





ROW ACQUISITIONS

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

		How many in Phase 1?
 Full or Partial Fee Acquisition	<p>A 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.</p>	<p>Approximately 74</p> <ul style="list-style-type: none"> ▶ 5 full ▶ 69 partial
 Permanent Easement	<p>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.</p>	<p>Approximately 12</p>
 Temporary Construction Easement (TCE)	<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>	<p>Approximately 23</p>
 Temporary Construction Permit (TCP)	<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>	<p>Approximately 28</p>

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Why do you need to acquire my property?



KGB Road is heavily congested and has high collision rates due to limited capacity and numerous driveways.



In order to improve safety and reduce congestion, DOT&PF is proposing to widen the road and limit access to the roadway.

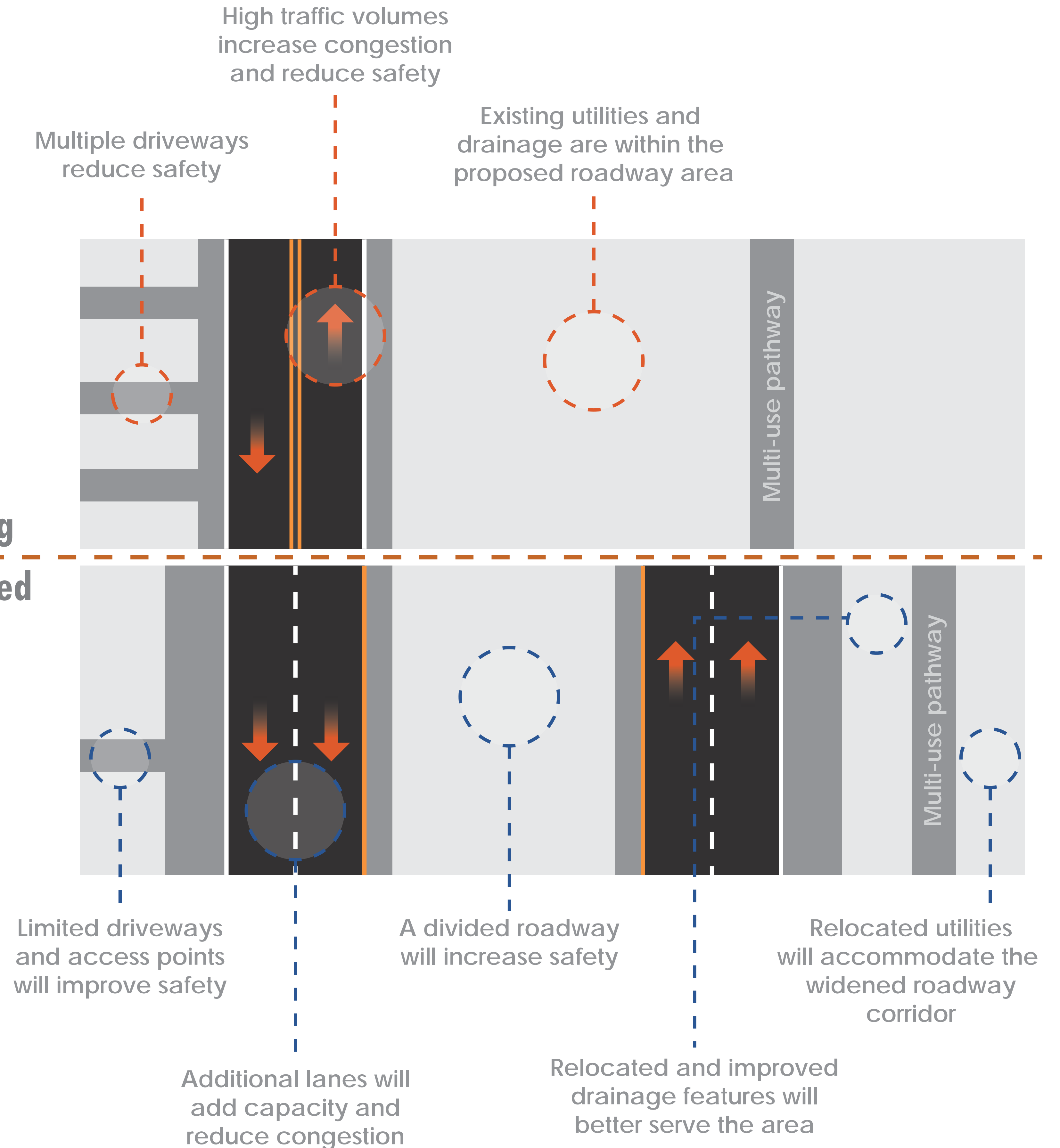


