

# Red Letter Program

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# Red Letter Program

## RIGHT-OF-WAY Proactive Program

- ▶ Stay ahead of the impacts of programmed development
- ▶ Save \$

# Red Letter Program

## Inception

### ▶ What is the Red Letter Program?

In **June 1996**, the MAG Regional Council approved the Arizona Department of Transportation (ADOT) Red Letter process, which requires MAG member agencies to notify ADOT of potential development activities in freeway alignments. Development activities include:

- actions on development plans
- Zoning applications
- permits.

### ▶ Why is it called "Red Letter"

**Alert!** ...Item For **Action**

# Red Letter Program Cost Less

- ▶ For vacant land vs. paying for improvements impacted by future roadway development.



# Red Letter Program

## 4 MAG Submittals per Year

- ▶ **January**  
Summary of Notices: July - December
- ▶ **April**  
Participation Reminder Letter
- ▶ **July**  
Summary of Notices: January – June
- ▶ **October**  
Participation Reminder Letter

# Red Letter Program

## Summary of Notices (Activity) Letter

- ▶ Not an indication of a Jurisdiction's involvement.

# Red Letter Program

## Receipt of Notices/Inquiries

- ▶ **Jurisdictions**
- ▶ **Designers**
- ▶ **Attorneys**
- ▶ **Architects/Engineers**
- ▶ **Utility Companies**

**(Summary report groups notices in jurisdiction located)**

# Red Letter Program

## If You Do Nothing

- ▶ **It will become known** - if there is an impact.  
We eventually have to deal with reality – (“How did that get here?”)
- ▶ **It will become known** - if the added cost could have been avoided had we been notified earlier.
- ▶ **Cannot hide lack of involvement & participation**

# Red Letter Program

## Win-Win Cooperative Effort

- ▶ **Opportunity to foresee and avoid problems/issues =  
Reduced impact costs for future projects and  
development**

MAG

ADOT

Local Developer

# Red Letter Program

## “Administrative Taking”

- ▶ **We cannot interfere with a Property Owners rights to develop his property in accordance with established laws & ordinances.**

# Red Letter Program Interest

- ▶ Activity within **¼ mile** of an ADOT Highway Facility.

# Red Letter Program

## Options:

- ▶ **Buy property BEFORE is developed (cost less)**
- ▶ **Live with consequences of not purchasing it (cost more)**
- ▶ **Work with a cooperative developer willing to design a project considering future potential impacts**

# Red Letter Program

## Advance Acquisition

- ▶ Hardship Acquisitions
- ▶ **Protective Buying**

# Red Letter Program

## Protective Buying / Pre-Development Acquisitions

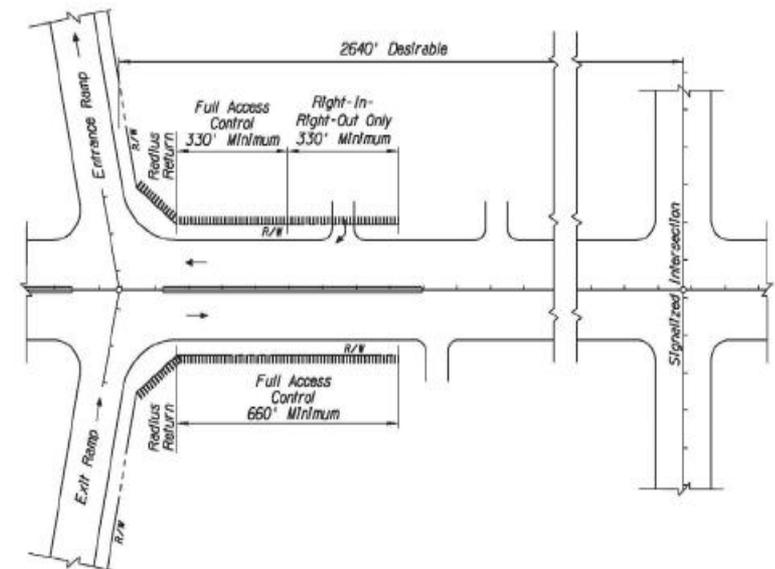
### Conditions:

- ▶ 5 year plan (viable project)
- ▶ Route location established (known)
- ▶ Funding available.

# Red Letter Program ACCESS

## Typical Cross Street Access Control

- ▶ **Encroachment Permit required**  
– *ADOT Permit contact info provided*



LEGEND  
Access Control, Typical

ACCESS CONTROL AT  
RAMP / CROSSROAD  
FIGURE 506A

# Red Letter Program

## New Area - Sound/Noise Mitigation

### Residential development – ADOT Environmental Planning Group (EPG)

- ▶ **Sound/Noise Specialist**  
**Angela Newton**  
1611 W Jackson  
Phoenix, Arizona 85007  
602.712.6161

# Red Letter Program Participation

- ▶ Please ensure your  
Planning and Zoning  
Development Services  
Permits Department

Are participating in the MAG/ADOT Red  
Letter Program.

# Red Letter Program Submissions

- ▶ **Email**

[redletter@azdot.gov](mailto:redletter@azdot.gov)

- ▶ **Mail**

ADOT Right of Way Property Management  
Red Letter Program  
205 S. 17<sup>th</sup> Avenue  
Mail Drop 612E  
Phoenix, Arizona 85007

# Red Letter Program

**Thank you for participating in the  
Red Letter Program**