



Resolution No. R2026-13

To Ratify Authority to Acquire Real Property Interests Required for the Operations and Maintenance Facility South (OMFS) Project

Meeting:	Date:	Type of action:
System Expansion Committee	06/11/2026	Recommend to Board
Board	06/25/2026	Final Action

Staff name:	Staff title:
Terri Mestas	Deputy CEO, Capital Delivery
Bernadette McDermott	Executive Director, Center of Excellence
Wells Lawson	Deputy Executive Director, Real Property

Proposed action

Ratifies and confirms the authority granted under Resolution No. R2024-26 to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Operations and Maintenance Facility South project.

Key features summary

- The approval for property acquisition was adopted by the Board under Resolution No. R2024-26. It was later discovered that the required certified notice letters were sent out with only 13 days' notice and therefore did not comply with the 15 days required by RCW 8.25.290.
- Property acquisitions for the parcels approved to proceed as part of Resolution No. R2024-26 have been progressing, and several parcels have been acquired through negotiations. Staff are returning to the Board to ensure proper notice is given in cases where negotiations are at an impasse and condemnation is required.
- The real properties identified in this requested action are included in Exhibit A.

Background

To expand the Link light rail system consistent with the voter-approved ST3 Plan, Sound Transit needs additional facilities to store, maintain, and deploy a larger fleet of LRVs. Sound Transit operates an existing OMF at South Forest Street in Seattle and a second OMF in Bellevue. Two more facilities, one in the North Corridor and one in the South Corridor, are needed as the system-wide fleet expands to over 400 total LRVs.

The OMF South will be located on an approximately 70-acre site and will support service levels across all lines. It will provide space to store, test, commission, and maintain at least 144, 95-foot-long LRVs and will include a Maintenance-of-Way Building and other support facilities. It will also provide mainline

access to the building and yard and a test track for LRV operator training. Sound Transit is using a progressive design-build (PDB) delivery approach to deliver the Project.

In June 2024, Sound Transit and FTA/FHWA completed a FEIS for the Project, and the Sound Transit Board of Directors approved Resolution No. R2024-16, identifying the S. 336th St. Alternative as the project to be built for the south corridor. In August 2024, FTA and FHWA issued their NEPA Records of Decision (ROD) for the Project.

Sound Transit will acquire the property, by condemnation, if necessary, as needed for the construction, operation, and maintenance of the OMF South. Sound Transit's authorizing legislation grants the agency the power of eminent domain to accomplish such acquisitions if efforts to reach agreement with property owners reach an impasse.

Project status

Project Development Phase: Design and Construction Procurement

Percent complete (measured to revenue service date): 30%

Current project status, performance metrics, and additional information are located on page 17 of the April 2026 System Expansion Monthly Status Report.

Fiscal information

The authorized allocation for the OMF South project is \$874,729,393. Within the \$231,529,748 right of way phase, \$120,972,214 has been previously committed. There remains \$110,557,534 of uncommitted funds in the right of way phase, which is sufficient to complete the action. In accordance with Sound Transit policy, budgets for specific parcels will be discussed with the Board in executive session. This action was previously assessed to be affordable within the existing project budget at the time of its original approval. At this time, the action and acquisitions of remaining certified properties remain affordable within the adopted project budget.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

In prior project phases, property owners were invited to meet with the OMF South project team to ask questions regarding environmental review and property acquisition/relocation. In addition, the engagement team notified residents, businesses, and properties of the publication of the Project's NEPA Draft/SEPA Supplemental Draft EIS in September 2023 and the Final EIS in May 2024. Sound Transit hosted online and in-person public meetings and hearings for the NEPA Draft/SEPA Supplemental Draft EIS.

Notification methods included a mass mailer, social media posts, GovDelivery email updates, newspaper advertisements and press releases.

During the current project phase, the engagement team supports Real Property staff in coordinating with property owners on acquisition-related questions and engages with properties potentially impacted by future construction. Sound Transit has provided appropriate and timely notice of this Board action in accordance with RCW 8.25.290.

Time constraints

The OMF South is planned to be operational in 2031. Property acquisition is on the critical path to meeting this target. Environmental permitting relies on identifying mitigation for environmental impacts

caused by the project. These environmental permits are required before construction activities can begin. Delays in acquiring the subject property for environmental mitigation will have a corresponding effect on preparing the site for design and construction activities.

Prior Board/Committee actions

Resolution Nos. R2024-19, R2024-26, R2025-01, R2025-09, and R2025-20: Authorized the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for construction, operation, and maintenance of the Operations and Maintenance Facility South project.

Resolution No. R2024-16: Selected the project to be built for the Operations and Maintenance Facility South project.

Resolution No. R2023-26: Authorized the chief executive officer to acquire certain real property interests, contingent on receipt of any necessary federal approvals, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary in order to secure properties for construction, operation, and maintenance of the Tacoma Dome Link Extension and the Operations and Maintenance Facility South project.

