

Red Letter Program

Richard Erickson

ADOT Right of Way Project Management

602.712.7085

rerickson@azdot.gov

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

Proactive Program

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

Red Letter Program

Cost Less

- ▶ For vacant land vs. paying for improvements after completion of proposed development.
(direct impact damages & severance damages)



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**

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

If You Do Nothing

- ▶ If there is an impact, it will become known (we eventually have to deal with reality)
- ▶ If the added cost could have been avoided had we been notified earlier – it will become known.
- ▶ Cannot hide lack of involvement & participation

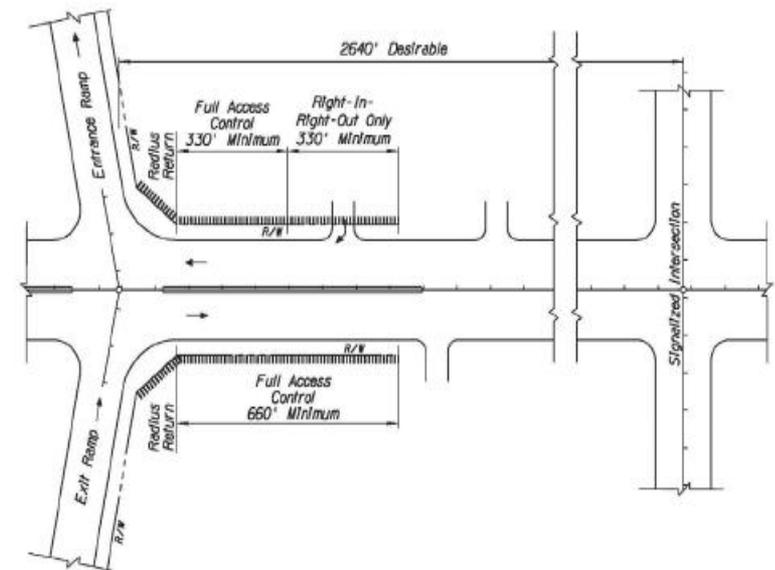
Red Letter Program Interest

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

Red Letter Program

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

Advance Acquisition

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

Red Letter Program

Pre Development (Protective Buying) Acquisitions

- ▶ **CHOICES:**
- ▶ **Buy it before property is developed (cost less)**
- ▶ **Live with consequences of not purchasing it (cost more)**
- ▶ **Cooperative developer design considering future potential impact**

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

Pre Development (Projective Buying) Acquisitions

Conditions:

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

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

- ▶ **Please participate in the MAG/ADOT Red Letter Program.**

Red Letter Program

Submissions

- ▶ **Mail**

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

- ▶ **Email**

redletter@azdot.gov

Red Letter Program

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