

APPENDIX E

Hollydale Condominiums Right of Way Impacts Meeting Notes

**The following presentation was shown
at each meeting with the Hollydale
Condo Owners**

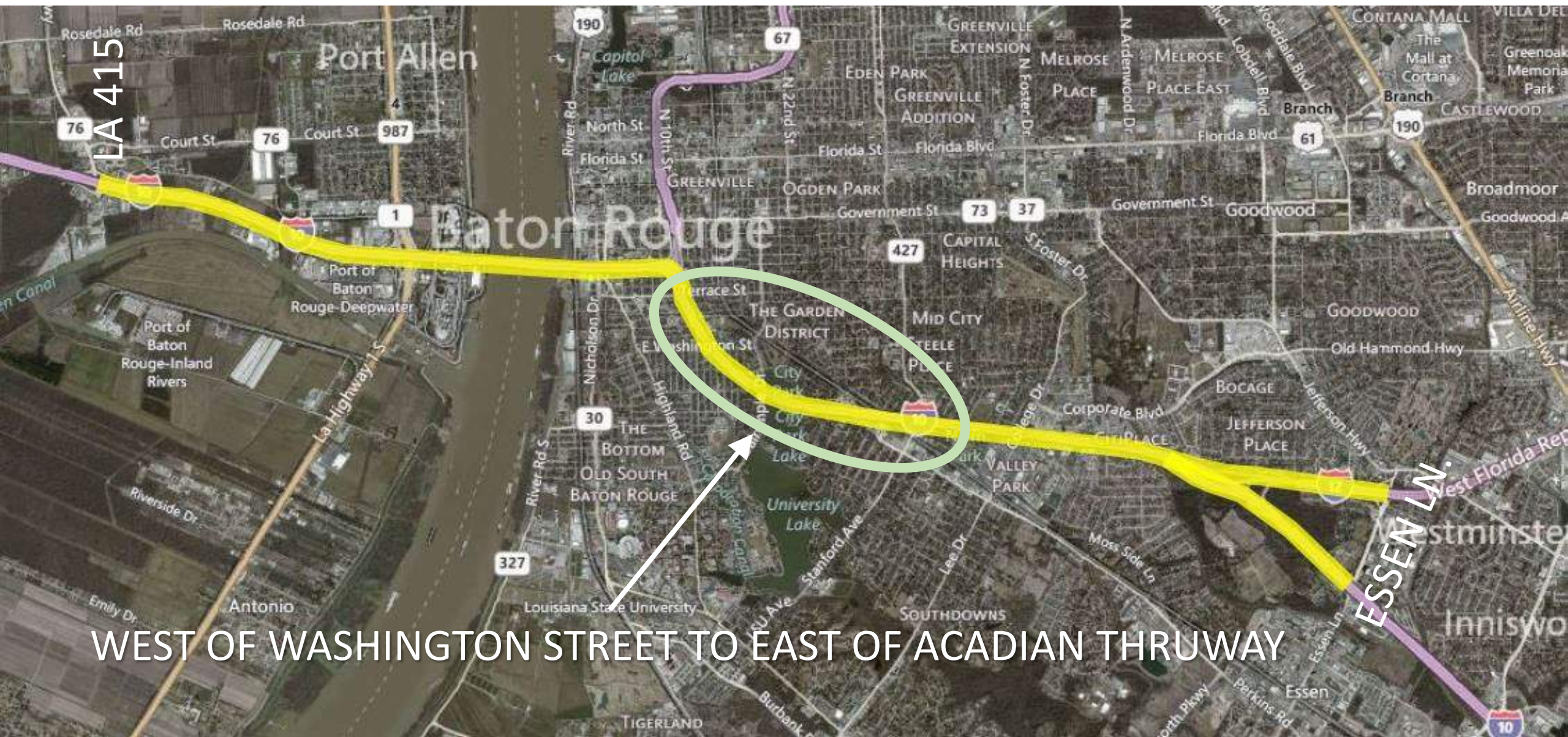


I-10 WIDENING PROJECT BATON ROUGE



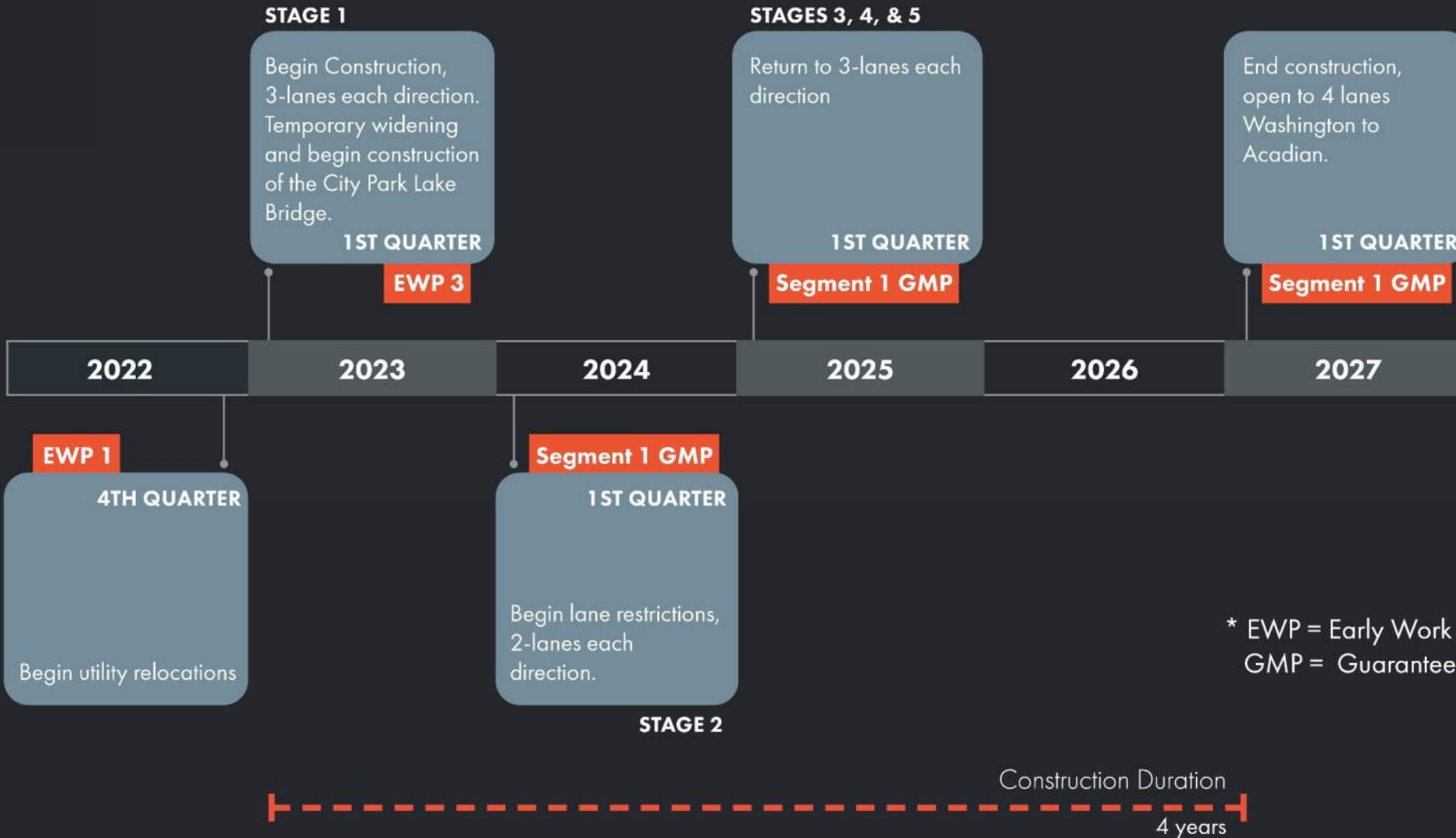
I-10: LA 415 to Essen Lane on I-10 and I-12

