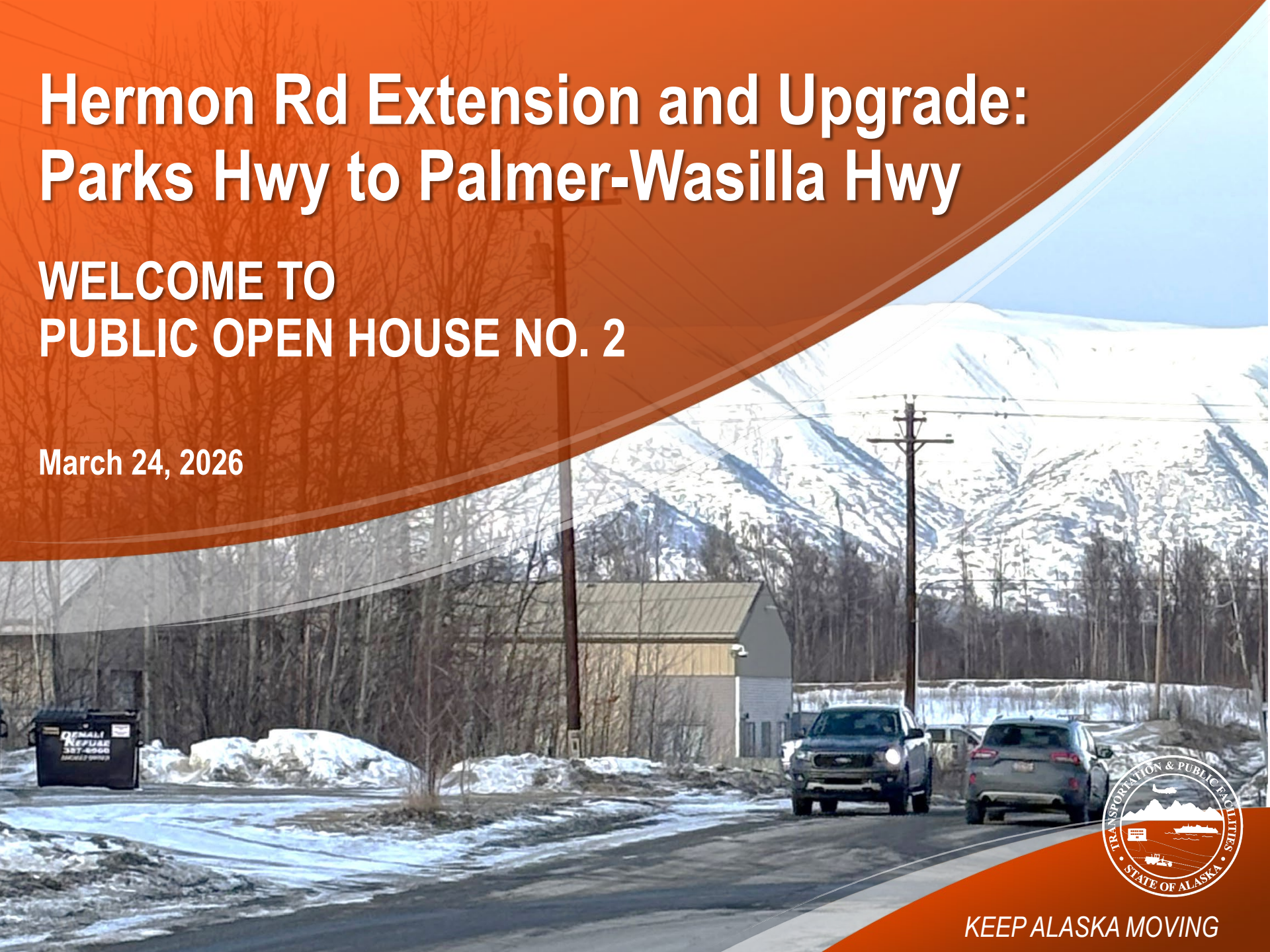


Hermon Rd Extension and Upgrade: Parks Hwy to Palmer-Wasilla Hwy

WELCOME TO
PUBLIC OPEN HOUSE NO. 2

March 24, 2026



KEEP ALASKA MOVING

Project Team



Chris Bentz, PE
Project Manager

Jim Starr
Project Right-of-Way Agent

Sam Tyler, PE
Project Manager

