

**Switzer Road
159th Street to 167th Street
Public Meeting**

February 18, 2021

OVERLAND PARK
K A N S A S

ABOVE AND BEYOND. BY DESIGN.

TONIGHT

- Overview of the project
- Project schedule
- Funding sources
- Appraisal and acquisition process
- Utilities
- Restoration after construction
- Questions

INTRODUCTIONS

- **City staff**
- **Design consultant**
- **Appraiser**
- **Acquisition Agent**

PROJECT OVERVIEW

- **Switzer Road, 159th Street to 167th Street**
 - Construct first two lanes of eventual four lane roadway
 - Stream crossing culvert
 - Storm sewer, curb & gutter, shoulder
 - Sidewalks
 - Roundabout at 167th Street
 - Side street/driveway tie-ins
 - Streetlighting, pavement markings and signs
 - Restoration

PROJECT SCHEDULE

Tasks	Schedule
Identify & acquire right of way and easement	Ongoing – Summer 2021
Utility relocations	Summer 2021 – Winter 2021
Design, bidding, & award	Winter/Spring 2022
Pre-construction public meeting	Spring 2022
Construction complete	Mid 2023

FUNDING SOURCES

- **City of Overland Park budget**
 - Part of the Overland Park CIP budget
- **KDOT**
 - Federal Aid from Surface Transportation Program
- **Johnson County**
 - County Aid from CARS program

RIGHT OF WAY AND EASEMENT TYPES

- **Right of Way**

- Purchase of described property
- All property rights transferred to City

- **Permanent Easement**

- Possible Reasons (Drainage, Sidewalk, Utility)
- Allows for future City maintenance on permanent improvements
- Recorded with County for future property owners
- Length: Permanent

- **Temporary Construction Easement**

- Provides room for contractor to install improvements
- Allows improvement on private property (i.e. grading, entrance replacement)
- Length: End of the project warranty period

APPRAISAL AND ACQUISITION PROCESS

- **Process**

- Follows Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970)

- **Appraisals**

- Valbridge Property Advisors - Derek Shaner
- Determine compensation for the right-of-way and easements
- Send offer letter

- **Acquisitions**

- Allen Skeens
- Available to answer questions and explain documents
- Documents require owner signature and must be notarized

UTILITIES

- **Utility relocation**

- Before construction begins, utilities on site relocating or adjusting their facilities.
- Power lines, water and gas mains, communications and sanitary sewer

CONSTRUCTION PROCESS

- **Traffic control during construction**
 - Will be full road closures on Switzer during project construction
 - 167th & Switzer Closed to construct new roundabout
 - Access to driveways and side streets will be provided at all times

RESTORATION

- **Sod/seed disturbed areas**
- **Trees/landscaping removed from right of way (existing and future)**
 - No replacement
- **Trees/landscaping removed on private property**
 - To be handled during the acquisition process
- **Fencing removed for construction**
 - Replaced in kind/acquisition process

CONTACT INFORMATION

- **City of Overland Park**
 - Tony Rome, P.E. - tony.rome@opkansas.org
- **Valbridge Property Advisors**
 - Derek Shaner - dshaner@valbridge.com
- **Acquisition Agent**
 - Allen Skeens - allenskeens@shaner.biz
- **HDR**
 - Scott Heavin, P.E. - scott.heavin@hdrinc.com

- **Thank you for attending.**

QUESTIONS

- **Questions???**