- SEGMENT 1 PROJECT LIMITS



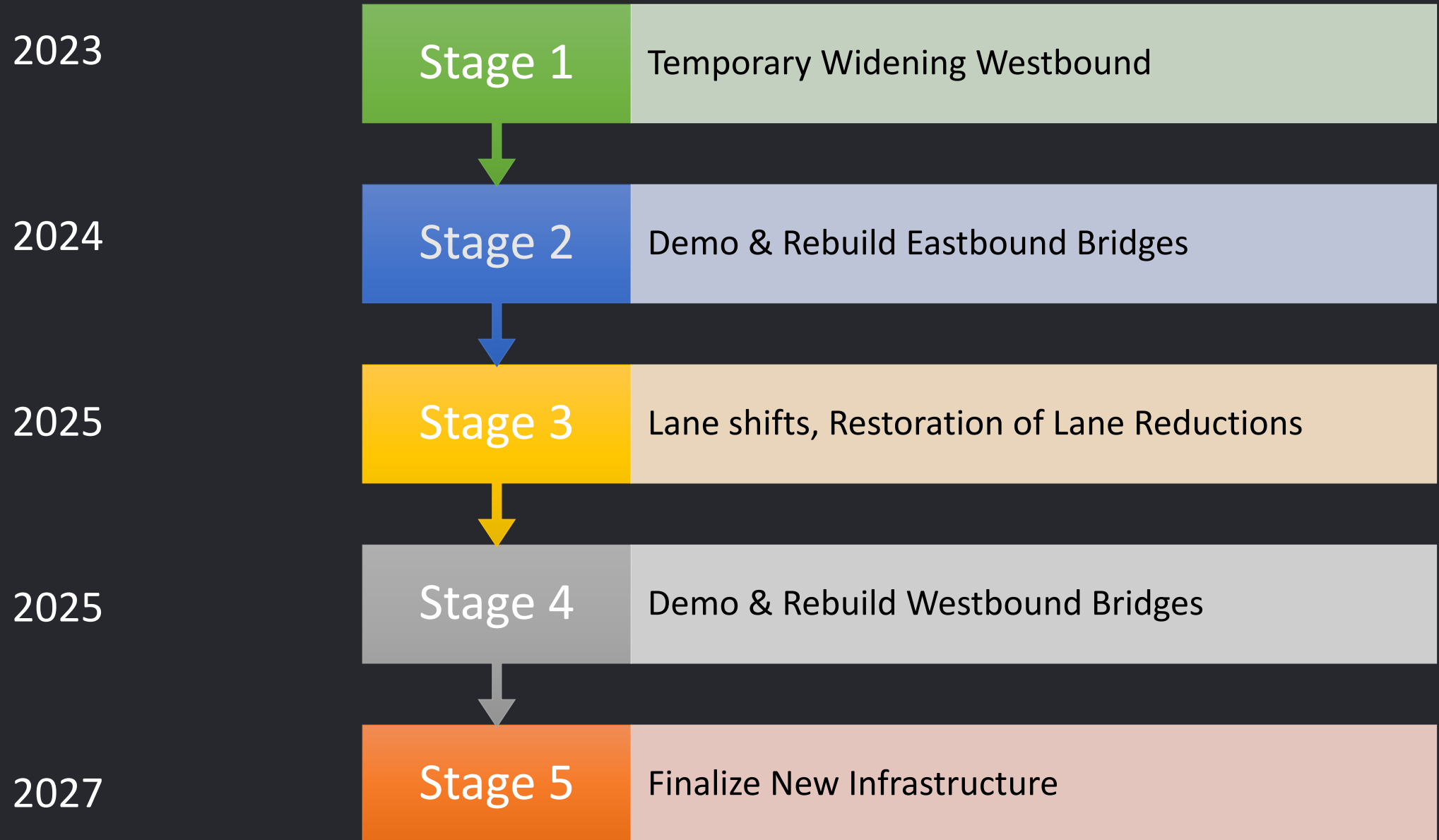
WEST OF WASHINGTON STREET TO EAST OF ACADIAN THRUWAY

CONSTRUCTION PHASE TIMELINE



* EWP = Early Work Package
GMP = Guaranteed Maximum Price

SEQUENCE OF CONSTRUCTION

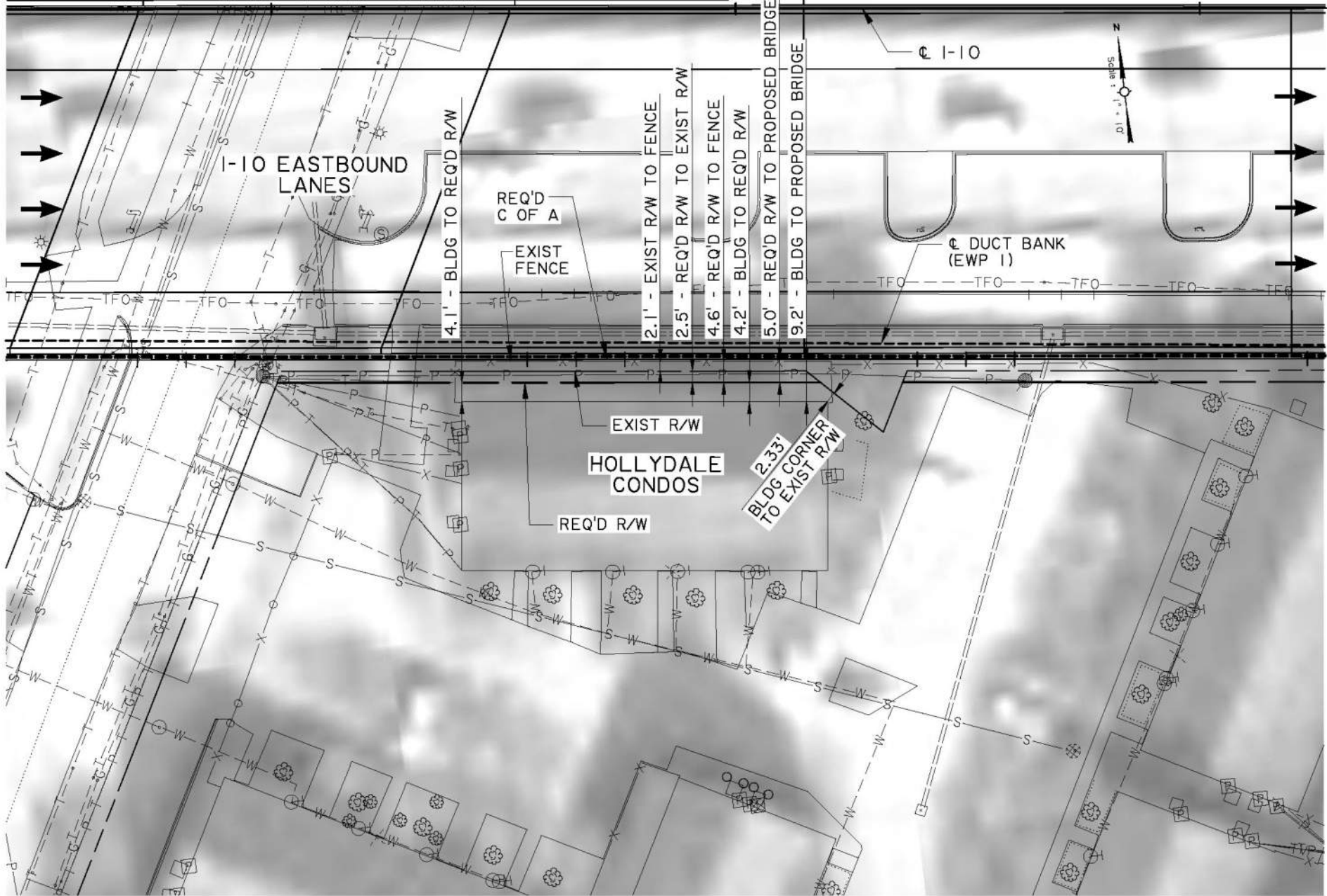


GOOGLE STREET VIEW



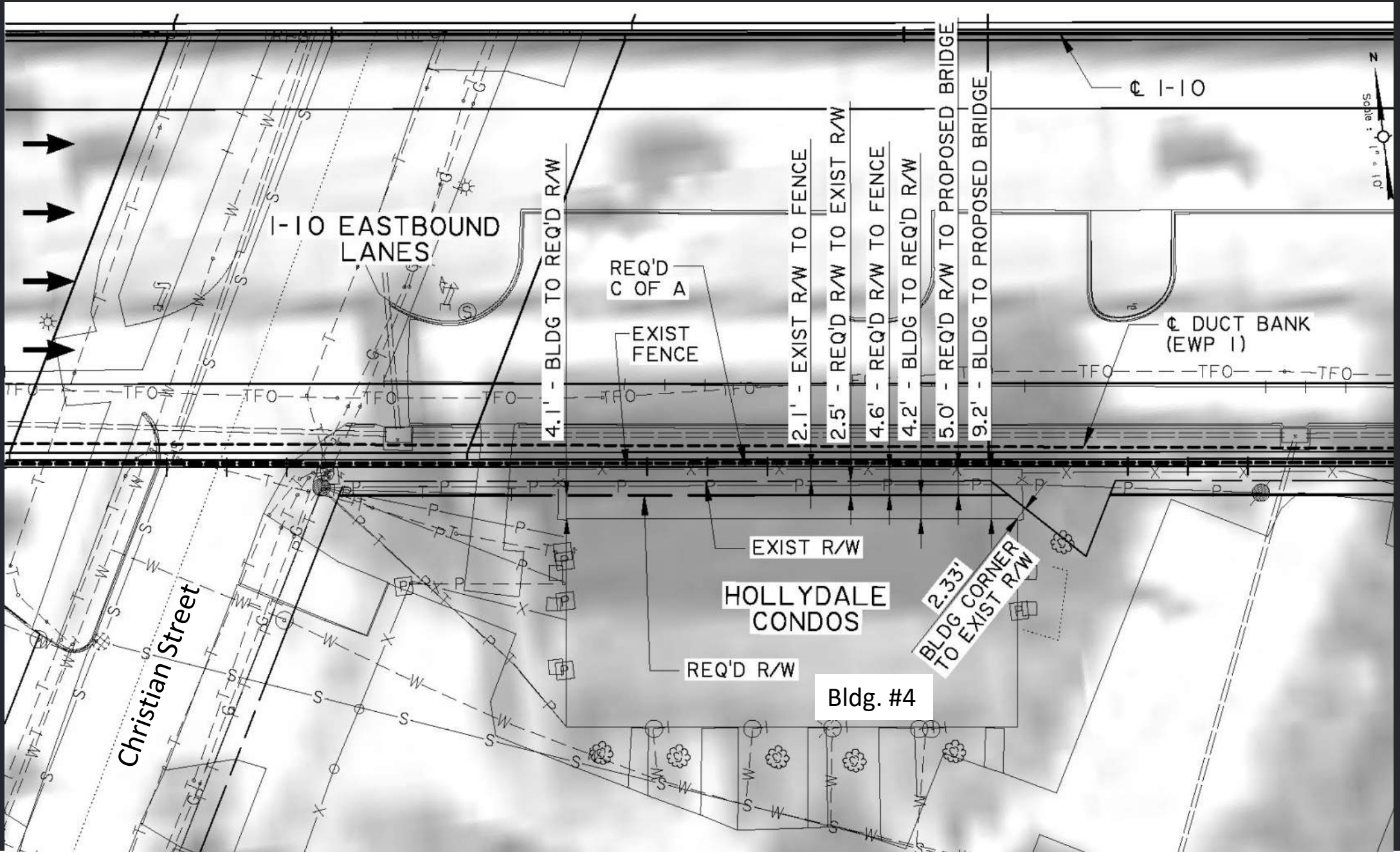
FUTURE CONDITIONS AT HOLLYDALE CONDOS

2020\200502\01800\GWP3\Hollydale Exhibit_GWP3.dgn
 EXHIBIT
 12/6/2022



		DOTD LOUISIANA DEPARTMENT OF TRANSPORTATION	
EXHIBIT SHOWING RIGHT OF WAY @ HOLLYDALE CONDOS I-10, LA 415 TO ESSEN LANE ON I-10 AND I-12		EAST BATON ROUGE 450-10 H.004100. EWP 3	
DESIGNER WILLIAMS	CHECKER THYMES	DATE 12/4/2022	PROJECT H.004100. EWP 3
PRELIMINARY NOT FOR CONSTRUCTION ENGINEERS MILES & WILLIAMS LICENSE #: 23094 DATE: 12/4/2022			
NO.	DATE	REVISION OR CHANGE DESCRIPTION	BY

