

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

C-023-001

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.

C-023-002

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-023-003

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.

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AWVSP Team Office

**C-023-001**

The lead agencies use several communication and public involvement tools (outlined in Appendix A, Public Involvement Discipline Report, of the Final EIS) to gather input and help shape the project throughout design and construction. There are opportunities to attend public meetings and community events to learn more about the project and multiple ways to contact the project team with any questions or concerns including a hotline (1-888-AWV-LINE) or e-mail (viaduct@wsdot.wa.gov).

In addition, many forums are in place to provide feedback to the project team:

- North and south portal working groups have been meeting since May 2009, and they do not have a firm end date.
- Maintenance of traffic meeting in the south end discusses upcoming construction and potential traffic impacts. This includes stakeholders as well as the contractor and staff from the project office.
- Construction outreach tools, such as distributing (often in person) notices to adjacent businesses and residents about upcoming work, regular construction reports on the website, and e-mail updates.
- Other resources: 24-hour hotline, the website, viaduct e-mail for comments or questions, community briefings, information booths, and community events.

Many of these tools are used as opportunities to have dialogue or discuss any issues with stakeholders or neighbors.

**C-023-002**

Construction of the project will require nighttime construction activities, and the City requires a Major Public Project Noise Variance. Construction noise mitigation requirements would be developed and specified in the noise variance. The Major Public Project Noise Variance

- C-023-004** | 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.
- C-023-005** | E. Phase construction adjacent to Hillclimb Court to maintain parking garage exit access onto Alaskan Way. Integrate safe access into final design.
- C-023-006** | F. Provide adequate dust control during demolition.

## 2: Community Impacts

- C-023-007** | **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

- C-023-008** | 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

will be presented for public comment. Mitigation measures are described in Chapter 8 of the Final EIS and Appendix F, Noise Discipline Report.

### **C-023-003**

Transportation planning for the construction period is ongoing, but analysis of the various detour proposals indicates that generally the largest traffic increases on Western Avenue are forecasted to occur north and/or south of the Pike Place market area. The project team is aware of the sensitivity of the market area to increased traffic.

### **C-023-004**

WSDOT is currently preparing a claims process that would address any damage to property directly related to the preferred Bored Tunnel Alternative. This information will be given to individual property owners that may be affected by the project.

WSDOT plans to install an array of monitoring equipment to alert the construction team of any settlement which would be used in the claims process.

If another alternative is selected, a claims process would be developed specifically for that alternative.

### **C-023-005**

The lead agencies plan to maintain access to businesses and residences throughout construction. Temporary limitations and any required changes to access during construction will be mitigated to the extent practicable. Mitigation measures for parking, pedestrian and vehicle access, and business assistance are discussed in Chapter 8 of the Final EIS. The project team will continue their coordination and mitigation activities with local businesses and residents, freight/delivery

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C-023-008

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

Board of Directors:

Michele Hasson  
Kenneth Rupard  
Steve Emmer  
Daniel Klein  
Michael Roberts  
Linda Priezler  
Cindy Hirsch  
Bonnie Collett

companies, the Port of Seattle, neighborhood groups, and other affected groups.

**C-023-006**

The Final EIS and Appendix M, Air Quality Discipline Report, discuss mitigation measures during construction. A Memorandum of Agreement between WSDOT and PSCAA is in place to help eliminate, confine, or reduce construction-related emissions for WSDOT projects. WSDOT will create a plan for controlling fugitive dust during construction. This fugitive dust control plan would reduce air pollutant emissions near the construction site, including near residences located along Battery Street adjacent to the open grates.

**C-023-007**

As mentioned above, the lead agencies plan to maintain access to businesses during construction. Economic mitigation measures for non-access types of impacts to businesses during construction are discussed in Chapter 8 of the Final EIS.

**C-023-008**

An exhaust stack near Pike Place Market is no longer included in any of the alternatives. The preferred Bored Tunnel Alternative would have two tunnel operations buildings that include exhaust stacks. One building would be located in the south portal area near Alaskan Way S. and Railroad Way S., and a second building would be located in the north portal area near Sixth Avenue and Harrison Street.