



August 11, 2016

44th Street Improvements from Range Line to Connecticut

Dear Property Owners,

We wanted to take this opportunity to update you on the 44th Street Widening Project. After having had the opportunity to meet with the property owners along 44th Street, we have been fortunate enough to have had donated a majority of the necessary easements and right of way for the project. We have obtained all the right of way from the property owners on the north side of 44th Street and the west side of Connecticut Avenue south of I-44 which will allow "all" of the widening to occur on those sides. Based on those donations, we are planning on moving forward with the project anticipating construction occurring in the spring, summer and fall of 2019.

The project scope is to widen to five lanes with bike lanes and pedestrian facilities on each side of the roadway. We expect the outside edge of the sidewalks on the south side of 44th Street to line up generally with the south edge of the current pavement. On Connecticut Avenue, we expect the outside edge of the sidewalk on the west side to line up with the west edge of pavement. We have acquired 10 foot **temporary construction easements (or loans in Brenda's terminology)** from some property owners. We appreciate the commitment to the project, but likely there will be little if any impact due to the space currently occupied by the drainage ditch in between.

We encourage any property owner with an entrance directly onto 44th Street or Connecticut Avenue to sign this agreement as it allows you more say in the ultimate slope of the entrance onto your property. The wording in the agreement for an easement to tie in the entrances refers to "as the city and property owner agree". We can always construct an entrance on the existing right of way, but in situations where there is a significant grade change on the road, the entrances might get very steep.

If you have an entrance on a side street **near** 44th Street or Connecticut Avenue, we also encourage you to have signed one of these donation agreements for the same reason.

If you have previously signed a donation agreement, this letter is being provided as an information update on the project. If you haven't yet signed, we have again attached the agreement. Some property owners on the south side indicated they would donate the temporary construction easement if the property owners on the north agreed to donate. That day has come.

If you have not responded to our request and would like additional information or the opportunity to discuss the project you may reach me at 417-529-8250, email dsalisbu@joplinmo.org or David Hertzberg at 417-624-0820 Extension 506 or dhertzbe@joplinmo.org.

Sincerely,

Dan Salisbury, PE
Assistant Director of Public Works/Engineering