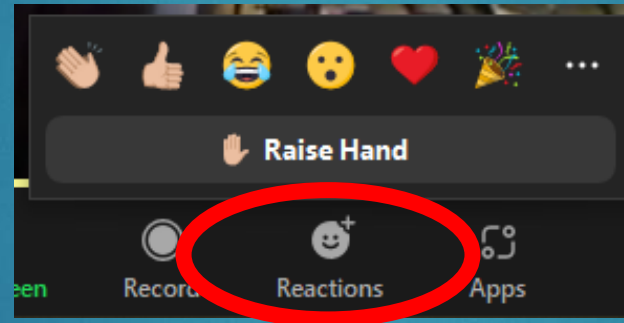


# WELCOME TO THE MEETING

## - ZOOM OVERVIEW

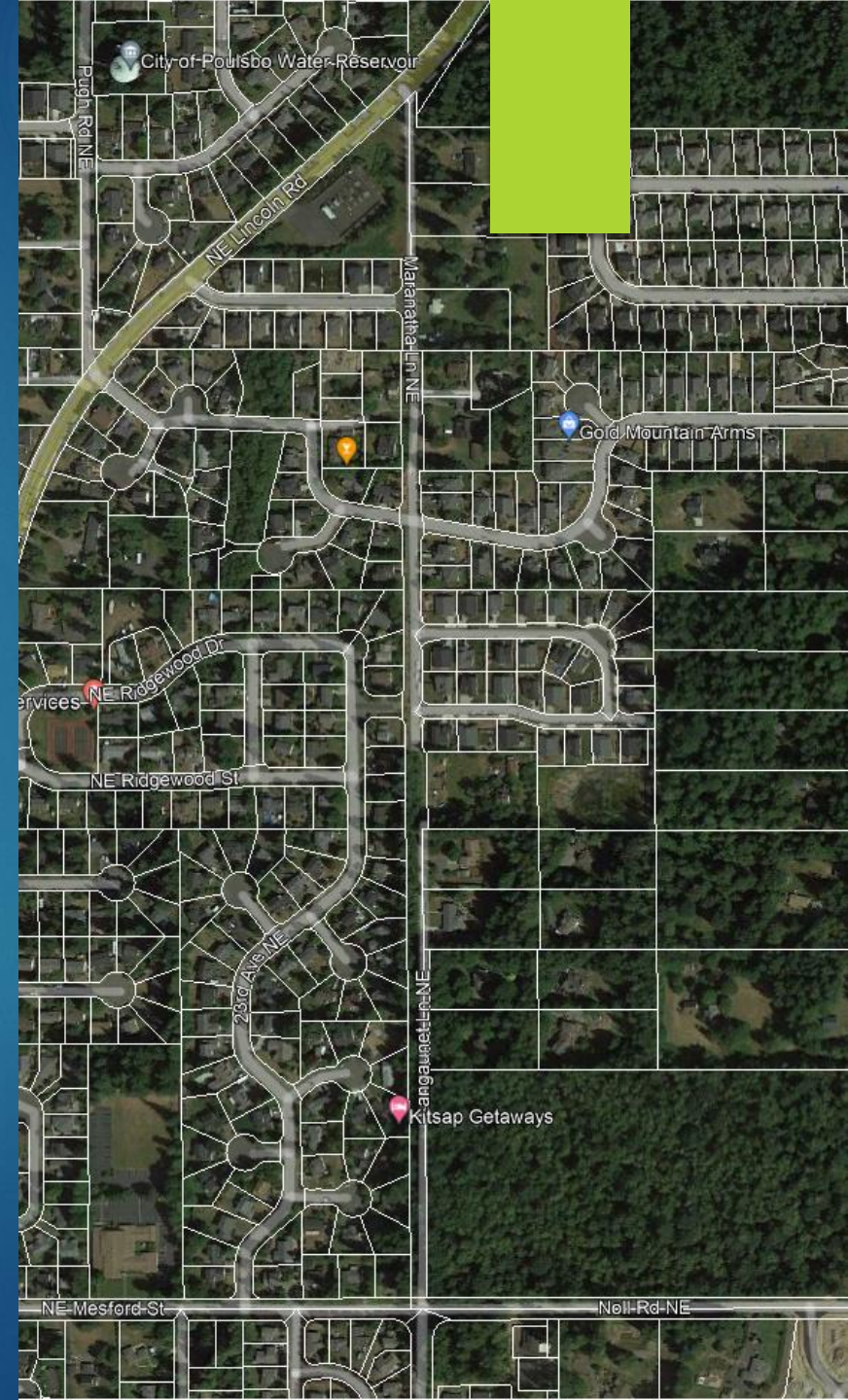
- ▶ Re-name yourself with “First Name Last Name”
- ▶ Feel free to enter questions into the chat box
- ▶ “Raise your hand”



