

Median Queue Jumps

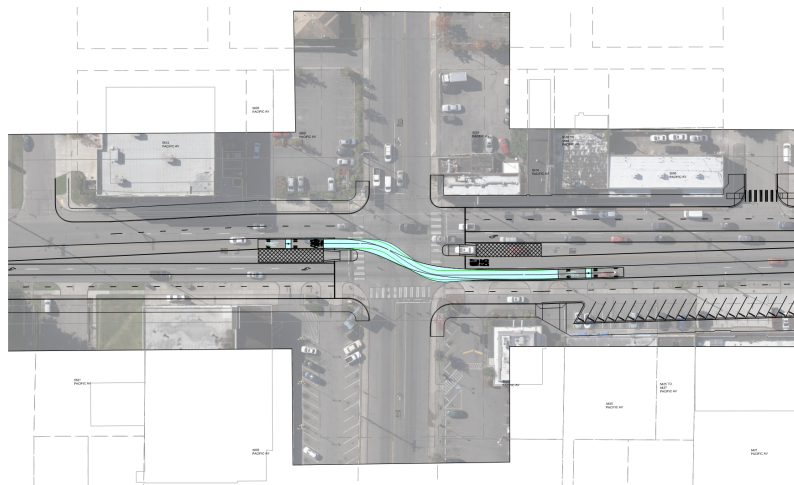
- Queue jumps proposed intersection to reduce widening
- Currently analyzing 38th, 56th, 72nd, and 112th



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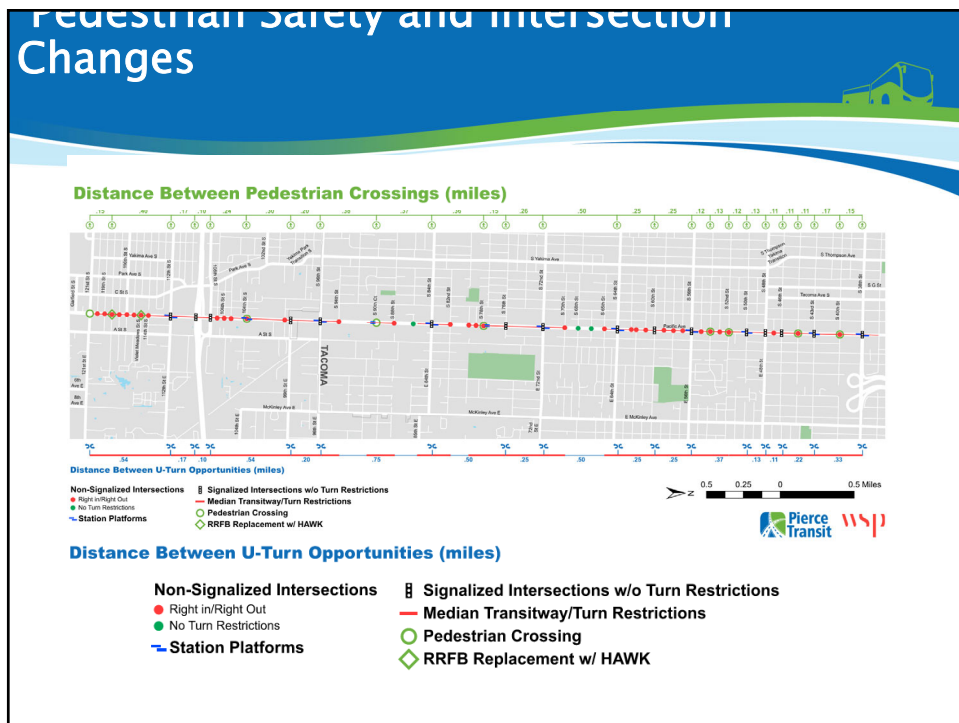
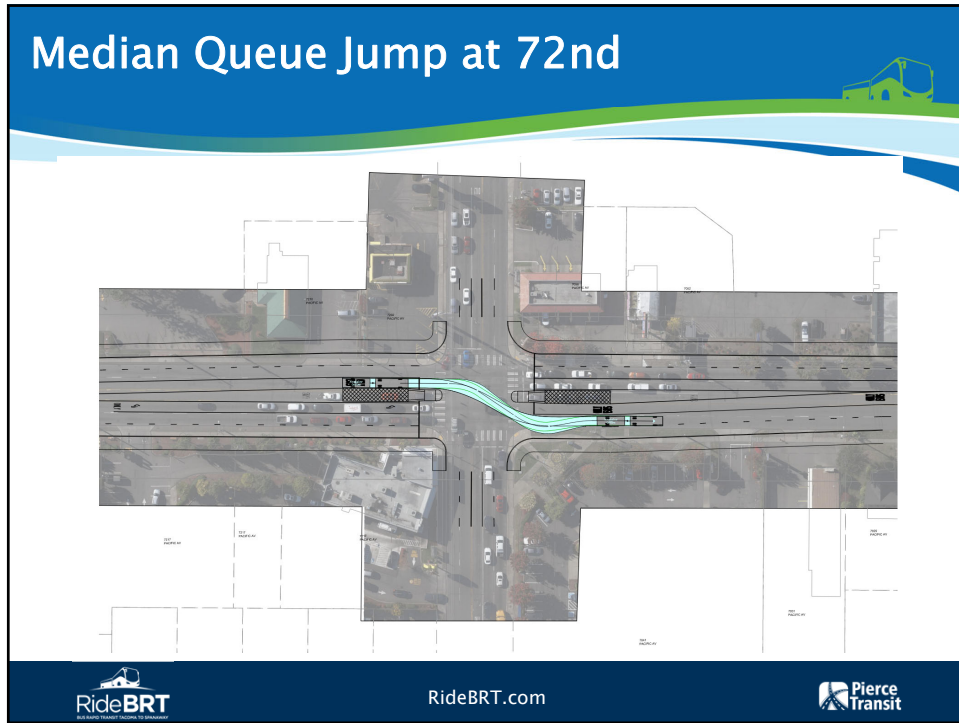


