
From: Pete DeLaunay [mailto:pete@deLaunay.com]
Sent: Monday, October 30, 2006 10:14 AM
To: Swenson, Michael/BOI
Subject: Bayshore Property Comments on SR 520-DEIS

Portage Bayshore Association
2524 Boyer Ave. E. – Seattle, Washington 98102
www.portagebayshore.org

October 30, 2006

TO: WSDOT SR 520 Project Management

FR: Pete DeLaunay, Secretary, Portage Bayshore Condo-Marina Association
2524 Boyer Ave. E., Seattle, WA. 98102
(www.portagebayshore.org)

RE: DEIS Comments/Mitigation -- Bayshore property and neighborhood

The Bayshore property is located in the Portage Bayshore neighborhood of Seattle -- and just south of the existing Portage Bay viaduct -- on Boyer Ave. E. The Bayshore property is a community of 24 condominium units and 30 moorage slips, 15 of which are located under the building which extends over the water. The building's foundation/marina footings were installed when the building and marina was constructed in the early sixties.

The Bayshore property owners Association represents a condo-marina complex with 40 owners including 24 condo owners/14 with slips, and 16 slip owners. It is administered by a board of directors (www.portagebayshore.org), operating as a non-profit corporation in the State of Washington.

In summary, our immediate comments/ concerns about the SR 520 DEIS are as follows and in no particular order:

- c-029-001** | **1. Noise Mitigation** - The draft EIS graphically shows that pile driving needed to install supports for temporary and new bridge piers will create a decibel level of over 100 DBA for a distance of about 300 feet. The Bayshore property is well within 300 feet so we request clarification on construction processes for noise mitigation during construction.
- c-029-002** | **2. Bayshore Property Impacts:** There will be dust from bridge removal as well as vibration -- the distance of impact is not discussed ? and needs to be addressed; particularly with the Bayshore construction footprint/ pilings and the impact on the foundation and marina moorings.
- c-029-003** | **3. Bayshore Marina Impact/ Access:** The Bayshore property includes 30 moorage slips that accommodate recreational, non liveaboard, boats from 24ft to 40ft in length. While the Queen City Yacht Club moorage impact is discussed, the Bayshore marina is not. Will bridge construction hamper or prohibit access to the marina? With many slips rented, mitigating financial impacts is one of several concerns we have about the SR 520 project on the Bayshore marina.

C-029-001

Comment Summary:

Noise and Vibration During Construction

Response:

See Section 12.4 of the 2006 Draft EIS Comment Response Report.

C-029-002

Comment Summary:

Property Acquisitions

Response:

See Section 6.1 of the 2006 Draft EIS Comment Response Report.

C-029-003

Comment Summary:

Recreational Boating

Response:

See Section 9.2 of the 2006 Draft EIS Comment Response Report.

C-029-004 | **4. Parking/Boyer Ave. Disruption:** The Bayshore property owners and renters will be impacted by parking, congestion and potential closures of Boyer Ave. With Delmar closed for 9-12 months, increased traffic on Boyer Ave. should be mitigated.

C-029-005 | **5. Alternatives:** We encourage more study of the tunnel concept? as the most environmentally sound of alternatives explored to date; short of the no-action upgrade maintenance and retrofit as the most cost effective option. Imposing the toll immediately would help raise additional funds that may be needed for more environmentally and aesthetically responsible alternatives.

C-029-006 | **6. State Environmental Policy Act intentions:** South Portage Bay has long been the refuse area for WSDOT projects over time. Wetlands, species, native plants, salmon habitat have all been affected by highway right-of-way decisions all valid during that time; but until recent times environmental considerations were not a priority. Reclaiming South Portage Bay with removal of silt, invasive plant life, restoration of shoreline (see www.fabnia.org) and better recreational access will provide an important dimension to Seattle's urban quality of life.

Thank you for your attention and response to the issues we have raised on behalf of 40 owners who respectfully request your vigilance to mitigate impacts of the SR 520 project fairly.

C-029-004

Comment Summary:

Traffic Management (Construction)

Response:

See Section 4.2 of the 2006 Draft EIS Comment Response Report.

C-029-005

Comment Summary:

Tube/Tunnel Concepts

Response:

See Section 1.1 of the 2006 Draft EIS Comment Response Report.

C-029-006

Comment Summary:

Fish and Wildlife (Mitigation)

Response:

See Section 16.2 of the 2006 Draft EIS Comment Response Report.