



# WELCOME TO OPEN HOUSE # 3

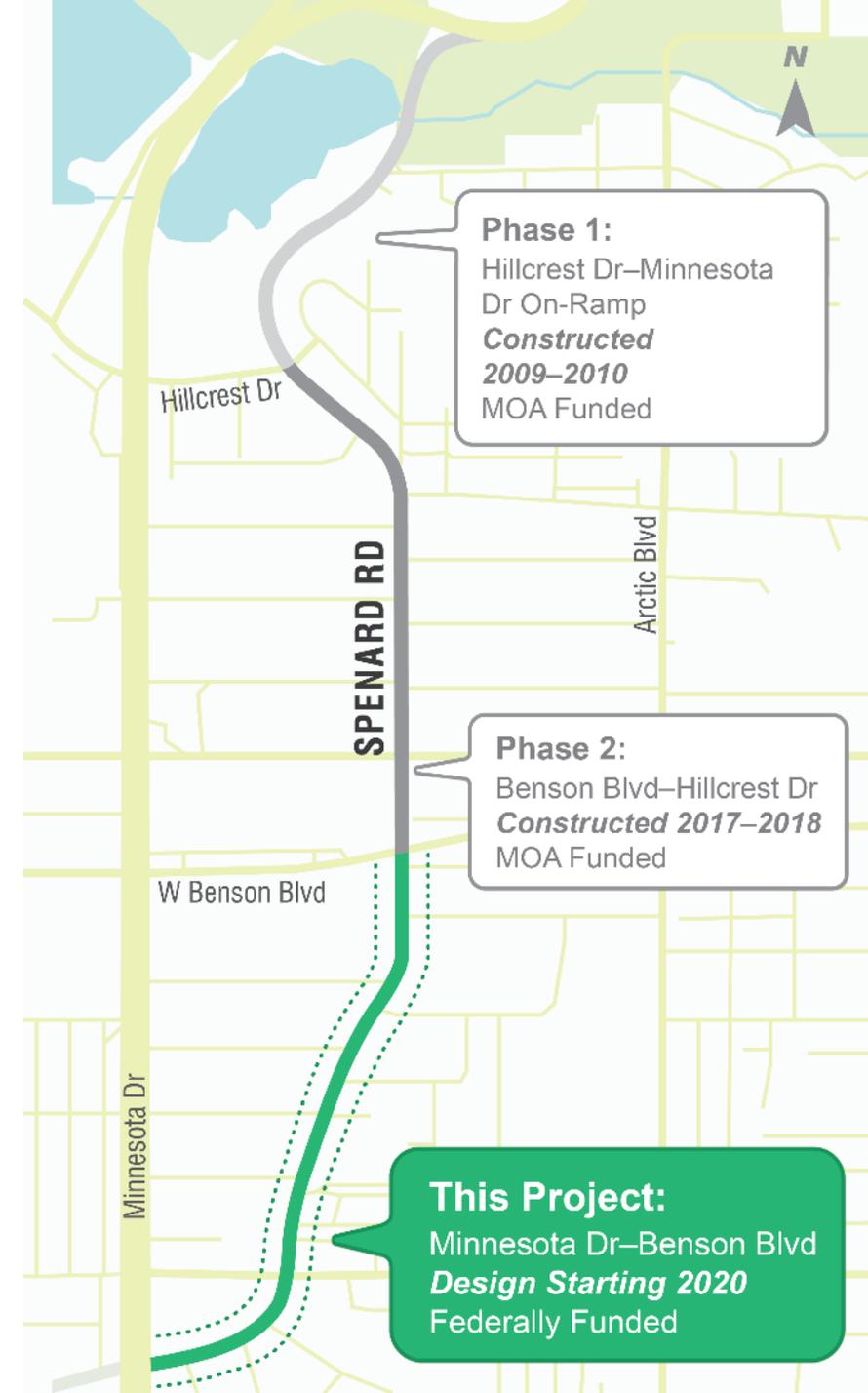
January 18, 2024

AMATS: Spenard Road Rehabilitation Minnesota Drive to Benson Boulevard

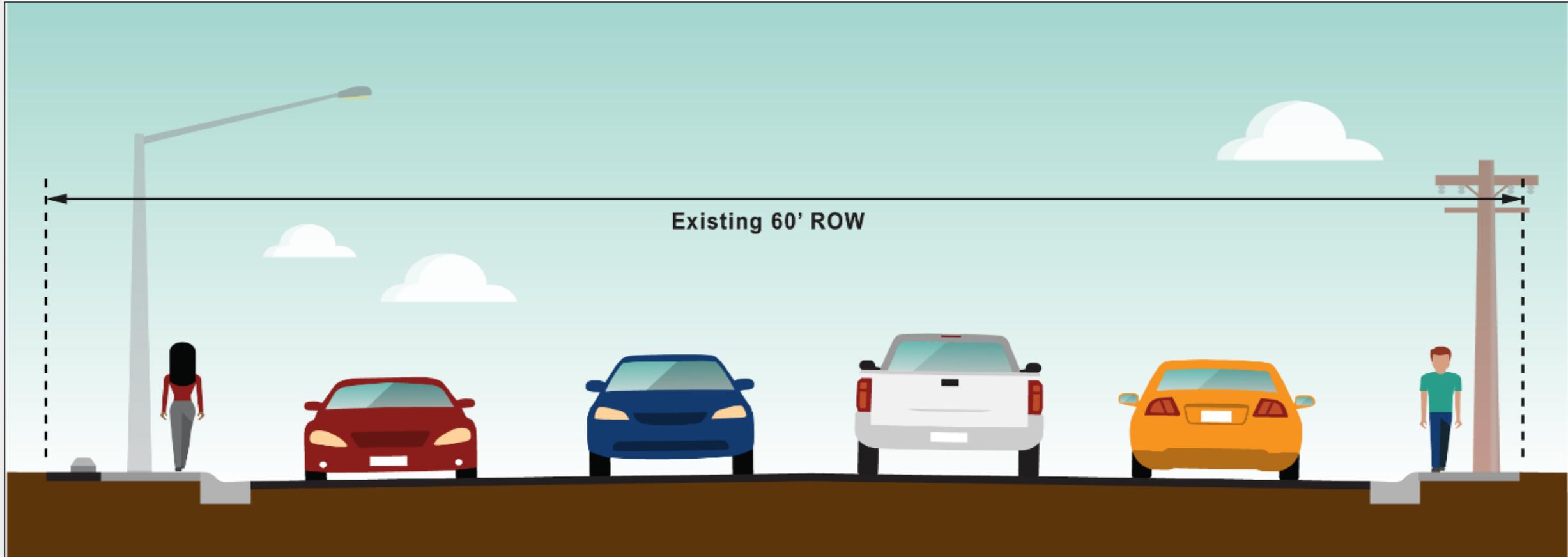


# PROJECT HISTORY & BACKGROUND

- Third phase of a longer-term effort to improve safety on the northern segment of Spenard Road
- First two phases funded by the Municipality of Anchorage (MOA)
- This phase (slightly over ½ mile) is federally funded and led by DOT&PF, in collaboration with MOA
- Project is currently at 65% design
- The environmental document (Categorical Exclusion) has been approved
- MOA Planning and Zoning Commission approved the proposed improvements