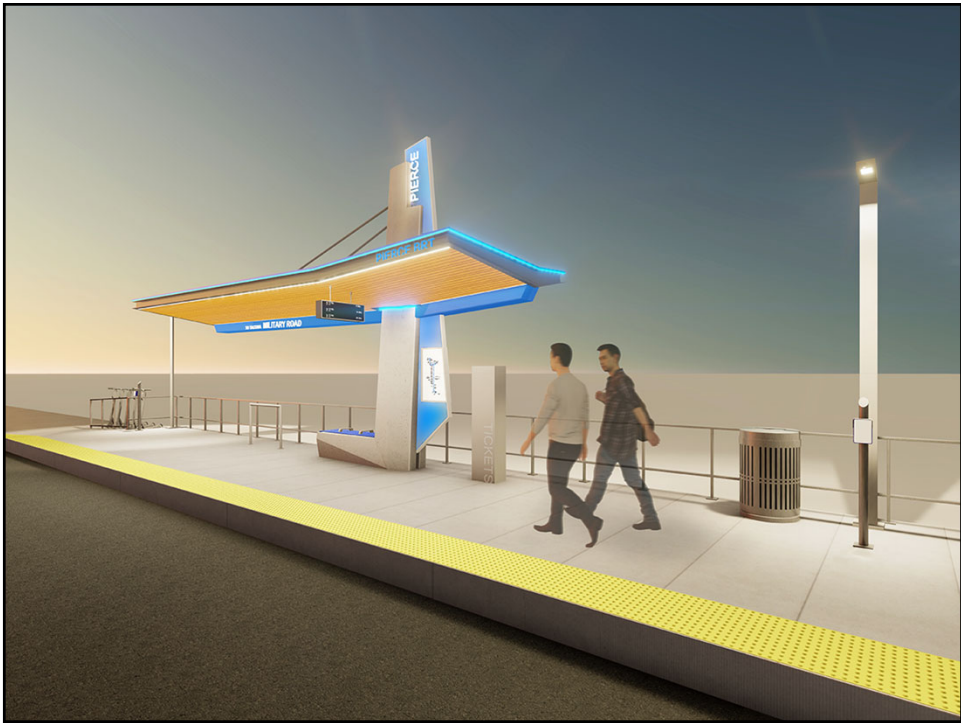
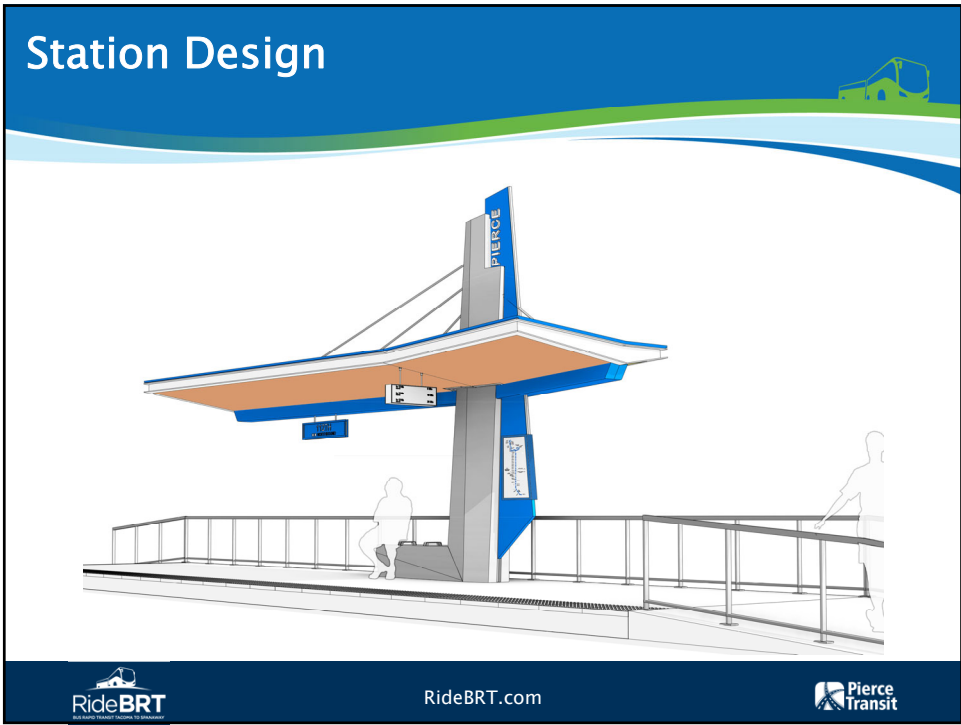
Median Queue Jump at 56th



