

Alaskan Way Viaduct and Seawall Replacement Project

CommentID: 4611 Form 238 CommentDate 4/27/2004
Daniel Ramras Organization: Triad
Address: 2801 Alaskan City Seattle State: Wa Zip: 98121

1. Choose Topic:

Overall	Tunnel *	Construction Impacts and
All of the	Bypass Tunnel	Other
Rebuild	Surface	
Aerial	Seawall	

Comment:

As the owner of 5 properties along the Alaskan Way corridor, including the Western & Denny Worklofts, Pier 70, Skyway luggage, a parking lot at Western & Seneca and the newly completed OK Hotel (a low income housing project), Triad is seriously concerned about the project impacts to our various properties and their respective tenants. Triad is generally in favor of the full tunnel option, with the caveat that the construction schedule is kept to an absolute minimum. We would be in favor of major traffic reorientation; i.e. most of 99 traffic shifting to I-5, to be able to complete the construction in the least amount of time. We are opposed to any form of the Broad Street Detour option, especially any option which includes a Broad Street overpass. This overpass would have serious impacts on traffic, shading and traffic. This overpass would be located within 20 feet from the front door of our streetside restaurant Rippe's and would reduce the visibility of the entry to our parking to almost zero. Nor are we in favor of the proposed SAM tunnel. This concept would seriously impact the traffic flow into and out of Pier 70 and would impact access by tenants and customers alike. I should note at this point, that the Broad Street overpass was not discussed in the numerous meetings over the last year and became an 'option' only at the 11th hour prior to the DEIS. The SAM tunnel also was also included in the DEIS but I was told repeatedly that this design was not a going to be considered. My main worry is that these last two items are mysterious and may or may not be considered in the final plan for the Viaduct/Seawall project. In addition, I have never participated in a public comment program that has appeared to be no more than a public forum for discussion with cookies. Is this process official?

B-016-001

Thank you for your comment and for stating your preference for the Tunnel Alternative. Some impacts to business access and traffic circulation are expected during the construction period, regardless of build alternative and the construction approach taken. Construction staging and phasing plans are continuing to be evaluated and strategies developed to balance the duration of construction with the level of access that can be maintained. Because the project has evolved since the publication of the 2004 Draft EIS, please see the Final EIS for current information.

The public hearings held during the 45-day comment period for the EISs for this project are part of the regulated environmental review process that the lead agencies must comply with per NEPA.