- ▶ We will stop periodically throughout the meeting to answer questions from chat or hands being raised – host will un-mute those asking questions

# NOLL ROAD CORRIDOR IMPROVEMENTS

PUBLIC MEETING  
NOVEMBER 1, 2022





# AGENDA

- ▶ INTRODUCTIONS
- ▶ PROJECT BACKGROUND
  - ▶ BACKGROUND/CORRIDOR HISTORY
  - ▶ CURRENT STATUS
  - ▶ SCHEDULE
  - ▶ DESIGN AND PROPERTY IMPACTS
- ▶ RIGHT OF WAY PROCESS



# INTRODUCE PROJECT TEAM

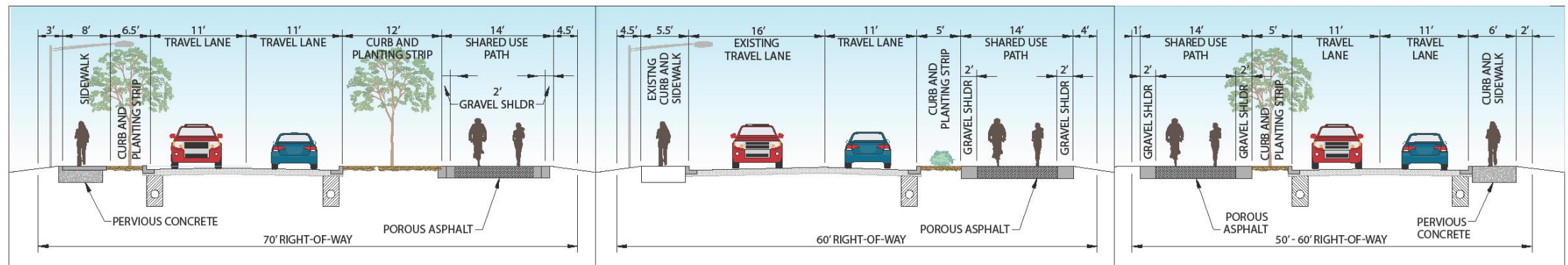
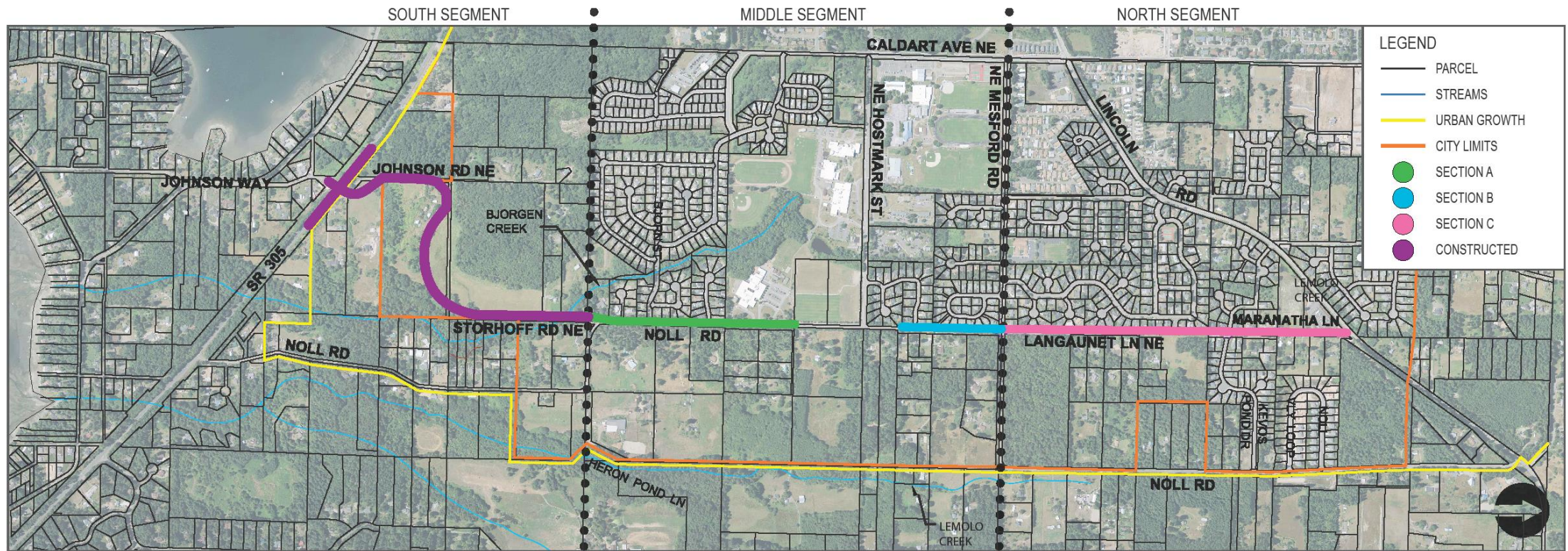
## ▶ CITY STAFF

