



TEXAS DEPARTMENT OF TRANSPORTATION



TRANSFORMING TRANSPORTATION FOR TOMORROW

Linkages with Brownfield
Redevelopments and
Opportunities



Linking Redevelopment with Transportation

Stating the Obvious:

- Any Development/Redevelopment Ultimately Must Connect/Link to the Transportation System
- Adequate Transportation System is Key to the Success of the Development and to Sustaining Acceptable Level of Service on the System
- Successful Development is Dependent upon GOOD PLANNING

All Success Stories Start with a Plan!

- Redevelopment Plans – Linked with Regional Plans
 - Metropolitan Transportation Plan (MPO's Long-Range Plan)
 - Local Municipality Master Plans/Major Thoroughfare Plans
 - Plans by other Local/Regional Organizations
 - TxDOT - Statewide Transportation Improvement Program (STIP)

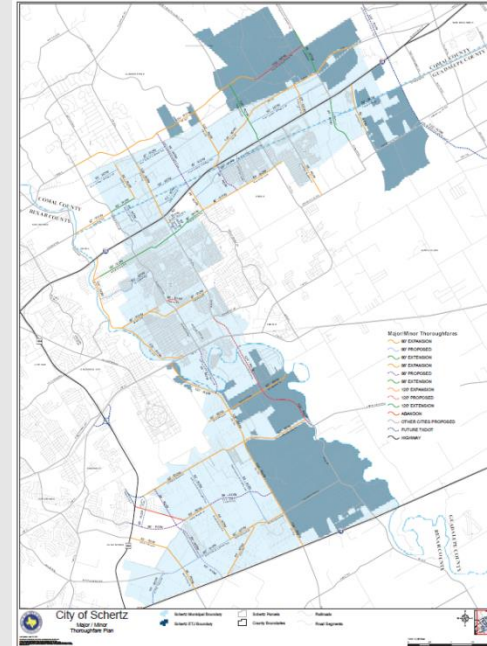
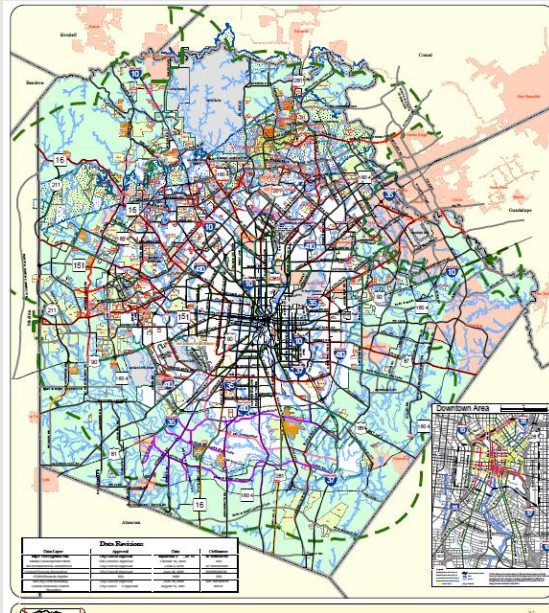
Metropolitan Planning Organization



- MPO's were created by federal law to provide local direction for urban transportation planning and the allocation of federal transportation funds to cities with populations greater than 50,000
- MPO's develop transportation plans and programs to address the needs of the metropolitan area and decide how federal and state transportation funds will be allocated for the region

Municipal Plans

- Major Thoroughfare Plans Provide Necessary Grid System as Areas Develop



- Discussions with Local Municipalities for Plan Consistency

Discussions with other Local/Regional Organizations

- County
- Regional Mobility Authorities (RMA's)
- Rural Regional Planning Organizations (RPO's)
- Local District/Area TxDOT office

Transportation Improvements

- Federal/State Funding Opportunities
- Local Funding on the State System
- Private Sector Funding Through Donation

Federal/State Funding Opportunities

- MPO Funds
 - Surface Transportation Metropolitan Mobility (STP-MM - Category 7)
 - Transportation Enhancement/Transportation Alternatives
 - Metropolitan Mobility (Category 2)

- TxDOT Funds (Federal and State Funds)
 - Discretionary Funds Used for Rehabilitation/Maintenance/Operational Improvements (Category 1/11)
 - Project Identification/Prioritization through Coordination with Rural Regional Planning Organizations (RPO's)
 - Statewide Programs (Safety Funds, Bridge Program Funds, Strategic Statewide Initiatives-i.e. Proposition 12)

