

# Alaskan Way Viaduct & Seawall Replacement Program



## Western Building Tenants Meeting January 18, 2011

## Overview and Building Condition

- Built in 1910 as a warehouse.
- Contributing property to the Pioneer Square-Skid Road National Historic District and Pioneer Square Historic District.
- Further structural damage could be caused by tunnel boring because of building's existing poor structural condition.



## Decision Factors and Recommendation

- **Safety:** Risk to worker and public safety.
- **Supplemental Draft EIS comments:** Explored rehabilitation which is not reasonable or prudent.
- **Effect to the Pioneer Square Historic District:** Does not lessen characteristics of district in terms of NHRP eligibility.
- **Effect on the Western Building owners:** Expressed willingness to collaborate with WSDOT.
- **Effect on the Western Building tenants:** Would have to move under any scenario.
- **Environmental Process:** Final EIS would include analysis.
- **Cost:** Imprudent use of public funds to retrofit.

**Recommendation:** Pursue demolition of the Western Building.

## Building Condition – Structural Issues

- Full-height cracks – up to eight inches wide.
- Severe settlement and sloped floors.
- Cracking and spalling in central columns and beams.
- Timber floors are separated from concrete walls with up to three inch gaps.
- Concrete parapet is unbraced.
- Slab-on-grade has large, extensive cracks.
- Deteriorating timber pile foundation.



## Building Condition



## WSDOT Studied Four Options

- Three structural rehabilitation options:
  - Option A: Steel bracing inside east, south and west walls.
  - Option B: Steel trussing inside the building cladding. Framing would be stiffened by steel bracing.
  - Option C: Exterior concrete walls stiffened by reinforced shotcrete wall inside the building cladding.
- Building demolition: Demolish prior to start of tunneling.



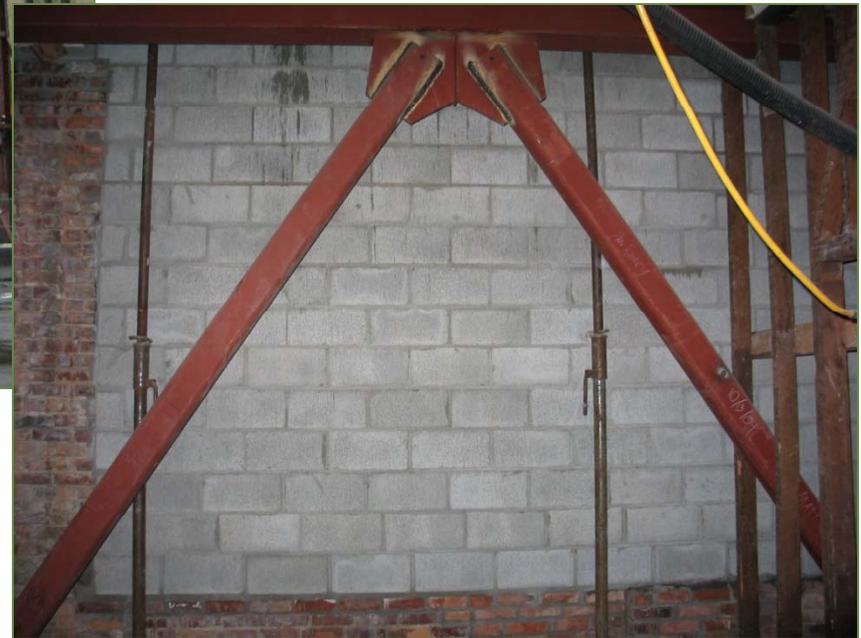
*Option A*



## Examples of Structural Rehabilitation



*Cadillac Hotel after the Nisqually earthquake.*



## Examples of Structural Rehabilitation



## Costs

- Three structural rehabilitation options:
  - Option A: Steel bracing - \$29 million.
  - Option B: Steel trussing - \$36 million.
  - Option C: Reinforce exterior concrete walls - \$35 million.
- Building demolition - \$2.5 million plus mitigation costs.

## Historic Significance and Contribution to Pioneer Square Historic District

- Constructed as a warehouse.
- Reinforced concrete represents advance in construction technology.
- Defining features: Pattern of original wood-sash windows on east and west facades and loading docks on west façade.
- Could maintain contributing status if rehabilitated.
- Demolition would not lessen district characteristics that make it eligible for National Register of Historic Places.



# Relocation Assistance

## Relocation Assistance Process

- **Step 1:** Individual appointments to perform the Occupancy Survey with your relocation specialist.
  - Determine your needs and preferences.
  - Provide advice on other sources of assistance.
- **Step 2:** General notice letter.
  - Property scheduled to be purchased.
  - How to qualify for relocation.
  - Potential relocation entitlements.

## Relocation Assistance Process

- **Step 3:** Notice of Eligibility, Entitlements and 90-day Assurance letter.
  - You are now eligible for relocation.
  - You will have **at least** 90 days to move.
  - What relocation entitlements are available to you.
  - How to claim entitlements.