Claire Mueller, SR/WA
Right-of-Way

Morgan McCammon
Public Involvement

In partnership with the City of Wasilla and the Mat-Su Borough

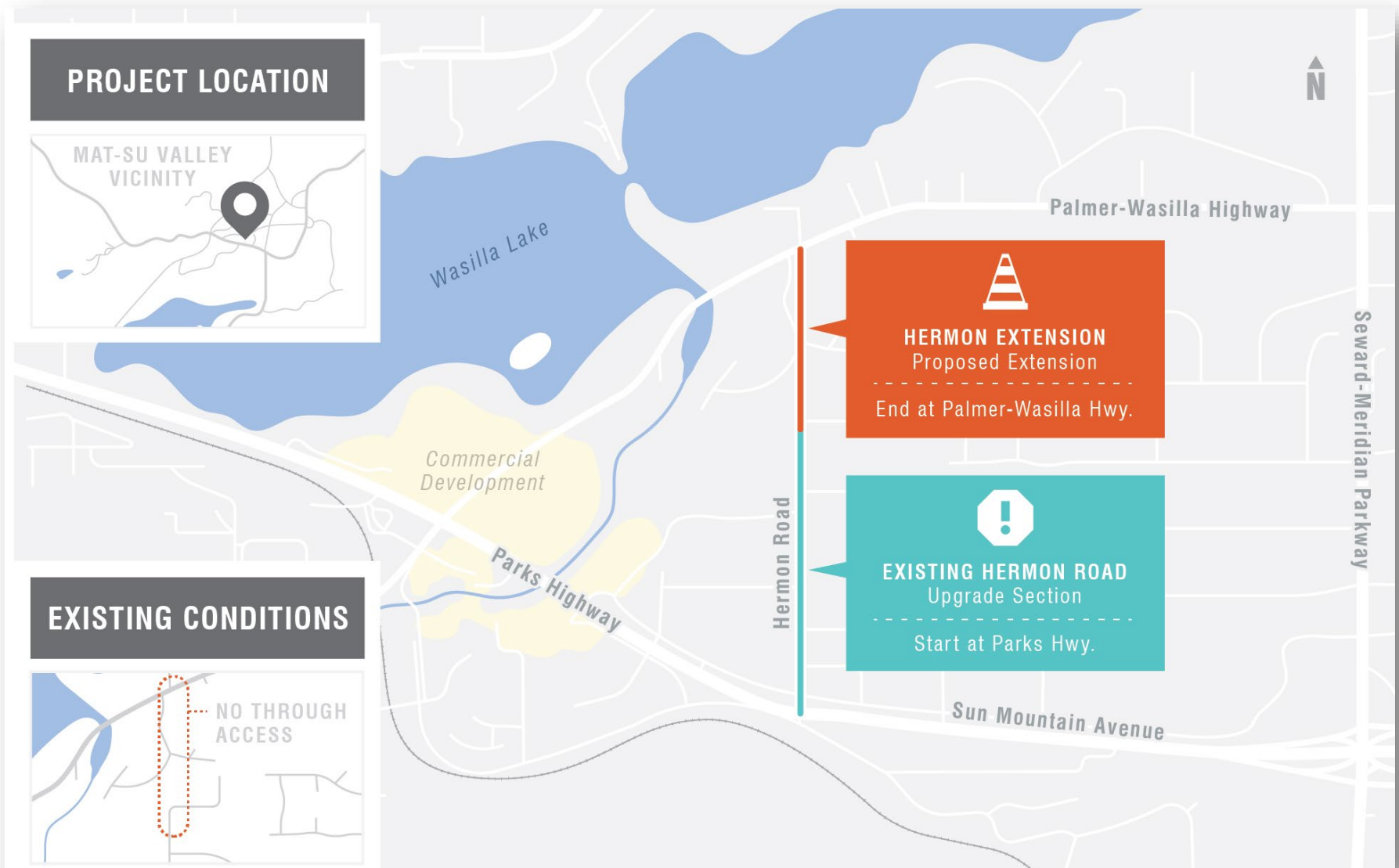


Agenda

- Project Update
- Design Changes
- Utilities
- Right of Way
- What's Next
- Questions and Comments



