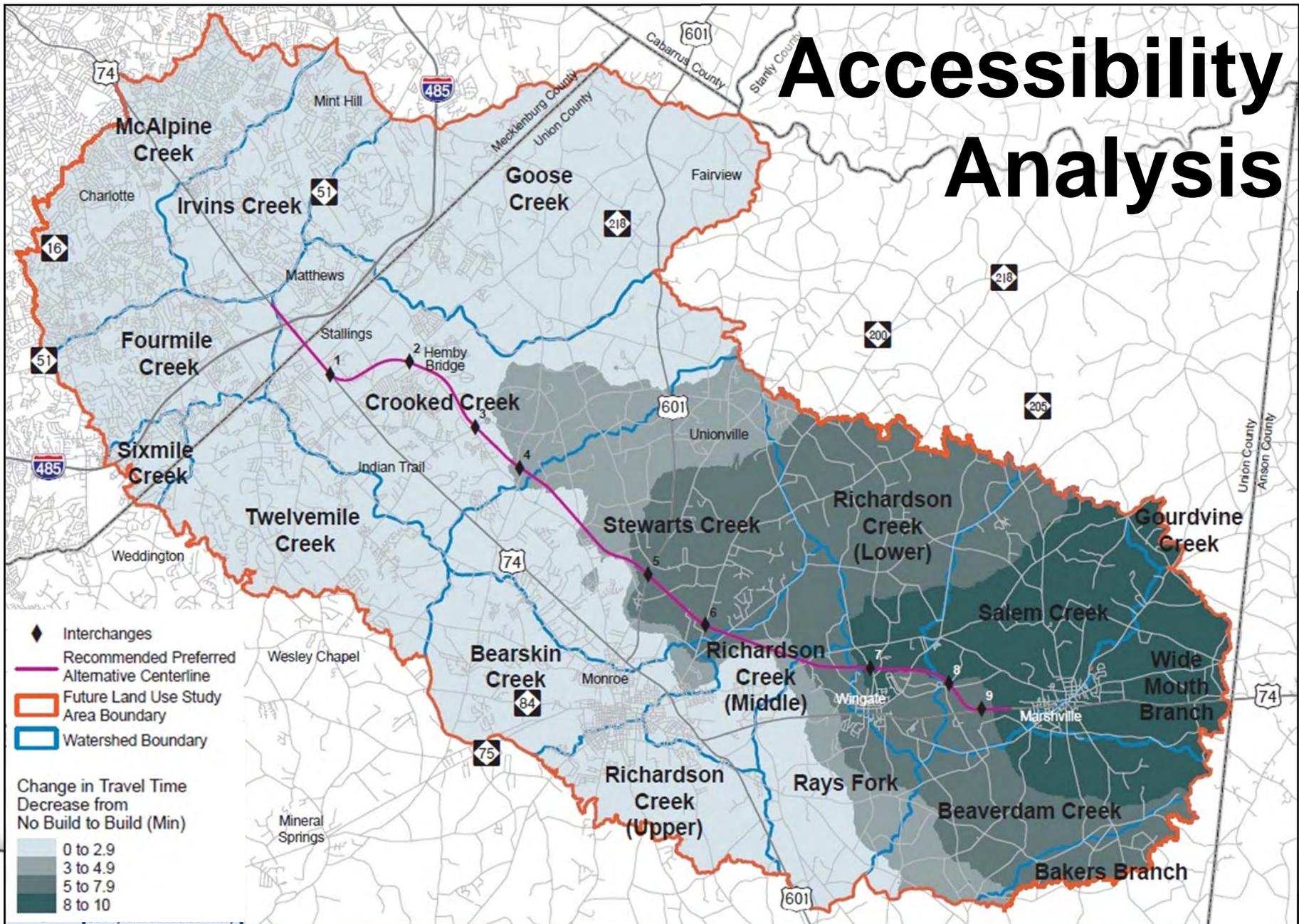
# No-Build Results (2030)