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BRT Branding

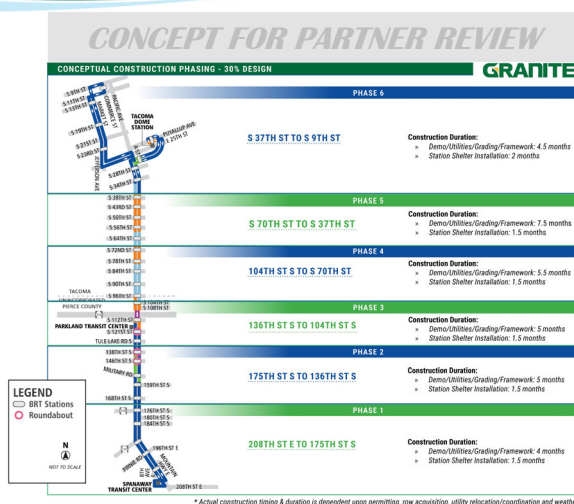
- System name and branding are being supported by marketing firm GreenRubino, who helped name Sound Transit's Link light rail and Stride BRT systems.
- Three system names have made it through internal and legal review. We plan to present these to our Board in August, with selection in September.
- Business sponsors for naming rights to both our initial BRT line as well as BRT stations are currently being pursued.



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Conceptual Construction Phasing Plan



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COVID-19 Impacts

We expect the following impacts from COVID-19:

- Federal environmental process extended beyond planned completion in June 2020
 - Current delay due to FTA coordination with affected groups experiencing furloughs
- No changes to secured funds at this point (\$90M) but work to achieving remaining funding from FTA continues. Decision on remaining funds expected in mid to late 2021
 - FTA requires 60% design milestone, which happens after DCE determination
 - Budget and electric bus potential are being reviewed with FTA
- Draft schedule revision currently under review by project partners (i.e., City, County, WSDOT, TPU)
 - Groundbreaking likely pushed from March 2021 to summer 2021