Project Area and Description



Project Purpose

- Reduce congestion
- Support access to planned land uses and development
- Reduce travel times
- Improve traffic efficiency and safety
- Support multi-modal transportation
- Meet Americans with Disabilities Act (ADA) connectivity requirements



Proposed Improvements

- Upgrade Hermon Road from Sun Mountain Avenue to Whispering Woods Drive
- Extend Hermon Road from Whispering Woods Drive to the Palmer-Wasilla Highway
- Add pedestrian and bicycle facilities
- Improve drainage
- Add safety features
- Relocate utilities
- Improve intersections at the new Hermon Road connection to the Palmer-Wasilla Highway



Project Progress

- Environmental analysis complete
- Utility coordination began in 2025
- Design advanced to the 95% level



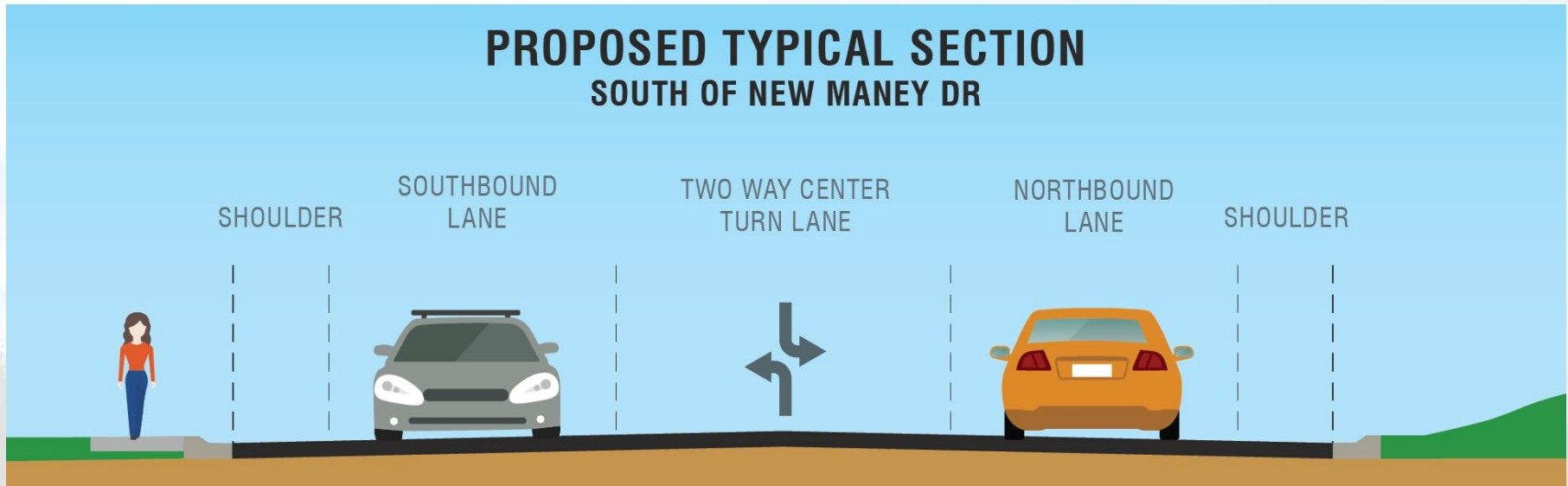
Hermon Road from Sun Mountain Avenue Intersection