ENLARGEMENT - FUTURE CONDITIONS AT HOLLYDALE CONDOS

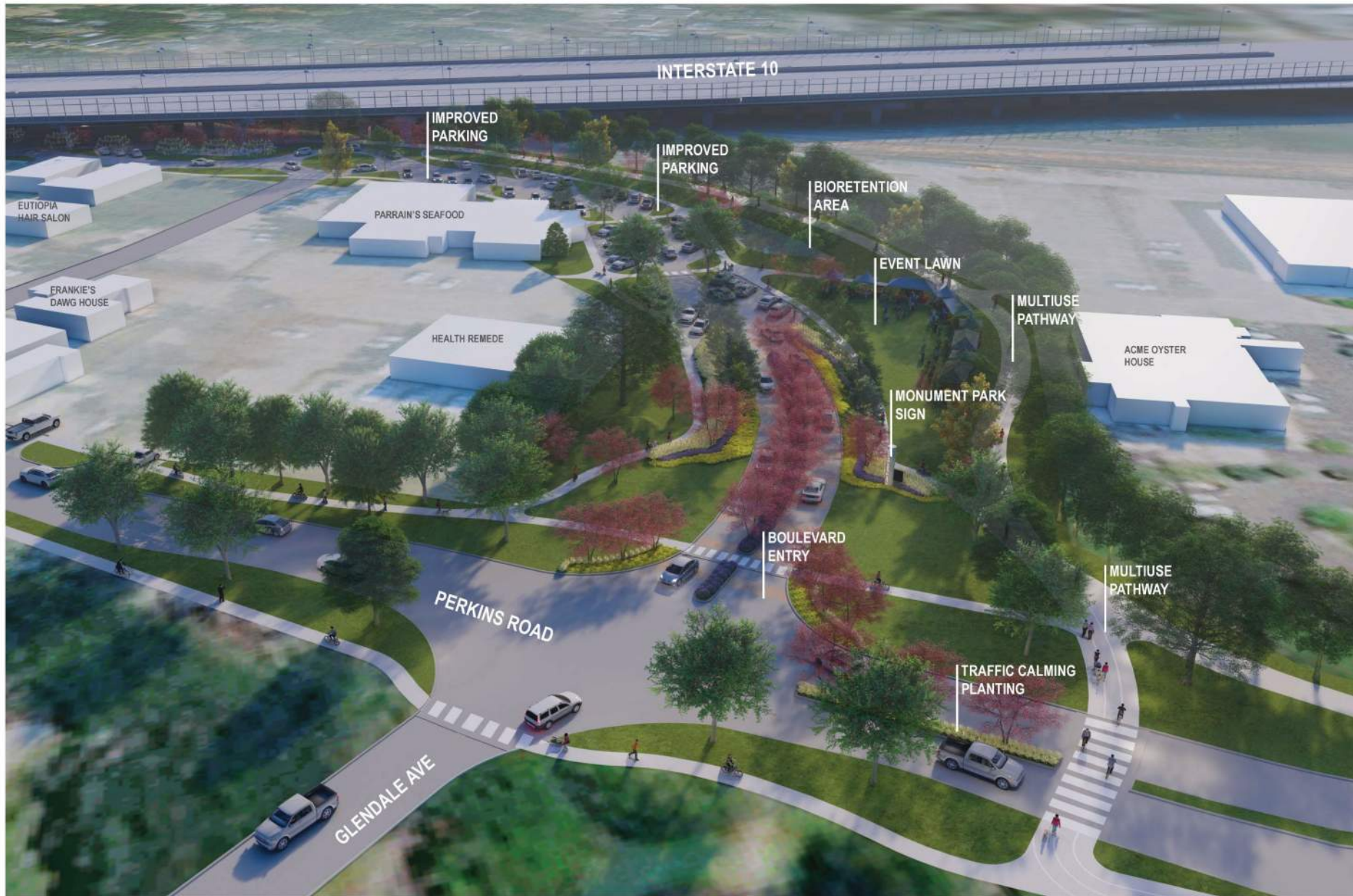


PERKINS BRIDGE AREA

PERKINS ROAD AND OVERPASS PARK OVERALL PLAN



PERKINS BRIDGE AREA



- Right-of-Way Formerly Occupied by Ramps

PERKINS BRIDGE AREA



- Safety and decorative lighting
- Sidewalks & pedestrian plazas
- Landscaping

For More Information

Project Website

PROJECT WEBSITE

Website	Email
www.i10br.com (also sign-up for e-news)	info@i10br.com



**I-10
SEGMENT 1
BEGINS** →

DOTD begins improvements within Segment 1 of the I-10 Project

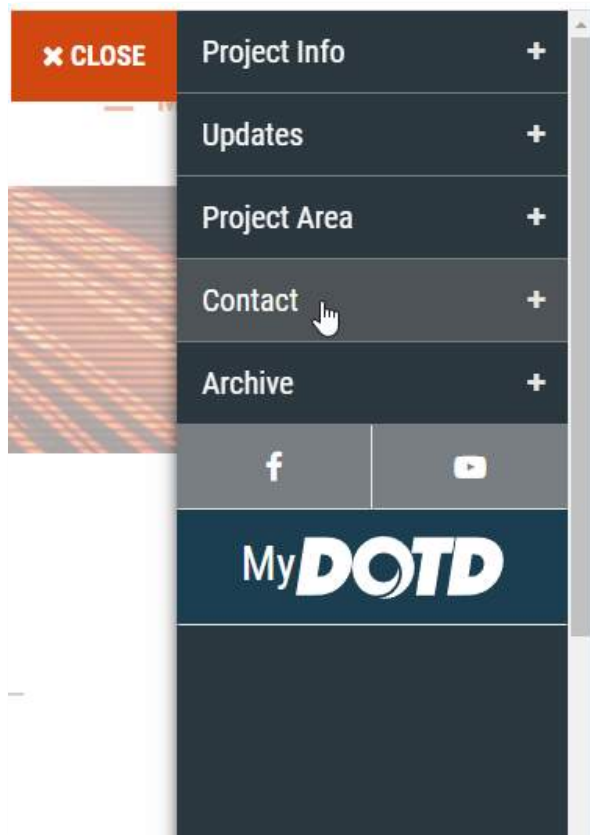
With the *Finding of No Significant Impact* by FHWA in early 2021, Segment 1, the first construction segment of Phase I, is now going through final design. This part of the corridor is most challenging because it traverses the heart of Baton Rouge within a constrained footprint. It is a priority because improvements to this segment will provide the greatest benefits to Baton Rouge by providing 6 lanes of Interstate which includes two lanes on I-10 eastbound at the I-110 split. Significant construction is expected to start in early 2023.

DOTD is continuing to engage the public through this final design process. Community meetings will be held to refine plans for Context Sensitive Solutions seeking to mitigate impacts of the interstate-to-adjacent communities. Informational meetings will offer opportunities to ask questions and submit comments.

Have a question? [LEAVE A COMMENT](#) [VIEW FEBRUARY 2022 EXHIBITS](#)



I10BR.COM – COMMENT SUBMISSION



A screenshot of the I-10 BR contact page. At the top left is the Interstate 10 logo with 'I-10 BR' and 'LA 415 to Essen' next to it. At the top right is a red 'MENU' button. Below the header is a banner image of a highway at night with blue and red light trails, and the word 'CONTACT' in white. The main content area has a white background. On the left, it says 'Contact us for the latest progress and information on the I-10 Corridor Study Project.' followed by the address '1201 Capitol Access Road, Baton Rouge, LA, 70802'. On the right is a contact form with the following fields: 'NAME *' (split into 'FIRST' and 'LAST'), 'EMAIL *', 'PHONE *', 'ZIP CODE', and 'REASON FOR CONTACT' (with a placeholder text 'I have a question not addressed in FAQ'). At the bottom is a field for 'MY QUESTION IS...'. The form fields are represented by horizontal lines.

Summary Notes:

Hollydale Condominiums ROW Unit 4E

Property Owner Discussion

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 12/20/2022 1:00 PM

Location: DOTD HQ conference room 102B and virtual: Microsoft Teams

PURPOSE

Discuss project impacts to condominium building #4 at Hollydale Ave. with owner.

ATTENDEES

Sandra and Richard Ribes (owners)

Nicholas Olivier (DOTD)

Kiawasha White (DOTD)

Bob Schmidt (Huval, COREX10)

James Taylor (Franklin Associates, COREX10)

Virtually:

Ashley Long (DOTD)

Heather Corsentino (DOTD)

Charles McBride (DOTD)

Donna Stinson (DOTD)

MEETING SUMMARY NOTES

Taylor: Welcome and introductions. Purpose of meeting is to inform owners of project impacts to the condominium. The property owners and meeting guests, Mr. & Mrs. Richard and Sandra Ribes, are residents of the Steele Place neighborhood in Baton Rouge. Taylor initiated an on-screen slideshow (attached).

Olivier: Emphasized purpose of meeting was to discuss the newly identified need to purchase additional right-of-way (ROW) from the condominium owners: approximately 2 feet in addition to the 2 feet of encroachment of the rear patio and fence into State property. So, a net loss of approximately 4 feet.

Olivier emphasized that the position of the new roadway has not changed since its design during the earlier environmental studies; but that the earlier identification of ROW lines were in error as they were based on City-Parish GIS data and not upon land survey data which has only recently been completed.

Olivier: The requirement of this new ROW acquisition necessitates the drafting and submission of a reevaluation document to FHWA to update the previously approved Environmental Assessment.

Taylor: Describes project scope and schedule utilizing slideshow exhibits.

Ms. Ribes: Final interstate will have how many lanes?

Olivier: 8 total; 4 in each direction through Baton Rouge

Mr. Ribes: You are widening the new bridges in both directions?

Olivier: Yes. The design minimizes impacts on properties lining the corridor to the extent possible. We are widening to the “inside”, leaving only 4 inches between east and west bound bridges. But we must also widen to the outside to provide the 4th travel lane plus 12-foot-wide shoulders.

Ms. Ribes: We will have trouble renting due to the noise from construction and from the interstate which will be closer to the building.

Olivier: Noise walls affixed to the interstate structure will be 14 feet tall from the pavement surface, helping to deflect road noise.

Schmidt: Also, the new bridge will be built of concrete girders rather than the current steel. Concrete will be less noisy than the current steel.