## Occupancy Requirements

- In order to qualify to receive entitlements you must be occupying the property prior to the date the agency acquires the property.
- If you move before the offer, you may lose your eligibility to receive relocation assistance.

## **Who Qualifies for Non-Residential (Business) Entitlements?**

- To qualify as a business you must meet the definition of a business and claim your income on your taxes.
- To qualify as a non-profit organization you need to be incorporated under the applicable laws of the state and provide your exemption from paying federal income taxes under Section 501 of the Internal Revenue Code.

## Non-Residential (Business) Entitlements

- Advisory services.
- Moving expenses.
  - Some examples of moving expenses:
    - Self move, actual cost move, commercial move.
    - Outdated printed items (business cards, stationary).
    - Site search expenses.
- Reestablishment.
  - Some examples of reestablishment expenses:
    - Increased rents.
    - Advertising of new location.

## Who Qualifies for a Personal Property Move?

To qualify you must have personal property located in the building prior to the date the agency acquires it.

### **Entitlements available:**

- Advisory services.
- Moving expenses.
  - Commercial move.
  - Actual cost self move.
  - Self move based on either commercial move bids, a relocation specialist estimate or predetermined move cost schedule.
  - Combination of options.

## Occupancy Survey Meetings

- **How do we contact you?** If you did not provide your contact information on your way into the meeting, please make sure you sign in on your way out.
- Our relocation specialists will be contacting you to set up an appointment soon!

## Questions from Tenants

1. Do I need a business license to qualify for relocation assistance? If so, can I get one now and still be eligible for the same assistance as someone who already has one?
2. Are major lease holders and sub-tenants treated differently?
3. If someone moves into the building between now and when the agency purchases the building are they eligible for relocation assistance? Do tenants who have been here longer get additional and/or different benefits?
4. Would we receive better benefits as a group rather than as individuals? If some of us want to move as a group, would it be beneficial to organize as a non-profit or business organization?

## Questions from Tenants

5. How can tenants write questions to WSDOT and get written replies?

### **Relocation questions:**

Email your relocation specialist.

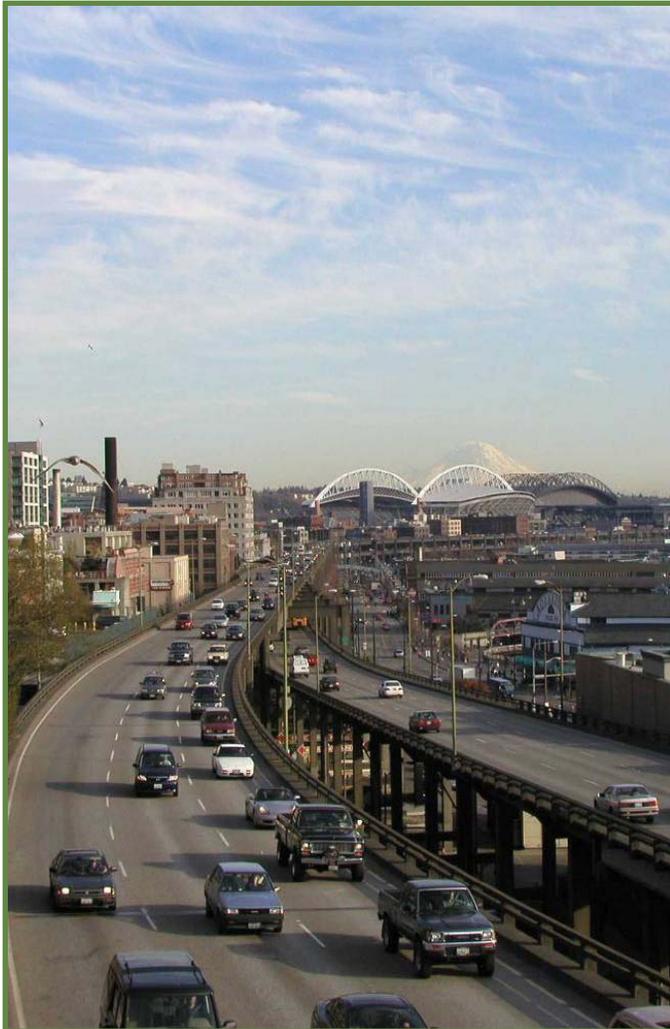
### **Other questions:**

- Send an email to [viaduct@wsdot.wa.gov](mailto:viaduct@wsdot.wa.gov).
- Send a letter to:  
KaDeena Yerkan  
Alaskan Way Viaduct and Seawall Replacement Program  
999 3<sup>rd</sup> Avenue, Ste. 2424  
Seattle, WA 98104

## Next Steps

- Jan. 2011: Begin occupancy surveys to assess eligibility
- Winter 2011: Identify properties for relocation
- Summer 2011: Environmental process concluded
- July 2011: Initiation of negotiation
- Aug. 2011: Notice of Relocation Eligibility, Entitlements, and 90-Day Assurance letter
- Mar. 2012: Western Building vacated

## Alaskan Way Viaduct and Seawall Replacement Program



**Website:**

[www.alaskanwayviaduct.org](http://www.alaskanwayviaduct.org)

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