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Property Owner Coordination

- Property owner packets are being finalized and will be mailed in summer/fall
- Property owner meetings organized through an online scheduling tool
 - Until COVID-19 restrictions end, meetings will be held virtually
- Representatives from Pierce Transit, Granite, and CommonStreet attend each meeting to discuss design impacts, construction concerns, and property acquisition



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September 1, 2020

Addressee's Name
Addressee's Company Name
City, State, Zip Code

Subject: Subject of Letter

Dear Addressee's Name:

Bus Rapid Transit (BRT) is a new line of service from Pierce Transit that is designed to carry larger numbers of riders with greater speed, reliability, and frequency than a standard fixed route bus. The first BRT route is planned to replace a portion of the current Route 1 along the 14.4-mile corridor between Downtown Tacoma and Spanaway. Although the route will operate primarily in the public right of way, building this project will require Pierce Transit to purchase strips of private land in sections of the route where there is not enough room for the project street improvements (space for road design, BRT station locations, and sidewalk installations).

PROJECT PHASE: 30-40% DESIGN

You are receiving this letter because Pierce Transit may need to purchase a strip or access rights of your property at <INSERT ADDRESS> to build the project. Note: Pierce Transit does not expect to need to purchase your entire property. Construction activities may impact access to your property at various times while the project is being built. Pierce Transit will work with property owners to minimize those impacts when construction is in your area. Construction is scheduled to take place 2021-2023 with service beginning in 2023.

WE WANT TO TALK TO YOU

We would like to connect with you to discuss the property acquisition process and specific impacts to your property.

To set up a meeting, please sign up for a meeting at <https://pbtr.as.me/>.

Alternatively, you can also contact the property access team at BRT@piercetransit.org or 253-581-8016 to set up a time for a conversation.

FOR MORE INFORMATION

This packet includes the following materials for additional resources and information:

- Project files
- Property acquisition brochure that describes Pierce Transit's property acquisition process and common questions
- Project map that illustrates high-level impacts to your property
- Survey with a self-addressed envelope to let us know your preferred contact information

We encourage you to visit our website at <https://www.piercetransit.org/btr> for more information. You can sign up for project email notifications to stay informed of upcoming comment periods as well as regular project updates.

Sincerely,


Ryan Wheaton
Executive Director, Planning and Community Development

RW


Attachment Title

Translation Service is available in more than 200 languages, by calling 253.581.8000.

<p>Usted al 253.581.8000, habrá un representante y servicio de traducción en español disponible para atenderle.</p> <p>Taavagen ang 253.581-8000 ngay makipag-usap sa Representatibo ng Pangatutugangin Customer na magbibigay ng sariling pagpapaliwanag kaila sa Tagalog.</p> <p>致电 253-581-8000 联系客户服务中心，可获得中文翻译服务。</p>	<p>Заказать услуги представителя с переводом на русский язык можно по телефону 253-581-8000.</p> <p>한국어 번역 서비스를 제공하는 담당원과 통화하시려면 253-581-8000으로 전화하십시오.</p> <p>အကယ်၍ ပြောရန် အခက်ရှိပါက နားထောင်မှုနှင့် အသံပြန်လုပ်ငန်းများကို ၂၅၃-၅၈၁-၈၀၀၀ နံပါတ်ဖြင့် ဖုန်းဆက်သွယ်နိုင်ပါသည်။</p>	<p>Xin gọi 253-581-8000 để nói chuyện với Nhân Viên Đại Diện Ban Phục Vụ Khách Hàng là người sẽ cung cấp dịch vụ thông dịch Việt Ngữ.</p>
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LET'S GET MOVING



STATING THE FACTS ABOUT PIERCE TRANSIT BRT

What we've heard: BRT will replace a route that isn't widely used.
Fact: Pierce Transit BRT will upgrade Pierce Transit's Route 1 – the local route with the highest ridership in Pierce County – to be more reliable and efficient so buses can bypass traffic and riders can get to their destinations sooner.

What we've heard: Dedicated bus lanes are ineffective, because some drivers will use them to get around traffic.
Fact: Only a portion of the total Pierce Transit BRT route will be a bus-only median lane. The median will prevent cars from using the lane, and cars will still be able to access right turns and businesses through the corridor.