Mr. Ribes: How close will the interstate be to the building?

Schmidt: Approximately 8 feet. Also, the new bridge will be higher and those noise walls are crash tested – providing safety as well as noise deflection.

Ms. Ribes: I’m still concerned about renting. The noise will be a problem. We depend upon revenue from that property for our income. How were the patios of the units constructed on State ROW previously?

Olivier: We’re not sure. Evidently nobody noticed, or if they did, they did not stop it. Olivier explained the dimensions on the engineer’s drawing exhibit displayed on-screen.

Schmidt: The additional ROW is also necessary to provide room for construction activity.

Ms. Ribes: I’m concerned it will be unleaseable during the construction period.

Olivier: Your back patio would be reduced in depth to just over 4 feet.

Ms. Ribes: This is a horrible impact. There will be lots of noise. We’re retired and rely on this income. Can’t DOTD purchase the whole building? Will there be walls during construction?

Olivier: The contractor will erect fencing and some barrier walls during construction. The only change from previously disclosed impacts (during the environmental process and at multiple public meetings) is the discrepancy of the location of the State ROW line. The position of the new interstate bridge in relation to the buildings has not changed.

Ms. Ribes: Expressed criticism of the public meeting she attended at the hotel ballroom (Crown Plaza). She felt it was too crowded, couldn’t understand the maps and graphics exhibited, and did not adequately get her questions answered.

Olivier: Explained the need to acquire the additional 2 feet of ROW in addition to the 2 feet of encroachment for a total of 4 feet from the current rear patios of the condominiums.

Ms. Ribes: Regarding the proximity of the new interstate to the building – will this violate City-Parish codes and setback requirements?

Long (via MS Teams): Our office is not certain of those requirements.

Ms. Ribes: Again expressed criticism of the earlier public meeting process. Stated that she expected her building would be purchased by DOTD.

Olivier: During the Environmental Assessment phase we did not have the final land survey data, and so the information provided by project representatives was the best available.

White: DOTD never stated that we would purchase that building.

Ms. Ribes: At the time of the public meetings (environmental phase) I didn't think we needed to be concerned.

Mr. Ribes: Is the bridge design set in stone?

Olivier: Yes. Again, we've expanded towards the inside first, leaving only 4 inches between east and west lanes. DOTD does not want to buy private property for State ROW unless absolutely necessary.

[returning to presentation and describing the Context Sensitive Solutions Perkins exhibits]

Schmidt: In addition to the amenities you see, DOTD will dramatically improve the drainage in the area under the interstate.

Olivier: DOTD's Real Estate office will appraise the value of the 2' acquisition. We expect there to be negotiations and counter offers. The first appraisal is the starting point.

Schmidt: While there are impacts to your property, the project also will provide improvements to the surface street and ground areas.

Oliver: Referenced and described the CC/CSS amenities proposed for the Perkins corridor. The interstate entrance & exit ramps at Perkins will be permanently removed as part of this project.

Mr. Ribes: What is the current construction activity that I see going on?

Schmidt: That is not DOTD. Rather, that is the KCS railroad and their contractor who are replacing and expanding the railroad bridge across Acadian Thruway.

Olivier: Described the extension of Greenwood Drive to Perkins, and amenities in this area.

Ms. Ribes: Who will maintain this?

Olivier: DOTD builds it and then the City-Parish (and other partners) maintain it.

Schmidt: Also, the new interstate bridges will feature far fewer columns supporting it. Up to 70% reduction.

Olivier: Underneath the interstate will feature safety and decorative lighting, paved and designated parking spots, some landscaping, pedestrian and bicycle paths.

Schmidt: After these improvements are installed your condo unit may be attractive to younger tenants.

Ms. Ribes: Still, this will be a problem.

Mr. Ribes: When will this start?

Schmidt: Initial work begins early next year on the north side of the interstate corridor – opposite side from your condo. Major construction next to your condo begins in approximately one and one half years – sometime in 2024.

Mr. Ribes: So I can tell my tenant that there will be no construction activity for 1-1/2 years?

Olivier: Correct. Although there may be some trucks moving equipment and materials. The work at that time will be occurring on the opposite side of the interstate from your condo.

Mr. Ribes: When will the appraisals begin?

Olivier: You shouldn't expect to receive them before summer. First, DOTD must draft and submit a reevaluation report to FHWA. Assuming we get approval during February 2023, it will then take several additional months for the Real Estate section staff to complete their work and make the initial offer.

Ms. Ribes: Are there similar projects to what you are proposing here?

Taylor/Olivier: Yes. Birmingham, AL is a good example of these context sensitive solutions. Also Orlando, Miami, Boston, and some in Texas.

Adjourned

Summary Notes: Hollydale Condominiums ROW Unit 4A Property Owner Discussion

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 12/20/2022 2:00 PM

Location: DOTD HQ conference room 102B and virtual: Zoom

PURPOSE

Discuss project impacts to condominium building #4 at Hollydale Ave. with owner.

ATTENDEES

Nicholas Olivier (DOTD)
Kiawasha White (DOTD)
Bob Schmidt (Huval, COREX10)
James Taylor (Franklin Associates, COREX10)

Virtually:
Ryan Russell (owner)
Ashley Long (DOTD)
Heather Corsentino (DOTD)
Charles McBride (DOTD)
Donna Stinson (DOTD)

MEETING SUMMARY NOTES

Taylor: Welcome and introductions. Purpose of meeting is to inform owners of project impacts to the condominium. The property owners and meeting guest, Mr. Ryan Russell, is a resident of Brownsville, TX. Thus, this is primarily a virtual meeting.
Taylor initiated an on-screen slideshow (attached).

Olivier: Emphasized purpose of meeting was to discuss the newly identified need to purchase additional right-of-way (ROW) from the condominium owners: approximately 2 feet in addition to the 2 feet of encroachment of the rear patio and fence into State property. So, a net loss of approximately 4 feet.
Olivier emphasized that the position of the new roadway has not changed since its design during the earlier environmental studies; but that the earlier identification of ROW lines were in error as they were based on City-Parish GIS data and not upon land survey data which has only recently been completed. From the exterior face of the new bridge the project requires 5 feet to the ROW.

Russell: So, you're buying 2 feet but I'm losing 4 feet.

Olivier: We're not sure how the condominium was able to build so close and encroach the fence and patios into State ROW.

Russell: The back patios will be effectively cut in half.

Olivier: Yes. It appears that the awnings over the rear doorways can remain.

Russell: You have been meeting with other owners?

Olivier: Yes, you are the second and additional meetings are scheduled or invitations sent.

Russell: There is good value in my property, but the compensation I may receive for that additional 2 feet of land will be insufficient. How are others responding to this news?

Olivier: Like you, there is concern. There are benefits of the project however. We will describe Context Sensitive Solutions amenities proposed for the area underneath the new interstate.

Russell: It will take me some time to come to terms with this news. After you acquire and tear down the old fence, who is responsible for erecting a new fence? Could it be of a different type? Iron bars providing open views rather than the opaque wood fence?

White: These details will be addressed in the appraisal in a future step. We can't provide specifics yet.

Constantino: The Condo HOA representatives will also be involved.

Olivier: It will be at least two or three months before DOTD's Real Estate staff contact you.

Taylor / Olivier: Progressed through on-screen presentation describing the CSS improvements. Paved and delineated parking, safety and decorative lighting, pedestrian walks and plazas, food truck staging area, bike path, landscaping, etc.

Schmidt: The new interstate bridges will be supported by fewer columns than currently used. Up to 70% reduction. This creates space beneath interstate for other uses. Also concrete girders will replace the current steel, providing a quieter bridge.

Olivier: The corridor will be lined with noise walls affixed to the sides of the bridge. Clear acrylic panels will be placed in most areas, while opaque acrylic panels will provide privacy to residents along at-grade segments of interstate. These noise walls are crash tested.

