

Maintenance of Way South (MOWS) Federal Way Lease

*Rider Experience and Operations Committee
3/5/2026*



Why we are here

- Request approval to lease space for MOWS team until Operations and Maintenance Facility-South is complete.
- Use case:
 - Reporting point for ~46 KCM MOW employees including Track, Signals, and Traction Power.
 - Improve response time and increased coverage for Tukwila to Federal Way.

Staff requesting Committee's approval of Motion No. M2026-10



MOWS Federal Way Lease

2505 South 320th Street - Federal Way, WA

- 5th floor consisting of 13,418 sq.ft.
- Commencement Date: July 1, 2026
- Termination Date: December 31, 2031
- Two 1 - year options to extend
- Estimated do not exceed amount: \$3,895,093
- Funding: Service Delivery Long-Term Lease Budget
- Excellent proximity to Federal Way Downtown Station

Next Steps

- *Staff requesting Committee's approval of the action to authorize this lease agreement.*
- Execute Lease
- Complete minimal tenant improvements

Thank you.



 [soundtransit.org](https://www.soundtransit.org)