What we've heard: BRT will displace homes and businesses because Pacific Avenue will be wider.
Fact: The corridor will be widened as needed to add new BRT transit lanes. The roadway design status is "work in progress" so the overall project impact is not yet known. The BRT project team is working with WSDOT and the city on design standard requirements for the project and a traffic analysis study. An important objective for the project design team is to evaluate both roadway safety requirements and property impacts with the BRT project. The BRT project team will work directly with all affected homeowners and businesses whose property may be identified as impacted by the project.

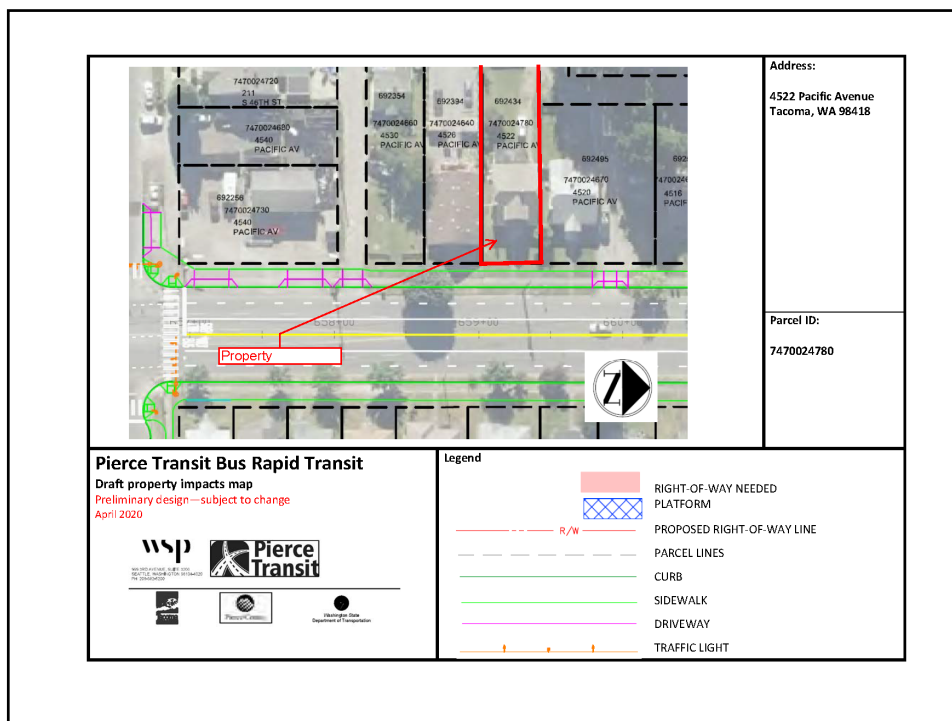
What we've heard: BRT will remove all the parking along State Route 7.
Fact: The Pierce Transit BRT project will lead to reduction of parking inventory along its 14.4-mile route; the Pacific Ave segment from S 38th and S 56th streets currently has the greatest number of on-street parking inventory. However, the project will not remove all parking along the project route.

What we've heard: BRT stops will be far apart, making the service less accessible.
Fact: Pierce Transit BRT keeps riders and traffic moving by prioritizing stops near key locations. Along the corridor, you should never be more than a quarter mile (5-minute walk) from a Pierce Transit BRT stop. Current stops that would be removed are typically those with the lowest boardings and few transit connections.

What we've heard: BRT is too expensive, and we can't afford it.
Fact: Pierce Transit BRT is estimated to cost \$150 million, paid for in large part by Sound Transit funds and potential Federal Transit Administration grants. Federal grants are your tax dollars coming back to your community to improve your services and quality of life. Pierce Transit BRT is a more budget-friendly option compared to street cars and light rail – without sacrificing efficiency and reliability.







MESSAGE TO PROPERTY OWNERS

Pierce Transit improves people's quality of life by providing safe, reliable, innovative and useful transportation services that are locally based and regionally connected. To keep pace with our growing population and increasing demand for public transportation, Pierce Transit is tasked with improving and upgrading its transit system.

In many cases, these improvements can be made within the existing public right-of-way. In other cases, Pierce Transit needs to acquire real property from adjacent property owners.