# Induced Growth Estimation

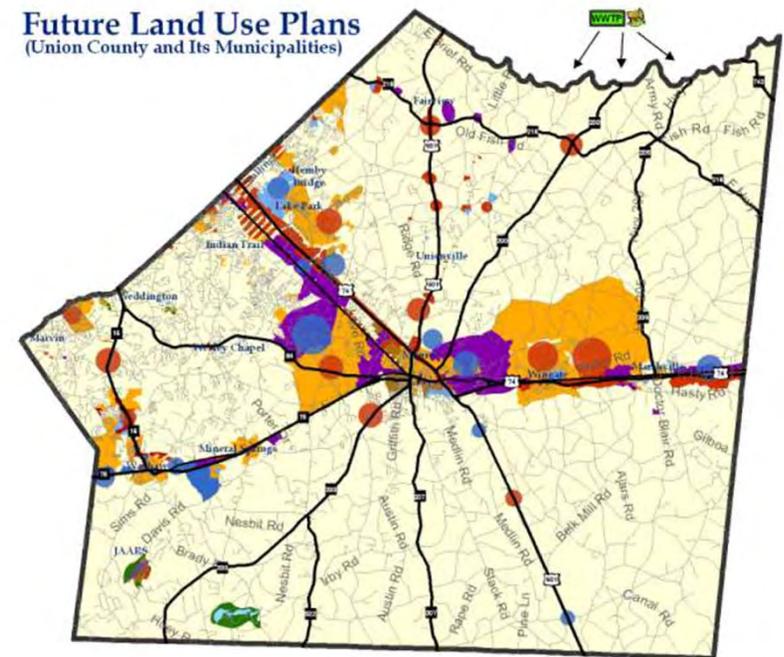
- **Used a combination of four methods**
  - Accessibility Analysis
  - Scenario Writing Approach
  - Build-out Analysis
  - Hartgen Analysis

# Accessibility Analysis



# Scenario Writing and Build Out Analysis

- Based on interviews and planning information
  - Key information
    - Wingate and Marshville Economic Development Plan
    - Updated Union County Comprehensive Plan
  - Showed strong desire for development in eastern Union County



# Hartgen Analysis

- Yields a qualitative level of likely commercial and industrial development at interchange

Hartgen Analysis of Interchanges

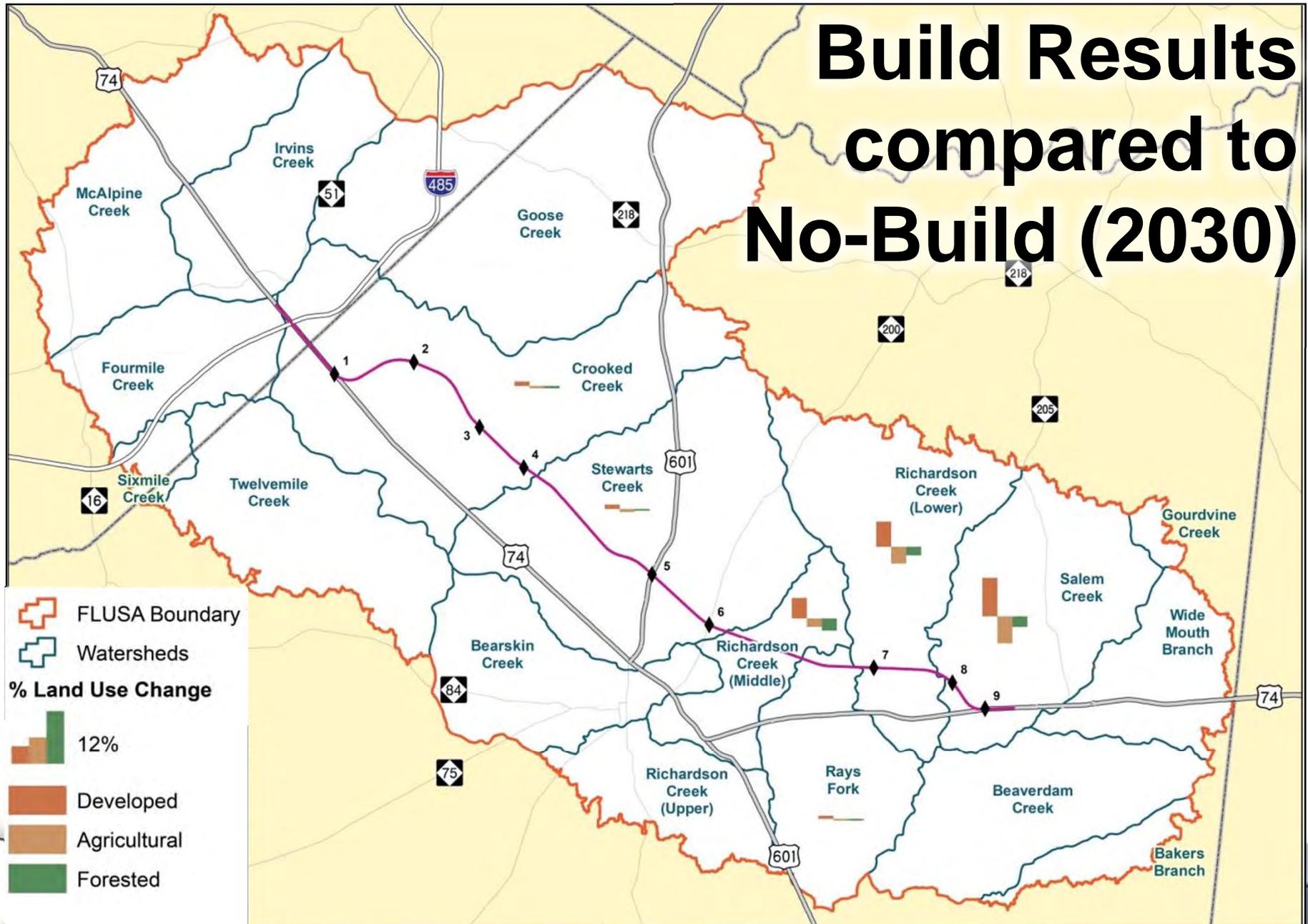
	Crossing Road	Characteristics				Suitable Development			
		Crossing Road Traffic Volumes	Distance from Nearest Town Center	Distance from Public Water and Sewer	Distance to Interstate Highway	Motel	Gas Station	Fast-Food Restaurant	Sit-Down Restaurant
5	Concord Highway	54,300	2.1	0	11.0	Good	Fair	Good	Poor
6	Morgan Mill Road	20,400	2.1	0	12.7	Good	Fair	Good	Poor
7	Austin Chaney Road	17,400	0.9	0	16.7	Fair	Good	Fair	Poor
8	Forest Hills School Road	3,600	1.9	0	18.6	Poor	Poor	Poor	Poor
9	US 74 Business	37,100	1.9	0	19.6	Fair	Fair	Fair	Poor