Upcoming Project Activities

- Right-of-way (ROW) acquisition process begins in 2026
- City of Wasilla waterline installation
- Final design completion
- Construction anticipated to begin in 2028



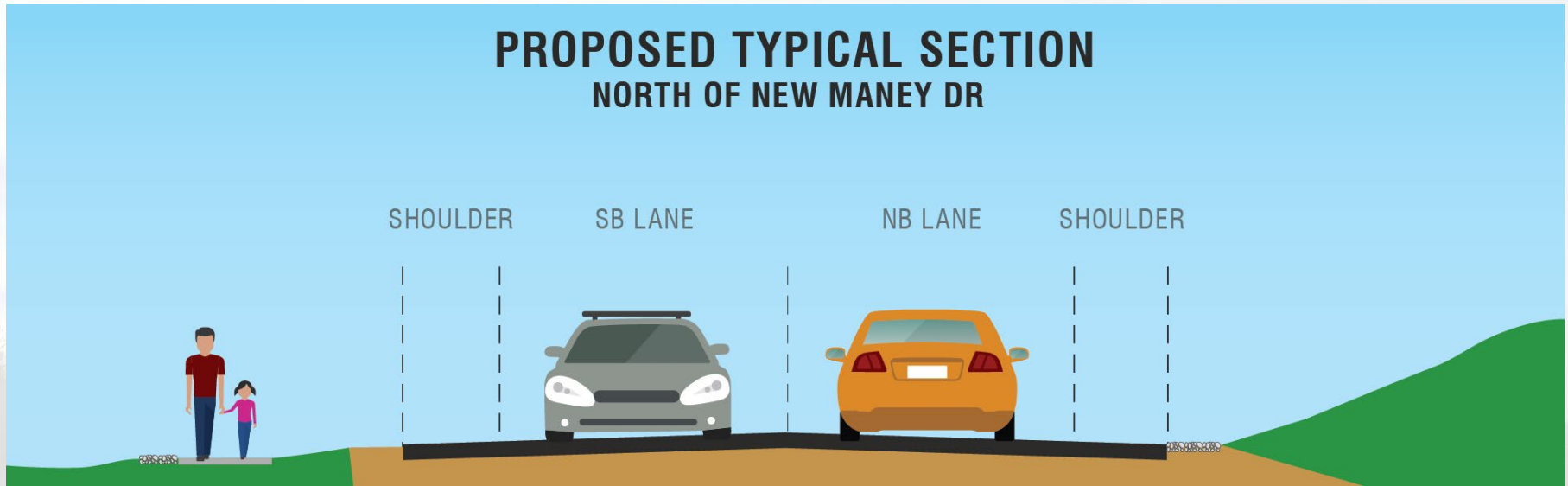
Typical Section



Key Features:

- Attached 10-foot pathway
- Two 12-foot lanes with 4-foot paved shoulders
- Center 14-foot two-way left turn lane for improved traffic flow and safety
- Posted speed 35 mph

