

2024 Annual ROW Meeting

WSDOT Local Programs Right of Way Services



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Local Programs Right of Way Manager

Local Programs ROW Team

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Guest Presenters

Heather Lindstrom

WSDOT Real Estate Services
Acquisition Program Manager

Lisa Shaw

WSDOT Real Estate Services
Property & Acquisition Specialist

LeRoy Patterson

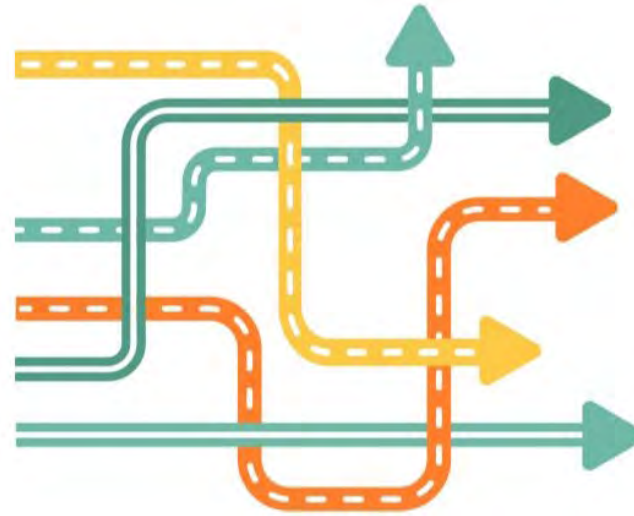
WSDOT Developer Division
Access & Hearings

Dianna McKeon

Federal Highway Administration
ROW Program Manager for the Washington Division



Local Agency Projects Along WSDOT Limited Access



Heather Lindstrom
WSDOT Real Estate Services
Acquisition Program Manager

Lisa Shaw
WSDOT Real Estate Services
Sr. Property & Acquisition Specialist

LeRoy Patterson
WSDOT Developer Division
Access and Hearings

Local Agency Projects along WSDOT Limited Access

Objectives

- Review laws and regulations driving acquisition of property for state highways.
- Review laws and regulations for limited access facilities
- Provide examples of limited access in cities, towns or counties
- Questions and research
- Who to engage with



Local Agency Projects along WSDOT Limited Access



Revised Code of Washington

- Acquisition of property
 - [RCW 47.52.050](#), property rights must be acquired in **fee simple**.
- Limited Access - city or town
 - [RCW 47.52.210](#), Transfer's title to those parts of a city or town street that are designated as and improved or constructed by WSDOT to be a functional part of a WSDOT limited access highway.
- Limited Access – County road
 - [RCW 47.52.020](#), Deed from county required to acquire fee title within limited access facility.

Local Agency Projects along WSDOT Limited Access

Limited Access:

- A **deeded** property right
- Access notes on ROW plan for allowed approaches

Approval Authority:

- FHWA – Interstate
- WSDOT HQ Access– all other state routes

ACCESS NOTES:

TYPE D IS AN OFF AND ON APPROACH IN A LEGAL MANNER NOT TO EXCEED 50 FEET IN WIDTH FOR USE NECESSARY TO THE NORMAL OPERATION OF A COMMERCIAL ESTABLISHMENT. IT MAY BE SPECIFIED AT A POINT SATISFACTORY TO THE STATE AT OR BETWEEN DESIGNATED HIGHWAY STATIONS.

* APPROACH IS RESTRICTED FOR USE BY TRAFFIC AS A RIGHT IN RIGHT OUT ONLY.

