
Appendix I

Hearing Exhibits

Final Supplemental EIS
North Spokane Corridor

Real Estate Acquisition Summary

Engineering creates the right of way plan sheets that show the areas needed to build the highway project. Real Estate Services is charged with the responsibility to acquire the needed property and assure the acquisitions are accomplished within the law. Eminent domain laws require the government to pay just compensation for the property needed for public uses. The steps in the acquisition process are as follows:

- Real estate appraisers will determine the market value of the property. The appraiser will:
 - Contact you for a joint inspection.
 - Research sales of similar property in the market area.
 - Value the property before and after the project.
 - Determine the damages, cost to cure items, or special benefits (increase in value due to the project).
 - Some parcels with minor acquisitions will be valued administratively using the appraiser's sales research. You have the right to request an appraisal on this administrative value.
- A review appraiser checks the appraiser's work and issues a 'Determination of Value' which is the just compensation that will be offered to you.
- A negotiation agent will contact you with the offer to purchase. You will be informed whether an appraisal or an administrative value is being used. The negotiator will:
 - Explain the project and its impacts to your property.
 - Explain your rights under the Eminent Domain laws.
 - Listen to your concerns and, if necessary, convey them to engineering or appraisal for review.
 - Discuss the acquisition with your professional advisors (appraisers, real estate agents, lawyers, etc.)
 - Provide all the documents necessary to acquire the property for the project.
 - Submit the signed documents to headquarters for payment processing. Payments are processed within 45 days of signature.
 - If the negotiator is unable to reach an agreement with you, we refer the acquisition to the Attorney General to begin condemnation proceedings. Condemnation is a legal action to acquire the property needed for the project after negotiations have been unsuccessful.
- If a residence or business is acquired by the state, you or your tenant may be entitled to relocation benefits. A relocation agent will:
 - Explain the relocation benefits available to you under eminent domain laws.
 - Assist you in locating replacement housing.
 - Assist you in the move of your personal property.
 - Assist your business in re-establishing at their new location.
 - Assist tenants in locating replacement housing.

Three brochures, **Transportation Property Needs and You**, **Residential Relocation Assistance Program**, and **Business Relocation Assistance Program** are published by the Department of Transportation. These booklets provide more detail into the acquisition and relocation processes. You may request a copy by contacting:

Washington State Department of Transportation
Eastern Region Real Estate Services
2714 North Mayfair Street
Spokane WA 99207
(509) 324-6286



Washington State Department of Transportation



2/10/00

Benefits of the North Spokane Corridor

Safety

The North Spokane Corridor is estimated to save approximately \$22 million per year in societal costs from accident reduction.



Travel Time



The savings in travel time is estimated to be 2 million hours, equating to \$28 million annually.

Pedestrian/Bicycle Trail

Starting at the Spokane River, this commuter trail is approximately 8 miles long with connections to the Centennial Trail, SCC, and multiple access points.



Gas Savings

The North Spokane Corridor is estimated to save approximately 1.7 million gallons of gasoline annually.



Air Quality

The North Spokane Corridor is estimated to reduce regional emissions by 2.4 million pounds of carbon monoxide per year.



Employment

Based on Federal Highway Administration research, each million dollars spent on highway construction supports 42 jobs across the nation, of which 25 jobs would be supported within Washington State. Therefore, assuming a funding stream of \$30 million per year in construction spending, the project could support 1250 jobs nationwide including 750 jobs within Washington State.