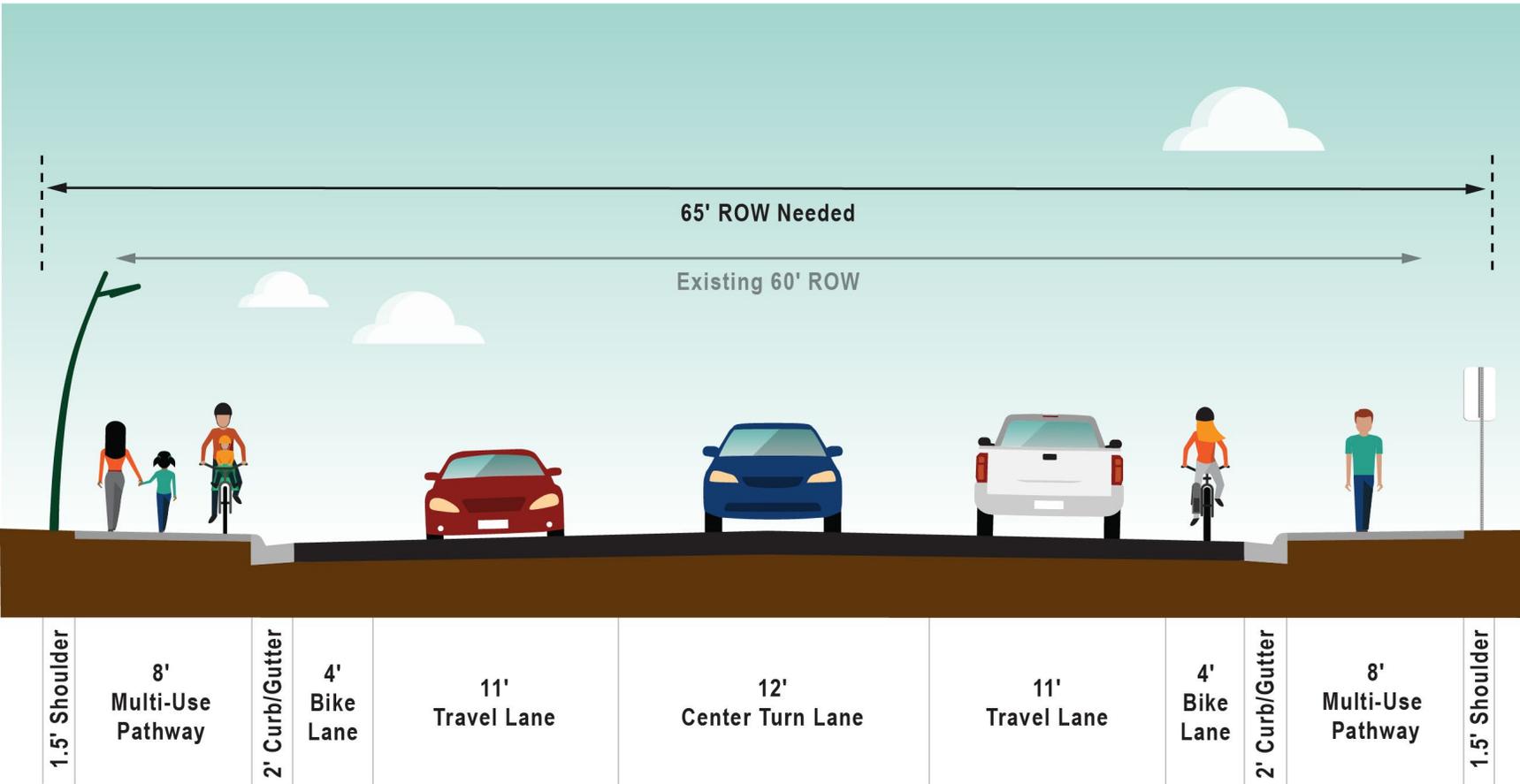


# EXISTING CONDITIONS: TYPICAL SECTION OF SPENARD ROAD



4' Sidewalk	11' Travel Lane	11' Travel Lane	11' Travel Lane	11' Travel Lane	4' Sidewalk
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# SELECTED ALTERNATIVE



## PROS

- Meets MOA standards for motorized and nonmotorized facilities
- Provides similar vehicle lanes and bicycle and pedestrian facilities as previous phase
- Cyclists have on-street and multi-use pathway options
- Buffer provided for bicyclists who use multi-use pathway
- Incorporates 9 existing public transit stops

## CONS

- Requires right-of-way

# ROW ACQUISITIONS

## The right-of-way acquisition process simplified

### 1. Valuation

- For acquisitions over \$25,000:
  - A third-party appraiser will reach out to a property owner to invite them or a designee to attend the appraisal inspection.
  - The appraiser will estimate their opinion of fair market value in an Appraisal Report.
  - The DOT&PF's review appraiser will provide a formal review of the Appraisal Report and establish a Recommendation of Just Compensation.
- For acquisitions under \$25,000:
  - Qualified DOT&PF staff or ROW consultants will prepare a Waiver Valuation Report that estimates fair market value.
- The DOT&PF's Regional ROW Chief will review and sign either the Recommendation of Just Compensation or the Waiver Valuation to establish the **just compensation**.

### 2. Negotiations

- DOT&PF will deliver a written offer of Just Compensation and give the property owner a reasonable amount of time to consider the offer, ask questions, or request clarification.
- Property owners may provide additional information or make reasonable counter offers and proposals to DOT&PF.
- DOT&PF will consider any reasonable requests that are made during negotiations.

### 3. Closing

- Once an agreement is reached, the acquisition documents are reviewed and signed by the property owner and DOT&PF.
- All liens, mortgages, and encumbrances on the property must be released (title clearing) before a transaction can be completed. Property owners can assist in the closing process by providing information and documents that are needed to clear title.
- After an agreement is reached, it is expected that the transaction will close and payment will be received in 60 to 90 days. However, if title clearing is extremely complex, it may take longer. Owners whose properties are free and clear of encumbrances can expect to close the transaction and receive payment sooner.