** APPROACH IS RESTRICTED FOR USE BY TRAFFIC AS A LEFT IN LEFT OUT ONLY.

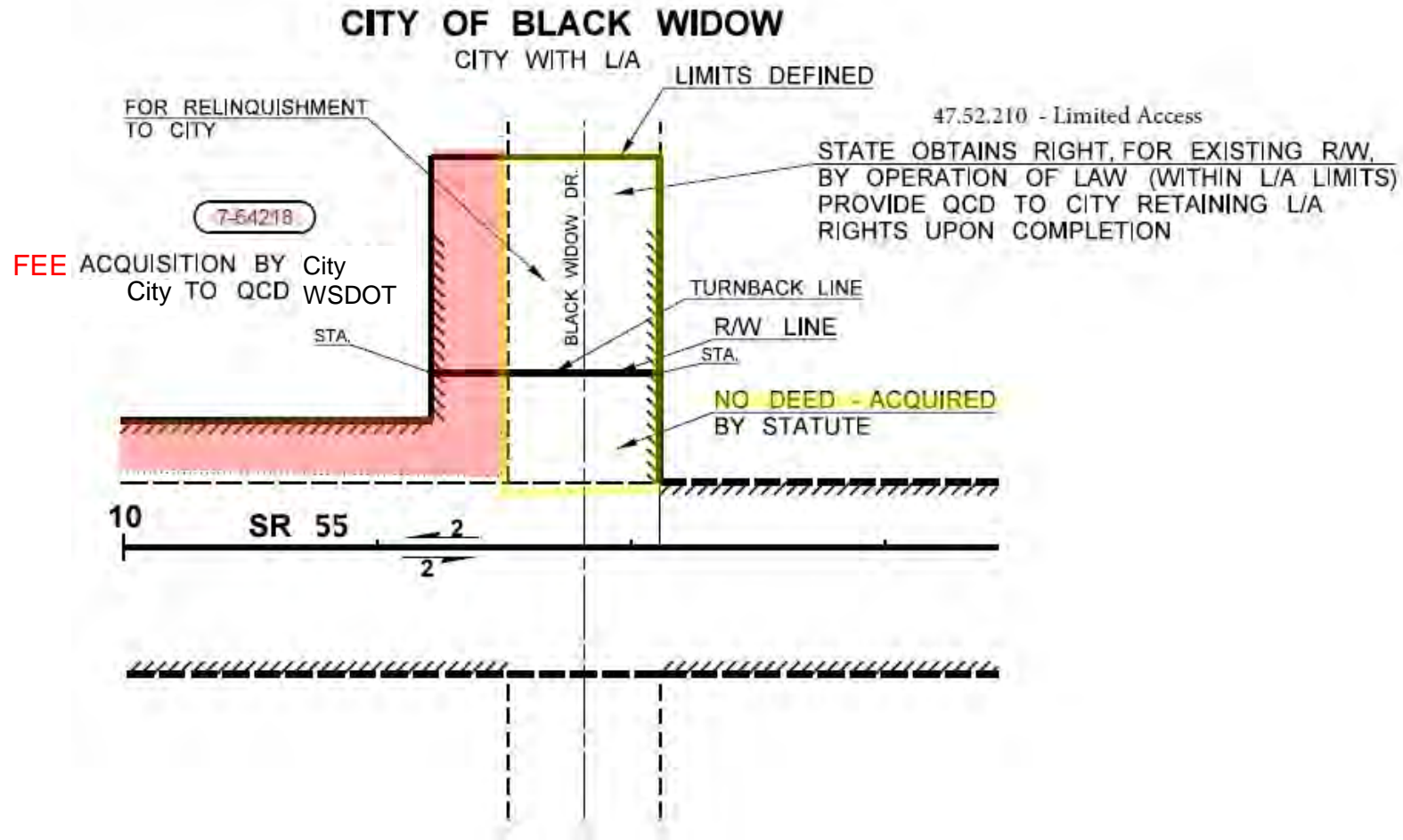
*** APPROACH IS RESTRICTED FOR USE BY TRAFFIC AS A LEFT AND RIGHT IN AND RIGHT OUT ONLY.

△ SHARED APPROACH WITH EASEMENT.

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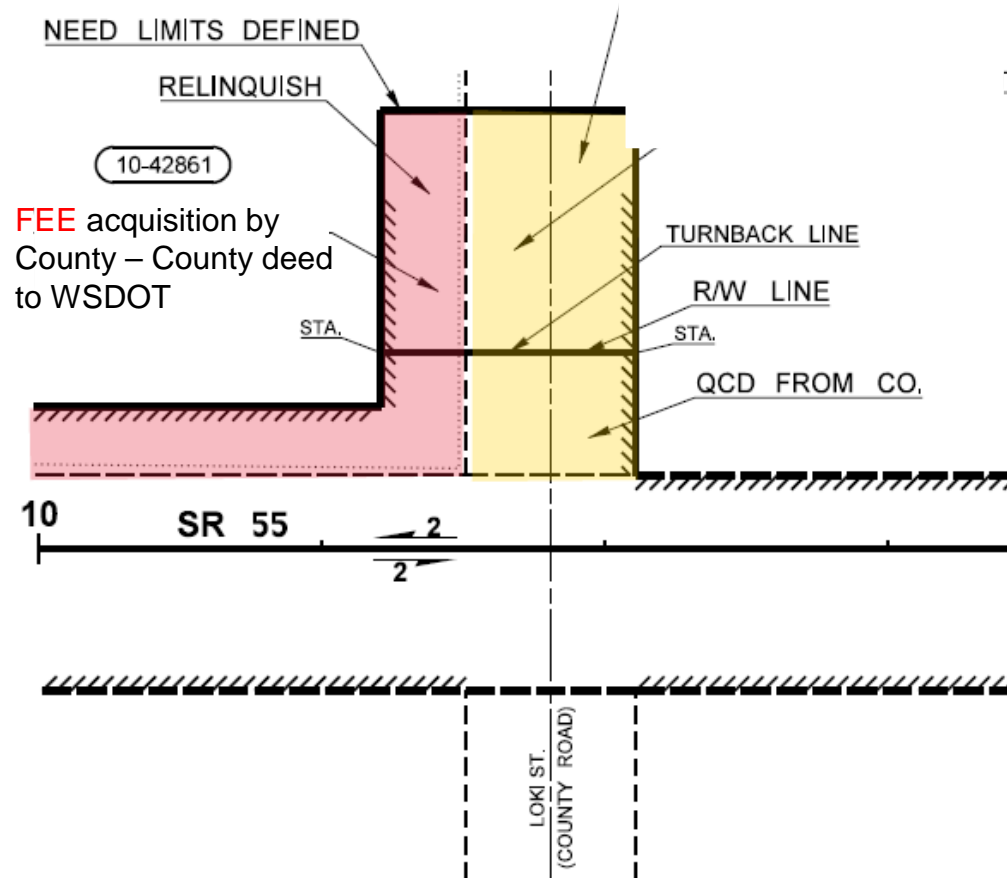
CITY

Local Agency Projects along WSDOT Limited Access



Local Agency Projects along WSDOT Limited Access

LOKI COUNTY LIMITED ACCESS IN COUNTY



Local Agency Projects Along WSDOT Limited Access



What do I need to know?