Schmidt: The new bridge will be approximately 3 feet higher. There will be more space beneath it. Views from your 2nd floor windows will likely be of the amenities beneath the interstate rather than of interstate traffic itself.

Russell: So your appraisal will be for 2 feet but your taking 4.

White: Yes. When DOTD makes the offer it is the initiation of negotiations. We expect counter offers.

Russell: When does eminent domain come in?

White: That is the last resort. When exercised, the appraised value payment is made to the owners first, then the property is acquired by the State.

Long: Provide Mr. Russell a link to the ROW acquisition brochure. [Taylor did this via email.]

Russell: The appraisal will be for the current value of that 2 feet, which is small compared to the loss in value to my property due to the reduction in back patio area and increased proximity of the interstate itself. How am I made whole?

White: The appraisal is the starting point of negotiations.

(While he was not happy about the news, Mr. Russell was appreciative of the time for discussion with DOTD. The meeting ended amicably.)

Adjourned

Summary Notes:

Hollydale Condominiums ROW Unit 4D

Property Owner Discussion

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 12/21/2022 2:30 PM

Location: DOTD HQ conference room 102B and virtual: MS Teams

PURPOSE

Discuss project impacts to condominium building #4D at Hollydale Ave. with owner.

ATTENDEES

Stephen Guilbeau (co-owner)

Mike Belcher (co-owner)

Nicholas Olivier (DOTD)

Kiawasha White (DOTD)

Bob Schmidt (Huval, COREX10)

James Taylor (Franklin Associates, COREX10)

Virtually:

Ashley Long (DOTD)

Heather Corsentino (DOTD)

MEETING SUMMARY NOTES

Taylor: Welcome and introductions. Purpose of meeting is to inform owners of project impacts to the condominium. The property owners and meeting guests, Stephen Guilbeau and Michael Belcher, each reside in Baton Rouge.

Taylor initiated an on-screen slideshow (attached).

Olivier: Emphasized purpose of meeting was to discuss the newly identified need to purchase additional right-of-way (ROW) from the condominium owners: approximately 2 feet in addition to the 2 feet of encroachment of the rear patio and fence into State property. So, a net loss of approximately 4 feet.

Olivier emphasized that the position of the new roadway has not changed since its design during the earlier environmental studies; but that the earlier identification of ROW lines were in error as they were based on City-Parish GIS data and not upon land survey data which has only recently been completed. From the exterior face of the new bridge the project requires 5' to the right of way line.

Belcher: What will be the distance to the interstate from the building? And what happens to the fence?

Olivier: Approximately 9 feet from the new interstate to building #4.

White: Since the fence and part of the concrete patio is already encroaching into State ROW, the owner would have to replace the fence.

Schmidt: Would the appraisal go to the condo owners or to the HOA?

White: According to Donna Stinson, it would go to the HOA since the 2 feet we're acquiring is "public area" of the condominium.

Guilbeau: Last time it was replaced the management company replaced the fence. We used to have a gate in the old fence, allowing us to go back and forth to local businesses. The condo management company eliminated those for safety and security.

Belcher: During construction will there be barriers?

Olivier: Yes. The contractor will install fencing. There may also be shorter water-filled barriers. Condo tenants will be able to see the construction activity. There will be no loud construction activity at night.

Belcher: Are you getting pushback from other owners?

White: Primarily other owners are concerned about the income from rents.

Olivier: We anticipate organizing and publicizing a public meeting during January specifically for this area, inviting the Perkins corridor businesses and residents.

Belcher: Any complete acquisitions?

Olivier: We don't anticipate full parcel acquisitions in the area, other than Fresh Salon. Overpass merchants is also likely to remain.

White: DOTD did have to acquire the beauty salon – Fresh Salon – as it stood in the line of highway construction.

Belcher: I heard there is a new exit design for College Drive?

Olivier: Yes. While it is not part of the Segment 1 work, we are developing a "braided ramp" solution for College Drive exit from eastbound I-10. This will be similar to what exists at Siegen Lane. It will isolate travel lanes and reduce weaving, improving safety.

Guilbeau: So 2027 is the target end date?

Olivier: Yes, weather permitting. The contractor team is comprised of three large firms (Kiewit, Boh Bros, James) in an effort to expedite demolition and reconstruction.

Belcher: When will appraisals be offered?

Olivier: It will be several months. First we must complete this round of public engagement with owners. Then, we draft and submit a reevaluation report to FHWA. Hopefully, they review and approve it during February. The appraisal process would begin after we receive approval from FHWA. It would likely be mid- to late-summer 2023.

Belcher: Our HOA may be involved. They may receive the payment. I'm concerned of the diminished value of our condominium, without receiving any of the money.

White: The Real Estate Acquisition Process document I provided to you outlines the process we follow. Following our appraisal submission to the owner, the owner then may accept or counter offer. We would then approve, counter-your-counter, or deny the owner's offer. Expropriation occurs as a last resort.

Guilbeau: Could the entire building be purchased?

White: Other owners have asked that also. It is possible, but unlikely. The decision will be made during the appraisal process.

Belcher: Some residents use the back patios, others don't.

Olivier: The view from the upstairs windows will likely improve, as they will look underneath the higher new interstate, and see the amenities installed beneath.

Belcher: Our next step will be to meet with our HOA.

Taylor: Can you provide us contact information for Hollydale Condo HOA board members?

Belcher: Yes. It was on their latest meeting minutes.

Guilbeau: Also, you'll need to contact the management company.

Olivier: You have several modes to contact us – emails, website. Please reach out to us with any further questions you have.

Adjourned

ROW Meeting: Hollydale Condo 4B

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 1/6/2023 9:00 AM

Location: DOTD HQ, Conference Room 102B

PURPOSE

Briefing to Mr. Treuil Montague, owner of Hollydale Condo 4B concerning need for right of way acquisition.

ATTENDEES

DOTD

Nicholas Olivier (Project Manager)
Heather Corsentino (Real Estate)

Property Owner

Treuil Montague

COREX10

Bob Schmidt (Huval)
Sherri LeBas (GEC)(by TEAMS)
James Taylor (Franklin Associates)

MEETING SUMMARY NOTES

Guest was welcomed and participants introduced. James began describing the project using an on-screen slideshow.

Nick: Earlier during the project – the environmental phase – there was no identified right of way to purchase in this area. Engineers used aerials, LiDar and City-Parish GIS parcel data to identify right-of-way. With the start of the CMAR contract, we actually performed the land survey. This work revealed that 2’ of the patio is in the DOTD right of way and 2’ additional is required; therefore the patio fence will need to be moved approximately 4’. The distance from the structure has not changed from the original concept. The survey data has provided the actual dimensions through this area.

Montague: How many owners have you met with?

James: There are 5. You are number 4.

Montague: Don’t want to waste any time. You have 2’ that you need to purchase.

Nick: Actually, 2’ is in the existing DOTD right of way. And the additional need is 2’. Therefore, the fence will need to move in a total of approximately 4’.

Montague: What is concern of other property owners?

Nick: Some comments we received relate to marketability of the dwellings to tenants. Owners are concerned about lost revenue.

Montague: I just put the condo up for sale this month. I am moving my family to Florida. Concerned about the crime in Louisiana. It is sad that we can't let children ride their bikes in a neighborhood. I never thought I would be moving from a state I have loved for years.

Montague: Whatever your offer is, I am willing to accept it.

Nick: If you sell your unit within the next couple of months. You would have sold it before we are in position to acquire the property. It will probably be August before we approach the property owners with an offer.

Montague: My family lived in it for a year and then moved near the City Park Lake. It has been a great investment property. And I think an investor will want to buy it. Therefore, you will need to meet with the new owner.

