

***Operations & Maintenance  
Facility (OMF) South  
System Expansion Committee***

*05/09/19*

# *OMF South: Presentation & Action*

- Presentation: OMF South scoping summary.
- Action: Prepare for the Board's May 23 action to identify site alternatives for detailed study in a Draft EIS.

# OMF South Next Steps

May 9

System Expansion  
Committee  
presentation on  
OMF South

May 23

Board action to identify  
sites for evaluation in  
Draft EIS



# Overview & Requirements

- Included in ST3 Plan
- One of four OMFs for the region, one in each corridor
- Location, size and timeline supports system expansion of multiple projects
- Accommodate 140+ light rail cars
- 30+ acres required, depending on site conditions
- Needs to connect to active line by 2026, either by:
  - Connecting to FWLE guideway, or
  - Building up to 1.5 miles of TDLE guideway



# OMF South Evaluation Process

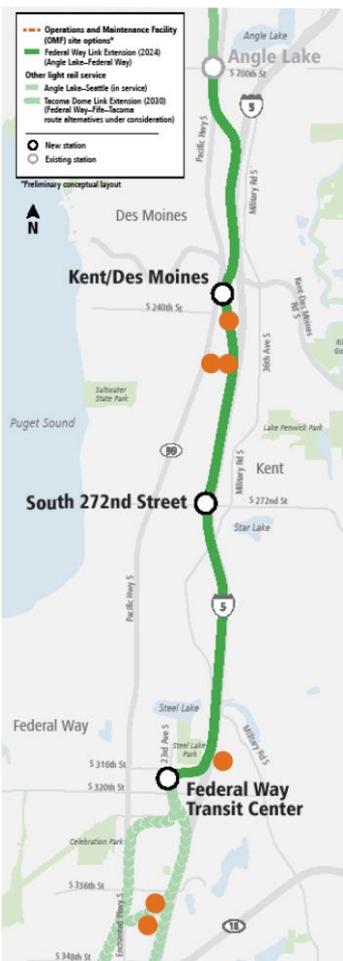


## Results of Alternatives Evaluation

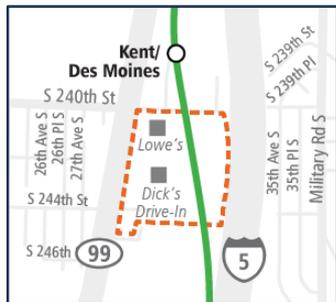
### Narrowed to 6 sites

- All sites present trade-offs
- Sites in Federal Way, Kent, or unincorporated King County
- Sites under consideration were included in scoping

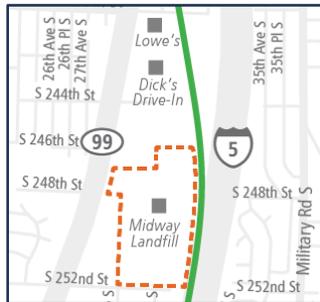
# Sites Included in SEPA EIS Scoping



S 240th St and SR 99



Midway Landfill and I-5



Midway Landfill and SR 99



S 316th St and Military Rd



S 336th St and I-5



S 344th St and I-5





# Scoping by the Numbers



**370+** attendees at two open houses



**2,500** individual comments  
within 1,450 communications



**3,400+** participants in the online open house



**2,000+** comments received before scoping  
from January to February 2019



**950+** social media user clicks and engagements  
recorded on Sound Transit's Facebook and Twitter pages



**74,000+** mailers sent along the project corridor  
Mailed to homes, apartments, and businesses

# *Summary of Public Comments*

## *Four general themes:*

- Opinions on Sites
- Property Acquisition/Residential Displacements
- Economic Impacts
- Neighborhood and Community Impacts

Additional comments: potential environmental impacts, new/previously-eliminated sites, design modifications, and other topics.

