



Everett Link Extension



Property owners and light rail expansion

Sound Transit executes Link light rail projects in three main phases — planning, design and construction. Find out how we work with owners of potentially affected properties during each phase of the project and what to expect in terms of your property.

What to expect 



Planning: 2021–2026

? How could my property be affected during the planning phase?

As Sound Transit begins planning a project, crews conduct fieldwork, land surveys and limited testing in the project corridor. Most of this work will be within existing public rights-of-way, but in some cases, we may ask to complete this work on private properties. Fieldwork during the planning phase could include visually inspecting property, photographing property and/or building(s), measuring building(s), reviewing property records and files, and developing building sketches. In limited cases, work might involve initial property surveys, including groundwater sampling, wetland delineations and, in rare cases, geotechnical borings.

If we find that access to your property would help the project planning work, Sound Transit will send the property owner a letter along with a Right of Entry request. An ROE is a voluntary agreement to be signed by both the property owner and Sound Transit, giving agency representatives access to the property for specific purposes. We'll work with each landowner ahead of time to minimize disruptions to owners, tenants and occupants, and we'll restore any affected properties to prior conditions.

? When will I know if my property is needed for the project?

As preliminary design progresses, through the environmental review process, Sound Transit will identify properties potentially needed for the project in the Draft Environmental Impact Statement (EIS). But we'll contact owners whose property may be acquired under any of the alternatives considered before we publish the Draft EIS, and again before the Final EIS.

As part of the environmental review, Sound Transit will perform early engineering, conduct feasibility studies and prepare an EIS, and we'll learn more about potential effects on properties. But we won't typically know exactly how your property will be affected until the final design phase, after we publish the Final EIS and the Sound Transit Board selects the project to be built which is expected to happen in or around 2026.

? What happens if Sound Transit identifies my property as a potential acquisition?

Notification of potential impact does not mean we've decided to purchase your property. But it does mean there's a possibility Sound Transit would need to acquire your property at a later project phase.

As we refine project design, we'll continue updating our list of potentially affected properties. We won't make final determinations on which properties to purchase until after the Final EIS is complete and the Sound Transit Board makes their decision on the project to be built.

Sound Transit has specific policies and procedures that describe how the agency will work with property and landowners throughout the acquisition process. These are summarized below. We follow state law and federal guidelines in our property acquisition process; including the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

The Sound Transit comprehensive acquisition program is designed to treat affected property owners and tenants fairly, minimize hardships, and maintain communications with all parties involved. minimize hardships and maintain communications with all parties involved.

*We hope to open service to Everett Station in 2037. This target schedule requires an estimated \$500 million in additional funding and/or savings, and we will seek out all options to open for service on this timeline. If we cannot secure additional funding and/or reduce project costs, service to Everett Station will likely open in 2041 and service to Southwest Everett Industrial Center will still open in 2037. The Operations and Maintenance Facility North is planned to open in 2034. All dates subject to change.



? How could my property be affected during the design phase?

Sound Transit will complete additional soil condition and groundwater level testing, conduct more in-depth field surveys, and locate utilities. Once again, much of this work will take place in public rights-of-way, but if we require access to your property, Sound Transit will send you a letter along with a voluntary Right of Entry request. We'll work to minimize disruptions to property owners, tenants and occupants during this work and restore any affected properties to prior conditions.

? Sound Transit identified my parcel or property for acquisition. Now what?

Several steps must take place even before Sound Transit can begin the acquisition process, including:

- Identifying the type of acquisition (i.e. full or partial acquisition, temporary or permanent easement or access).
- Officially notifying property owners that their property is being considered by the Sound Transit Board and providing the date of Board meeting.
- Preparing property information for Sound Transit Board review and approval.

Once approved for acquisition, Sound Transit will begin the property acquisition process, which follows these steps:

- Appraisal conducted by an independent appraiser.
- Appraisal review by Sound Transit for completeness and accuracy and to determine compensation for property.
- Sound Transit submittal of written offer with copy of the reviewed appraisal to the property owner.
- Property owners given reasonable opportunity to consider and respond to the offer.
- Conclusion of property purchase.

Sound Transit will make reasonable efforts to acquire real property expeditiously through voluntary agreements based on appraised fair market value.

? I own an affected property. What services can I expect?

Residential owners: Sound Transit provides relocation advisory and monetary assistance by reimbursing for moving and replacement housing expenses. A qualified relocation advisor will determine need, explain benefits, provide current housing inventories and offer assistance and advice with filing claims.

Business owners: Sound Transit provides moving reimbursement, relocation services and referrals for replacement properties, move planning, claims assistance and additional resources. Eligible moving and related expenses include transportation, packing/unpacking, disconnecting/reinstalling equipment, storage if necessary, insurance during the move, and reimbursement for search costs and reestablishment expenses.

? I'm a tenant on an affected property. What support and compensation can I expect?

Residential tenants: Sound Transit provides relocation advisory and monetary assistance by reimbursing for moving and replacement housing expenses. Relocation advisory services are provided by a qualified agent who will determine need, explain benefits, provide current housing inventories, and offer assistance and advice with filing claims.

Business tenants: Sound Transit provides relocation advisory and monetary assistance for moving-related, site search and reestablishment expenses. The level of benefits and advisory services may be different for each displaced person depending on the complexity of the business operation.



Construction: 2030 to 2036

? How could my property be affected during the construction phase?

Major construction can be disruptive, which is why Sound Transit is committed to being a good neighbor. Throughout the construction phase, there are dedicated Community Engagement staff available to answer questions and address needs, as well as a 24/7 construction hotline service.

Project contractors follow standard requirements when working in your neighborhood and community, including:

- ✓ Maintaining a safe, clean and secure worksite.
- ✓ Maintaining access to homes and businesses.
- ✓ Minimizing noise and lighting disruptions.
- ✓ Minimizing parking disruptions from construction equipment and vehicles.

Sound Transit will continue the acquisition process based on the properties and access required by the construction timeline. Properties needed for the project may be acquired in stages to accommodate the project schedule. Sound Transit will work with property owners and tenants throughout construction to minimize potential property access issues.

Learn more and subscribe to project emails:

➔ soundtransit.org/everettlink.participate.online

Contact us

everettlink@soundtransit.org or 206-903-7229

Helpful resources

soundtransit.org/residential-property | soundtransit.org/business-property



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