Opportunities for  
Property Owners to  
Participate in the ROW  
Process

## What does 'just compensation' mean?

- It is fair and equitable to both the property owner and the public.
- It includes the cost of items in acquisition areas such as fencing, sheds, wells, and landscaping.
- It may not be less than the amount established in the approved appraisal report or waiver valuation as the fair market value for the property.

# ROW ACQUISITIONS

What are the different types of right-of-way acquisitions?

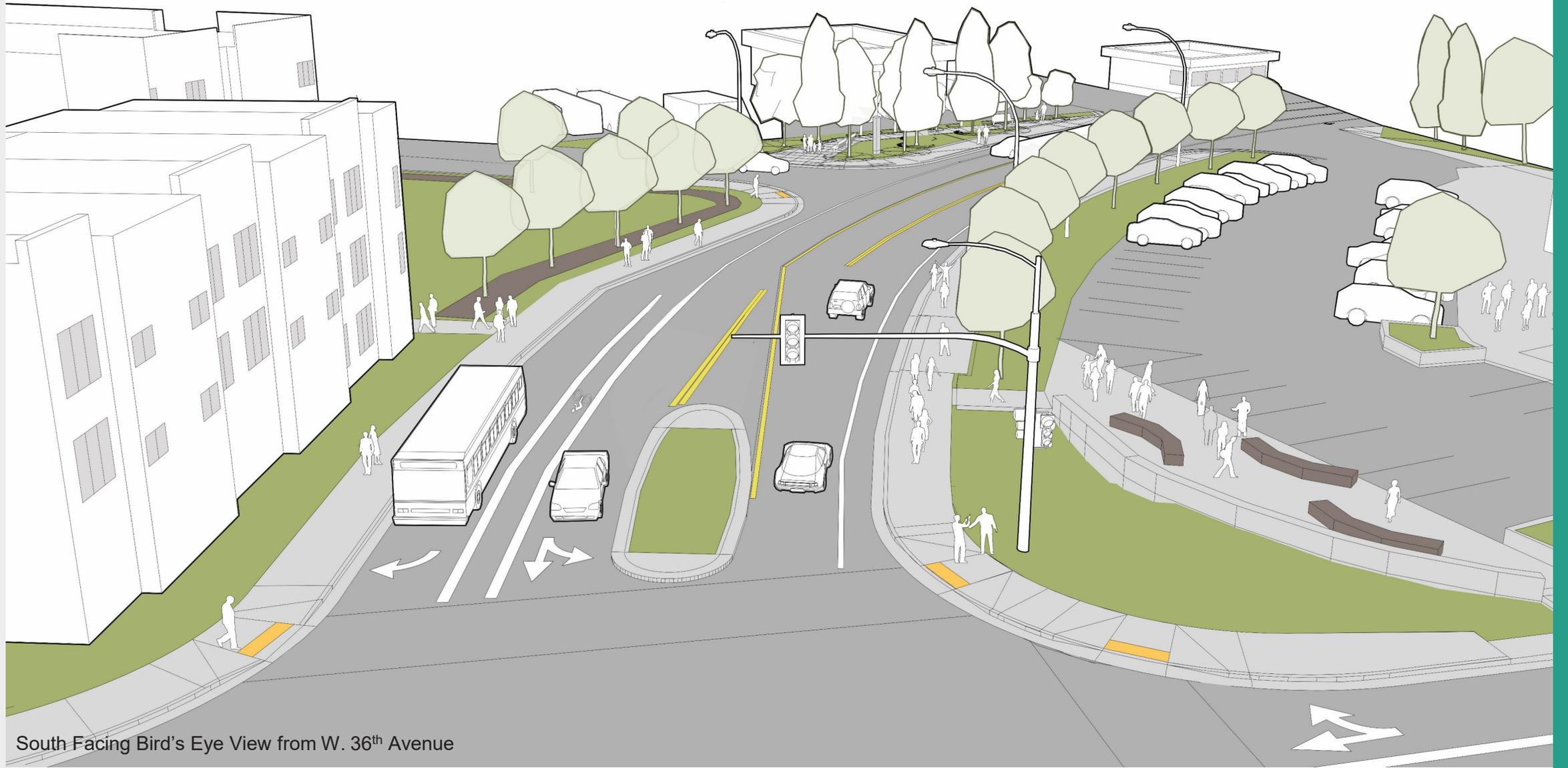
 <b>Full or Partial Fee Acquisition</b>	Fee acquisition is the purchase of all of the right, title, and interest in land. The fee acquisition can be of the full property or a portion of the property. It is DOT&PF's policy to acquire all right-of-way in fee when feasible.
 <b>Permanent Easement</b>	A legal right to use and/or enter upon another's land for a specific purpose. When someone is granted an easement, they are granted the legal right to use the land, but the legal title to the land itself remains with the owner of the land.
 <b>Temporary Construction Easement (TCE)</b>	<p>A non-permanent right to use and/or enter upon land owned by a property owner. It is valid for a set amount of time and it is compensable.</p> <p>A TCE is required when additional room to construct the project is needed.</p>
 <b>Temporary Construction Permit (TCP)</b>	<p>A non-permanent right to use and/or enter upon land owned by a property owner. It is valid for a set amount of time and it is non-compensable.</p> <p>A TCP is obtained to construct an improvement for a landowner resulting in a betterment to the property, for example a driveway approach to match the new roadway surface.</p>