# *Comments from Tribes & Jurisdictions*

## *Tribes*

- Puyallup Tribe of Indians
- Muckleshoot Indian Tribe

## *Elected Officials*

- King County Councilmember Upthegrove

## *Agencies*

- King County Metro
- Federal Way School District
- Seattle Public Utilities
- Washington State Department of Transportation

## *Cities*

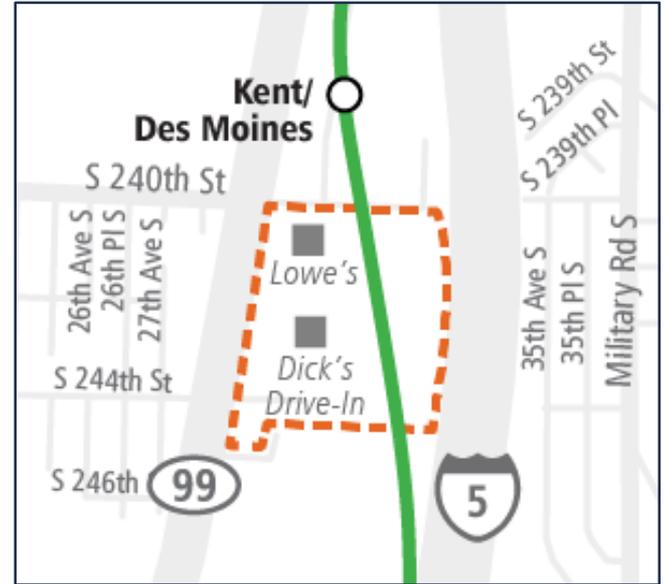
- City of Kent
- City of Federal Way
- City of Des Moines

# S 240<sup>th</sup> St & SR 99 Scoping Comments Summary

~950 comments; a large majority opposed continuing to study this site in the Draft EIS.

## Common themes:

- Opposition to business displacements and neighborhood impacts
- Most comments: avoid Dick's Drive-In
- Proximity of site to Kent/Des Moines light rail station could conflict with future TOD
- Concerns for neighborhood impacts
- Support for Midway Landfill sites
- Zoning incompatibility



# Midway Landfill – General Comments

## Scoping Comments Summary

General landfill: ~690 comments; a large majority supported studying the landfill site(s).

Common themes:

- Support for Midway Landfill sites
- Fewer business displacements, use of undevelopable land
- Concern about hazardous materials on the Superfund site and anticipated cost to develop on a landfill



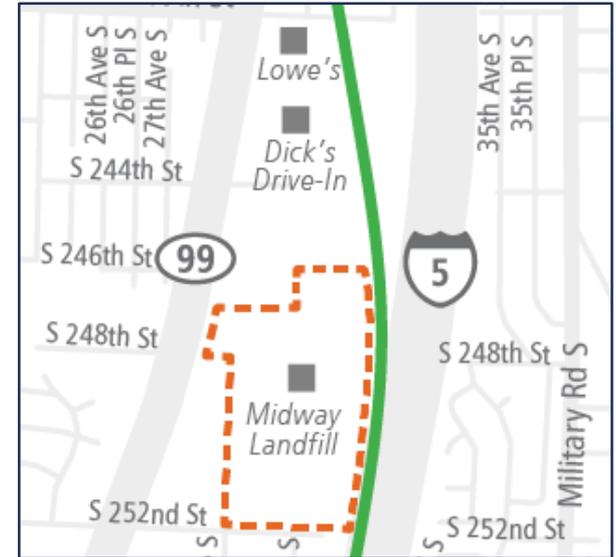
# Midway Landfill and I-5

## Scoping Comments Summary

Midway Landfill and I-5: ~115 comments; a large majority supported studying this site.

Common themes:

- General support for site
- Fewer business impacts relative to Midway Landfill and SR 99 site alternative
- Less intrusive to the community than S 240th and SR 99



# Midway Landfill and SR 99

## Scoping Comments Summary

Midway Landfill and SR 99: ~70 comments; a large majority supported studying this site.

Common themes:

- Greater business impacts relative to the I-5 site alternative
- Less intrusive to the community than S. 240th and SR 99 site

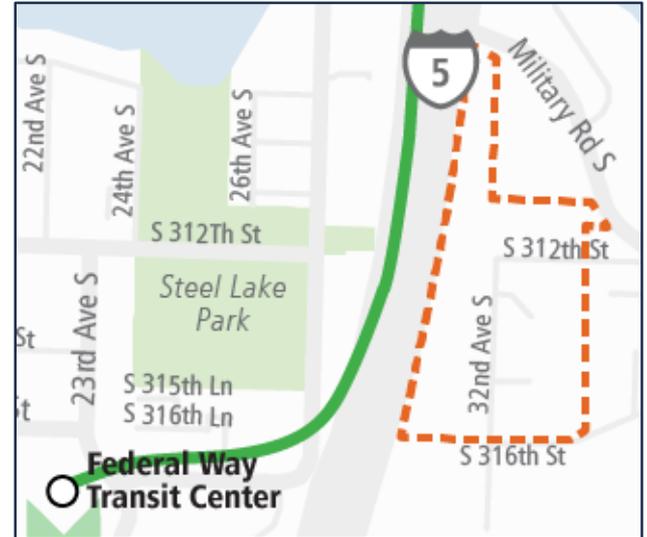


# S 316<sup>th</sup> and Military Rd Scoping Comments Summary

~145 comments; nearly equal support and opposition for further study.

