



Wasilla Main Street Rehabilitation Project Environmental Assessment

Appendix C Preliminary Right of Way Impacts Report

This page intentionally left blank.

**MAIN STREET/YENLO COUPLET with SIGNALIZED INTERSECTION at BOGARD
ALTERNATIVE – Preliminary Right of Way Impacts Report as of December 12, 2012**

Main Street's existing right-of-way (ROW) is 80-feet wide and the road corridor is generally centered within the ROW. All other existing roads in downtown Wasilla have a 60-foot ROW width and are generally centered with their ROW. The proposed improvements for Main and Yenlo Streets would overlay much of their existing footprint. The majority of ROW acquisitions would be narrow strip takes along existing ROW.

This alternative would upgrade two existing north-south streets, Main and Yenlo-Talkeetna. Each would become a two/three -lane, one-way road traveling in opposite directions to form a one-way couplet.

Road extensions for a southern and northern continuation would be required for Yenlo-Talkeetna Street to connect to Knik Goose Bay (KGB) and Bogard Road. The southern extension is approximately a third of a mile in length while the northern is a tenth of a mile. The new southern road section would separate from KGB Road at Station 6+00 and connect to the existing Talkeetna Street dead end at Park Avenue. The new northern extension would extend Yenlo Street to Bogard Road.

Because the Main Street and Yenlo Couplet with signalized intersection at Bogard Road alternative does not require any total acquisitions of any residential or commercial properties, this alternative would have no direct impact on minority or low income residents. No households, businesses, farms, and nonprofit organizations are displaced as a result of this project. No impacts to historical property are anticipated.

Table 1: ROW Impact Summary as of December 12, 2012

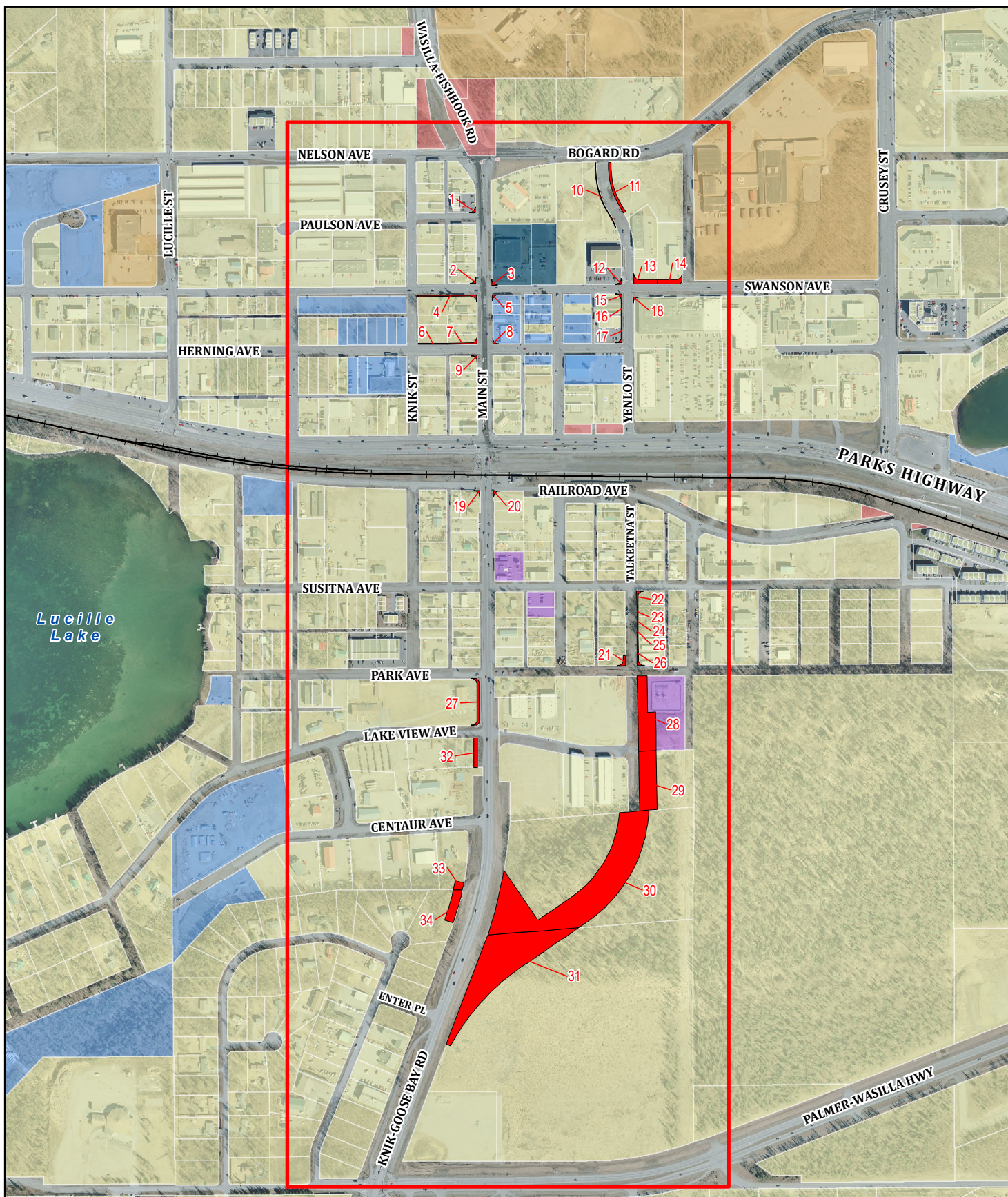
PROPERTY OWNERSHIP	NUMBER OF PARCELS	NOTES on IMPACTED PROPERTIES – all minor acquisitions	RELOCATION IMPACT
Federal	1	U.S. Post Office	None
State	0	No State owned Property	None
Local Public Agency	2	City of Wasilla Library and Public Safety Building	None
Nonprofit Organizations	3	Cook Inlet Housing and South Central Foundation	None
Historical Property	0	No Historical Designations	None
Private Property			
Improved	15	Mainly Commercial Use	None
Vacant	13	Commercial Use Trends	None
TOTAL	34		

