

Freedom Parkway and Lakeshore Drive Extensions

Public Meeting – January 11, 2022



Project Team



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Agenda

- Project Introduction
- Project Area History
- Future Land Use Plan of the Study Area
- Proposed Plan
- Proposed Roadways in Section View
- Average Daily Traffic
- Right-of-Way Information
- Anticipated Project Schedule
- How to Provide Comments
- Questions? Comments?

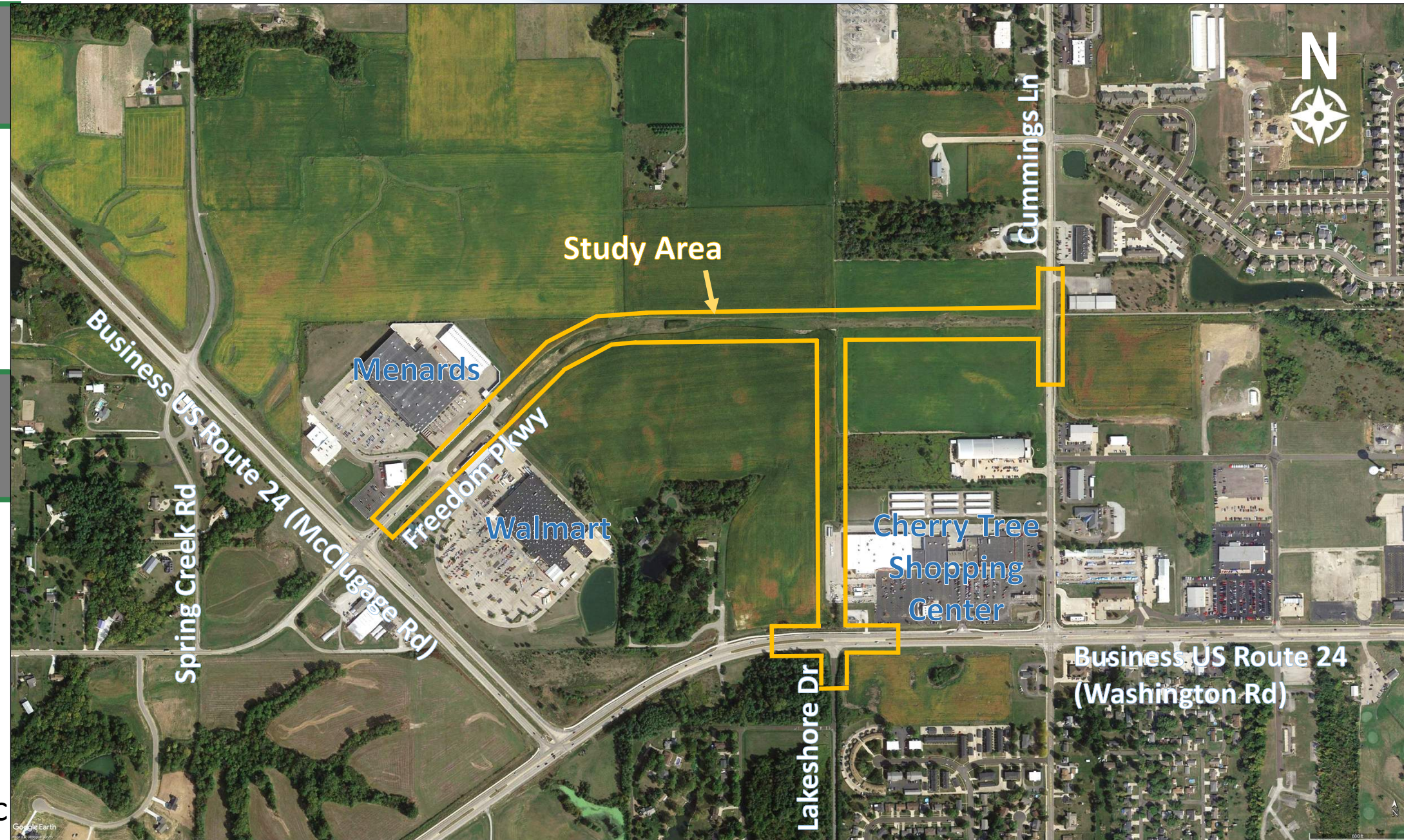
Project Introduction

What is the purpose of this meeting?