- ▶ Josh Ranes – Project Manager/City Engineer
- ▶ April Zieman – Project Administrator
- ▶ Michael Bateman – Engineer
- ▶ Diane Lenius – Public Works Director

## ▶ CONSULTANT STAFF

- ▶ Mallory Wilde – Project Manager/Project Engineer (Parametrix)
- ▶ Kallyse Crawford – Design Engineer (Parametrix)
- ▶ Marge Bailey – Property Acquisition Project Manager (Tierra Right of Way Services)
- ▶ Ken Metcalf – Sr. ROW Agent (Tierra Right of Way Services)
- ▶ Julie Brown – ROW Agent (Tierra Right of Way Services)
- ▶ Sean Frankenfield – Field Tech (Tierra Right of Way Services)





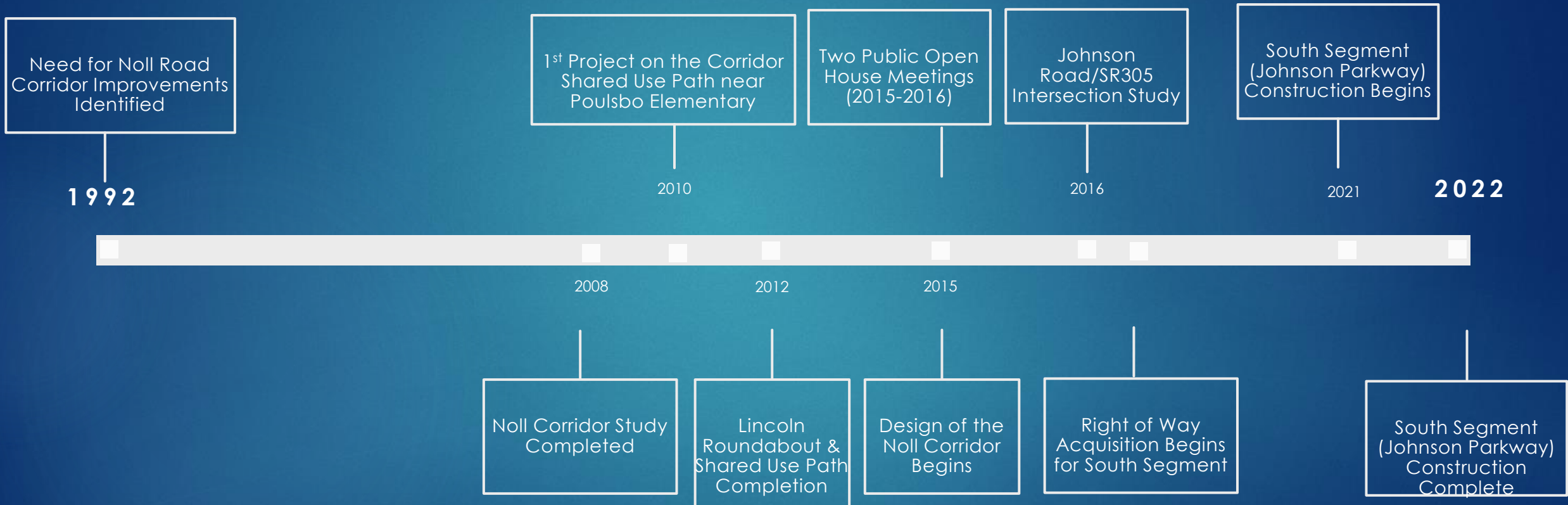
TYPICAL SECTION A

TYPICAL SECTION B

TYPICAL SECTION C



# Noll Corridor History







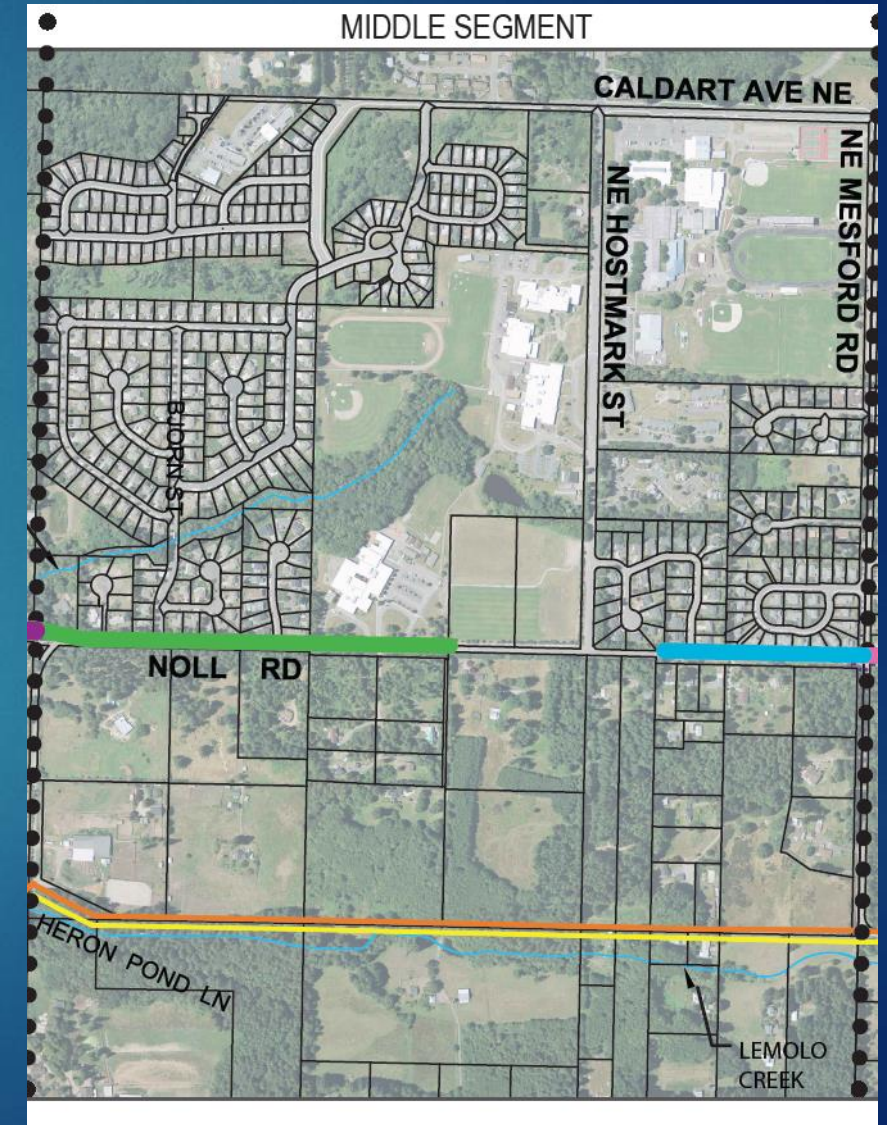
# South Segment

Expected  
Completion in  
December



# MIDDLE SEGMENT SCHEDULE

- ▶ Middle Segment to be completed in sections
- ▶ Funding Applications currently in process
- ▶ October 2023-October 2024 – Finalize Design and Property Acquisition for Middle Segment
- ▶ Anticipate Construction in 2025 & 2026

