



PROPOSED STUDY QUESTIONS

Leasing of State Owned Airspace to Regional Transit Authority

2021 Transportation Budget

JLARC to review the method used to determine rates for leasing state owned airspace to a regional transit authority.





State owned highway airspace includes property located above, at, or below the highway's grade line.

WSDOT is responsible for managing highway airspace and negotiating airspace leases.

Sound Transit leases highway airspace to build and operate its light rail system.

Land Bank Agreement provides leasing framework

Airspace lease rates set according to appraised values



Proposed Study Questions

- 1 What is the process for awarding land bank credits to Sound Transit?
- 2 What is the process for determining property values and lease rates for land bank debits, and do leases reflect 100% of appraised values?
- 3 What are the cost and benefits to WSDOT and Sound Transit for leases under the Land Bank Agreement?
- 4 What are the cost and benefits to WSDOT and Sound Transit if existing and future airspace lease rates were reduced by the federal share of funds originally used to acquire or improve the property?
- 5 What processes do other states use to lease highway airspace to public transit agencies? Do other states charge the federal share?

Next Steps

Preliminary Report
November 2022

Proposed Final Report
January 2023

View the study questions:
www.leg.wa.gov/jlarc





Contact Us

Research Analysts

Zack Freeman

360.786.5179

zack.freeman@leg.wa.gov

Ryan McCord

360.786.5186

ryan.mccord@leg.wa.gov

Stephanie Seto

360.786.5689

stephanie.seto@leg.wa.gov

Project Coordinator

Valerie Whitener

360.786.5191

valerie.whitener@leg.wa.gov

Legislative Auditor

Keenan Konopaski

360.786.5187

keenan.konopaski@leg.wa.gov