## Common themes:

- Concern about large number of residential displacements
- Support: fewer business displacements
- Cost and construction impacts of I-5 crossing
- Zoning incompatibility, noise, and impacts to low-income and/or minority populations
- Natural environment impacts: wetlands and waterbodies, and environmentally critical areas

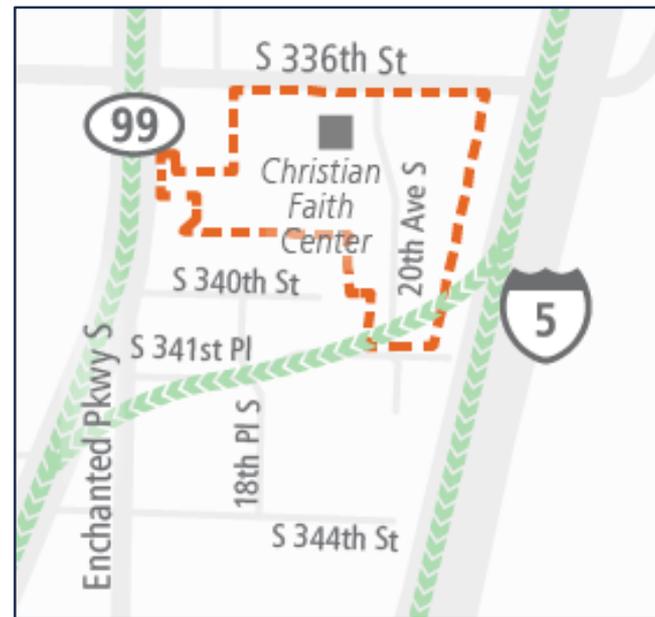


# S 336<sup>th</sup> and I-5 Scoping Comments Summary

~140 comments; a majority supported further study.

## Common themes:

- Support: fewer property acquisitions and lower cost
- Opposition: church displacement and traffic congestion
- Concern for Christian Faith Center congregation, school and community services
- Concern for nearby residences, zoning incompatibility, and increased traffic



# S 344<sup>th</sup> St and I-5 Scoping Comments Summary

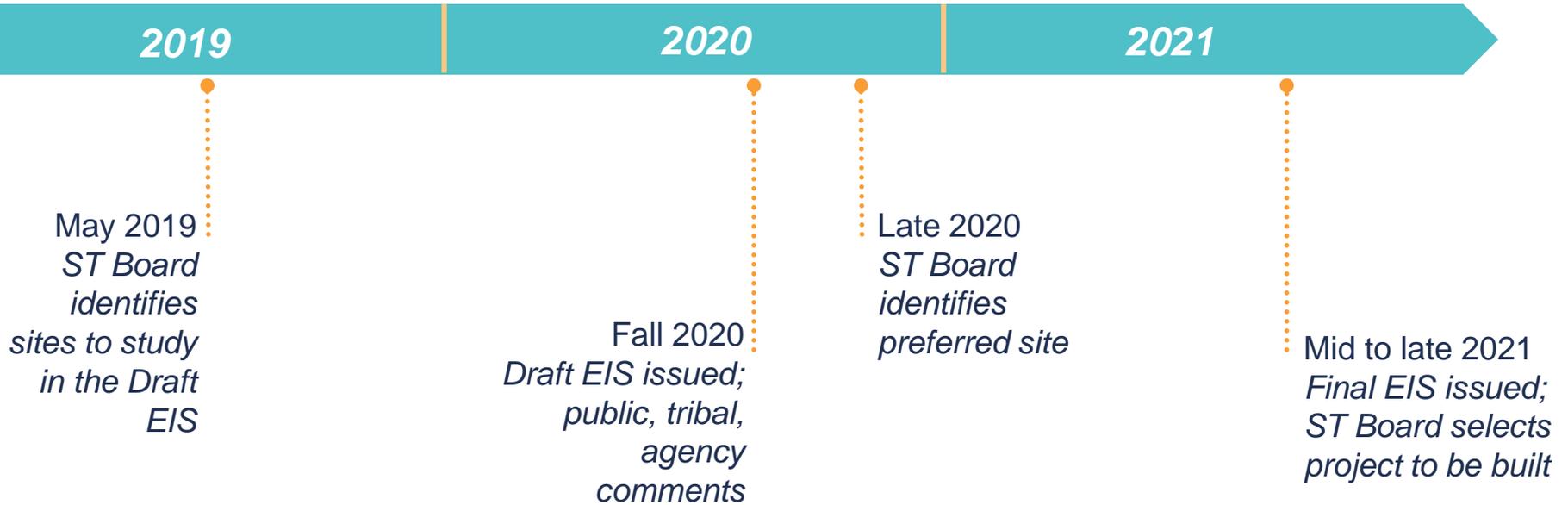
~190 comments; a majority opposed further study.