While we prefer to improve the transit system with no impact or inconvenience to any of our neighbors, that isn't always possible. Nevertheless, Pierce Transit's intent is to treat property owners and tenants fairly, minimize hardships, and seek cooperative and fair settlements.

This brochure outlines what happens when Pierce Transit needs to acquire property from you. We will work together with you to ensure we provide the information you need to help you in the decision-making process.

Why do you need my property?

In order for Pierce Transit to build and operate the local transit system, made up of local bus routes, transit centers and park and ride lots, the agency must occasionally acquire real property.

Guided by federal and state regulations, Pierce Transit strives to provide consistent and equitable treatment of all affected property owners and tenants. Pierce Transit will make reasonable efforts to acquire real property expeditiously through negotiations based on appraised fair market value. The Pierce Transit Board of Commissioners will determine when real property must be acquired by eminent domain.

How much property will you need?

Pierce Transit begins a capital improvement project by carefully examining the proposed site: studying traffic trends and accident patterns, testing the soil, surveying the surrounding area, talking to potentially affected property owners, identifying potential environmental impacts, and weighing the costs of different design alternatives. After considering these factors, we develop a plan which identifies what is needed for the project.

Will I have a chance to comment?

Yes. Public meetings will be held at different stages of the project. The purpose of these meetings is to provide opportunities for public participation to ensure that the location and design of transit facilities are consistent with federal, state, and local goals and objectives. We will notify potentially affected property owners and encourage them to attend and comment on the preliminary plans.

VALUING YOUR PROPERTY

How will you determine my property's value?

Pierce Transit will make an offer of "just compensation" for the property to be acquired based on its "fair market value". Fair market value is the value of the property under normal market conditions. In most cases, your property will be appraised by an independent state-certified appraiser hired by Pierce Transit. The appraiser is a professional with considerable training, experience, and knowledge of property sales in your area. Property owners will be given the opportunity to accompany the appraiser during the inspection. As permitted by federal and state regulations, in certain cases where the proposed acquisition is determined to be non-complex, an administrative offer may be prepared by a qualified member of Pierce Transit's real estate staff or a knowledgeable consultant that is familiar with standard valuation practices.

What will Pierce Transit pay for?

Compensation may include the fair market value for land, buildings, and other improvements to the property. It also may include any loss in fair market value (damages) to any portion of the property that remains. If the remaining portion of property is of such a size or shape that it has little or no value or use, it is called an "uneconomic remnant". Pierce Transit will offer to buy this remnant from you. The offer to the owner is based on a determination of "just compensation" and may not be less than the amount established in the approved appraisal report.

The Purchase

How will Pierce Transit make me an offer?

An agent representing Pierce Transit will present or mail a written offer for your property. The agent will then work with you to answer any questions you may have about the offer.

When will you take possession of the property?

Owners are not required to surrender possession of property until they have been paid the agreed purchase price or an amount equal to Pierce Transit's established estimate of just compensation has been deposited with the court for the owner's benefit.

Will I have to pay capital gains tax on the proceeds?

Because tax laws change frequently, we recommend that you check with the Internal Revenue Service, a tax consultant, or your attorney about current capital gains tax laws. You will be required to complete IRS Form W-9.

When will I receive the money?

Closing can take up to several months depending on the complexity of the transaction and the number of encumbrances on the title. Payment is made when the title is cleared and the documents are recorded. The date on which payment is made available to you is called the "date of closing". On that date, Pierce Transit becomes the owner of the property.

What happens if I accept the offer?

The agent will handle all the details of the sale, preparing the paperwork, and clearing title to the property. You may meet with the agent several times to prepare and sign all the necessary documents. Please call the agent whenever you have questions about the sale. As with any property sale, this process can be lengthy and confusing. The agent's job is to address your concerns and facilitate the purchase.

Who pays the closing costs?

When Pierce Transit buys your property, we pay all the costs of the sale including: recording and escrow fees, title insurance premiums, and other normal expenses. There is no real estate commission.

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Your Rights

Can I prevent my property from being acquired?

Our state constitution grants certain public agencies the right of "eminent domain," or the right to acquire property for public use upon payment of just compensation. Without this right, Pierce Transit could not meet public needs for transportation facilities. However, Pierce Transit would have to prove to a court why your property is needed for a public purpose and must fairly compensate you for the property needed.