Date: December 12, 2012

Table 2: ROW Impacts by Parcel as of December 12, 2012

	Parcel ID	Total Parcel Area (acres)	Area Acquired (acres)	% of Parcel Being Acquired
1	590070000000_S	0.25	0.0045	1.8
2	51004B01L001	0.16	0.0045	2.8
3	217N01W10B022	1.42	0.0045	0.3
4	52638B07L004A	0.69	0.0459	6.6
5	51066B08L006	0.16	0.0045	2.8
6	52638B07L010A	0.17	0.0207	12.2
7	52638B07L001A	0.17	0.0252	14.8
8	51066B08L008	0.48	0.0045	0.9
9	51066B02L010	0.13	0.0045	3.5
10	55926B01L001	2.15	0.0323	1.5
11	55926B02L001	2.31	0.0803	3.5
12	591010000000_S	0.62	0.0045	0.7
13	56698B02L002B	0.35	0.0641	18.3
14	55371000L004	0.91	0.0670	7.4
15	51015B2EL005	0.16	0.0103	6.4
16	51015B2EL004	0.16	0.0059	3.7
17	590090000000_S	0.32	0.0230	7.2
18	52959000T00A2	4.86	0.0045	0.1
19	51032B11L007	0.33	0.0043	1.3
20	53759B12L009A	0.17	0.0047	2.8
21	51032B02L001	0.13	0.0161	12.4
22	51032B01L005	0.26	0.0155	6.0
23	51032B01L006	0.16	0.0069	4.3
24	51032B01L007	0.16	0.0069	4.3
25	51032B01L008	0.16	0.0069	4.3
26	56674B01L009A	0.48	0.0251	5.2
27	53395000T00B-1	3.73	0.0613	1.6
28	217N01W10C011	2.1	0.621	29.6
29	59108000U007	1.88	0.624	33.2
30	217N01W10C012	12.82	3.63	28.3
31	55970000T00A	30.51	2.3	7.5
32	217N01W10C003	0.36	0.07	19.4
33	52524B01L001	1.01	0.05	4.9
34	51261B03L023	1.22	0.17	13.9
	Total		8.02	

Date: December 12, 2012



0 250 500 750 1,000
Feet

LEGEND

█ Right-of-Way Acquisition*

Land Ownership

█ Private
█ City

█ Borough
█ Cooperative
█ State
█ Federal
█ No Data

Projection: AK Stateplane Zone 4, NAD 83 FT
Aerial Image: May 3, 2010, Kodiak Mapping, Inc.
Source: ADOT&PF, MSB GIS, HDR
Date: December 13, 2012

* refer to Table 2 for descriptions of affected parcels

WASILLA MAIN STREET REHABILITATION

**FIGURE A:
RIGHT-OF-WAY IMPACTS**