Typical Section

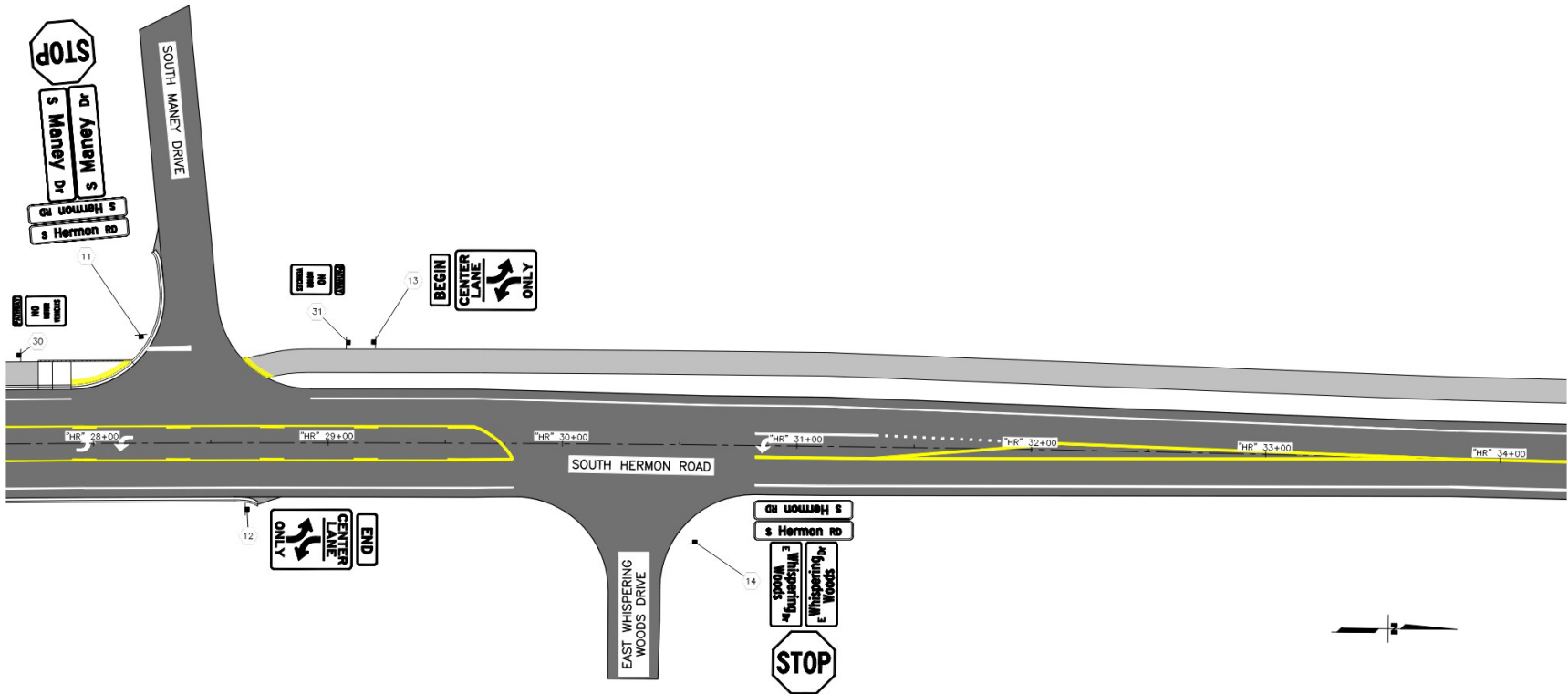


Key Features:

- 10-foot separated multi-use pathway to allow for snow storage
- Two 12-foot lanes with 4-foot paved shoulders
- Posted speed 35 mph

Whispering Woods Left Turn

- Proposed left-turn improvements at Whispering Woods Drive based on public feedback
- Final configuration subject to design refinement



Utilities – Preliminary Design

- MEA:
 - Overhead facilities adjusted for vertical clearance
 - Poles relocated as needed for roadway widening and proposed pathway
- MTA & MEA: Underground utilities moved outside of the proposed footprint
- ENSTAR: Underground gas facilities will be lowered and rerouted away from proposed storm facilities
- City of Wasilla waterline installation, 2 phases:
 - New Maney Drive to Quiet Circle
 - Quiet Circle to Sun Mountain Avenue
- Services will be maintained



Right-of-Way (ROW)

- Additional ROW is needed along portions of the corridor
- ROW acquisitions are expected to begin in 2026
- DOT&PF is reaching out to each potentially impacted property owner

Source: DOT&PF, Right-of-Way: <https://dot.alaska.gov/stwddes/dcsrow/>

Acquiring Real Property for Federal and Federal-Aid Programs and Projects



Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as Amended. Modified specifically for Alaska. Revised June 2005