Our goal is to inform you of the planned roadway project and to hear your comments and concerns.

What is the purpose and need of this project?

- The purpose of the project is to expand the City of Washington's transportation network by providing connectivity for all modes along new Freedom Parkway and Lakeshore Drive corridors.
- The project is needed to enable economic development in accordance with the City's land use plan.

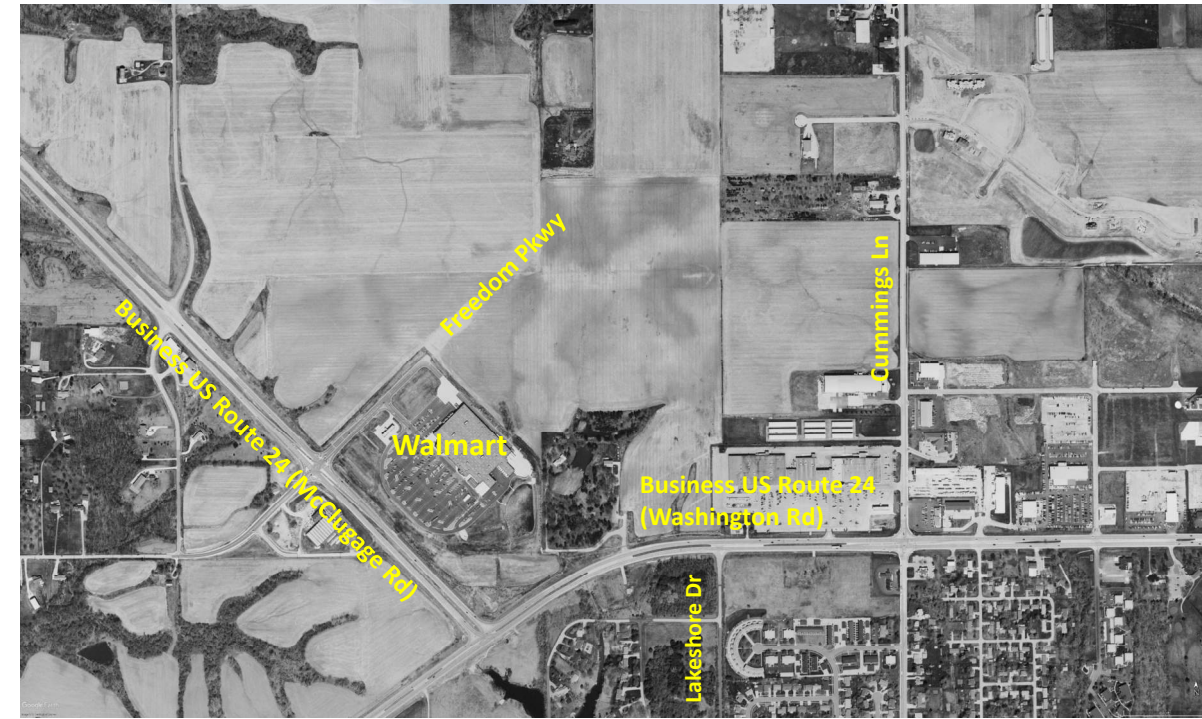


Project Area History

1994



2005

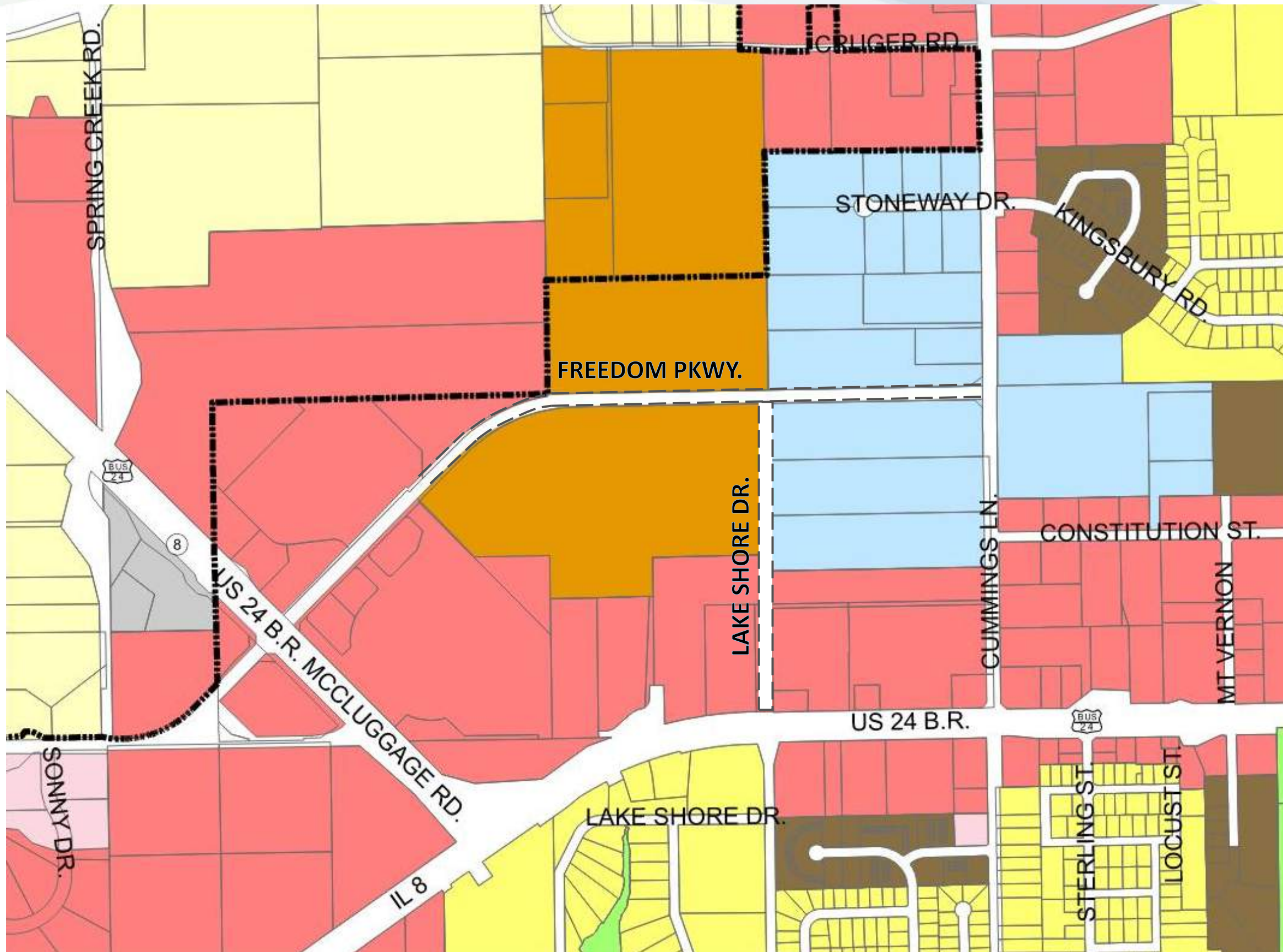
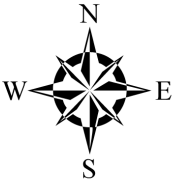


