



# West Seattle and Ballard

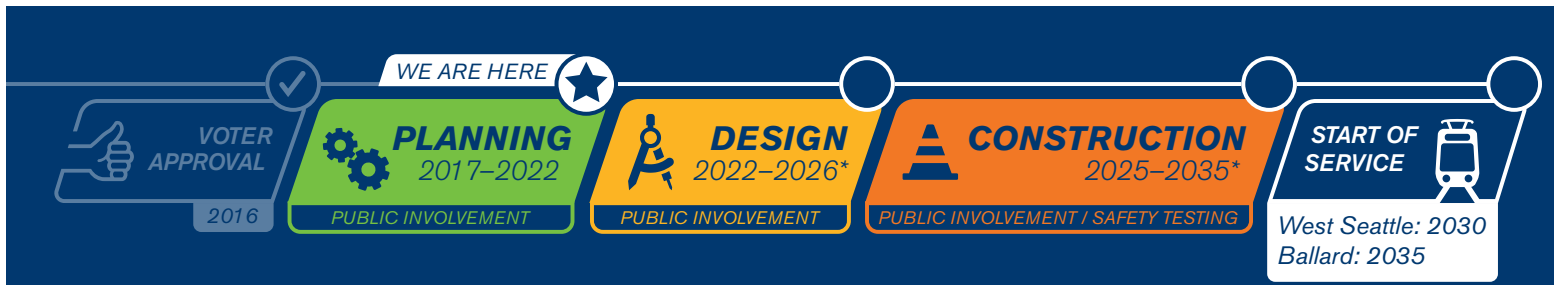
Link Extensions



## *Property owners and light rail expansion*

Link light rail projects are executed in three main phases — Planning, Design and Construction. Find out how Sound Transit works with potentially affected property owners during each phase of the project and what to anticipate in terms of your property.

**What to expect** 



## Planning: 2017–2022

### ? How might my property be affected during the Planning phase?

As Sound Transit begins planning the project, there will be fieldwork, land surveys and limited testing conducted in the project corridor. While most of this work will be conducted within existing public rights-of-way, in some cases this work may be needed on private properties. Fieldwork during this phase could include visual inspection of the property, photographs of the property and or building(s), measurements of building(s), review of property records and files, and development of building sketches. In limited cases work might include initial surveys of property including groundwater sampling, wetland delineations and, in rare cases, geotechnical borings.

If access to your property is needed, Sound Transit will send the property owner a letter along with a Right of Entry (ROE) request. A ROE is a voluntary agreement signed by both the property owner and Sound Transit giving Sound Transit representative(s) access to the property for specific purposes. Sound Transit will work with each land owner ahead of time to minimize disruptions to property owners, tenants and occupants during this work and restore any affected properties to prior conditions.

### ? When will I know if my property is going to be acquired?

As preliminary design progresses, Sound Transit will identify properties potentially affected by all of the project alternatives. Potentially affected properties will be identified in the Draft Environmental Impact Statement (EIS). Sound Transit will contact property owners prior to publication of the Draft EIS and Final EIS.

During this phase, Sound Transit will perform early engineering, complete feasibility studies and complete the environmental process, and more information about property impacts will be known. However, the list of potential property acquisitions should not be interpreted as a final determination regarding property acquisition. This list will be updated as the project design is refined during final design, after completion of the Final EIS and Sound Transit Board's selection of the project to build.

### ? What happens if my property is identified as a potential acquisition?

Typically, the acquisition process cannot begin until the environmental review process has been completed. Sound Transit has specific policies and procedures that describe how the agency will work with property and land owners throughout the acquisition process. Sound Transit follows federal guidelines in our property acquisition process, more specifically, the Uniform Relocation Assistance and Real Property Acquisition Policies Act and state law. Sound Transit real estate staff are available to talk with property owners at any time about the process.

#### The Sound Transit comprehensive acquisition program is designed to:

- ✓ Treat affected property owners and tenants fairly.
- ✓ Minimize hardships.
- ✓ Maintain communications with all parties involved.

**\*West Seattle:** Design is expected to begin in 2022 and be completed in 2025, Construction and testing is expected to begin in 2025 and be completed in 2030. **Ballard and downtown Seattle light rail tunnel:** Design is expected to begin in 2023 and be completed in 2026, Construction and testing is expected to begin in 2027 and be completed in 2035.



## ? How might my property be affected during the Design phase?

Sound Transit will complete additional testing of soil conditions and ground water levels, conduct more in-depth field surveys and perform utility locates. While much of this work would be conducted on public rights-of-way, if access to your property is required to conduct these tests, Sound Transit will send you a letter along with a voluntary Right of Entry request. Sound Transit will work to minimize disruptions to property owners, tenants and occupants during this work and restore any affected properties to prior conditions.

## ? My parcel or property has been identified for acquisition. Now what?

**There are several steps that 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 provide 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, including:**

- Appraisal conducted by an independent appraiser.
- Appraisal reviewed 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 purchase agreements based on appraised fair market value.

## ? What services can I expect as an impacted residential or business property owner?

**Residential owners:** Sound Transit provides relocation benefits and relocation services including reimbursement of moving expenses and replacement housing payment. 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 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, reimbursement for search costs and reestablishment expenses.

## ? What services can I expect as an impacted residential or business property tenant?

**Residential tenants:** Sound Transit provides relocation benefits and relocation services including reimbursement of moving expenses, comparable replacement dwelling reimbursement and rental assistance. 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 benefits for replacement property and moving expenses and relocation assistance advisory services. These services include locating replacement property, transition to new location, move planning, claims assistance and additional resources. The level of benefits and advisory services may be different for each displaced person depending on complexity of the business operation.





## Construction: 2025–2035\*

### ? How might my property be affected during the Construction phase?

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

#### The 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 impacts.
- ✓ Minimizing parking impacts from construction equipment and vehicles.

Sound Transit will continue the acquisition process based on the property acquisition and access needs of the project and construction timeline. Property 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 impacts to property access during construction sequencing.

[soundtransit.org/wsblink](https://soundtransit.org/wsblink)

### Contact us

[wsblink@soundtransit.org](mailto:wsblink@soundtransit.org) or 206-903-7229

### Helpful resources

[soundtransit.org/residential-property](https://soundtransit.org/residential-property) | [soundtransit.org/business-property](https://soundtransit.org/business-property)

401 S. Jackson St., Seattle, WA 98104 | 1-800-201-4900 / TTY Relay: 711

Information in alternative formats: 1-800-201-4900 / TTY Relay: 711 | Email: [accessibility@soundtransit.org](mailto:accessibility@soundtransit.org)

Para información acerca del proyecto llame al 1-800-823-9230.

要瞭解項目資訊，請致電：1-800-823-9230。

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Để biết thông tin về dự án, hãy gọi: 1-800-823-9230.