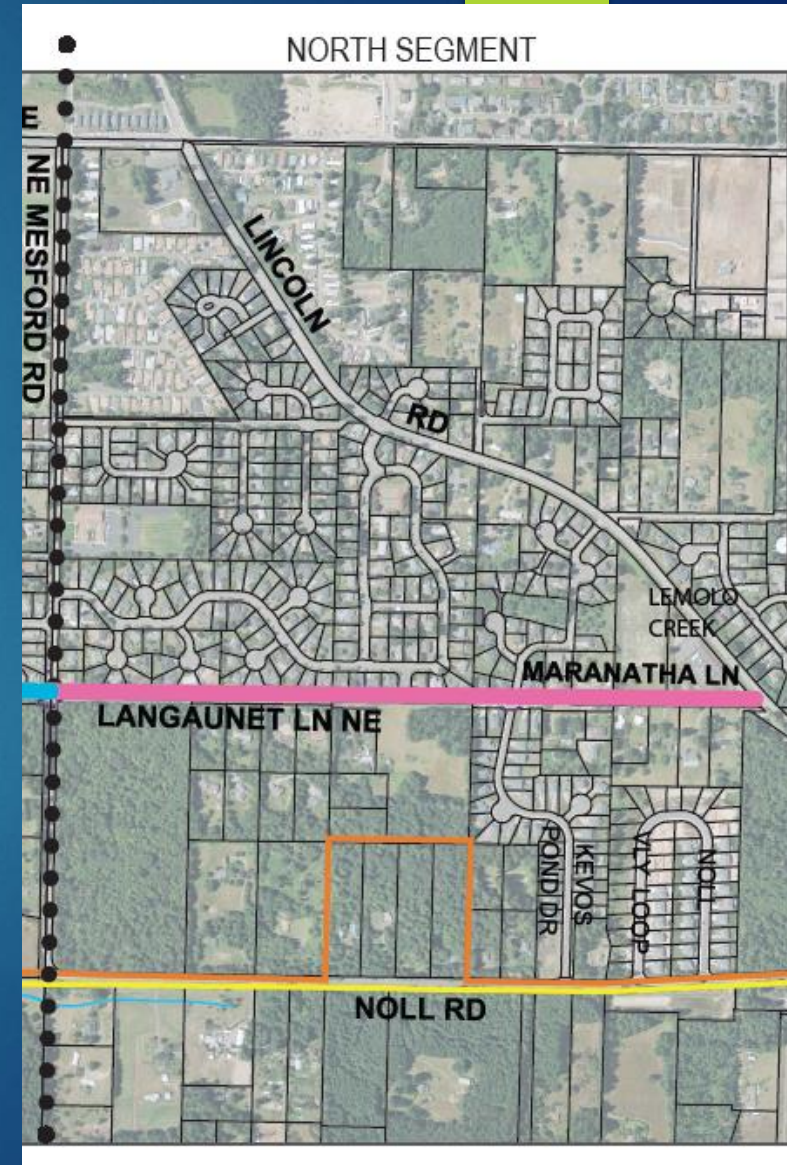




# NORTH SEGMENT SCHEDULE

## NORTH SEGMENT

- ▶ 2021 Funding secured from State, City, and Federal sources
- ▶ Current Status – Design 50% Complete
- ▶ June 2022-June 2023 – Finalize Design and Property Acquisition for North Segment
- ▶ October 2023 – Advertise Project for Construction Bids
- ▶ March 2024 – Begin Construction on North Segment
- ▶ October 2024 – Finish Construction