For details, see Appendix L of the Quantitative ICE Report

# ICE Land Use Results

- Induced Growth Impacts
  - Approximately 2,100 acres of additional development
  - In addition to 1,200 acres of direct impact
- Approximately 1,800 acres of additional residential development
  - Yields approximately 4,900 additional households.
- Additional commercial and industrial development of about 300 and 100 acres, respectively.
- Total additional development = approximately 1% additional developed area

# Build Results compared to No-Build (2030)



# ICE Impact Results

- Induced growth is concentrated in eastern Union County
- Not likely to adversely affect any protected species
- Indirect losses of forest and farmland are marginal in context

# Carolina Heelsplitter



May Affect  
Not Likely to Adversely Affect



Interchange	Route #/Road
1	US 74/Andrew Jackson Hwy
2	Indian Trail-Fairview Rd
3	Unionville-Indian Trail Rd
4	Rocky River Rd
5	US 601/Concord Hwy
6	Morgan Mill Rd
7	Austin Chaney Rd
8	Forest Hills School Rd
9	US 74/Andrew Jackson Hwy

Mineral Springs

# Other Protected Species



Schweinitz's Sunflower  
May Affect  
Not Likely to Adversely Affect



Smooth Coneflower  
No Effect



Michaux's Sumac  
No Effect

# Schedule

- Comment period extends through January 6, 2014
- NCDOT will review all comments received
- Combined Final Supplemental Final EIS/Record of Decision anticipated Spring 2014
- Right-of-way acquisition, permitting and construction activities may resume following final document approvals.