Widening the road requires additional space outside of the existing right-of-way for pavement, drainage, roadway slopes, and relocated utility infrastructure. Some of this extra space will be temporary (needed for construction only). Some of this additional space will need to be acquired on a permanent basis.



Existing

Proposed




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The right-of-way acquisition process simplified



Opportunities for Property Owners
to Participate in the ROW Process

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

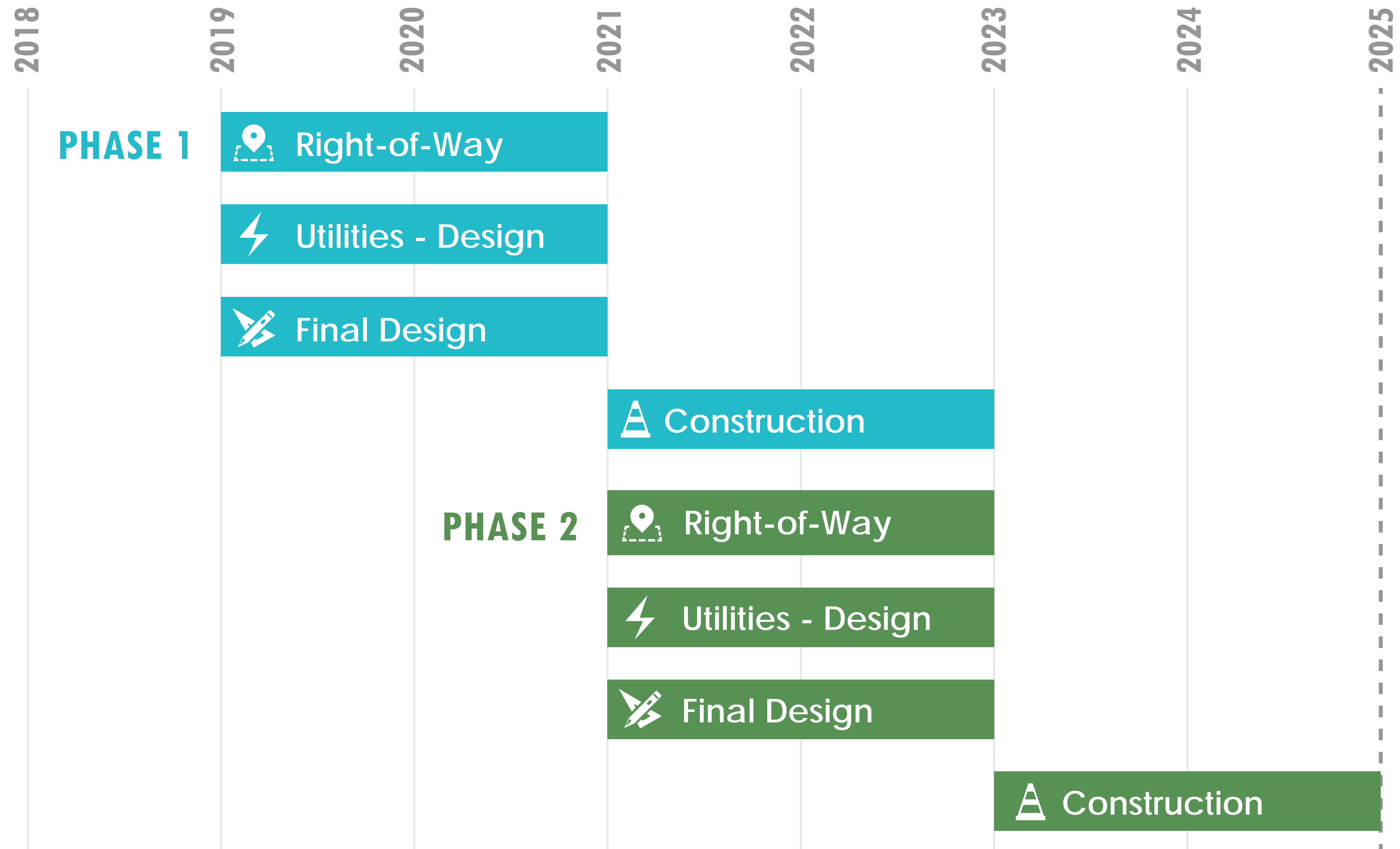
- Once an agreement is reached, the acquisition documents are reviewed and signed by the property owner and DOT&PF.
- All liens, mortgages, and encumbrances on the property must be released (title clearing) before a transaction can be completed. Property owners can assist in the closing process by providing 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.