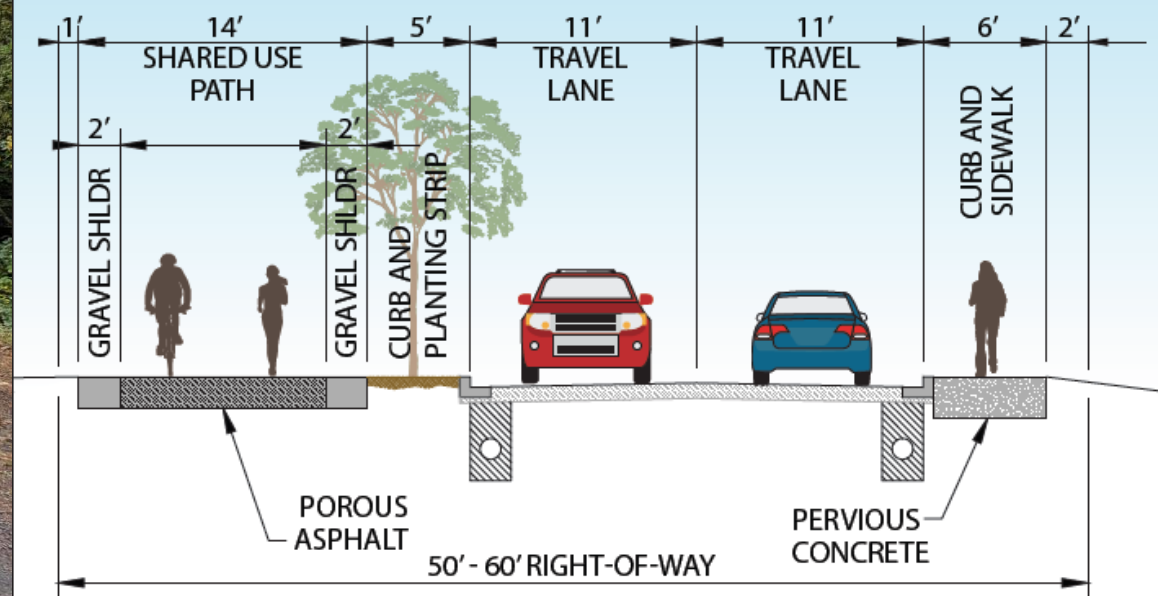




(Open graphic in adobe)