Environmental review – KH 6/1/26

Legal review – PM 6/5/26



Resolution No. R2026-13

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority ratifying and confirming the authority granted under Resolution No. R2024-26 to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Operations and Maintenance Facility South project.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation and maintenance of project improvements required under the voter approved high capacity transportation system plans, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, the Operations and Maintenance Facility South project is a component of Sound Transit's high capacity system; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Operations and Maintenance Facility South project and such properties are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to use the property determined to be necessary for the construction, operation, and permanent location of the Operations and Maintenance Facility South project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to reimburse eligible relocation and reestablishment expenses shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the following is hereby ratified and confirmed:

SECTION 1. The chief executive officer is hereby authorized to:

- A. Execute such agreements as are customary and necessary for the acquisition of interests in the real property described in Exhibit A (said property to be used for Operations and Maintenance Facility South project) and incorporated herein by reference, and for the reimbursement of eligible relocation and reestablishment expenses. In accordance with Sound Transit's Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties may not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation, and reestablishment costs of the properties for the Operations and Maintenance Facility South project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the chief executive officer must obtain approval from the appropriate committee or the Board, per Resolution No. R2023-30, before the acquisition of the property for the Operations and Maintenance Facility South project by purchase or by condemnation and the reimbursement of eligible relocation and reestablishment expenses.
- B. Settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of interests in the real property described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements may not exceed established project budgets. For all other settlements proposed, the chief executive officer must obtain prior approval of the appropriate committee or the Board, per Resolution No. R2023-30.
- C. Make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the project.
- D. Execute into agreements for the disposition of interests in the real property identified in Exhibit A for: (1) the relocation of utilities as necessary or desirable for the Operations and Maintenance Facility South project; (2) the satisfaction of permit conditions or mitigation requirements; (3) the curing of damages to real property acquired pursuant to Exhibit A and caused by the implementation of the Operations and Maintenance Facility South project; or (4) returning real property identified in Exhibit A to previous owners for the purpose of minimizing Sound Transit's costs of operations and maintenance; provided that the foregoing dispositions of real property must be compatible with and must not interfere with regional transit system uses and must avoid the creation of unbuildable, residual parcels whenever possible.

SECTION 2. The Sound Transit Board deems the Operations and Maintenance Facility South project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real property identified in Exhibit A as being necessary for the construction, operation, and permanent location of Operations and Maintenance Facility South project, and affected owners and tenants be reimbursed eligible relocation and reestablishment expenses associated with displacements from the properties.

SECTION 3. The Sound Transit Board finds that the public health, safety, necessity, convenience, and welfare demand and require that interests in the real property described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Operations and Maintenance Facility South project.

SECTION 4. In addition to the authority granted the chief executive officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A to the extent permitted by law, for the purpose of constructing, owning, and operating a permanent location of the Operations and Maintenance Facility South project.

SECTION 5. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Dave Somers
Board Chair

Attest:

Kathryn Flores
Board Administrator



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Exhibit A

Operations and Maintenance Facility South Project

Item:	Row #:	Tax Parcel #:	Tax Payer(s):	Property Address:
1	OMF107	7978800581	DAVID LIU HSIAO	VACANT LAND S 330TH ST AT 20TH AVE S FEDERAL WAY WA 98003
2	OMF109	7978800680	DENETRIO FARIAS AND GRICELDA R FARIAS	VACANT LAND NEAR S 330TH ST AND 24TH AVE S FEDERAL WAY WA 98003
3	OMF111	7978800681	JAMES H AND LYNN L HANEY	33049 24TH AVE S FEDERAL WAY WA 98003
4	OMF113	7978200164	CHRISTINA ELIZABETH SPRAY	33111 24TH AVE S FEDERAL WAY WA 98003
5	OMF114	7978200165	ISAIAS VELA ALVAREZ	33211 24TH Ave S FEDERAL WAY WA 98003
6	OMF115	7978200167	PAUL F LYONS JR AND ROBIN C LYONS	33217 24TH AVE S FEDERAL WAY WA 98003
7	OMF116	7978200161	LUCAS & LUCAS P S	VACANT LAND AT 24TH AVE S NEAR S 333RD ST FEDERAL WAY WA 98003
8	OMF117	7978200160	TIBURCIO PAREDES CRUZ AND SOCORRO VALERIO LOMA	2244 S 333RD ST FEDERAL WAY WA 98003
9	OMF118	7978200168	VENTRESS D HAYNES- SMITH	VACANT LAND AT S 333RD ST NEAR 24TH AVE S FEDERAL WAY WA 98003
10	OMF138	7978200070	HSH GROUP LLC	1812 S 336TH ST FEDERAL WAY WA 98003
11	OMF171	3903800110	MCCLURE PROPERTIES LLC	1704 S 341ST ST FEDERAL WAY WA 98003
12	OMF 174	3903800120	MCCLURE PROPERTIES LLC	1720 S 341ST PL FEDERAL WAY WA 98003
13	OMF185	2121049048	DREXEL SKYWAY LLC	2025 S 341ST PL FEDERAL WAY WA 98003

14	OMF192	2121049072	MICHAEL G MEYERS AND ELIZEBETH K MEYERS	VACANT LAND AT 21ST AVE S NEAR S 344TH ST FEDERAL WAY WA 98003
15	OMF194	2121049045	AED LLC	1928 S 344TH ST FEDERAL WAY WA 98003
16	OMF216	2121049088	FEDWAY MARKETPLACE WEST LLC	1820 S 347TH PL FEDERAL WAY WA 98003
17	OMF606	3903800010	EL CENTRO DE LA RAZA	1607 S 341ST PL FEDERAL WAY WA 98003

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Exhibit B

Operations and Maintenance Facility South project – Representative image of parcel and property to be impacted