James: [Referencing exhibits in the slideshow...] Described Context Sensitive Solutions proposed for the Perkins Road corridor at I-10.

Montague: I don't think a project of this size (the interstate reconstruction) has been undertaken in this area since I have lived here.

Montague: Moving to Jupiter Farms, Florida. Moving about 25 miles inland.

Montague: Own the company of Conox...We have the patent to recycle scrap concrete into glass. (Sounds like he is in the process of selling his company.)

Bob: Spent time in Jupiter, FL with my son playing baseball.

Nick: 4' of the patio area will be removed. 2' is already DOTD right of way and 2' will be purchased.

Montague: What will the noise decibels be?

Nick: While I do not have specific information about decibels, the interstate noise is expected to be reduced for several reasons. First, the current steel beams which readily transmit sound will be replaced with concrete beams which are less conducive. Next, the interstate will be lined with noise walls. These clear acrylic panels will rise 14' above the roadway. Lastly, in proximity to condo building #4, the interstate will be a few feet higher. So, the road bed will be above the level of the second story windows.

Nick: Referencing the slideshow, Nick described the improvements to the Perkins Road area.

Montague: Will Overpass Merchants be removed?

Nick: No, they will remain, although an accessory shed at the rear of their building must be removed. An objective of the interstate project is to minimize the impact to the surrounding community.

Montague: I am supportive of trying to make Baton Rouge better. There are many issues that need improvement. Don't stop trying.

Montague: Spoke of the need to improve the parking in the area.

James: Spoke of new lighting within DOTD right of way, both for safety and decorative.

Nick: One of the Hollydale condo owners suggested putting up a fence that you could see through due to the enhancements that will be provided under the Perkins area.

Montague: This could be good and bad. If people can see in the fenced area, they may be prone to steal whatever is in the patio area. I had a bike and other items stolen while I lived there, and they were behind an 8' wooden fence.

James: Described the renderings of what the area will look like, including that there will be dramatically fewer piers supporting the interstate. Also spoke about the slightly higher elevation of I-10.

Montague: Spoke of a "dip" or low spot in the area that regularly floods during storms.

James: We have a website I10BR.com. Please reach out to us through that if you have any questions.

Montague: I appreciate what you are doing to alleviate traffic and help the City grow in the right way. I hope it works out. I really do. My parents live in the Rouzan development and I think it is a well thought out TND. If we can make Baton Rouge better through connections through bike path and beautification, this would be good for Baton Rouge.

Nick: This I-10 project will connect downtown to the City Park Lake via a multiuse pathway / greenway. Also, there will be a pathway through and around the Perkins overpass area, improving bike and pedestrian access.

Montague: This City was not designed around commuting.

James: Sounds like you will be selling your property before we get to the acquisition phase.

Montague: Just a thought. If you purchase the property, you could turn the condo area into a green space. Would be a nice area for people to walk and take their dogs.

Nick: Referenced the DOTD owned area at the current I-10 / Perkins ramps. This will be turned into parking and green space. Nick showed what improvements we will be making in the Perkins on and off ramps area.

Montague: Thinks people would use a green space in the "Dale" area more than they would a space behind Acme. Appreciate what you are trying to do, but I think a green space where the condos are located would be used more than a green space in the Perkins on/off ramp.

If I wasn't leaving the state, I would be against this improvement because it is not safe to have residential buildings so close to an interstate.

Nick: Described the noise walls as being crash tested.

Montague: Thinks that DOTD should give all the condo owners new windows to help with the reduction of noise. Spoke of an owner who had new windows installed and the reduction of noise is noticeable in that unit. The building shakes when trucks are braking. I hope I can sell this property. However, I am not fighting the interstate project.

Nick: Construction will begin in late spring. We will start widening the west side of I-10.

Montague: Spoke of the need to close the Washington Street exit and extend a lane to Dalrymple. This should have been done 20 years ago.

Nick: This project will add an additional lane. What you are saying, seems simple but it is a complex problem to solve, design and construct.

Montague: I wish you all the best in this project that you are undertaking.

Montague: Asked Heather Corsentino for a card in case he needs to talk to her about the real estate issues.

Meeting Adjourned

ROW Meeting: Hollydale Condo 4C

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 1/12/2023 9:00 AM

Location: DOTD HQ, Conference Room 113D

PURPOSE

Briefing to Ms. Renee Skinner owner of Hollydale Condo 4C concerning need for right of way acquisition.

ATTENDEES

DOTD

Nicholas Olivier (Project Manager)
Charles McBride (Real Estate)
Heather Corsentino (Real Estate)

Property Owner

Renee Skinner

COREX10

Bob Schmidt (Huval)
Sherri LeBas (GEC)
James Taylor (Franklin Associates)

MEETING SUMMARY NOTES

Guest was welcomed and participants introduced. James began describing the project using an on-screen slideshow. *(See attached)*

Nick: Earlier during the project – the environmental phase – there was no identified right of way to purchase in this area. Engineers used aerials, LiDar and City-Parish GIS parcel data to identify right-of-way. With the start of the CMAR contract, we actually performed the land survey. This work revealed that 2’ of the patio is in the DOTD right of way and 2’ additional is required; therefore the patio fence will need to be moved approximately 4’ towards the condo building. The distance from the structure to the building of 9’ has not changed from the original concept. The survey data has provided the actual dimensions through this area.

Renee: How many owners have you met with?

James: We have spoken to all of the other property owners now that we are meeting with you. There are five total condo owners.

Renee: I have not attended any of the public meetings for this project.

Renee: Who will want to rent this property when the interstate is only 9’ from the condominium?

James: The current steel structure will be replaced with a concrete structure, which will help with noise reduction. In addition, a noisewall will be constructed on the structure’s barrier rail that will also help reduce the noise.

Nick: The 9' hasn't changed since what was shown in the NEPA document that was environmentally cleared. That is, in the NEPA document the structure is 9' from the condo building. Once design commenced, a topo and property survey was performed and design commenced. Through this process we discovered that the patio and fence encroach onto DOTD right of way by 2' and an additional 2' is needed for construction. Therefore, 4' of patio will be removed. Over 4' of patio will remain including the awning.

Renee: How am I going to lease this condo? Why not buy the entire condo building 4? My condo unit is worth about \$140,000. I get why you are doing the project, but why not just buy the building?

Charles: We will get an appraisal completed. Until the appraisal is completed, not sure what the offer will be. Someone will contact you in the next 2 to 3 months or could be longer. You are always welcomed to call Kia White if you would like a status or have questions. There exists the potential for negotiation.

Nick: We will not be constructing the eastbound lanes until 2024.

Nick: Let us show you the amenities that will be put in this area as part of this project.

Renee: Is the landscape architect local? I am asking because so many times out of state people come in and they do not know our area and plant types.

Nick: Yes, the landscape architect is local.

James: Showed the graphics of the Perkins Road area proposed amenities and that we are working to get maintenance agreements from EBR and BR Green. He also discussed the separate project for the construction of a trail over the railroad tracks and that the I-10 improvement/expansion project will tie into this trail.

Renee: Commented that the government is awful at maintaining public spaces.

Nick: We are designing low maintenance improvements with limited landscaping. City-Parish and BREC will maintain what DOTD installs as part of this project. Spoke of the crash tested noisewalls that will be constructed on the barrier rail of the structure.

Sherri: Discussed the role of maintenance throughout the corridor. Partners are the City-Parish, BREC and Baton Rouge Green. We have been meeting with the merchants of the Perkins corridor.

Renee: Perkins corridor is one of few walkable "cool" areas in Baton Rouge. I hope this works out.

Nick: Discussed that we are developing an environmental re-evaluation for this required right of way and thus meeting with the property owners.

Renee: Asked about the next steps. Do I just wait for the appraisal?

Nick: Yes, the next step is the appraisal.