2009



2017

Future Land Use Plan for the Area

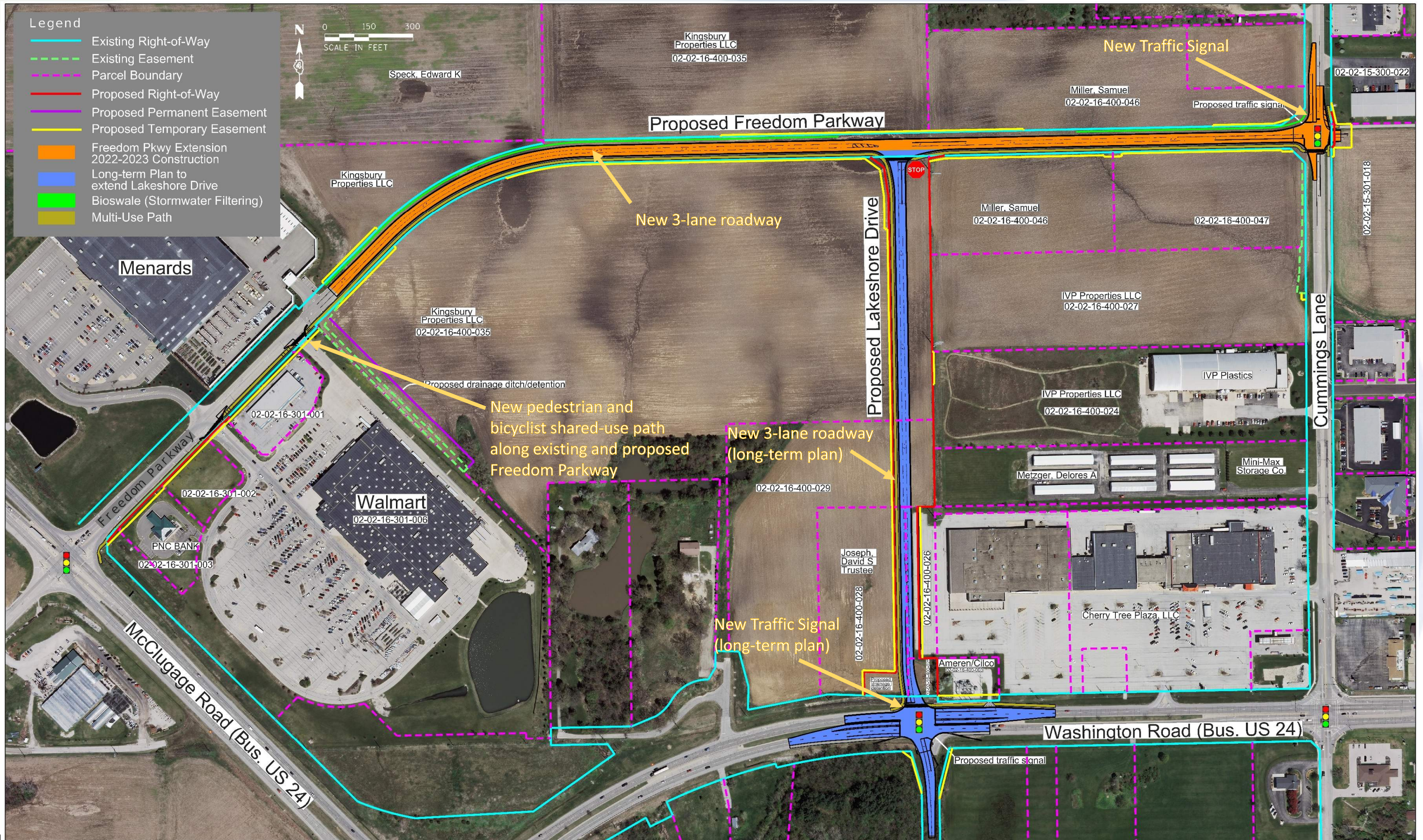


Legend

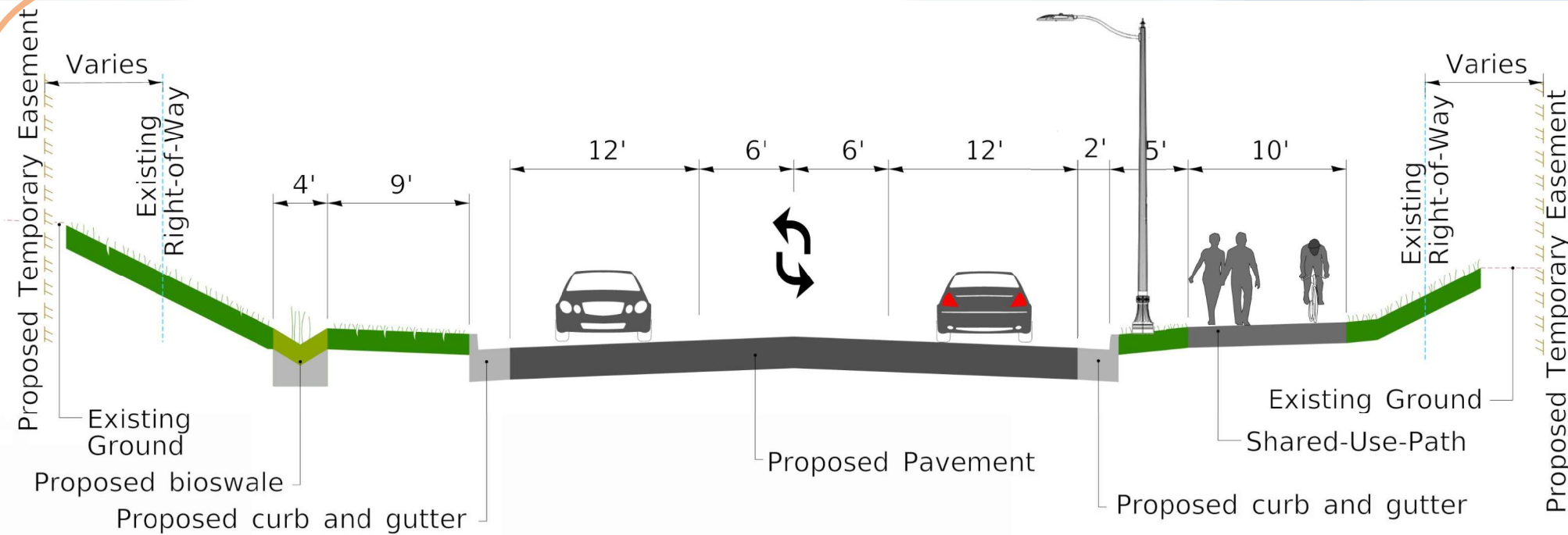
	Parcels
Comp_Plan	
	AG - Agriculture
	RR - Rural Residential
	STFR - Single- and Two-Family Residential
	MFR - Multifamily Residential
	MXD - Mixed Use: Downtown Commercial and Residential
	UV - Urban Village
	OSC - Office and Service Commercial
	GC - General Commercial
	LTI - Light Industrial
	PBI - Public Institutional
	PKOS - Parks and Open Space