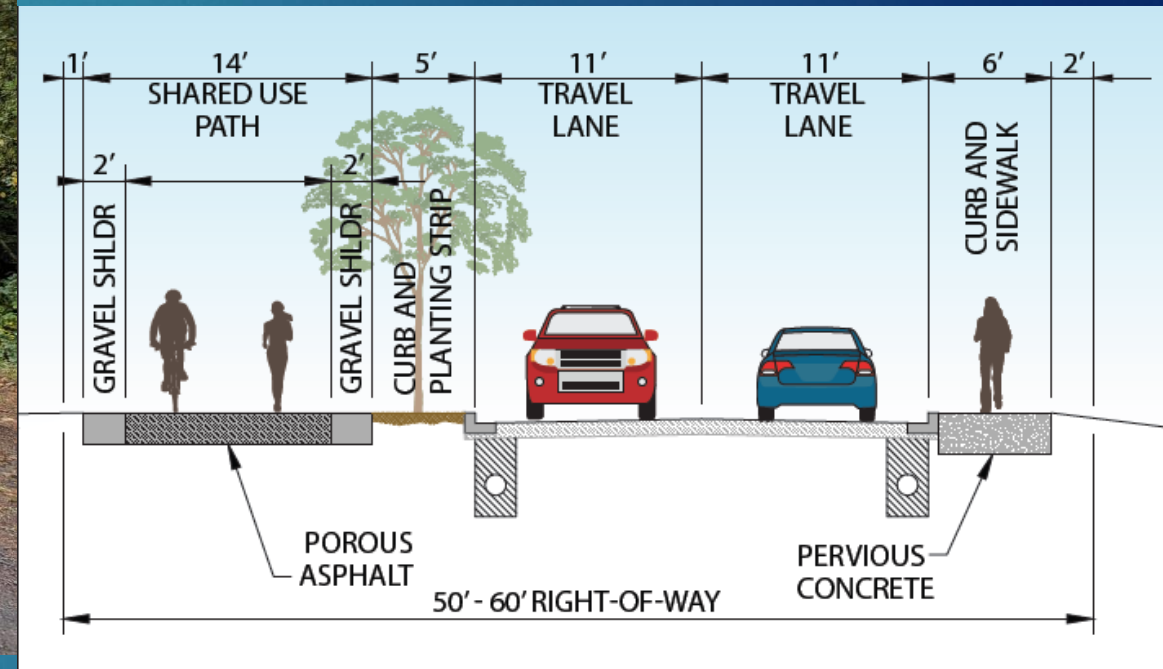
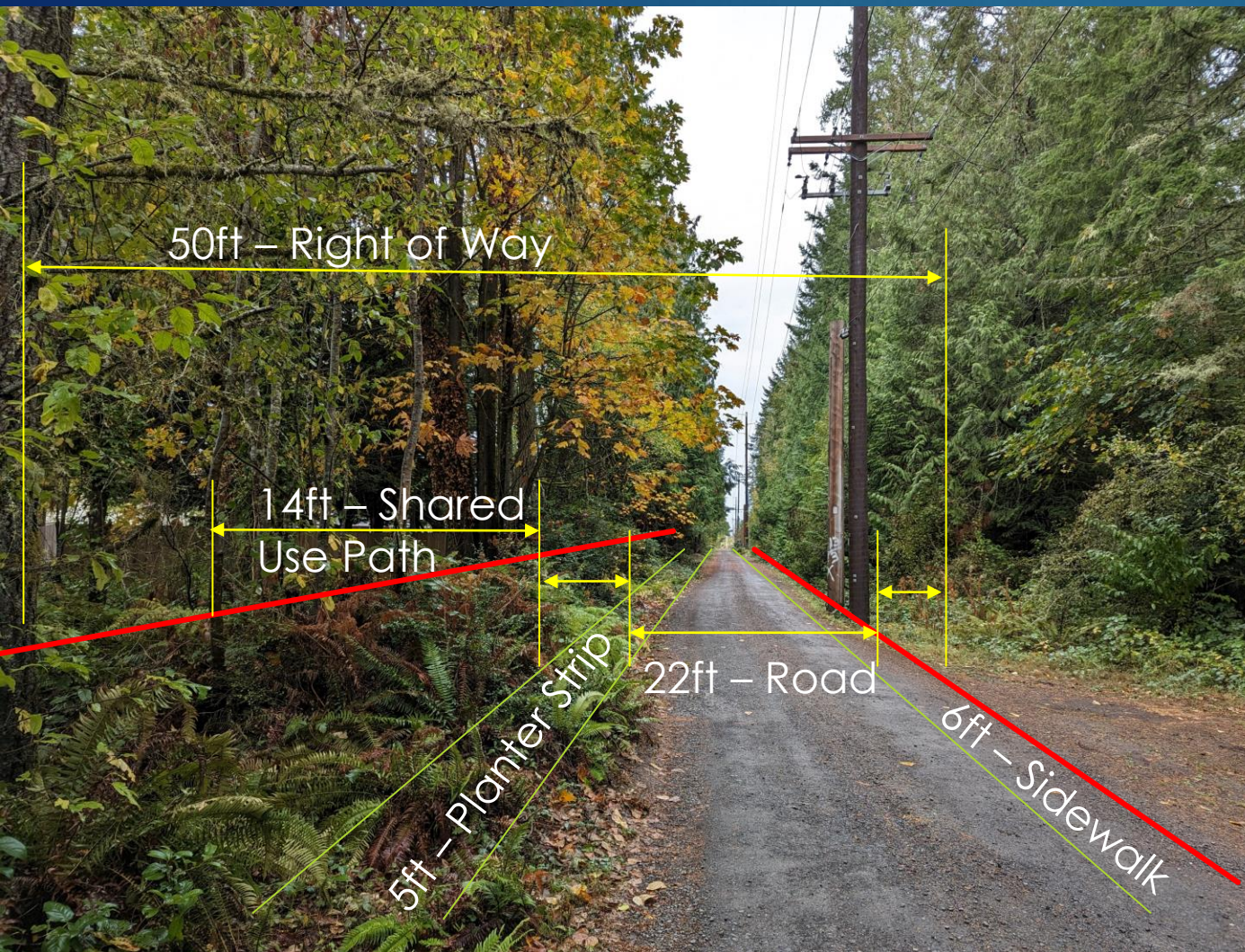