## Common themes:

- Opposition: community impacts
- Support: fewer acquisitions and lower estimate
- Concerns about neighborhood impacts
- Business displacements, including Garage Town, Ellenos Yogurt and other businesses
- Concern about traffic and noise



# *Environmental Review Timeline\**



*\*dates are subject to change*

# Distinguishing Criteria Between Potential Site Alternatives

	S 240th St and SR 99 Kent	Midway Landfill and I-5 Kent	Midway Landfill and SR 99 Kent	S 316th St and Military Rd King County	S 336th St and I-5 Federal Way	S 344th St and I-5 Federal Way
Property Impacts (Economic, Parcel & Neighborhood)	<ul style="list-style-type: none"> <li>Residential (3); including 30-40 unit mobile home park</li> <li>Commercial (4): home improvement, restaurant, trucking / transportation</li> <li>Other (11)</li> </ul>	<ul style="list-style-type: none"> <li>Midway Landfill</li> <li>Commercial (1)</li> <li>Residential (1)</li> <li>Other (9)</li> </ul>	<ul style="list-style-type: none"> <li>Midway Landfill</li> <li>Commercial (13)</li> <li>Long stay /motel</li> <li>Manufacturing/ storage</li> <li>Residential (2)</li> <li>Other (13)</li> </ul>	<ul style="list-style-type: none"> <li>Residential (29)</li> <li>Other (16)</li> </ul>	<ul style="list-style-type: none"> <li>Church and religious center (1)</li> <li>Residential (1)</li> <li>Other (5)</li> </ul>	<ul style="list-style-type: none"> <li>Commercial (11); 1 parcel: 67 units &amp; 56 owners</li> <li>Automotive</li> <li>Business park</li> <li>Church</li> <li>Food Processing</li> <li>Residential (14)</li> <li>Other (11)</li> </ul>
TOD Potential: located within ½ mi of planned Link station?	Yes	No	No	No	No	No
Hazardous Materials/ Brownfields	Medium	Major: Superfund landfill	Major: Superfund landfill	Minor to none	Minor to none	Medium
Operability & Construction Schedule Risks	Mobile home park acquisition and relocation	Construction on a landfill	Construction on a landfill	Construction on and over I-5	Construction of 1.1 miles of TDLE extension	Construction of 1.3 miles of TDLE extension
Prelim. Capital Estimates	\$800 million	\$1,300 million	\$1,400 million	\$750 million	\$750 million	\$800 million
Operating Estimates	Medium	Low	Medium	High	Low	Low
Public Scoping Comments	<p>Large majority of comments opposed continued study due to:</p> <ul style="list-style-type: none"> <li>Dick's Drive-In &amp; Lowe's</li> <li>TOD potential</li> <li>Neighborhood impacts</li> </ul>	<ul style="list-style-type: none"> <li>Majority of comments support continued study due to fewer business impacts</li> <li>Note: some concerns about hazardous materials and development cost</li> </ul>	<ul style="list-style-type: none"> <li>Majority of comments support continued study</li> <li>Note: some concerns about hazardous materials and development cost</li> </ul>	<p>Nearly equal number of comments opposed and supported continued study due to:</p> <ul style="list-style-type: none"> <li>Concern about residential displacements, I-5 crossing and natural enviro. impacts</li> <li>Fewer business displacements</li> </ul>	<ul style="list-style-type: none"> <li>Majority of comments support continued study due to fewer property impacts</li> <li>Note: some concerns about impacts to Christian Faith Center Church</li> </ul>	<p>Majority of comments opposed continued study due to:</p> <ul style="list-style-type: none"> <li>Impacts to Garage Town, Ellenos Yogurt and other businesses</li> <li>Traffic and noise concerns</li> </ul>

*Thank you.*



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