Charles: Expect to be contacted by Ms. White in three to four months for an appraisal.

Meeting adjourned

ROW Meeting: Hollydale Condo Homeowner’s Association Board Members

H.004100 I-10 (LA 415 to Essen Lane on I-10 and I-12), WBR and EBR Parishes

Meeting Date: 1/12/2023 3:00 PM

Location: DOTD HQ, Conference Room 113D

PURPOSE

Briefing to the Hollydale Condominium Board Members concerning the need for right of way acquisition.

ATTENDEES

DOTD

- Nicholas Olivier (Project Manager)
- Charles McBride (Real Estate)
- Heather Corsentino (Real Estate)

HOA Board members

- Geordy Waters (property manager)
- Bridget LaBorde (investor)
- Jenny Fu (investor)
- Ruth Whitaker (resident)
- Debbie Harvill (investor)
- Maria “Re” Divincenti (investor)

COREX10

- Bob Schmidt (Huval)
- Sherri LeBas (GEC)
- James Taylor (Franklin Associates)

MEETING SUMMARY NOTES

Guests were welcomed and participants introduced. James began describing the project using an on-screen slideshow. *(See attached)* The sign in sheet is also attached.

Nick: Earlier during the project – the environmental phase – there was no identified right of way to purchase in this area. Engineers used aerials, LiDar and City-Parish GIS parcel data to identify right-of-way. With the start of the CMAR contract, we actually performed the land survey. This work revealed that 2’ of the patio is in the DOTD right of way and 2’ additional is required; therefore the patio fence will need to be moved approximately 4’ towards the condo building. The distance from the structure to the building of 9’ has not changed from the original concept. The survey data has provided the actual dimensions through this area.

HOA: Where will the dumpster be placed?

Discussion: Discussion ensued that the dumpster location used to be across from Fresh Salon but they moved it to the other side of the condo property, which happens to be away from the interstate and is not in conflict. However, the property owners were reviewing the area and wondering if

the dumpsters could be moved back to the original dumpster pad once Fresh Salon is removed and the interstate construction is complete. This is preferred because dumpster is less visible.

Geordy (HOA): Will parking be public? Can the spaces be reserved?

Bob: The parking under the interstate will be public and therefore cannot be reserved.

Geordy (HOA): So the 2' will need to be purchased?

Heather: Once the appraisals come in then we will meet with the property owners.

Re (HOA): In 2018, I sent Risa with Franklin & Assoc. a note asking if property would be taken from the condominium site. Expressed disappointment that information hasn't been forthcoming. Some of the people could have sold their condos a while back. She feels like her questions were not answered. Expressed that she thinks every condo owner should be approached in the Hollydale condos, not just building 4. This presentation should be presented to all owners. The Board can't speak for all of the owners.

Nick: Explained that when the project first started, the best DOTD could do was approximate without a property survey. Once the environmental clearance was issued, then the process could begin for performing the topographic survey, preliminary plans, and property surveys. Once all this was complete, that is when we determined that 2' would be taken from the Hollydale Condo property and we discovered that the existing fence and patio encroached on DOTD right of way by 2'. However, the distance from the structure to the building has remained 9' through NEPA.

Geordy: 9' from the interstate. Is this safe?

Nick: Explained the configuration of the barrier rail and the noisewall that will be placed on top of the barrier rail for a height of 14' from the pavement surface. The noisewall structure has been crash tested.

Geordy: Could a new condo building be built 9' from the interstate?

Nick: The City ordinances would need to be checked. The City, for new construction, may have certain setbacks in their ordinances.

HOA: A white fence that extends from Building 4 and 5. Will this white fence need to be moved? Looks like it is in line with building 4.

Discussion held regarding the fence location from reviewing aerials. More information will be known once the appraisals are completed.

Geordy: Who pays to rebuild fences?

Nick: Likely it will be compensation through the real estate negotiation process.

Nick: In 2024, the contractor will remove and reconstruct the I-10 EB lanes. During construction the contractor will install orange, water-filled barriers with chain link fence above to keep the public out of the construction zone. Christian Street will be closed off near Perkins.

HOA: Where will customers park?

Nick: I-10 at Perkins ramps will be removed permanently. This will provide land for customer and employee parking. It is a little farther to walk, but after project completion dramatically improved, paved, striped, and illuminated parking beneath the interstate will be provided.

HOA: What businesses are being impacted?

Nick: The front porch of IVAR'S will be removed. Taking the back part of Overpass Merchants. Acquiring Fresh Salon (a lease) as they are in the required right of way and cannot stay. Bet-R grocery will remain.

Geordy (HOA): How do you buy the property?

Heather: We will look at the title and see what it says. Most likely will get with HOA but will have to review the title first for the description and terms to determine this. We will know more when the appraisals are complete.

Contact information was shared with the HOA Board members. As requested, a copy of the on-screen presentation was provided to the HOA via Ruth Whittaker several days after the meeting.

Meeting adjourned

Hollydale Condo HOA Meeting: Thursday, January 12, 2023

State Project No. H.004100.5
Federal Aid Project No. H004100
I-10: LA 415 to Essen (I-10 and I-12)
West and East Baton Rouge Parishes



Name

Representing

Email

	Name	Representing	Email
1.	JAMES TAYLOR	COREXIO	james@franklinassociates.com
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9.	BOB SCHMIDT	HUVRL	bschmidt@huvralassoc.com
10.			
11.			
12.			

APPENDIX F

Vertical Clearance over Maximillian Street

From: [Chelsea Crawford](#)
To: [Chelsea Crawford](#)
Subject: FW: I-10 at Maximillian St.
Date: Tuesday, October 31, 2023 10:49:00 AM

From: Tom Stephens <TStephens@brla.gov>
Sent: Thursday, November 10, 2022 3:30 PM
To: Nicholas Olivier <Nicholas.Olivier@LA.GOV>
Cc: Fred Raiford <FRAIFORD@brla.gov>; Cyndi Pennington <CPENNINGTON@brla.gov>; Noel Ardoin <Noel.Ardoin@LA.GOV>; ZhengZheng Fu <ZhengZheng.Fu@LA.GOV>; John Fontenot (DOTD) <John.Fontenot2@la.gov>
Subject: Re: I-10 at Maximillian St.

EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.

Nick:

I see that East Blvd is a block away so I am ok with your plan.

Tom Stephens, PE
Chief Design and Construction Engineer

Sent from my iPhone

On Nov 10, 2022, at 12:56 PM, Nicholas Olivier <Nicholas.Olivier@la.gov> wrote:

*******EXTERNAL EMAIL:** Please do not click on links or attachments unless you know the content is safe.*****

Fred/Tom/Cyndi,

The I-10 project originally intended to lower Maximillian St. at I-10 to accommodate vertical clearance up to 16.5'. The current vertical clearance is around 14.5'. Removing proposed work on Maximillian would eliminate gas and water relocations which are complex due to available ROW width. The surface network appears to provide multiple other street options with vertical clearance up to and greater than 16.5' if Maximillian is restricted. Requesting your input on this option.

Current scope includes lowering Maximillian up to 3.5' and using retaining

walls to hold embankment at the extents of the ROW. Let us know if you have any questions or if we need to meet and discuss.

Nicholas J. Olivier, P.E.

Critical Projects Division

Louisiana Department of Transportation and Development

P.O. Box 94245 | Baton Rouge, LA 70804-9245

1201 Capitol Access Road | Baton Rouge, LA 70802

☎ 225.379.1133 | ✉ NICHOLAS.OLIVIER@LA.GOV | 🌐 www.dotd.la.gov

This correspondence and the information contained herein is prepared solely for the purpose of identifying, evaluating and planning safety improvements on public roads which may be implemented utilizing federal aid highway funds; and is therefore exempt from discovery or admission into evidence pursuant to 23 U.S.C. 409.