

Underground does not require costly property takes.

What is the change in value, if any, of the properties encumbered by the deep tunnel easements? Studies of the the Bay Area Rapid Transit (BART); the Washington Metropolitan Area Transit Authority (WMATA) subway; Dallas Area Rapid Transit (DART) light rail tunnels; Dana Avenue heavy rail tunnel in Portland, OR; Mount Baker Ridge tunnel east of Seattle; Metropolitan Area Express (MAX) light rail tunnel in Portland, OR, and Burlington Northern Santa Fe (BNSF) heavy rail tunnel in Everett, WA. indicate very little.

Data from private-party transactions involving the purchase and sale of underground easement interests were studied. 21 homes in the Beacon Hill neighborhood were studied. Eight were sold with the deep tunnel easement already in place, and 13 of them were sold unencumbered by the tunnel easement. In sum, the appraisal was unable to observe any change in the value of the subject properties as a result of the tunnel easements: ie. no measurable permanent damage to the remainder of a property from which an underground tunnel easement has been acquired, so long as the easement does not create any adverse surface impacts.

Appraiser concludes that the overall damage to the subject properties in the after condition should be valued at approximately \$3000, or 1% of the assessed property value. This conclusion was recently met with unanimous approval by a Seattle jury in the matter of *Sound Transit v. Wilcox, et al., King County Superior Court Cause No. 04-2-06106-7SEA (Wash. 2005) (the "Beacon Hill Tunnel" trial)*.

The average value assigned to the tieback easements in the 21 sales studied amounted to approximately 1% of the burdened property's assessed value.



Diridon plan area benefits

Long term city zoning plan for area around the tunnel alignment is zoned for future development that could be realized with foundation structures built in tandem with the tunnel.

Land use along this deep tunnel alignment (shown in yellow below) is not limited or impacted by the deep twin single-track tunnel configuration.