ROW Acquisitions

ROW Type	Description
Full or Partial Fee Acquisition	Fee acquisition is the purchase of all the right, title, and interest in land. The fee acquisition can be of the full property or a portion of the property. It is DOT&PF's policy to acquire all right-of-way in fee when feasible.
Permanent Easement	A legal right to use and/or enter upon another's land for a specific purpose. When someone is granted an easement, they are granted the legal right to use the land, but the legal title to the land itself remains with the owner of the land.
Temporary Construction Easement (TCE)	A non-permanent right to use and/or enter upon land owned by a property owner. It is valid for a set amount of time, and it is compensable. A TCE is required when additional room to construct the project is needed.
Temporary Construction Permit (TCP)	A non-permanent right to use and/or enter upon land owned by a property owner. It is valid for a set amount of time, and it is non-compensable. A TCP is obtained to construct an improvement for a landowner resulting in a betterment to the property, for example a driveway approach to match the new roadway surface.



ROW Acquisition Process – Steps

Opportunities for Property Owners to Participate in the ROW Process:

1. Valuation
2. Negotiations
3. Closing



ROW Acquisition Process

1. Valuation

- Appraisal process - For acquisitions anticipated to be over \$25,000.
- Waiver valuation process - For acquisitions under \$25,000.

2. Negotiations

- Begins with a written offer of Just Compensation based on the valuation amount of time to consider the offer, ask questions, or request clarification.
- Property owners are introduced to the project and the impacts to their property.
- Opportunity to ask questions and raise concerns.
- DOT&PF will consider any reasonable counteroffer, proposal, or request.

3. Closing

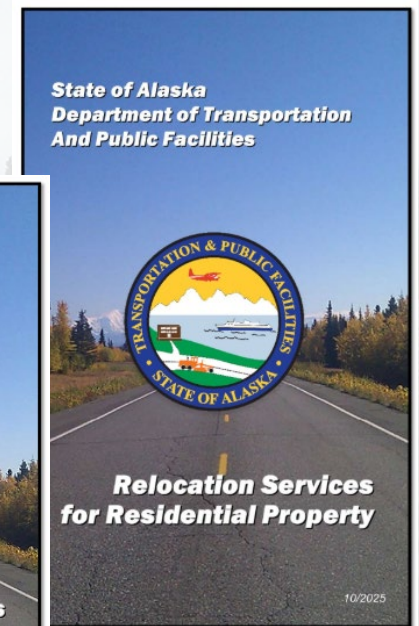
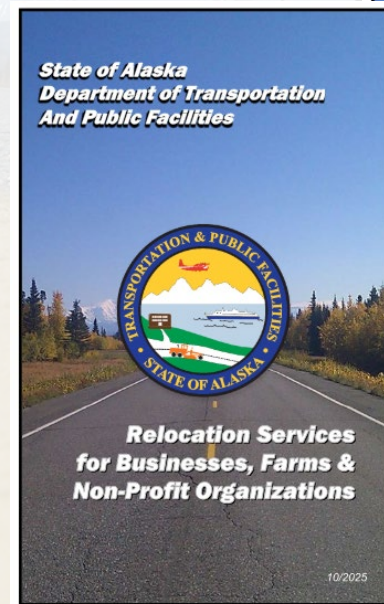
- Once an agreement is reached, the acquisition documents are reviewed and signed by the property owner and DOT&PF.
- Any title clearing processes will be completed and payments of just compensation made to the property owner.