# Right of Way Process

- NCDOT's policy is to:
  - Contact affected property owners and conduct property appraisal
  - Treat all owners and tenants equally
  - Fully explain the owner's rights
  - Provide fair market value for property
  - Provide relocation advisory assistance
- Relocation Assistance
  - Pamphlets summarizing Right of Way and Relocation procedures available at sign-in table

# Comments

- Two comment sheets

Title VI Public Involvement Form

Project Comment Sheet

**TITLE VI PUBLIC INVOLVEMENT FORM**

Completing this form is **completely voluntary**. You are not required to provide the information requested in order to participate in this meeting. **Please circle the location of the meeting you attended.**

Meeting Type: Pre-Hearing Open House and Public Hearing	Date: Dec 9, 10 & 11, 2013
Location: Union County Ag Center, SPCC, Next Level Church	
TIP No.: R-3329 & R-2559	
Project Description: Monroe Connector/Bypass	

In accordance with Title VI of the Civil Rights Act of 1964 and related authorities, the North Carolina Department of Transportation (NCDOT) assures that no person(s) shall be excluded from participation in, denied the benefits of, or subjected to discrimination under any of the Department's programs, policies, or activities, based on their race, color, national origin, disability, age, income, or gender.

Completing this form helps meet our data collection and public involvement obligations under Title VI and NEPA, and will improve how we serve the public. Please place the completed form in the designated box on the sign-in table, hand it to an NCDOT official or mail it to the PDEA-Human Environment Section, 1568 Mail Service Center, Raleigh, NC 27699-1598.

All forms will remain on file at the NCDOT as part of the public record.

Zip Code: _____	Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female
Street Name: (i.e. Main Street) _____	Age: <input type="checkbox"/> Less than 18 <input type="checkbox"/> 45-64 <input type="checkbox"/> 18-29 <input type="checkbox"/> 65 and older <input type="checkbox"/> 30-44
<b>Total Household Income:</b> <input type="checkbox"/> Less than \$12,000 <input type="checkbox"/> \$47,000 - \$69,999 <input type="checkbox"/> \$12,000 - \$19,999 <input type="checkbox"/> \$70,000 - \$93,999 <input type="checkbox"/> \$20,000 - \$30,999 <input type="checkbox"/> \$94,000 - \$117,999 <input type="checkbox"/> \$31,000 - \$46,999 <input type="checkbox"/> \$118,000 or greater	Have a Disability: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Race/Ethnicity:</b> <input type="checkbox"/> White <input type="checkbox"/> Black/African American <input type="checkbox"/> Asian <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Native Hawaiian/Pacific Islander <input type="checkbox"/> Hispanic/Latino <input type="checkbox"/> Other (please specify): _____	<b>National Origin:</b> (if born outside the U.S.) <input type="checkbox"/> Mexican <input type="checkbox"/> Central American <input type="checkbox"/> South American <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Chinese <input type="checkbox"/> Vietnamese <input type="checkbox"/> Korean <input type="checkbox"/> Other (please specify) _____

How did you hear about this meeting? (newspaper advertisement, flyer, and/or mailing) \_\_\_\_\_

For more information regarding Title VI or this request, please contact the NCDOT Title VI Section at (919) 508-1850 or toll free at 1-800-522-0453, or by email at [titelvi@ncdot.org](mailto:titelvi@ncdot.org).

Thank you for your participation!



**Contact Information** [Please Print]

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

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

E-mail Address: \_\_\_\_\_

How did you hear about the meeting?  
 Postcard     Newspaper     Friend/Family     Other: \_\_\_\_\_

Which meeting did you attend?  
 December 9, 2013 - South Piedmont Community College     December 11, 2013 - Next Level Church  
 December 10, 2013 - Union County Agricultural Center     Did not attend a meeting

**Comments**  
 Your opinions about this project are important to us. Please use the space below to provide your comments or questions. If you need additional room to write, please take additional comment sheets or include your own letter.

1. Which part of the project area are you most interested in (west, central, or east)? Do you commute through, live in or have other interests in the area?

2. What comments do you have regarding the Detailed Study Alternatives and/or identification of the Preferred Alternative (DSA D)?

3. Was the information presented at the hearings clear and understandable? Do you have any suggestions for improvement?

Monroe Connector/Bypass

**Comments due by January 6, 2014**

# Contact Information

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[www.ncdot.gov/projects/monroeconnector](http://www.ncdot.gov/projects/monroeconnector)

General Project email: **monroe@ncdot.gov**

General Project Hotline: **(800) 475-6402**

Right of Way Team email: **monroerightofway@ncdot.gov**

Right of Way Office: **(704) 893-0131**

# Public Comments

# Visualization