Source: City of Washington Department of Planning and Development

Proposed Plan



Proposed Roadways: section view



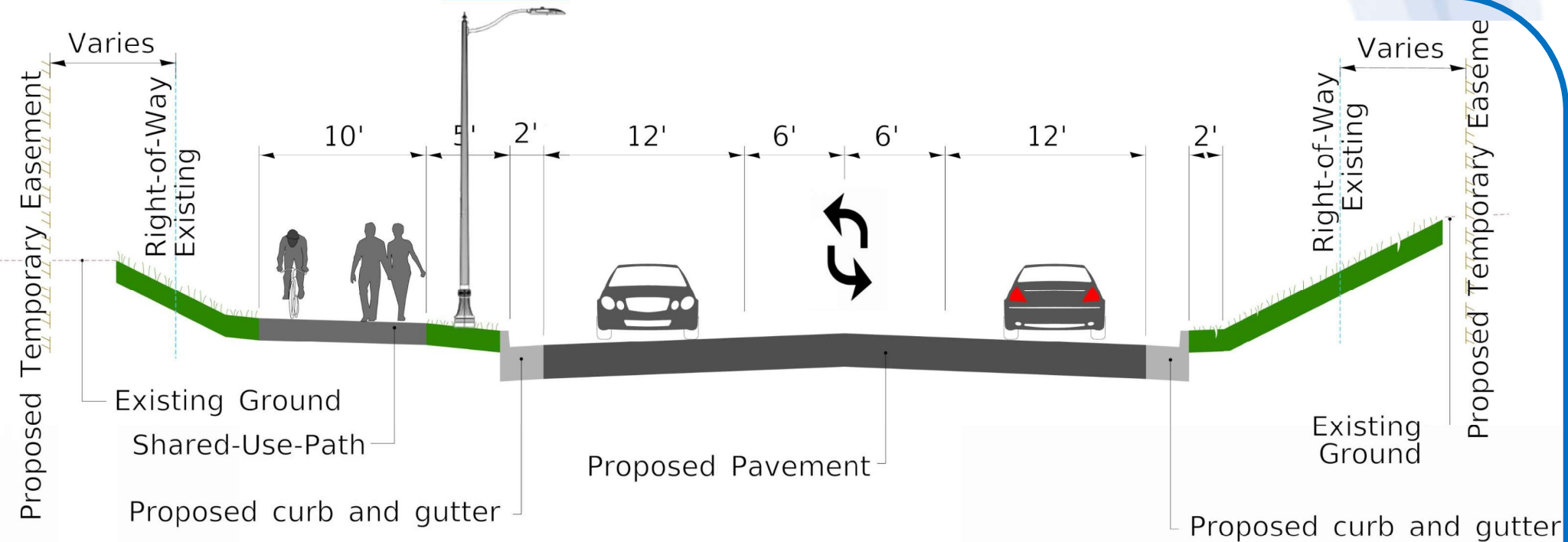
Short-Term Plan: Freedom Pkwy Extension

- Construction start year: 2022
- Includes Freedom Parkway extension and Freedom/Cummings intersection

Proposed Freedom Parkway
From existing Freedom Parkway to Cummings Lane
(Looking East)