- Review WSDOT Right of Way plans
- WSDOT requires fee –
 - Acquisition of any property with the intent to transfer to WSDOT must be in fee, unless otherwise approved, regardless of limited access or managed access.
- Agreements –
 - WSDOT and the Local Agency will have an executed agreement outlining property acquisitions and requirements.
- Access Hearing may be necessary
- FHWA has approval on limited access along interstate

Local Agency Projects along WSDOT Limited Access

Who should you contact if your project abuts a highway or interstate?

- Local Programs Engineer (LPE) for your region
- Local Agency Coordinator
- Additional resources:
 - WSDOT [Access and Hearings office](#)
 - WSDOT ROW Plans
 - WSDOT [Real Estate Services](#)



Local Programs Right of Way Update



Michelle Newlean
Local Programs Right of Way Manager

Projects Certified in 2023

2023 was the year of Certs, Certs, and More Certs

Total Number of Certifications: 88

Certificate #1	55
Certificate #2	0
Certificate #3	17
Time-Based	15
Excepted Parcel	2
Re-Certificates	16



Oversight Reports Issued in 2023

Number of Reports Issued: 15 17%

Historically

2022: 9 14%

2021: 9 16%

What were the most common non-compliance issues?



ROW Procedures

Number of Procedures updated in 2023: 45

Do you have an upcoming Federal Funded Project?

- Please review your procedures and update them if they aren't current.
- It is up to the agency to provide their consultants with copies of their Approved ROW Procedures.
- Please contact your Local Agency Coordinator if you aren't sure about the status of your procedures.

Remember: You can use form LPA-001b to make minor staff changes.



FHWA ANNUAL REPORT

October 1, 2022 to September 30, 2023

Fiscal Year 2022

- Total LPAs Reporting 164
- Parcels Acquired 423
- Condemned Parcels 10
- Admin Settlements 103
- Acquisition \$ \$18,311,898
- Displacements 111
- Relocation \$ \$606,779
- Relocation Appeals 0

Fiscal Year 2023

- Total LPAs Reporting 125
- Parcels Acquired 473
- Condemned Parcels 6
- Admin Settlements 136
- Acquisition \$ \$12,671.535
- Displacements 10
- Relocation \$ \$543,121
- Relocation Appeals 0

Process Improvements-Completed

- Updates to Chapter 25 of the LAG published
- All projects requiring a Spot Check Review
- Change to guidance on Early Acquisitions
- NEW Relocation Plan (LPA-553)
- NEW Construction Memo (LPA-344)
- NEW Recission of Offer (LPA-351a)
- Warranty Deed (LPA-302) & Spec. Warranty Deed (LPA-303) Updated to add set-over language
- Administrative Offer Summary (LPA-216) updated
- Updated guidance on Encroachments



Process Improvements-Upcoming

- Additional opportunities for training including eLearning
- Chapter 25 LAG Updates
 - Encroachments
 - Limited Access
 - Design Build
- Administrative Offer Summary (AOS) vs. Waiver Valuation
- Continuing forms and brochure updates
- Updating the Local Agency Certification Compliance Results and Level of Involvement with FHWA



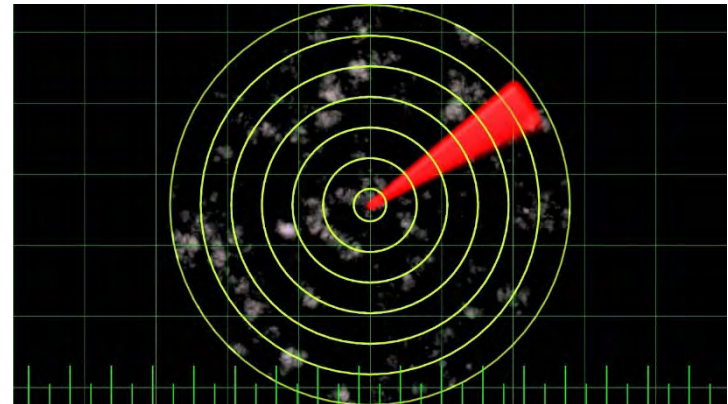
Update on ROW Manual & Statutory Evaluation Allowance (SEA)

ROW Manual

The manual has been updated to remove WSDOT procedures and make the focus laws and regulations. The manual is still in review but is scheduled to be released this year.

Statutory Evaluation Allowance (SEA)

There were no increases to the SEA passed (or proposed) during the 2024 legislative session. However, this may come up in the future.



Any Questions?



**Next Up:
Local Agency Coordinators' Presentation**