Landbank Overview

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• Sound Transit has the need to use WSDOT highway property for all three of its lines of business
  – Regional Express Bus service
  – Sounder Commuter Rail
  – Link Light Rail
• The bulk of the need is with Link Light Rail
Regional Express

• Canyon Park overpass for Regional Express

• Purchase of the Mercer Island Park and Ride Lot for Regional Express
Sounder Commuter Rail

- Kent DOT maintenance site for use as part of the Kent Station for Sounder Commuter Rail
Link Light Rail Examples

• Tunnel under I-5 for Initial Segment and University Link
• Boeing Access Road/I-5 overpass for Link
• WSDOT requires fair market rental for the use of highway property for non-highway purposes.
• Required by the 18th amendment to the State constitution, aka the “gas tax” amendment.
• This provision gives rise to WSDOT position that transit uses are not “highway purposes.”
• The agency’s Regional Express program includes the construction and financing of a number of HOV interchanges, and related highway projects that will be transferred without charge to WSDOT.

• The Landbank Agreement allows the cost of these highway improvements to be used as a credit toward acquisition of rights to be used for non-highway purposes by Sound Transit.
• The Landbank is an accounting arrangement created to provide a mechanism to capture the value of the Regional Express program to offset the costs of using WSDOT properties for various ST projects.
• The Landbank Agreement, between ST and WSDOT, was initially approved by the Board in 2000, and amended and restated in 2003. The main provisions include:
• ST agrees to notify WSDOT of WSDOT property needed by the agency.

• WSDOT will issue a 40 year airspace lease in most cases where the underlying property, such as I-5, cannot be sold, and will transfer ownership of other property where permitted.

• Rent for the first twenty years will be calculated on a present value basis, and paid in advance as a “debit” from the Landbank credits.

• Provision is made for reimbursing ST for the unamortized cost of the ST project if the lease needs to be terminated early.

• Additional payments will be required to WSDOT when the initial 20 years of a lease ends.
• Credits. ST HOV projects and related highway purpose improvement projects will receive a provisional credit at the time of bidding for the project with reconciliation at the end of the project.

• The total of all ST projects for which a credit will be received is expected to exceed $200,000,000.
Debits. Transfers of property or leases to ST results in a debit to the Landbank representing the fair market value of the property rights transferred.

Approximately $36 million of debits are expected to be used for all of the Sound Move projects. Thus it is anticipated that Sound Move will end with approximately $164 million in land bank credits.
• Land Bank agreement continues until 2040.
• Remaining balance is expected to be utilized for future ST projects on WSDOT property such as East Link and/or other Regional Express and Sounder projects
Current and Pending Credits

- Approved and pending credits total over $370M
- Approved and pending debits total $54M
- Remaining balance $316M
Projects Sound Transit Received Credits

- Lynnwood HOV $24M
• Lynnwood HOV photos or video clip
Sound Transit Credits

- South Everett Freeway Station $27M (pending)
• S. Everett Freeway Station photos or video clip
Sound Transit Credits

• Bellevue Direct Access @ I-405 $65M
- Bellevue Direct Access photos or video clip
Sound Transit Credits

- Totem Lake Freeway Station $56M
• Totem Lake Freeway Station photos or video clip
Landbank Debits

- Issaquah Transit Center ($2.1M)
• Issaquah Transit Center photos or video clip
Landbank Debits

• Mercer Island Park and Ride ($1.5M)
Landbank Debits

• University Link ($7.6M)
• University Link photos or video clips
Landbank Debits

• Initial Segment
  – DSTT ($17.1M)
  – E-3 Busway ($4.0M)
  – Beacon Hill Tunnel ($1.8M)
  – Tukwila/Airport Link ($9.8M)
• Photos and video clips
  – DSTT
  – E-3 Busway
  – Beacon Hill Tunnel
  – Tukwila/Airport Link
Questions?