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AWVSP Team Office

1425 Western Avenue
Hillclimb Court
Seattle, WA 98101
May 28, 2004

Ms. Allison Ray
Alaskan Way Viaduct and Seawall Replacement Project Office
999 Third Avenue, Suite 2424
Seattle, WA 98104

SR 99 - Alaskan Way Viaduct and Seawall Replacement Project
Draft Environmental Impact Statement Comment

Hillclimb Court is located at 1425 Western Avenue and is directly adjacent to the Viaduct project site. Our condominium complex has 37 residential units and 3 retail units.

Our collective concerns for the Alaskan Way Viaduct project, regardless of the alternative chosen, are as follows:

1: Construction Impacts

A. Establish a forum for residences and businesses adjacent to the project site to work with the design team to assure that the concerns about construction impacts are met.

B. Noise: Limit construction noise that exceeds the City of Seattle residential nighttime noise regulations to non-residential areas of the project site. Appendix F states that City noise levels are expected to be exceeded in the nighttime and this is not acceptable in a residential area.

C. Traffic: We are concerned about increased traffic on Western Avenue caused by any detours to SR 99. Southbound traffic should be diverted before reaching the Pike Place Market area, perhaps at Broad or Denny Way, thereby preventing additional congestion in the vicinity of Pike Place Market.

D. Develop a clear process by which claims for any damage to adjacent properties can be made and fully compensated. Full disclosures of project insurance levels or self insurance of WSDOT should be made.

E. Phase construction adjacent to Hillclimb Court to maintain parking garage exit access onto Alaskan Way. Integrate safe access into final design.

F. Provide adequate dust control during demolition.

2: Community Impacts

Develop programs to keep area businesses alive during the project period. Having people continue to access the area shops and restaurants will enhance the safety of the adjacent neighborhoods. Consider mitigating impacts to neighborhood business with a public information campaign.

3: Design Alternative Impact

Locate Pike Street Ventilation Building and its stacks someplace other than the Pike Place Market Hillclimb residential area. The EIS needs to address the release of concentrated pollutants and their effect on a residential property directly adjacent to the proposed ventilation stack. What are the effects of constant exposure to the plume from the ventilation building? What type of particulate matter will be released and what are the health risks? Ross Manor and Heritage House are neighborhood homes for the elderly, and many children play in the Hillclimb Court courtyard and in Pike Place Market Daycare. They should not be exposed

to concentrated airborne pollutant levels with the greater associated health risks that would result from the ventilation stacks. The EIS should also address the change in character of the ambient noise resulting from the frequency and steady sound of the fans. These concerns should affect a location for the building to a non-residential area. There are many options further south of the currently proposed location so it is not located next door to people's homes.

Thank you for your consideration of these matters.

Sincerely,

Marco Zangari, President Hillclimb Court Homeowners' Association

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