



? How might my property be affected during the Planning Phase?

As Sound Transit begins planning the project, crews will conduct fieldwork, land surveys and limited testing to evaluate conditions along 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 the Planning 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 will restore any affected properties to prior conditions.

Project staff will work to keep property owners, tenants and building occupants informed of new information as the planning effort progresses.

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

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, exact property impacts will not typically be known in detail until approximately late 2020, when the project footprint is finalized.

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

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.

The Sound Transit comprehensive acquisition program is designed to:

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

What to expect

Sound Transit 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.



Design: 2020–2023

? 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. This process includes the following steps:

- › Appraisal or evaluation conducted by an independent appraiser.
- › Appraisal or evaluation 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 or evaluation 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: 2023–2025*

? 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 the Construction Phase, there are dedicated community outreach staff available to answer questions and address needs, as well as a 24/7 construction hotline service.

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.

**Construction for most of the BRT project is expected to begin by 2023 and be completed by 2024/2025. Construction of some elements may begin before 2023 and others may occur after service starts in 2024/2025. Schedule subject to change due to impacts from the COVID-19 recession and the ongoing Sound Transit Board realignment process.*

Questions? Get in touch:

Email: brt@soundtransit.org Call: 206-553-3412

Learn about the project and subscribe to updates:

soundtransit.org/sr522brt

Helpful resources:

soundtransit.org/residential-property |

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
Звоните 1-800-823-9230, чтобы получить информацию о проекте.
프로젝트에 관한 정보는 다음으로 연락하십시오: 1-800-823-9230

