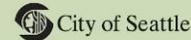
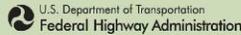


## Alaskan Way Viaduct & Seawall Replacement Program



### **Western Building Tenants Meeting Dec. 16, 2010, 7 – 8 p.m. 617 Western Avenue**

Managers from the Washington State Department of Transportation met with a group of tenants from the Western Building on Thursday, Dec. 16. WSDOT explained that if the Western Building does not receive retrofitting and settlement mitigation, it is possible that the building could experience significant damage or even failure when the tunnel boring machine passes under the building. WSDOT has investigated a significant retrofit of the building as well as demolition. If retrofitted, the building would require substantial structural modifications and construction could take more than a year to complete.

The following is a summary of questions asked by tenants of the Western Building and answers from the Alaskan Way Viaduct and Seawall Replacement Program team. These questions and answers have been summarized to provide context and clarity. You can find more information about relocation services on our website at [www.wsdot.wa.gov/RealEstate](http://www.wsdot.wa.gov/RealEstate). More information about the Alaskan Way Viaduct and Seawall Replacement Program can be found at [www.alaskanwayviaduct.org](http://www.alaskanwayviaduct.org).

#### **When will we know whether we will need to move out of the building?**

Under the proposed bored tunnel alternative, Western Building tenants would need to relocate regardless of whether the building is demolished or retrofitted. When WSDOT offers to purchase property needed for the tunnel alignment, displaced tenants may become eligible for relocation assistance. The environmental review process for the proposed bored tunnel must be completed before offers are made and we expect to complete the environmental process in July 2011. We ask that occupants not move prior to the state's offer date in order to preserve their potential eligibility for relocation assistance.

#### **When would we need to move?**

Under the current proposed bored tunnel schedule we anticipate the building would need to be vacated by March 2012.

#### **What do we have to do to be ready to move?**

We will first conduct a survey of all building occupants starting in January 2011. It will take several months to contact and interview everyone. During the survey we will find out what your individual situation is and what your relocation needs could be. It is not necessary to provide any paperwork at the time of the occupancy survey.

### **What law governs our relocation rights?**

WSDOT performs relocation assistance in accordance with both state and federal law. It is commonly referred to as the Uniform Relocation Act. Specifically the laws are:

- Public Law 91-646 and
- 49 Code of Federal Regulations (CFR) Part 24
- Revised Code of Washington (RCW) 8.26
- Washington Administrative Code (WAC) 468-100
- Chapter 12 of the Right of Way Manual.

### **In general, what's involved in the relocation program?**

To qualify for relocation entitlements, you must be in occupancy of the Western Building before we purchase the building. You must be a legal tenant of the building and certify that you are lawfully present in the United States.

If considered a business we will have a relocation specialist available to assist you in finding a replacement location, reimburse the cost of the move of your personal property and participate in costs associated with the reestablishment of your business. Depending on eligibility, WAC 468-100-306 provides for reimbursement up to the statutory maximum of \$50,000 in reasonable and necessary reestablishment costs. If considered eligible, your relocation specialist will work with you to determine what is considered reimbursable. Moving and related expenses are allocated separately.

If you only have personal property to move, we will reimburse you for disconnecting the property you have at the displacement site, as well as moving and reconnecting that personal property at your new location.

Relocation expenses are reimbursable. Documentation is required. Depending on your circumstances, it is possible to assist you with a 25% advance moving or WSDOT can make payments on your behalf.

### **Do you pay for loss of time and business?**

State law does not allow for reimbursement of loss of time or business. During our occupancy survey meeting we will review your needs.

### **Will we be reimbursed if the rent at our new location is higher?**

If you qualify as a displaced business, reestablishment expenses can be used for eligible estimated increased costs for a period of up to two years.

### **Is there an appeal process for our relocation assistance? What date do we need to appeal by?**

Yes, you may appeal any determination as to your eligibility or the amount of your relocation claim. You must appeal in writing within 60 days of any determination. The process is further outlined on our [relocation brochures on our website](#).

### **What if I want to stay in the area?**

While we can assist, it is ultimately up to you to find a replacement location.

**We are a unique collective of artists who depend on this building and the foot traffic it gets from events like First Thursday Art Walk. How do you compensate us for that?**

There is no compensation for loss of business in the State of Washington. We do recognize the unique contribution that these tenants make as a group and we will work with you, along with the City of Seattle, to find a replacement location.

**When did you determine that the Western Building may need to be vacated and when did you notify the property owners?**

Our first proposed tunnel alignment went down First Avenue. That alignment was flanked by historic buildings, many of which would have required extensive work to keep them safe. In order to minimize the number of historic buildings affected we decided to shift the alignment to Alaskan Way. In December 2009, after analyzing the soils and buildings along the tunnel route, the Western Building was the only building that would need to be retrofitted or demolished.

We then contacted property owners in February 2010 to tell them our tunnel boring machine would potentially pass beneath their buildings. We talked to the Western Building owners and the building manager in the spring about our general construction schedule but just recently had enough detail to come up with a relocation schedule.

Information regarding the Western Building was part of the [Supplemental Draft Environmental Impact Statement](#). During this document's public comment period, from Oct. 29, 2010 to Dec. 13, 2010, we received comments from Western Building tenants that indicated to us that most building residents didn't understand the impacts that tunnel construction would have on the building. As a result, we scheduled a meeting with you as soon as was possible, which turned out to be Dec. 16, 2010.

**Who makes the ultimate decision to retrofit or demolish the building?**

We have to work with the building's owners and through the city and state's historic preservation offices, as well as the Pioneer Square Preservation Board.

**If the building is retrofitted will we be able to move back in?**

If the building is retrofitted, it would be turned back to the building owners after work is complete. It's then up to the owners as to how they would handle people moving back in. Keep in mind that the building would look and feel quite a bit different.