TYPICAL SECTION C





TYPICAL SECTION C





5ft — Planter Strip

14ft — Shared Use Path



The background is a dark blue field filled with numerous 3D question marks of varying sizes and orientations. In the top right corner, there is a solid yellow rectangle.

# QUESTIONS



The background is a dark blue gradient with several light blue arrows pointing in various directions. A solid yellow rectangle is located in the top right corner.

# RIGHT OF WAY PROCESS



# What to expect in the Right of Way Process:

- Tierra agents will contact property owners
- Setup appraisal inspection (appraisal process can take 6-8 weeks)
- Provide owners with right of way plan
- Review of appraisal – offer packages developed
- WSDOT review and approval
- Tierra schedules individual appointments with property owners for offers
- Owners are encouraged to call Tierra with questions



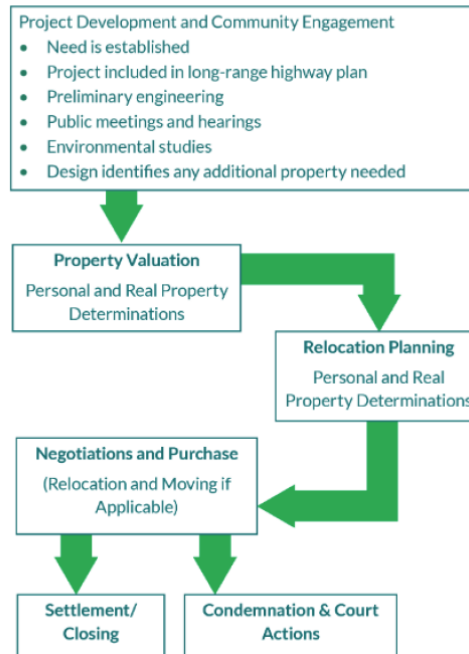
# Sample Documents You Will Receive

Transportation Property Needs and You

## CONTENTS

Introduction .....	1
Transportation Projects & Private Property	
Why are transportation projects needed? .....	2
Why is private property needed for these projects? .....	2
How much of my property is needed? .....	2 & 3
Can I prevent the Agency from acquiring my property? .....	3
The Basic Steps When a Transportation Project Requires Private Property .....	4
Property Valuation .....	5
How does the Agency determine what my property is worth? .....	5 & 6
How do I determine that the amount offered is fair? .....	6
Negotiations and Purchase	
How long do I have to consider the offer? .....	7
What if I believe the offer is too low? .....	8
Settlement & Closing	
What happens if I accept the agency's offer? .....	9
Will I have to move? .....	9
Condemnation & Court Actions	
What happens if I don't accept the Agency's offer? .....	10
What happens if I go to court? .....	10 & 11
Contact Us .....	11
Agency Title VI Notice to the Public .....	11 & 12

## The Basic Steps When a Transportation Project Requires Private Property



## Negotiations & Purchase

### How long do I have to consider the offer?

You will receive a written offer of **Just Compensation** from the Agency as soon as possible after the valuation is completed. The acquisition specialist presenting the offer on behalf of the Agency will:

- Meet with you in person, when possible, to present and review the offer.

### OR

- Mail your offer and present and review it with you verbally – typically via phone call or video conference.

The acquisition specialist's job is to walk you through the property acquisition process and to answer or find answers to any questions you may have about the process, the project, or both. The acquisition specialist will also try to minimize, to the extent possible, any inconveniences associated with the Agency's acquisition of your property.

You will be given a minimum of 30 days to consider the Agency's offer. Many real estate transactions, including ones between an Agency and property owners, are the result of discussions. These discussions are called negotiations and are essential in reaching an agreement satisfactory to both parties. The acquisition specialist will continue negotiating as long as negotiations are done in good faith and appear to be headed toward an agreement.

## Settlement & Closing

### What happens if I accept the Agency's offer?

If you decide to accept the offer, either as presented or as negotiated with the acquisition specialist, the Agency becomes owner of the property once:

- You sign the documents necessary to transfer the property to the Agency as provided by the acquisition specialist and escrow officer, if applicable.

### AND

- You receive payment for the property.

The acquisition specialist will handle all the details of the sale. All closing costs, including escrow fees, if applicable, will be paid by the Agency. If the transaction closes in escrow, you will receive payment from the escrow company. Otherwise, your payment will be processed by the Agency. You can expect to receive it approximately four to six weeks after signing documents. **It is recommended that you check with a tax professional or the IRS regarding any questions you have on the tax implications of the sale of your property to the Agency.**

### Will I have to move?

A relocation specialist will contact you if the Agency's acquisition of your property requires you to relocate. He or she will explain any relocation benefits to which you are entitled. You will have no less than 90 days to vacate the property after receiving notice you are required to move. If you are required to move because of the Agency's acquisition, you may be able to rent the property back from the Agency for an agreed-upon time. At your request, the property acquisition and relocation specialists will work with you to determine if circumstances would allow for this.





Tierra Right of Way Services, Ltd. (Tierra), has provided real estate and right of way consulting services to clients across the western U.S. since 1989 and throughout the State of Washington since 1993.

At your earliest convenience, please send your contact information to Tierra's Right of Way Project Manager. We look forward to working with you on this project.

Marge Bailey, Right of Way Project Manager  
Phone: (206) 363-1556  
Email: [mbailey@tierra-row.com](mailto:mbailey@tierra-row.com)



# QUESTIONS?

## ► Please Contact

DESIGN, CONSTRUCTION, GENERAL PROJECT?

► Josh Ranes – [jranes@cityofpoulsbo.com](mailto:jranes@cityofpoulsbo.com) or (360) 394-9736

RIGHT OF WAY?

► Marge Bailey – [mbailey@tierra-row.com](mailto:mbailey@tierra-row.com) or (206) 363-1556