Can I recover any of the trial costs?

Under certain conditions, the court may set an amount that Pierce Transit must pay to reimburse a property owner for attorney and witness fees. Generally, to receive such an award, the owner must: Grant immediate possession and use of the property and receive a verdict at least 10 percent over the highest offer made by Pierce Transit 30 days before the trial. You should consult with your attorney before the trial about recovering attorney and witness fees.

What if we can't agree on a price?

The law safeguards you from receiving less than the fair market value for your property. But it also prevents Pierce Transit from making payments that would be unfair to the taxpayers funding the project. When there are indications that agreement on the purchase of your property cannot be reached, a legal action to acquire the property by eminent domain may be filed.

What if I feel Pierce Transit's offer is too low?

If you believe Pierce Transit's offer is too low, explain to the agent why you believe you should receive a higher settlement. You may point out any items of value that you think the appraiser overlooked, recent sales of comparable properties, and other data you believe support a higher value. The agent will take this information into consideration in working with you. You also have the right to seek an evaluation of Pierce Transit's offer to assist you in your consideration of the offer. As per RCW 8.25.020, Pierce Transit will reimburse you at the time of final settlement for up to \$2,500.00 of your evaluation cost, upon presentation of the bill or paid receipt. After reviewing the evaluation and the information that supports it, Pierce Transit's agent will work with you to reach a fair and equitable settlement.

What happens if I go to court?

You may hire an attorney to represent your interests. Trials are normally held in Pierce County Superior Court and are tried before a jury, unless you waive the right to a jury trial. The verdict is binding on both parties unless there is a valid basis for an appeal.

Sign up to receive email updates:

Visit PierceTransit.org/StayConnected, enter your email address, and select "Bus Rapid Transit."

Follow us on Facebook, Twitter and Instagram for the latest news:

- Facebook.com/PierceTransit
- Twitter.com/PierceTransit
- Instagram.com/PierceTransit

Translation service is available in more than 200 languages, by calling 253.581.8000

Llame al 253.581.8000. Habrá un representante y servicio de traducción en español disponible para atenderle.

Заканать услуги представителя с переводом на русский язык можно по телефону 253-581-8000.

Xin gọi 253-581-8000 để nói chuyện với Nhân Viên Đại Diện Bán Phục Vụ Khách Hàng là người sẽ cung cấp dịch vụ thông dịch Việt Ngữ.

Tawagan ang 253-581-8000 upang makipag-usap sa Representatibo ng Pangserbiyong Kustomer na magbibigay ng serbiyong pagsasalain ng wika sa Tagalog.

한국어 번역 서비스를 제공하는 상담원과 통화하시려면 253-581-8000 으로 전화하십시오.

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致电 253-581-8000 联系客户服务代表，将提供中文翻译服务。

7/2020

Visit us at RideBRT.com for more information or to participate in the virtual open house.

BRT@PierceTransit.org

For questions regarding your property impacts, call 253.581.8016.

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LET'S GET MOVING

We want to connect with you!
 Thank you for reaching out to discuss your property and the Pierce Transit BRT project.

Please fill in the below details so we can discuss any questions you may have about the property acquisition process and how the project could impact your property. Fold and insert this sheet into the pre-addressed envelope and send it back to us. We'll be in touch!

Name (first and last): _____

Address (number, street, city, state, zip):

Please list any additional addresses you own in the project corridor on the back of this sheet.

Phone: _____

Email: _____

Communication preference (check one):

☐ Video conference (preferred tool: _____)

☐ Phone conference

☐ In-person (will be available in accordance with changes to Gov. Inslee's Stay Home, Stay Healthy order)

3701 96th St SW Lakewood WA 98499-4431 | 253.581.8000 | PierceTransit.org

Public Outreach Update

- Launched virtual open house with fully translated sites in Spanish and Vietnamese (visit RideBRT.com)
- Statistics from analytics and survey results:
 - 1,200 sessions averaging 3.5 minutes
 - Largest number of viewers originate from Tacoma
 - Received 167 comments on station design
 - Top station design features:
 - 1) real-time arrival, 2) safety enhancements, 3) weather screening
 - Top bus features:
 - 1) stability poles for standing, 2) bike space, 3) adjustable air conditioning vents

RideBRT.com