# JUNE 2023 - STREETScape WORK SESSIONS

- Project team met with MOA Landscape Architect, representatives from Spenard Corridor Plan (SCP) Task Force and Cook Inlet Housing Authority (CIHA) to gather input on potential landscape opportunities in the project corridor.
- Feedback from the workshops is being incorporated as the project team considers additional streetscape features.
- Project team is coordinating with the MOA 1% for Art program director.
  - Art themes, locations, and treatments will be determined after design is complete as part of a separate process.



# SPENARD STREETScape



South Facing Bird's Eye View from W. 36<sup>th</sup> Avenue

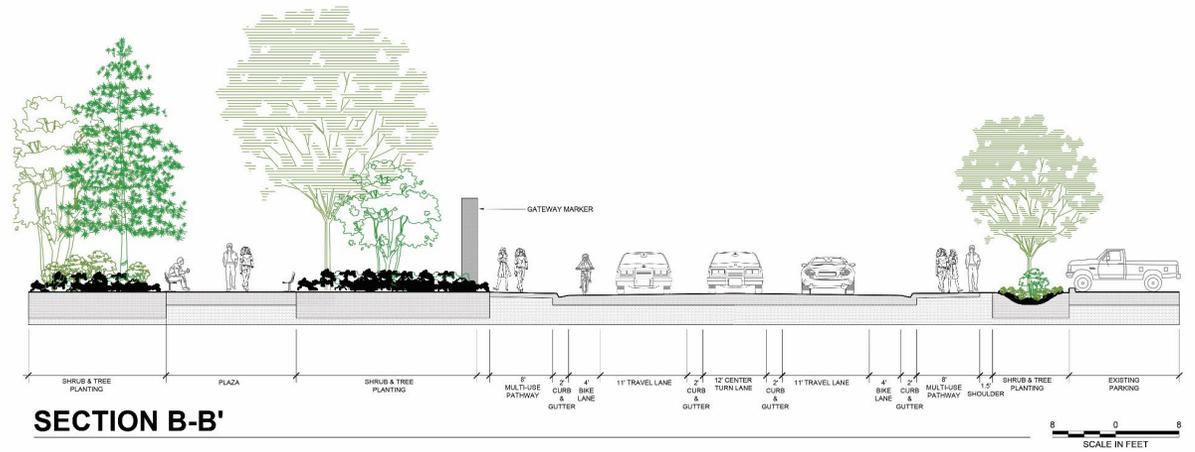
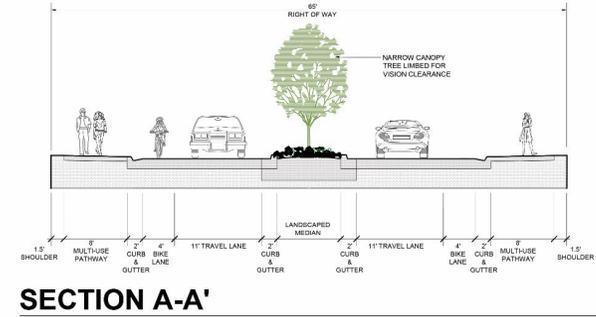
# STREETSCAPE CONCEPTS