What Does Just Compensation Mean?

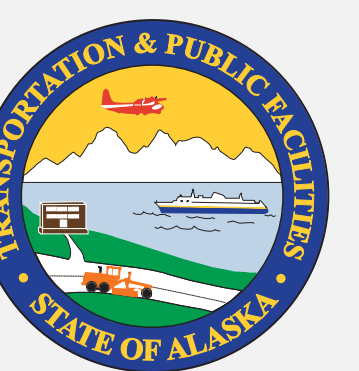
- It is fair and equitable to both the property owner and the public.
- It includes the cost of items in acquisition areas such as fencing, sheds, wells, and septic systems.
- It may not be less than the amount established in the approved appraisal report or waiver valuation as the fair market value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



PROJECT TIMELINES



Last updated: February 7, 2020



CONSTRUCTION PHASING PLAN



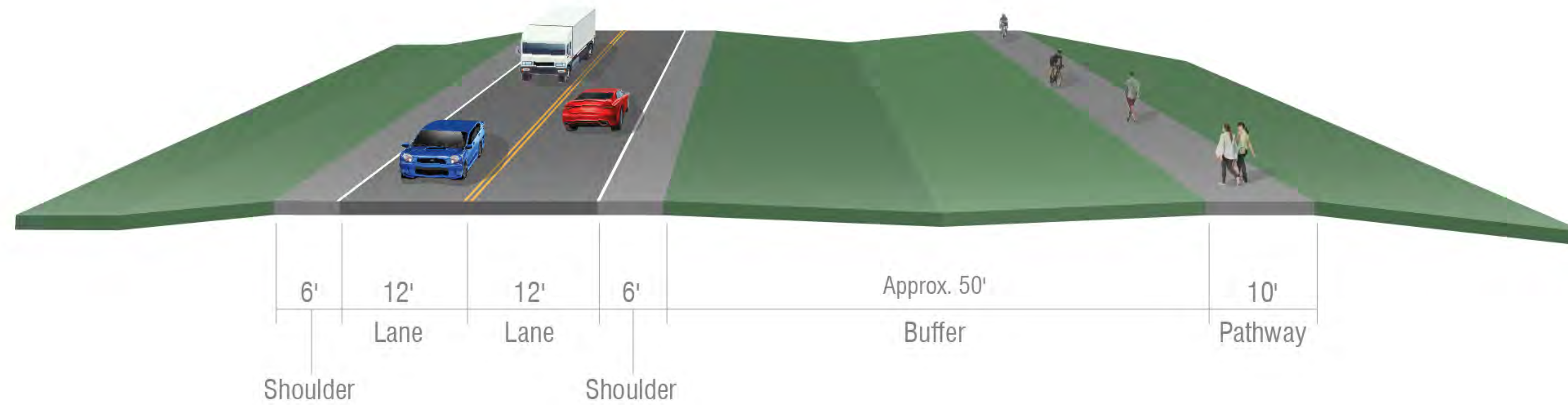
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TYPICAL SECTIONS

Knik-Goose Bay Road

Existing Typical Section



Proposed Typical Section