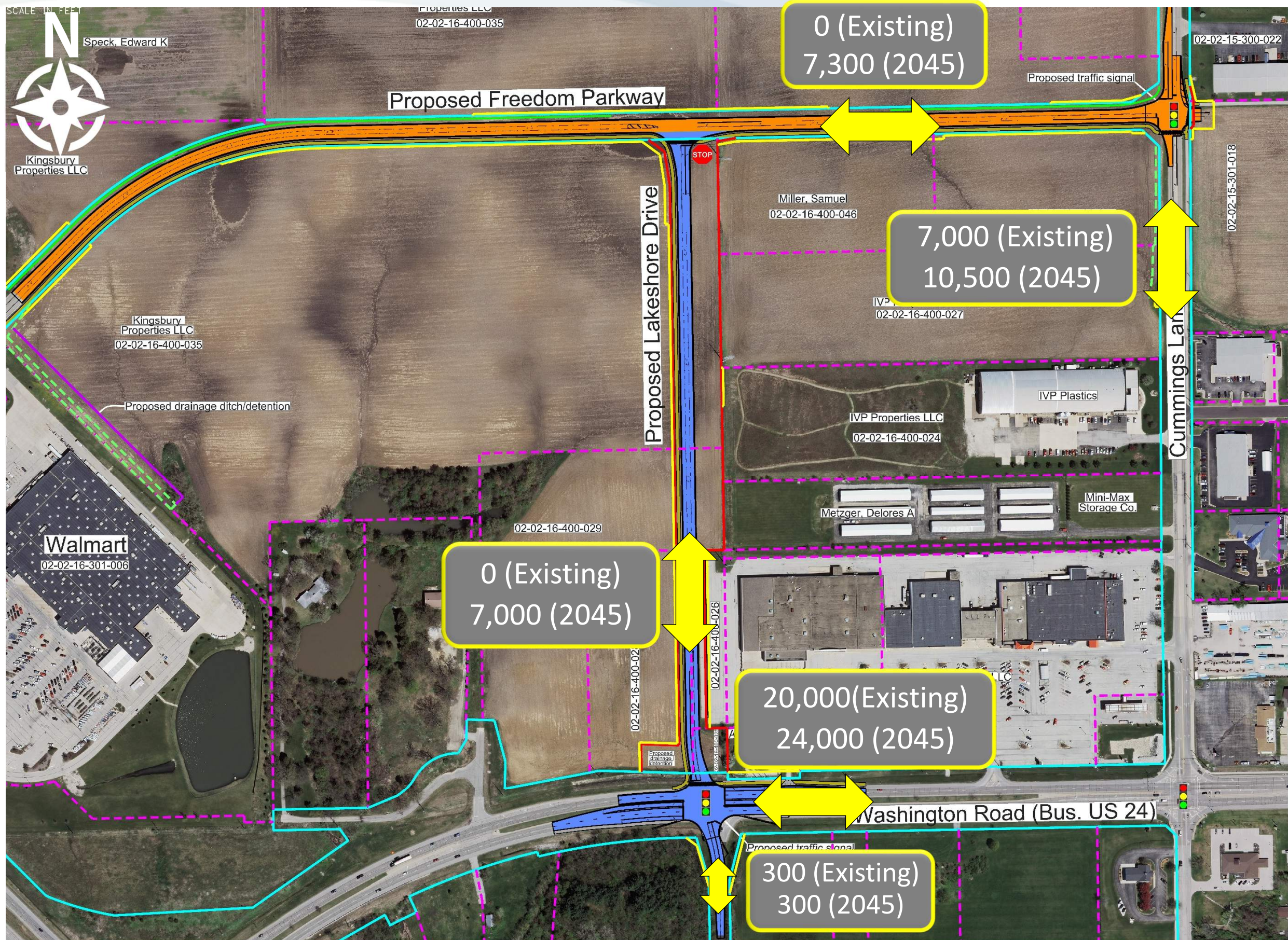
Long-Term Plan: Lakeshore Drive Extension

- Future Construction
- Includes Lakeshore Drive extension, Freedom/Lakeshore and Lakeshore/Washington intersections



Proposed Lakeshore Drive
From Washington Road to Proposed Freedom Parkway
(Looking North)

Average Daily Traffic: Existing and Projected Year 2045



Right-of-Way Information

Types of Right-of-Way

- **Existing Right-of-Way:**
Current land for the public's use (typically the current roadway and sidewalk)
- **Temporary Easement:**
“Rent” the use of the property for 3 to 5 years. Temporary use during construction.
- **Permanent Easement:**
Purchase permanent rights to use property. Allows City access to sewer structures on private property.
- **Fee Simple (new permanent right-of-way):**
Purchase all or portion of a property by Warranty Deed. Expands the right-of-way.