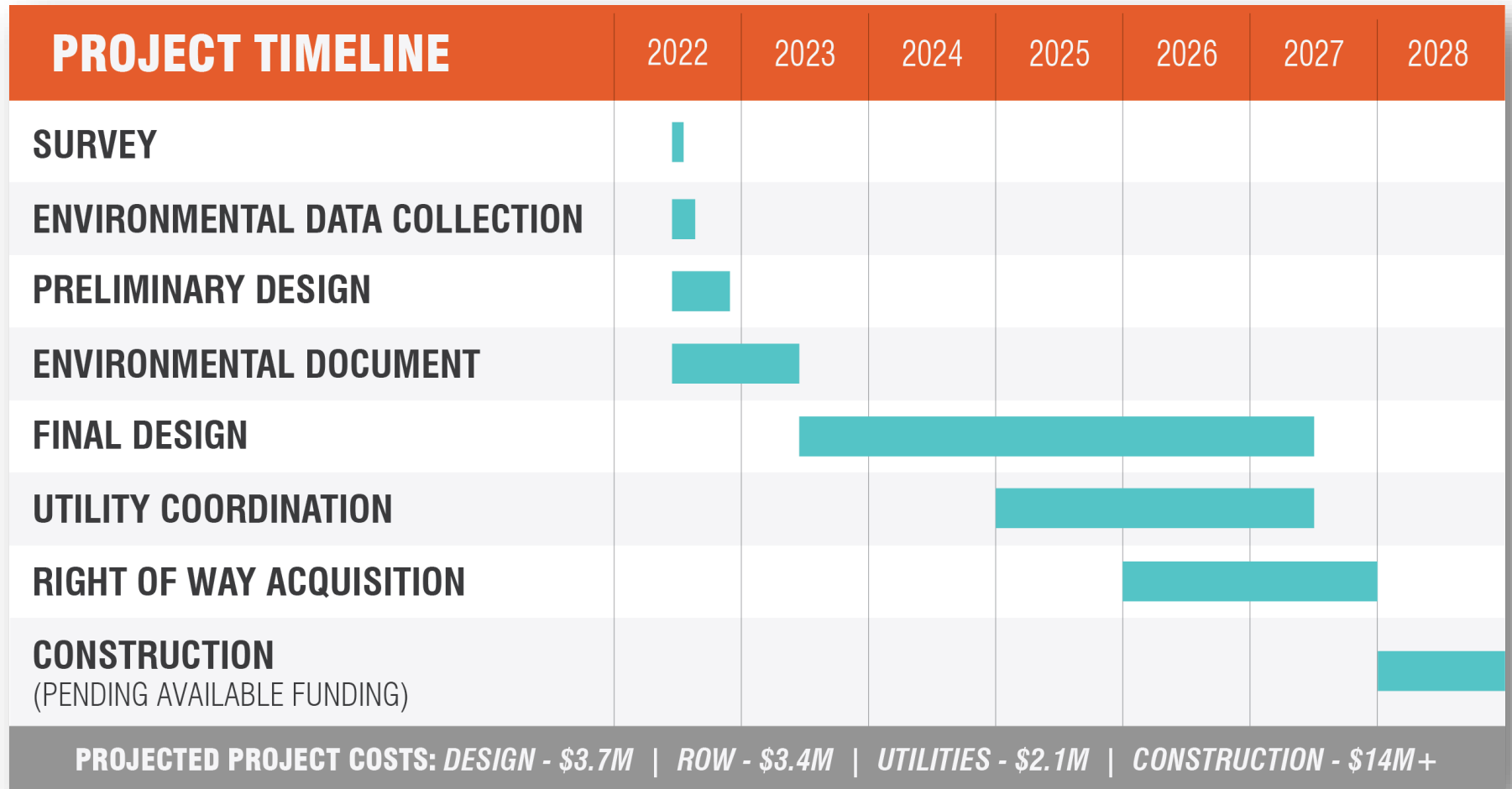
ROW Relocation Process

Relocation Types:

1. Personal Property Only Moves
2. Residential Relocations
 - Owners / Tenants
3. Non-Residential
 - Businesses, Farms, etc.



Project Schedule and Estimated Costs



Thank You

DOT&PF

Chris Bentz, PE
Project Manager
907-707-1912



PROJECT EMAIL

HermonRoadExtension@dowl.com

WEBSITE



www.HermonRoadExtension.com

DOWL

Sam Tyler, PE
Project Manager

Morgan McCammon
Public Involvement
907-562-2000



SCAN ME

Scan this code to view
the project website



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Cover photo: *The Alaska Range, Richardson Highway.*
By Dennis Bishop, Alaska DOT&PF

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