Local Funding Opportunities

- Local Municipal Bond Programs
- Transportation Reinvestment Zone (TRZ)
- Advanced Transportation District Funds (ATD)
- Local Funds Can Completely Fund Improvements or Can be Used as Leverage for State/Federal Funds

Private Sector Funding - Donation

- Private Developer Can Enter Into an Agreement with TxDOT to Fund and Possibly Construct Improvements on the State-System
- Must be Approved by the Texas Transportation Commission
- Alternatively, Private Developer can work with a Local Agency who Executes a Funding Agreement with TxDOT

Requirements for Access to the State-System

- Coordination with TxDOT During Platting/Master Development Planning
 - Number of Access Points/Driveway Spacing
 - Traffic Impact Analysis (TIA)
 - Necessary Mitigation Identified

- Driveway Permit
 - Detailed Access Design
 - Design of Mitigation
 - Coordination/Processing Donation Agreement if Necessary
 - Environmental Clearance

Permitting/Platting Coordination with TxDOT

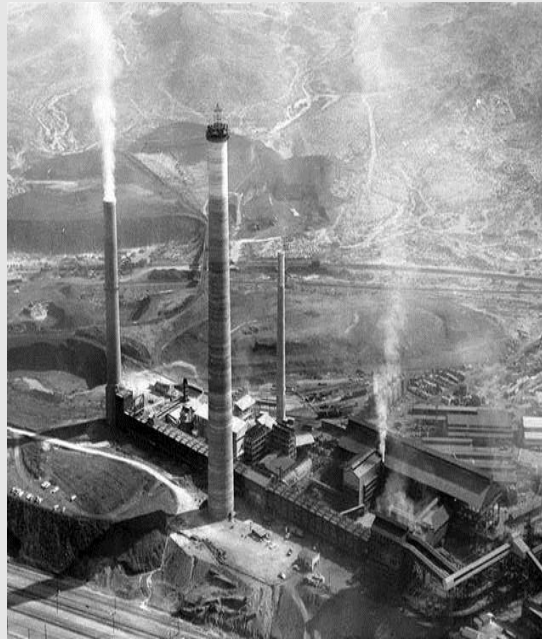
- As a General “Rule of Thumb” contact Local TxDOT Area Office for Requirements

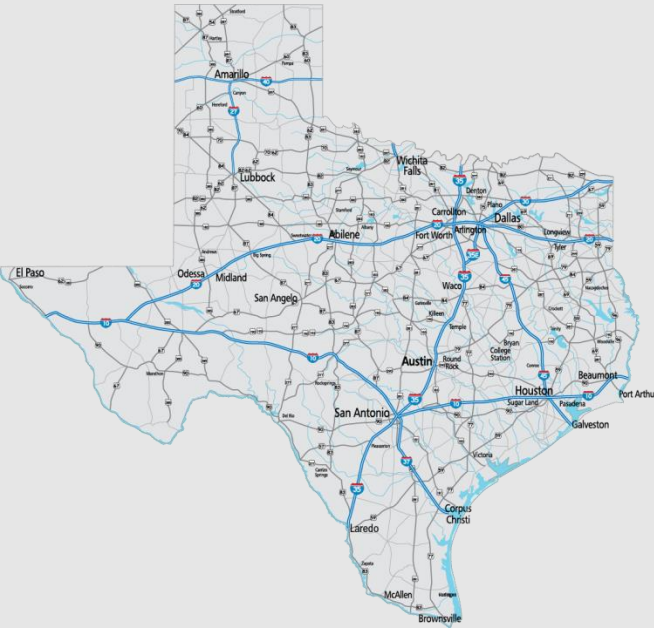
San Antonio District Contacts:

- Bexar County Contacts
 - Randy Grones, P.E. (Platting) – (210) 615-6434
 - Ken Davenport, P.E. (Permits) – (210) 615-6005
- New Braunfels Area Office (Kendall, Comal, Guadalupe, Wilson)
 - Brien Hocher, P.E. (830) 609-0707
- Hondo Area Office (Atascosa, Medina, Frio, McMullen)
 - Eddie Reyes, P.E. (830) 426-2522
- Kerr County Area Office (Kerr, Uvalde, Bandera)
 - Mike Coward, P.E. (830) 257-8444

Coordinate Early to Avoid Delays!

- Coordinate early especially in:
 - The permitting/platting stage
 - Environmental Documentation
 - Two common Environmental Resources Associated with Brownfield developments are HISTORIC and HAZMAT





Thank You!
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