Right-of-Way Acquisition Procedure for Highways

Determine Right-of-Way Acquisition Needed

Determined by the proposed design

Establish Value of Right-of-Way

3rd party appraisal

Make an Offer

In writing, to owner

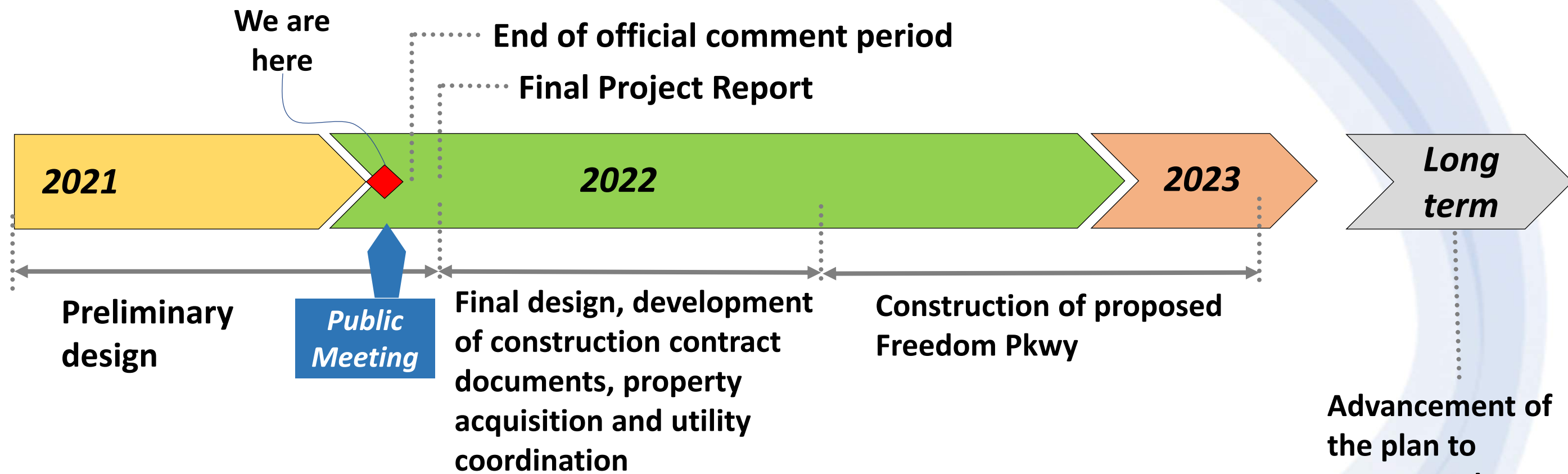
Owner to Decide on Offer

Right-of-Way Information

Steps in the land acquisition process

- 1. Selection of right of way:** after the public meeting is held and the route location has been established, right-of-way plans are completed based on the construction requirements for the particular type of improvement. Detailed plans are then prepared.
- 2. Establishing a property value:** Real estate professionals assist IDOT with determining compensation, which is based on an analysis of the current real estate market. All appraisals are reviewed by a review appraiser in each IDOT district.
- 3. Informing property owners:** A professional real estate person contacts each property owner, pointing out the area to be acquired, construction features, other pertinent data and answering any questions.
- 4. Making an offer to purchase:** The purchase offer will be made in writing and will match the established property value. This offer will not be modified unless items affecting the real estate value were overlooked. An IDOT representative will be available for any questions.
- 5. Deciding on the offer:** Each property owner will have a reasonable amount of time to consider the offer. The sale is concluded in a similar manner to other real estate transactions.
- 6. Receiving relocation assistance:** If displaced, the occupant of an improved property, e.g., a house or business, may be eligible to receive relocation assistance and payments.

Anticipated Project Schedule



Note: Schedule is subject to change depending on many factors, such as: availability of funds, review periods, etc.

Advancement of the plan to construct the Lakeshore Drive extension.

How to Provide Comments

- Comments can be stated verbally at this meeting
- Comments can be mailed or emailed
- Comments received before January 25th will become part of the official project record
- The draft Project Development Report is available upon request for additional information
- Email comments to:

Dennis Carr, City Engineer

dcarr@ci.washington.il.us

or mail comments to:

Dennis Carr, 301 Walnut St, Washington, IL 61571