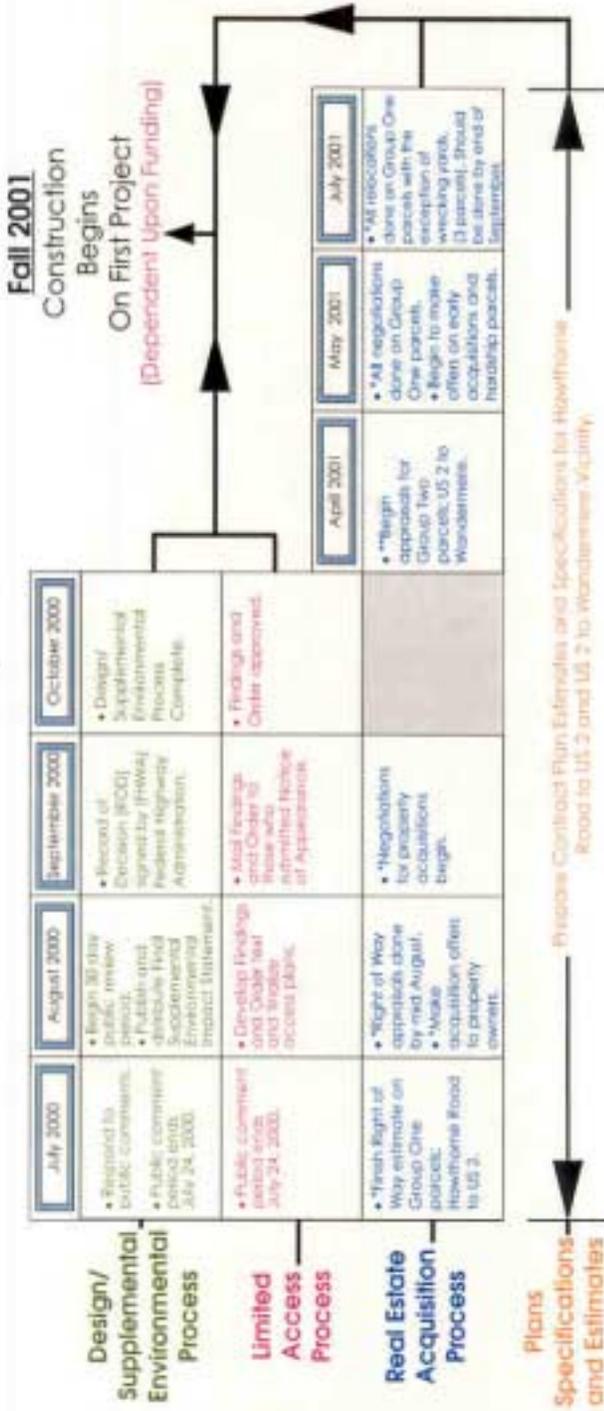
US 395 North Spokane Corridor Construction Sequence

Completion time 10 to 20 years dependent upon funding



US 395 North Spokane Corridor Time Line

Combined Design/Supplemental Environmental, and Limited Access Hearing
June 29, 2000



*Group One: Area from Hawthorne Road to US 2.

**Group Two: Area from US 2 to Wandermere.

SUBJECT TO REVISIONS 4/29/2000

North Spokane Corridor Preferred Alternative

Looking West from Perry Street towards US 395 at Wandermere

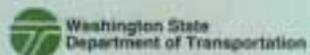


You Are Here Looking West ↖



The proposed design presented is a conceptual or theoretical design based on preliminary design data.

Final engineering design is possible only after final alignments, grades, safety, environmental concerns, economics, and input from public meetings and other interests are evaluated and the optimum design is established.



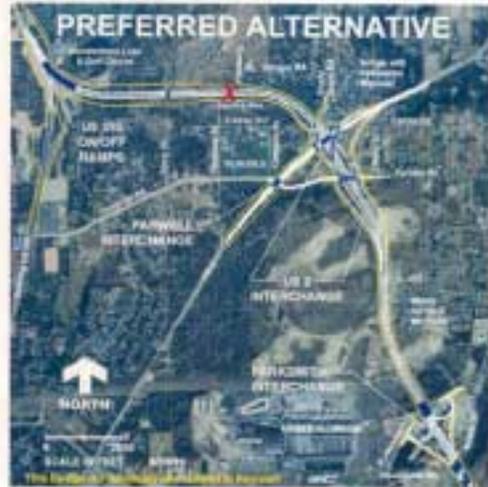
6/30/99

North Spokane Corridor - Preferred Alternative

Looking North from Garden Avenue just East of Pittsburg Street



You Are Here Looking North
X

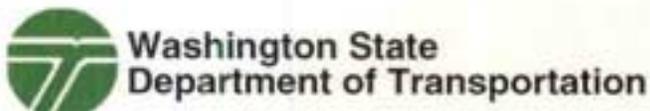


The proposed designs presented are conceptual or theoretical designs based on preliminary design data.

Earth berms or concrete walls are possible solutions to reduce traffic noise and visual impacts for this area.



Final engineering design is possible only after final alignments, grades, safety, environmental concerns, economics, and input from public meetings and other interests are evaluated and the optimum design is established.



US 395

North Spokane Corridor Project

Looking North from Bridgeport Avenue Near the BNSF Railroad



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Washington State Department of Transportation

2/22/00