## STREETSCAPE FURNISHINGS

### SYMBOL

- A
- B
- C
- D
- E



# PROPOSED GATEWAY FEATURE

## SITE FURNISHINGS



Gateway Monument



Bench & Trash Receptacle



Decorative Fencing



Corner of Spenard & Chugach Way



View from McCain Loop



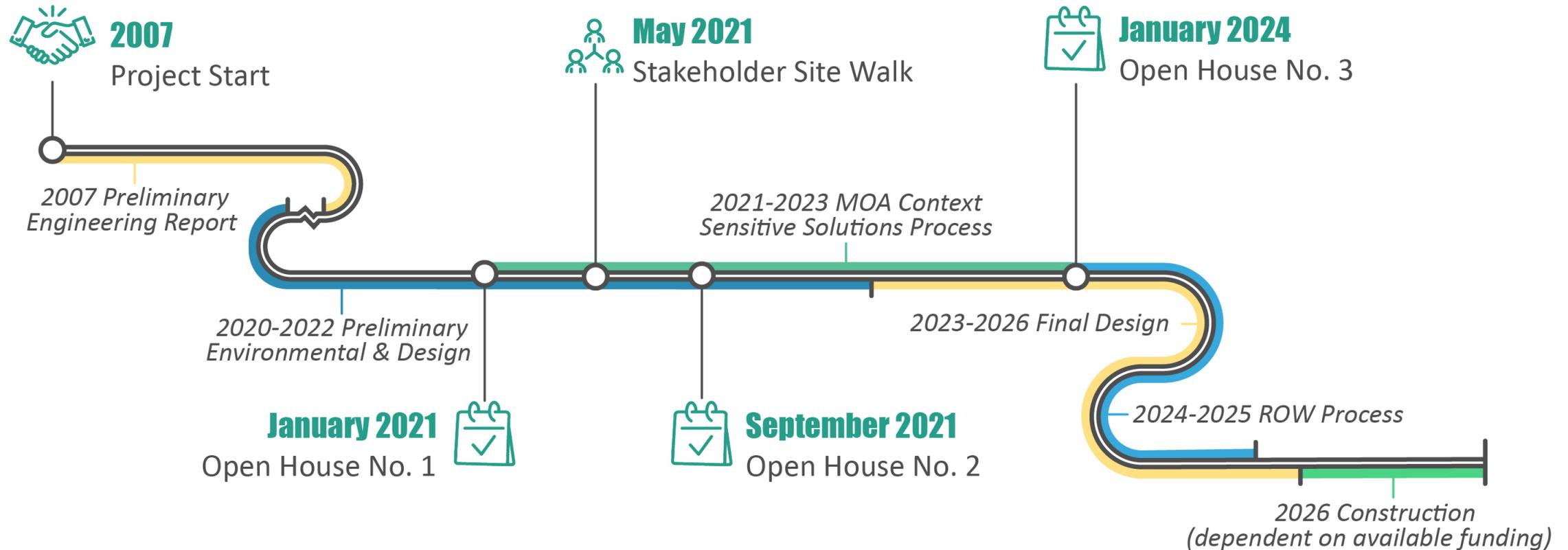
View from Chugach Way

# PUBLIC INVOLVEMENT OVERVIEW

Building off public involvement efforts from the previous phase

When	Event
2021	<ul style="list-style-type: none"><li>▪ January, Open House #1</li><li>▪ February, MOA Context Sensitive Solutions (CSS) process Concept Report heard by PZC</li><li>▪ May, Stakeholder site walk and survey</li><li>▪ Fall, Open House #2 &amp; property owner meetings</li></ul>
2022	<ul style="list-style-type: none"><li>▪ MOA CSS process: Alt. Analysis/DSR approved by PZC</li></ul>
2023	<ul style="list-style-type: none"><li>▪ June, Streetscape work session</li></ul>
2024	<ul style="list-style-type: none"><li>▪ January, Open House #3</li><li>▪ MOA CSS process: 65-75% design to UDC (anticipated)</li></ul>
Ongoing	<ul style="list-style-type: none"><li>▪ AMATS Committee presentations: BPAC, Technical and Policy Committees</li><li>▪ Anchorage Transportation Fair</li><li>▪ Updates to Spenard Community Council (SCC), Bike Anchorage, Cook Inlet Housing Authority (CIHA), elected officials, and property owners.</li></ul>

# PROJECT SCHEDULE & NEXT STEPS



**PUBLIC & STAKEHOLDER INVOLVEMENT THROUGHOUT PROJECT DEVELOPMENT**

# SPENARD

MINNESOTA-BENSON

## WE WANT YOUR FEEDBACK!



Scan this code with your  
smartphone to visit the website:  
[www.SpenardRoad.com](http://www.SpenardRoad.com)

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